



City of Coral Gables Planning and Zoning Staff Report

Property: 7000 Old Cutler Road
Applicant: City of Coral Gables
Application: **Comprehensive Plan Map Amendment and Zoning Code Map Amendment – Cartagena Park & Firehouse**
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: November 14, 2018; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request for a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for the property located 7000 Old Cutler Road as follows:

- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Single-Family Low Density” to “Public Buildings and Grounds” for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutler Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date (LPA Review).*
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” from Single-Family Residential (SFR) to Special Use District (S) for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutler Road), Coral Gables, Florida; and providing for severability, repealer and an effective date.*

2. APPLICATION SUMMARY

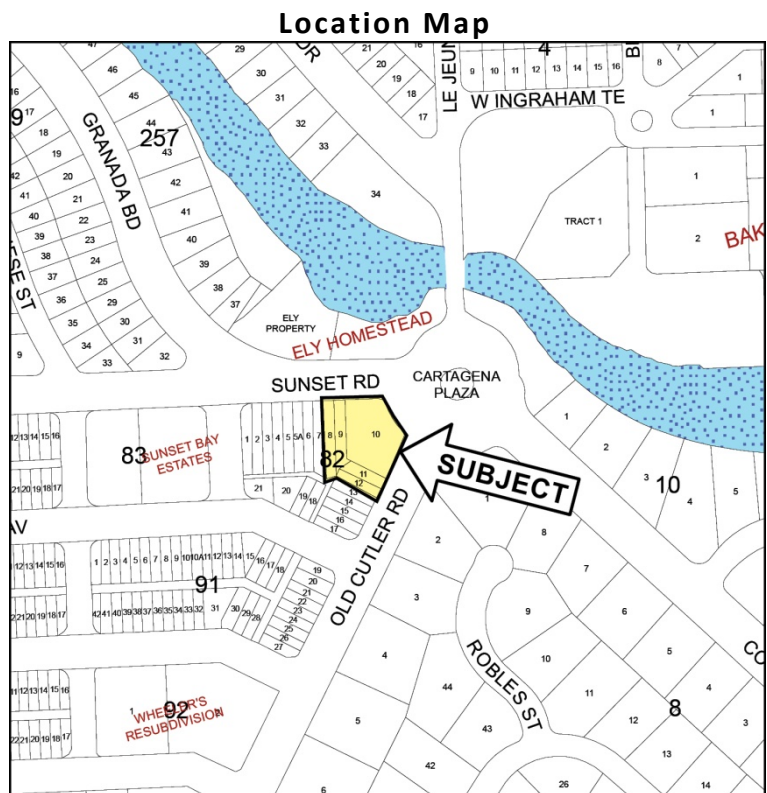
The City of Coral Gables is requesting a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for property located at the southwest corner of Cartagena Circle (a/k/a Cocoplum Circle) for public hearing review and consideration.

The request is to change the property’s Future Land Use Map designation from “Single-Family Low Density” to “Public Buildings and Grounds” and to change the property’s Zoning Map designation from Single-Family Residential (SFR) to Special Use (S).

The City is considering purchasing the property at 7000 Old Cutler Road to create a public park and firehouse. The proposed project will serve the neighborhoods in the area with additional access to park space,

extending the existing trail network, and improving emergency response time. Using the landscape on the property, the park would link and extend the existing trails and provide additional open space for the community. The existing home may be renovated for a firehouse. Therefore, the City of Coral Gables is requesting to amend the Comprehensive Plan Map and Zoning Code Map to allow a public park and firehouse at this strategic location, to enhance public safety for neighborhoods in the vicinity.

The subject property occupies approximately .75 acres of land, with a 2-story house built in 1936 and various auxiliary buildings. The property is bounded Sunset Drive, Cartagena Plaza, and Old Cutler Road, and two private property owners to the south and west. Final plans for renovation have not been prepared at this point. The property is legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1, Plat A, Coral Gables, Florida, as shown in the following location map:



Property Designations and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

Comprehensive Plan Future Land Use Map designation	“Single-Family Low Density”
Zoning Map designation	Single-Family Residential (SFR) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-family residences	“Single-Family Low Density”	Single-Family Residential (SFR)
South	Single-family residences	“Single-Family Low Density”	Single-Family Residential (SFR)
East	Cocoplum Single-family residences	“Single-Family Low Density”	Single-Family Residential (SFR)
West	Single-family residences	“Single-Family Low Density”	Single-Family Residential (SFR)

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	11.14.18
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Public Notification and Comments

The City of Coral Gables completed the required mailing notification to all property owners within 1,500 feet of the subject property as required for applications requesting a change of land use or change of zoning. In addition, the City also mailed notices to all property owners in Cocoplum, Tahiti Beach, and nearby Homeowners Associations.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 850 notices were mailed. A copy of the legal advertisement and courtesy notice are attached.

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	11.02.18
Courtesy notification	11.02.18
Sign posting of property	11.02.18
Posted agenda at City Hall	11.02.18
Posted Staff report on City web page	11.09.18

4. FINDINGS OF FACT

Future Land Use Map Amendment

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	Yes; the proposed firehouse implements Public Safety policy 1.2.2 to provide for distribution of services for building and staffing an additional firehouse to be located between the existing Fire Stations 2 and 3.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes; the proposed firehouse will retain a residential character to ensure compatibility within the single-family residential neighborhood. The site will also be appropriately buffered from the abutting parcels as to not degrade the tranquility and welfare of the neighborhood.
3. Its effect on the level of service of public infrastructure.	A traffic review will be performed to study any possible negative effect.
4. Its effect on environmental resources.	Subject site is currently developed. Proposed plans will renovate the existing residence and restore landscape to be a public park.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	No effect.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	Emergency service will be improved in the immediate area as a result of the firehouse and easy access to major streets.

Staff comments:

The proposed Public Buildings and Grounds Land Use is to enhance the public safety service in the area. The standards identified in Section 3-1506 for the proposed CP map amendment are **satisfied**.

Zoning Code Map Amendment

Zoning Code Section 3-1404 provides review standards for Zoning Map amendments:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that it:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	The proposed Comprehensive Plan amendment to change the land use to Public Buildings and Grounds will enable the City to increase public safety service in the area.
b. Does not allow densities or intensities in excess of the densities and intensities	Existing residence will be renovated to house on-call responders.

<p>which are permitted by the future land use category of the parcel proposed for development.</p>	
<p>d. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan</p>	<p>Property is proposed to be a firehouse to increase public safety and service in the area. A traffic review will be performed to study any negative possible effect.</p>
<p>e. Does not directly conflict with any objective or policy of the Comprehensive Plan.</p>	<p>The proposed firehouse will retain a residential character to ensure compatibility within the single-family residential neighborhood. The site will also be appropriately buffered from the abutting parcels as to not degrade the tranquility and welfare of the neighborhood.</p>
<p>2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:</p>	
<p>a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:</p>	
<p>i. Balancing land uses in a manner that reduces vehicle miles traveled.</p>	<p>The proposed park space in front of the firehouse will also be an extension of the existing trails on Old Cutler Road, which encourages active modes of transportation and less reliance on cars.</p>
<p>ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.</p>	<p>A traffic review will be performed to study any negative possible effect.</p>
<p>iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.</p>	<p>The proposed park space also extends the existing trails on Old Cutler Road to encourage and increase walking and bicycle riding in the area. Improving adjacent bus stops to include shelters and places to sit will also encourage more people to use transit.</p>
<p>b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.</p>	<p>Proposed plans include the renovation of the existing residence to increase the value of the property.</p>
<p>c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.</p>	<p>No effect.</p>
<p>d. Implement specific objectives and policies of the Comprehensive Plan.</p>	<p>The proposed firehouse implements Public Safety policy 1.2.2 to provide for distribution of services for building and staffing an additional firehouse to be located between the existing Fire Stations 2 and 3.</p>
<p>3. Will not cause a substantial</p>	
<p>Proposed plans include the renovation of the existing residence to</p>	

diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use. increase the value of the property.

Staff comments:

The proposed Special Use (S) is appropriate for this property. The standards identified in Section 3-1404 for the proposed Zoning Map amendment are **satisfied**.

5. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	11.02.18
Courtesy notice mailed to all property owners within 1,500 feet	11.02.18
Posted agenda on City web page/City Hall	11.02.18
Posted Staff report on City web page	11.09.18

6. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Single-Family Low Density" to "Public Buildings and Grounds" for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutler Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date (LPA Review).

Staff recommends **Approval**.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential (SFR) to Special Use District (S) for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutler Road), Coral Gables, Florida; and providing for severability, repealer and an effective date.

Staff recommends **Approval**.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.

7. ATTACHMENTS

- A. 1.5-Mile Response Radius study.
- B. Proposed concepts for property.
- C. 11.02.18 Courtesy notice and Questions/Answers mailed to all property owners within 1,500 feet, Cocoplum, and nearby Homeowners Associations.
- D. 11.02.18 Legal advertisement.
- E. PowerPoint Presentation.

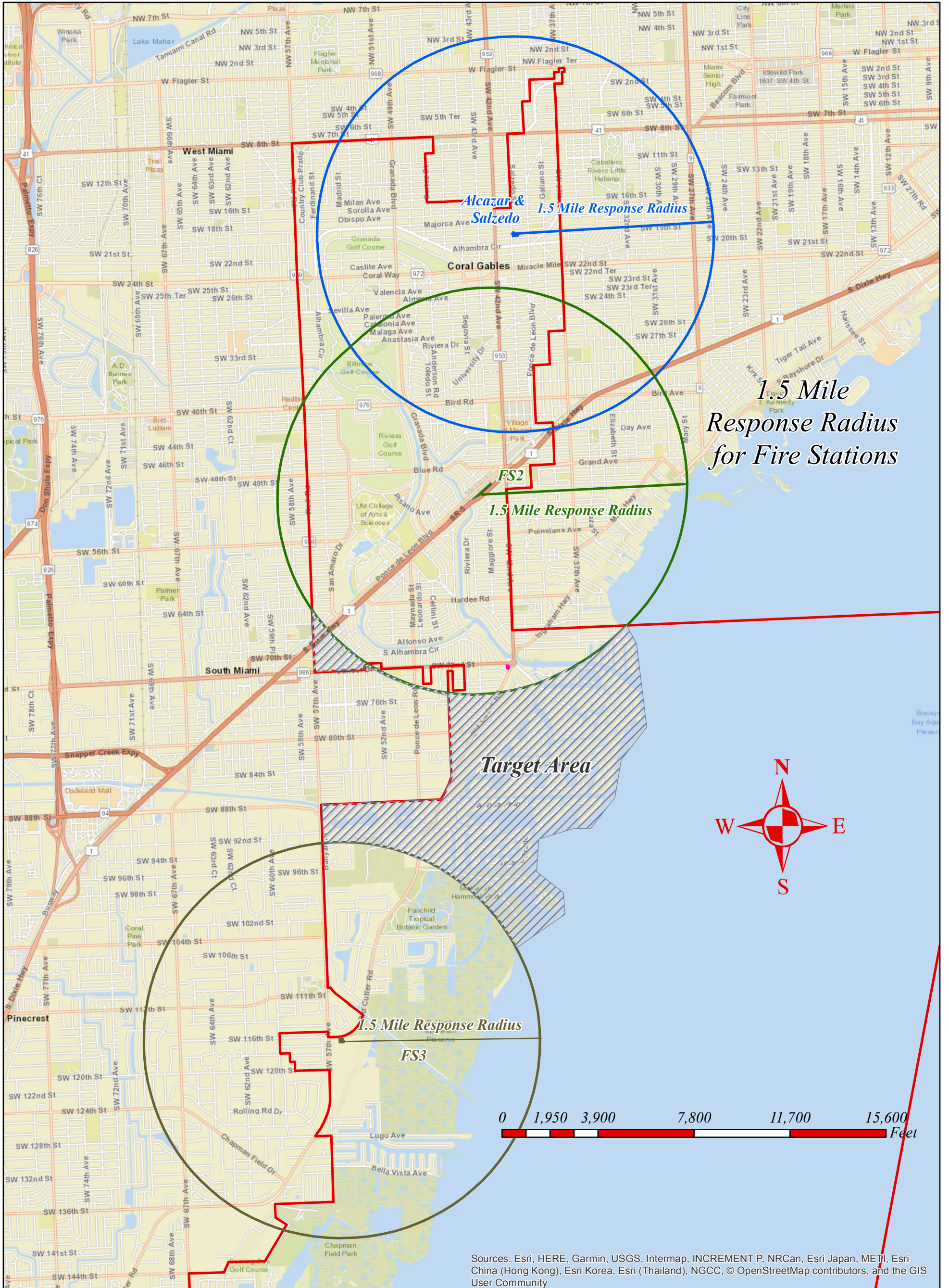
Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

City of Coral Gables



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Design: ML	Drawn: ML	CN'd: ML	App'd: ML
Req'd by: Fire	Scale: As shown		
Job No: 14354	Date: 08/29/2017		
Sheet No:	File No:		
1 of 1	GIS: 1.5MileRad0817		

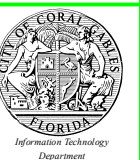
City of Coral Gables
IT Services
Geographic Information Systems/ Gables GIS
Michael Lopez, GIS Analyst

Information Technology Department
Raimundo Rodulfo, CIO

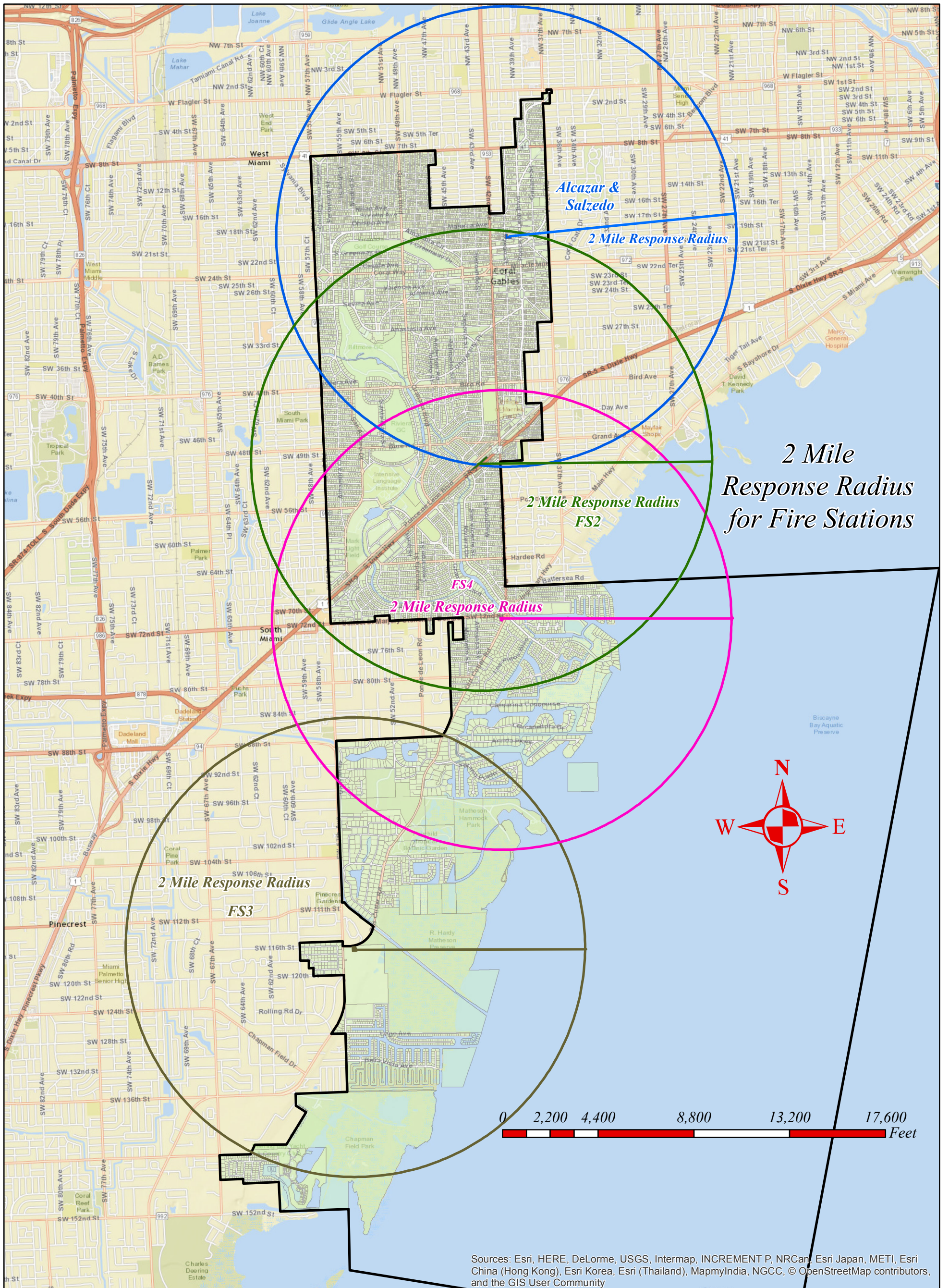
Rev. #	Revision Description	Date	By
1	Added FS4	8/20/17	ML
2	Remove FS4 radius	5/4/18	ML
3	Added unreserved area	5/4/18	ML

1.5 Mile
Response Radius
for Fire Stations

City of Coral Gables, Florida
Geographic Information System



City of Coral Gables



Design: ML	Drawn: ML	CHK'd: ML	App'd: ML
Req'd by: Fire	Scale: As shown		
Job No: 1454	Date: 08/29/2017		
Sheet No:	File No:		
1 of 1	GIS: 2MileRadius1917		

City of Coral Gables
IT Services
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Michael Lopez, GIS Analyst

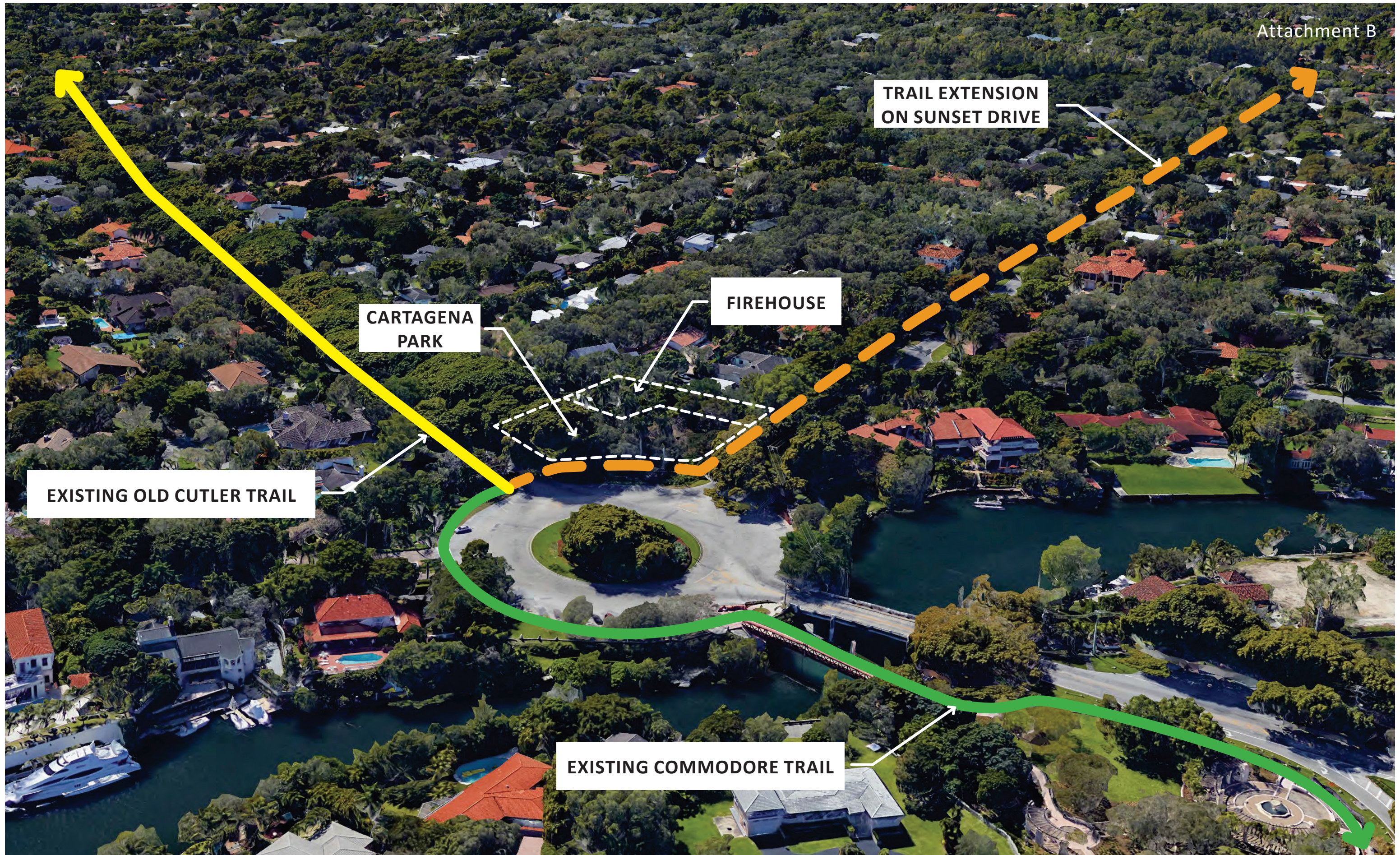
Information Technology Department
Raimundo Rodulfo, CIO

Rev #	Revision Description	Date	By

1.5 Mile
Response Radius
for Fire Stations

City of Coral Gables, Florida
Geographic Information System





EXISTING OLD CUTLER TRAIL

CARTAGENA PARK

FIREHOUSE

TRAIL EXTENSION ON SUNSET DRIVE

EXISTING COMMODORE TRAIL

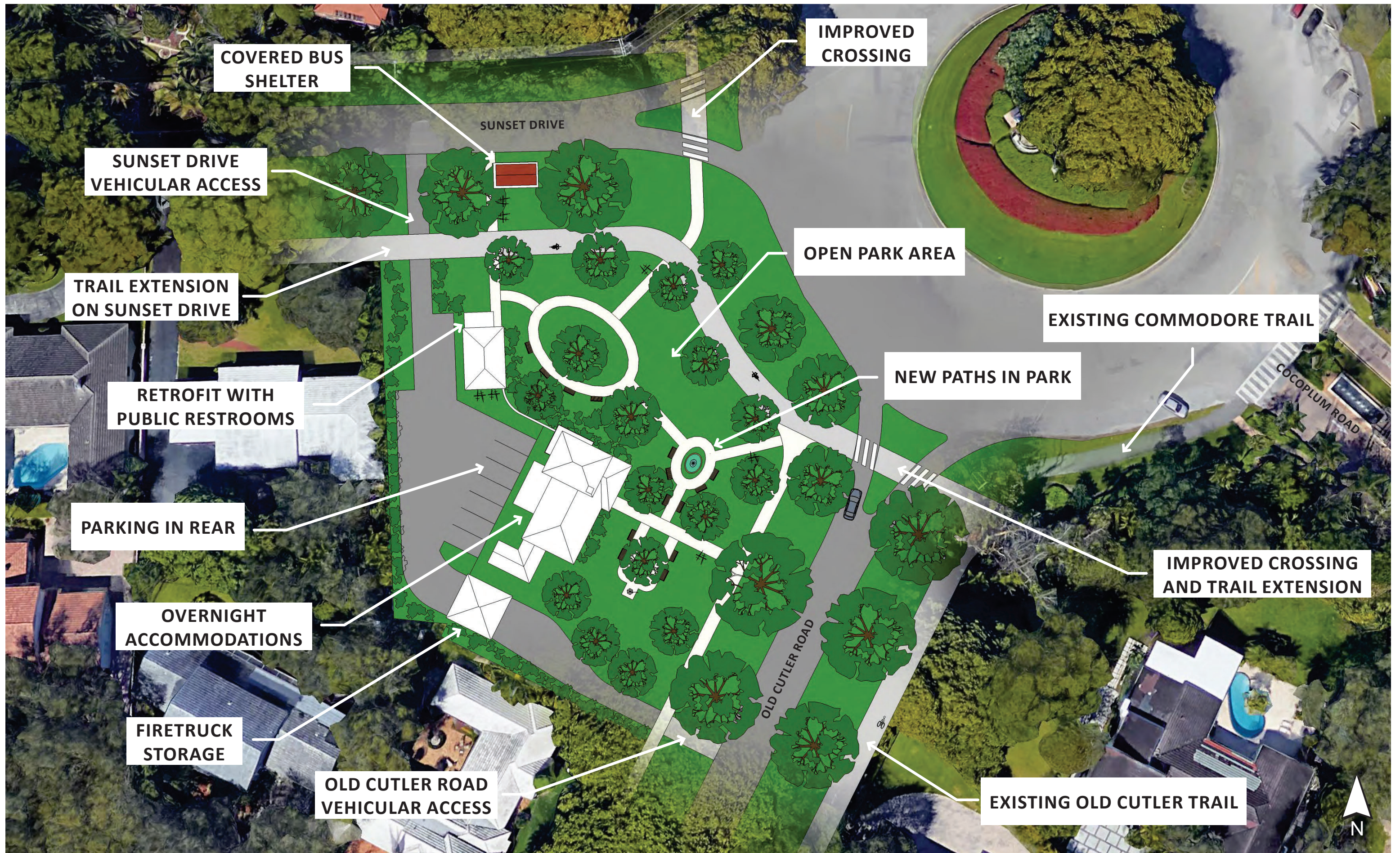
CARTAGENA PARK AND FIREHOUSE - SOUTHWEST VIEW





