

CITY OF CORAL GABLES

- MEMORANDUM -

TO: MARIA ALBERRO JIMENEZ
ASSISTANT CITY MANAGER

DATE: JULY 8, 2008

FROM: ERIC RIEL, JR.
PLANNING DIRECTOR

SUBJECT:
PLANNING DEPARTMENT
REPORT PER CURRENT
PROCUREMENT CODE – DYL
LAND EXCHANGE PROPOSAL

As required by the existing Procurement Code, Ordinance No. 2004-30, the Planning Department is providing this report on the proposed land exchange between the City and DYL for two properties within an area bounded by Granello Avenue, Greco Avenue, and LeJeune Road. The report does not include an analysis of the subject alleyway vacation, which is subject to a separate review process pursuant to Zoning Code Article 3, Division 12 - Abandonment and Vacation of Non-Fee Interests.

Land Use and Zoning Designations

City property

The City owned property at the corner of LeJeune Road and Greco Avenue contains an existing City-operated surface parking lot. The property carries a Land Use Map designation of "Commercial, Low-Rise Intensity," and a Zoning Map designation of "C", Commercial (see maps, Attachment A). The property is also located within the MXD South Industrial District, providing opportunities for redevelopment as a mixed-use project; and within the Gables Redevelopment and Infill District (GRID), providing for an exemption from the City's traffic concurrency requirements.

The intent of the proposed land exchange is for this property to form part of the proposed DYL mixed-use project.

DYL property

The DYL owned property at the corner of Granello Avenue and Greco Avenue is currently occupied by commercial uses. The property carries a Land Use Map designation of "Industrial," and a Zoning Map designation of "I", Industrial (see maps, Attachment A). The property is also located within the MXD South Industrial District, providing opportunities for redevelopment as a mixed-use project; and within the Gables Redevelopment and Infill District (GRID), providing for an exemption from the City's traffic concurrency requirements.

The intent of the proposed land exchange is for this property to be redeveloped as a public park.

Review Criteria and Findings

The following are the relevant review criteria from Ordinance No. 2004-30, followed by the Planning Department findings:

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

The Planning Department has reviewed the City's Comprehensive Land Use Plan (CLUP) pursuant to this criteria. Staff's review indicates that the proposed land exchange would promote the vision for the MXD South Industrial District, as expressed in the MXD goals, objectives, policies, and zoning regulations, including the promotion of mixed-uses, pedestrian-friendly design, and public open space. Please see Attachment B for a complete analysis of the applicable CLUP goals, objectives and policies.

"(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 provisions of necessary services."

While the proposed land exchange would not alter the provision of necessary services or the level of potential development impacts to surrounding uses, it would shift those impacts from the corner of Greco Avenue and Granello Avenue to the corner of Greco Avenue and LeJeune Road. The proposal would improve the development pattern of the area by allowing for a more efficient design of the mixed-use project and increased open space in the heart of the MXD South Industrial District via a proposed public park. This would result in a more cohesive project, enhance the quality of pedestrian activity, and increase adjacent property values, all of which are "value added" to the proposed project.

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

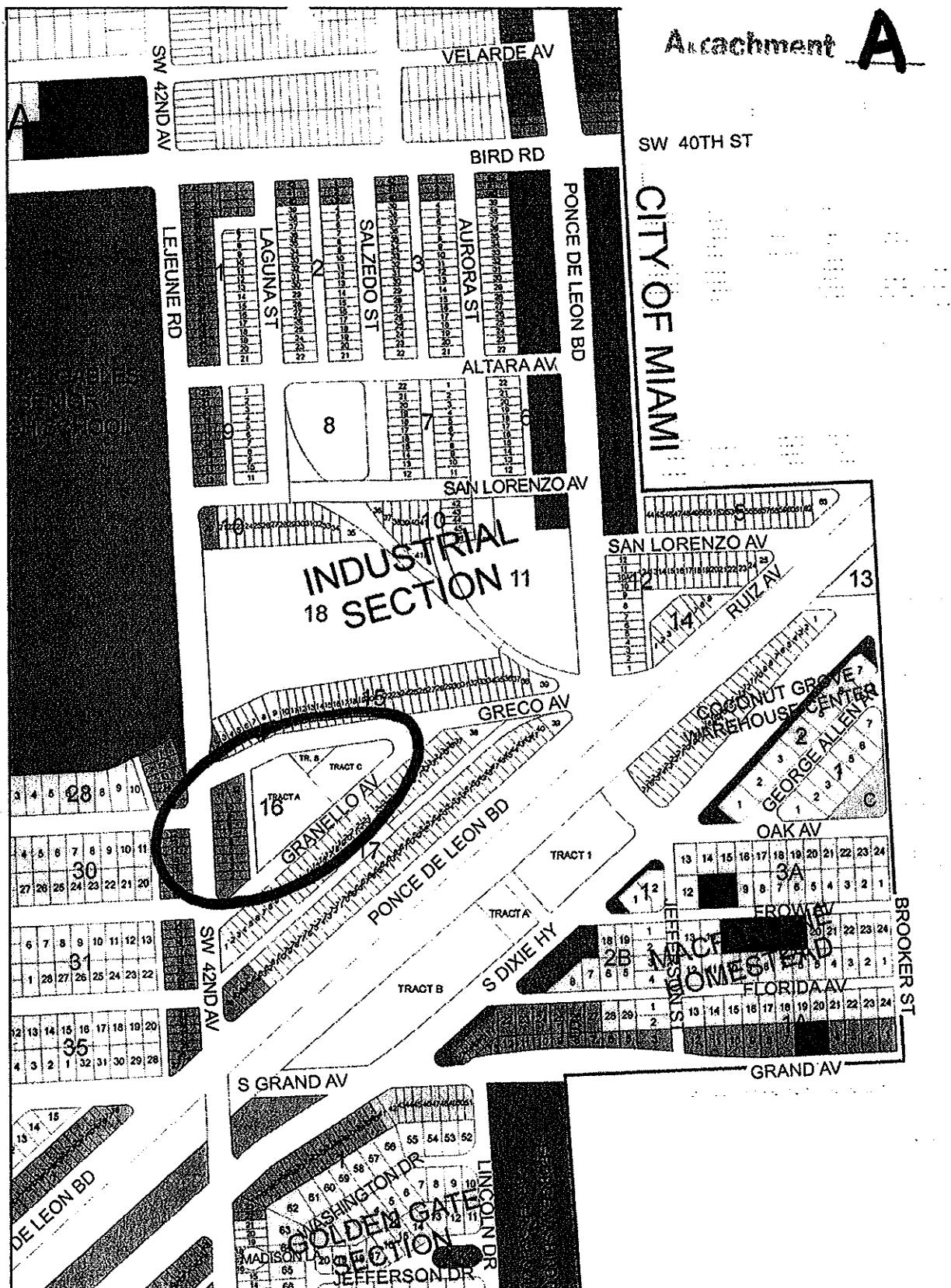
The proposed land exchange would allow for a more cohesive and efficient design of a planned mixed-use project, and the enhancement of the District's open space needs via a pedestrian-friendly public park. It is thus in keeping with the vision for the MXD South Industrial District, as expressed in the MXD goals, objectives, policies, and zoning regulations, including the promotion of mixed-uses, pedestrian-friendly design, and public open space.

Due to the small size of the city-owned parcel, if the existing parking lot were to be developed on its own, the resulting building would likely be smaller and less intense than if developed as part of a larger mixed-use project as proposed.

cc: Walter Carlson, Assistant Planning Director
Javier Betancourt, Principal Planner
Development file

Attachment

A



A compass rose is positioned in the top left corner, with the letter 'N' indicating North. To its right is a scale bar with markings for 0, 70, 140, 210, and 280, followed by the label 'Feet'.

Land Use Classifications	
Commercial Use	Residential Use (Multi-Family)
Low-Rise Intensity (4 Stories; 3.0 F.A.R.)	Duplex Density (9 Units/Acre)
Mid-Rise Intensity (6 Stories; 3.0 F.A.R.)	Low Density (4 Stories; 20 Units/Acre)
High-Rise Intensity (13 Stories; 3.0 F.A.R.)	Medium Density (6 Stories; 40 Units/Acre)
Parks and Recreational Use	High Density (13 Stories; 60 Units/Acre)
Open Space	Residential Use (Single-Family)
Conservation Areas	Low Density (6 Units/Acre)
Public Buildings and Grounds	High Density (9 Units/Acre)

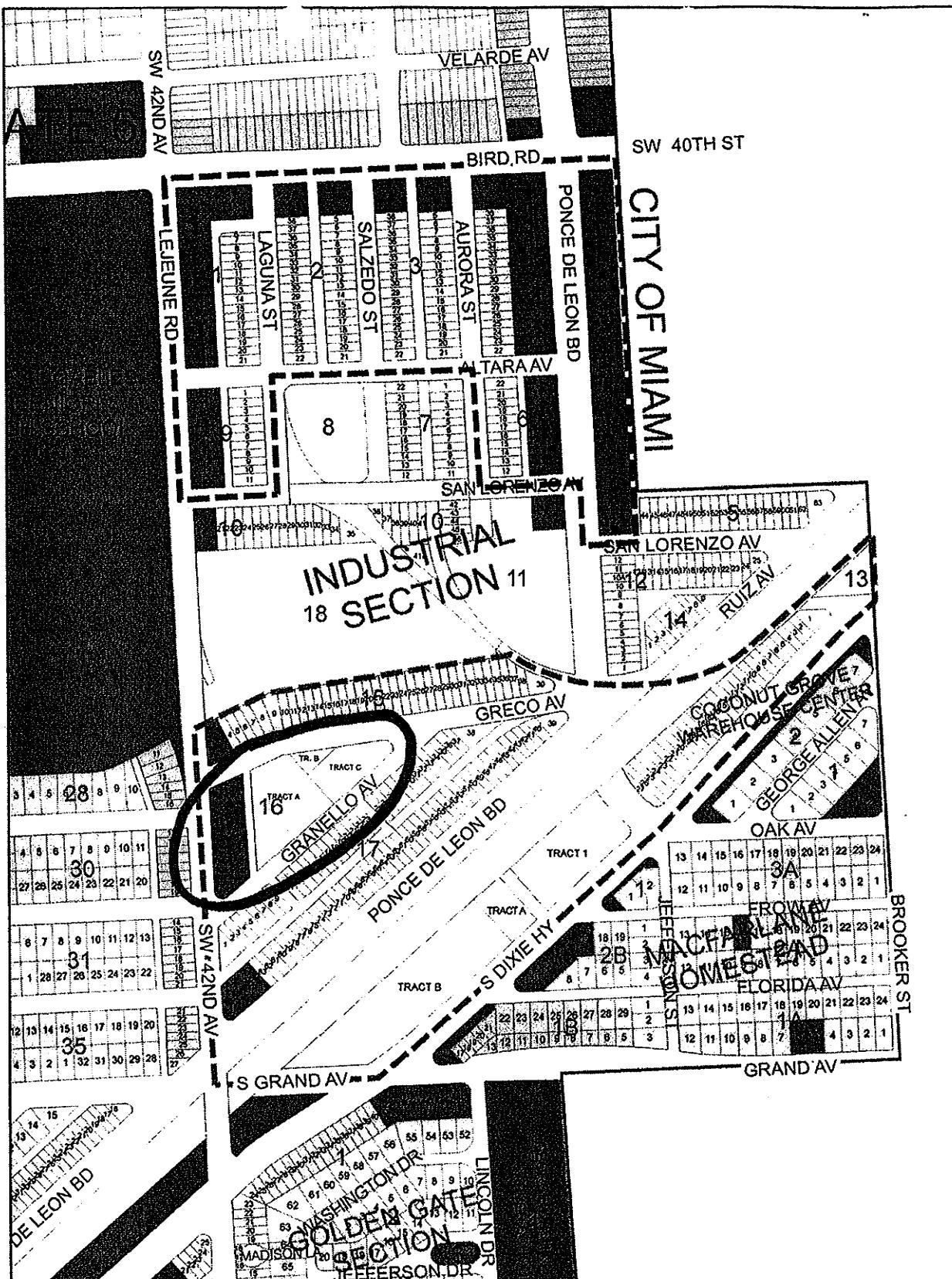
- Industrial Use
- University Use
- Educational Use
- Hospital Use
- Religious/Institutional

