



City of Coral Gables Planning and Zoning Staff Report

Property: 6500 Red Road (f/k/a United Methodist Church)
Applicant: University of Miami
Application: **Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, Development Agreement Amendment**
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: November 14, 2018; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUESTS

1. Comprehensive Plan Map Amendment
2. Zoning Code Map Amendment
3. Zoning Code Text Amendment
4. Development Agreement Amendment

Location

The University of Miami recently purchased the property located at 6500 Red Road, formerly known as the United Methodist Church. The property is located on the prominent corner of Ponce de Leon Boulevard and Red Road, a five-minute walk to downtown South Miami and the South Miami Metrorail Station. The application package submitted by the Applicant is provided as Attachment A.

The requests include a Small Scale Comprehensive Plan Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, and Amendment to the first Recital of the Development Agreement between the City of Coral Gables and the University of Miami.

The Applicant has not submitted a site plan for review at this time and has not disclosed any specific plans for the property.

The property has a current Future Land Use designation of Religious / Institutional and is zoned Special Use District (S). The purpose of the request is to allow academic uses to occur on the property as defined in Section 4-202 of the Zoning Code. The proposed amendment to the Zoning Code text requires specific frontages and heights on the property, as required for other streets at the campus edge.

The future Underline is located across Ponce de Leon Boulevard, under the Metrorail immediately to the east of the site. Newly constructed four (4) story mixed-use buildings, Red Road Commons, are across Red Road on west. The property shares the block with 1-story commercial buildings, parking lots, and the six-story Plumer building to the east.

Summary

The site is a total of 1.591 acres (69,322 sq. ft.) in size. The property currently has two-story church and school buildings and with “Religious / Institutional” land use and Special Use District (S) zoning designations. The Applicant has not submitted plans at this time.

As shown in the Zoning Map, the northern portion of the site is adjacent to University Campus (UCD) zoned parcels given the location next to the University of Miami. The northeastern portion of the site is adjacent to Commercial Limited (CL) zoned parcels and the southeastern portion to Commercial (C).

Once the Applicant submits the site plan for the subject property, Staff will review the plans administratively as a modification to the adopted Campus Master Plan as required in Section 4-202(E)(2) of the Zoning Code. In addition, all plans and elevations will continue to be reviewed for approval by the Board of Architects.

The United Methodist Church located at 6500 Red Road is a Local Historic Landmark, designated in 2009 at the request of the church. Any demolition requests will require a Special Certificate of Appropriateness Application to the Historic Preservation Board with recommendation from the Board of Architects. Any future additions would also require review by the Board of Architects and the Historic Preservation Board. Historic Preservation staff has discussed the process with the Applicant.

Requests and Public Hearing Process

Requests include change the land use of the property from “Religious / Institutional” to “University Campus;” the zoning from Special Use (S) to University Campus District (UCD); amending the Zoning Code text to include frontages for subject property; and amending the Development Agreement to include property boundaries in the Legal Description of the University.

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

The Ordinances and Resolution under consideration include the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Religious / Institutional” to “University Campus” for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Special Use District (S) to University Campus District (UCD) for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera*

Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date.

3. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, “Zoning Districts,” “Section 4-202. University Campus District (UCD),” Article 8, “Definitions,” and Section A-89 – “Riviera Section Part 14” amending height and setback requirements for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.*
4. *An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled “Development Agreements,” for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (legal description on file).*

2. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	09.28.18
Board of Architects	N/A
Planning and Zoning Board	11.13.18
City Commission – 1 st Reading and 2 nd Reading	TBD

Department	DRC 09.28.18	Staff Meeting 10.31.18	Comments Provided?
Historical Resources and Cultural Arts		x	Yes
Parking	x	x	Yes
Public Service	x	x	Yes
Concurrency	x	x	Yes
Police	x		Yes
Fire	x	x	Yes
Public Works	x	x	Yes

Zoning	x	x	Yes
Board of Architects	x	x	Yes
Planning	x	x	Yes

Public Notification and Comments

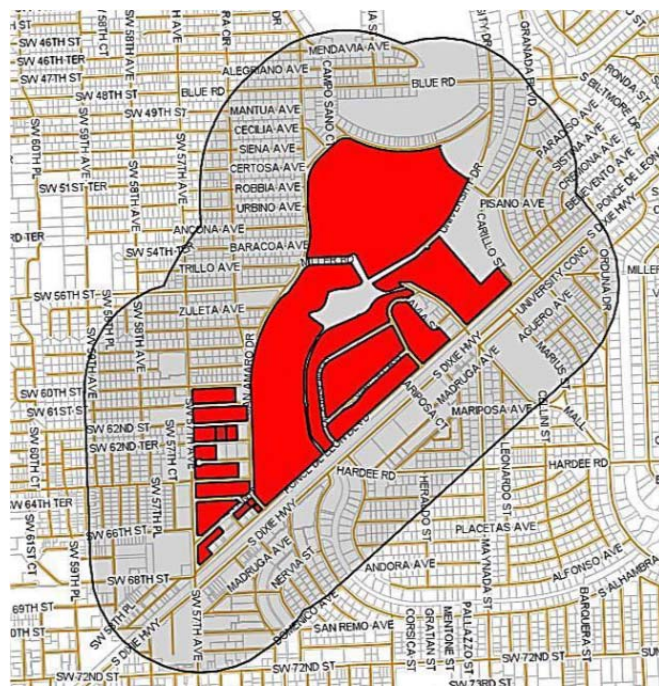
The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,500 feet of the subject property. The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 1,516 notices were mailed to properties located within the City of Coral Gables.

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

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	10.24.18
Courtesy notification	11.02.18
Sign posting of property	11.02.18
Legal advertisement	11.02.18
Posted agenda on City Hall	11.02.18
Posted Staff report on City web page	11.09.18

A copy of the legal advertisement and courtesy notice are attached.

