

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2964

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", AND IN PARTICULAR USE AND AREA MAP PLATES NOS. 10 AND 11, BY DESIGNATING THEREON AS "S" SPECIAL USE, ZONING ON PROPERTY BOUNDED BY CAMPO SANO AVENUE TO THE NORTH, PISANO AVENUE AND CARILLO STREET TO THE EAST, PONCE DE LEON BOULEVARD AND LEVANTE AVENUE TO THE SOUTH, AND RED ROAD, MATARO AVENUE AND SAN AMARO DRIVE TO THE WEST, AND GENERALLY KNOWN AS "UNIVERSITY OF MIAMI MAIN CAMPUS"; APPROVING A UNIVERSITY OF MIAMI MAIN CAMPUS AREA DEVELOPMENT (UMCAD) PLAN PURSUANT TO ZONING CODE, ARTICLE IX, PLANNED AREA DEVELOPMENT, AND MORE PARTICULARLY SECTIONS 9-12 THROUGH 9-29; SETTING FORTH CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, the University of Miami has existed in its current location for over half a century without benefit of a zoning designation or subject to zoning regulations; and

WHEREAS, in anticipation of a significant increase in campus development, the City of Coral Gables adopted specific legislation (Zoning code Sections 9-12 through 9-29, UMCAD) on March 17, 1989 to regulate and guide the University of Miami's growth; and

WHEREAS, in accordance with such Zoning Code requirements, the University of Miami is obligated to produce a Masterplan consisting of four elements as required in Section 9-17 which illustrate and regulate future campus development; and

WHEREAS, the Planning and Zoning Board reviewed the proposed University of Miami Masterplan and requested change of zoning on August 30, 1989, September 13, 1989, July 10, 1991 and September 11, 1991; and

WHEREAS, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on September 11, 1991, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting held on September 11, 1991, recommended approval of the requested change of zoning and approval with conditions of the proposed Masterplan.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Use and Area Map Plate No.s 10 and 11 be amended by designating as "S" Special Use Zoning, property bounded by Campo Sano Avenue to the north, Pisano Avenue and Carillo Street to the east, Ponce de Leon Boulevard and Levante Avenue to the south, and Red Road, Mataro Avenue and San Amaro Drive to the west and generally known as the University of Miami Main Campus.

SECTION 2. That the Masterplan document entitled "The University of Miami Campus Area Development District" as revised and together with all of its accompanying materials is hereby approved subject to the following conditions:

1. Ten complete copies of the Masterplan documents as finally revised by action of the City Commission shall be submitted to the office of the City Manager no later than 30 days after the effective date of this ordinance for distribution as follows: two copies, each, to the Building and Zoning, Public Works and Planning Departments and one copy, each, to the City Manager, Police, Fire and Public Service Departments.
2. The City of Coral Gables shall by separate Resolution establish a new Committee whose purpose shall be as follows:
 - o to provide an opportunity for dialogue between the University of Miami, its neighbors and the City of Coral Gables;
 - o to create a forum to hear complaints and concerns;
 - o to establish a procedure to resolve problems; and
 - o to foster better relations between all three parties.

To this end the City shall create and the Committee shall review and approve a document to govern the Committee and its actions. Said document shall establish the elements of the Committee, as follows:

- purpose
- goals and objectives
- composition of membership
- frequency of meetings
- elections/selection of members
- terms of members
- procedures for conducting meetings, hearing testimony and voting
- responsibilities
- authority and powers
- record of meetings

