

City of Coral Gables
Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: September 15, 2010

Subject: **Zoning Code Text Amendment. Article 4, Division 2, Section 4-202, University of Miami Campus Area Development (UMCAD) and Article 8, Definitions.** An Ordinance of the City Commission of Coral Gables, Florida for an amendment to the Zoning Code, Article 4, Division 2, Section 4-202, University of Miami Campus Area Development (UMCAD), by creating new use and development provisions for the University to be referenced as "University Campus District (UCD)", providing for repeal in entirety of the existing UMCAD provisions and an amendment to Article 8, Definitions, providing for new definitions; and providing for severability, repealer, codification, and an effective date.

Application No. 08-10-115-P. Change of Zoning Map. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning for the University of Miami, City of Coral Gables Campus owned properties including the following:

1. Commercial Limited (CL) District to University Campus District (UCD) for properties legally described as follows:
 - a. Lots 8-10, Block 192, Riviera Section Part 14 (5809 Ponce de Leon Blvd. – McKnight Building), Coral Gables, Florida;
 - b. Lots 6 and 7, Block 192, Riviera Section Part 14 (No address – McKnight Building parking lot), Coral Gables, Florida; and,
 - c. Lots 1, 2 and SW ½ of Lot 3, Block 192, Riviera Section Part 14 (1540 Levante Ave. – Rainbow Building)), Coral Gables, Florida; and,
 2. University of Miami Campus Area Development (UMCAD) to University Campus District (UCD) for all University of Miami owned properties generally bounded by Ponce de Leon Boulevard, Levante Avenue, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Drive, Pisano Avenue and Carillo Street, Coral Gables, Florida; and, providing for severability, repealer, codification, and an effective date. (Legal descriptions and mapping on file).
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Recommendation

The Planning Department recommends approval of the following:

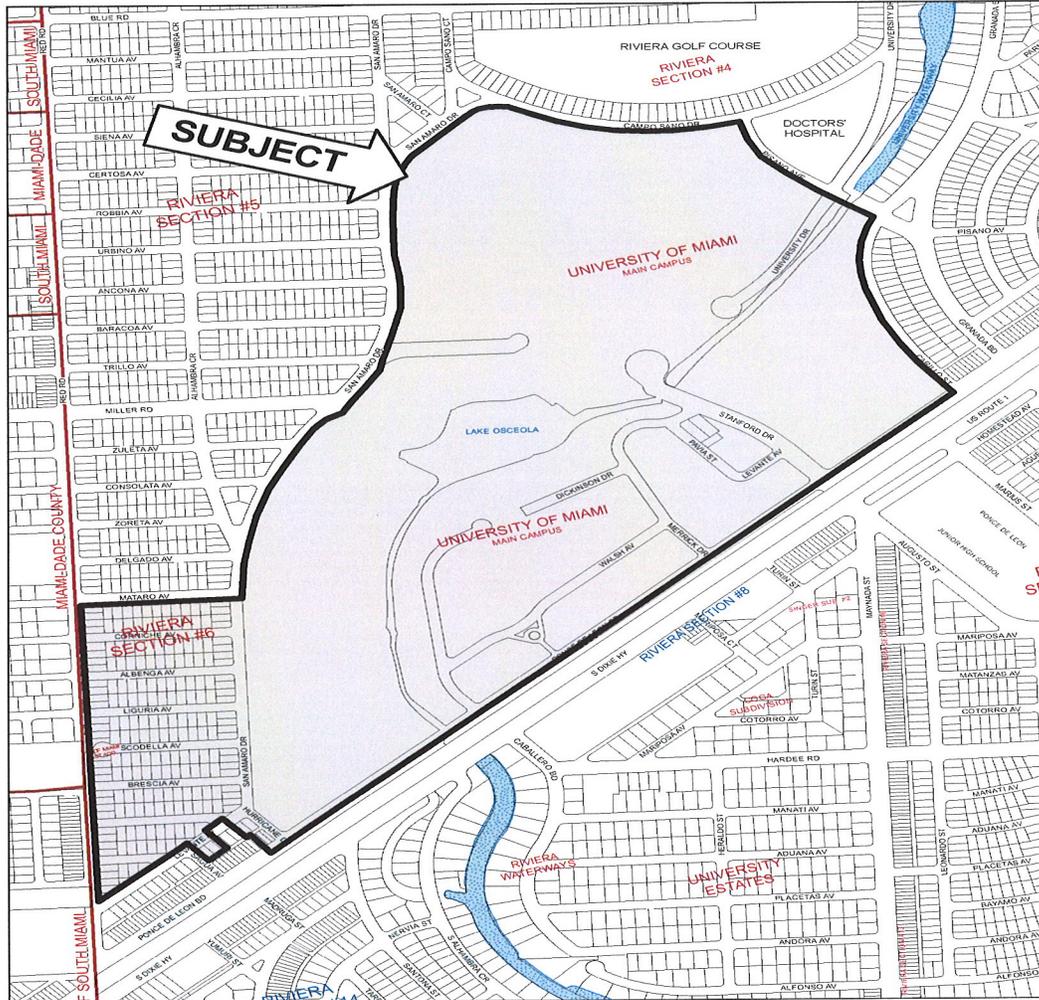
1. *An Ordinance of the City Commission of Coral Gables, Florida for an amendment to the Official Zoning Code, Article 4, Division 2, Section 4-202, University of Miami Campus Area Development (UMCAD), by creating new use and development provisions for the University to be referenced as “University Campus District (UCD)”, providing for repeal in entirety of the existing UMCAD provisions and an amendment to Article 8, Definitions, providing for new definitions; and providing for severability, repealer, codification, and an effective date (see Attachment A).*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning for the University of Miami, City of Coral Gables Campus owned properties including the following:*
 - a. *Commercial Limited (CL) District to University Campus District (UCD) for properties legally described as follows:*
 - 1) *Lots 8-10, Block 192, Riviera Section Part 14 (5809 Ponce de Leon Blvd. – McKnight Building), Coral Gables, Florida;*
 - 2) *Lots 6 and 7, Block 192, Riviera Section Part 14 (No address – McKnight Building parking lot), Coral Gables, Florida; and,*
 - 3) *Lots 1,2 and SW ½ of Lot 3, Block 192, Riviera Section Part 14 (1540 Levante Ave. – Rainbow Building), Coral Gables, Florida; and,*
 - b. *University of Miami Campus Area Development (UMCAD) to University Campus District (UCD) for all University of Miami owned properties generally bounded by Ponce de Leon Boulevard, Levante Avenue, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Drive, Pisano Avenue and Carillo Street, Coral Gables, Florida; and,*
providing for severability, repealer, codification, and an effective date. (see Attachment B).

Legal description(s) and mapping on file in the Planning Department.

Request

Planning Staff is requesting Planning and Zoning Board consideration of a zoning code text amendment and associated change or “assignment” of zoning. The University of Miami has submitted an application for a change of zoning for all University of Miami owned property within the area shown in the below map from University of Miami Campus Area Development (UMCAD) and Commercial Limited (CL) zoning to University Campus District (UCD) zoning. The change of zoning is being submitted concurrently with a City initiated Zoning Code text amendment creating the new UCD development provisions as required by the UM Development Agreement. Both requests require review and recommendation by the Planning and Zoning Board and adoption in ordinance form by the City Commission at two public hearings.

The University has submitted an application package for the change in zoning that includes a cover letter, legal descriptions of the property, existing and proposed zoning maps and Miami-Dade County property information provided in Attachment C. The map provided below shows the University boundaries and area described in the proposed Zoning Code amendment heading:



Background

This request is the next step with reference to the various University of Miami requests providing for the adoption of the University Campus Plan. The Planning and Zoning Board on 06.24.2010 recommended “transmittal” of Comprehensive Plan (CP) amendments and recommended approval of the UM Development Agreement on 08.11.2010. The City Commission approved “transmittal” of the CP amendments to DCA on 1st reading on 06.30.2010 and will consider the Development Agreement on 09.14.2010. The DCA on 09.03.2010 advised the Planning Department the agency had no “Objections, Recommendations or Comments” with reference to the CP requests. Therefore, the CP requests are acceptable.

The Development Agreement includes a provision that the Zoning Code be amended to create new UCD development provisions to replace the existing UMCAD provisions and rezoning of the University from UMCAD zoning to the new UCD zoning designation. This zoning code text amendment and change of zoning designation will follow the City Commission adoption of the University’s Comprehensive Plan amendments and Development Agreement.

This request for change in zoning is only for University of Miami owned properties. Privately owned properties do exist within the boundaries of the campus. These properties include

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numerous fraternities and religious institutional uses. Planning Staff shall forward the change in zoning for these properties to the Board at the October meeting. Since that request is City initiated, additional advance notification is necessary prior to public hearing consideration. This will ensure all properties within the University campus boundaries have consistent land use and zoning.

