City Public Parks Map Amendments

Change of Comprehensive Land Use Plan map and Change of Zoning District map classifications

Request

Change of Land Use from “Residential Use (Single-Family) Low Density” to “Parks and Recreational Use”

Change of Zoning from “Single-Family Residential (SFR)” to “Special Use (S)”

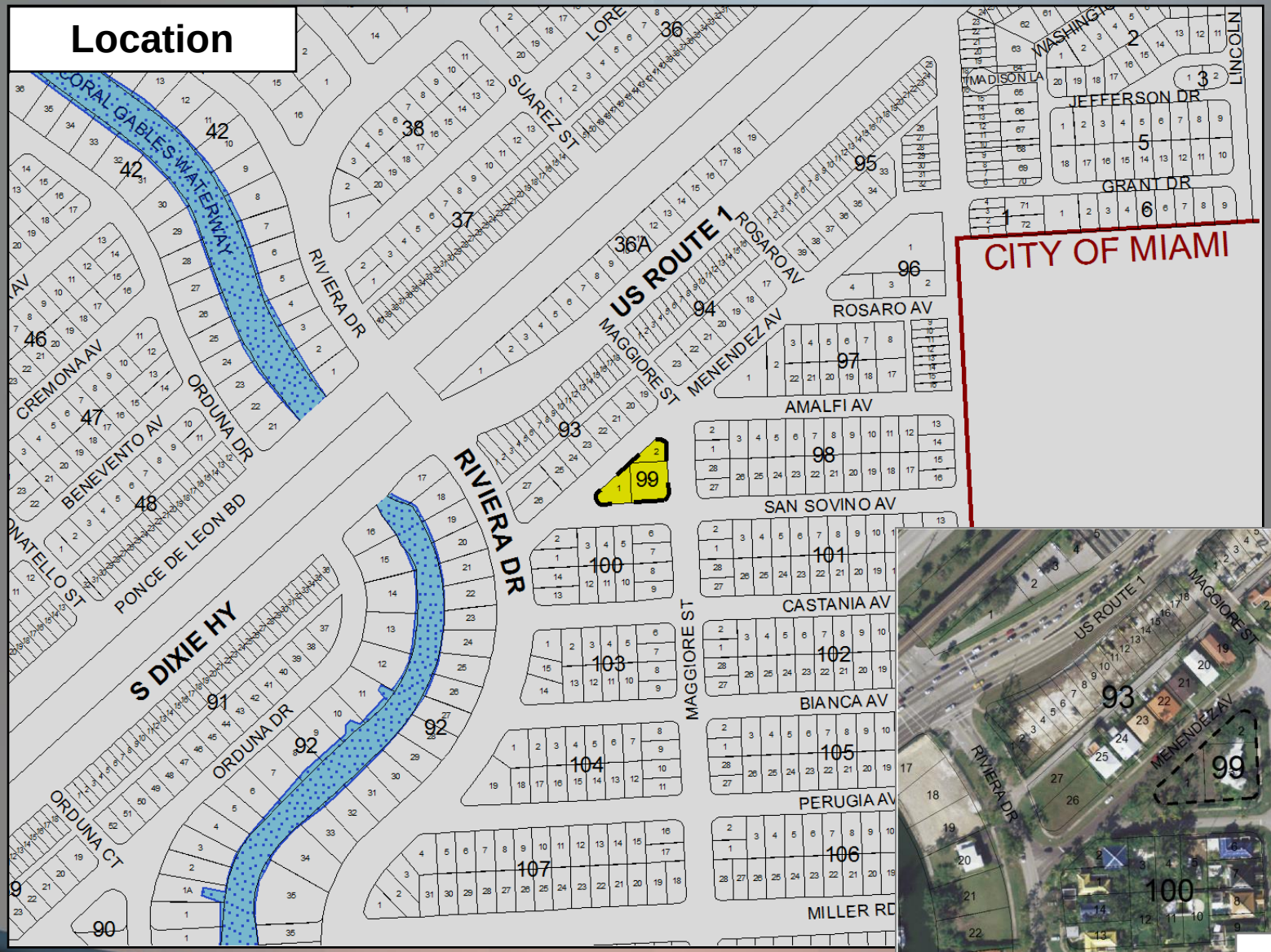
For the following City Parks:

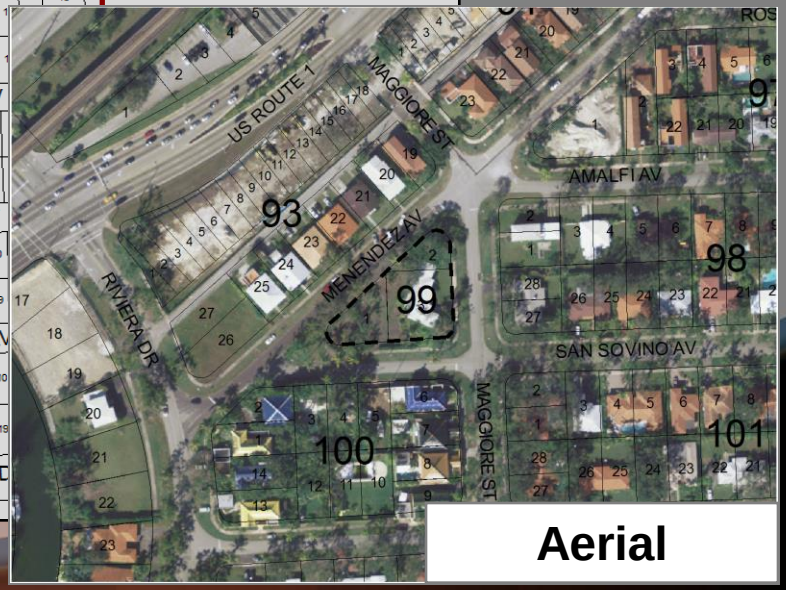
- Maggiore Park
- Rotary Centennial Park
- San Sebastian Park

The proposed changes will bring the land use and zoning designations of these properties into conformance with their current and future intended uses as City parks.

Maggiore Park

Location

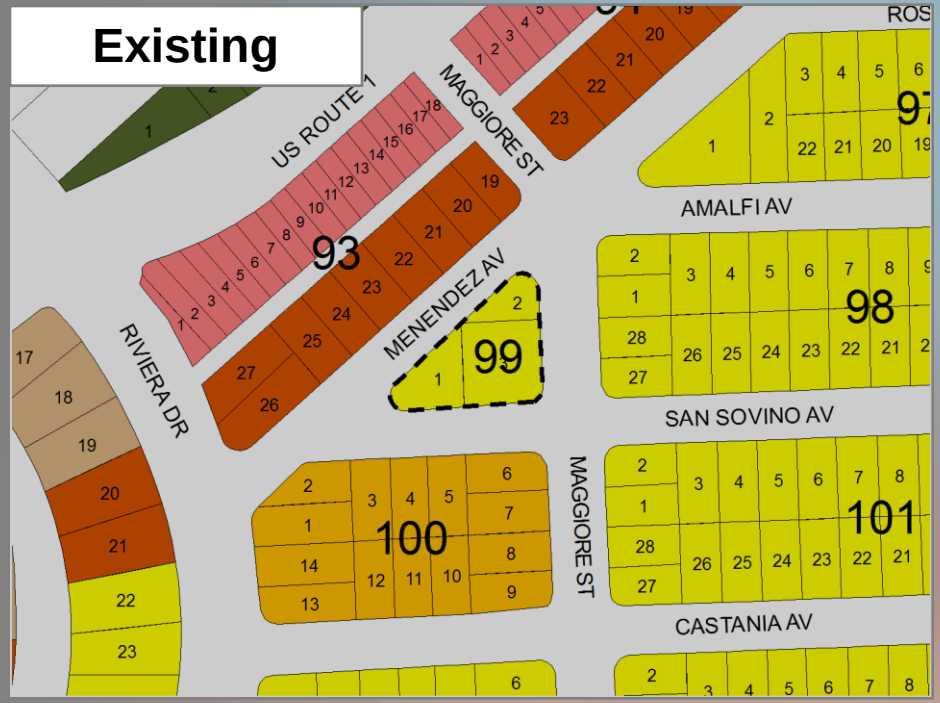


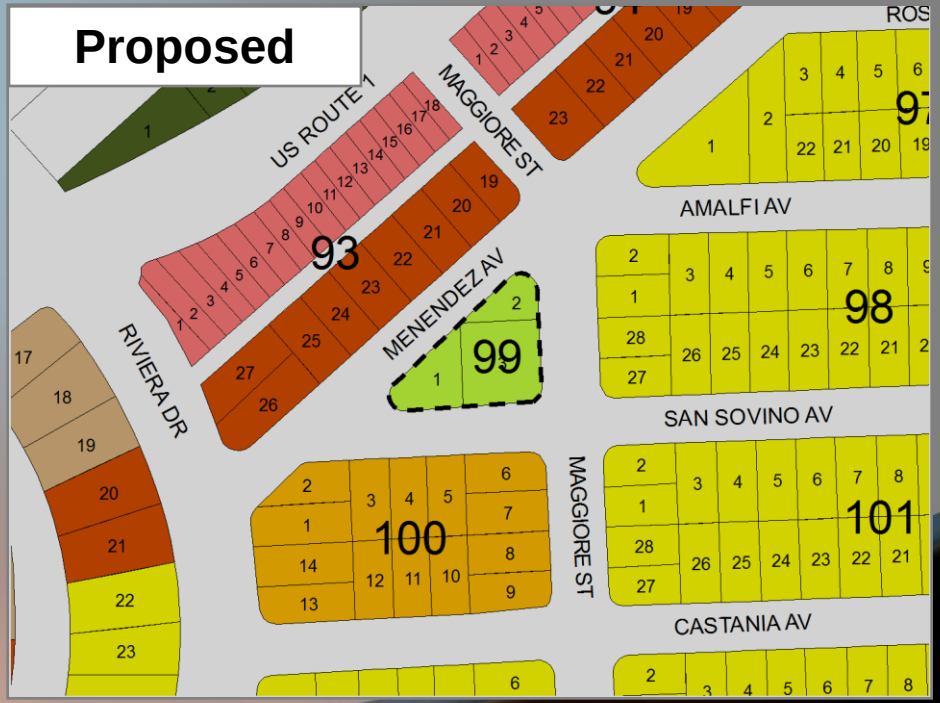


Aerial

Maggiore Park

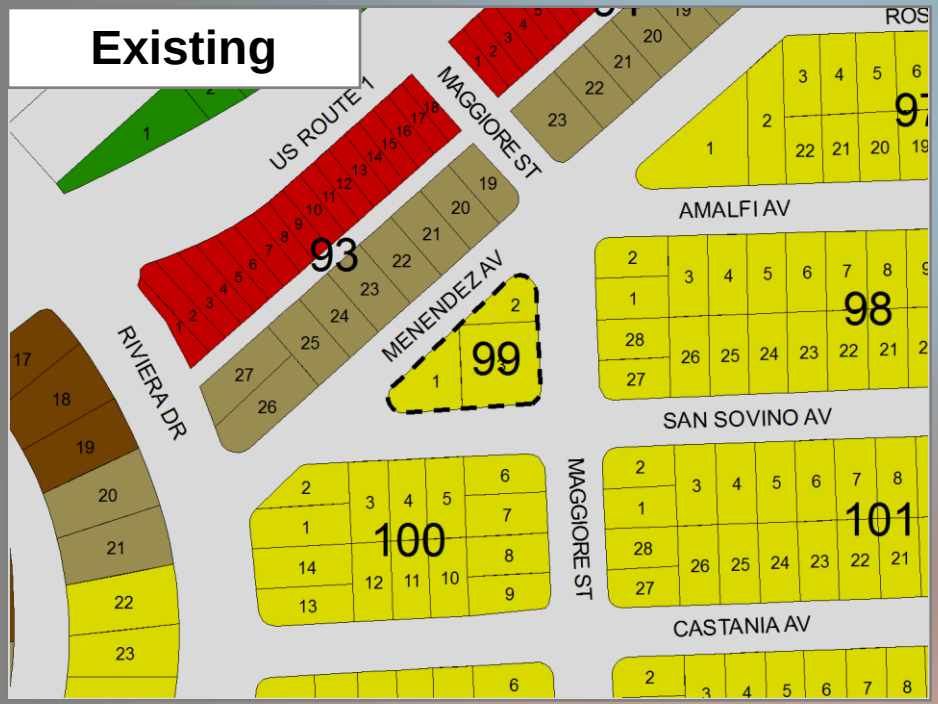
- Change of Land Use
  - From: “Residential Use (Single-Family) Low Density”
  - To: “Parks and Recreational Use”

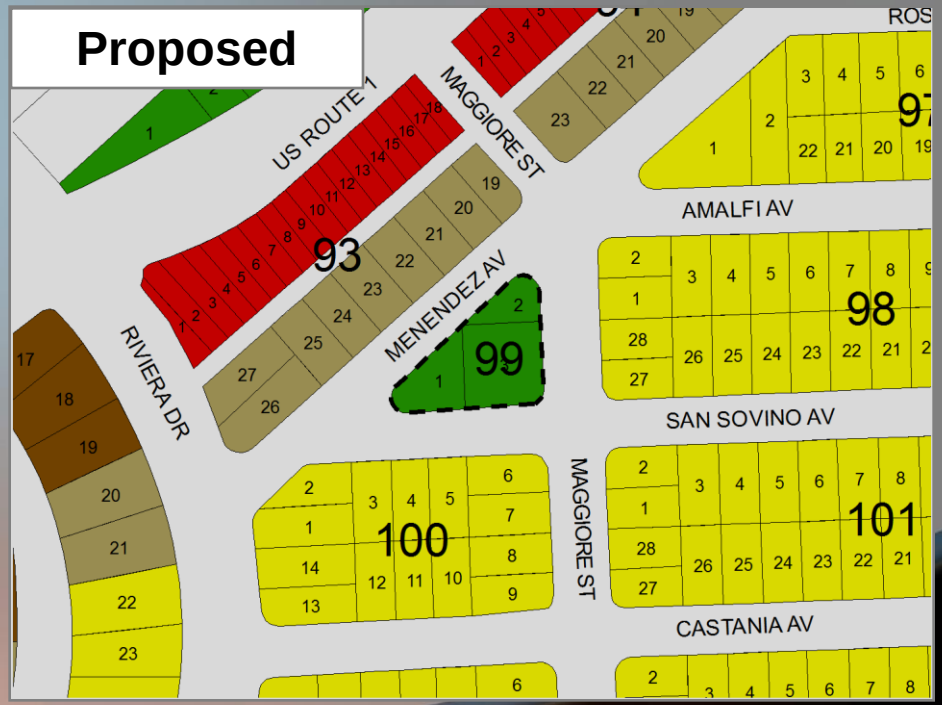




Maggiore Park

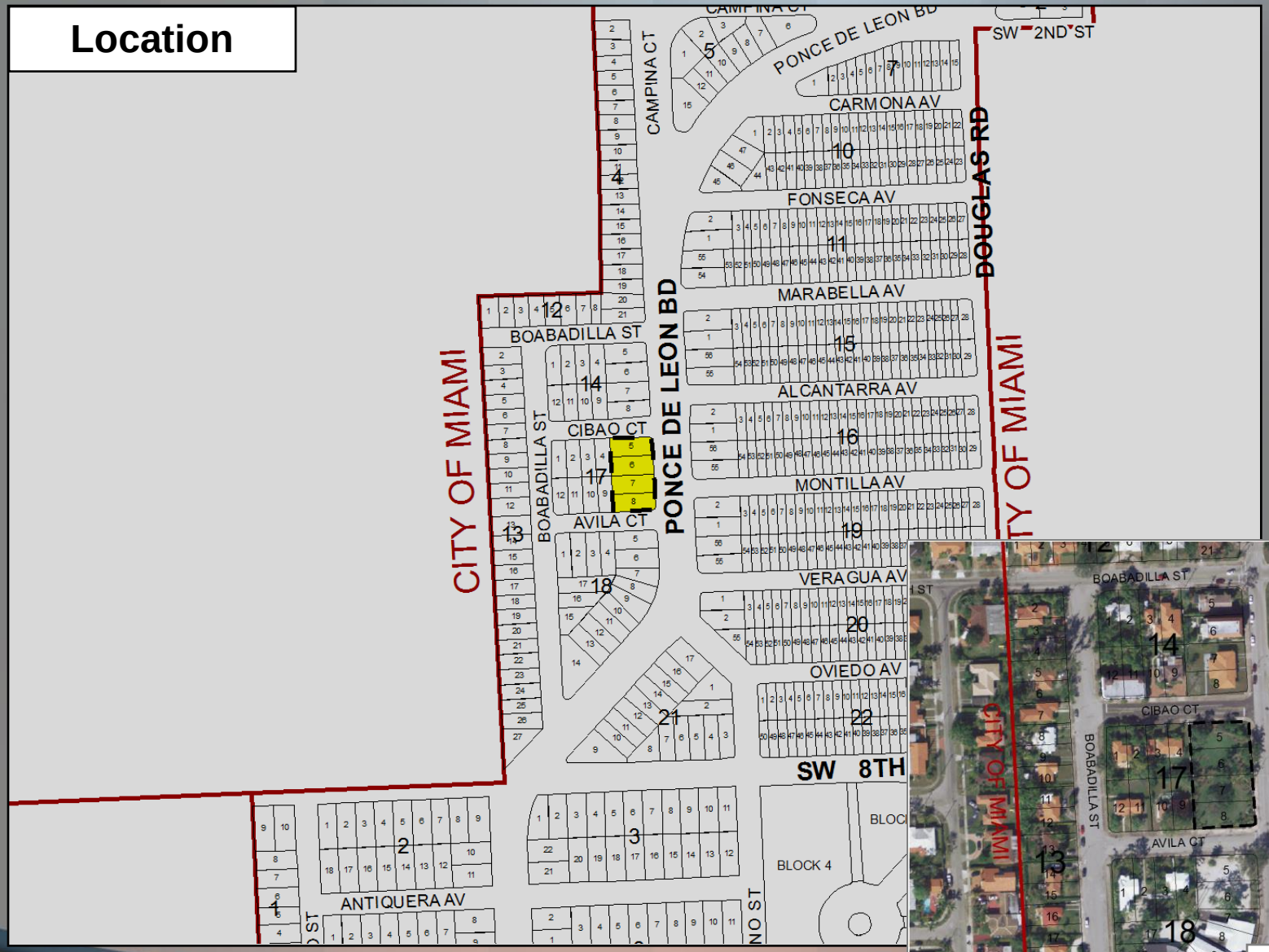
- Change of Zoning District
  - From: Single-Family Residential (SFR)
  - To: Special Use (S)

