

**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 LOTS 17 THRU 24, BLOCK 203, CORAL GABLES RIVIERA SECTION 14 (1515 SAN REMO AVENUE), 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 Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), Coral Gables, Florida;

**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**, the applicant has voluntarily proffered a restrictive covenant, attached as Exhibit A, that ties the approval of the proposed land use change and zoning change to the mixed-use site plan set forth in the applicant’s submittal package;

**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 five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on October 11, 2017, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the October 11, 2017 Planning and Zoning Board meeting, the Board recommended approval regarding the proposed change of zoning (vote: 5-0);

**WHEREAS**, the City Commission held a public hearing on February 13, 2018 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was (approved/denied) on first reading (vote: \_\_\_-\_\_\_); 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 Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), 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.** This ordinance shall become effective upon the date of its adoption herein, subject to Ordinance No. 2018-\_\_\_\_\_.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY