



**City of Coral Gables  
CITY COMMISSION MEETING  
October 14, 2008**

**ITEM TITLE:**

**Ordinances on Second 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 7-8, 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:**

On 09.09.08 the City Commission approved the application request for a change of land use and change of zoning with conditions on first reading (Vote: 5-0) for the following City parks: Maggiore Park, Rotary Centennial Park and 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.

Staff's report and all the support documentation provided to the Commission on 09.09.08 when this item was approved on first reading is on file with the Planning Department and copies will be made available upon request.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
09.09.08	Ordinances	Recommended approval of change of land use (Vote: 5-0) and change of zoning (Vote: 5-0) on First Reading.

**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.
09.26.08	Memorandum to City Clerk requesting advertising of Ordinance heading and map (on file with Planning Department and available upon request).
10.10.08	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.

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