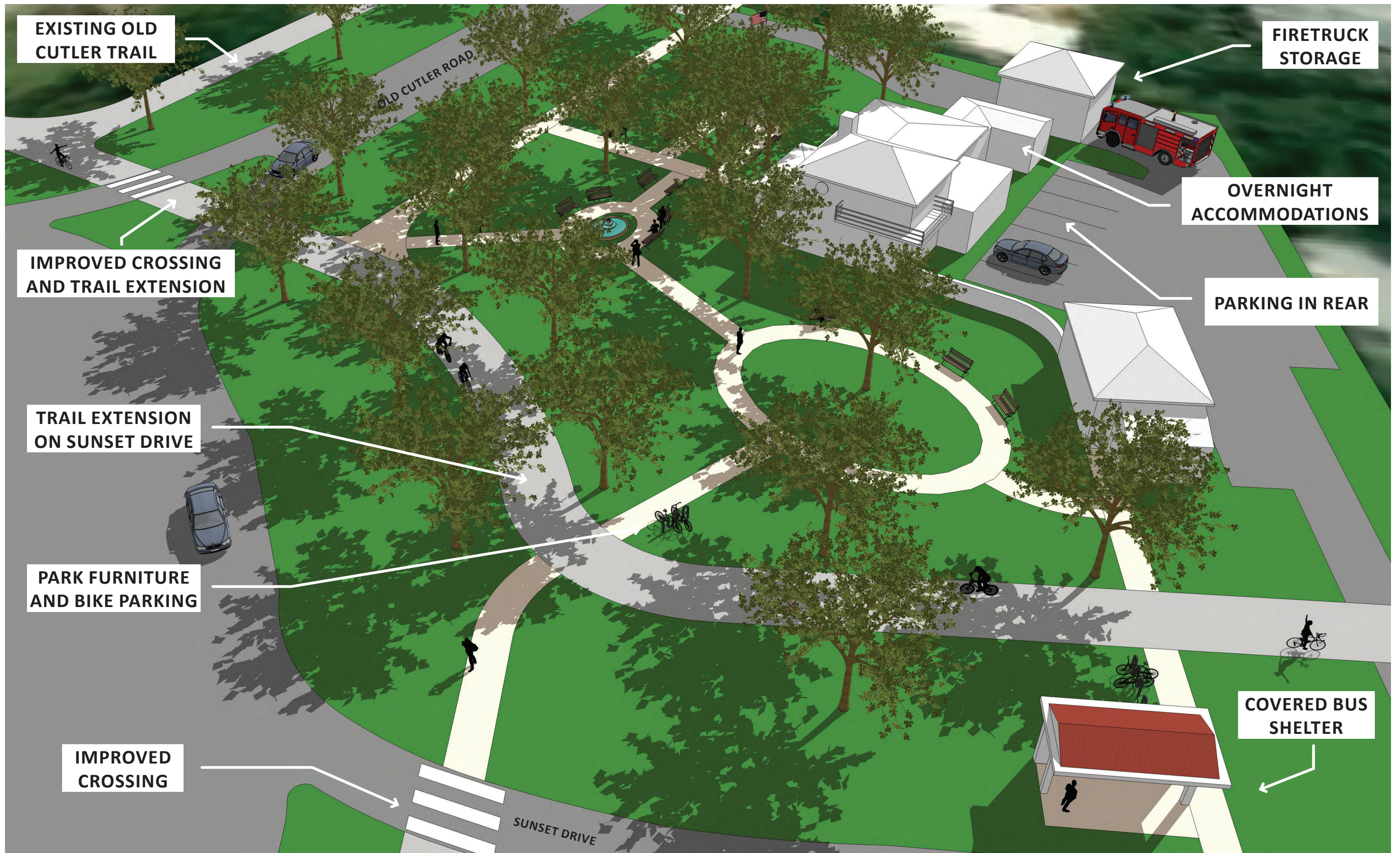
CARTAGENA PARK AND FIREHOUSE - REGIONAL CONNECTIONS





CARTAGENA PARK AND FIREHOUSE - SITE PLAN





EXISTING OLD CUTLER TRAIL

FIRETRUCK STORAGE

IMPROVED CROSSING AND TRAIL EXTENSION

OVERNIGHT ACCOMMODATIONS

TRAIL EXTENSION ON SUNSET DRIVE

PARKING IN REAR


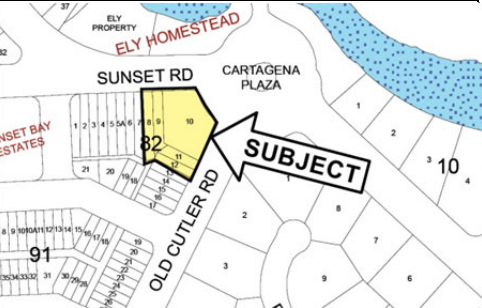
PARK FURNITURE AND BIKE PARKING

IMPROVED CROSSING

COVERED BUS SHELTER

CARTAGENA PARK AND FIREHOUSE - SOUTHEAST VIEW



	<p>City of Coral Gables Courtesy Public Hearing Notice</p> <p>November 2, 2018</p>	
<p>Application:</p>	<p>Comprehensive Plan Map Amendment and Zoning Map Amendment</p>	
<p>Property:</p>	<p>7000 Old Cutler Road, Coral Gables, Florida</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning & Zoning Board November 14, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on November 14, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

The City is considering to purchase the property at 7000 Old Cutler Road to create a public park and firehouse. The proposal is to better serve the neighborhoods in the area with additional access to park space, extending the existing trail network, and improving emergency response time. Using the lush landscape on the property, the park would extend the existing trails and provide additional open space for the community. The existing home may be renovated for a firehouse due to the significant response time to reach nearby neighborhoods, including the gated communities, during high-congestion peak hours.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, which have recommended approval, and 1st and 2nd Reading before the City Commission. After the Planning and Zoning Board meeting, the following requests will be considered by the City Commission.