Courtesy Notification Radius Map



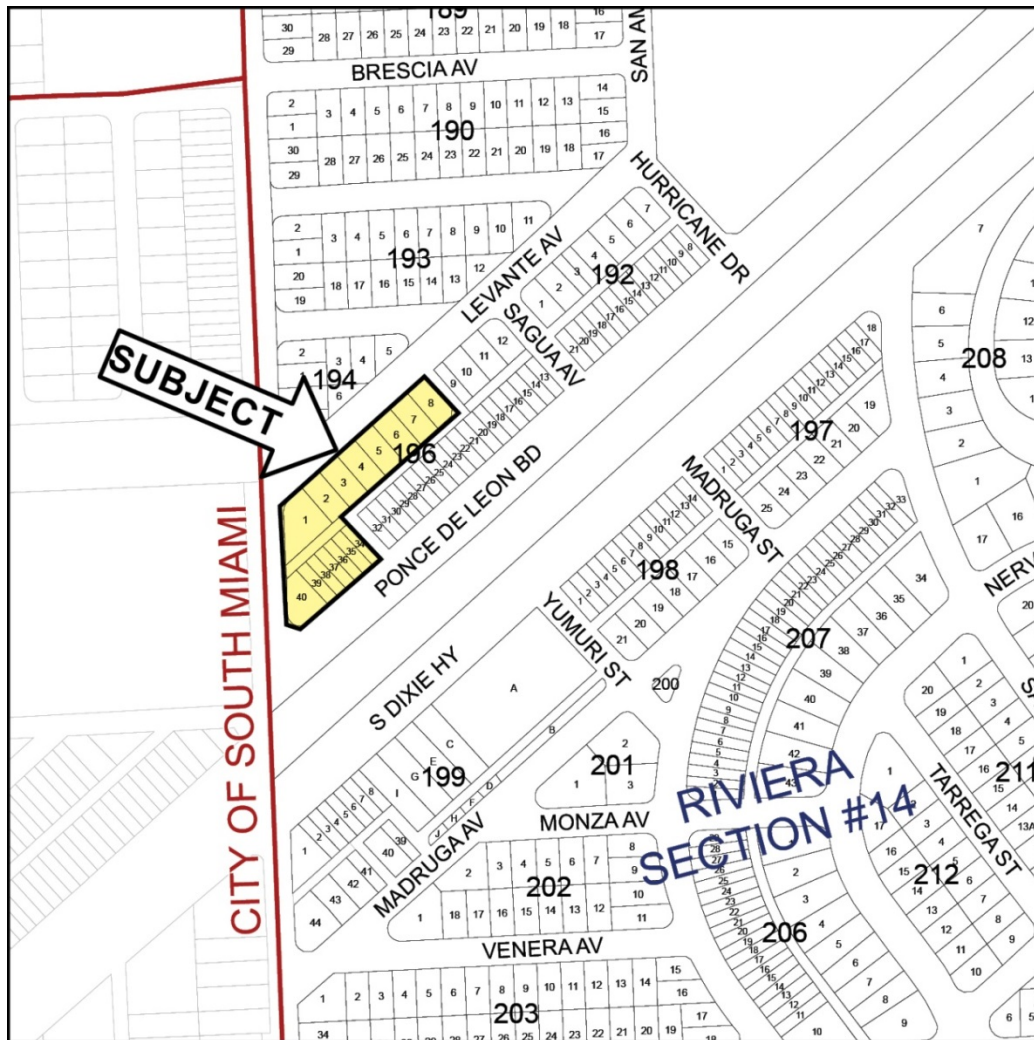
3. APPLICATION SUMMARY

Background Information and Location

The University of Miami recently purchased the property located at 6500 Red Road, formerly known as the United Methodist Church. The property is located on the prominent corner of Ponce de Leon Boulevard and Red Road, a five-minute walk to downtown South Miami and the South Miami Metrorail Station.

The subject property occupies roughly half the block and is bounded to the north by Levante Avenue, to the west by Red Road, and to the south by Ponce de Leon Boulevard. The property is legally described as Lots 1 through 8 and 34 through 40, Block 196, Coral Gables Riviera Section #6, Coral Gables, Florida, as shown in the following location map:

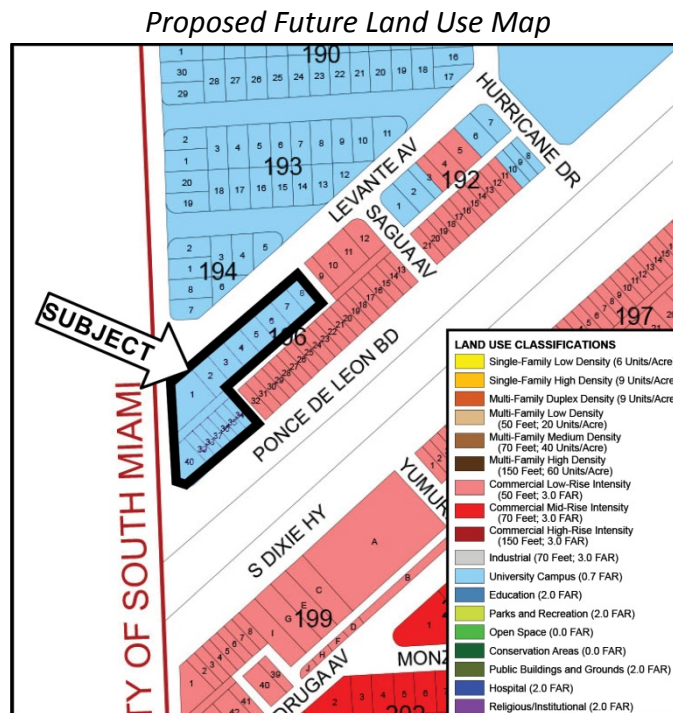
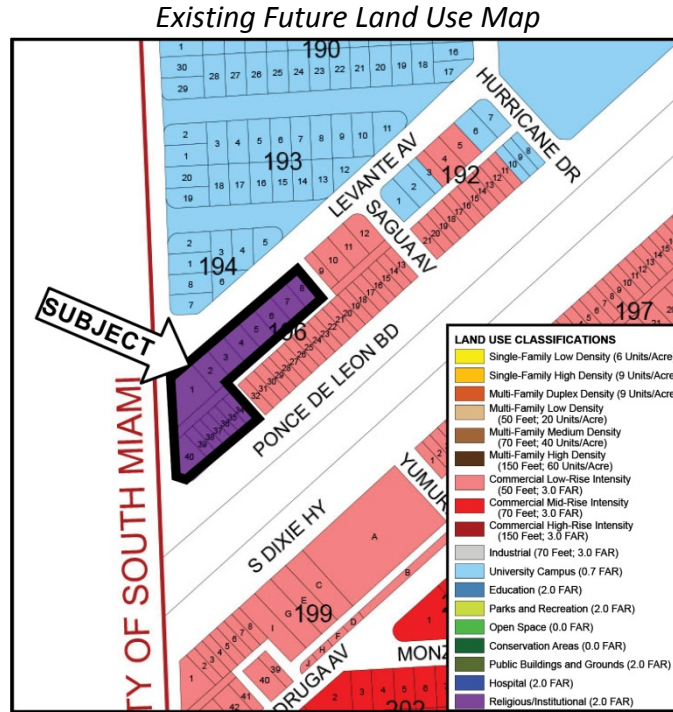
Block, Lot and Section Location Map



4. APPLICATION REQUESTS

1. Future Land Use Map Amendment

A comparison of the property’s existing Future Land Use Map designations and the Applicant's requested designation is shown on the following mapping:



The current Land Use Classification is Religious / Institutional. The applicant requests a change to University Campus District.

Findings of Fact

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

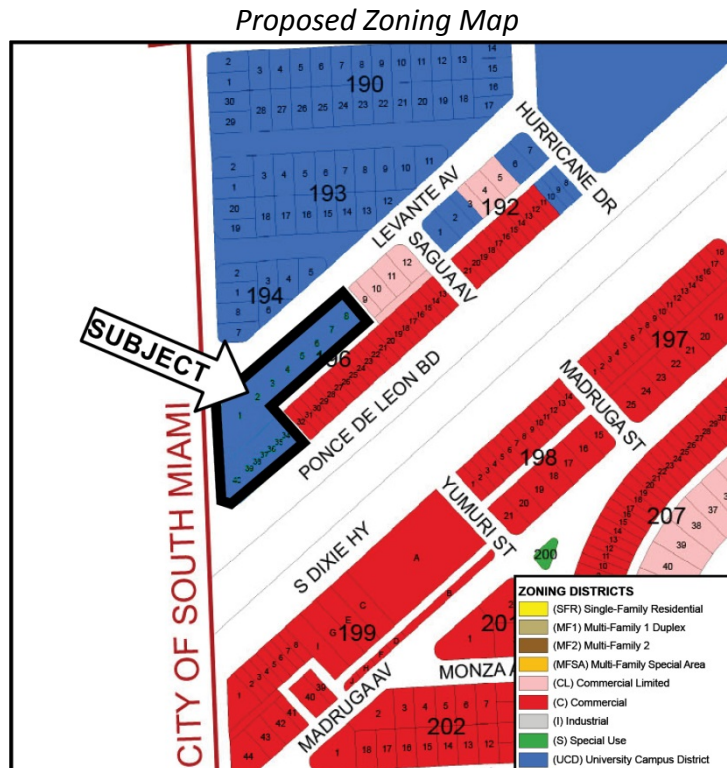
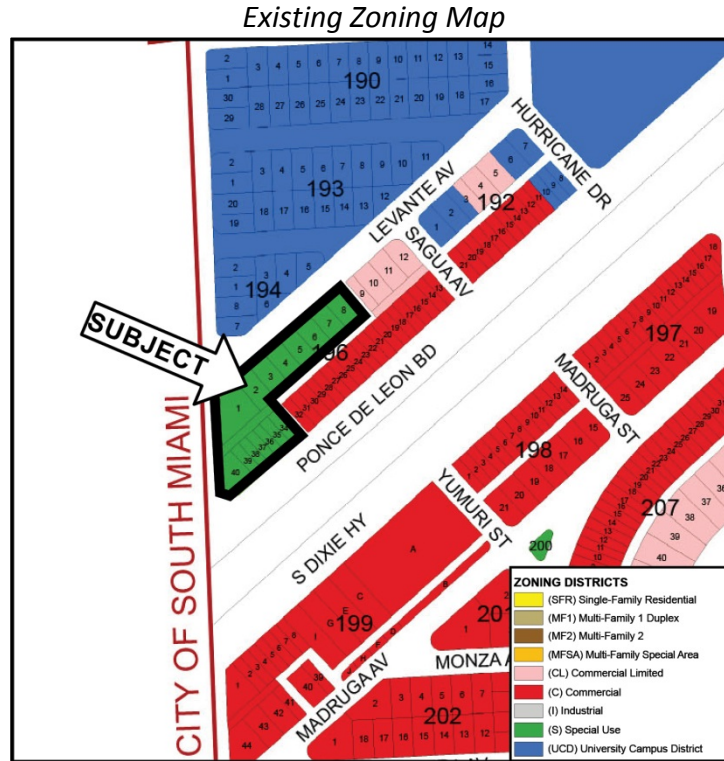
Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	General campus expansion along the multimodal corridor of Ponce de Leon will encourage walking, bicycling, and public transit for students, staff, and guests, as well as effective and proper high quality development. Specific use of the property will be determined when plans are submitted at a later time.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Expanding the campus along Ponce de Leon is consistent with the University's impact in the community. Specific use of the property will be determined when plans are submitted at a later time.
3. Its effect on the level of service of public infrastructure.	Specific use of the property will be determined when plans are submitted at a later time.
4. Its effect on environmental resources.	The property is currently developed; no significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	Specific use of the property will be determined when plans are submitted at a later time.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	Specific use of the property will be determined when plans are submitted at a later time.

Staff comments:

The proposed University Campus Land Use is appropriate for this location adjacent to the University of Miami. The standards identified in Section 3-1506 for the proposed CP map amendment are **satisfied**.

2. Zoning Code Map Amendment

A comparison of the property's existing Zoning Map designation and the Applicant's requested Zoning Map designation is shown on the following mapping:



The current Zoning District for the 6500 Red Road property is Religious / Industrial. The Applicant requests a change to University Campus.

Findings of Fact

Zoning Code Section 3-1404 provides review standards for applicant-initiated Zoning Map amendments:

1. *It is consistent with the Comprehensive Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.*
 - d. *Does not directly conflict with any objective or policy of the Comprehensive Plan.*

2. *Will provide a benefit to the City in that it will achieve two or more of the following objectives:*
 - a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:*
 - i. *Balancing land uses in a manner that reduces vehicle miles traveled.*
 - ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.*
 - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.*

 - b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.*
 - c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables.*
 - d. *Implement specific objectives and policies of the Comprehensive Plan.*

3. *Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

Staff comments:

The request to change the land use from Religious / Industrial to University Campus has not been submitted with an accompanied site plan or expected use of the property. A Concurrency Impact letter was not included in the submittal but will be evaluated when plans are submitted for review. More information is needed to determine the impacts of the proposed zoning change.

The standards identified in Section 3-1404 for the proposed Zoning Map amendment are **satisfied**.

3. Zoning Code Text Amendment

The proposed amendment to the Zoning Code text extends height and setback requirements to the

property located at 6500 Red Road. The property was recently purchased by the Applicant. The portion of the property facing Red Road will have the same height and setback requirements UCD Frontage B. The portions of the property located along Ponce de Leon Boulevard and the south side of Levante Avenue will have heights and setbacks as defined by the new “UCD Frontage F” to reflect the character of development along this street. The proposed amended Zoning Code text is as follows:

Article 4 – Zoning Districts

Section 4-202(G) Performance Standards.

e. UCD Frontage E.

- i. Setbacks. None.
- ii. Height. Three (3) floors or forty-five (45) feet, whichever is less.

f. UCD Frontage F

- i. Setbacks. None, except along Red Road where there shall be a 25’ setback.
- ii. Height. Six (6) floors or seventy-two (72) feet, whichever is less.

Article 8 – Definitions

University Campus District (UCD) Frontage E means land within the UCD which has frontage on the following road segments: a) the south side of Levante Avenue from San Amaro Drive to Sagua Avenue; and b) the west side of San Amaro Drive, from Ponce de Leon Boulevard to Levante Avenue.

University Campus District (UCD) Frontage F means land within the UCD which has frontage on the following road segments: a) the north side of Ponce de Leon Boulevard from Red Road to Sagua Avenue, b) the south side of Levante Avenue from Red Road to Sagua Avenue; and c) Red Road from Levante Avenue to Ponce de Leon Boulevard.

Section A-89 - Riviera Section Part 14.

C. Height of buildings.

- 1. No buildings or structures shall be constructed or erected on the following described properties to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
 - a. Lots 8 through 21, inclusive, in Block 192.
 - b. Lots 13 through ~~33~~ 40, inclusive, in Block 196.
 - c. Lots 10 through 29, inclusive, in Block 206.
 - d. All Lots in Blocks 206A and 207. (2771)

5. A structural addition, having a tower ~~and cross~~ of approximately sixty-eight (68) feet in height, ~~to the First Methodist Church of South Miami~~, may be constructed on Lots 1 through 5, inclusive, Lots 36 through 40, inclusive, Block 196, according to Plat Book 28, Page 32 of the Public Records of Miami-Dade County, Florida.

Findings of Fact

Zoning Code Section 3-1405, “Standards for review of text amendments to these regulations and for City-initiated district boundary changes” requires that the Planning and Zoning Board shall recommend approval of Zoning Code text amendments if the amendments satisfy the below standards. Staff evaluation of each standard is provided below.

A. *“Promotes the public health, safety, and welfare.”*

Staff comments: The Applicant has not submitted plans for subject parcel but intends to improve the site’s conditions and impact on the surrounding neighborhood. However, the requested zoning designation is appropriate to promote future welfare of the area.

B. *“Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.”*

Staff comments: The future use of the property has not been included in the application and will be reviewed when the Applicant submits plans for review. Nevertheless, the permitted uses requested are appropriate for the area.

C. *“Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.”*

Staff comments: Proposed densities and intensities have not been included in the application and will be reviewed when plans have been submitted. However, the “University Campus” land use requested would allow intensities consistent with the other University parcels.

D. *“Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than minimum requirements of the Comprehensive Plan.”*

Staff comments: A Concurrency Impact letter was not included in the submittal but will be evaluated when plans are submitted for review. Nevertheless, staff does not anticipate a significant decline in levels of service.

E. *“Does not directly conflict with an objective or policy of the Comprehensive Plan.”*

Staff comments: General campus expansion along the multimodal corridor of Ponce de Leon will encourage walking, bicycling, and public transit for students, staff, and guests, as well as effective and proper high quality development. Specific use of the property will be determined when plans are submitted at a later time.

The standards identified in Section 3-1405 for the proposed Zoning Code text amendments are **satisfied**.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
4.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
5.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
6.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
7.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
8.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
9.	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
10.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-	Complies

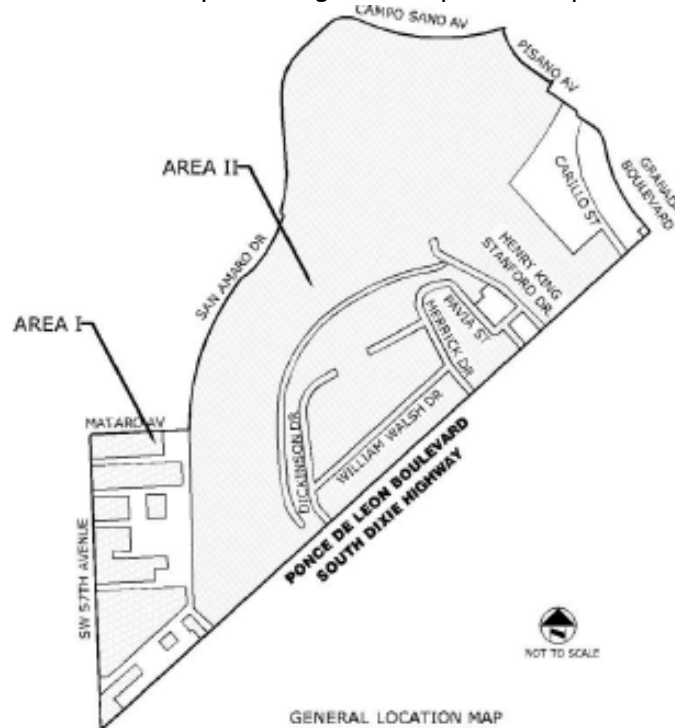
REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City’s existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	

Staff Comments: Staff’s determination that this application is **consistent** with the CP Goals, Objectives and Policies that are identified is based lack of information included in the submittal.

