

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," FOR LOTS 3 THROUGH 5 AND LOTS 18 THROUGH 20, FROM MIXED-USE 2 (MX2) DISTRICT TO MIXED-USE 3 (MX3) DISTRICT, AND FOR LOT 6, BLOCK 36, DOUGLAS SECTION, FROM MULTI-FAMILY 2 (MF2) DISTRICT TO MIXED-USE 2 (MX2) DISTRICT; AND EXTENDING THE "NORTH PONCE DE LEON BOULEVARD MIXED-USE OVERLAY DISTRICT" TO INCLUDE LOTS 6 AND 17 OF SAID BLOCK 36 (1505 PONCE DE LEON BOULEVARD, 126 AND 122 MENORES AVENUE); PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, an Applicant is requesting a change of zoning for Lots 3 through 5 and Lots 18 through 20, from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District, and for Lot 6, Block 36, Douglas Section, from Multi-Family 2 (MF2) District to Mixed-Use 2 (MX2) District; and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" to include Lots 6 and 17 of said Block 36, Douglas Section, Coral Gables, Florida;

**WHEREAS**, the proposed change of zoning is being submitted concurrently with proposed Comprehensive Plan map amendments, Planned Area Development (PAD) designation, Conditional Use Site Plan, and receipt of Transfer of Development Rights (TDRs);

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed change of zoning 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;

**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 21, 2022, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the June 21, 2022, Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of zoning (vote: 5-0);

**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 June 28, 2022 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of zoning was approved on first reading; 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, the City Commission held a public hearing on July 25, 2022 at which hearing all interested persons were afforded an opportunity to be heard; 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 a change of zoning for Lots 3 through 5 and Lots 18 through 20, from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District, and for Lot 6, Block 36, Douglas Section, from Multi-Family 2 (MF2) District to Mixed-Use 2 (MX2) District; and extending the “North Ponce de Leon Boulevard Mixed-Use Overlay District” to include Lots 6 and 17 of said Block 36, Douglas Section, Coral Gables, Florida, is hereby approved.

**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. 2022.

APPROVED:

VINCE C. LAGO  
MAYOR

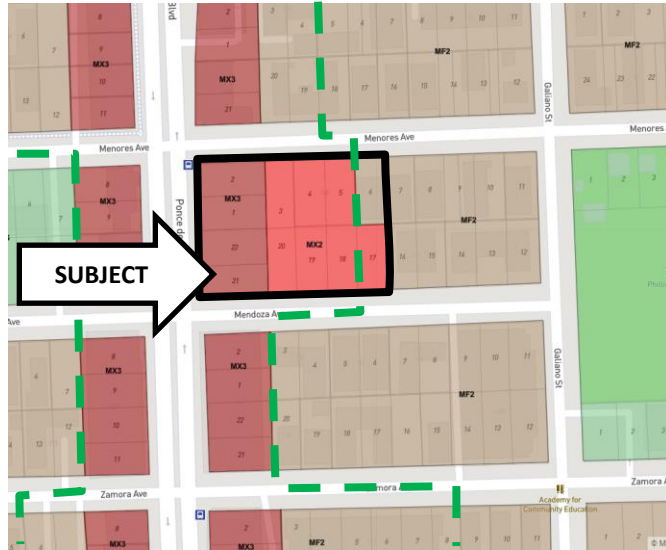
ATTEST:

BILLY Y. URQUIA  
CITY CLERK

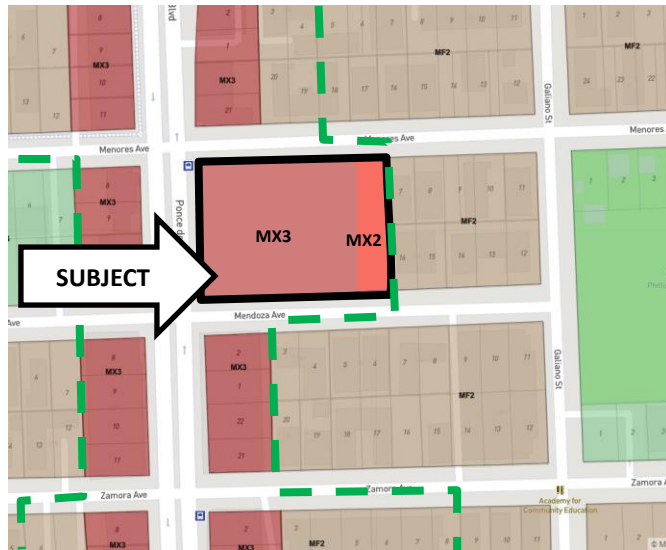
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

### Existing Zoning Map:



### Proposed Zoning Map:



# Zoning Map

**Zoning Districts**

|  |                           |
|--|---------------------------|
| (SFR) Single-Family Residential District | (S) Special Use District  |
| (MF1) Multi-Family 1 Duplex District     | (P) Preservation District |
| (MF2) Multi-Family 2 District            | (MX1) Mixed-Use 1         |
| (MF3) Multi-Family 3 District            | (MX2) Mixed-Use 2         |
| (MF4) Multi-Family 4 District            | (MX3) Mixed-Use 3         |