

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA MAKING ZONING DISTRICT BOUNDARY CHANGES PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-212, "ZONING CODE TEXT AND MAP AMENDMENTS:" 1) FROM "SPECIAL USE" TO "MIXED USE 2", AND 2) 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 Zoning Code map amendments: 1) from "Special Use" to "Mixed Use 2", and 2) 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 amendment to the Zoning Map is being submitted concurrently with a proposed Comprehensive Plan Land Use map amendment, Planned Area Development (PAD), and Conditional Use; and

WHEREAS, the proposed rezoning to MX2 is consistent with the proposed Future Land Use Map designation and with the existing development pattern along the Ponce de Leon Boulevard corridor, which includes a mix of mid- and high-density residential and commercial uses; and

WHEREAS, Staff finds that the procedures for reviewing and recommending a proposed map amendment are provided in Zoning Code Article 14 "Process," Section 14-212 "Zoning Code Text and Map Amendments," and that the proposed zoning 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 Zoning Code Map (vote: 5 – 2); and

WHEREAS, after notice of public hearing was duly published, the City

Commission held a public hearing on July 7, 2026, at which hearing all interested persons were afforded the opportunity to be heard and this application for change of zoning was (approved/disapproved) on first reading; 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, 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 zoning 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 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 Article 14 “Process,” Section 14-212 “Zoning Code Text and Map Amendments,” 1) from “Special Use” to “Mixed Use 2”, and 2) 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.

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