

City of Coral Gables Planning Department Staff Report

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

From: Planning Department

Date: August 13, 2008

Subject: **Application No. 07-08-073-P. Change of Comprehensive Land Use Plan map and Change of Zoning District map classifications.** Change to the Comprehensive Land Use Plan map designations and change in Zoning District map classifications to correct existing inconsistent map designations for the following public City parks and recreational areas:

Local Planning Agency (LPA) review for:

1. Change of Land Use from "Residential Use (Single-Family) Low Density" to "Parks and Recreational Use" as prerequisite for a change of zoning district for the following:
 - a. Rotary Centennial Park (Lots 5-6, Block 17, Flagler Street Section).
 - b. San Sebastian Park (Lots 5-6, Block 44, Crafts Section).
 - c. Maggiore Park (Lots 1-3, Block 99, Riviera Section #2).

Planning and Zoning Board review for:

2. Change of Zoning District from "Single-Family Residential (SFR)" to "Special Use (S)" for the following:
 - a. Rotary Centennial Park (Lots 5-8, Block 17, Flagler Street Section).
 - b. San Sebastian Park (Lots 5-6, Block 44, Crafts Section).
 - c. Maggiore Park (Lots 1-3, Block 99, Riviera Section #2).

Recommendation

The Planning Department based upon the findings of fact contained herein recommends approval of the proposed changes to the Comprehensive Land Use Plan map and Zoning District map classifications to correct existing inconsistent map designations for the following three (3) public City parks and recreational areas:

Local Planning Agency (LPA) review for:

1. Change of Land Use from "Residential Use (Single-Family) Low Density" to "Parks and Recreational Use" as prerequisite for rezoning for the following:
 - a. Rotary Centennial Park (Lots 5-6, Block 17, Flagler Street Section).
 - b. San Sebastian Park (Lots 5-6, Block 44, Crafts Section).
 - c. Maggiore Park (Lots 1-3, Block 99, Riviera Section #2).

Planning and Zoning Board review for:

2. Change of Zoning District from "Single-Family Residential (SFR)" to "Special Use (S)" for the following:

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- a. Rotary Centennial Park (Lots 5-8, Block 17, Flagler Street Section).
- b. San Sebastian Park (Lots 5-6, Block 44, Crafts Section).
- c. Maggiore Park (Lots 1-3, Block 99, Riviera Section #2).

Basis of Approval

Staff recommends approval of the proposed changes which will bring the land use and zoning designations of these properties into conformance with their current and future intended uses as City parks.

Conditions of Approval

In furtherance of the comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval is subject to the City's Parks and Recreation Department completing neighborhood meetings with surrounding property owners to present and provide for public input and comments for future development plans for Maggiore and San Sebastian City parks when plans are being prepared. The Parks and Recreation Department agrees with the above condition.

Request

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

The proposed change of zoning would correct the property's existing inconsistent residential single-family zoning designation to be consistent with its parks and recreation land use designation. The proposed changes in land use designations from "Residential Use (Single-Family) Low Density" to "Parks and Recreational Use" is requested to allow the properties to be utilized as public City parks.

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.

Facts – Background and Proposed Project

<i>Application</i>	<i>Request</i>
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; Special Use
Zoning Code text amendment	No
Site plan review	No
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	No

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Application	Request
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	08.13.08
Planning and Zoning Board	08.13.08
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	09.09.08
City Commission, 2 nd reading	10.14.08

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

Existing Property Designations:

Applicable Designations	
CLUP Map Designation	See attachments A, B and C
Zoning Map Designation	See attachments A, B and C
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)	N/A

Surrounding Uses:

Parcel 1: Rotary Centennial Park

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1 story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
South	Surface parking lot	"Commercial Use, Low-Rise Intensity"	"CL", Commercial Limited
East	1 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

Parcel 2: San Sebastian Park

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1 story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
South	Two 1 story single-family residences	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
East	Vacant lot	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
West	5 story office building	"Commercial Use, Low-Rise Intensity"	"CL", Commercial Limited

