

CITY OF CORAL GABLES

-MEMORANDUM-

TO: PATRICK SALERNO
CITY MANAGER

DATE: NOVEMBER 22, 2010

FROM: GLENN R. KEPHART, P.E.
PUBLIC WORKS DIRECTOR

SUBJECT:
DRC REVIEW AND COMMENTS –
ABANDONMENT AND VACATION
OF INTERNAL STREETS WITHIN
THE UNIVERSITY OF MIAMI
CAMPUS

At the November 19, 2010, Development Review Committee (DRC) meeting City staff reviewed the application by the University of Miami to abandon and vacate the following streets all within the campus boundaries: Theodore Dickinson Drive, William E. Walsh Avenue, George E. Merrick Street, Henry King Stanford Drive, Pavia Street and Levante Avenue. This request is for the transference of ownership from the City of the above listed streets to the University of Miami. The applicant has proffered public easements for the full width of the vacated rights-of-way in order to provide access for law enforcement, fire and life safety, code enforcement and any and all other municipal purposes.

In accordance with Section 62-262 of the City Code, property owners within 1,500 feet of the University campus were notified by letter on October 27, 2010 of the DRC's public meeting where the University of Miami's application would be reviewed. Utility companies and certain government agencies, as well as City departments and offices, were also notified of the DRC meeting.

Public Works recommends approval of the University of Miami application to abandon and vacate the following streets all within the campus boundaries: Theodore Dickinson Drive, William E. Walsh Avenue, George E. Merrick Street, Henry King Stanford Drive, Pavia Street and Levante Avenue subject to the following conditions and provisions, as brought forward at the DRC meeting:

- The vacation of the rights of way shall be subject to continued enforcement of all public utility easements within the rights of way.
- Provisions shall be made for 24-hour access for utility owners and City personnel to enter upon these easements.
- The public rights-of-way to be abandoned are not considered an integral part of the overall City street system.

DRC Review and Comments
Abandonment and Vacation of Internal Streets within
the University of Miami Campus
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- The proposed vacations will not impact properties and traffic movements of the geographic area within 2,500 feet of the proposed vacations.
- The proposed vacations shall not impede emergency vehicular access to adjacent easement properties or solid waste pick-up arrangements within the street vacations.
- Within 180 days of City Commission approval for the vacation of the streets, the University shall produce plans and drawings to the Fire Department identifying all roadways within the campus as being dedicated “fire access roads” per Florida Fire Prevention Code NFPA 1-18.1.1.1. Further, said plans need to identify all roads, parking lot lanes, and fire apparatus staging lanes per Florida Fire Prevention Code NFPA 1-18.2.3.1.2.
- All future traffic control devices and designs shall be submitted to the Fire Department for approval prior to any installation per Florida Fire Prevention Code NFPA 1-18.2.3.4.7.
- All fire access roads and lanes shall be maintained and prohibited from any obstructions thereafter per Florida Fire Prevention Code NFPA 1-18.2.3.5.1.

Attachments

1. DRC Minutes
2. Public Notification Letter

cc: Maria Menendez, Assistant City Manager
Jesse Medina, Police Sergeant
Robert Lowman, Division Fire Chief
Martha Salazar Blanco, Zoning Official
Sebrina Brown, Concurrency Administrator
Manuel Lopez, Building Official
Carlos Mindreau, City Architect
Eric Riel, Planning Director
Kara Kautz, Historic Preservation Officer
Dan Keys, Public Service Director
Kevin Kinney, Parking Director
Walter Reed, Fire Chief

**THE CITY OF CORAL GABLES
DEVELOPMENT REVIEW COMMITTEE LEVELS I AND II RECAP
NOVEMBER 19, 2010
CORAL GABLES CITY HALL, 405 BILTMORE WAY,
COMMISSION CHAMBER, CORAL GABLES, FLORIDA**

The meeting was scheduled to be held in the Commission Chamber at Coral Gables City Hall, 405 Biltmore Way, Coral Gables, Florida, commencing at 9:30 a.m.

MEMBERS:

ATTENDANCE

Manuel Lopez, Building Department	P
Carlos Mindreau, City Architect	P
Sebrina Brown, Concurrency Department	P
Robert Lowman, Fire Department	P
Kara Kautz, Historic Preservation Officer	P
Kevin Kinney, Parking Director	P
Eric Riel, Planning Department	P
Sgt. Jesse Medina, Police Department	P
Dan Keys, Public Service Department	P
Glenn Kephart, Public Works Department	P
Martha Salazar-Blanco, Zoning Department	P
STAFF:	
John Abbott, Secretary	P

FUNCTION AND PURPOSE:

The Development Review Committee (D.R.C.) is an administrative committee, which reviews projects of varying scope that may require additional review before the City Commission and / or the various development review Boards appointed by the City Commission (the Boards). The D.R.C. is an administrative and technical committee which reviews policy issues and technical issues raised by a development project. The D.R.C. is a consolidation of other administrative committees, such as the Preliminary Review Committee, Street and Alley vacation Committee, Landscape Encroachment Review Committee and other administrative reviews and approvals that may be created. In addition to replacing the aforementioned City committees, the D.R.C. will provide a public forum for the administrative departments of the City to comment and/or act on application or requests including projects of varying scope such as Plats and Replats, Planned Area Developments, Development Agreements, administrative review of off-site landscaping and set back approvals pursuant to the Mediterranean Architectural Regulations. The D.R.C. is intended to streamline and coordinate the review of the development process by identifying and addressing all of the issues that will subsequently be heard by the City Commission and/or other land development boards of the City; therefore, minimizing the number of reviews by the City Commission and the Boards, and providing applicants with a single administrative committee at which they can be provided input, advice and comments regarding all applicable provisions and regulations applicable to the development applications, projects or similar reviews. On all applications referenced in this article, the D.R.C. shall conduct a public review of projects. Public review by the D.R.C. shall occur when the application is filed with the appropriate department for review. The review of projects and comments on development proposals by the D.R.C. shall not be construed to be an approval of any project presented to the Development Review Committee.

The meeting was called to order at 9:30 a.m. by the Chairperson, and the Chairperson announced the following rules of procedure for the hearing:

1. The applicant will be given an opportunity to present their proposal and address each of the items of their request.
2. The committee will then discuss the proposal.

1. DR-10-11-2824
Beirut Restaurant

1563-67 Sunset Road

The Applicant proposes to open a restaurant in the existing location.

COMMITTEE'S COMMENTS:

BUILDING OFFICIAL

- This is a change of occupancy. See Chapter 9 Fla. Bldg. Code Existing Buildings.

CITY ARCHITECT

- Comments pending www.cmindreau@coralgables.com

CONCURRENCY

- Comments pending www.sbrown@coralgables.com

FIRE DEPARTMENT

- Provide a 1/4" = 1'-0" scaled floor plan indicating seating arrangement, fire extinguisher, exit sign & emergency lighting location.
- Provide kitchen equipment layout & hood suppression details.

PUBLIC WORKS

- Parking analysis needs to be completed and required spaces shown on site plan including circulation pattern.

PUBLIC SERVICE

- Work out the proper location for dumpsters in accordance with City Codes.

ZONING

- Change of use from office to restaurant requires up to 14 parking spaces
- Provide plans on how the off-street parking will be provided
- Outdoor seating has a maximum percentage that is allowed
- The use of Hookah bar needs to be discussed
- Set up appointment to see me. Call Annita Diaz at 305-476-7223 or email her at aldiaz@coralgables.com

**2. DR-10-01-4601
Street Vacations**

UM Campus

BUILDING OFFICIAL

- No comments

CITY ARCHITECT

- Comments pending www.cmindreau@coralgables.com

CONCURRENCY

- Comments pending www.sbrown@coralgables.com

POLICE

- No modifications to streets.

FIRE DEPARTMENT

- That the University be required plans and drawings identifying all roadways within the campus as being dedicated "fire access roads" per NFPA 1 -18.1.1.1
- Those said plans identify all roads, parking lots lanes, and fire apparatus staging lanes per NFPA 1- 18.2.3.1.2.
- That any future Traffic Control Designs be submitted to the Fire Department for approval prior to any installation per NFPA 1-18.2.3.4.7
- That all fire access roads and lanes be maintained and prohibited from obstruction thereafter per NFPA 1-18.2.3.5.1
- That the appropriate specific language be drafted and incorporated into the record binding the above recommendations as part of the approval process.

PUBLIC WORKS

- Public Works has reviewed this application and in accordance with Section 62-262 of the City Code property owners within 1,500 feet of the University campus were notified by letter on October 27, 2010, and separate letters of notification were mailed to utility companies and government agencies that may be affected by this action. In addition, copies of the application were sent to City departments and offices for review and comment.
- In consideration of this requested action Public Works has determined that:
 - The streets currently are local streets that function to serve the internal circulation of the University of Miami Campus, and as such, the vacation and abandonment of these streets should have no negative effect on the overall City transportation system outside the Campus boundaries
 - The Public works Department has no objections to the abandonment and vacation of the streets as proposed conditioned on the following provisions:
 - The full-width of the existing rights-of-way shall be reserved as permanent utility easements with certain rights and privileges and no permanent structures should be allowed within these easements.
 - 24-hour access for Public Safety, Utility owners and City personnel shall be provided to these easements.
 - The City shall maintain ownership and maintenance responsibility for its existing storm sewer system.

PUBLIC SERVICE

- No comments

PLANNING

- The application is subject to review pursuant to the Zoning Code Division 12, titled "Abandonment and Vacations," and the Department has provided applicable comments to the applicant as a part of that process. The DRC comments from City Departments will be provided to the Planning and Zoning Board and City Commission. Any conditions of review provided by the DRC shall be provided as conditions of review before the Board and City Commission.
- The application is scheduled for Planning and Zoning Board consideration on November 30, 2010 and by the

City Commission on December 14, 2010 and January 11, 2011.

PARKING

- No change to parking meter locations.

HISTORIC

- No comments.

ZONING

- Zoning recommends approval
- No comments based on what has been submitted

3. DR-10-11-2828

10901 Old Cutler Road

Botanical Education Facility

The Applicant proposes to build an education facility at Fairchild Tropical Gardens.

COMMITTEE'S COMMENTS:

BUILDING OFFICIAL

- No comments

CITY ARCHITECT

- Comments pending www.cmindreau@coralgables.com

CONCURRENCY

- Comments pending www.sbrown@coalgables.com

POLICE

- During construction contractors should use care with entering the property due to narrow entrance and pedestrian traffic.
- No parking allowed outside on Old Cutler Road.

FIRE DEPARTMENT

- Provide a complete ¼" = 1'-0" life-safety plan indicating the following: fire extinguisher, exit sign & emergency light locations on plans

PUBLIC WORKS

- No comments

PUBLIC SERVICE

- No comments

PLANNING

- No comments

PARKING

- No comments

HISTORIC

- Submit Historical Significance Request for proposed demolition of existing building(s)

- Any site features being disturbed? Take care to protect Gatekeeper’s House, gate, coral rock walls, etc. during construction.
- At time of Board of Architects presentation, provide a contextual elevation of proposed building with Gatekeeper’s House shown.
- Site plan shows “future building” – defined?
- Any site features being disturbed? Take care to protect existing site features, pergola, coral rock walls, etc. during construction.

ZONING

- Contact Martha Salazar-Blanco, Zoning Official – 305-460-5240 msalazar-blanco@coralgables.com for zoning analysis for this project.