4. Amendment of Development Agreement

The City Commission may enter into development agreements in accordance with the provisions of Zoning Code Article 3, Division 19, “Development Agreements” and Chapter 163, Florida Statutes to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

Proposed Legal Descriptions Map



Zoning Code Section 3-1906 provides the standards for review of a development agreement, as follows:

“In reaching a decision as to whether or not the development agreement should be approved, approved with changes, approved with conditions, or disapproved, the City Commission and the Planning and Zoning Board shall determine whether the development agreement is consistent with and furthers the

goals, policies and objectives of the Comprehensive Plan.”

The Applicant is proposing to amend the Development Agreement to include the recently acquired property in the Legal Description of the University. The amended legal description is provided in the Applicant’s submittal.

Staff comments: The standards identified in Section 3-1906 for the proposed Zoning Code text amendment are **satisfied**. The proposed amendment to the Development Agreement is consistent with and furthers the Goals, Objectives and Policies of the Comprehensive Plan as have been specified and identified in the following section of this report. The proposed amendment to the Development Agreement will include the newly acquired property in the boundaries of the legal description of the University.

5 . STAFF RECOMMENDATION

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

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Religious / Institutional” to “University Campus” for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date.

Staff recommends **Approval**.

2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Special Use District (S) to University Campus District (UCD) for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date.

Staff recommends **Approval**.

3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, “Zoning Districts,” “Section 4-202. University Campus District (UCD),” Article 8, “Definitions,” and Section A-89 – “Riviera Section Part 14” amending height and setback requirements for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.

Staff recommends **Approval**.

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4. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements," for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (legal description on file).

Staff recommends **Approval**.

6. ATTACHMENTS

- A. Applicant's submittal.
- B. Invitation and Summary from Applicant's Information Meeting 10.24.18.
- C. 11.02.18 Legal advertisement and Courtesy notice mailed to all property owners within 1,500 feet.
- D. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application 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
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

Neighbor Meeting
October 24, 2018 at Casa Bacardi
Re: 6500 Red Road

See attached sign-in sheets.
See attached copies of boards that were presented.

Jeff Bass presented the 4 land use applications that are before the City:

- Comprehensive Plan amendment
- Zoning Code map amendment
- Zoning Code text amendment
- Development Agreement amendment

Questions and comments from audience

- Maria Cruz - Frontage B allows up to 150' in height. Will there be a building there that is 150' in height? Is the property considered historic?

Jeff Bass (JB) responded that there is no proposed change to increase height to 150'. The proposal was a maximum height of 72' or 6 stories. Janet further clarified that the 150' applies to the center of campus and does not apply to the edges.

JB explained that a portion of the church has been deemed historic and that there will be a separate process with the City's Historic Preservation department to determine what is and what isn't historic on the property and what can and can't be modified. The university is not there yet. The condition of the building is something that is currently being reviewed and will be back to the City with a request.

- Rock Salt - When do we expect the process to be 100% complete? What is the next step in the process? Are there any ideas of what will be built there?

JB stated that hopefully by the new year, the land use process can be wrapped up. A decision on the use of the property can't be made until the value and condition of the existing buildings have been determined and the historic process has been completed.

- Sue Kawalerski- Is this the last meeting on the application? Why are we asking for height and setbacks if we don't know what we are going to do?

JB confirmed that this is the only neighborhood meeting on the application. The university is asking for heights and setbacks based on best professional opinion on what might be there and is consistent with what is already in the area. We consider this to be a reasonable request. Plumer Building is approximately 6 stories. JB provided a brief background history of how the current heights and setbacks were established with the goal of increased flexibility in the center of campus and more regulations at the edges of campus.

- Mrs. Salt – We must have an idea of what will happen on that property once the historical issues are resolved. How many people, offices, cars do we think will be on that property? Corner of

Alhambra, corner of San Amaro, and 57 Avenue are already very congested. What is the maximum we can build there?

JB stated that those answers can't be provided right now. The university uses land very differently than an office building because parking and population at what is built can be controlled and limited. People come to campus and park where they are allowed to park and then don't move. We have not begun programming for a new building. University has reduced traffic on north side of campus despite building in the area and new building does not correlate to the generation of traffic. Janet stated that whatever is built on this property will be a part of the total allowable square footage approved for the campus – it will not be net new square footage. Currently, campus is approved for 6.8million square feet, and about 5.6million square exist today. The property does not increase the amount of allowable development.

- Sue Kawalerski- She expressed concern that, due to proximity to the Metrorail, this could be a TOD and have increased height. What is to stop this from being a TOD and having unlimited height? Very close to Sunset Place and the increased development there.

JB stated that despite being close to Metrorail, the request was for a zoning code change to University Campus District (UCD) not Transit Oriented Development (TOD). The proposed zoning is very different than a TOD and the property will be part of the uniform UCD zoning. The university is self-limiting on this parcel to 72' in height. We are a university that is not motivated by the same issues that other developers are motivated by. The university did not set out to buy this to build a tower, the opportunity presented itself. The university has moved with steady stewardship to place its lands under a uniform zoning, restrict itself in its asks, and be very disclosing in reporting to the City.

- Neighbor - Could the University sell the property to a developer?

Anybody can sell their property at any time. In this case, a buyer would have to live under the requirements of running a university unless they rezoned it. Nothing stops it but it is unlikely based on how the university manages its campus consistent with campus regulations.

- Not applicable to application:
 - o Maria Cruz brought up that students are parking in the parking spaces on the public right-of-way across from her house on Miller Road and that neighbors receive letters asking to rent parking spaces in residents driveways.



October 12, 2018

Dear University of Miami Neighbors:

In an effort to keep our neighbors informed on proposed changes to the campus, we are hosting an informational meeting. We appreciate your participation and look forward to your attendance.

