

**CITY OF CORAL GABLES, FLORIDA**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE ZONING MAP PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 14, "ZONING CODE TEXT AND MAP AMENDMENTS," FROM "SPECIAL USE" TO "COMMERCIAL LIMITED" FOR LOTS 5-6, BLOCK 1A, MACFARLANE HOMESTEAD; (117 AND 119 GRAND AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables is requesting a change of zoning from Special Use (S) to Commercial Limited (CL) for the properties legally described as Lots 5 and 6, Block 1-A, Macfarlane Homestead (117-119 Grand Avenue), Coral Gables; and

**WHEREAS**, the purpose of the modification is to change the zoning to be consistent with the remainder of the block; and

**WHEREAS**, the proposed amendment is being submitted concurrently with a proposed change of land use from "Religious/Institutional" to "Commercial Low-Rise Intensity" on the Future Land Use Map;

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed map amendment 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 notification of all property owners of record within one thousand five hundred (1,500) feet of the property, a public hearing was held before the Planning and Zoning Board on July 10, 2019, at which hearings all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at a public hearing held on June 12, 2019, the Planning and Zoning Board recommended approval of the amendment regarding the proposed change of zoning (vote: 6-0); and

**WHEREAS**, the City Commission held a public hearing on August 27, 2019 at which hearing all interested persons were afforded an opportunity to be heard and this application for an amendment to the Zoning Code Map was (approved/denied) on first reading (vote: \_ - \_); and

**WHEREAS**, after notice of public hearing duly published and notification of all property owners of record within one thousand (1,500) feet of the property, a public hearing was held before the City Commission on (month) (day), 2019, at which hearings all interested persons were afforded the

opportunity to be heard; and

**WHEREAS**, at the public hearing held on (month) (day), 2019, before the City Commission, this request for an amendment regarding the proposed change of zoning was (approved/denied) on second reading (vote: \_\_ - \_\_).

**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 City of Coral Gables’ request for a change of zoning pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” from Special Use (S) to Commercial Limited (CL) for the property legally described as Lots 5 and 6, Block 1-A, Macfarlane Homestead (117-119 Grand 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 concurrent Ordinance No. \_\_\_\_\_ for change of use.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY