



City of Coral Gables Planning and Zoning Staff Report

Property: **Lots 6 and 19, Block 219, Riviera Section #14 (Fire House 4)**
Applicant: City of Coral Gables
Application: **Comprehensive Plan Map Amendment**
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: May 12, 2021; 6:00 – 9:00 p.m.
Location: Virtual Meeting on the Zoom platform
Meeting ID: 943 7344 8009 Phone: (305) 461-6769

1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Comprehensive Plan Map Amendment for a Municipal Facility for certain lots in Block 219, Riviera Section Part 14, Coral Gables, as follows:

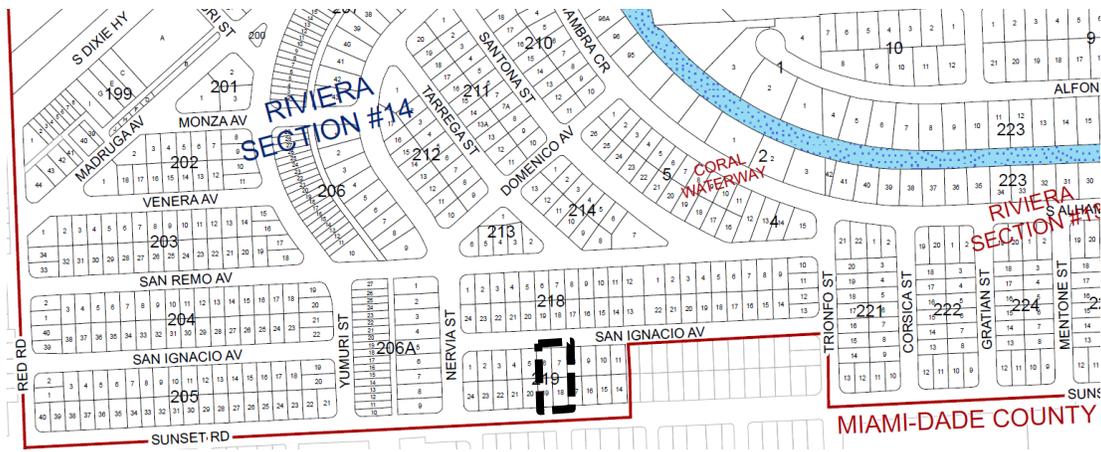
An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for property legally described as Lots 6 and 19, and the west 25 feet of Lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida, from Religious/Institutional to Public Buildings and Grounds; providing for a repealer provision, severability clause, and providing for an effective date.

2. APPLICATION SUMMARY

The City is planning to build the new Fire House 4 on Sunset Drive with other civic uses, between Nervia and Trionfo Streets. The Fire House will improve total response time for Fire Rescue services to existing areas of central Coral Gables. To accommodate the location of the new fire house, the City is proposing to change the Future Land Use Map from its current 'Religious/Institutional' land use to 'Public Buildings and Grounds' land use in anticipation of the new Fire House 4 on Sunset Drive. The Zoning will not be changed and will remain as Special Use District.

The request to be considered is solely the change of land use from 'Religious/Institutional' to 'Public Buildings and Grounds.' Any additional requests regarding the proposed facility will be reviewed and considered in accordance with the Zoning Code and City procedures.

The subject property is generally bounded by San Ignacio Avenue on the north, Riviera Presbyterian Church or Trionfo Street on the east, Sunset Drive on the south and the Cocoplum Women's Club or Nervia Street on the west, as shown in the following location map:



BACKGROUND

On February 11, 2020, the City Commission adopted an ordinance to approve the Purchase and Sale Agreement with Riviera Presbyterian Church for the purchase of a portion of the surface parking lot on Sunset Drive for the purpose of establishing a fire house and park using State of Florida grant funds for a portion of the purchase. The Cover Memo with additional information is provided as Attachment C.

The City acquired subject property to build Fire House 4 to improve total response time for Fire Rescue services to existing areas of central Coral Gables. The location on Sunset Drive does not require a change of zoning to permit the fire house facility. A change in land use from ‘Religious/Institutional’ is needed to allow government facilities, such as the fire house. Therefore, the request under review is to change the Future Land Use to ‘Public Buildings and Grounds.’

Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surround land uses:

Existing Property Designations

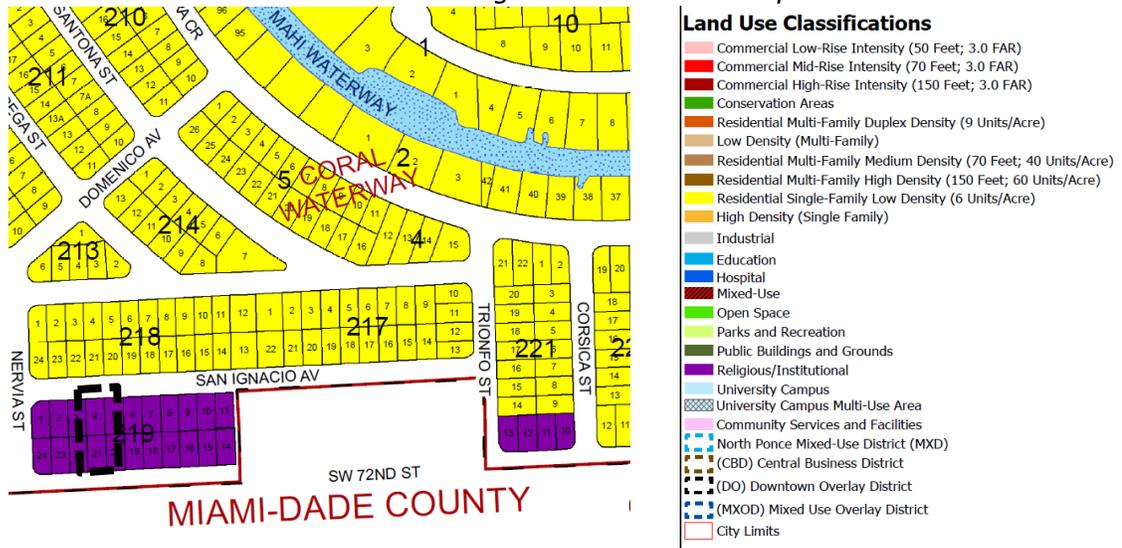
Comprehensive Plan Map designation	Religious / Institutional
Zoning Map designation	Special Use (S)
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

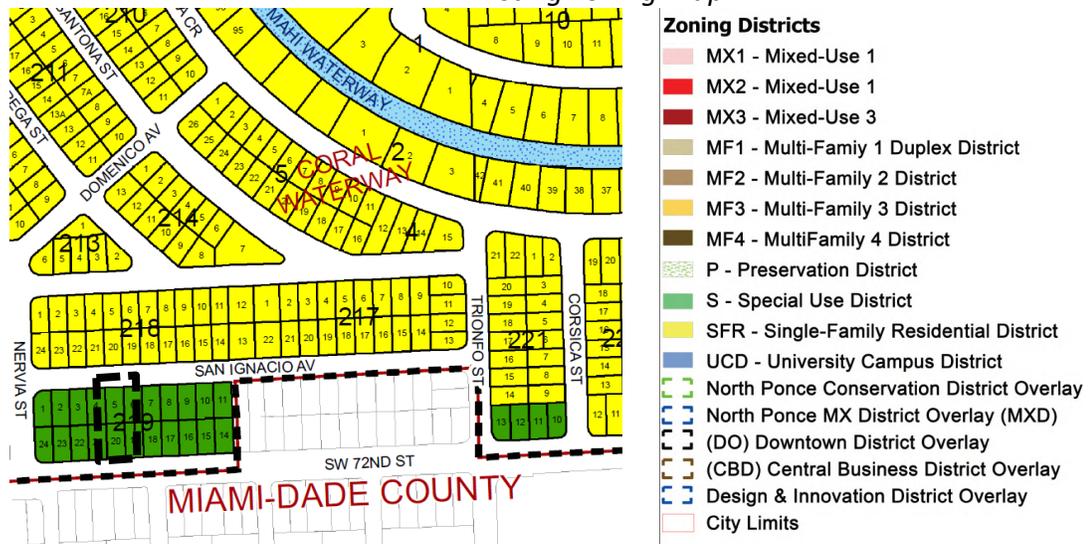
Location	Existing Land Uses	CP Designations	Zoning Designation
North	Single-Family Residences	Residential Single-Family	Single-Family Residential
South	Single-Family Residences	(N/A)	(N/A)
East	Religious Institution	Religious/Institutional	Special Use (S)
West	Clubhouse	Religious/Institutional	Special Use (S)

The surrounding properties existing land use and zoning designations is illustrated as follows:

Existing Future Land Use Map



Existing Zoning Map



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Virtual Neighborhood Meeting	04.28.21
Planning and Zoning Board	05.12.21
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Public Notification and Comments

The City of Coral Gables completed the required mailing notification to all property owners in Coral Gables within 1,500 feet of the subject property as required for applications requesting a change of land use or change of zoning. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 340 notices were mailed. A copy of the legal advertisement and mailed notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



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

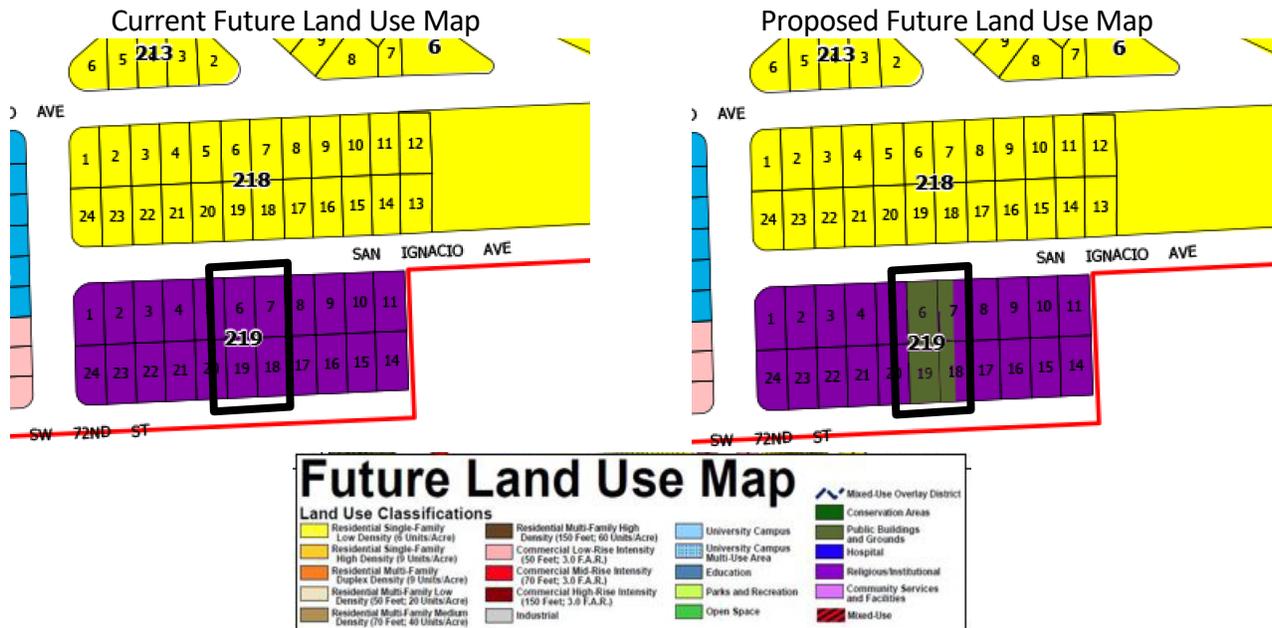
PUBLIC NOTICE	DATE
Legal advertisement	04.30.21
Posted property	04.30.21
Mailed notification	04.23.21
Posted agenda and Staff report on City web page	05.05.21

