



AGENDA ITEM NO. _____

City of Coral Gables CITY COMMISSION MEETING July 13, 2010

ITEM TITLE:

Ordinances on First Reading. Consideration of Application No. 05-10-104-P, consisting of the following two (2) items:

1. **Change of Land Use.** An Ordinance of the City Commission of Coral Gables amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Residential Use (Single-Family) Low Density" to "Parks and Recreation" for a 0.48 acre parcel, to allow for future development as a green space and/or neighborhood park, legally described as Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (see Exhibit A)
2. **Change of Zoning.** An Ordinance of the City Commission of Coral Gables approving a change of zoning from Single-Family Residential (SFR) District to Special Use (S) District for a 0.48 acre parcel, to allow for future development as a green space and/or neighborhood park, legally described as Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (see Exhibit B)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

The Department recommends approval of the proposed change of land use and change of zoning to allow for the property's future intended use as a green space and/or neighborhood park.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 06.09.2010 meeting recommended unanimous approval (vote: 6-0) of the application. (see Exhibit C)

BRIEF HISTORY:

The proposed changes will bring the land use and zoning designations of this property into conformance with its future intended use as a green space and/or neighborhood park.

The City's Parks and Recreation Department, as is the case in amendments of all previous neighborhood parks, has agreed to conduct neighborhood meetings with surrounding property owners to present and provide for public input and comments for future development plans of the property. No improvements are contemplated at this time.

Future development of the property shall be in accordance with all applicable Zoning Code regulations for Special Use (S) District designated properties including, but not limited to, restrictions on setbacks, height, landscaping and floor area ratio.

Any placement of structures shall require conditional use review which requires Planning and Zoning Board and City Commission approval. This is consistent with previous approvals granted on other neighborhood parks. Updated public comments are provided as Exhibit E.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.09.2010	Local Planning Agency/Planning and Zoning Board	Approval - change of land use (vote: 6-0) and change in zoning (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.21.2010	Courtesy notification mailed to all property owners within 1,000 feet of the subject property.
05.25.2010	Posted property.
05.26.2010	Posted Planning and Zoning Board Meeting Agenda on City web page/City Hall.
05.27.2010	Planning and Zoning Board newspaper advertisement published.
06.04.2010	Posted Staff report on City web page.
06.28.2010	Memo to City Clerk requesting advertisement of public hearing notification and Ordinance heading on First Reading.
07.09.2010	City Commission memo and all attachments posted on City web page.

APPROVED BY:

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

EXHIBIT(S):

- A. Ordinance - Change of Land Use.
- B. Ordinance - Change of Zoning.
- C. 06.09.2010 Planning and Zoning Board meeting minutes.
- D. 06.09.2010 Staff report.
- E. Updated public comments and DCA Citizen Comment Form.