

City of Coral Gables Planning Department Staff Report

To: Honorable Local Planning Agency (LPA) / Planning and Zoning Board Members

From: Planning Department

Date: June 9, 2010

Subject: **Application No. 05-10-104-P. Change of Land Use and Change of Zoning.**
Review of two (2) separate applications for the City owned property located at 4650 Alhambra Circle, requesting the following:

Local Planning Agency (LPA) review for the following:

1. An Ordinance of the City Commission of Coral Gables amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Residential Use (Single-Family) Low Density" to "Parks and Recreation" for a 0.48 acre parcel, to allow for future development as a green space and/or neighborhood park, legally described as Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.

Planning and Zoning Board review for the following:

2. An Ordinance of the City Commission of Coral Gables approving a change of zoning from Single-Family Residential (SFR) District to Special Use (S) District for a 0.48 acre parcel, to allow for future development as a green space and/or neighborhood park, legally described as Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.

Recommendation

The Planning Department, based upon the findings of fact contained herein, recommends approval of the following proposed changes to the Comprehensive Plan Future Land Use Map and Zoning Map classifications:

Local Planning Agency (LPA) review for the following:

1. An Ordinance of the City Commission of Coral Gables amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Residential Use (Single-Family) Low

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Density" to "Parks and Recreation" for a 0.48 acre parcel, to allow for future development as a green space and/or neighborhood park, legally described as Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.

Planning and Zoning Board review for the following:

2. An Ordinance of the City Commission of Coral Gables approving a change of zoning from Single-Family Residential (SFR) District to Special Use (S) District for a 0.48 acre parcel, to allow for future development as a green space and/or neighborhood park, legally described as Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.

Basis of Approval

Staff recommends approval of the proposed changes which will bring the land use and zoning designations of this property into conformance with its future intended use as a green space and/or neighborhood park.

Future Reviews

The City's Parks and Recreation Department, as is the case in amendments of all previous neighborhood parks, has agreed to conduct neighborhood meetings with surrounding property owners to present and provide for public input and comments for future development plans of the property.

Request

The proposed change of land use and change of zoning would provide for the property's future intended use as a green space and/or neighborhood park.

Changes in land use require review and recommendation by the Local Planning Agency (Planning and Zoning Board) and consideration and adoption in ordinance form by the City Commission (two public hearings). This proposal is considered a "small scale" amendment according to the thresholds established by the Department of Community Affairs (DCA). Therefore, no state required impact analysis is necessary and DCA review between the Commission's 1st and 2nd readings is not required.

The proposed change of zoning designation requires review and recommendation by the Planning and Zoning Board and consideration and adoption in ordinance form by the City Commission (two public hearings).

Facts – Background and Proposal

Application	Request
Change of land use	Yes – From "Residential Use (Single-Family) Low Density" to "Parks and Recreational Use"
Comprehensive Plan text amendment	No
Change of zoning	Yes – From SFR; Single-Family Residential to S;

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Application	Request
Zoning Code text amendment	Special Use
Site plan review	No
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	No
Conditional uses	No

City Reviews:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	N/A
Board of Architects	N/A
Board of Adjustment	N/A
Historic Preservation Board	N/A
Local Planning Agency	06.09.10
Planning and Zoning Board	06.09.10
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	07.13.10
City Commission, 2 nd reading	08.24.10

*All scheduled dates and times are subject to change without notice.

Existing Property Designations:

Applicable Designations	
Comprehensive Plan Future Land Use Map Designation	"Residential Use (Single-Family) Low Density"
Zoning Map Designation	SFR; Single-Family Residential
Within Central Business District	No
Mixed Use District ("C", Commercial only)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	No

Surrounding Uses:

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1 story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
South	2 story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
East	2 story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
West	Two 1 story single-family residences	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential

Findings of Facts

This section evaluates the application for consistency with the Zoning Code, Comprehensive Plan (CP) and City Code (as applicable). This evaluation provides findings of fact and recommendations (as applicable) for compliance with each of the above.