Neighborhood Meeting

A virtual Neighborhood Meeting was held on Wednesday, April 28, 2021, at 4:30pm, with 9 attendees from the community. Staff gave a brief presentation of the proposed land use change and showed conceptual plans and elevations of the preliminary design of Fire House 4. Multiple residents were concerned about the architecture and visual impact of the proposed design and requested that the building be designed with a Mediterranean style to be more compatible within the neighborhood context. There were also some concerns about the traffic impacts of locating the facility at the proposed site and requested a study that identifies the need for the fire safety coverage in the area. A study was included as part of the February 11, 2020, Commission Cover Memo and is provided as Attachment C.

4. FINDINGS OF FACT

The request is to change the Future Land Use Map from ‘Religious / Institutional’ to ‘Public Buildings and Grounds’ for west 25 feet of lots 7 and 18, and all of lots 6 and 19, Block 219, Riviera Section #14.



The Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	Yes; the proposed firehouse implements Public Safety policy 1.2.2 to provide for distribution of services for building and staffing an additional firehouse to be located between the existing Fire Stations 2 and 3.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes; the proposed firehouse will be designed with a residential character to ensure compatibility within the single-family residential neighborhood.
3. Its effect on the level of service of public infrastructure.	A traffic review will be performed according to Public Works procedures to study any possible negative effect.
4. Its effect on environmental resources.	Subject site is currently developed. Proposed plans will include landscape to be a public park.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	No effect.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	Emergency service will be improved in the immediate area as a result of the firehouse and easy access to major streets.

Staff comments:

The proposed land use map amendment to Public Buildings and Grounds Land Use is to enhance the public safety service in the area. The standards identified in Section 14-213.6 for the proposed Comprehensive Plan land use map amendment are satisfied.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for property legally described as Lots 6 and 19, and the west 25 feet of Lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida, from Religious/Institutional to Public Buildings and Grounds; providing for a repealer provision, severability clause, and providing for an effective date.

Staff recommends Approval.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.

6. ATTACHMENTS

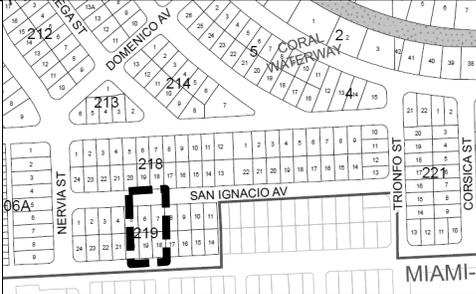
- A. Mailed notice to all property owners within 1,500 feet and Legal advertisement published.
- B. PowerPoint Presentation.
- C. 02.11.20 Commission Cover Memo regarding approved Purchase and Sale Agreement.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias, Ph.D., AIA, AICP, LEED AP
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

	<p>City of Coral Gables Notice of Neighborhood Meeting and Public Hearing</p>	
Applicant:	City of Coral Gables	
Application:	1. Change of Land Use 2. Conditional Use Review for Municipal Facility	
Property:	Lots 6 and 19, Block 219, Riviera Section #14 (Fire House 4)	
Neighborhood Meeting and Public Hearing - Date/Time/ Location:	<p>Neighborhood Meeting – Wednesday, April 28, 2021 April 28, 2021, 4:30 p.m. Online: www.zoom.us/j/85293799147 Phone: (305) 461-6769; Meeting ID: 852 9379 9147</p> <p>Planning & Zoning Board – Wednesday, May 12, 2021 May 12, 2021, 6:00 p.m. Online: www.zoom.us/j/94373448009 Phone: (305) 461-6769; Meeting ID: 943 7344 8009</p> <p>email: planning@coralgables.com</p>	

The City of Coral Gables is hosting two (2) separate meetings related to a proposed Fire House.

The first meeting will be a virtual neighborhood meeting on **Wednesday, April 28, 2021, at 4:30 p.m.** This meeting is for the benefit of the neighbors and residents of the area to learn and discuss the proposed Fire House 4 on Sunset Drive. No action will be taken.

The second meeting will be a hybrid Planning & Zoning Board Meeting on **Wednesday, May 12, 2021, at 6:00 p.m.** After the Planning & Zoning Board allows participants to comment on the proposed Fire House 4 on Sunset Drive, the Board will take action and make a recommendation to the City Commission.

Residents are encouraged to participate in both meetings.

The City of Coral Gables is considering changing the land use and approval of Fire House 4 on Sunset Drive, between Trionfo Street and Nerva Streets. The location is between other civic buildings of Riviera Presbyterian Church on the east, and Cocoplum Women’s Club on the west.

