

**CITY OF CORAL GABLES, FLORIDA**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE FUTURE LAND USE 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 “COMMERCIAL MID-RISE INTENSITY” TO “COMMERCIAL HIGH-RISE INTENSITY” FOR LOTS 1 THROUGH 9 (130 ALMERIA AVENUE, 152 ALMERIA AVENUE, 160 ALMERIA AVENUE) AND FROM “SINGLE FAMILY HIGH DENSITY” TO “COMMERCIAL LOW-RISE INTENSITY” FOR LOTS 17 THROUGH 21, BLOCK 14, CORAL GABLES CRAFTS SECTION (103 SEVILLA AVENUE), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted requesting a change of land use from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 1 through 9 and from “Single Family High Density” to “Commercial Low-Rise Intensity” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida;

**WHEREAS**, the proposed change of land use is being submitted concurrently with proposed Zoning Code Map Amendments and Mixed-use Site Plan;

**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;

**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 February 20, 2024, at which meeting the Applicant deferred the item;

**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 March 13, 2024, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the March 13, 2024 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval of the proposed

change of land use, with the conditions to withdraw 2701 Ponce de Leon and accept the proffered covenant (vote: 4 – 2);

**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, the City Commission held a public hearing on August 27, 2024, at which hearing all interested persons were afforded the opportunity to be heard and this application for change of land use was approved on first reading;

**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, 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 on second reading;

**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 “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 1 through 9 (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue) and from “Single Family High Density” to “Commercial Low-Rise Intensity” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (and 103 Sevilla 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. 2024.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ  
CITY ATTORNEY