Proposed Comprehensive Plan Amendments

University of Miami

Planning and Zoning Board (Local Planning Agency) – June 24, 2010

City Commission – June 30, 2010

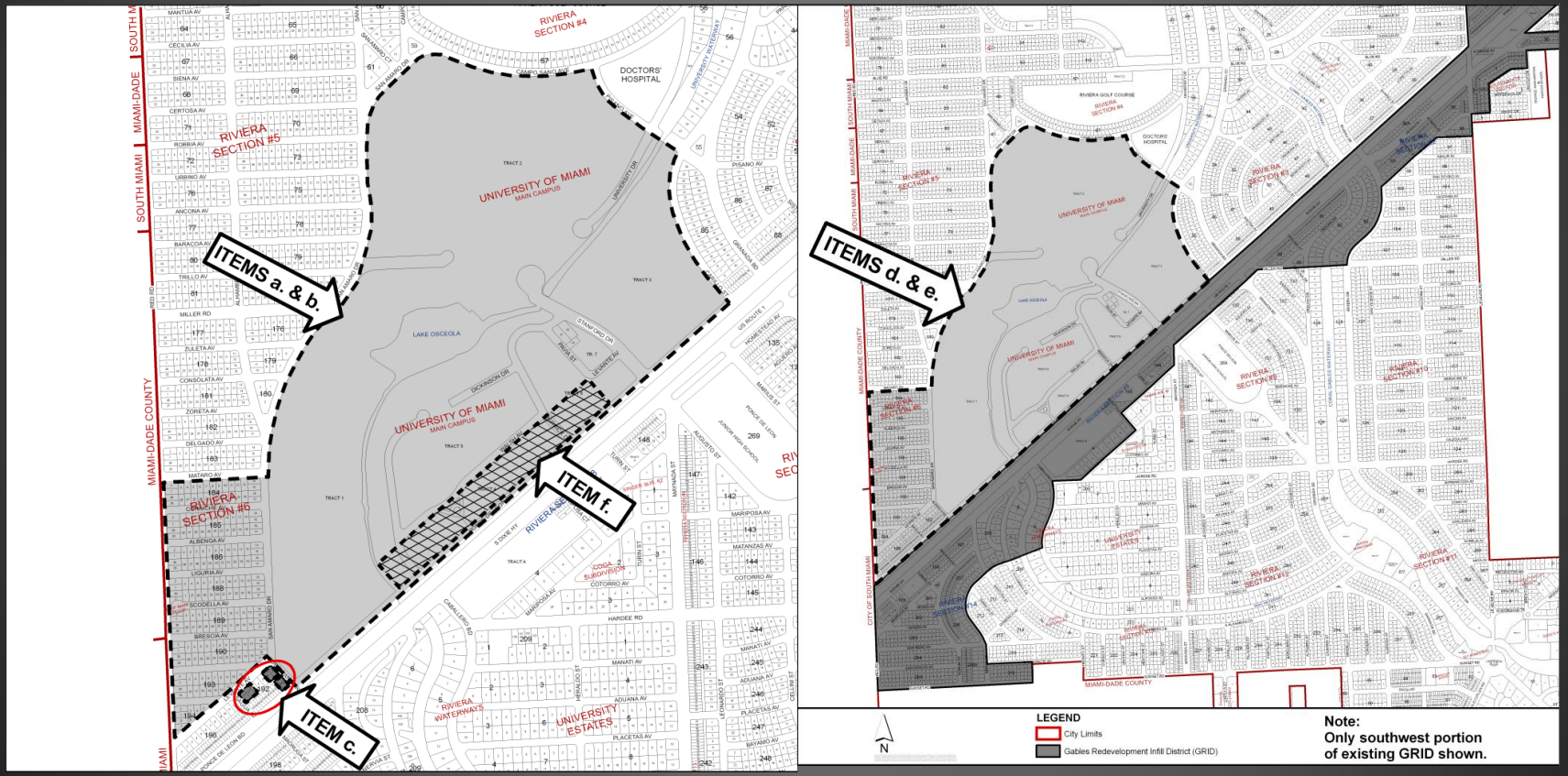
Required City and State Review Processes

- Amendments to the Comprehensive Plan text and Future Land Use Map ("FLUM") require review and recommendation by the Local Planning Agency (Planning and Zoning Board)
- Adoption in ordinance form by the City Commission (2 public hearings)
- Text and map amendments are considered "large scale" amendments per Florida Statues, therefore Department of Community Affairs (DCA) required impact analysis is necessary
- DCA review (60 days) is required between the City Commission 1st and 2nd readings (Mid-September)

Comprehensive Plan Amendments

University of Miami is proposing amendments to both the Comprehensive Plan text and Comprehensive Plan Map Series

Application includes six (6) amendments referenced as “A” – “F”

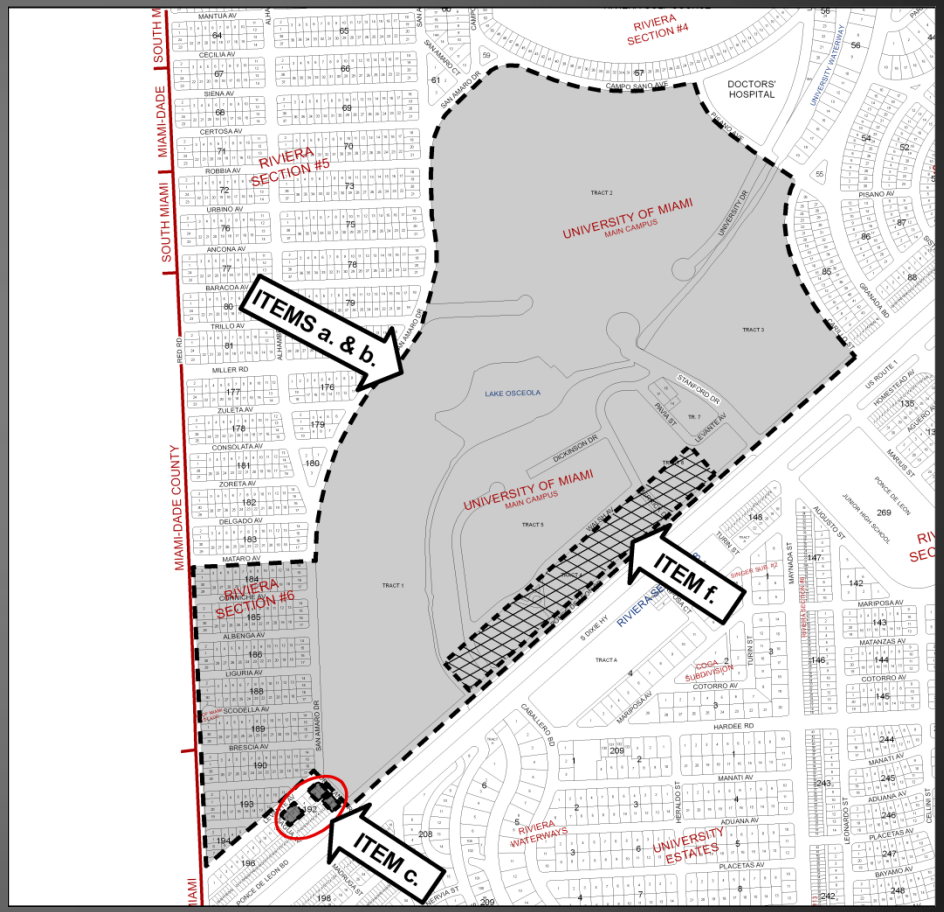


Staff's Analysis and Comments

- City Staff and consultants has performed a detailed analysis of each amendment – see pages 7 – 22 of the Staff Report
- This analysis included evaluation of the Comprehensive Plan, Zoning Code and other applicable Codes
- Separate detailed independent traffic analysis was conducted by the City's traffic consultant
- Advance discussions and input with the DCA also occurred

Comprehensive Plan Text Amendment - A Policy FLU-1.1.6

- Re-name “University” Land Use Category to “University Campus” Land Use Category
- Create a “University Multi-Use Area” sub land use Category in University Campus Land Use Category

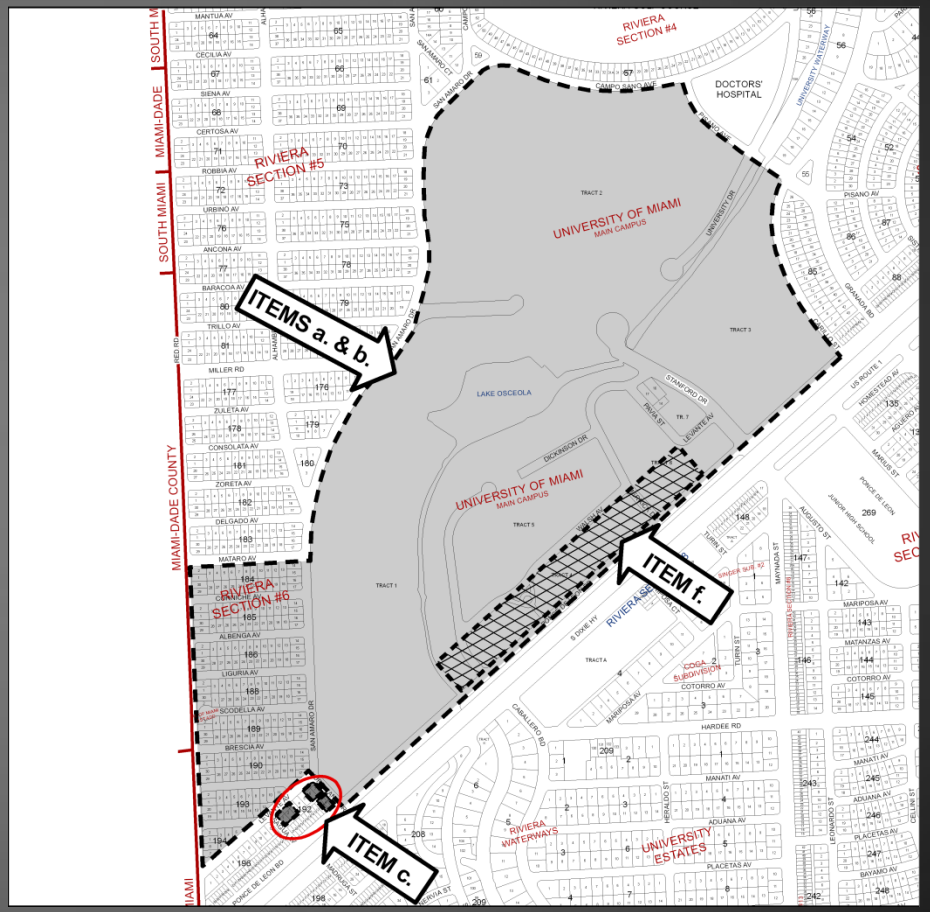


Comprehensive Plan Text Amendment – A Policy FLU-1.1.6

"University Campus" designation will help to distinguish between university uses permitted on UM Campus from educational facilities and uses permitted off-campus

Comprehensive Plan Text Amendment – A Policy FLU-1.1.6

- "University Multi-Use Area" is proposed along Ponce de Leon Blvd and is the area where ancillary university uses like hotel, research facilities and other accessory uses would allowed on the UM Campus
- Such uses in this location would not adversely affect single family neighborhoods which are adjacent to the Campus



Comprehensive Plan Text Amendment – A Policy FLU-1.1.6

"University Multi-Use Area" proposed text is as follows*:*

"This category shall include other land uses that are associated or affiliated with the university, or directly supportive of the university's mission to educate and nurture students, to create knowledge, to provide service to the community. Other uses may include lodging, conference center, governmental/public sector, research, office, and medical/healthcare uses. Retail uses ancillary to or which serve the other use(s) permitted in the University Campus and University Campus Multi Use area may be integrated in an amount not to exceed fifteen (15%) percent of the total floor area."

