



**City of Coral Gables  
CITY COMMISSION MEETING  
September 9, 2008**

**ITEM TITLE:**

**Ordinances on First Reading.** Consideration of **Application No. 07-08-073-P**, consisting of the following items:

- 1. Change of Land Use.** An Ordinance of the City Commission of Coral Gables for a change of land use from "Residential Use (Single-Family) Low Density" to "Parks and Recreational Use" for the following: Maggiore Park on Lots 1-3, Block 99, Riviera Section #2; Rotary Centennial Park on Lots 5-6, Block 17, Flagler Street Section; and, San Sebastian Park on Lots 5-6, Block 44, Crafts Section, Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit A).
- 2. Change of Zoning.** An Ordinance of the City Commission of Coral Gables for a change of zoning from "SFR", Single Family Residential to "S", Special Use for the following: Maggiore Park on Lots 1-3, Block 99, Riviera Section #2; Rotary Centennial Park on Lots 5-8, Block 17, Flagler Street Section; and, San Sebastian Park on Lots 5-6, Block 44, Crafts Section, Coral Gables, Florida, and including required conditions; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit B).

**RECOMMENDATION OF THE PLANNING DEPARTMENT:**

Recommendation for approval of the proposed changes which will bring the land use and zoning designations of these properties into conformance with their current and future intended uses as City parks subject to the condition that the City's Parks and Recreation Department complete neighborhood meetings with surrounding property owners to present and provide for public input and comments for future development plans for Maggiore and San Sebastian City parks when plans are being prepared (see Exhibit B). The recommendation for approval is based on the findings of fact provided in this memorandum and associated supporting documents.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board on 08.13.08 recommended approval of the requests (Vote: 6-0) subject to the Planning Department's conditions.

**BRIEF HISTORY:**

The three properties were purchased by the City for use as park land. The latest park acquisition, Maggiore Park was purchased through the provisions of the current Procurement Code, which required review of three City Boards, several City Departments and the surrounding neighborhood. The neighborhood has been informed of the purchase and future development conceptual plans through two different neighborhood meetings. Rotary Centennial Park is currently slated for park development to include a tot lot play area. The neighborhood was informed throughout the process. In several different neighborhood meetings, the neighborhood actually selected the play equipment for the tot lot and reviewed the entire use of the park and the future development plan. San Sebastian is an open passive park space that has no future development planned. During the purchase process, a neighborhood

meeting was held to determine the future use of the park, which is the current condition as it stands today.

### LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
08.13.08	Local Planning Agency/ Planning and Zoning Board	Recommended approval with conditions (Vote: 6-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
07.31.08	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet of each individual park.
07.31.08	Published ad giving Notice of Public Hearing.
09.05.08	Posted Staff report and supporting documents on City web page.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

**EXHIBIT(S):**

- Exhibit A: Ordinance – Change of Land Use.  
Exhibit B: Ordinance – Change of Zoning and conditions of approval.  
Exhibit C: 08.13.08 Staff Report with attachments.  
Exhibit D: 08.13.08 Excerpt of Local Planning Agency/Planning and Zoning Board meeting minutes including Staff’s PowerPoint presentation and Synopsis of Public Comments.  
Exhibit E: Planning Department PowerPoint Presentation.  
Exhibit F: Updated Synopsis of Public Comments.

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