

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2018-02

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 15, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS," AND SMALL SCALE AMENDMENT PROCEDURES (S.163.3187, FLORIDA STATUTES), PROVIDING FOR THE "NORTH PONCE DE LEON BOULEVARD MIXED-USE OVERLAY DISTRICT;" PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

WHEREAS, City Staff has proposed a Future Land Use Map Amendment creating the North Ponce de Leon Boulevard Mixed-Use Overlay 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; and

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; and

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 Overlay 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; and

WHEREAS, the Board was presented with the Future Land Use Map Amendment to the City's Comprehensive Plan, and after due consideration, recommended approval (vote: 5-0) of the map amendment; and

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 Future Land Use Map Amendment to the City's Comprehensive Plan, and after due consideration and discussion, approved the amendment on First Reading (vote: 5-0); and

WHEREAS, the Department of Economic Opportunity (DEO) and other reviewing agencies reviewed the amendment, offered no comments, and requested the City of Coral Gables to adopt the proposed amendment;

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 the City of Coral Gables Comprehensive Plan Future Land Use Map shall be and is hereby amended to show henceforth the assignment of the North Ponce de Leon Boulevard Mixed Use Overlay 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 upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS NINTH DAY OF JANUARY, A.D., 2018.
(Moved: Keon / Seconded: Lago)
(Yeas: Keon, Lago, Mena, Valdes-Fauli)
(Majority: (4-0) Vote)
(Absent: Quesada)
(Agenda Item: F-2)

APPROVED:



RAUL VALDES-FAULI
MAYOR

ATTEST:



WALTER L. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS
CITY ATTORNEY



NORTH PONCE FUTURE LAND USE MAP

LAND USE CLASSIFICATIONS

- Single-Family Low Density (6 Units/Acre)
- Single-Family High Density (9 Units/Acre)
- Multi-Family Duplex Density (9 Units/Acre)
- Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 FAR)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR)
- Commercial High-Rise Intensity (150 Feet; 3.0 FAR)
- Industrial (70 Feet; 3.0 FAR)
- Education (2.0 FAR)
- Parks and Recreation (2.0 FAR)
- Open Space (0.0 FAR)
- Conservation Areas (0.0 FAR)
- Public Buildings and Grounds (2.0 FAR)
- Hospital (2.0 FAR)
- Religious/Institutional (2.0 FAR)
- North Ponce Mixed Use District



CITY OF MIAMI

SW 8TH ST

ANTIQUERA AV

CALABRIA AV

SANTILLANE AV

PHOENETIA AV

ANTILLA AV

SIDONIA AV

SALAMANCA AV

MENORESA AV

MENDOZA AV

ZAMORA AV

MADEIRA AV

MAJORCA AV

NAVARRE AV

PONCE DE LEON BD

GALIANO ST

E PONCE DE LEON BD

DOUGLAS RD

MIAMI-DADE COUNTY

CITY OF MIAMI

DOUGLAS SECTION

SECTION K

SECTION 12

ALHAMBRA ENTRANCE

