

## CITY OF CORAL GABLES, FLORIDA

### ORDINANCE NO.

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.

WHEREAS, Application No. 08-07-024-P was submitted requesting 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,

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet of each individual park, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on August 13, 2008, at which hearings all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at a public hearing held on August 13, 2008, the Planning and Zoning Board recommended approval of the change of zoning with required conditions (vote: 6-0); and,

WHEREAS, this application is accompanied by a Change of Land Use which was reviewed by the Local Planning Agency (Planning and Zoning Board) and City Commission at the same public hearings; and,

WHEREAS, the City Commission held a public hearing on September 9, 2008 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading (vote: \_\_-\_\_).

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1.** The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

**SECTION 2.** The proposed change of zoning from “SFR”, Single Family Residential to “S”, Special Use, in accordance with the requirements of the Zoning Code shall be and are hereby approved for the following properties: 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, with the following condition:

1. The City's Parks and Recreation Department shall 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.

**SECTION 3.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 4.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 5.** If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2008.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2008.

APPROVED:

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ  
CITY ATTORNEY

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