

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE ZONING MAP PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 14, "ZONING CODE TEXT AND MAP AMENDMENTS", TO CREATE THE "NORTH PONCE DE LEON BOULEVARD MIXED USE DISTRICT" FOR PORTIONS OF THE DOUGLAS SECTION, SECTION K, AND SECTION L, CORAL GABLES, FLORIDA; PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Zoning Map Amendment creating the North Ponce Mixed-Use District to shape beautiful streets and public spaces and to improve the transition from large-scale commercial and mixed-use development on Ponce de Leon Boulevard to the mid-rise Neighborhood Conservation District to the east and west;

**WHEREAS**, the proposed Overlay District has been developed through neighborhood involvement and feedback, including the North Ponce Community Visioning Workshop in June 2015 and the North Ponce Community Planning Meeting in May 2016;

**WHEREAS**, after notice of public hearing duly published and courtesy public notice was mailed to all property owners within the affected area, and within one-thousand (1,000) feet of the North Ponce de Leon Boulevard Mixed Use District, a public hearing was held before the Planning and Zoning Board on December 14, 2016, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Board was presented with the Zoning Map Amendment to the City's Official Zoning Map, and after due consideration, recommended approval (vote: 5-0) of the map amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on January 24, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a Zoning Map Amendment to the City's Official Zoning Map, and after due consideration and discussion, approved the amendment on First Reading (vote: 5-0).

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** That Ordinance 2007-01, as amended, and known as the “Zoning Code,” and in particular, that the City’s Official Zoning Map shall be and is hereby amended to show henceforth the assignment of the North Ponce de Leon Boulevard Mixed Use District for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida, as provided within “Attachment A” which is attached hereto and made part thereof.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This ordinance shall become effective \_\_\_\_\_, 2017.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

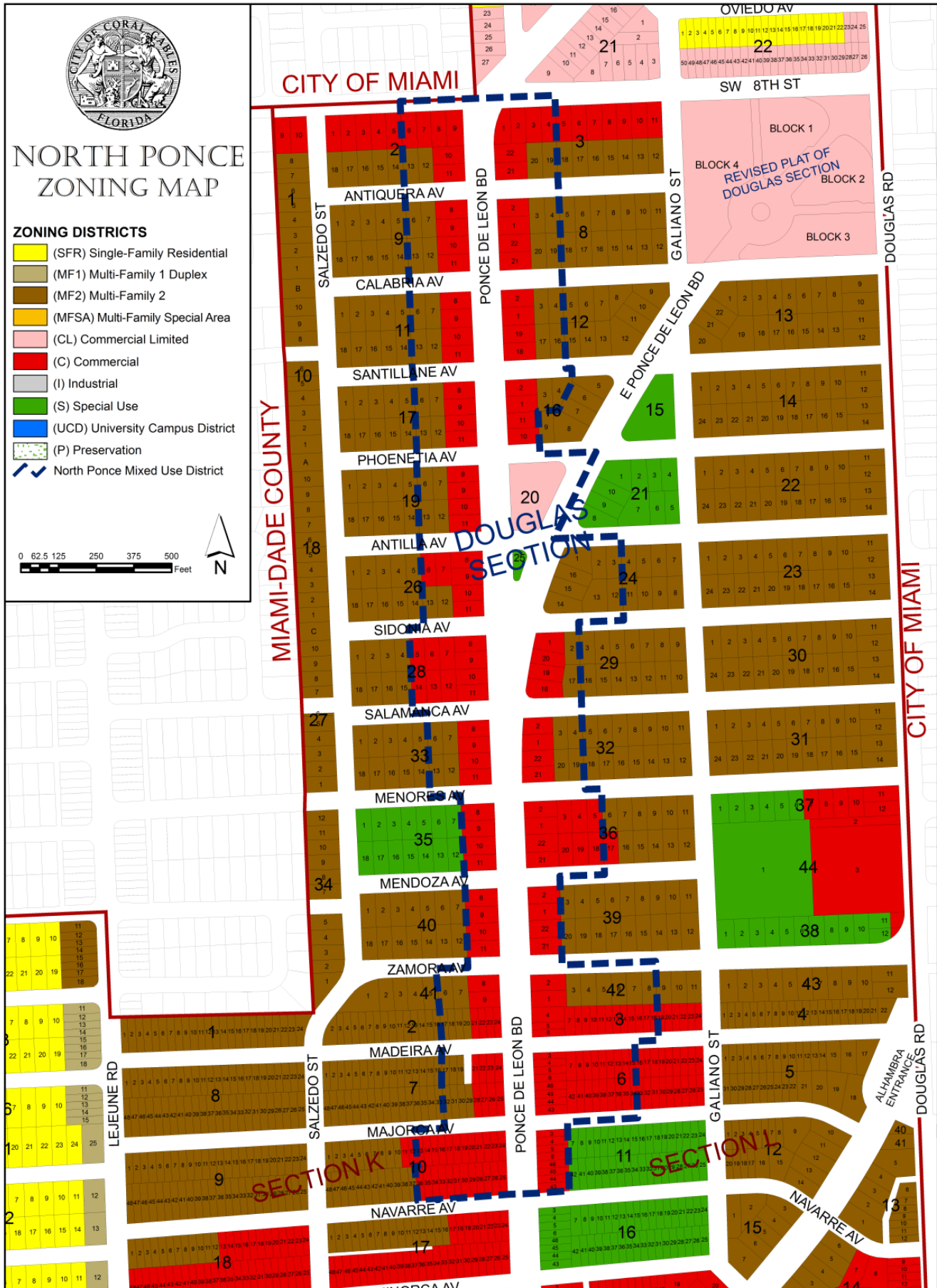
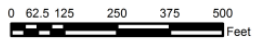
CRAIG E. LEEN  
CITY ATTORNEY



# NORTH PONCE ZONING MAP

## ZONING DISTRICTS

- (SFR) Single-Family Residential
- (MF1) Multi-Family 1 Duplex
- (MF2) Multi-Family 2
- (MFSA) Multi-Family Special Area
- (CL) Commercial Limited
- (C) Commercial
- (I) Industrial
- (S) Special Use
- (UCD) University Campus District
- (P) Preservation
- North Ponce Mixed Use District



CITY OF MIAMI

MIAMI-DADE COUNTY

CITY OF MIAMI

SECTION K

SECTION 1

DOUGLAS SECTION

BLOCK 1  
BLOCK 4  
REVISED PLAT OF DOUGLAS SECTION  
BLOCK 2  
BLOCK 3