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Compliance with CP Goals, Objectives and Policies

Planning Department finds the application is consistent with the following CP Goals, Objectives and Policies; therefore, the Department supports the application:

Ref. No.	CP Goal, Policy and Objective	Basis for consistency
1.	Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Additional park will increase the Level of Services for Parks and Recreational uses.
2.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Parks and Recreation Department will develop vacant property as a green space and/or neighborhood park thereby preventing blighting influences.
3.	Goal NAT-1. The City is an environmentally sustainable entity containing a healthy ecosystem in which natural resources are conserved, protected, maintained, enhanced, and restored.	Maintaining properties as Parks and Recreational uses helps protect the natural and environmental resources of Coral Gables and ensures their availability for future generations.
4.	Objective REC-1.1. Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents.	Proposal increases the amount of recreation facilities.
5.	Policy REC-1.1.2. Continue to identify existing recreation facilities needs in the five (5) year capital improvements schedule for the Recreation Department, and correct or improve deficiencies as funding becomes available.	Proposal will improve the park deficiency in the area.
6.	Policy REC-1.1.9. Maintain the adopted LOS standards for recreation and open space as established in this Element by correcting or improving existing deficiencies in parks and recreation facilities.	Proposal ensures current levels of service standards for recreation are maintained and expanded upon.
7.	Objective REC-1.2. Promote convenient public access to recreation programs and facilities for all residents of the City.	Proposal increases public access to recreation facility for residents of the City.
8.	Policy REC-1.2.2. The City shall continue to provide recreational opportunities within the Coral Gables Parks system for families, older adults and children.	Additional green space and/or neighborhood park will provide recreational opportunities for residents.
9.	Policy REC-1.3.1. Additional public open space and natural reservations shall be designated and where feasible, acquired by the City in an effort to maintain and exceed the adopted LOS standard for parks and open space.	Land was acquired by City and will provide the public with additional green space.
10.	Objective REC-1.4. Promote convenient public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10 minute walk for every resident within the City.	Additional green space and/or park will provide further opportunities for recreation.
11.	Goal GRN-1. The City of Coral Gables will take measurable steps towards becoming a "sustainable" community by providing a healthy setting for residents, workers, property owners and visitors and	Proposal will protect air quality and natural resources.

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Ref. No.	CP Goal, Policy and Objective	Basis for consistency
	<i>increase awareness of green development practices and ways to have a significant impact on the City's environment including the following: protecting the quality of air, water, land and other natural resources; conserving native vegetation, fish, wildlife and worldwide ecosystems; minimize the carbon footprint; and reduce greenhouse emissions.</i>	

Compliance with City Zoning Code

Future development of the property shall be in accordance with all applicable Zoning Code regulations for Special Use (S) District designated properties including, but not limited to, restrictions on setbacks, height, landscaping and floor area ratio.

Any placement of structures shall require conditional use review which requires Planning and Zoning Board and City Commission approval. This is consistent with previous approvals granted on other neighborhood parks.

Findings of Fact Summary

In summary, Staff based upon its analysis of the CP and applicable codes and information determined the following are findings of fact regarding this application:

1. Proposal is consistent with specific CP Goals, Objectives and Policies as identified herein.
2. Proposal would provide for redevelopment of vacant land to allow for future development as a green space and/or neighborhood park.
3. Parks and Recreation Department will solicit neighborhood review and comments on future improvements proposed for the property.
4. Future development shall be subject to Special Use (S) District Zoning Code requirements.
5. Placement of improvements (structures) requires Planning and Zoning Board and City Commission approval.

Public Notification/Comments/Future Consideration

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

Type	Explanation
Courtesy notification mailed to all property owners within 1,000 feet of the subject property	Completed 05.21.10
Newspaper ad published	Completed 05.27.10
Posted property	Completed 05.25.10
Posted agenda on City web page/City Hall	Completed 05.26.10
Posted Staff report on City web page	Completed 04.04.10

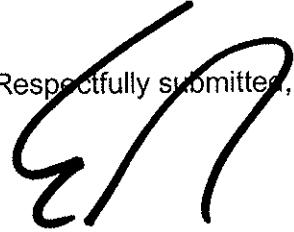
The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment D.

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Respectfully submitted,



Eric Riel, Jr.
Planning Director

Attachments:

- A. Ordinance - Change of Land Use.
- B. Ordinance - Change of Zoning.
- C. Property Information Sheet.
- D. Synopsis of comments received from property owners within 1,000 feet.

