



**City of Coral Gables  
CITY COMMISSION MEETING  
January 22, 2019**

**ITEM TITLES:**

**Ordinance on Second 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 Second 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 Second 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:**

No changes to the draft Ordinances have been made since the First Reading.

The property has a current Future Land Use designation of Religious / Institutional and is zoned Special Use District (S). The Applicant is also proposing to amend the Development Agreement to include the recently acquired property in the Legal Description of the University.

**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. 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.

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

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

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
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.
01.10.19	Courtesy notification of all property owners within 1,500 feet of subject site for Second Reading.
01.11.19	City Commission legal advertisement.
01.18.19	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

**Asst. Director of Development Services  
for Planning and Zoning**



**EXHIBIT(S):**

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Zoning Code Map Amendment.
- C. Draft Ordinance – Development Agreement Amendment