The Fire House will improve total response time for Fire Rescue services to existing areas of central Coral Gables. To accommodate the location of the new fire house, the City is proposing to change the Future Land Use Map from its current ‘Religious/Institutional’ land use to ‘Public Buildings and Grounds’ land use in anticipation of the new Fire House 4 on Sunset Drive.

The Zoning will not be changed and will remain as Special Use (S) District.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for property legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida, from Religious/Institutional to Public Buildings and Grounds; providing for a repealer provision, severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida approving a Municipal Facility pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for the proposed Fire House 4 on the property legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

On May 12, 2021, only the Planning & Zoning Board members and City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. City Hall will be closed to the general public. All interested persons may be heard via the Zoom platform and may join the meeting online at (<https://zoom.us/j/94373448009>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769, Meeting ID: 943 7344 8009.

The public may also comment on an item on the agenda by sending an email to planning@coralgables.com prior to the meeting.

The May 12, 2021, Planning & Zoning Board meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,

City of Coral Gables, Florida



**City of Coral Gables, Florida
 Notice of Public Hearing
 HYBRID MEETING on Zoom platform**

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board Wednesday, May 12, 2021, 6:00 p.m.
Location	City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134 (ONLY BOARD MEMBERS AND CITY STAFF WILL BE PHYSICALLY PRESENT IN THE CHAMBERS)

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a HYBRID Meeting on the Zoom platform on the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for property legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida, from Religious/Institutional to Public Buildings and Grounds; providing for a repealer provision, severability clause, and providing for an effective date. (Legal Description on file)*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses," Section 3-206, "Home Office," to provide additional requirements for a Home Office; providing for a repealer provision, severability clause, and providing for an effective date.*

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, May 12, 2021 using a Hybrid Format, commencing at 6:00 p.m. Only the Board Members and City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. All interested persons may be heard via the Zoom platform used by the Development Services for live remote comments.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/94373448009>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 943 7344 8009. The public may comment on an item on the agenda by sending an email to planning@coralgables.com prior to the meeting.

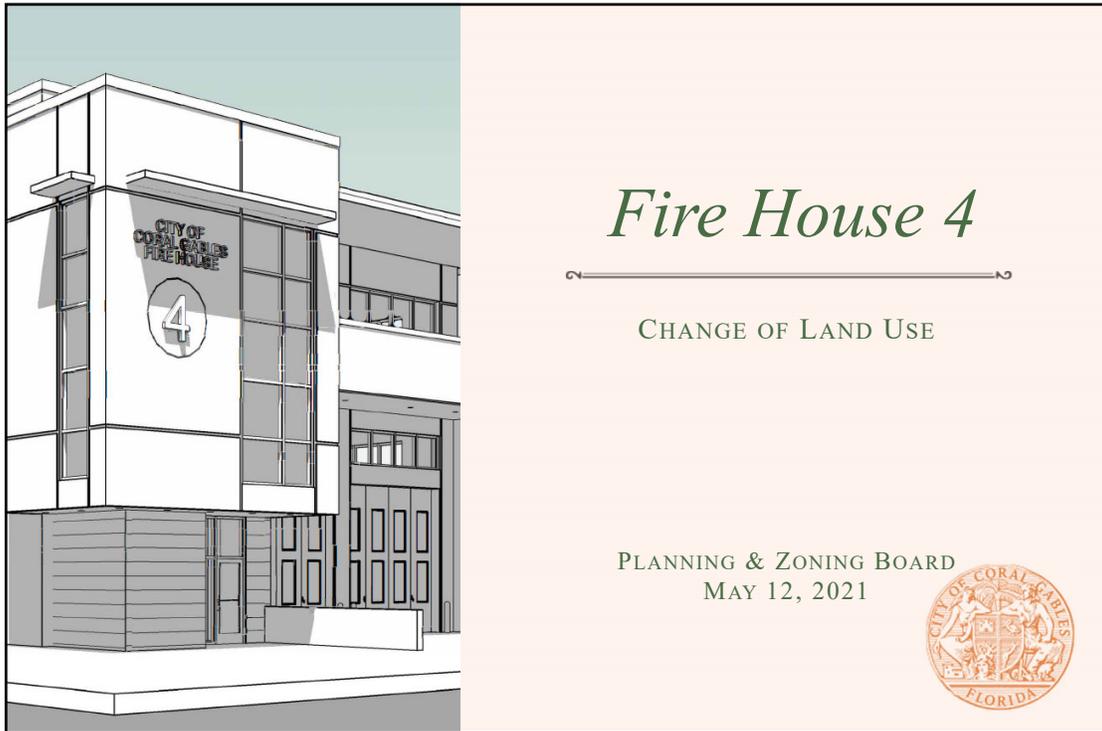
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Sincerely,