The applications include:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Single-Family Low Density" to "Public Buildings and Grounds" for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutler Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review)
(Change future land use in the Comprehensive Plan)*

2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential (SFR) to Special Use District (S) for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutler Road), Coral Gables, Florida; and providing for severability, repealer and an effective date.
(Change zoning on Zoning Map)*

All interested parties are invited to attend and participate. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting.

CORAL GABLES

THE CITY BEAUTIFUL

There is a proposal for consideration by the Commission of the City of Coral Gables to utilize the property located at 7000 Old Cutler Road as a park and a firehouse resembling a single family home. As your Fire Chief, I hold the safety and protection of our residents in the highest regard, so too do I take into account the quality of life our Coral Gables residents expect. For this reason, I want to assure you that we take into careful consideration any impact our responsibilities have on our community. The following list was comprised of frequently expressed concerns regarding the proposed park and firehouse.

Background

Historically, response to the central area of the City between Fire Station Number 2 (FS2) (located off Riviera Drive and US1), Fire Station 3 (FS3) (located off Old Cutler Road, and Red Road), has been challenging. The challenge is due to travel distances and access limitations brought about by traffic congestion and lack of alternate travel routes. The proposed firehouse will enhance response times to the surrounding communities; such as Coco Plum, Gables Estates, Hammock Lakes, and the west end of the University of Miami.

The constant monitoring, evaluating, and adjustment of our resources to enhance response times are critical to effective mitigation of emergencies. Response times are critical to improving the survivability of victims involved in a fire, medical emergency, or other traumatic incident.

- Brain death commences 4-6 minutes after loss of circulation. A cardiac arrest victim's chances of survival diminish by 10% every minute they remain without a heartbeat.
- A patient who sustains a life threatening traumatic injury has the best chance of survival if they are stabilized and transported from the scene within 10 minutes of the incident and are in a Trauma Center within the first 60 minutes following the event.
- A structure fire doubles in intensity every minute it is allowed to free burn. A phenomenon known as "flashover" may occur less than 10 minutes from the time the fire reaches a free burning state. A victim in a burning structure that reaches "flashover" state will not survive. The likelihood for Firefighter injury or death is certain during a "flashover."
- Over 150 buildings meet the Maximum Risk criteria within this service area. The category of buildings identified as Maximum Risk are; occupancies that are of substantial size and/or present a high potential for loss of life or a large loss of economic value to the community. These occupancies have the highest fire flow requirements. The residents in some of these buildings may be incapable of self-preservation (i.e. elderly living in residential high-rise buildings, hospitals and nursing homes). In Coral Gables, Maximum Risk designation was given to all the high-rise occupancies because of the potential for high loss of life and property in the event of a fire.



CORAL GABLES

THE CITY BEAUTIFUL

This proposed firehouse would serve the buildings with the highest risk and consequence for an emergency.

The Fire Department has been exploring the possibility of locating a fire station in the service gap between FS2 and FS3 since May of 2016. The majority of the properties available in this area are residential. Both the Economic Development and Fire Departments have evaluated several possible sites including city-owned, commercial, residential, and green spaces. Altogether 16 sites have been analyzed as possible locations, with the goal of identifying a site that provides for a response time enhancement with minimal impact to the surrounding areas; specifically, residential communities. The property located at 7000 Old Cutler Road, is an ideal location from the standpoint that it meets both objectives of enhancing response times while minimally affecting surrounding residential communities. Though this property is residential, it is located on Cartagena Circle that connects three major thoroughfares.

Amongst the benefits provided by the proposed location are:

- The location will enhance travel routes south of US-1 where access to communities such as Coco Plum, Gables Estates, and Hammock Lakes has been challenging. It will also provide services to the High Pines/Davis Ponce area should the proposed annexation be approved.
- The location will narrow the 5-mile gap between FS2 and FS3, reducing the distance between fire stations to 3 miles or less.
- The location will provide alignment of resources within a set boundary without creating duplication of efforts. This arrangement will enhance the effectiveness of response radii and response times.
- The Location provides for minimal impact to the surrounding communities.
- The location is significantly above sea level mitigating any reduction in the high level of services after a storm surge event (e.g. hurricane).

Resident Inquires

1. Has the City already made the decision to purchase the property?

No. The City has recently negotiated terms of a proposed purchase and sales agreement with the seller, but those terms are subject to City Commission approval (by super majority vote at two meetings) and Community Meeting(s).

2. How will a fire house affect the neighborhood?



As is the case with all City facilities, the City wants to make sure that it is a good neighbor. With this in mind, it ensures that the arrangement of the buildings, exterior appearance, and practices do not detract or affect the surrounding community and causes as little impact as possible. Plans for the site include improvements such as enhanced landscaping and building design. The Neighborhood/Community meeting(s) will provide preliminary illustrations of the project. The objective is to address life-threatening challenges while not detracting from the quality of life.

3. How will the fire truck(s) exit the site on any of the three sides, with all of the traffic in the area without the use of sirens and lights?

The proposed location provides direct access by emergency vehicles to three main thoroughfares; Lejeune Road, Sunset Drive and Old Cutler Road. The arrangement of the property allows for a one way in and one way out configuration. Vehicles would enter through the entrance on Old Cutler Road and exit on to Sunset Drive towards Cartagena Circle. The location of the property enables vehicles to enter and exit the house while merging into traffic. This arrangement will dampen the use of sirens and reduce the need for the backup alarms. The use of lights and sirens would not be any more than is the presently the case for the area.

4. What will the sound/noise impact on the surrounding homes/neighborhood be? Similarly, how will the truck(s) reverse onto the site without the truck(s) beeping?

The Fire Department makes it a priority to be a good neighbor wherever it resides. It aims to minimize any impact to the neighboring community that it may cause. This has been its objective both at FS1 and at FS3 which are within or in close proximity to residences for many years. The proposed location provides direct access by emergency vehicles to three main thoroughfares: Lejeune Road, Sunset Drive and Old Cutler Road. In contrast, the other properties that were under consideration required fire rescue vehicles to drive through residential streets on a daily basis. The location of the property enables vehicles to enter and exit the house while merging into traffic. Vehicles would enter through the entrance on Old Cutler Road and exit on to Sunset Drive towards Cartagena Circle. This arrangement will dampen the use of sirens and reduce the need for the backup alarms.

Taking into consideration the Fire Department's proven past practice of reducing or minimizing any actions that impact the quality of life of the residential homes surrounding its facilities; as well as, the arrangement of the proposed property, the expectation is for the noise impact to be minimal.



