

**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 EXTEND THE “NORTH PONCE DE LEON BOULEVARD MIXED-USE OVERLAY DISTRICT” TO INCLUDE THE PROPERTY LEGALLY DESCRIBED AS LOTS 5 TO 12, BLOCK 12, DOUGLAS SECTION (100, 114, AND 126 CALABRIA AVENUE AND 912 AND 918 EAST PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AND PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted requesting an extension of the “North Ponce de Leon Boulevard Mixed-Use Overlay District” to include the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida;

**WHEREAS**, the proposed amendment to the Zoning Map is being submitted concurrently with a proposed change of land use from “Residential Multi-Family Medium Density” to “Mixed Use” and extension of the “North Ponce de Leon Boulevard Mixed-Use District” on the Future Land Use Map;

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed map amendment are provided in Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” and that the proposed zoning 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 five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 13, 2018, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the June 13, 2018 Planning and Zoning Board meeting, the Board recommended approval regarding the proposed change of zoning (vote: 5-0);

**WHEREAS**, the City Commission held a public hearing on July 10, 2018 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was (approved/denied) on first reading (vote: \_\_\_-\_\_\_); and,

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the zoning 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 an amendment to the Zoning Map pursuant to Zoning Code Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” to extend the “North Ponce de Leon Boulevard Mixed-Use District” to include the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida, as provided within “Attachment A” which is attached hereto and made part thereof.

**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.** This ordinance shall become effective upon the date of its adoption herein, subject to Ordinance No. 2018-\_\_\_\_\_.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

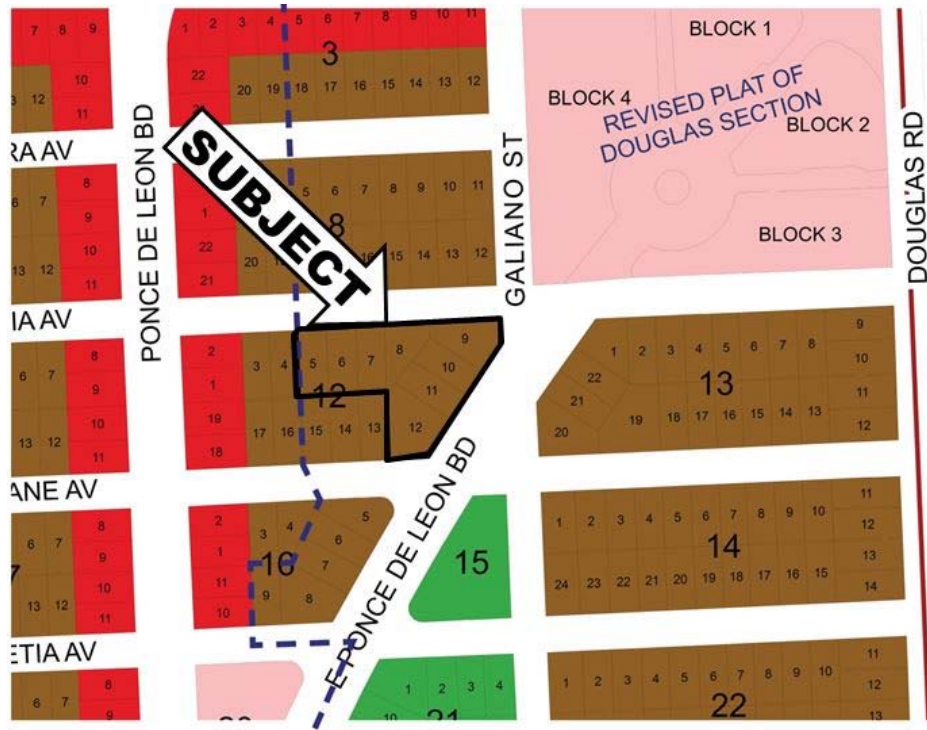
WALTER J. FOEMAN

CITY CLERK

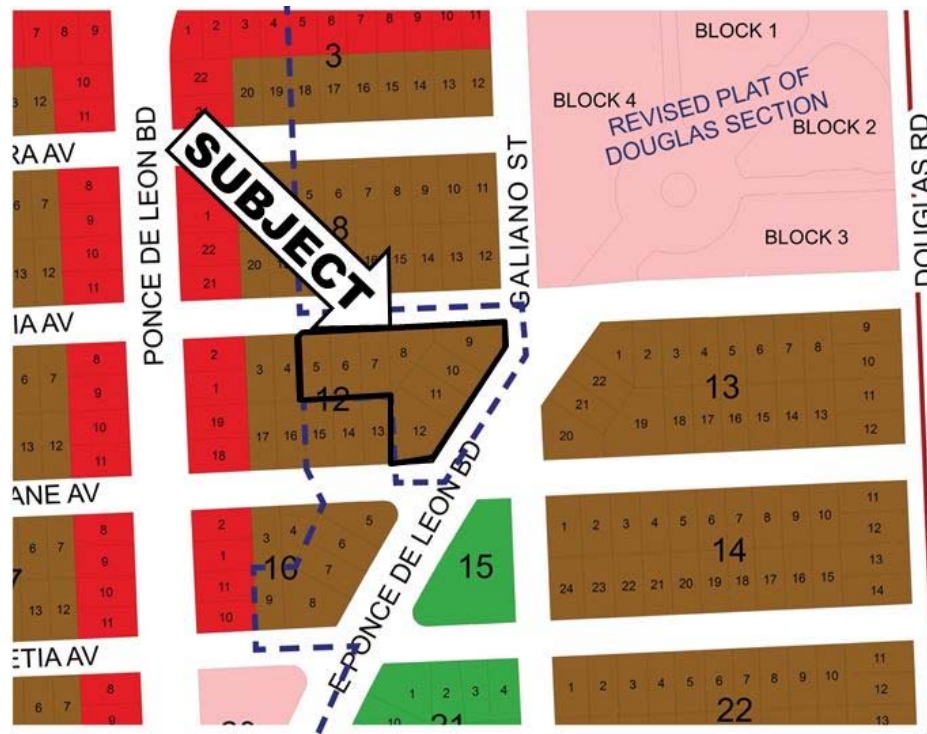
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

“Attachment A”



Existing



Proposed