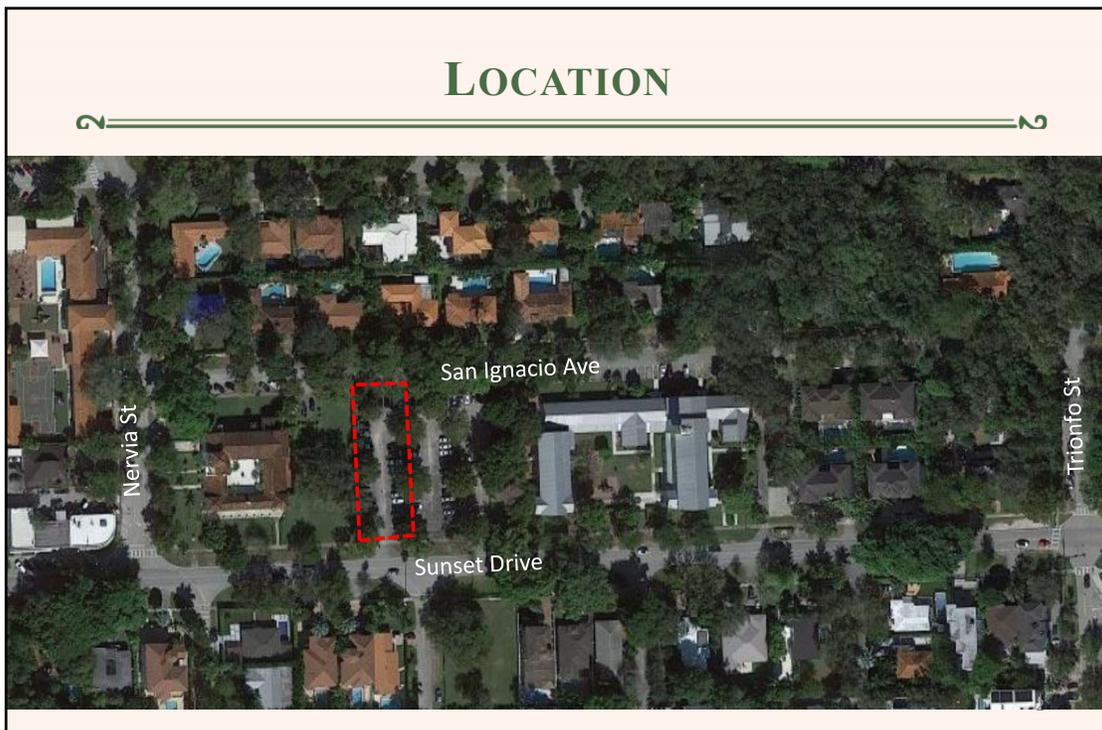
City of Coral Gables, Florida

Ramon Trias
 Assistant Director of Development Services
 Planning & Zoning Division
 City of Coral Gables, Florida

(PUBLISH DATE: April 30, 2021)

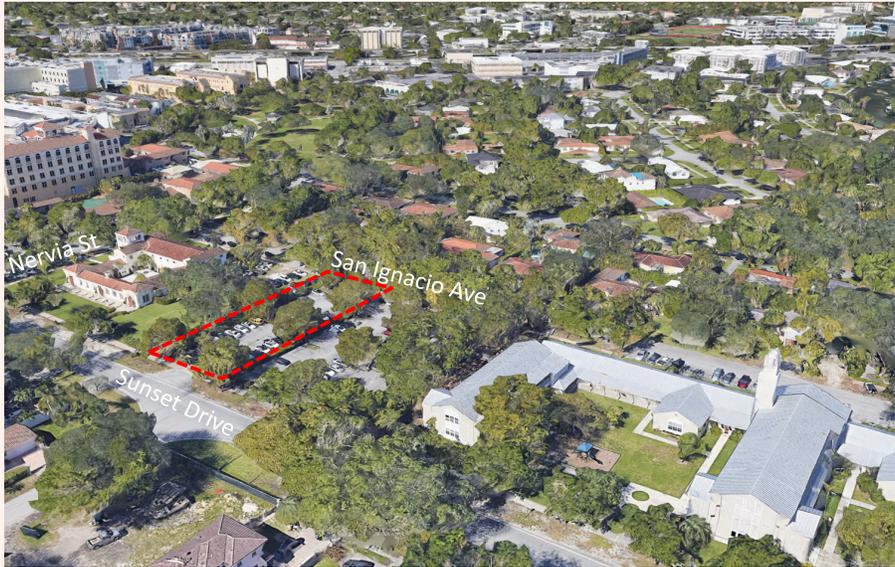


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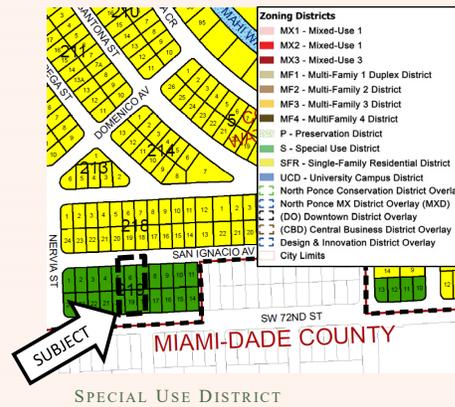
LOCATION



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CURRENT LAND USE AND ZONING

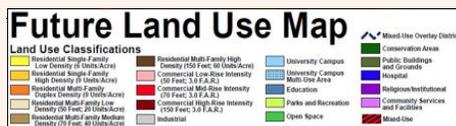
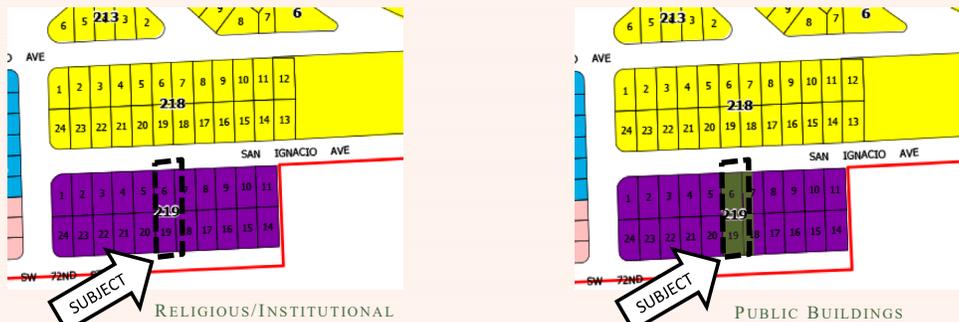