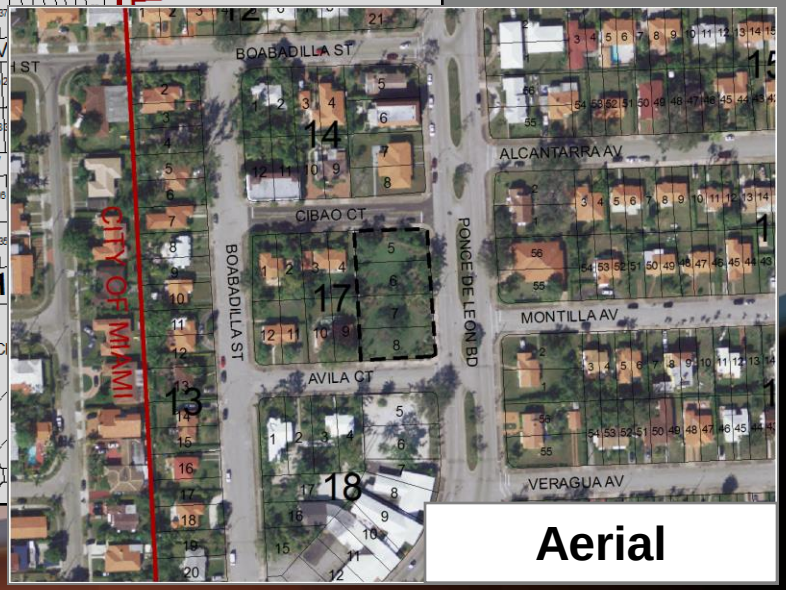




Rotary Centennial Park

Location

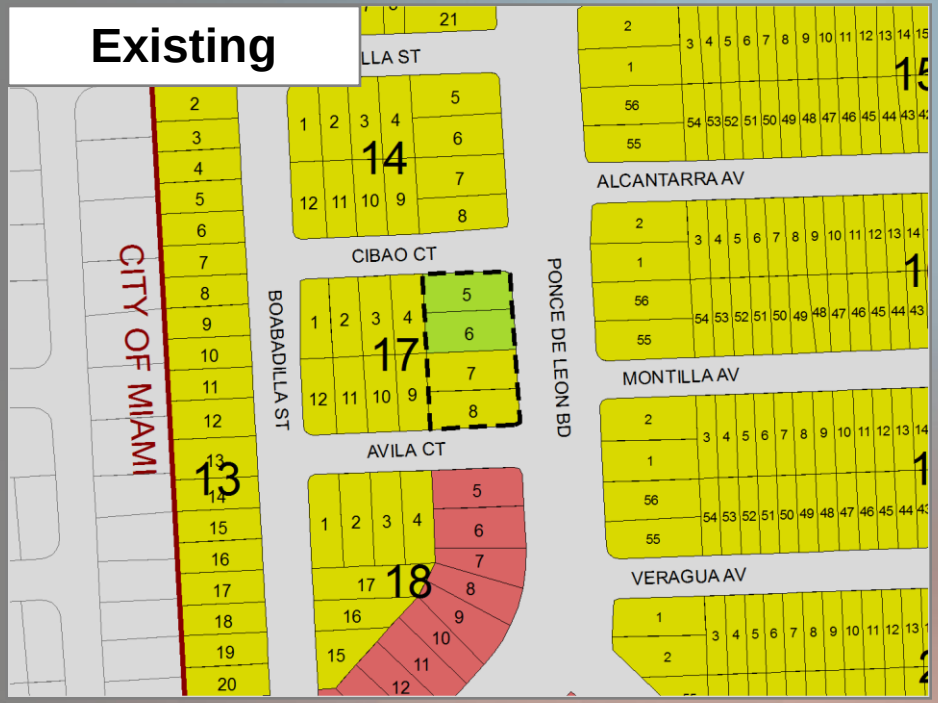


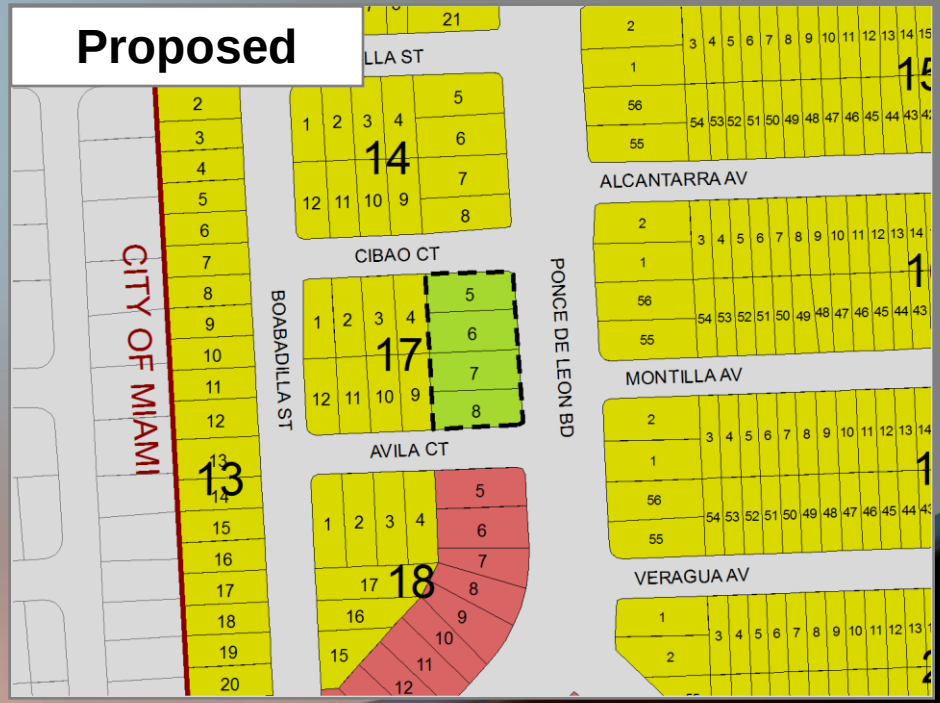


Aerial

Rotary Centennial Park

- Change of Land Use
  - From: “Residential Use (Single-Family) Low Density”
  - To: “Parks and Recreational Use”





