

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING 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 (SS. 163.3187, FLORIDA STATUTES), FROM "RELIGIOUS/INSTITUTIONAL" TO "COMMERCIAL LOW-RISE INTENSITY" 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 land use from "Religious/Institutional" to "Commercial Low-Rise Intensity" 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 change of land use is being submitted concurrently with a proposed change of zoning from Special Use (S) to Commercial Limited (CL) in the Official Zoning Map; and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed change of land use are provided in Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and that the proposed land use map amendment has met those criteria and standards; and

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/Local Planning Agency of the City of Coral Gables 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/Local Planning Agency recommended approval regarding the proposed change of land use (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 request for change of land use 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, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the land use pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public; and

WHEREAS, at the public hearing held on (month) (day), 2019, before the City Commission, this request for change of land use 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 land use pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” from “Religious/Institutional” to “Commercial Low-Rise Intensity” 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 Section 163.3187(c), Florida Statutes.

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