

**CITY OF CORAL GABLES, FLORIDA**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 15, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS," AND SMALL SCALE AMENDMENT PROCEDURES (S.163.3187, FLORIDA STATUTES), PROVIDING FOR THE "NORTH PONCE DE LEON BOULEVARD MIXED-USE OVERLAY DISTRICT;" PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Future Land Use Map Amendment creating the North Ponce de Leon Boulevard Mixed-Use Overlay District to shape beautiful streets and public spaces and to improve the transition from large-scale commercial and mixed-use development on Ponce de Leon Boulevard to the mid-rise Neighborhood Conservation District to the east and west;

**WHEREAS**, the proposed Overlay District has been developed through neighborhood involvement and feedback, including the North Ponce Community Visioning Workshop in June 2015 and the North Ponce Community Planning Meeting in May 2016;

**WHEREAS**, after notice of public hearing duly published and courtesy public notice was mailed to all property owners within the affected area, and within one-thousand (1,000) feet of the North Ponce de Leon Boulevard Mixed-Use Overlay District, a public hearing was held before the Planning and Zoning Board on December 14, 2016, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Board was presented with the Future Land Use Map Amendment to the City's Comprehensive Plan, and after due consideration, recommended approval (vote: 5-0) of the map amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on January 24, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a Future Land Use Map Amendment to the City's Comprehensive Plan, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: \_\_-\_\_).

**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.** That the City of Coral Gables Comprehensive Plan Future Land Use Map shall be and is hereby amended to show henceforth the assignment of the North Ponce de Leon Boulevard Mixed Use Overlay District for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida, as provided within “Attachment A” which is attached hereto and made part thereof.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby 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.** This ordinance shall become effective \_\_\_\_\_, 2017.

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

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY



# NORTH PONCE FUTURE LAND USE MAP

## LAND USE CLASSIFICATIONS

- Single-Family Low Density (6 Units/Acre)
- Single-Family High Density (9 Units/Acre)
- Multi-Family Duplex Density (9 Units/Acre)
- Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 FAR)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR)
- Commercial High-Rise Intensity (150 Feet; 3.0 FAR)
- Industrial (70 Feet; 3.0 FAR)
- Education (2.0 FAR)
- Parks and Recreation (2.0 FAR)
- Open Space (0.0 FAR)
- Conservation Areas (0.0 FAR)
- Public Buildings and Grounds (2.0 FAR)
- Hospital (2.0 FAR)
- Religious/Institutional (2.0 FAR)
- North Ponce Mixed Use District



CITY OF MIAMI

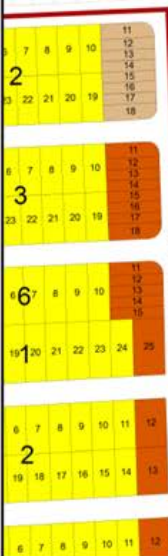
SW 8TH ST

MIAMI-DADE COUNTY

CITY OF MIAMI

SECTION K

SECTION 12



BLOCK 1  
BLOCK 2  
BLOCK 3  
BLOCK 4  
REVISED PLAN OF  
DOUGLAS SECTION

DOUGLAS SECTION

ALHAMBRA ENTRANCE