Rotary Centennial Park

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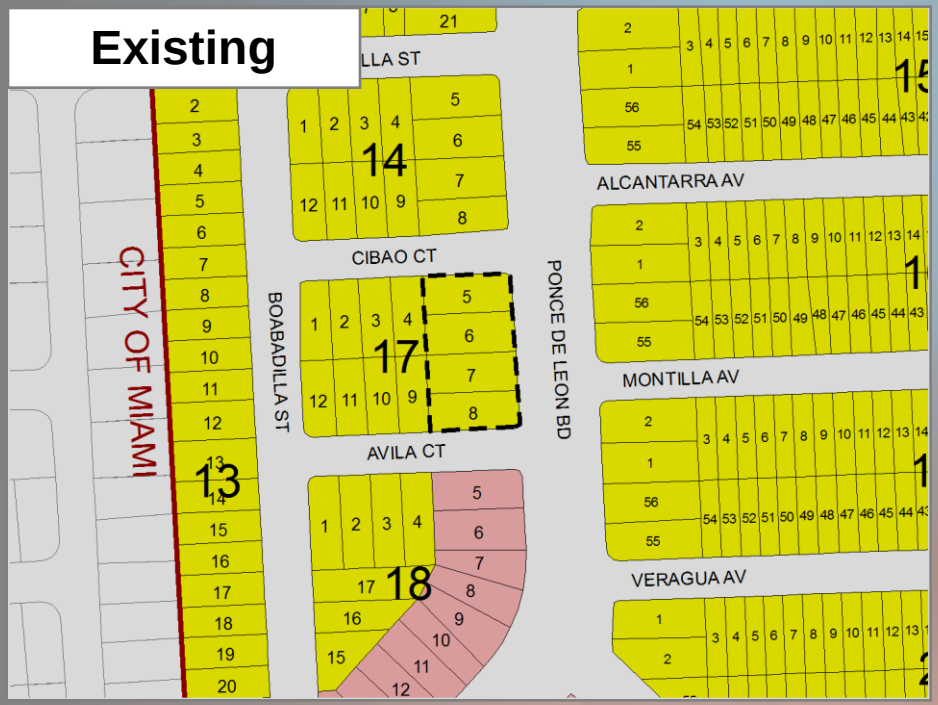
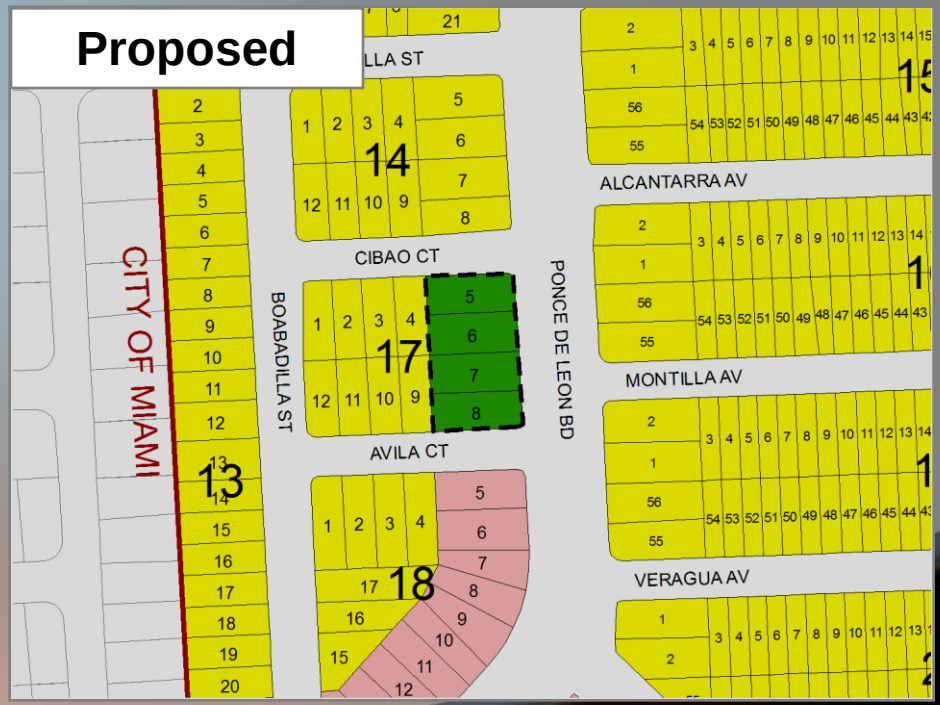