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CITY OF CORAL GABLES, FLORIDA**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING THE FUTURE LAND USE MAP OF THE CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO SMALL SCALE AMENDMENT PROCEDURES SUBJECT TO SS. 163.3187, FLORIDA STATUTES, FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "PARKS AND RECREATION" FOR A 0.48 ACRE PARCEL, TO ALLOW FOR FUTURE DEVELOPMENT AS A GREEN SPACE AND/OR NEIGHBORHOOD PARK, LEGALLY DESCRIBED AS LOTS 11-14, BLOCK 77, CORAL GABLES COUNTY CLUB SECTION 5 (4650 ALHAMBRA CIRCLE), CORAL GABLES, FLORIDA; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Application No. 05-10-104-P was submitted requesting a change of land use from "Residential Use (Single-Family) Low Density" to "Parks and Recreation" to allow for future development as a green space and/or neighborhood park on Lots 11-14, Block 77, Coral Gables County Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida; and,

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet of the property, public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on June 9, 2010, at which hearings all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at a public hearing held on June 9, 2010, the Local Planning Agency (Planning and Zoning Board) recommended _____ of the change of land use (vote: ___ - ___); and,

WHEREAS, pursuant to the provisions of ss. 163.3187 Florida Statutes, the City Commission held a public hearing on July 13, 2010, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was (_____) on first reading (vote: ___ - ___); and,

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs.

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

being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan Future Land Use Map" is hereby amended from "Residential Use (Single-Family) Low Density" to "Parks and Recreation" to allow for future development as a green space and/or neighborhood park on Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida.

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 re-lettered 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 _____, 2010.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2010.

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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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A CHANGE OF ZONING FROM SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT TO SPECIAL USE (S) DISTRICT FOR A 0.48 ACRE PARCEL, TO ALLOW FOR FUTURE DEVELOPMENT AS A GREEN SPACE AND/OR NEIGHBORHOOD PARK, LEGALLY DESCRIBED AS LOTS 11-14, BLOCK 77, CORAL GABLES COUNTY CLUB SECTION 5 (4650 ALHAMBRA CIRCLE), CORAL GABLES, FLORIDA; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Application No. 05-10-104-P was submitted requesting a change of zoning from Single-Family Residential (SFR) District to Special Use (S) District to allow for future development as a green space and/or neighborhood park on Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), 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, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on June 9, 2010, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the June 9, 2010 Planning and Zoning Board meeting, the Board recommended _____ of the proposed change of zoning (vote: __-__); and,

WHEREAS, the City Commission held a public hearing on July 13, 2010, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of zoning was _____ on first reading (vote: __-__); and,

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the zoning pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public.

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

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the Zoning Code of the City of Coral Gables be amended to change the zoning designation from Single-Family Residential (SFR) District to Special Use (S) District on Lots 11-14, Block 77, Coral Gables Country Club Section 5 (4650 Alhambra Circle), Coral Gables, Florida.

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 ordinance 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 _____, 2010

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2010.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

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Property Information Sheet

Attachment C

Address: 4650 Alhambra Circle

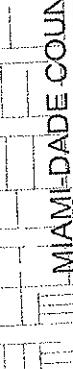
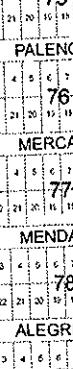
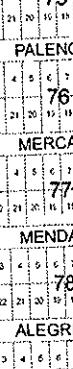
Legal Description: Lots 11-14, Block 77; Coral Gables Country Club Section 5

Change of Land Use from Residential Use (Single-Family) Low Density to Parks and Recreation

Change of Zoning from Single-Family Residential (SFR) District to Special Use (S) District



Existing Land Use: Residential Use (Single-Family) Low Density

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 BLUE RD																																																																																																					

Proposed Land Use: Parks and Recreation

MIAMI-DADE COUNTY

PALENCIA AV

MERCADO AV

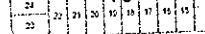
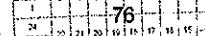
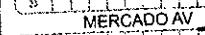
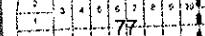
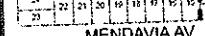
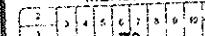
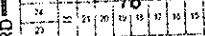
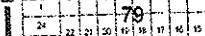
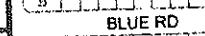
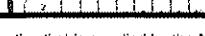
MENDAVIA AV

ALEGRIANO AV

BLUE RD

RED RD

Existing Zoning: Single-Family Residential (SFR) District

 MAMI-DADE COUNTY	 PALENCIA AV	 MERCADO AV	 MENDAVIA AV	 ALEGRIANO AV	 ALHAMBRA CR	 BLUE RD
	 75	 76	 77	 78	 79	 80

Proposed Zoning: Special Use (S) District

Map of Miami-Dade County showing street grid patterns for various roads:

- RED RD:** A road running vertically on the left side of the map.
- PALENCIA AV:** A road running horizontally across the middle of the map.
- MERCADO AV:** A road running horizontally below PALENCIA AV.
- MENDAVIA AV:** A road running horizontally below MERCADO AV.
- ALEGRIANO AV:** A road running horizontally below MENDAVIA AV.
- ALHAMBRA CR:** A road running horizontally below ALEGRIANO AV.
- BLUE RD:** A road running horizontally at the bottom of the map.

