

City of Coral Gables **Planning Department Staff Report**

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: October 13, 2010

Subject: **Change of Zoning.** City initiated Change of Zoning for privately owned properties within University of Miami Campus boundaries. An Ordinance of the City Commission of Coral Gables, Florida requesting a Change of Zoning from existing University of Miami Campus Area Development (UMCAD) or Single Family Residential (SFR) to University Campus District (UCD) for the following privately owned properties located within the University of Miami Coral Gables Campus, being the area generally bounded by Levante Avenue, Red Road (SW 57th Avenue), Mataro Avenue, and San Amaro Drive, Coral Gables, Florida:

No.	Legal Description	Property Address	Change of Zoning	
			from	to
1.	Lots 13-18, Block 184, Riviera Section #6	5800 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
2.	Lots 13-18, Block 188, Riviera Section #6	6000 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
3.	Lots 13-18, Block 189, Riviera Section #6	6100 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
4.	Lots 13-18, Block 186, Riviera Section #6	5900 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
5.	Lots 7-9 and 22-24, Block 188, Riviera Section #6	1530 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
6.	Lots 10-12 and 19-21, Block 188, Riviera Section #6	1520 Liguria Avenue Coral Gables, FL 33146	UMCAD	UCD
7.	Lots 7-9 and 22-24, Block 186, Riviera Section #6	1531 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
8.	Portion of Tract 6, University of Miami Main Campus	1150 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
9.	Portion of Tract 7, University of Miami Main Campus	1210 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
10.	Portion of Tract 7, University of Miami Main Campus	1115 Levante Street Coral Gables, FL 33146	UMCAD	UCD
11.	Portion of Tract 6, University of Miami Main Campus	1100 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
12.	Portion of Tract 7, University of Miami Main Campus	1200 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD

Providing for severability, repealer, codification, and an effective date.

Change of Zoning - Privately owned properties within University of Miami boundaries

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Recommendation

The Planning Department recommends approval of the following:

An Ordinance of the City Commission of Coral Gables, Florida requesting a Change of Zoning from existing University of Miami Campus Area Development (UMCAD) or Single Family Residential (SFR) to University Campus District (UCD) for the following privately owned properties located within the University of Miami Coral Gables Campus, being the area generally bounded by Levante Avenue, Red Road (SW 57th Avenue), Mataro Avenue, and San Amaro Drive, Coral Gables, Florida:

(See above table for listing of properties)

Providing for severability, repealer, codification, and an effective date.

All mapping and legal descriptions are on file with the Planning Department. The Ordinance is provided as Attachment A.

Request

Planning Staff is requesting consideration of a City initiated Change in Zoning for twelve (12) privately owned properties located within the University of Miami campus boundaries from Single Family Residential (SFR)/University of Miami Campus Area Development (UMCAD) to University Campus District (UCD). These properties are either fraternities or religious institutional uses. This request is a follow-up to the recent University of Miami Change of Zoning for all University owned properties to UCD zoning. This would correct existing inconsistent land use and zoning designations and designate all properties within the University campus boundaries with consistent land use and zoning.

This amendment will allow the continuance of the current use(s) of the property and removes the requirement that future development modifications such as increases in square footage, height, etc. be required to undergo City public hearing review. Previously properties assigned SFR zoning were required to undergo "Conditional Use" or public hearing review. The UCD zoning designation requires fraternities and religious institutional uses to undergo City review as a "permitted use." Future development of these properties would be required to undergo Development Review Committee review and Board of Architect review and approval.