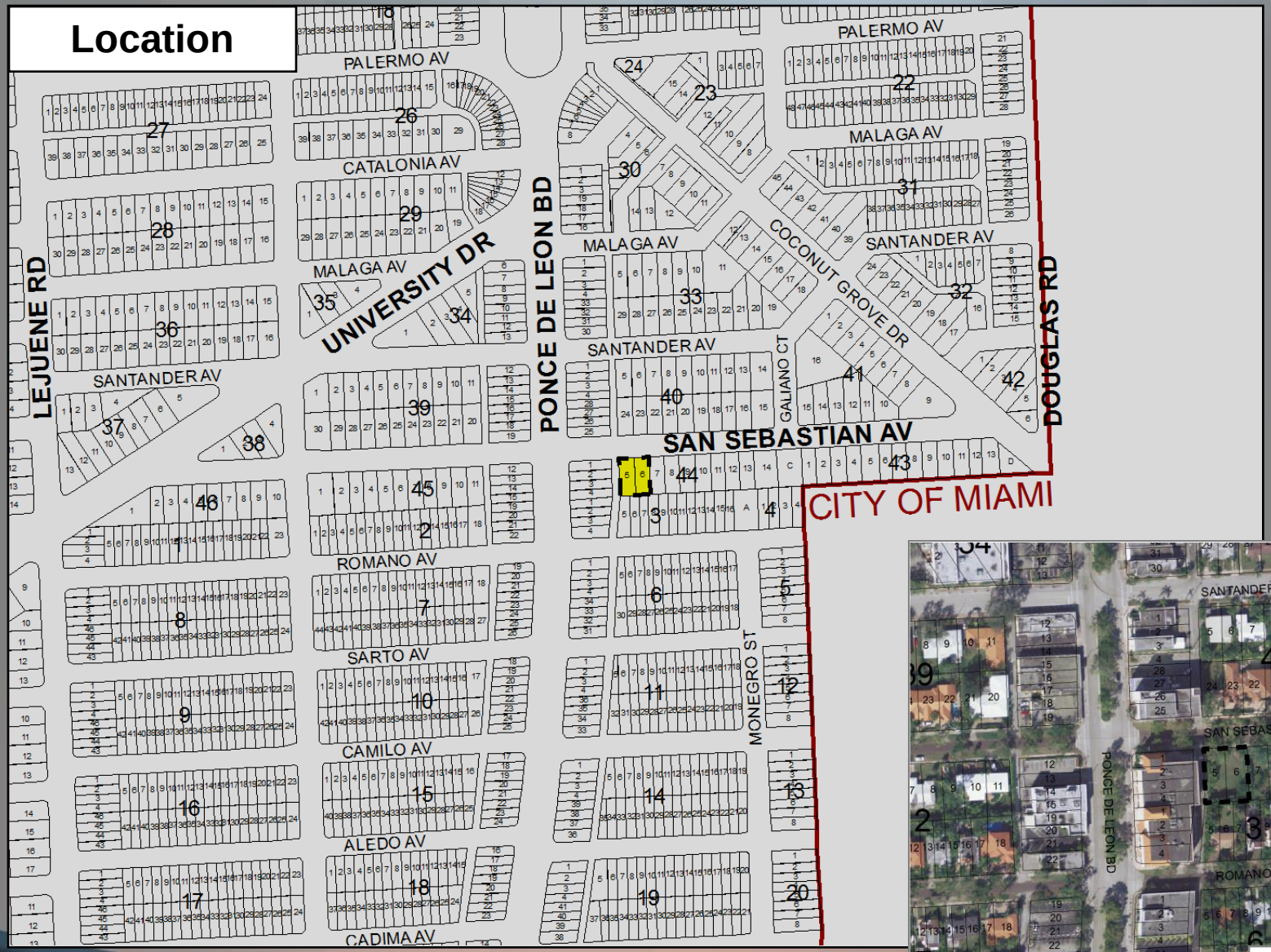
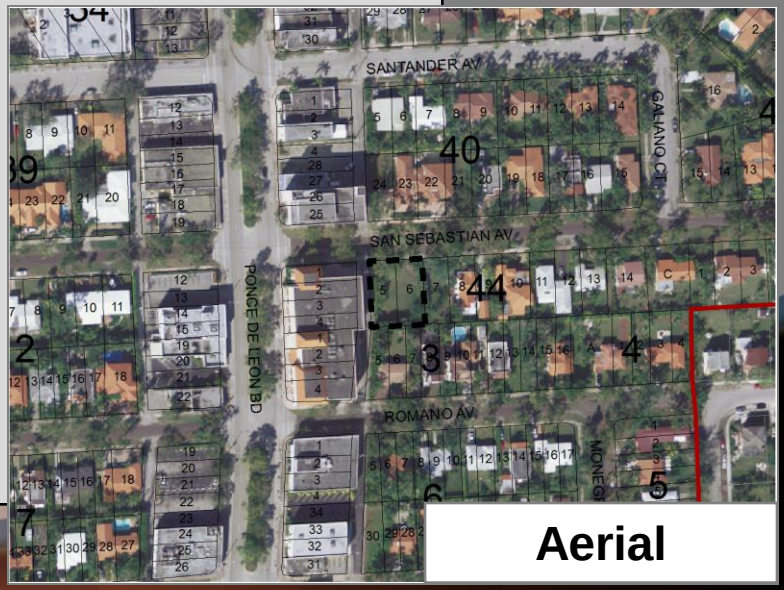
  - From: Single-Family Residential (SFR)
  - To: Special Use (S)