**4. DR-10-11-2865
Exhibition Center**

10901 Old Cutler Road

The Applicant proposes to build an exhibition center at Fairchild Tropical Gardens.

COMMITTEE’S COMMENTS:

BUILDING OFFICIAL

- No comments

CITY ARCHITECT

- Comments pending www.cmindreau@coralgables.com

CONCURRENCY

- Comments pending www.sbrown@coralgables.com

POLICE

- During construction contractors should use care with entering the property due to narrow entrance and pedestrian traffic.
- No parking allowed outside on Old Cutler Road.

FIRE DEPARTMENT

- Provide a complete 1/4” = 1’-0” life-safety plan indicating the following: fire extinguisher, exit sign & emergency light locations on plans

PUBLIC WORKS

- No comments

PUBLIC SERVICE

- No comments

PLANNING

- No comments

PARKING

- No comments

HISTORIC

- Submit Historical Significance Request for proposed demolition of existing building(s)
- Any site features being disturbed? Take care to protect Gatekeeper's House, gate, coral rock walls, etc. during construction.
- At time of Board of Architects presentation, provide a contextual elevation of proposed building with Gatekeeper's House shown.
- Site plan shows "future building" – defined?
- Any site features being disturbed? Take care to protect existing site features, pergola, coral rock walls, etc. during construction.

ZONING

- Contact Martha Salazar-Blanco, Zoning Official – 305-460-5240 msalazar-blanco@coralgables.com for zoning analysis for this project.

THE CITY OF CORAL GABLES
DEVELOPMENT REVIEW COMMITTEE

John Abbott, Code Compliance Specialist
Secretary

Public Meeting Courtesy Notification

City of Coral Gables
Public Works Department
2800 SW 72 Avenue
Miami, Florida 33155

Email: pwdepartment@coralgables.com
Telephone: (305) 460-5000
Fax: (305) 460-5080

October 27, 2010

Subject: Courtesy Notice of Public Meeting
Application No. PW-10-09-4998

Dear Property Owner:

The City of Coral Gables Development Review Committee will be considering at a public meeting the following:

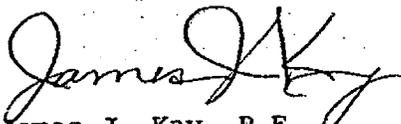
Application No. PW-10-09-4998. University of Miami - Abandonment and Vacation of Public Rights-of-Way. In accordance with Section 62-263 of the Coral Gables City Code, the City's Development Review Committee shall consider an application by the University of Miami for the abandonment and vacation of the following public rights-of-way identified as: Theo. Dickenson Drive, Wm. E. Walsh Avenue, George E. Merrick Street, Henry King Stanford Drive, Pavia Street, and Levante Avenue, all within the University of Miami campus, Coral Gables, Florida. The above roads/rights-of-way are internal to the campus and shall physically remain in the same condition. The application is for the transference of ownership, and is not a closure of the roads/rights-of-way. (A map of the roads/right-of-ways is on the back of this notice.)

The Development Review Committee will hold a public meeting to consider the above subject matter in the Commission Chambers, 2nd Floor, City Hall, 405 Biltmore Way, Coral Gables, Florida, on November 19, 2010 at 9:30 a.m. The Planning and Zoning Board will also conduct a public hearing on November 30, 2010, to consider complementary Application No. 09-10-120-P to the above application. The public is invited to attend, but no testimony will be taken at the meeting of the Development Review Committee. The Committee's technical and professional comments shall be forwarded to the Planning and Zoning Board and shall become part of the record.

You may provide comments in writing and/or verbally at the Planning and Zoning Board Hearing. This item is also tentatively scheduled to be heard before the City Commission on December 14, 2010 and January 11, 2011.

If you have questions related to this issue please contact James J. Kay, Public Works Department, City of Coral Gables, at 305-460-5000.

Sincerely,



James J. Kay, P.E.
Engineering Division Supervisor
Public Works Department
City of Coral Gables