Plate 9 of 18

Land Use Map

City of Coral Gables

Planning Department
Issue: 0008



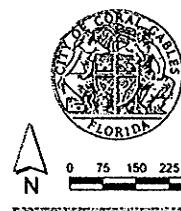
Zoning Districts

Single-Family Residential District (SFR)	Commercial District (C)
Multi-Family 1 Duplex District (MF1)	Commercial Limited District (CL)
Multi-Family 2 District (MF2)	Industrial District (I)
Multi-Family Special Area District (MFSA)	Preservation District (P)
Special Use District (S)	University of Miami Campus Area Development (UMCAD)
/ / North Industrial Mixed-Use District (MXD)	
/ / South Industrial Mixed-Use District (MXD)	

Plate 9 of 18

Zoning Map
City of Coral Gables

Planning Department
June 2008



0 75 150 225 300
Feet

Proposed City of Coral Gables / DYL Land Exchange Planning Department CLUP Analysis

Ref. No.	CLUP Goal, Policy and Objective	Basis for conformity
1.	OBJECTIVE 1-1.2: CONTROL BLIGHT AND PROMOTE REDEVELOPMENT. <i>Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration.</i>	The proposed land exchange would allow for an opportunity to control blighting influences in the industrial area by promoting the expressed vision of the MXD South Industrial District, including mixed-uses, pedestrian-friendly design, and public open space.
2.	POLICY 1-1.3.1: AVOID ENCROACHMENT INTO NEIGHBORHOODS BY INCOMPATIBLE USES. <i>Residential neighborhoods should be protected from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.</i>	The proposed land exchange would not result in the encroachment of incompatible uses into residential neighborhoods. It would simply shift development from one property in the neighborhood to another, thereby allowing for a more cohesive and efficient design, and a public park.
3.	POLICY 1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES. <i>Uses designated in the plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic shall provide buffering when located adjacent to or across the street from incompatible uses such as residential uses.</i>	While the proposed land exchange would not result in the encroachment of incompatible uses into residential neighborhoods, the shifting of development to LeJeune Road may necessitate additional landscaping along LeJeune Road in order to buffer the communities further west of the project.
4.	POLICY 1-1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS. <i>Encourage effective and proper development of employment centers of high quality which offer potential for local employment in reasonably close proximity to protected residential neighborhoods.</i>	The proposed land exchange would allow for the effective and proper redevelopment of the MXD South Industrial District as an employment center by promoting mixed-uses that include commercial/retail/office uses.
5.	POLICY 1-1.7.2: DEVELOPMENT OF UNDEVELOPED LAND. <i>Encourage development of remaining undeveloped and vacant isolated parcels of developable property through identification and staff assistance in providing information as to appropriate uses permitted by code and proper procedures to be undertaken to obtain the proper development orders.</i>	The proposed land exchange would allow for the redevelopment of an underdeveloped surface parking lot in exchange for a public park.
6.	POLICY 1-1.7.5: REDEVELOPMENT OF THE INDUSTRIAL DESIGN CENTER. <i>By January 2000, the City shall adopt land development regulations which encourage the development of the Industrial Design Center as a mixed use village.</i>	The proposed land exchange would promote redevelopment of the industrial district as a mixed-use village composed of mixed-uses, pedestrian-friendly design, and public open space.
7.	OBJECTIVE 1-1.13: SCENIC VISTAS. <i>Create preserve and maintain scenic vistas in keeping with the classic tradition as embodied in the original city plan.</i>	The proposed land exchange would allow for a more cohesive and efficient development pattern and aesthetic which promotes a continuous urban scenic vista along LeJeune Road, and a scenic public park in the heart of the MXD South Industrial District.
8.	POLICY 1-2.4.1 – INDUSTRIAL USE (Northern & Southern Industrial Section): <i>The area depicted on map below, shall be subject to the following:</i> <ul style="list-style-type: none"> <li data-bbox="278 1647 963 1690">• <i>All uses permitted in Commercial and Industrial (M) Land Use categories shall be permitted.</i> <li data-bbox="278 1690 963 1753">• <i>Maximum FAR of 3.0; with architectural incentives and public realm improvements FAR of 3.5 may be permitted.</i> <li data-bbox="278 1753 963 1837">• <i>Maximum permitted height is six stories; with architectural incentives and public realm improvements eight stories may be permitted.</i> 	The proposed land exchange would allow for a more cohesive and efficient development pattern under these parameters.