San Sebastian Park





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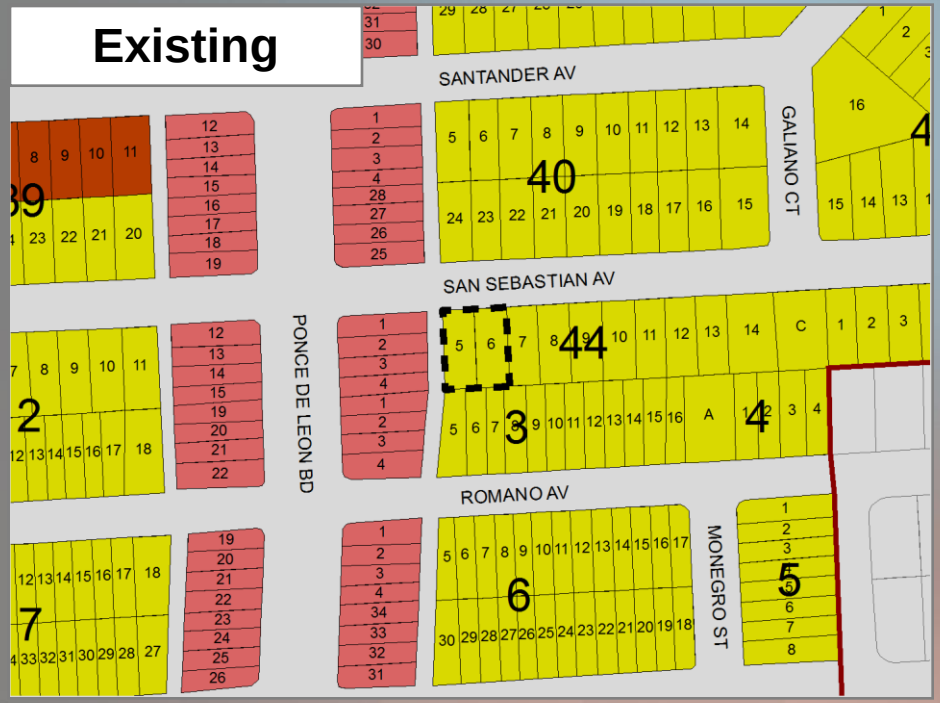