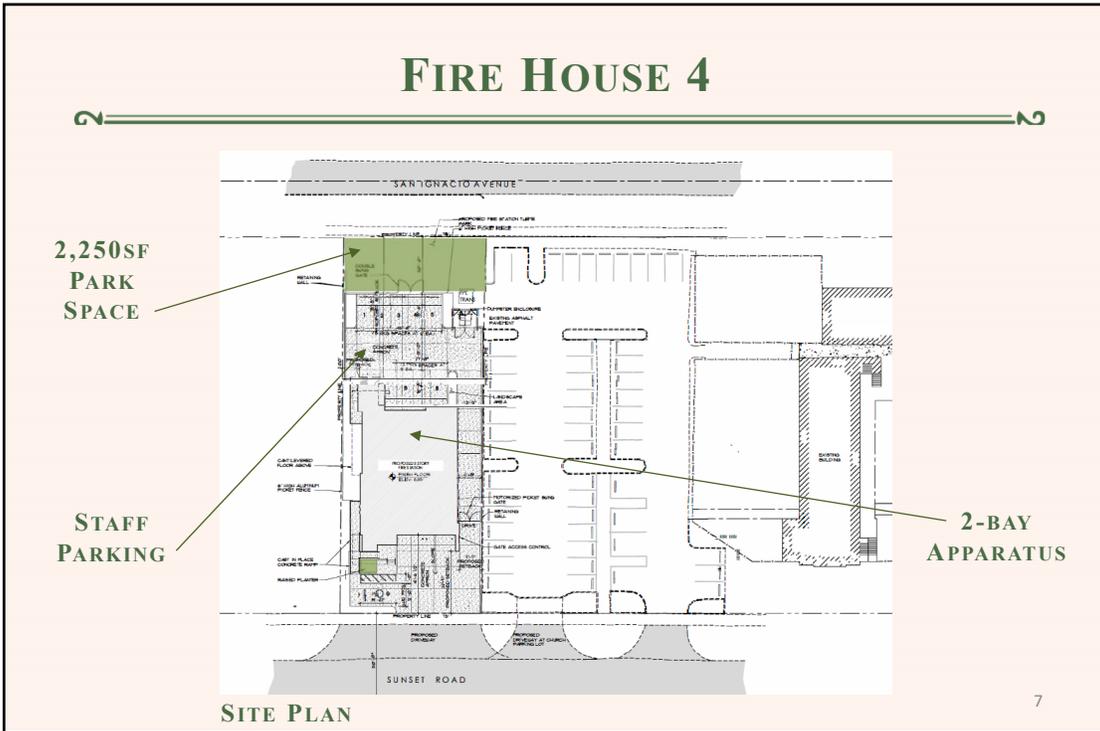
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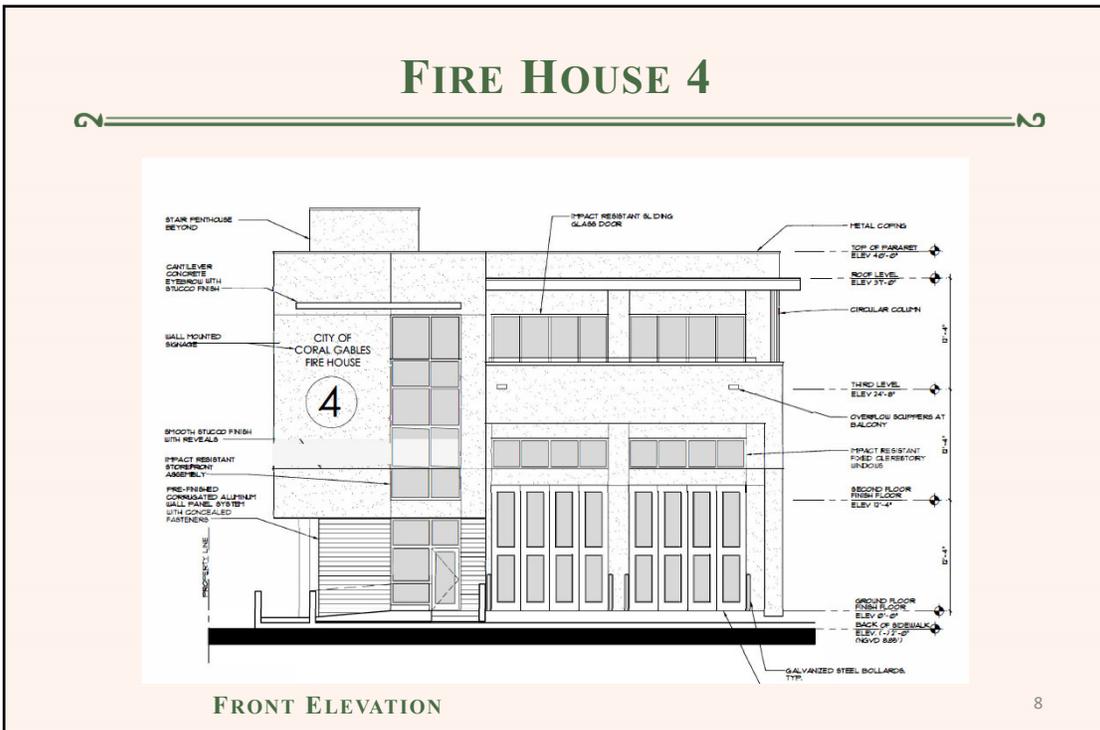
REQUEST: CHANGE OF LAND USE

