

CITY OF CORAL GABLES

- MEMORANDUM -

TO: Fred Couceyro
Parks and Recreation Director

DATE: April 7, 2010

FROM: Eric Riel, Jr.
Planning Director

SUBJECT:
Planning Department comments
regarding the purchase of
property at 4650 Alhambra Circle

Section 2-2016 of the Procurement Code requires that in order for the City Commission and the public to be fully apprised of all conditions relating to the proposed purchase, sale and/or lease of City property, a report shall be provided by City Departments, including the Planning Department, and certain City Boards to the appropriate questions and criteria itemized in the provisions of that section.

The following are the questions that are appropriate for Planning Department review and comment:

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

Comment: Neighborhood parks are typically found and are located throughout the City's residential neighborhoods. The intent of a neighborhood park is to serve and be located in proximity to the surrounding residential community. The property has existing residential, single-family land use and zoning designations. Therefore, at the time the property is proposed to be developed, the City shall have to initiate review of the following at public hearings to be consistent with the property's proposed use as a neighborhood park:

1. Change of land use to "Parks and Recreation Use" (see Attachment A).
2. Change of zoning to Special Use (S) District (see Attachment B).
3. Site plan review as required to be submitted with a proposed change of zoning.

- (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?*

Comment: A detailed analysis of these issues will be prepared and presented by City Staff at the time public hearings are initiated for the required change of land use, rezoning and site plan review.

(3)a. *Is the proposed use in keeping with city goals and objectives?*

Comment: The following Comprehensive Plan Goals, Objectives and Policies support the creation of additional neighborhood park and recreational facilities within the City:

Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area.

Objective REC-1.1. Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents.

Policy REC-1.1.4. The City shall continue its dedication of land for parks and recreation via the development review process and recreation impact fee collection. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development.

Policy REC-1.1.6. Identify potential sites for playground equipment and open space parks.

Objective REC-1.2. Promote convenient public access to recreation programs and facilities for all residents of the City.

Objective REC-1.3. The City shall continue to maintain a high standard of aesthetic quality and improve the appearance of municipal recreation areas and public open spaces.

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.

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.

Policy REC-1.4.4. Continue efforts to further the Coral Gables "Parknership" program which is a private-public partnership program tasked with raising funds for the purchasing of parkland. In recent years this program has been responsible for the acquisition of park properties.

(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?*

Comment: With regards to improving the community's overall quality of life, it has been a long standing objective of the City to increase the amount of open space and park and recreational facilities available to the City's residential neighborhoods, and to provide those amenities so that they are readily accessible to the residents of the City.

Please contact me if you have any questions regarding this information, or if you require any additional information.

Attachments:

- A. City Comprehensive Plan Land Use Map (Plate No. 8)
- B. City Zoning Map (Plate No. 8)

cc.