San Sebastian Park

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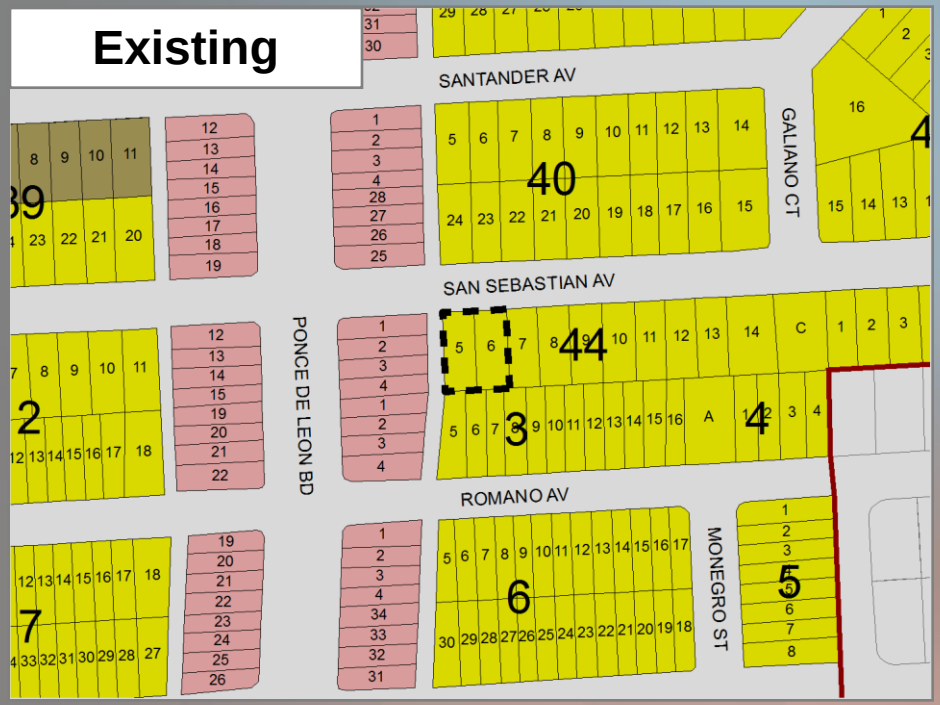

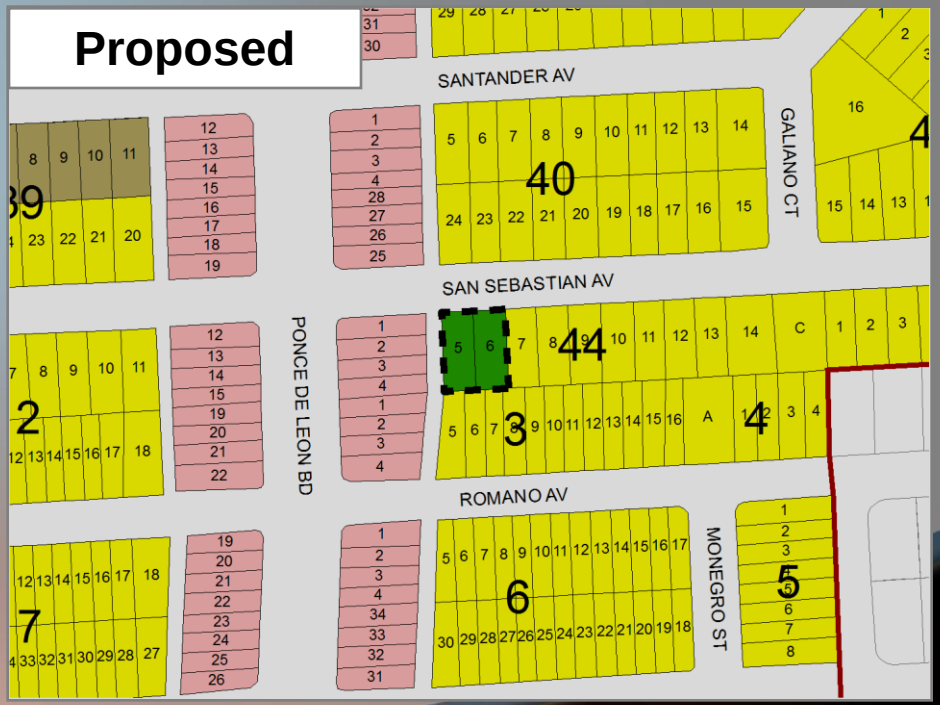

Findings of Fact

1. Proposal is consistent with specific CLUP Goals, Objectives and Policies.
2. Proposals would correct existing non-conforming land use and zoning designations.
3. Furthers objectives of the Coral Gables Parknership Committee.
4. A condition of approval is recommended requiring review and comments by surrounding property owners on any improvements proposed on these public City parks.

Recommendation

- Staff recommends 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.

- Planning & Zoning Board recommended approval with staff's conditions (vote: 6-0).

Public Hearing Schedule

- City Commission 2nd Reading:
  - October 14, 2008