3. Certain aspects of the Masterplan shall be excluded from the minor amendments provision in Article IX, Section 9-6(a) of the Zoning Code. These specific plan elements shall be considered "Major Amendments" and subject to the provisions of Zoning Code Section 9-6(b), as follows:
 - a) University Village with regard to setbacks along Mataro Avenue, number of stories on buildings, height of buildings, density and landscaping;
 - b) Parking with regard to proximity to the Gifford Arboretum; and
 - c) Density with regard to the Long Range Development Zone (LRDZ).
4. The University Village portion of the Masterplan shall be amended to specify the following:
 - a) that ingress and egress at the University Village shall be provided at Avenues Albenga and Brescia;
 - b) that apartment buildings along the north side of Avenue Mataro shall be limited to two stories in height; and
 - c) that the maximum number of residents within the University Village shall not exceed 1,120 (one thousand, one hundred and twenty), with no more than 520 (five hundred twenty) residents in phase one.
5. Specific uses within the Long Range Development Zone and the New Campus area as shown in the UMCAD document shall be subject to review and approval by the City Commission. Uses within these developments shall be limited to University related activities only, and may not include commercial uses other than support facilities and services for the primary uses such as University bookstore, snack shop and bank automatic teller machines. Said support facilities and service shall be restricted from advertising to the general public.
6. All landscaping, and particularly in the University Village along Mataro Avenue, shall be provided and maintained in good condition as shown in the UMCAD document.
7. The University shall assess anticipated traffic impacts on Miller Road to determine if additional through lanes, turn lanes or other improvements should be made between Red Road and San Amaro Drive.
 - a) All needed improvements for this roadway link shall be made in conjunction with the University Village project.

8. The University shall commit to signal warrant studies and signalization funding at intersections such as Dickinson and Ponce, Merrick and Ponce, and Granada and Pisano, as they become necessary.
9. The University shall effectuate necessary roadway improvements as noted on pages 8 and 9 of the Planning Department Staff Report entitled "Review of the University of Miami Campus Area Development Plan" dated 7/5/91 in conjunction with Phase I of the University Village project in order to minimize potential negative traffic impacts to adjacent roadways resulting from street closings.
10. The University shall establish, and the City shall approve, a schedule which ties roadway and parking improvements to key projects prior to the issuance of any permits.
11. The University shall commit to making certain improvements called out as "suggestions" by the University's Traffic Consultant, (tab 4 of the UMCAD document), such as improvements to the intersection of Granada and Ponce, in conjunction with the first phase of the Masterplan development.
12. The University shall commit to funding and/or constructing any of the improvements listed on page 55, tab 4 of the UMCAD document, as may be deemed necessary or desirable by the City.
13. The University shall review vehicular access and circulation in the area of Campo Sano and Pisano in order to minimize vehicular impacts through signage, routing, scheduling, etc.
14. Special Events Visitors shall be included in parking demand calculations.
 - a. Adequate parking to accommodate needs of the Convocation Center including daytime use shall be provided.
15. The parking plan in the Gifford Arboretum area shall be adjusted in order to protect significant trees and plant groupings.
16. Signage on the University Campus not specifically identified within, or regulated by, the Masterplan document shall be subject to the requirements of the City of Coral Gables Zoning Code Article XVIII, Signs.
17. The regulatory controls noted on page 18 of the Planning Department Staff Report dated 7/5/91 shall be incorporated into the UMCAD document.
18. Covered walkway links between future residential developments and the center of campus shall be incorporated into the Masterplan as a means of discouraging vehicular trips and promoting pedestrian use of the campus, especially during inclement weather.

19. A landscape plan (drawn at 1" = 160' scale) which includes the items noted on page 21 of the Planning Department Staff Report date 7/5/91 shall be included in the Masterplan.
20. Within 90 days of the effective date of this ordinance, the University shall execute a covenant prohibiting any applications, requests or permits for a period of twelve years for the following types of development:
 - a) structured parking adjacent to residential areas particularly along Campo Sano Avenue and Pisano Avenue; and
 - b) University housing on a parcel of land generally known as the "Lee Lincoln" tract and bounded by Pisano Avenue to the north, Granada Boulevard to the east, Ponce de Leon Boulevard to the south and Carillo Street to the west.
21. Parking provided and designated for residents of University housing shall be limited to the residential areas of campus.
22. Convocation activities shall be scheduled so as not to coincide with events at Mark Light Stadium. All convocation uses shall be reviewed and approved by the City Manager. Further, any activities scheduled at the Convocation center during academic year class days between the hours of 8:00 a.m. and 4:00 p.m. shall not attract more than 1,600 (one thousand and six hundred) spectators/visitors.
23. The maximum height for structures on the University Campus shall not exceed thirteen (13) stories or one hundred fifty feet (150'), whichever is less.

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TENTH DAY OF DECEMBER, A. D.,
1991.

APPROVED:


GEORGE M. CORRIGAN
MAYOR

ATTEST:

VIRGINIA L. PAUL
CITY CLERK
H/K(4/1) (B-)

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