

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-22**

AN ORDINANCE OF THE CITY COMMISSION GRANTING APPROVAL OF PROPOSED AMENDMENTS TO THE MIXED-USE OVERLAY DISTRICT MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN, PURSUANT TO EXPEDITED STATE REVIEW PROCEDURES (S.163.3184, FLORIDA STATUTES) AND ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-213, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS;" TO UPDATE THE MIXED-USE OVERLAY DISTRICT MAP (FLU-2) TO BE CONSISTENT WITH THE FUTURE LAND USE MAP; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables adopted the North Ponce Mixed-Use Overlay District via Ordinance No. 2017-17 and the Design & Innovation Overlay District via Ordinance No. 2020-30 to be illustrated on the FLU-1 Future Land Use Map; and

**WHEREAS**, this ordinance will amend the Comprehensive Plan by updating the Mixed-Use Overlay District map (FLU-2) to reflect the recently-adopted overlay districts of the Future Land Use map; and

**WHEREAS**, the City of Coral Gables is updating the website to be more accessible and wishes to have the Comprehensive Plan and corresponding map series hosted on an online code publishing platform; and

**WHEREAS**, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

**WHEREAS**, to promote public outreach and participation in the public hearing process, the City has provided the following notice: 1) required advertising per State Statutes and Department of Economic Opportunity guidelines; 2) City webpage posting of the public hearing agendas; and 3) electronic mailing to interested parties; and

**WHEREAS**, the application, legal description, ordinances, mapping, legal advertising, public comments and all other supporting documentation were available for inspection and review at the City of Coral Gables Planning Division and City Clerk's office; and

**WHEREAS**, in advance of public hearing consideration, the City’s staff analysis and recommendation are available for inspection at City of Coral Gables Planning Division and City Clerk’s office and available on the City’s Web page at [www.coralgables.com](http://www.coralgables.com) for easy retrieval; and

**WHEREAS**, Comprehensive Plan Map Amendment is proposed in ‘Exhibit A;’ and,

**WHEREAS**, the November 10, 2021, Local Planning Agency (Planning and Zoning Board) meeting was cancelled due to lack of quorum; and

**WHEREAS**, at a public hearing held on December 8, 2021, the Local Planning Agency (Planning and Zoning Board) recommended approval (vote: 7 – 0), finding that the proposed amendments are in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions as subject to all plans, exhibits and descriptions submitted by the applicant; and

**WHEREAS**, the City Commission held a public hearing on January 11, 2022 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading; and

**WHEREAS**, amendments to the Comprehensive Plan Text and Maps are subject to Expedited State Review and are required to be transmitted to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on Second Reading;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The requested amendments to the City of Coral Gables Comprehensive Plan as provided below are hereby approved:

**SECTION 3.** The City Commission, pursuant to First Reading approval of the Ordinance authorizes transmittal of the request, as required by State Statutes, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on Second Reading.

**SECTION 4.** All Ordinances or parts of Ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.


**SECTION 5.** 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 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Coral Gables, Florida, as amended.


**SECTION 7.** This Ordinance shall become effective 31 days after the Department of Economic Opportunity determines the amendment submittal package is complete and no petition is filed by an affected party. If the Department of Economic Opportunity requests a hearing by the Division of Administrative Hearings, this Ordinance shall become effective upon the issuance of a final order by the Division of Administrative Hearings determining the amendment is in compliance.