The meeting information follows:

WHO: University of Miami Neighbors

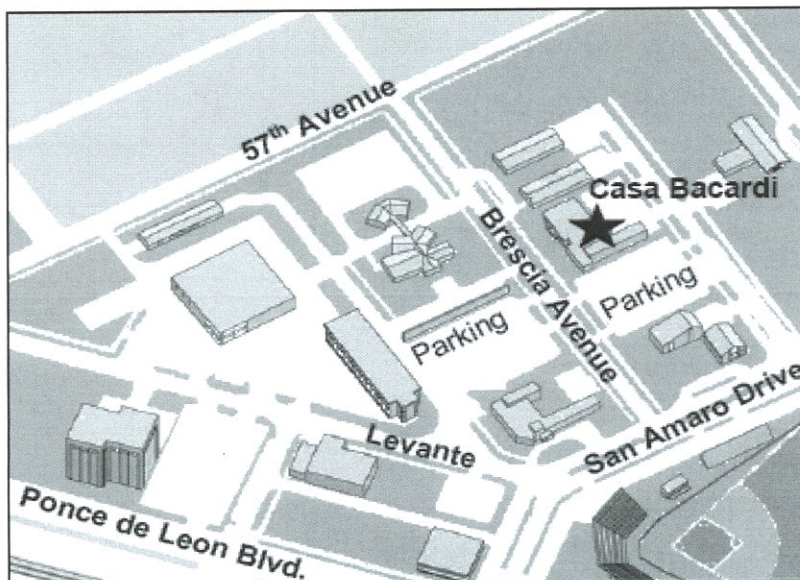
WHEN: October 24, 2018 at 6:00 p.m.



WHERE: Casa Bacardi
1531 Brescia Avenue
Coral Gables

WHAT: 6500 Red Road
Zoning Map and Text Amendment
Comprehensive Plan Amendment
Development Agreement Amendment

RSVP: Please RSVP to Campus Planning at (305) 284-6728 or email acorral@miami.edu

LOCATION AND PARKING MAP



	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">November 2, 2018</p>	
Applicant:	University of Miami	
Application:	Comprehensive Plan Map Amendment, Zoning Map Amendment, Zoning Code Text Amendment, Development Agreement Amendment	
Property:	6500 Red Road (f/k/a/ United Methodist Church), Coral Gables, Florida	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board November 14, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on November 14, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

The University of Miami recently purchased the property located at 6500 Red Road, formerly known as the United Methodist Church. Requests include to change the land use of the property from “Religious / Institutional” to “University Campus;” the zoning from Special Use (S) to University Campus District (UCD); amending text in the Zoning Code to include frontage and height requirements for subject property; and amending the Development Agreement to include the property boundaries in the Legal Description of the University. A site plan has not been submitted for review at this time.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, which have recommended approval, and 1st and 2nd Reading before the City Commission.

The applications include:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Religious / Institutional” to “University Campus” for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review) (Change future land use in the Comprehensive Plan)*

2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Special Use District (S) to University Campus District (UCD) for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date.
(Change zoning on Zoning Map)*

3. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," "Section 4-202. University Campus District (UCD)," amending height and setback requirements to the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.
(Change Zoning Code text for subject site)*

4. *An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements," for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (legal description on file).
(Update Development Agreement with new legal description)*

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting.

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared CHRISTINA RAVIX, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - NOV. 14, 2018

in the XXXX Court,
was published in said newspaper in the issues of

11/02/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

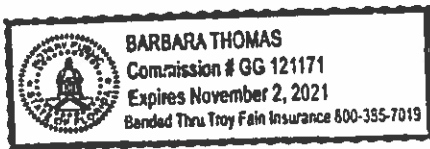
C. Ravix

Sworn to and subscribed before me this
2 day of NOVEMBER, A.D. 2018

Barbara Thomas

(SEAL)

CHRISTINA RAVIX personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, November 14, 2018, 6:00^{pm} - 9:00 p.m.

Location City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

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

The following four (4) items are related:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes, from "Religious / Institutional" to "University Campus" for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review) (Change future land use in the Comprehensive Plan)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Special Use District (S) to University Campus District (UCD) for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Change Zoning on Zoning Map)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," "Section 4-202. University Campus District (UCD)," amending height and setback requirements for property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Change Zoning Code text for subject site)
4. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements," for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40; Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file). (Updates Development Agreement with new legal description)

City of Coral Gables - Local Planning Agency

The following two (2) items are related:

5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Single-Family Low Density" to "Public Buildings and Grounds" for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutter Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review) *(Change future land use in the Comprehensive Plan)*
6. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential (SFR) to Special Use District (S) for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutter Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. *(Change Zoning on Zoning Map)*
7. 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 5, "Development Standards," Division 18, "Screening," Section 5-1804, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises," requiring screening of exterior equipment and providing information in architectural drawings; providing for severability, repealer, codification, and an effective date. *(Update the Zoning Code to require backflow preventers and other equipment to be screened and included in architectural drawings)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