Each road is overlaid with a grid pattern of numbered squares, likely representing property lots. The numbers generally increase from left to right and top to bottom within each grid.

Disclaimer: The information that is supplied by the Miami-Dade County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Florida Statute. The Miami-Dade County Property Appraiser makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and data.

June 4, 2010
City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 05-10-104-P (4650 Alhambra Circle) Change of Land Use and Change of Zoning

Attachment D

	Date Received	Name and Address	Object	No Objection	Comments (VERBATIM)
1.	06 03 10	Christopher Field 4714 Alhambra Circle Coral Gables, FL 33146		X	
2.	06 03 10	Jean D. Field 4706 Alhambra Circle Coral Gables, FL 33146		X	
3.	06 03 10	Christopher S. Field and Jean D. Field 4700 Alhambra Circle Coral Gables, FL 33146		X	
4.	06 02 10	Michael Clary 1443 Mantua Avenue Coral Gables, FL 33146		X	
5.	06 02 10	John & Sheila Vaughan 1452 Palancia Avenue Coral Gables, FL 33146	X		Do not think this is a necessary expense at this time.
6.	06 02 10	Jess and Elizabeth Lawhorn 1432 Mercado Avenue Coral Gables, FL 33146		X	
7.	06 01 10	Nancy M. Casares 1533 Mantua Avenue Coral Gables, FL 33146		X	
8.	06 01 10	June L. Rossi 1417 Mendavia Avenue Coral Gables, FL 33146		X	If it is a passive park or green space
9.	06 01 10	Richard G.S. Stuart 1425 Mercado Avenue Coral Gables, FL 33146	X		A) Will increase traffic in an already busy street. B) Will attract more vehicles using Mercado Ave as a "flow through" street.
10.	06 01 10	Douglas & Margaret Yoder 4800 Alhambra Circle Coral Gables, FL 33146		X	
11.	05 27 10	Janus Greer 1428 Alegriano Avenue Coral Gables, FL 33146		X	A passive park would be great.
12.	05 27 10	Maria I. Montoya 1532 Dorado Avenue Coral Gables, FL 33146		X	
13.	05 26 10	Harry B. Goebel 1510 Sarria Avenue Coral Gables, FL 33146		X	
14.	05 26 10	Joseph & Annette Sendra 1525 Mendavia Avenue Coral Gables, FL 33146		X	

June 4, 2010

City of Coral Gables - Planning Department

Letters Received from Property Owners

Application No. 05-10-104-P (4650 Alhambra Circle) Change of Land Use and Change of Zoning

	Date Received	Name and Address	Object	No Objection	Comments (VERBATIM)
15.	05 26 10	Manuel & Marilis Reboiro 1526 Blue Road Coral Gables, FL 33146	X		I buildied my house in 2002 to be in a "residential" area. I didn't want to be near park or school, therefore I do not agree with the change of land use.
16.	05 26 10	George Ferrandiz 1531 Palancia Avenue Coral Gables, FL 33146		X	
17.	05 26 10	Mark Zelek & Alicia M. Castilla 1448 Alegriano Avenue Coral Gables, FL 33146		X	
18.	05 26 10	Ramon and Aimee Perez 1435 Mercado Avenue Coral Gables, FL 33146		X	
19.	05 24 10	Thomas & Marie-Ilene Whitehurst 4809 Alhambra Circle Coral Gables, FL 33146		X	Having a park 3 blocks from our home invites outsiders who have no business in our neighborhood - will threaten security of neighborhood. We strongly oppose a park.

Comprehensive Plan Citizen Courtesy Information List

Local Government:

Hearing Date:

Type Hearing: Transmittal (Proposed) Adoption

DCA Amendment Number: _____ (DCA Official Use)

Please Print Clearly

By providing your name and address you will receive information concerning the date of publication of the Notice of Intent by the Department of Community Affairs.