CHANGE OF LAND USE





7



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PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
1 TIME	PROPERTY POSTING PZB
1 TIME	WEBSITE POSTING PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

11

COMPREHENSIVE PLAN CONSISTENCY

STAFF’S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

12

STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

13



Fire House 4

CHANGE OF LAND USE

PLANNING & ZONING BOARD
MAY 12, 2021



14



City of Coral Gables
CITY COMMISSION MEETING
February 11, 2020

ITEM TITLE:

Ordinance on Second Reading. An Ordinance of the City Commission of City of Coral Gables, Florida approving a Purchase and Sale Agreement with Riviera Presbyterian Church for the purchase of a portion of the surface parking lot at 1325 Sunset Drive, Coral Gables, FL, also referred to as 5275 Sunset Drive, (the western portion of Folio No. 03-4130-009-3240) for the purpose of establishing a firehouse and park using State of Florida grant funds for a portion of the purchase; waiving certain requirements pursuant to Section 2-1089 of Division 12 of the Procurement Code; providing for severability clause and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

In 2016, the City of Coral Gables (the “City”) Fire Department (the “Department”) began searching for a site to build a new firehouse in order to improve the Department’s response times for the mid-southeastern portion of City.

On January 9, 2018, the City Commission adopted Resolution No. 2018-04, approving the City’s legislative priorities for the 2018 legislative session, which included a funding request for \$1.5 million for a new firehouse in the vicinity of Cartagena Circle. The Florida Legislature approved the City’s appropriation request, and as part of the State of Florida (the “State”) FY 2018-2019 budget, the State’s Department of Financial Services appropriated \$1.5 million from the State Fire Marshall Local Government Fire Service Grants 43.009 (the “State Grant”) for the City to acquire land in the vicinity of Cartagena Circle. The proposed State Grant for land acquisition would serve to protect the safety and welfare of the residents in the mid-southeastern portion of the City because an additional firehouse on Sunset Drive between Cartagena Circle and Red Road would:

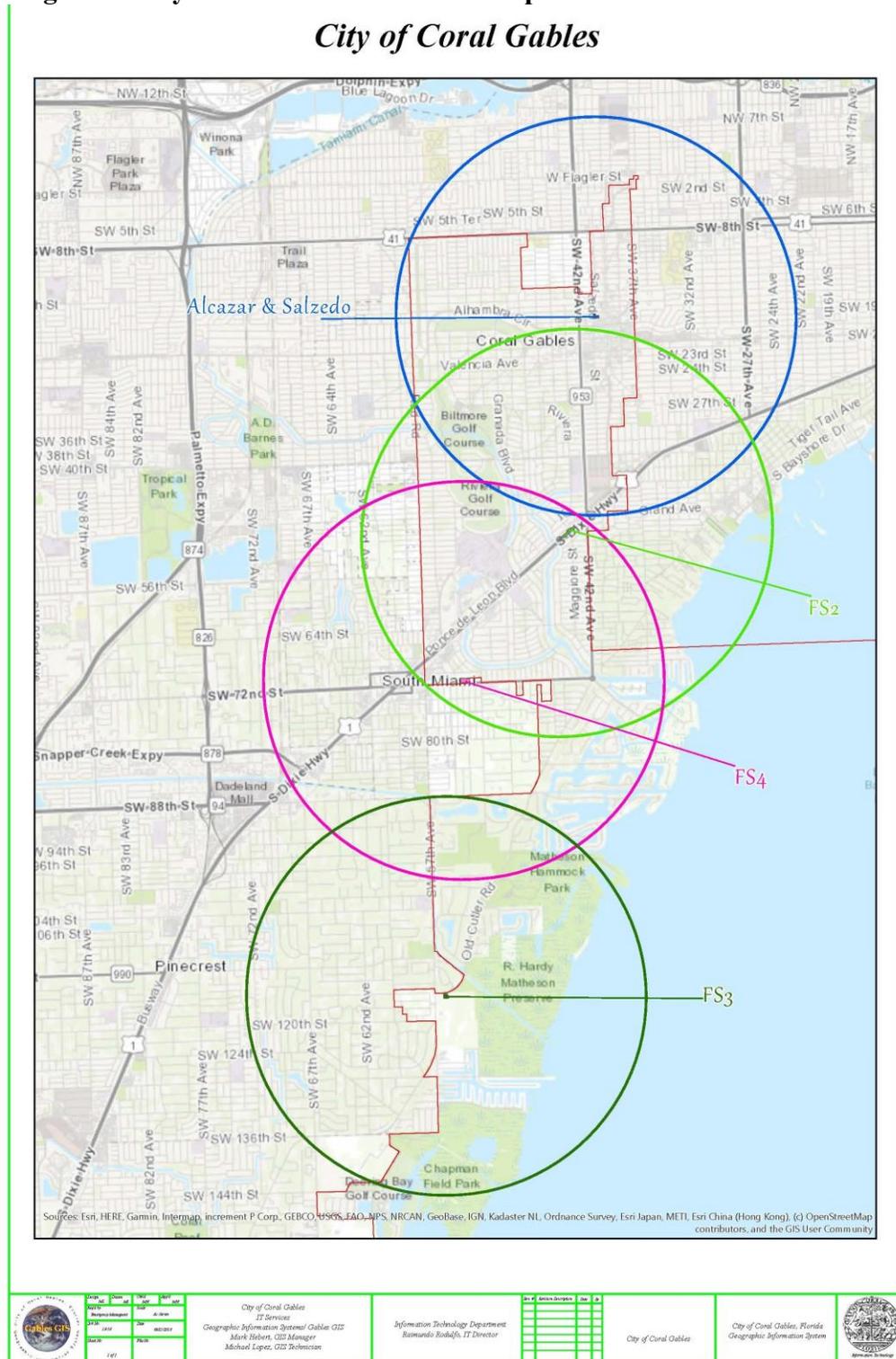
1. Reduce the distance between the existing fire stations (Fire Station 1- 2801 Salzedo St; Fire Station 2 - 525 South Dixie Hwy; Fire Station 3- 11911 Old Cutler Road).
2. Substantially improve the Department’s response time to residential communities such as Cocoplum, Gables Estates, and Hammock Lakes, as well as to portions of the University of Miami.