Comprehensive Plan Text Amendment – B
Policy FLU-1.1.6

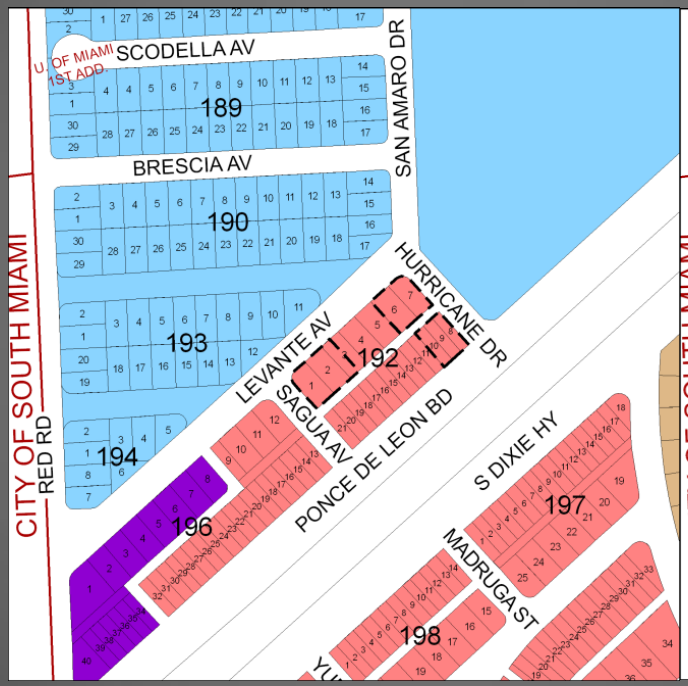
Modify text to increase <u>maximum</u> permitted Floor Area Ratio from 0.5 to 0.7

Comprehensive Plan Text Amendment – B Policy FLU-1.1.6

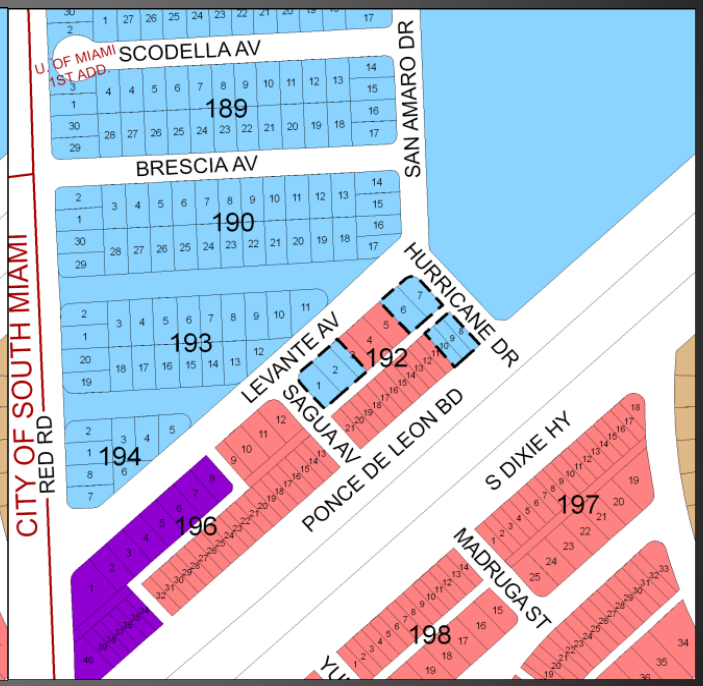
- Prior UMCAD approvals varied in terms of land area and FAR and included a range of authorized floor areas from a low of 5.3 million square feet up to 6.8 million square feet
- UM has assumed that 6.8 million feet is permitted and the proposed amendment would resolve the issue

Comprehensive Plan
Future Land Use Map Amendment - C

Modify the FLUM to designate 3 UM parcels from “Commercial Use, Low-Rise Intensity” to “University Campus”



Existing Land Use



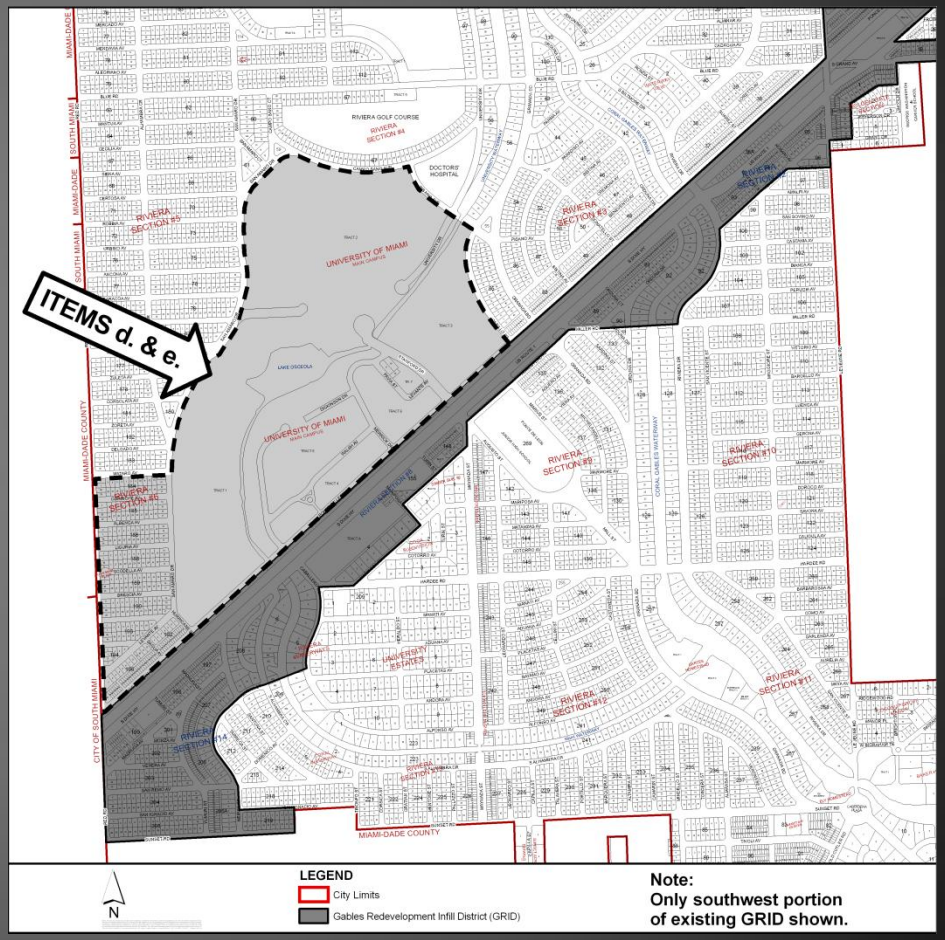
Proposed Land Use

Comprehensive Plan
Future Lane Use Map Amendment - C

- Three (3) parcels are owned and used by UM as if they were a part of the UM Campus
- City's policy has been that properties which are contiguous to the campus and owned and used by UM should be rezoned to UMCAD

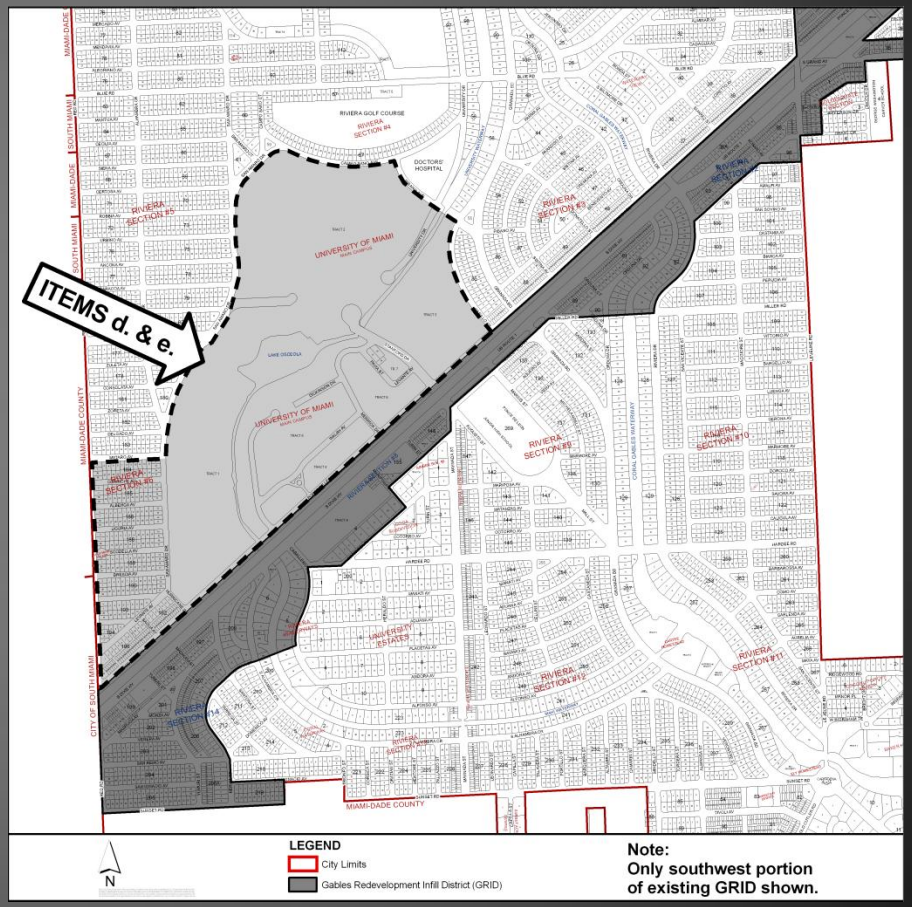
Comprehensive Plan Text Amendment - D Policy MOB-2.2.1.

