E-9&E-10

City of Coral Gables
CITY COMMISSION MEETING
September 28, 2010

ITEM TITLE:

Ordinances on First Reading.

1. 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.

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. (Legal descriptions and mapping on file in the Planning Department and City Clerk's Office).

DEPARTMENT HEAD 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 Exhibit 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 Exhibit B).

See Exhibit C for the Planning Department Staff report.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at the 09.15.2010 meeting recommended approval of the new UCD zoning code text amendment (5-1 vote) and unanimous approval (6-0 vote) of the change in zoning from UMCAD to UCD with the following modifications to the new UCD zoning district:

1. Insertion of new definition of health center into Article 8 to read as follows: A medical facility serving both the University and the general public, which could be located on the UM campus in the University Multi-use Area that provides a range of medical care on an outpatient basis across a wide spectrum of areas including but not limited to radiation, diagnostic imaging, chemotherapy, sports medicines and outpatient surgery.
2. Substitution of the term "lodging" with the new term "Overnight accommodations" to be consistent with the current Zoning Code definition.
3. Modification to the Campus Sub-areas matrix, Campus Core Subareas, University Multi-Use Zone to require "Conditional Use (public hearing)" review in lieu of "Permitted" review for Overnight accommodations, conference centers, governmental/public sector uses, research, office, medical/healthcare uses for the benefit of the University and the public.

See Exhibit D for verbatim Board minutes.

BRIEF HISTORY:

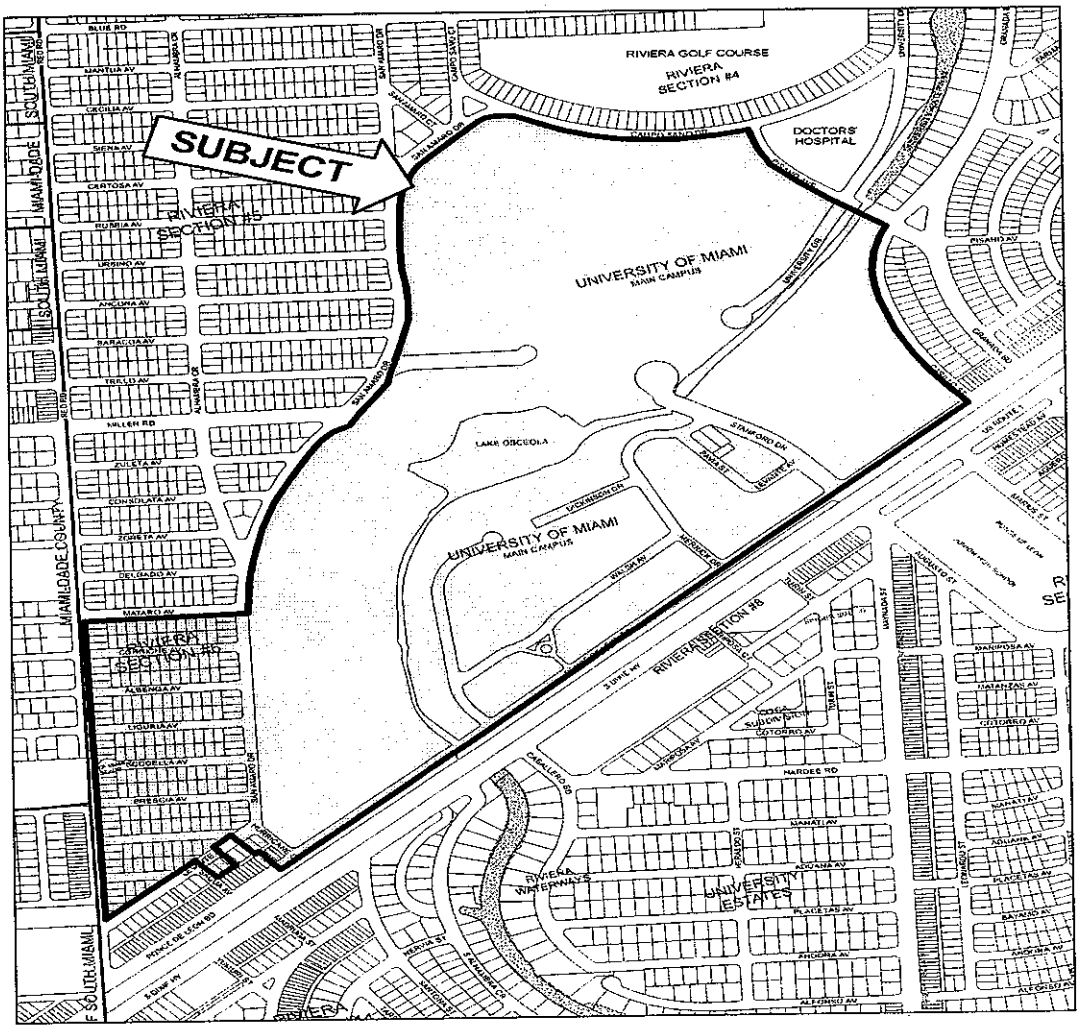
The status of each of the requests by University of Miami for the campus master plan is as follows:

Applications	Planning and Zoning Board recommendation for approval	City Commission 1st Reading approval	City Commission 2nd Reading
Comprehensive Plan (CP) text and map	06.24.2010 (5-1 vote)	06.30.2010 (4 -0 vote)	Scheduled 09.28.2010
Development Agreement	08.11.2010 (6-0 vote)	09.14.2010 (5-0 vote)	Scheduled 09.28.2010
Zoning Code text amendment approval changing the DA term from 10 to 20 years	08.11.2010 (5-1 vote)	09.14.2010 (5-0 vote)	Scheduled 09.28.2010
Zoning Code text amendment for the new University Campus District (UCD) zoning district	09.15.2010 (6-0 vote)	Scheduled 09.28.2010	Scheduled 10.12.2010
Assignment of the new UCD zoning district to the campus	09.15.2010 (6-0 vote)	Scheduled 09.28.2010	Scheduled 10.12.2010

The Development Agreement includes a provision requiring an amendment to the Zoning Code 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.

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.

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 Exhibit E.



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 numerous fraternities and religious institutional uses. Planning Staff has scheduled the change in zoning for these properties for the 10.13.2010 Planning and Zoning Board 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.

Zoning Code Text Amendment Summary

The UCD provisions provided as Exhibit F 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 Exhibit G 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 provide 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 H 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.
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 I for the illustration of the approved 2002 UMCAD building heights.
    b. Setbacks. See Exhibit I 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".

A comprehensive presentation of the DA and associated exhibits will be presented at the meeting. This will include a PowerPoint presentation. Updated public comments are attached as Exhibit J.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
See table in brief history section.		

PUBLIC NOTIFICATION(S):

Form of Notification	Dates
Courtesy notification of all property owners within 1,500 feet of the subject property (in excess of required 1000 feet)	08.26.2010
Newspaper ad w/ map published	09.03.2010
Posted courtesy notice on City web page	08.26.2010
Posted ad on City web page	09.03.2010
Posted property (30+ signs)	09.02.2010
Posted agenda on City web page/City Hall	08.31.2010
Posted all exhibits on City web page	09.10.2010
Newspaper ad with Ordinance titles published	09.17.2010
Newspaper ad w/ map published	09.23.2010

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

EXHIBIT(S):

A. Ordinance-Zoning Code Text Amendment
B. Ordinance-Change in Zoning
C. 09.15.2010 Planning Department Staff Report without attachments
D. 09.15.2010 Planning and Zoning Board minutes
E. University's submittal package
F. Draft UCD Zoning Code text provisions
G. Existing UMCAD Zoning Code provisions
H. UCD Campus sub-areas map
I. Approved 2002 UM campus height map
J. Updated public comments