In mid-2018, the City identified a property for acquisition on Cartagena Circle for the purpose of building a firehouse and park. However, on November 13, 2018, a Resolution approving the Purchase and Sale Agreement for that property was not approved by the City Commission as it failed to acquire the necessary 4/5th vote. Since November 2018, the Department and City Staff have continued to search for and evaluate possible sites on which to build a firehouse and park with the use of State Grant funds to cover the majority of the purchase price.

A possible site, consisting of a portion of a surface parking at 1325 Sunset Drive, Coral Gables, FL also referred to as 5275 Sunset Drive, the western portion of Folio No. 03-4130-009-3240 (the

“Property”) was identified in June of 2019. The location meets the requirements of the State Grant guidelines and serves to improve the Department’s response times for the mid-southeastern portion of City. Figure 1 provides a map depicting the “2-mile response radius for fire stations” in the City.

Figure 1. City of Coral Gables 2-Mile Response Radius for Fire Stations



In July 2019, the City obtained an initial appraisal for the Property and provided a letter of intent to Riviera Presbyterian Church (the “Seller”) for the purchase of the Property. The Seller ordered a subsequent appraisal which was completed December 17, 2019. The Seller presented the proposed purchase to their Congregation on December 29, 2019 for a vote, which was approved by the Congregation. On January 15, 2020, the Purchaser submitted the proposed Purchase and Sale Agreement (the “PSA”) to the Seller with the following terms:

- “As-Is” purchase of the Property for the sum of \$2,010,000.00;
- The City to provide \$75,000 as an earnest money deposit;
- A 60-day due diligence period to conduct any other inquiries required as part of the purchase and sale process;
- A restrictive covenant stating that the Property shall be used as a firehouse and/or a park and/or solely for an essential public purpose for a period of twenty-five (25) years;
- The City agrees to perform certain improvements on the remaining Seller-owned parking lot, which shall include restriping, curb cuts, buffer landscaping, and a new entry/exit from the parking lot to Sunset Drive;
- The purchase is contingent on City Commission approval, on the City securing the funds of the \$1.5 million State Grant, and on the Seller obtaining approval for the purchase from the Presbytery of Tropical Florida. Presbytery approval was obtained on January 22, 2020.
- The City will negotiate an amendment to the Seller’s existing parking lot Management Agreement.

Address	Owner	Parcel ID	Parking Lot	Accepted Offer	Price/SF	Appraisals
1325 Sunset Dr.						\$1,000,000
a.k.a 5275 Sunset Dr.	Riviera Presbyterian	03-4130-009-3240	14,999 SF	\$2,010,000	\$134.00	\$1,510,000

In accordance with the State Grant guidelines, the City submitted the proposed PSA to the State for approval prior to the February 1, 2020 State deadline. As indicated, the purchase of the Property is contingent on securing the \$1,500,000 State Grant to offset 75% of the purchase price of the Property. To secure the State Grant funds and meet the State deadline for acquiring the Property, City staff recommends that the City Commission waive certain requirements of Division 12 of the Procurement Code. This recommendation is consistent with Sec. 2-1089 of the Procurement Code which states that the City Commission may waive any condition imposed by the provisions of Division 12 of the Code upon a four-fifths vote, where it finds such a waiver to be necessary to proceed with a purchase, sale, or lease which is in the best interest of the City. As explained above, the Department has a need for an additional firehouse in the described area, in order to ensure adequate response times for southern areas of the City.

The Property is currently tax exempt because, Chapter 196 Florida Statutes provides property tax exemption(s) to eligible, religious, not-for-profit organizations that own and operate real estate and/or tangible business property. The purchase of this portion of the surface parking lot will not result in a loss of existing tax revenue to the City.

The Property is zoned S “Special Use District,” with a future land use plan designation of “Religious/Institutional.” The Special Use District allows for conditional Government and Municipal uses, as such, the development of this firehouse and park.

The current uses surrounding the Property include residential neighborhoods, educational and religious institutions, and special event venues. The City will submit a site plan and design for the Property that is consistent with the surrounding uses and that will minimize any potential impact to surrounding areas.

The City will inform and solicit input from the neighbors regarding the design of the firehouse and park, at neighborhood meetings that will be held as part of the subsequent site approval process.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
String: c-fire-st4.1-acquis.land-fla Account: 310-1500-522-61-00	\$1,500,000	Awarded State of Florida Department of Financial Services Grant
String: c-fire-st4.1-acquis.landprch Account: 390-1500-522-61-00	\$510,000	Impact Fees

ATTACHMENT(S):

- 1. Proposed Ordinance**
- 2. Proposed Purchase and Sale Agreement**
- 3. Appraisal from Waronker & Rosen**
- 4. Appraisal from Integra Realty Resources- Miami/Palm Beach**
- 5. Property Survey**