Modify text to include the UM Campus and several contiguous parcels into the City's Traffic Concurrency Exemption Area known as the Gables Infill and Redevelopment District (GRID)



Comprehensive Plan Text Amendment - D Policy MOB-2.2.1.

- UM Campus is adjacent to existing GRID along Ponce de Leon Blvd frontage
- Character of the UM Campus satisfies the criteria for TCEA's under Florida law

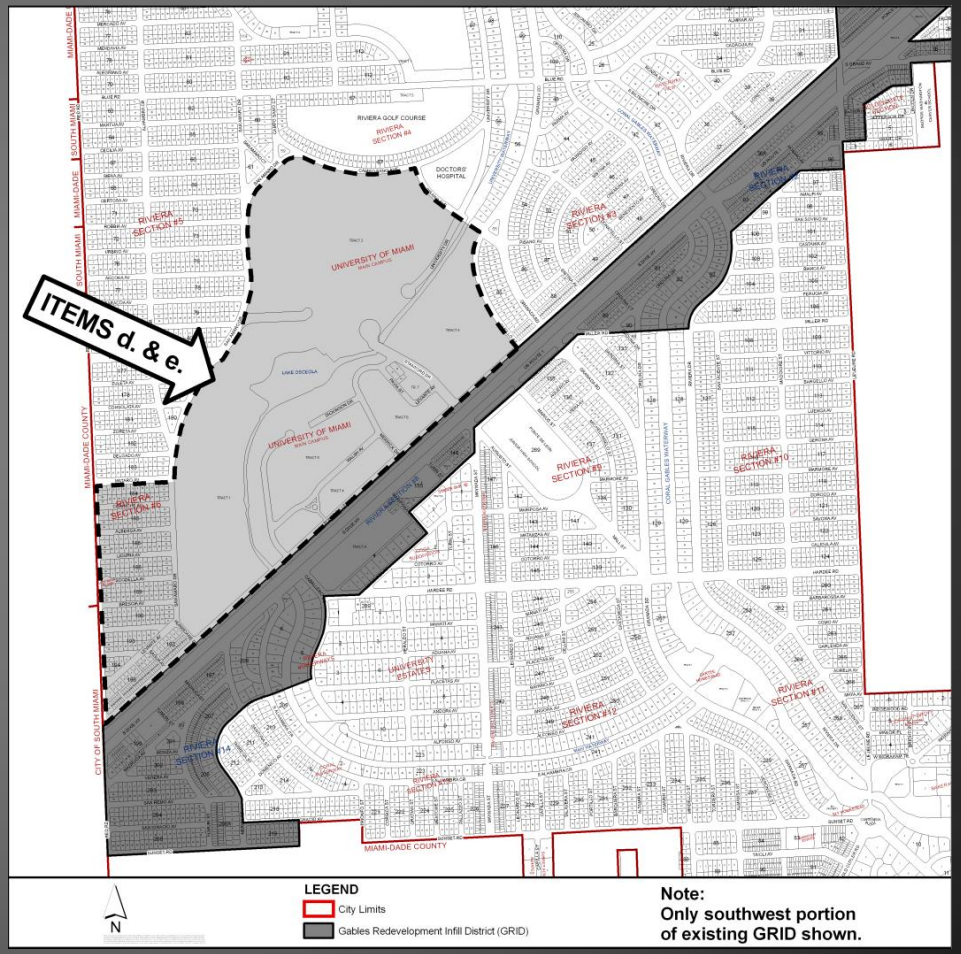


Comprehensive Plan Text Amendment - D Policy MOB-2.2.1.