Development review information:

Application	Request
Change of land use	No
Comprehensive Plan text amendment	No
Change of zoning	Yes – from University of Miami Campus Area Development (UMCAD) and Commercial Limited (CL) to University Campus District (UCD)
Zoning Code text amendment	Yes – submitted concurrently with new University Campus District (UCD) development provisions
Site plan review	No
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	No
Street or alleyway vacation	No
Conditional uses	No

Zoning Code Text Amendment Summary

The UCD provisions provided as Attachment D are new reformatted provisions and shall replace the current UMCAD provisions in entirety, therefore, no redline version is available. A copy of the current UMCAD provisions are attached as Attachment E for comparison. City staff, the city planning and legal consultant and the University reviewed the existing UMCAD provisions and extracted key portions of these provisions for inclusion in the UCD.

In summary, the UCD zoning code provisions provides for the following:

1. Purpose and applicability.
2. Identification of campus sub-areas within the overall Campus Master Plan (hereinafter referenced as the “Plan”) including: Campus Buffer Area; Campus Transition Area; Campus Core Area; and Campus Core Sub-areas (University Village and University Multi-Use Zone). See Exhibit F for the illustration of the sub-areas.
3. Listing of Plan component requirements including:
 - a. Site plan.
 - b. Development chart.
 - c. Design manual.
 - d. Mobility Plan.
 - e. Conditional use traffic study or justification submission requirements.
 - f. Other materials that may be required to demonstrate compliance with standards.
4. Legal status of Plan.
5. Modifications to the adopted Plan that are required to undergo conditional use and administrative reviews. This includes specific provisions related to additions, relocations, reconfigurations, increases in floor area, increase in height, etc.
6. Provisions that require City review of changes to the Plan to be completed within 30 days.
7. “Findings” provisions.
8. Building permit process requirements for modification to the Plan.

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9. Matrix listing of permitted, not permitted, and conditional use reviews by campus sub-areas defined in item 2 above.
10. Performance standards related to the following:
 - a. Height. See Exhibit G for the illustration of the approved 2002 UMCAD building heights.
 - b. Setbacks. See Exhibit G for the illustration of the approved 2002 UMCAD building heights.
 - c. Establishes a maximum square at 6.8 million square feet of gross floor area.
 - d. Lot coverage.
 - e. Landscape open space
 - f. Maximum retail of 15% of non-university uses within the Multi-Use Zone.
 - g. Mobility.
 - h. Off street parking.
 - i. Vehicular access and circulation.
 - j. Design including architectural design, external relationships and arrangement of uses, signs and lighting, landscaping, parking garages, installation of utilities, pedestrian amenities and refuse/service areas.
11. Required reports including the following:
 - a. Annual report.
 - b. Parking capacity monitoring.
 - c. Traffic analysis reports.
 - d. Utility report.
12. Includes a separate definitions that will be included within Article 8 of the Zoning Code, titled "Definitions".

Staff and the consultant will provide a comprehensive presentation of the overall concepts surrounding the UCD provisions as well as specific review of text of the provisions at the meeting.

Public Notification/Comments

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

Type	Explanation
Courtesy notification of all property owners within 1,500 feet of the subject property (in excess of required 1000 feet)	8.26.10
Posted agenda on City web page/City Hall	08.31.10
Newspaper ad w/ map published	09.03.10
Posted courtesy notice on City web page	08.26.10
Posted ad on City web page	09.03.10
Posted property (30+ signs)	09.02.10
Posted Staff report and all exhibits on City web page	09.10.10

The perimeter of the campus was posted with 30+ signs and 1,697 courtesy notices were mailed out to all property owners within 1,500 feet of the entire perimeter of the campus to advise of the two requests. This is in excess of the 1,000 feet notification per the Zoning Code. The courtesy notice provides for the opportunity to provide written comments on the application. Comments received are provided in Attachment H.

These requests are tentatively scheduled for City Commission consideration on 10.12.2010.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'ERJ', is positioned above the typed name.

Eric Riel, Jr.
Planning Director

Attachments:

- A. Ordinance-Zoning Code Text Amendment
- B. Ordinance-Change in Zoning
- C. University's submittal package
- D. Draft UCD Zoning Code text provisions
- E. Existing UMCAD Zoning Code provisions
- F. UCD Campus sub-areas map
- G. Approved 2002 UM campus height map
- H. Public comments