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Parcel 3: Maggiore Park

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	2 story multi-family duplexes	"Residential Use (Multi-Family) Duplex Density"	"MF1", Multi-Family 1 Duplex
South	2 story single-family residence (Chinese village)	"Residential Use (Single-Family) High Density"	"SFR", Single-Family Residential
East	1 story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
West	2 story multi-family duplexes	"Residential Use (Multi-Family) Duplex Density"	"MF1", Multi-Family 1 Duplex

Discussion

The following three properties were purchased by the City for public park use:

Parcel 1: Rotary Centennial Park

Rotary Centennial Park is currently slated for park development to include a tot lot play area. The neighborhood was informed throughout the process. In several different neighborhood meetings, the neighborhood actually selected the play equipment for the tot lot and reviewed the entire use of the park and the future development plan.

The park faces Ponce de Leon Boulevard (east) and is bounded by Cibao Court (north), Avila Court (south) and single-family residences (west). Single-family residences are located across the street from the park on Cibao Court and Ponce de Leon Boulevard, and a parking lot for office use is located across Avila Court. The property consists of four (4) platted lots and is 23,000 square feet (.53 acres) in size.

The perimeter of the park is lined with numerous trees, shrubs and landscaping. The interior has two separate open areas which are divided by trees, landscaping and a short masonry wall approximately two feet in height. Single-family residences to the west are not visible as trees and shrubs form a visual barrier along the property line. Signage for the park is on the northeast corner facing the street and a plaque is located on the

Parcel 2: San Sebastian Park

San Sebastian Park is an open passive park space that has no future development planned. During the purchase process, a neighborhood meeting was held to determine the future use of the park, which is the current condition as it stands today.

The park fronts on San Sebastian Avenue (north) and is bounded by an alley (west) and single-family residences (south and east). Single-family residences face the park on the other side of San Sebastian Avenue and a 5-story office building adjoins the alley to the west. The property contains two (2) platted lots and consists of 8,320 square feet (.19 acres).

Trees, bushes and landscaping provide a continuous barrier along the perimeter of the property which provides a buffer from surrounding uses. The alley to the east and the single-family residence to the west are not visible from within the park; however, a chain-link fence and the single-family residence to the south can be seen through the landscaping from the park.

Parcel 3: Maggiore Park

Maggiore Park was purchased through the provisions of the current Procurement Code, which required review of three City Boards, several City Departments and the surrounding

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neighborhood. The neighborhood has been informed of the purchase and future development conceptual plans through two separate neighborhood meetings.

Maggiore Park is located on a triangular block which is bounded by Maggiore Street (east), San Sovino Avenue (south) and Menendez Avenue (north and west). Duplex properties face the park along Menendez Avenue, single-family residences are across from the park on Maggiore Street and the historically designated Chinese Village is adjacent to property on San Sovino Avenue. Three (3) platted lots make up the block, which has a total area of 20,427 square feet (.47 acres).

The park is generally open and has a few trees along the perimeter. Maggiore Park has no visual barriers from the surrounding properties, however, they are separated by the road. A large banyan tree along with other trees and landscaping provide a small shaded area in the northeast corner of the park.

Findings of Facts

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

Compliance with CLUP Goals, Objectives and Policies

Planning Department has reviewed the CLUP and finds the following CLUP Goals, Objectives and Policies are applicable and the following table provides determination/findings of fact to the consistency thereof:

Consistent CLUP Goals & Objectives and Policies are as follows:

Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
1.	<i>OBJECTIVE 1-1.1: FUTURE LAND USE AND IMPACT OF CONCURRENCY MANAGEMENT. The location, extent and intensity of future land uses as adopted in the Future Land Use Map Series will be based, in part, upon the physical and financial feasibility of providing all affected areas with services at Levels of Service (LOS) which meet or exceed the minimum standards adopted in the comprehensive plan. This Objective shall be achieved through the implementation of the following policies.</i>	Additional park locations will increase the Level of Services for Parks and Recreational uses.
2.	<i>OBJECTIVE 1-1.2: CONTROL BLIGHT AND PROMOTE REDEVELOPMENT. Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration. This Objective shall be achieved through the implementation of the following policies.</i>	Parks and Recreation Department is redeveloping Rotary Centennial Park and maintaining the other parks thereby preventing blighting influences.
3.	<i>OBJECTIVE 1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN. By the year 2010 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 70 to 35.</i>	Map amendments will provide for correct designations as they correspond to actual land use for these 3 individual properties.
4.	<i>POLICY 1-1.7.2: DEVELOPMENT OF UNDEVELOPED LAND. Encourage development of</i>	Vacant lands will be developed and maintained as parks.

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Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
	<i>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>	
5.	GOAL 6-1: NATURAL AND ENVIRONMENTAL RESOURCES. <i>To conserve, manage, use, and protect the natural and environmental resources of Coral Gables to ensure continued resource availability and environmental quality.</i>	Maintaining properties as Parks and Recreational uses helps protect the natural and environmental resources of Coral Gables and ensures their availability for future generations.
6.	OBJECTIVE 7-1.1: RECREATION PROGRAMS AND FACILITIES. <i>Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents.</i>	Proposal increases the amount of recreation facilities.
7.	POLICY 7-1.1.13: MAINTENANCE OF RECREATION AND OPEN SPACE STANDARDS. <i>Maintain the adopted level of service standards for recreation and open space as established in this Element by correcting or improving existing deficiencies in parks and recreation facilities.</i>	Proposal ensures current levels of service standards for recreation are maintained and expanded upon.
8.	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>	Lands were acquired by City and will provide the public with additional open space.

Findings of Fact Summary

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

1. Proposal is consistent with specific CLUP Goals, Objectives and Policies as identified herein.
2. Proposals would correct existing non-conforming land use and zoning designations.
3. Furthers objectives of the Coral Gables Parknership Committee.
4. A condition of approval is recommended requiring review and comments by surrounding property owners on any improvements proposed on these public City parks.

Public Notification/Comments

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

Type	Explanation
Neighborhood meeting completed	N/A
Courtesy notification of all property owners within 1,000 feet of the subject property	Completed 07.31.08
Newspaper ad published	Completed 07.31.08
Posted property	Completed 07.31.08
Posted agenda on City web page/City Hall	Completed 08.08.08
Posted Staff report on City web page	Completed 08.08.08

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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.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Parcel #1: Rotary Centennial Park information sheet.
- B. Parcel #2: San Sebastian Park information sheet.
- C. Parcel #3: Maggiore Park information sheet.
- D. Synopsis of comments received from property owners within 1,000 feet.

