

## CITY OF CORAL GABLES

### - MEMORANDUM -

**TO:** DONA SPAIN, ASSISTANT CITY MANAGER

**DATE:** JANUARY 10, 2011

**FROM:** FRED COUCEYRO, PARKS AND  
RECREATION DIRECTOR *AF*

**SUBJECT:** CITY-OWNED  
PROPERTY PARKS  
ANALYSIS

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The Parks and Recreation Department has conducted a review of City-owned properties. The properties listed below are open green spaces that currently serve as passive parks. These properties have been analyzed for their potential to be developed into active park sites:

- **Alcazar Plaza** – 0.3 acre open green space is located at 700 Alcazar Plaza and features trees, bordering hedges, and a small wall on the southern perimeter of the property.
- **Blue Road Open Space** – 0.63 acre open green space is located at 757 Blue Road featuring many trees, and a waterway view. This property is adjacent to a residence, and also features waterway access. Due to this, the space is currently under a no trespass warning.
- **Country Club Prado** – A 13 acre long narrow linear open green space that is located on the western edge of the City from Eighth Street to Coral Way. There are large lots on the north and south ends that have large open green areas. The lot bordering Eighth Street (J.Fritz and Frances Gordon Park) also provides an ample open green space, and is currently used as a pet friendly area.
- **Mall Street Median** – This median located on Mall Street from Granada Boulevard to Mariposa Avenue is a 1.1 acres open green space in the middle of Mall Street surrounded by residential households, similar to areas of Country Club Prado. The median is lined with trees throughout the property.
- **Orduna Drive/Miller Road Triangle** – An open green space located on the corner of Orduna Drive and Miller Road that is .25 acres in size and contains a few large trees. The triangle once featured a road bisecting the property. The elimination of this road has created a larger open green space.
- **San Amaro Triangle** – This open green space is 0.2 acres located at 4600 San Amaro Drive. The triangle shaped property features two large trees, and is located across the street from the Riviera Country Club golf course. This open green space was once considered for a playground space, but the large right-of-way for this space inhibits the placement of any playground or park amenities.
- **Lucadendra Drive Triangle** – A 0.2 acres open green space located in Gables Estates development. The triangle shaped space features trees and an open area in the middle of the

parcel. The residents of this development have iterated an interest to the City that they would like the space to be developed into a playground park.

Analysis of potential park sites:

Although they may have a property size that is large enough to consider for active park development, these open green spaces also have features that may preclude them as viable park spaces. The **San Amaro Triangle** does not have enough available space for it to be developed as a playground park. The **Lucedenra Drive Triangle** open green space would only benefit a small number of residents and would not be readily available to the general public. The **Mall Street Median** has right-of-way limitations that would limit the space available for amenities.

The **Orduna Drive/Miller Drive Triangle** is located less than a half mile from Maggiore Park and approximately one mile from Jaycee Park. Maggiore Park is planned for development once funding is made available, so the need for development of this triangle as an active park would be dependent on the development plan for Maggiore Park.

The **Blue Road Open Space, Alcazar Plaza, and Country Club Prado** all have historically been protected as passive open green spaces. The **Blue Road Open Space** has constraints in terms of safety and accessibility. **Alcazar Plaza**'s proximity to Alhambra Circle is a safety constraint, and a previous attempt to place a playground in this space was met with opposition from area residents. **Country Club Prado** development also would not be amenable to the area residents, and its location at the western border of the City could lead to park usage mainly by residents of neighboring communities instead of Coral Gables. These are all constraints that would have to be overcome in order to consider developing these properties as active parks.

Attached please find supplemental information on the open green spaces listed.