Ref. No.	CLUP Goal, Policy and Objective	Basis for conformity															
	<ul style="list-style-type: none"> Properties may develop at higher intensities/densities pursuant to the Mixed Use Overlay District 3 (MXD3) as provided in Policy 1-2.17. Residential Uses shall only be permitted pursuant to the Mixed Use Overlay District 3 (MXD3) as provided in Policy 1-2.17. 																
9.	<p>POLICY 1-2.17 MIXED USE OVERLAY DISTRICT 3 (MXD3): The general intent of the MXD3 is to include a number of places to go and things to do within walking distance, including an assortment of uses including the following:</p> <ul style="list-style-type: none"> Residential; Retail/Commercial; Office; Industrial; and Public Open Spaces. <p>Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian environment.</p> <p>Utilization of a variety of architectural attributes and street level pedestrian amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional pedestrian areas.</p> <p>Properties assigned the MXD3 overlay, have the option of developing their property in accordance with the underlying land use.</p> <p>No single use may comprise of more than eighty-five (85%) of the MXD3 floor area ratio.</p> <p>Land development regulations shall determine the MXD3 location and area; residential densities up to one-hundred twenty-five (125) units per acre; height up to a maximum of one-hundred twenty-five (125) feet, which includes up to a maximum of one-hundred (100) feet of habitable space and up to twenty-five (25) feet for rooftop architectural elements; floor area ratio up to 3.5 maximum; providing specific design criteria; and public realm improvements to promote street level pedestrian activity including, but not limited to public open space, landscaping, street lighting, right-of-way and streetscape improvements; pedestrian, transit, and bicycle access; and other regulations deemed necessary.</p> <p>Mix of Uses</p> <p>The proportionate mix of uses of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.</p> <table border="1" data-bbox="399 1472 954 1647"> <thead> <tr> <th>Type of Use</th> <th>Minimum % of FAR</th> <th>Maximum % of FAR</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Retail/Commercial</td> <td>8%</td> <td>40%</td> </tr> <tr> <td>Office</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Industrial</td> <td>0%</td> <td>5%</td> </tr> </tbody> </table> <p>A MXD3 may be permitted in Commercial Low Intensity (CL), Commercial Medium Intensity (CM), Commercial High Intensity (CH) and Industrial (I) land use categories.</p>	Type of Use	Minimum % of FAR	Maximum % of FAR	Residential	0%	85%	Retail/Commercial	8%	40%	Office	0%	85%	Industrial	0%	5%	<p>The proposed land exchange would better promote the expressed vision of the MXD South Industrial District, including mixed-uses, pedestrian-friendly design, and public open space, than development under the existing situation.</p>
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10.	<p>POLICY 2-1.2.6: INFILL AND REDEVELOPMENT IN APPROPRIATE PARTS OF THE CITY. As a vibrant mature City located in rapidly growing Dade County, Coral Gables shall pursue infill and</p>	<p>The proposed land exchange would promote redevelopment of property within the GRID as part of a mixed-use village composed of mixed-uses,</p>															

