

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE FUTURE LAND USE MAP AND MIXED USE OVERLAY DISTRICT MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 14, “PROCESS,” SECTION 14-213, “COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS,” AND SMALL SCALE AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), FROM “RELIGIOUS/INSTITUTIONAL” TO “COMMERCIAL MID-RISE INTENSITY” AND TO INCLUDE WITHIN THE BOUNDARIES OF THE NORTH PONCE MIXED USE DISTRICT OVERLAY, BLOCK 21, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION (110 PHOENETIA AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, an application was submitted requesting a change of land use from “Religious/Institutional” to “Commercial Mid-Rise Intensity” and to include within the boundaries of the North Ponce Mixed Use District Overlay, Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; and

WHEREAS, the proposed change of land use is being submitted concurrently with proposed Zoning Code Map Amendments, Planned Area Development (PAD), and Conditional Use; and

WHEREAS, the subject property is situated between an established mixed-use corridor and adjacent multi-family residential areas, and functions as a transitional site; and

WHEREAS, the proposed “Commercial Mid-Rise Intensity” designation is consistent with the Comprehensive Plan’s land use intensities by directing moderate- to higher-intensity development toward Ponce de Leon Boulevard and transitioning areas appropriately to the east or west with “Commercial Mid-Rise Intensity” classifications;

WHEREAS, Staff finds that the procedures for reviewing and recommending a proposed change of land use are provided in Zoning Code Article 14 “Process,” Section 14-213 “Comprehensive Plan Text and Map Amendments,” and that the proposed land use map amendment has met those criteria and standards; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on June 17, 2026, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the June 17, 2026 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval of the proposed change of land use (vote: 4 – 3); and

WHEREAS, after notice of public hearing was duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet for a public hearing before the City Commission on July 7, 2026, at which hearing all interested persons were afforded the opportunity to be heard and this application for change of land use was (approved/disapproved) on first reading; and

WHEREAS, after notice of public hearing was duly published, the City Commission held a public hearing, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was (approved/disapproved) on second reading; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the land use pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public.

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. The City of Coral Gables’ request for a change of land use pursuant to Zoning Code Article 14 “Process,” Section 14-213 “Comprehensive Plan Text and Map Amendments,” a change of land use from “Religious/Institutional” to “Commercial Mid-Rise Intensity” and to include within the boundaries of the North Ponce Mixed Use District Overlay, Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida;

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are 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. Pursuant to Section 163.3187(5)(c), Florida Statutes, the effective date of the small-scale comprehensive plan amendment approved by this ordinance shall be thirty-one (31) days after adoption by the Commission, if the amendment is not timely challenged.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2026.

APPROVED:

VINCE C. LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY