

# CITY OF CORAL GABLES

## - MEMORANDUM -

**TO:** MARIA ALBERRO JIMENEZ

**DATE:** JULY 17, 2008

**FROM:** KARA KAUTZ  
HISTORIC PRESERVATION OFFICER

**SUBJECT:**  
DYL PROJECT SUBMITTAL PURSUANT TO  
CITY PROCUREMENT CODE SECTION 2-2016

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The Department of Historical Resources has reviewed the DYL Project submittal provided on June 30, 2008 as required by the City Procurement Code.

The following is an analysis, **as it pertains to the Department of Historical Resources**, of the proposed land exchange (City parking lot for public park space) as required by Ordinance No. 2004-30.

- (1) Whether or not the proposed use is in keeping with City goals and objectives and conforms to the City comprehensive plan.

N/A

- (2) The impact on adjacent property, including the potential positive or negative impacts such as diminution of open space, increased traffic, noise level or enhanced property values, improved development patterns and provision of necessary services. Based on the proposed use of the property, the City shall determine the potential impact of the project on City utilities and other infrastructure needs and the magnitude of costs associated with needed infrastructure improvements. Should it become apparent that further evaluation of traffic impact is needed, the proponent shall be responsible for obtaining a traffic impact analysis from a reputable traffic engineer.

N/A

- (3) The economic impact to the City including a determination as to whether or not the proposed use is in keeping with a public purpose and community needs, such as expanding the City's revenue base, reducing City costs, creating jobs, creating a significant revenue stream, and improving the community's overall quality of life.

N/A

- (4) Determination as to whether or not the development is in keeping with the surrounding neighborhood, will block views or create other environmental intrusions, and evaluation of the design and aesthetic considerations of the project.

N/A

- (5) The impact on adjacent properties, whether or not there is adequate parking, street and infrastructure needs.

N/A

- (6) A determination as to whether or not alternatives are available for the proposed disposition, including assembly of adjacent properties, and whether the project could be accomplished under a private ownership assembly.

N/A

- (7) Within the constraints of public objectives, the administration should examine financial issues such as job generation, providing housing opportunities, and the return to the City for its disposition of property.

N/A

- (8) Such other issues as the administration may deem appropriate in analysis of the proposed disposition.

N/A

The following is an analysis, **as it pertains to the Department of Historical Resources**, of the proposed land exchange (City parking lot for public park space) as required by the proposed changes to the Procurement Code, Section 2-2016.

- (1) (a) Is the purchase, sale and/or lease consistent with the property appraisal as required under Section 2-2014?

N/A

- (1) (b) What is the immediate impact on the current fiscal budget and the long term effect on future budgets, i.e. the long-term overall effect on the City?

N/A

- (1) (c) Considering the City's mission statement, are there other alternatives to entering into the proposed transaction?

N/A

- (2) (a) Does the proposed use conform to the City's comprehensive plan and is it compatible with the surrounding neighborhood?

N/A

- (2) (b) Analyze the positive or negative impacts on adjacent property including, but not limited to, open space, traffic, access considerations, noise level, property values, improved development patterns and provision for necessary services including municipal utilities and other infrastructure systems and the needs and costs associated with the needed improvements. To the extent needed, traffic studies and other professional studies required shall be the responsibility of the proposed purchaser, developer, or lessee.

N/A

- (2) (c) Are the terms and conditions of the proposed purchase, sale, or lease of City property; or the proposed purchase or lease by the City of non-City property, based on market terms and value?

N/A

- (3) (a) Is the proposed use in keeping either City goals and objectives?

N/A

(3) (b) What is the economic impact to the City including, i.e. is the proposed use in keeping with a public purpose and community needs, such as expanding the City's revenue base, reducing City costs, creating jobs, creating a significant revenue stream, and improving the community's overall quality of life?

N/A

(3) (c) Are there alternatives available for the proposed disposition, including assembly of adjacent properties and can the project be accomplished under a private ownership assembly?

N/A