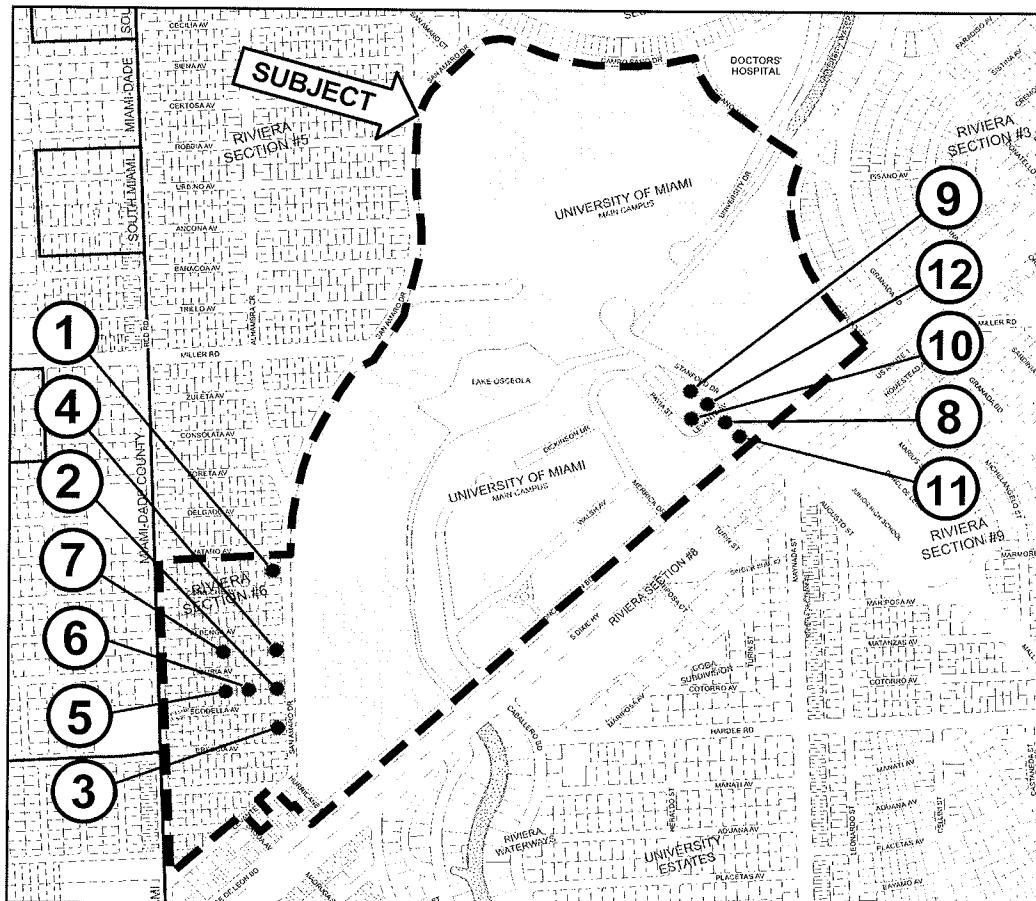
A listing of the properties and locations are identified as follows:

Change of Zoning - Privately owned properties within University of Miami boundaries

October 13, 2010

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NO.	NAME	PROPERTY ADDRESS	LEGAL DESCRIPTION	CHANGE OF ZONING	
				FROM	TO
1.	Pi Kappa Alpha Fraternity	5800 San Amaro Drive Coral Gables, FL 33146	Lots 13-18, Block 184, Riviera Section #6	SFR	UCD
2.	Alpha Epsilon Pi Fraternity	6000 San Amaro Drive Coral Gables, FL 33146	Lots 13-18, Block 188, Riviera Section #6	SFR	UCD
3.	Sigma Chi Fraternity	6100 San Amaro Drive Coral Gables, FL 33146	Lots 13-18, Block 189, Riviera Section #6	SFR	UCD
4.	Lambda Chi Alpha Fraternity	5900 San Amaro Drive Coral Gables, FL 33146	Lots 13-18, Block 186, Riviera Section #6	SFR	UCD
5.	Zeta Beta Tau Fraternity	1530 Liguria Avenue Coral Gables, FL 33146	Lots 7-9 and 22-24, Block 188, Riviera Section #6	SFR	UCD
6.	Sigma Alpha Epsilon Fraternity	1520 Liguria Avenue Coral Gables, FL 33146	Lots 10-12 and 19-21, Block 188, Riviera Section #6	UMCAD	UCD
7.	Pi Kappa Phi Fraternity	1531 Liguria Avenue Coral Gables, FL 33146	Lots 7-9 and 22-24, Block 186, Riviera Section #6	SFR	UCD
8.	Episcopal/Anglican Church Center	1150 Stanford Drive Coral Gables, FL 33146	Portion of Tract 6, University of Miami Main Campus	UMCAD	UCD
9.	UM Wesley Methodist Foundation	1210 Stanford Drive Coral Gables, FL 33146	Portion of Tract 7, University of Miami Main Campus	UMCAD	UCD
10.	Christian Science Organization	1115 Levante Street Coral Gables, FL 33146	Portion of Tract 7, University of Miami Main Campus	UMCAD	UCD
11.	Hillel Jewish Student Center	1100 Stanford Drive Coral Gables, FL 33146	Portion of Tract 6, University of Miami Main Campus	UMCAD	UCD
12.	Baptist Collegiate Ministries	1200 Stanford Drive Coral Gables, FL 33146	Portion of Tract 7, University of Miami Main Campus	UMCAD	UCD



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The existing and proposed Zoning Maps are provided as Attachment B.