Ref. No.	CLUP Goal, Policy and Objective	Basis for conformity
	<p><i>redevelopment in appropriate parts of the City, especially the GRID. This has included or shall include: (3243)</i></p> <ul style="list-style-type: none"> • <i>The Central Business District designation for the commercial core around Miracle Mile.</i> • <i>The City's sponsorship of a public-private venture for redevelopment of the Bus Terminal as a multi-use retail, office, and residential site.</i> • <i>The City's redevelopment of Lot 22 as an off-street parking structure with street level retail components.</i> • <i>The possible redevelopment of the City's equipment Yard into a mixed use village.</i> • <i>A possible light trolley system in the GRID area part of the City traveling approximately from the Douglas Entrance, a huge mixed use redevelopment project, to the Metrorail Station at Douglas Avenue and US 1.</i> • <i>Possible redevelopment incentives for the Douglas Apartment District.</i> • <i>Maintaining the Mediterranean Design Ordinance, which awards density and height bonuses for developments in the Mediterranean Design District.</i> 	pedestrian-friendly design, and public open space.
11.	<p>POLICY 3-1.2.6: COMPATIBILITY OF NEW DEVELOPMENT. <i>New development shall be compatible with adjacent established residential areas.</i></p>	The proposed land exchange would result in development that is compatible with adjacent uses. It would simply shift development from one property in the neighborhood to another, thereby allowing for a more cohesive and efficient design, and a public park.
12.	<p>POLICY 6-1.5.5: PROVIDE BEAUTIFICATION OF PUBLIC OPEN SPACE SYSTEMS. <i>Provide continued beautification of streets, rights-of-way and public open spaces and facilities within Coral Gables.</i></p>	The proposed land exchange would allow for beautification of the MXD South Industrial District and surrounding neighborhoods with enhanced landscaping and a new public park.
13.	<p>POLICY 7-1.1.6: PLAYGROUND EQUIPMENT AND OPEN SPACE PARK SITES. <i>Identify potential sites for playground equipment and open space parks.</i></p>	The proposed land exchange would provide the City with a desirable location for a new public park.
14.	<p>OBJECTIVE 7-1.2: PUBLIC ACCESS TO RECREATION OPPORTUNITIES. <i>Ensure public access to recreation programs and facilities.</i></p>	The proposed land exchange would provide the City with a desirable location for a new public park, which would provide surrounding residents with greater public access to recreation opportunities.
15.	<p>POLICY 7-1.3.2: ADDITIONAL PUBLIC OPEN SPACE AND NATURAL RESERVATIONS. <i>Additional public open space and natural reservations shall be designated and where feasible, acquired by the city.</i></p>	The proposed land exchange would provide the City with a desirable location for a new public park.
16.	<p>POLICY 7-1.4.3: IMPACTS OF NEW DEVELOPMENT ON PUBLIC OPEN SPACE AND PEDESTRIAN/BICYCLE CIRCULATION. <i>New development shall be encouraged by the City Planning and Zoning Departments to provide for public open space, and accommodate pedestrian and bicycle circulation, during the development review process.</i></p>	The proposed land exchange would allow for a more cohesive and efficient development pattern and aesthetic which would provide for a new public park and enhance pedestrian/bicycle circulation.