5. How many fire truck(s) and Firefighters will be onsite?

The firehouse will initially house four (4) Firefighter-Paramedics and one (1) Fire Engine. The house will have capacity for up to seven (7) Firefighters.

6. How do you plan to screen the firehouse so that the neighbors will not have a visual of fire truck(s)? What will happen to the existing trees currently located on the site?

The intent of this project is not to detract or affect the neighborhood, enhancing access and response times to life threatening emergencies in the area. The site currently has approximately 136 trees that add to the lush landscape of the property. The existing landscape along the border of the property screens the house from street view and will continue to do so after the renovations. The fire truck will be housed in a structure that is commensurate with the existing construction. Any addition to the house will resemble a residential car garage similar to what is found in the neighboring homes. Enhanced landscaping will provide additional buffering to the three adjacent homes located on the West and Southwest of the site.

7. Will the site have exterior lighting, maintenance space, a communications antenna, etc.?

No. Lighting of the house will be consistent with that of a residential home. Taking into account the Fire Department's objectives for the proposed site, there will not be any maintenance facility or functions taking place on this property. Due to its proximity to existing infrastructure, there is no need for a large industrial type antenna. Any required infrastructure will be incorporated into the structure consistent with what is normal and customary in a residential home.

8. Will the house eventually be replaced by another structure with a concrete roof?

As stated above, the goal is for any structure located on the property to resemble the neighboring area; this includes any future replacement or enhancements to the property. The objective is to retrofit the house while maintaining a single-family presence and any hardening of the structure would not be noticeable. In addition, any proposed structure will be subject to the City approval process, which includes review by the City's Board of Architects.

9. The house was built in 1936, yet the City plans to retrofit the existing building. Will this require the same process that all property owners are subject to?



As part of the City's purchase agreement, it will obtain a thorough property inspection at which time the City will assess the extent of the renovations. The age of the home will not prevent the City from retrofitting or hardening the structure. The City will follow the established processes that all residents are subject to which includes a review by the independent Board of Architects, Planning & Zoning, as well as, Public Notices and Hearings.

10. Have you sought input from the City's Historical Department?

Yes. On July 3, 2017, the City's Historical Preservation Department evaluated the home and determined it did not meet the criteria for historic significance.

11. How much of the site will be used as a park versus a firehouse?

The plans are not finalized, but a good part of the site will be a park. The park will front Cartagena Circle and provide access to the Old Cutler trail to spur residents to engage in outdoor activities. The park will buffer the firehouse, limiting its visibility from the street.

12. What type of amenities will be available at the park? What will the hours of operations be? What security measures will be put in place?

The intention of the open space frontage is for the firehouse to create synergy with the Old Cutler bike trail and spur outdoor activities. The City will hold a meeting(s) with the community to obtain feedback for a park design. The park hours of operations will be from dawn to dusk. The City will enhance security with smart technology for proactive oversight of the park and the adjacent firehouse will have an enhanced security system.

13. Why has there been no notice or public comment yet?

The City recently negotiated terms of a purchase and sales agreement which requires City Commission (at two meetings) approval and Neighborhood/Community meeting(s). Any notification prior to this point would have been premature, as the City had no commitment from the Seller. There will be several opportunities for public comment throughout the process.

14. Is the City following its Zoning Code for the use of this site as a firehouse?

Yes. The property will follow the city processes for change of land use and change of zoning. This process also requires multiple Public Hearings. Ultimately, the City Commission must approve any zoning change.



15. Have there been any traffic engineering studies conducted to determine this new “use” will affect the traffic at the Cartagena Circle and at the three historic roads?

Not at this time. Traffic review will be part of the process, as required by the City Code and Zoning Code.

16. How will the firehouse affect the value of the surrounding properties?

The conditions that raise property value concerns for surrounding neighbors include the “look” of the building, sirens, and the potential traffic. The City has addressed the “look” by retrofitting the existing home versus building a traditional fire station and ensuring the lush landscape borders buffers the views of the fire vehicles; these steps will make the fire house less noticeable to neighborhood. The location of this site allows access to Old Cutler Road and Sunset Drive - flexible ingress and egress - which would further dampen the use of sirens (as mentioned above). Three high traffic streets currently border the area. Consequently, no impact on value due to traffic is expected. Furthermore, the firehouse’s objective is to address offsite calls and not drive-up traffic to the property. FS 1 and 3 are within close proximity to residential units and there has not been any noticeable impact on the value of the surrounding homes. Since the North Gables homes values are historically lower than the South Gables home values, the City has compared the prices of homes surrounding FS3. The City found that the values of those homes were not impacted by proximity to the fire station. This is true even considering that FS3’s location is larger and provides a more intensive use than the anticipated use of the proposed firehouse.

Related to the use as a park, part of the City’s overall vision is to introduce more green space throughout the City. Studies show that parks have a positive impact on nearby property under the theory “proximate principle.”

17. How much will the City pay for the property?

The total purchase price is \$4 million. \$2.3 million of the funding will come from City collected impact fees, \$200,000 from General Capital Improvement Fund, and \$1.5 million from a State of Florida grant. The \$1.5 million was appropriated to the City solely to fund a park/fire station project and is not available for alternate uses. Failure to use the funds may result in the loss of the grant.



MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared CHRISTINA RAVIX, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - NOV. 14, 2018

in the XXXX Court,
was published in said newspaper in the issues of
11/02/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

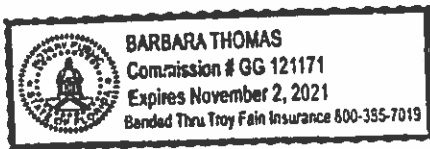
C. Ravix

Sworn to and subscribed before me this
2 day of NOVEMBER, A.D. 2018

Barbara Thomas

(SEAL)

CHRISTINA RAVIX personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, November 14, 2018, 6:00^{pm} - 9:00 p.m.

