



**City of Coral Gables  
CITY COMMISSION MEETING  
January 8, 2019**

**ITEM TITLES:**

**Ordinance on First Reading. Comprehensive Plan Map Amendment.**

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.

**Ordinance on First Reading. Zoning Code Map Amendment.**

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.

**Ordinance on First Reading. Development Agreement Amendment.**

3. 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)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 11.14.18 meeting recommended approval of the Comprehensive Plan Map, Zoning Code Map, and Development Agreement Amendments (vote: 6-0). The Board identified that not including a site plan in the application was problematic.

**BRIEF HISTORY:**

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 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 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). The purpose of the requests for the map amendments is to allow academic uses to occur on the property as defined in Section 4-202 of the Zoning Code. The Applicant is also proposing to amend the Development Agreement to include the recently acquired property in the Legal Description of the University.

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.

### **Planning & Zoning Board**

At the November Planning and Zoning Board meeting, the Applicant also submitted a request for a Zoning Code Text Amendment to require specific frontages and heights on the subject property, in addition to the requests for the amendments to the maps and Development Agreement. After discussion with the Board regarding concerns of the submittal not including a site plan, the Applicant requested to withdraw their application for a Zoning Code Text Amendment.

The Planning and Zoning Board recommended approval of the amendments to the Development Agreement to include the legal description. The Board also recommended approval of the amendments to the Comprehensive Plan Map and Zoning Map, but identified that the requests are problematic since there is no site plan submitted for the property at this time.

The University will request an amendment to the Zoning Code at a later time in order to create frontages for the subject property. This request will be the last public hearing required by the zoning regulations.

The draft Ordinance for the Comprehensive Plan Map Amendment is provided as Exhibit A. The draft Ordinance for the Zoning Code Map Amendment is provided as Exhibit B. The draft Ordinance for the amendment to the Development Agreement is provided as Exhibit C.

When 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. No additional public hearings are anticipated by zoning regulations.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
11.14.18	Planning and Zoning Board	Recommended approval with additional conditions (vote: 6-0).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
11.02.18	Courtesy notification of all property owners within 1,500 feet of subject site.
11.02.18	Planning and Zoning Board legal advertisement.
11.02.18	Planning and Zoning Board agenda posted at City Hall/ Web Page.
11.09.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
12.27.18	Courtesy notification of all property owners within 1,500 feet of subject site for First Reading.
01.04.19	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Zoning Code Map Amendment.
- C. Draft Ordinance – Development Agreement Amendment.
- D. 11.14.18 Planning Division Staff report and recommendation with attachments.
- E. Excerpt of 11.14.18 Planning and Zoning Board Meeting Minutes.
- F. PowerPoint Presentation.