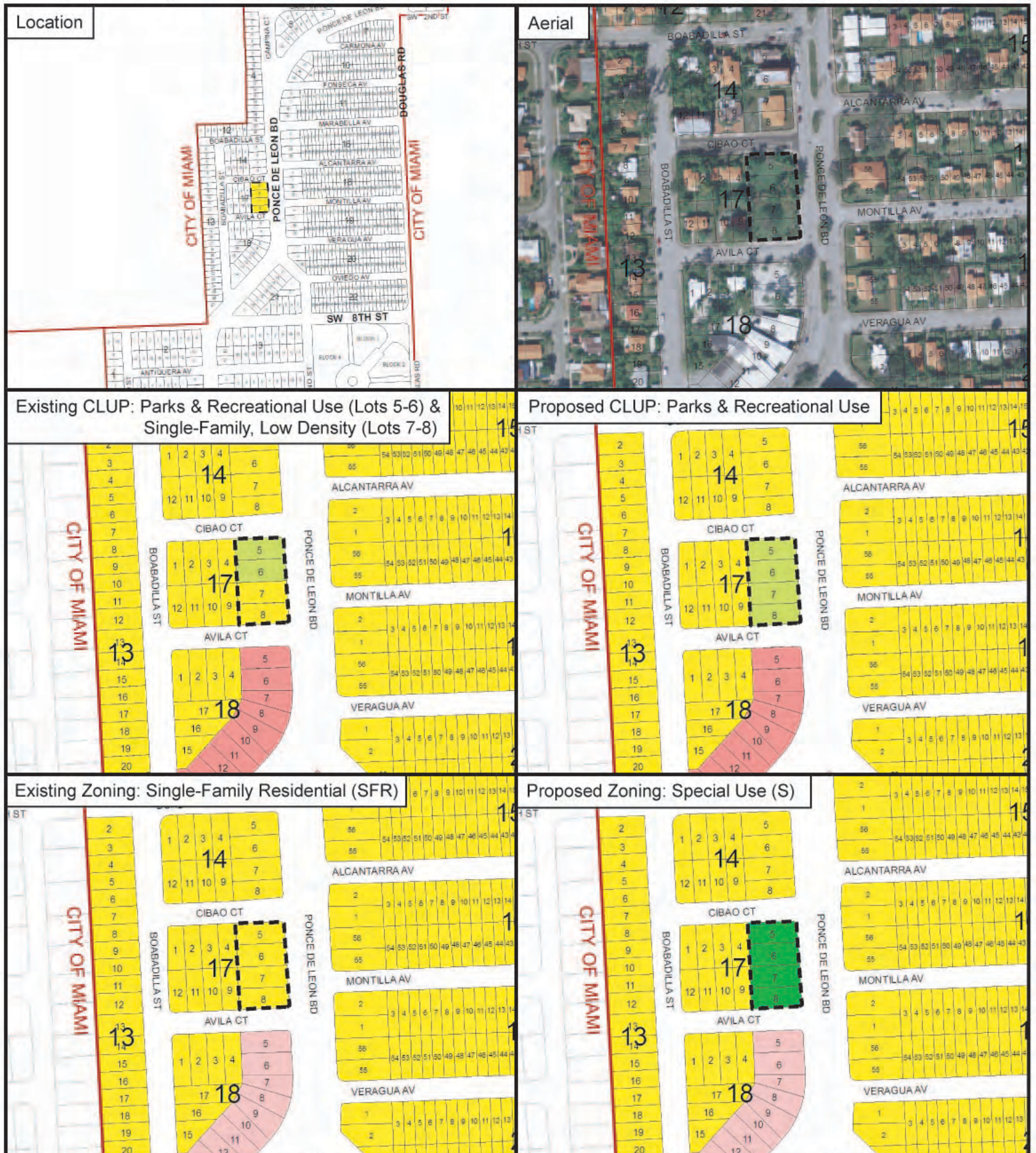
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Parcel #1: Rotary Centennial Park

Address: 504 & 512 Ponce de Leon Boulevard

Legal Description: Lots 5-8, Block 17; Flagler Street Section

CLUP Map Amendment (Lots 7-8) from **Single-Family, Low Density** to **Parks & Recreational Use**
Change of Zoning District (Lots 5-8) from **Single-Family Residential (SFR)** to **Special Use (S)**



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Parcel #2: San Sebastian Park

Address: 140 San Sebastian Avenue

Legal Description: Lots 5-6, Block 44; Crafts Section

CLUP Map Amendment from **Single-Family, Low Density** to **Parks & Recreational Use**
Change of Zoning District from **Single-Family Residential (SFR)** to **Special Use (S)**



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Parcel #3: Maggiore Park

Address: 5028 Maggiore Street

Legal Description: Lots 1-3, Block 99; Riviera Section #2

CLUP Map Amendment from **Single-Family, Low Density** to **Parks & Recreational Use**
Change of Zoning District from **Single-Family Residential (SFR)** to **Special Use (S)**



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