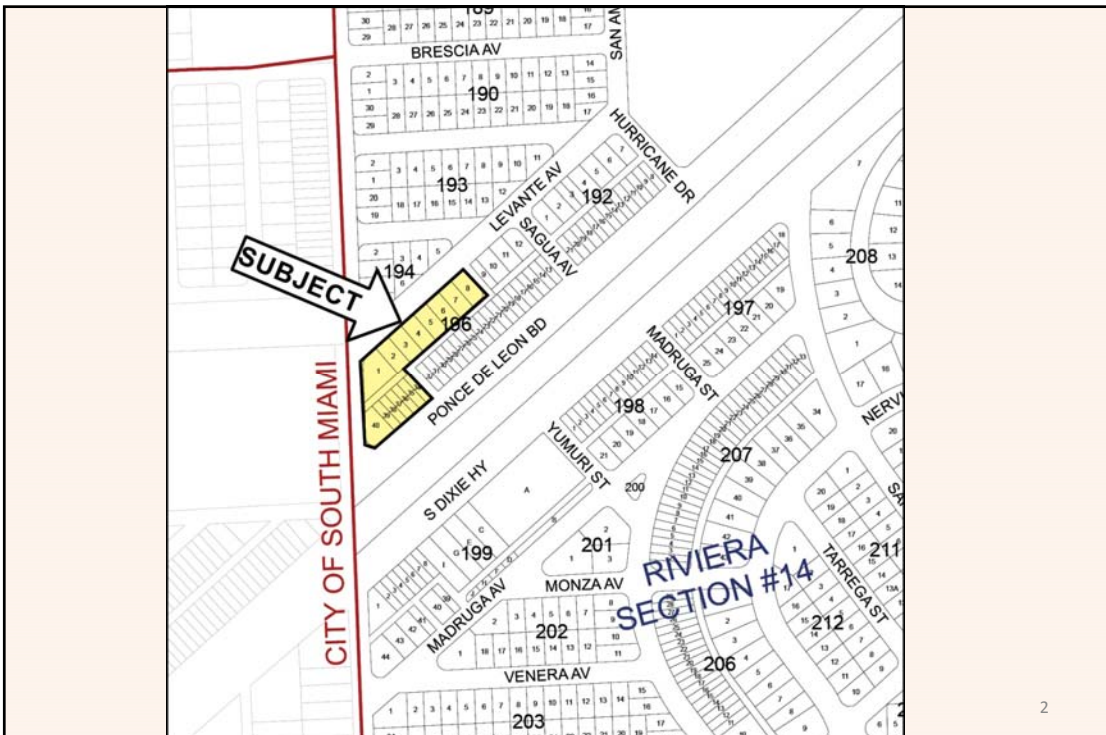
Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarieta (Email: relejabarieta@coralgables.com). Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.



6500 Red Road University of Miami

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
ZONING CODE TEXT AMENDMENT
DEVELOPMENT AGREEMENT AMENDMENT

PLANNING AND ZONING BOARD
NOVEMBER 14, 2018



REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING MAP AMENDMENT

REQUEST #3:
ZONING CODE TEXT AMENDMENT

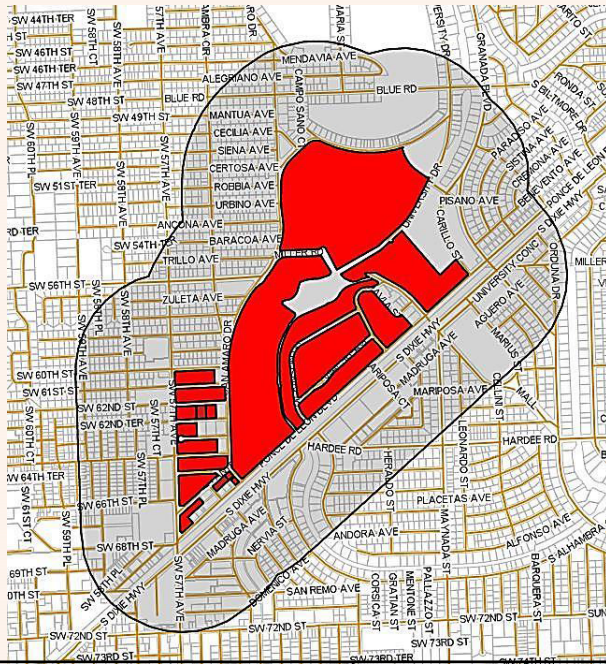
REQUEST #4:
DEVELOPMENT AGREEMENT AMENDMENT

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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 09.28.18
2	BOARD OF ARCHITECTS: N/A
3	NEIGHBORHOOD MEETING: 10.24.18
4	STAFF MEETING: 10.31.18
5	PLANNING AND ZONING BOARD: 11.14.18

LETTERS TO PROPERTY OWNERS (1,500 FT)

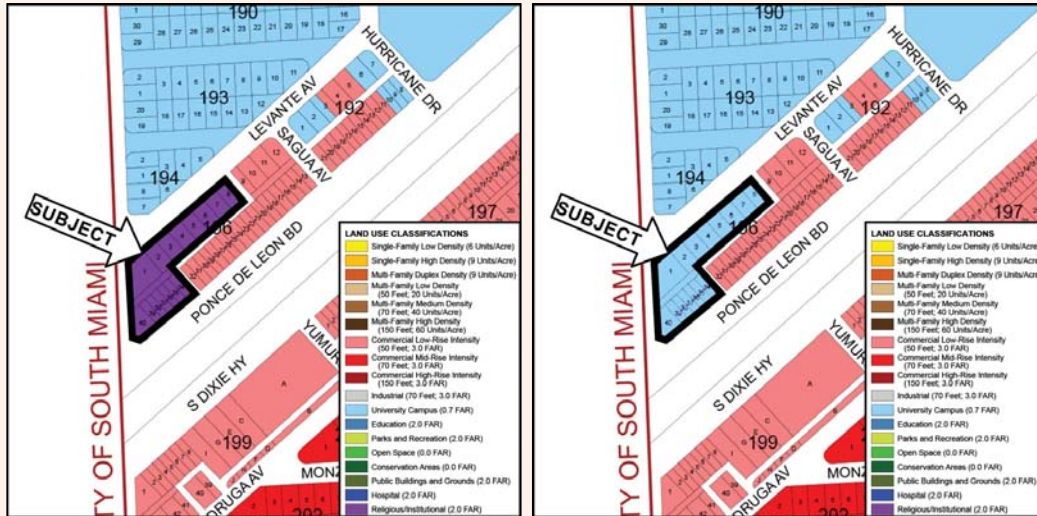


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PUBLIC NOTIFICATION

<p>2 TIMES</p>	<p>LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB</p>
<p>2 TIMES</p>	<p>PROPERTY POSTING DRC, PZB</p>
<p>2 TIMES</p>	<p>WEBSITE POSTING DRC, PZB</p>
<p>1 TIME</p>	<p>NEWSPAPER ADVERTISEMENT PZB</p>

REQUEST #1: COMPREHENSIVE PLAN MAP



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REQUEST #1: COMPREHENSIVE PLAN MAP

STAFF RECOMMENDATION:

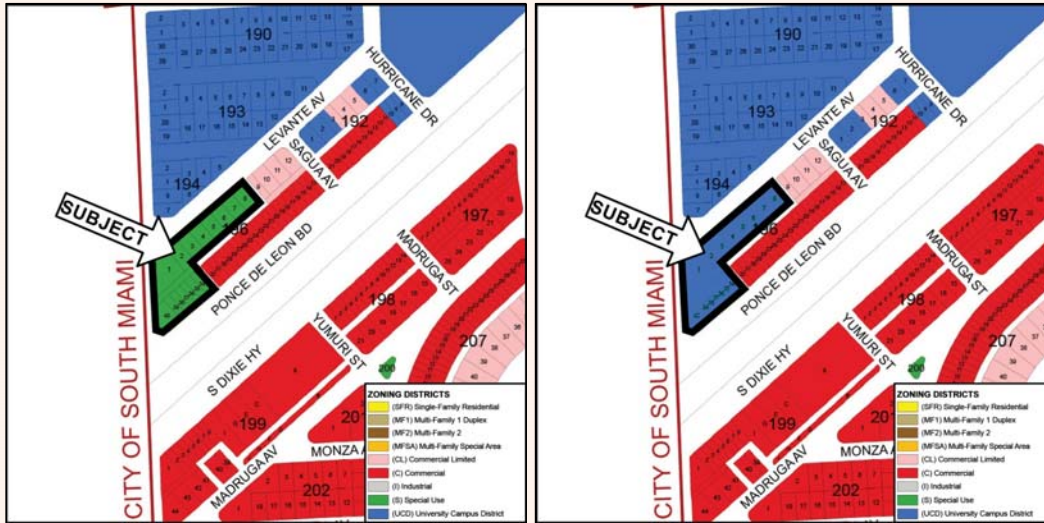
STAFF RECOMMENDS APPROVAL.

THE COMPREHENSIVE PLAN MAP AMENDMENT COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT ARE SATISFIED.

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REQUEST #2: ZONING MAP



REQUEST #2: ZONING MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE ZONING MAP AMENDMENT COMPLIES
WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED ZONING
MAP AMENDMENT ARE SATISFIED.

REQUEST #3: ZONING CODE TEXT

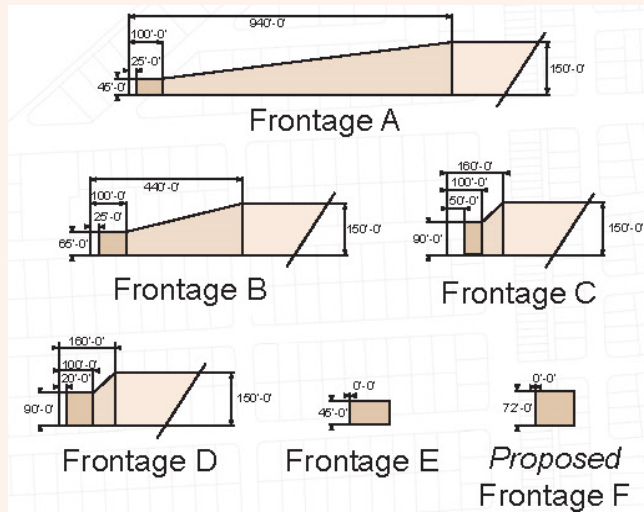
SUBJECT



REQUEST #3: ZONING CODE TEXT

ARTICLE 4 (SECTION 4-202(G)).

- CREATE STANDARDS FOR "FRONTAGE F"



REQUEST #3: ZONING CODE TEXT

ARTICLE 8 – DEFINITIONS

- CLARIFY EXTENDS OF “FRONTAGE E”
- CREATE/LOCATE “FRONTAGE F”

SECTION A-89 - RIVIERA SECTION PART 14.

- UPDATE SITE SPECIFICS

REQUEST #3: ZONING CODE TEXT

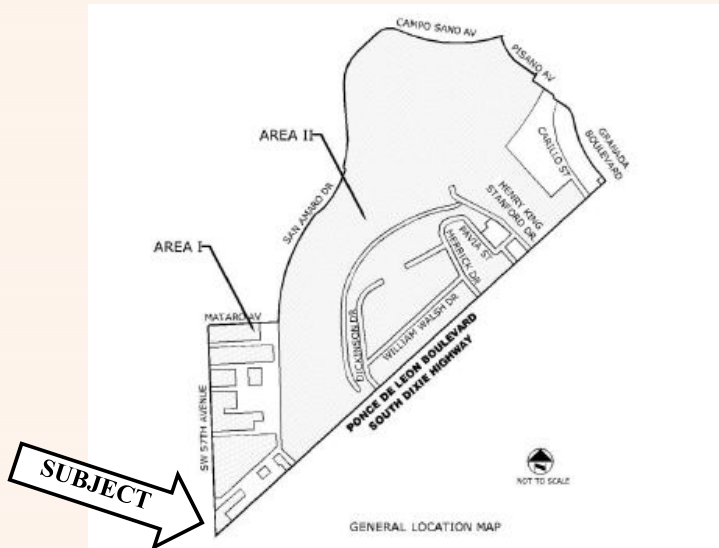
STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL**.

THE ZONING CODE TEXT AMENDMENT **COMPLIES**
WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED ZONING CODE
TEXT AMENDMENT APPROVAL ARE **SATISFIED**.

REQUEST #4: DEVELOPMENT AGREEMENT



PROPOSED UPDATE TO FIRST RECITAL OF DEVELOPMENT AGREEMENT
- INCLUDE PROPERTY IN BOUNDARIES OF LEGAL DESCRIPTION OF THE UNIVERSITY

REQUEST #4: DEVELOPMENT AGREEMENT

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE DEVELOPMENT AGREEMENT AMENDMENT
COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED
DEVELOPMENT AGREEMENT AMENDMENT
APPROVAL ARE SATISFIED.

COMPREHENSIVE PLAN CONSISTENCY

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

STAFF RECOMMENDS APPROVAL.



6500 Red Road *University of Miami*

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
ZONING CODE TEXT AMENDMENT
DEVELOPMENT AGREEMENT AMENDMENT

PLANNING AND ZONING BOARD
NOVEMBER 14, 2018