- UM Campus is located within Miami-Dade County's TCEA
- UM Campus has a regional transit system station
- UM Campus operates an intra-campus shuttle
- UM Campus limits student off-street parking on campus
- UM Campus relies on alternative modes of transportation
- Provides for the placement of an "internal circulation road"

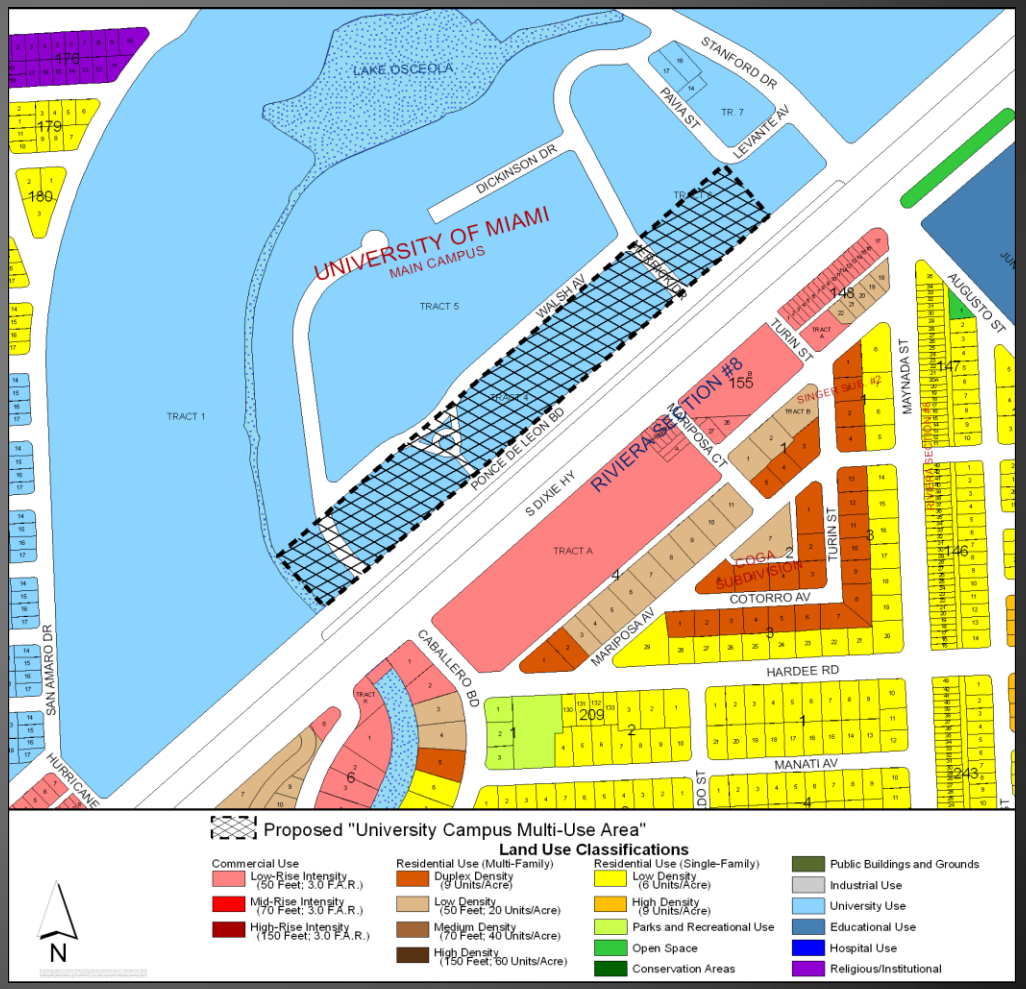
Comprehensive Plan Map Amendment - E MOB-2 Map