The requested change of zoning requires review and recommendation by the Planning and Zoning Board and adoption in ordinance form by the City Commission at two public hearings.

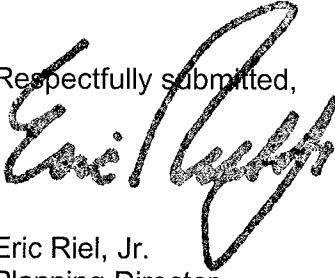
Public Notification/Comments

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

Type	Explanation
Certified letter notifying all affected property owners	09.10.10
Courtesy notification of all property owners within 1,000 feet of the subject property	09.17.10
Posted agenda on City web page/City Hall	09.30.10
Newspaper ad published	10.01.10
City Staff posted property	10.01.10
Posted Staff report and all exhibits on City web page	10.08.10

Certified return receipt letters were sent to each of the owners of the subject properties. Each properties was posted by City Staff.

The listing of surrounding property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment C. The Change of Zoning is tentatively scheduled for City Commission consideration on 10.26.10.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Ordinance-Change in Zoning
- B. Existing and proposed Zoning Maps
- C. Public comments

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING A CHANGE OF ZONING FROM EXISTING UNIVERSITY OF MIAMI CAMPUS AREA DEVELOPMENT (UMCAD) OR SINGLE FAMILY RESIDENTIAL (SFR) TO UNIVERSITY CAMPUS DISTRICT (UCD) FOR THE FOLLOWING PRIVATELY OWNED PROPERTIES LOCATED WITHIN THE UNIVERSITY OF MIAMI CORAL GABLES CAMPUS, BEING THE AREA GENERALLY BOUNDED BY LEVANTE AVENUE, RED ROAD (SW 57TH AVENUE), MATARO AVENUE, AND SAN AMARO DRIVE, CORAL GABLES, FLORIDA:

No.	Legal Description	Property Address	Change of Zoning	
			from	to
1.	Lots 13-18, Block 184, Riviera Section #6	5800 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
2.	Lots 13-18, Block 188, Riviera Section #6	6000 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
3.	Lots 13-18, Block 189, Riviera Section #6	6100 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
4.	Lots 13-18, Block 186, Riviera Section #6	5900 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
5.	Lots 7-9 and 22-24, Block 188, Riviera Section #6	1530 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
6.	Lots 10-12 and 19-21, Block 188, Riviera Section #6	1520 Liguria Avenue Coral Gables, FL 33146	UMCAD	UCD
7.	Lots 7-9 and 22-24, Block 186, Riviera Section #6	1531 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
8.	Portion of Tract 6, University of Miami Main Campus	1150 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
9.	Portion of Tract 7, University of Miami Main Campus	1210 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
10.	Portion of Tract 7, University of Miami Main Campus	1115 Levante Street Coral Gables, FL 33146	UMCAD	UCD
11.	Portion of Tract 6, University of Miami Main Campus	1100 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
12.	Portion of Tract 7, University of Miami Main Campus	1200 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD

PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables initiated a Change of Zoning for all University of Miami, City of Coral Gables campus privately owned properties as referenced in the Ordinance title; and,

WHEREAS, after notice of public hearing duly published and notification of all owners of the subject properties by certified mail and all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on October 13, 2010, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the October 13, 2010 Planning and Zoning Board meeting, the Board recommended _____ of the proposed change of zoning (vote: ___ - ___); and,

WHEREAS, the City Commission held a public hearing on October 26, 2010 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of zoning was _____ on First reading (vote: ___ - ___); and,

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the zoning pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public.

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

SECTION 1. The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the Official Zoning Map of the City of Coral Gables is hereby approved and amended for a Change of Zoning for all University of Miami, City of Coral Gables campus privately owned properties including the following:

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8.	Portion of Tract 6, University of Miami Main	1150 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD

No.	Legal Description	Property Address	Change of Zoning	
			from	to
	Campus			
9.	Portion of Tract 7, University of Miami Main Campus	1210 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
10.	Portion of Tract 7, University of Miami Main Campus	1115 Levante Street Coral Gables, FL 33146	UMCAD	UCD
11.	Portion of Tract 6, University of Miami Main Campus	1100 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
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SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective _____, 2010

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2010.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