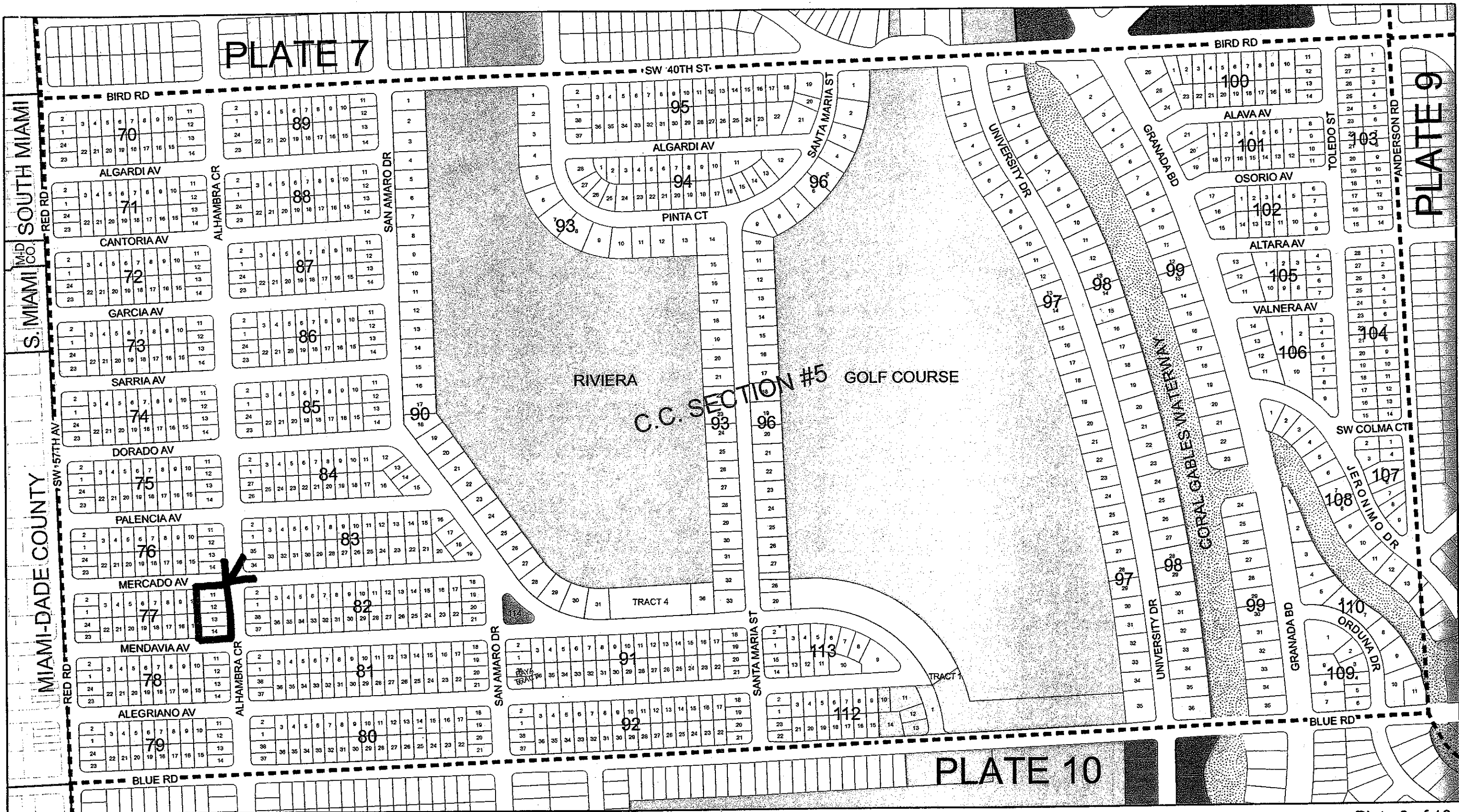
Maria A. Menendez, Asst. City Manager

Dona Spain, Asst. City Manager

Walter Carlson, Asst. Planning Director

Department file

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0 75 150 300 450 600 Feet

Notes: This map was prepared using the Digital Land Use Database as an approved basis, which is owned and controlled by the City of Coral Gables. The City of Coral Gables is not responsible for any errors or omissions in this map. The City of Coral Gables is not responsible for any errors or omissions in this map. The City of Coral Gables is not responsible for any errors or omissions in this map.

Commercial Use
 Low-Rise Intensity
 (4 Stories; 3.0 F.A.R.)
 Mid-Rise Intensity
 (6 Stories; 3.0 F.A.R.)
 High-Rise Intensity
 (13 Stories; 3.0 F.A.R.)