- Modification of Comprehensive Plan MOB-2 Map to include UM Campus and contiguous parcels in GRID
- Graphically depicts the Text Amendment to Comprehensive Plan Policy MOB-2.2.1



Comprehensive Plan
Future Lane Use Map Amendment - F

Modify the FLUM to designate the location of the “University Multi-Use Area” land use subcategory



Comprehensive Plan Amendments and Future Development Agreement

- A statutory development agreement providing for the future growth and development of the UM Campus and mitigation is recommended as a condition of approval of the proposed Comprehensive Plan amendments

Comprehensive Plan Amendment Mitigation

- UM and the City are in the process of preparing a proposed development agreement
- Development Agreement is not subject to DCA review
- Development agreement will be presented to Planning and Zoning Board for review and recommendation prior to the City Commission's action on the proposed Comprehensive Plan amendments

Public Notification/Comments

- Courtesy notification of property owners within 1,500 feet of the subject property – 1,697 notices
- Legal notification/publishing of request and mapping
- Posted property advising of hearings
- Posted agenda, staff report and application on City web page/City Hall
- Applicant conducted a neighborhood meeting
- Verbatim comments received are included as Exhibit

Conclusions – Findings of Fact

- Staff based upon its analysis of the Comprehensive Plan, the Zoning Code and applicable codes determined the following Findings of Fact in support of the application:

Conclusions – Findings of Fact

1. The application for the proposed amendments to the City's Comprehensive Plan has complied with all procedural requirements of the Zoning Code.

Conclusions – Findings of Fact

2. Prior to University's application filing for comprehensive plan amendments and while those proposed amendments have been pending, the City and the University have been engaged in the preparation of a agreement between the City and the University. The proposed agreement would be approved and enforced pursuant to section 163.3221 Fla. Stat. (2010) and Zoning Code Article 3, Division 19. This agreement provides for the future growth and development of the UM Campus, together with appropriate mitigation to ensure that such growth and development does not have an adverse impact on existing single family neighborhoods and other land in the vicinity of the UM Campus and promotes the welfare of the City and its citizens.

Conclusions – Findings of Fact

2. (cont")

The proposed mitigation as a minimum would provide for:

- Approval of a Campus Master Plan and associated Mobility Plan.
- Agreement for financial mitigation.
- Creation of a buffer and transition zone where single family neighborhoods are adjacent to the campus.
- No university parking on Metro Rail property.
- Restrictions on the capacity and use of the Bank United Center.
- Limitations with regard to off-campus university uses.
- Conveyance of certain city land to the University.
- Re-conveyance of the fire station property which was previously conveyed to the City.

Conclusions – Findings of Fact

3. The application for the proposed amendments to the City's Comprehensive Plans is consistent with and promotes the Goals, Objectives and Policies of the Comprehensive Plan.

Staff Recommendation

- ✓ Planning Department recommends Local Planning Agency (Planning and Zoning Board) recommend transmittal of the proposed comprehensive plan amendments for the University of Miami, City of Coral Gables Campus to the Department of Community Affairs for review pursuant to section 163.3187, Fla, Stat. (2010).

Staff Recommendation (cont')

- ✓ The Planning Department recommends that the LPA recommend that in the event that the City Commission supports the proposed comprehensive plan amendments, that such approval be made subject to the approval of a Development Agreement between the City and the University providing for the future growth and development of the University and subject to appropriate mitigation of any potential adverse impacts to the City and its residents.

Staff Recommendation (cont')

- ✓ Planning Department recommends that the LPA based upon the "Findings of Fact" presented in the Staff report find that this recommendation is in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions and is subject to adhering to all plans, exhibits and descriptions submitted by the applicant.

Timeline

Comprehensive Plan Amendment

- Planning and Zoning Board (LPA) recommendation forwarded to the City Commission – 1st Reading on 06.30.2010, 9:00 a.m.
- Application transmitted to the DCA, Regional Planning Council and other agencies for review (60 days)
- 2nd Reading - Mid-September 2010

Development Agreement

- Considered by the Planning and Zoning Board on 08.11.2010
- Considered by City Commission with the Final Comp Plan Amendments– 2nd Reading - Mid-September 2010

Applicant's Presentation