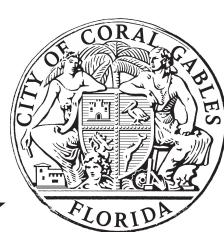
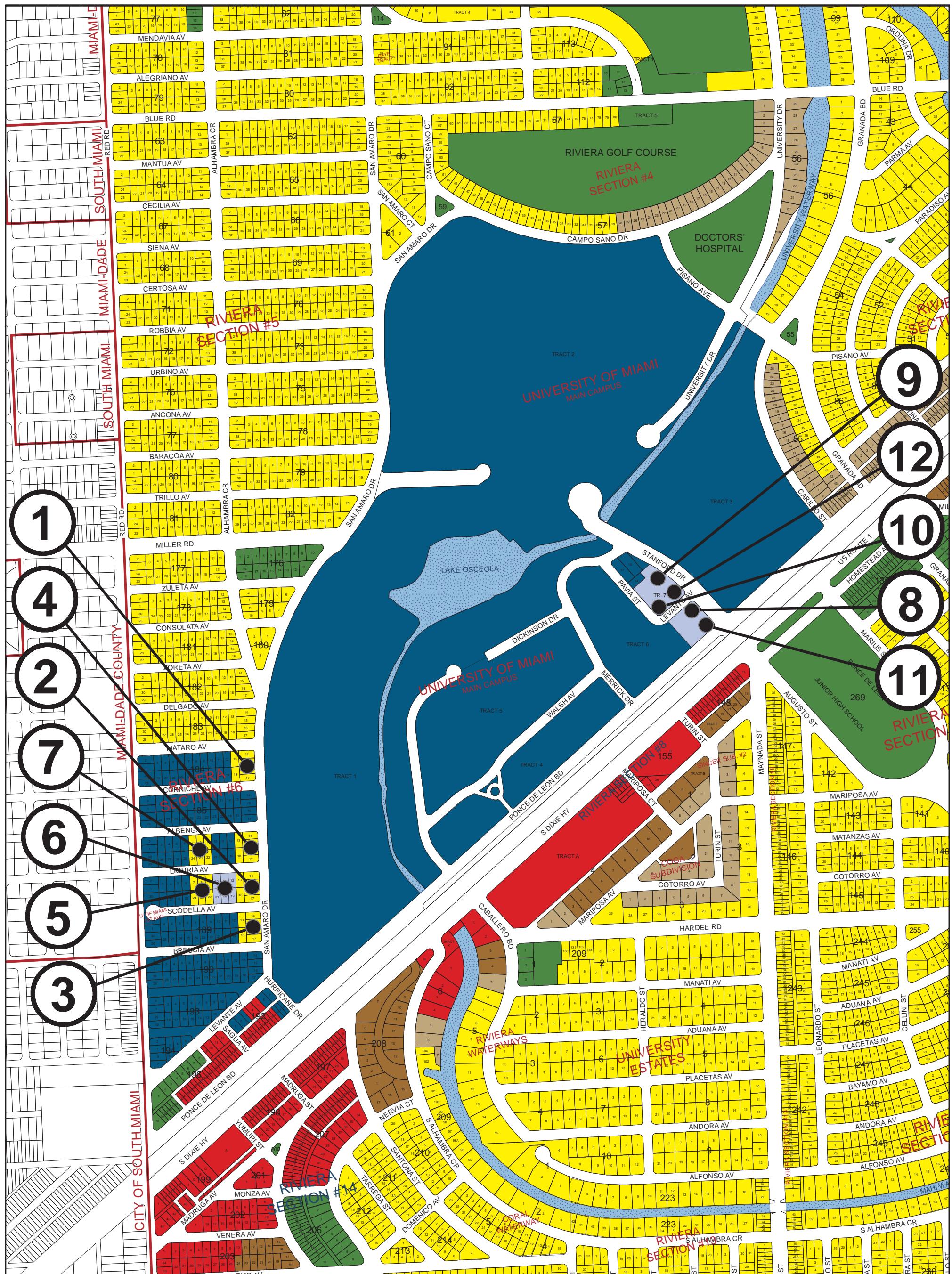
ELIZABETH HERNANDEZ
CITY ATTORNEY