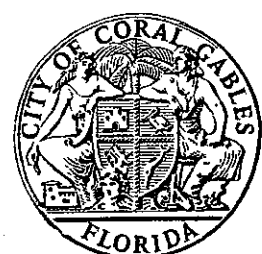
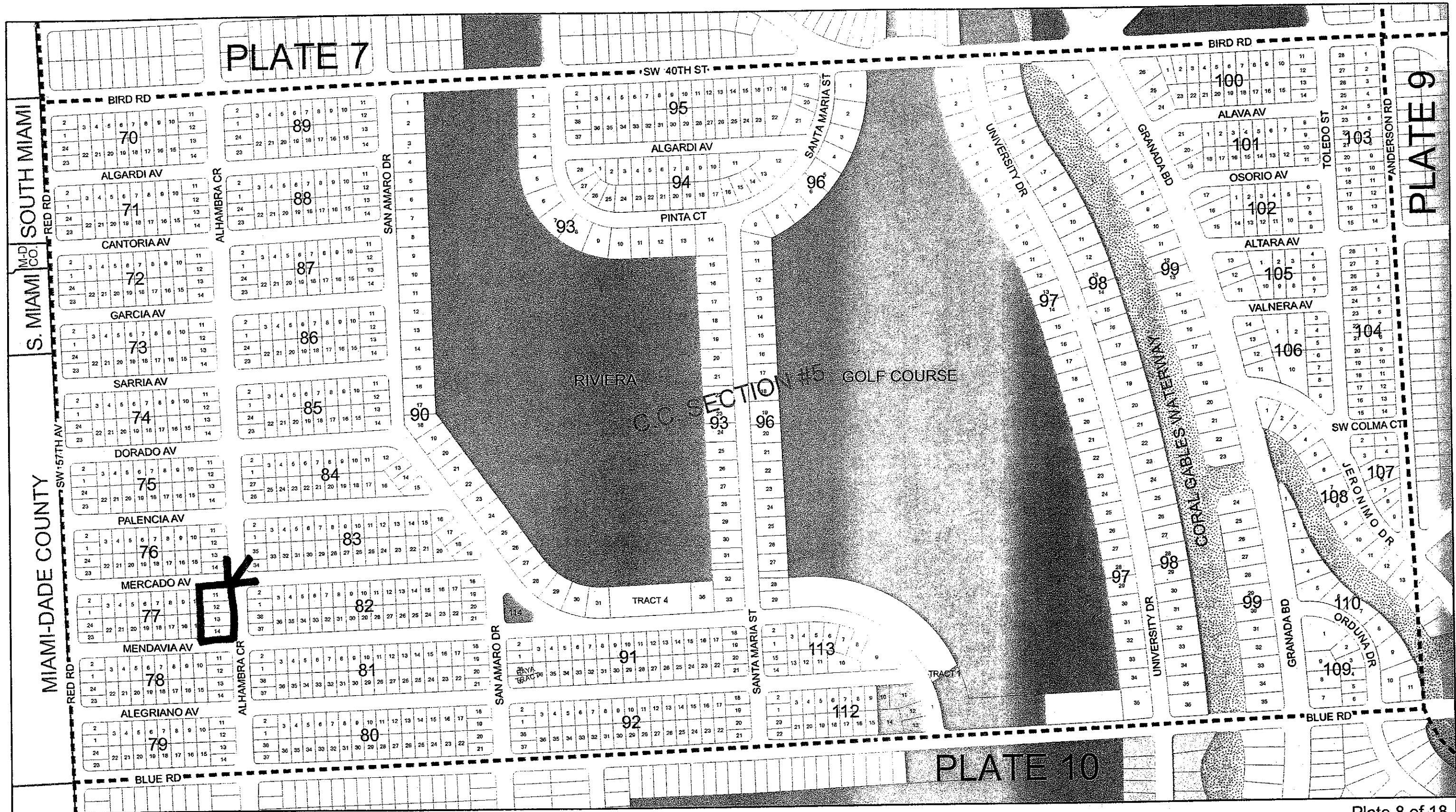
Residential Use (Multi-Family)
 Duplex Density
 (9 Units/Acre)
 Low Density
 (4 Stories; 20 Units/Acre)
 Medium Density
 (6 Stories; 40 Units/Acre)
 High Density
 (13 Stories; 60 Units/Acre)

Residential Use (Single-Family)
 Low Density
 (6 Units/Acre)
 High Density
 (9 Units/Acre)
 Parks and Recreational Use
 Open Space
 Conservation Areas

Public Buildings and Grounds
 Industrial Use
 University Use
 Educational Use
 Hospital Use
 Religious/Institutional

Plate 8 of 18
Land Use Map
 City of Coral Gables
 Planning Department
 January 2009

Attachment A



0 75 150 300 450 600 Feet

- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)

Zoning Districts

- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)

- Special Use District (S)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)

Zoning Map
 City of Coral Gables
 Planning Department
 January 2009