Location City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

The following four (4) items are related:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes, from "Religious / Institutional" to "University Campus" for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review) (Change future land use in the Comprehensive Plan)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Special Use District (S) to University Campus District (UCD) for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Change Zoning on Zoning Map)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," "Section 4-202. University Campus District (UCD)," amending height and setback requirements for property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Change Zoning Code text for subject site)
4. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements," for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40; Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file). (Updates Development Agreement with new legal description)

City of Coral Gables - Local Planning Agency


The following two (2) items are related:

5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Single-Family Low Density" to "Public Buildings and Grounds" for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutter Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review) *(Change future land use in the Comprehensive Plan)*
6. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential (SFR) to Special Use District (S) for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutter Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. *(Change Zoning on Zoning Map)*
7. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 5, "Development Standards," Division 18, "Screening," Section 5-1804, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises," requiring screening of exterior equipment and providing information in architectural drawings; providing for severability, repealer, codification, and an effective date. *(Update the Zoning Code to require backflow preventers and other equipment to be screened and included in architectural drawings)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida


Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com). Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

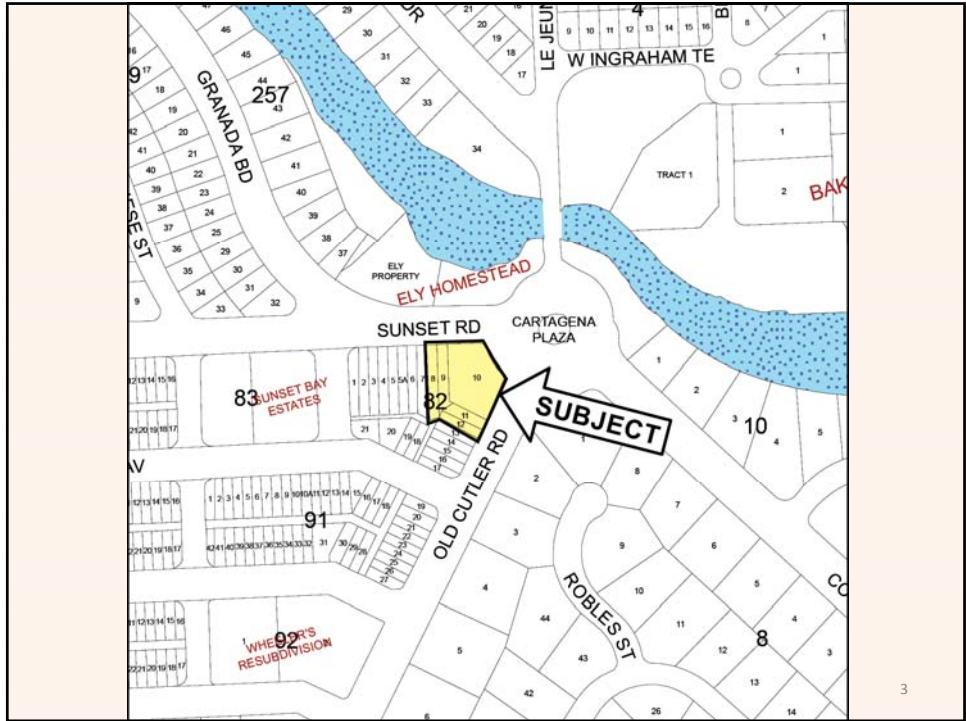


*Cartagena Park
& Firehouse*

CHANGE OF LAND USE
& CHANGE OF ZONING

PLANNING AND ZONING BOARD
NOVEMBER 14, 2018





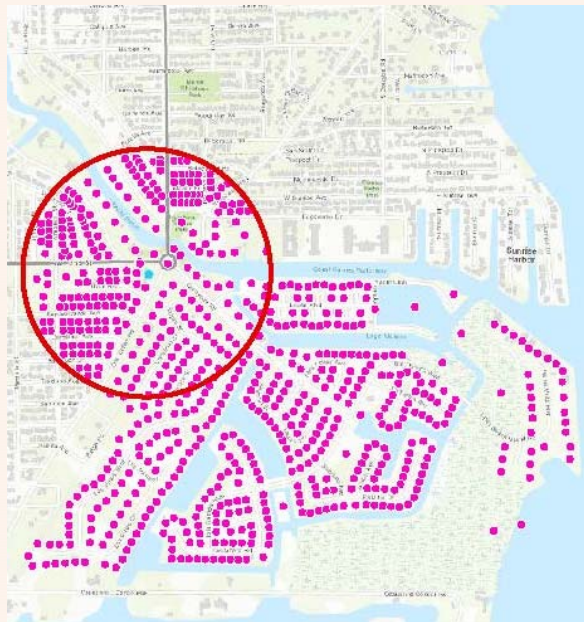
CONCEPTUAL SITE PLAN



REQUESTS: CHANGE OF LAND USE AND CHANGE OF ZONING

5

LETTERS TO PROPERTY OWNERS (1,500 FT)



6

LETTERS TO HOMEOWNERS ASSOC.

IN ADDITION, NEARBY HOMEOWNERS ASSOCIATIONS WERE MAILED NOTICES, INCLUDING:

- COCOPLUM HOMEOWNERS ASSOC.
- GABLES CLUB
- GABLES ESTATES CLUB*
- GABLES HARBOUR CONDO ASSOC.
- HAMMOCK OAKS HOMEOWNERS ASSOC.
- HAMMOCK LAKES I & II HOMEOWNERS ASSOC.
- HAMMOCK LAKES – BANYAN HOMEOWNERS ASSOC.*
- JOURNEY’S END HOMEOWNERS ASSOCIATION*
- OLD CUTLER BAY HOMEOWNERS CORP.
- SNAPPER CREEK LAKES CLUB
- SUNRISE HARBOUR HOMEOWNERS ASSOC.
- TAHITI BEACH HOMEOWNERS ASSOC.*
- WATER’S EDGE ASSOCIATION

*SENT VIA E-MAIL TO PRESIDENT OR MANAGER

7

PUBLIC NOTIFICATION

11.02.18	LEGAL ADVERTISEMENT
11.02.18	COURTESY NOTIFICATION
11.02.18	SIGN POSTING OF PROPERTY
11.02.18	POSTED AGENDA AT CITY HALL
11.09.18	POSTED STAFF REPORT ON CITY WEB PAGE

**REQUEST: CHANGE OF LAND USE AND
CHANGE OF ZONING**

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE STANDARDS IDENTIFIED IN SECTIONS
3-1404 AND 3-1506 FOR THE PROPOSED
CHANGE OF LAND USE AND CHANGE OF
ZONING ARE SATISFIED.

9

COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT
THE PROPOSED CHANGES ARE
CONSISTENT WITH THE
COMPREHENSIVE PLAN GOALS,
OBJECTIVES AND POLICIES.



Cartagena Park & Firehouse

CHANGE OF LAND USE
& CHANGE OF ZONING

PLANNING AND ZONING BOARD
NOVEMBER 14, 2018