PASSED AND ADOPTED THIS TENTH DAY OF MAY, A.D., 2022.  
(Moved: Mena / Seconded: Menendez)  
(Yeas: Fors, Jr., Mena, Menendez, Anderson, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-2)


APPROVED:

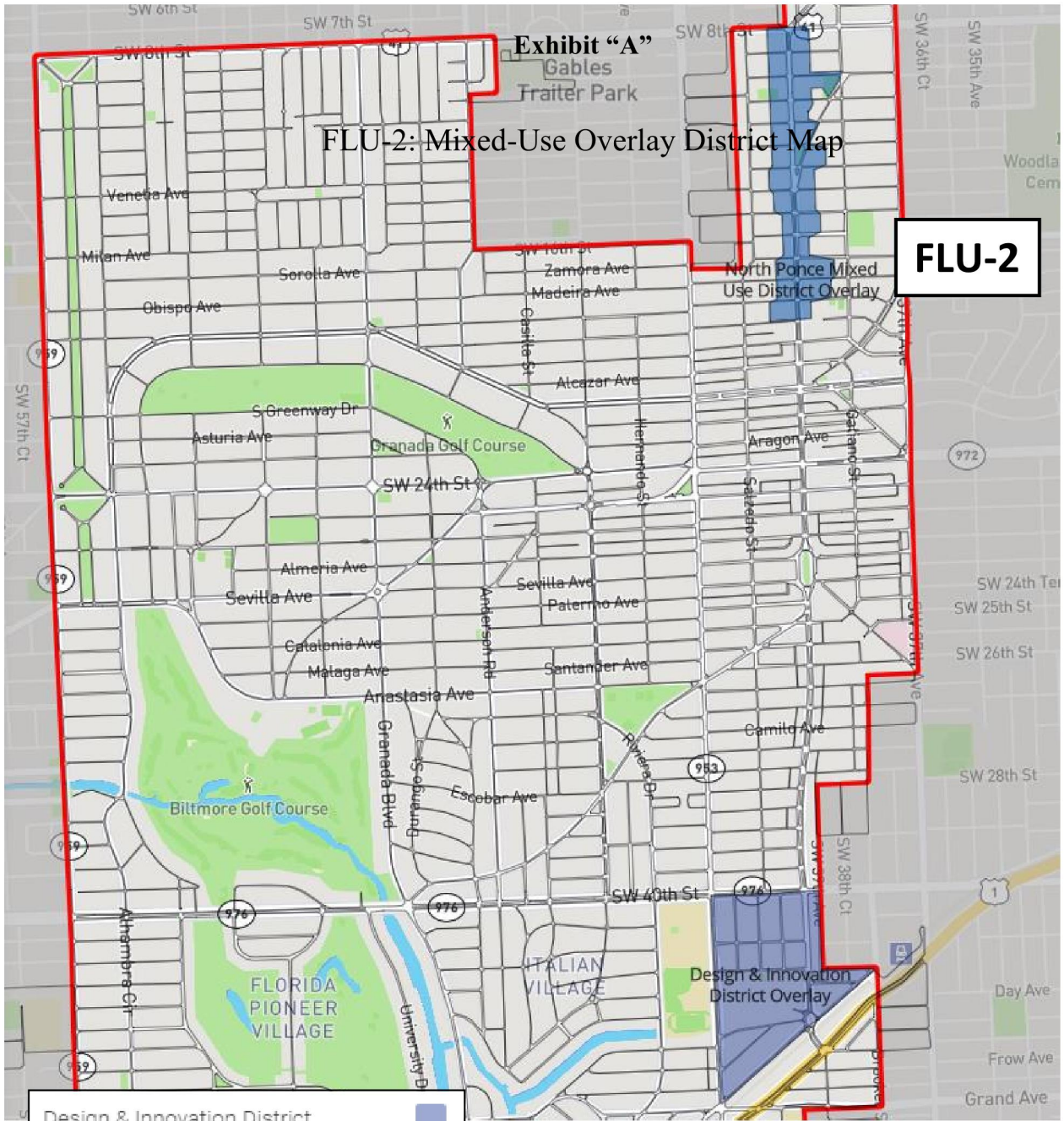
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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

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MIRIAM SOLER RAMOS  
CITY ATTORNEY



FLU-2: Mixed-Use Overlay District Map, adopted on November 17, 2009, Ord. No. 2009-50