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Change of Zoning

University of Miami - Private Properties

NO.	NAME	PROPERTY ADDRESS	LEGAL DESCRIPTION	CHANGE OF ZONING	
				FROM	TO
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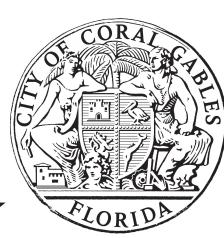
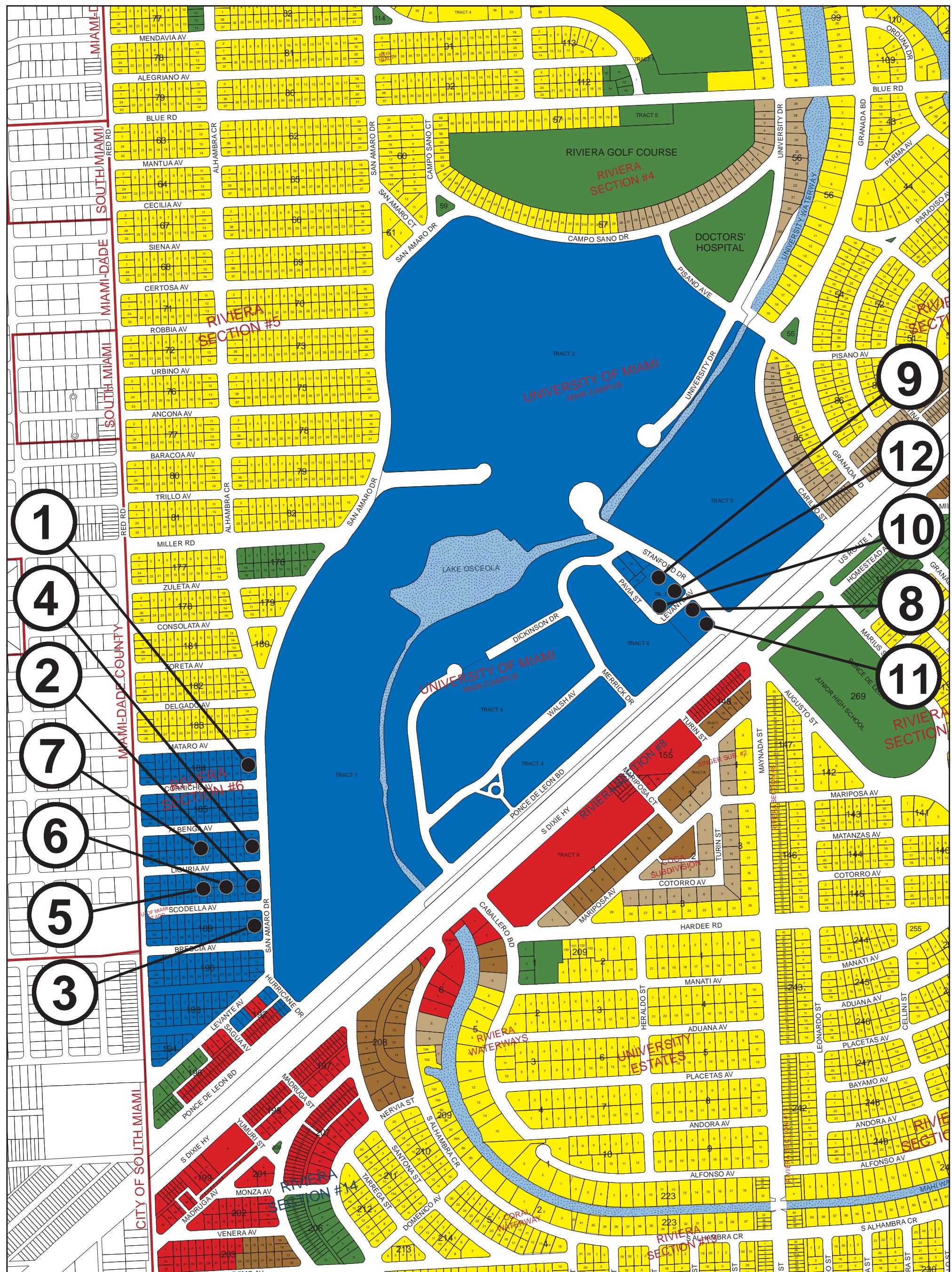


0 150 300 450 600 Feet

Zoning Districts

- University of Miami Campus Area Development (UMCAD)
- University Campus District (UCD)
- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- Special Use District (S)

University of Miami Private Properties Existing Zoning
City of Coral Gables Planning Department
October 2010



0 150 300 450 600
Feet

Zoning Districts

University Campus District (UCD)	Commercial District (C)
Single-Family Residential District (SFR)	Commercial Limited District (CL)
Multi-Family 1 Duplex District (MF1)	Industrial District (I)
Multi-Family 2 District (MF2)	Preservation District (P)
Multi-Family Special Area District (MFSA)	Special Use District (S)

University of Miami
Private Properties

Proposed Zoning
City of Coral Gables
Planning Department
October 2010

October 8, 2010
City of Coral Gables - Planning Department
Letters Received from Property Owners
University Campus District (Change of Zoning)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	09 22 10	Lesly Quinby Dobbins 1514 Consolata Avenue Coral Gables, FL 33146		X	
2.					
3.					
4.					

10/7/2010 4:49 PM
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Attachment C