

CITY OF CORAL GABLES, FLORIDA

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA MAKING ZONING DISTRICT BOUNDARY CHANGES FOR ALL LOTS IN BLOCK 36, CRAFTS SECTION, CORAL GABLES, FLORIDA FROM EITHER SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT OR MULTI-FAMILY 1 DUPLEX (MF1) DISTRICT TO MULTI-FAMILY 2 (MF2) DISTRICT; AND MAKING THE APPROPRIATE ZONING MAP AMENDMENTS TO EFFECTUATE THESE CHANGES, PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS", SECTION 14-212 "ZONING CODE TEXT AND MAP AMENDMENTS"; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the majority of the residents living on the 300 block Malaga and Santander Avenues have petitioned the City of Coral Gables to initiate a change of the area's land use and zoning designations to permit multi-family and mixed residential/commercial uses;

**WHEREAS**, the Crafts Section was originally intended to be a center of design innovation and an active urban district at the edge of downtown;

**WHEREAS**, the zoning of Blocks 27 and 28 of the Crafts Section were recently changed from either "Single-Family High Density" or "Multi-Family Duplex Density" to "Mixed-Use 1" via Ordinance No. 2021-08;

**WHEREAS**, the City of Coral Gables is requesting a change of zoning from either "Single-Family Residential" or "Multi-Family 1" to "Multi-Family 2" for certain properties located in Block 36 (300 blocks of Malaga and Santander Avenues), Crafts Section, Coral Gables;

**WHEREAS**, the proposed change of zoning is being submitted concurrently with a proposed Comprehensive Plan map amendment;

**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 March 2, 2021, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the March 2, 2021 Planning and Zoning Board meeting, the

Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of zoning (vote: 4-3), with the revision that the north side of Block 36 be changed to Mixed-Use 1 (MX1) zoning;

**WHEREAS**, the City Commission held a public hearing on March 9, 2021 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;

**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,

**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 pursuant to Zoning Code Zoning Code Article 14 “Process,” Section 14-212 “Zoning Code Text and Map Amendments,” from “Single-Family Residential” or “Multi-Family 1” to “Multi-Family 2” for the properties legally described as all of Block 36, Crafts Section, (300 blocks of Malaga and Santander Avenues), Coral Gables, 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. 2021.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

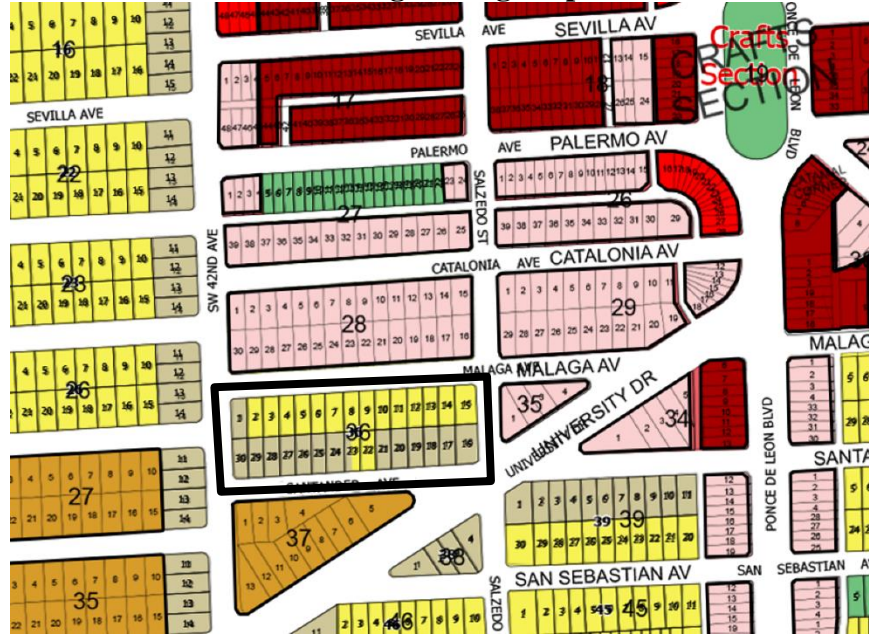
ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

### Existing 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         |

### Proposed Zoning Map:

