

**CITY OF CORAL GABLES, FLORIDA**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING A CHANGE OF ZONING PURSUANT TO ZONING CODE ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 14, “ZONING CODE TEXT AND MAP AMENDMENTS”, FROM MULTI-FAMILY 2 DISTRICT (MF2) TO COMMERCIAL DISTRICT (C) FOR THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 15, CORAL GABLES SECTION “L” (20 AND 42 NAVARRE AVENUE, 33, 43 AND 47 ALHAMBRA CIRCLE AND 2001 GALIANO STREET), CORAL GABLES, FLORIDA; AND PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted requesting a change of zoning from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as All of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables;

**WHEREAS**, the proposed change of zoning is being submitted concurrently with a proposed change of land use from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity;”

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed change of zoning 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 (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on October 19, 2016, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the October 19, 2016 Planning and Zoning Board meeting, the Board made no recommendation, as four (4) votes are necessary for an affirmative vote, regarding the proposed change of zoning (vote: 3-1);

**WHEREAS**, the City Commission held a public hearing on December 6, 2016 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 (vote: 4-1); and,

**WHEREAS**, after notice was duly published, a public hearing for Second Reading was held before the City Commission on January 10, 2017, at which hearing all

interested parties were afforded the 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 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as All of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), 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.** The change of zoning approved by this ordinance shall become effective if there is no timely challenge to Ordinance No. \_\_\_\_\_ approving the small-scale amendment or other challenge to a development approval.

**SECTION 6.** This ordinance shall become effective upon the date of its adoption herein, subject to Ordinance No. \_\_\_\_\_.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY