



**City of Coral Gables
CITY COMMISSION MEETING
June 30, 2010**

AGENDA ITEM NO. _____

ITEM TITLE:

Ordinance on First Reading. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables Comprehensive Plan pursuant to large scale amendment procedures subject to ss. 163.3187, Florida Statutes, for the following Comprehensive Plan text and Comprehensive Plan Map amendments for the University of Miami, City of Coral Gables Campus, generally bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Avenue, Pisano Avenue and Carillo Street, Coral Gables, Florida (depicted graphically herein); and providing for severability, repealer, codification, and an effective date; as follows:

- A. Amendment to Comprehensive Plan Policy FLU-1.1.6, Table FLU-5, entitled "Other Land Uses", by re-naming "University" land use to "University Campus" land use, and adding the "University Campus Multi-Use Area".
- B. Amendment to Comprehensive Plan Policy FLU-1.1.6, Table FLU-5, entitled "Other Land Uses", by increasing the maximum Floor Area Ratio (FAR) for "University" land use from 0.5 FAR to 0.7 FAR.
- C. Amendment to the Future Land Use Map to change the land use designation of University owned properties located on Block 192, Riviera Section Part 14 from "Commercial Use, Low-Rise Intensity" to "University Campus" land use.
- D. Amendment to Comprehensive Plan Policy MOB-2.2.1, to include the University of Miami campus and several contiguous properties outside the campus in the geographic description of the Gables Redevelopment and Infill District (GRID) also known as a Transportation Concurrency Exemption Area (TCEA), including the area bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Avenue, Pisano Avenue and Carillo Street.
- E. Amendment to Comprehensive Plan MOB-2 Map, to graphically include the University of Miami campus and several contiguous properties outside of the campus into the Gables Redevelopment and Infill District (GRID) also known as a Transportation Concurrency Exemption Area (TCEA).
- F. Amendment to the Future Land Use Map to designate and graphically locate proposed "University Campus Multi-Use Area" along Ponce de Leon Boulevard, approximately bounded by Stanford Drive, Walsh Avenue and the University (Mahi) Waterway Canal.

Ordinance provided as Exhibit 1.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends Local Planning Agency (Planning and Zoning Board) recommend transmittal of the proposed comprehensive plan amendments (as referenced in the Ordinance title and attached as Exhibit 1) for the University of Miami, City of Coral Gables Campus to the Department of Community Affairs for review pursuant to section 163.3187, Fla. Stat. (2010).

The Planning Department recommends that the LPA recommend that in the event that the City

Commission supports the proposed comprehensive plan amendments, that such approval be made subject to the approval of a Development Agreement between the City and the University providing for the future growth and development of the University and subject to appropriate mitigation of any potential adverse impacts to the City and its residents.

This recommendation is in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions and is subject to adhering to all plans, exhibits and descriptions submitted by the applicant.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Local Planning Agency/Planning and Zoning Board at their 06.24.10 meeting recommended the following:

1. Approval (5 – 1 vote) of the transmittal of all proposed comprehensive plan amendments A - F (as referenced in the Ordinance title and attached as Exhibit 1) for the University of Miami, City of Coral Gables Campus to the Department of Community Affairs for review pursuant to section 163.3187, Fla. Stat. (2010). However, the Board recommended denial of amendments D and E (extension of the GRID for the University campus).
2. Approval (6 – 0 vote) of that in the event that the City Commission supports the proposed comprehensive plan amendments, that such approval be made subject to the approval of a Development Agreement between the City and the University providing for the future growth and development of the University and subject to appropriate mitigation of any potential adverse impacts to the City and its residents.
3. Approval (5 - 1 vote) that these recommendations are in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions and is subject to adhering to all plans, exhibits and descriptions submitted by the applicant.

The Board minutes will be provided to the Commission under separate cover on Monday- June 28th. A DVD of the Boards proceedings has been included in this packet until such time the minutes are completed.

BRIEF HISTORY:

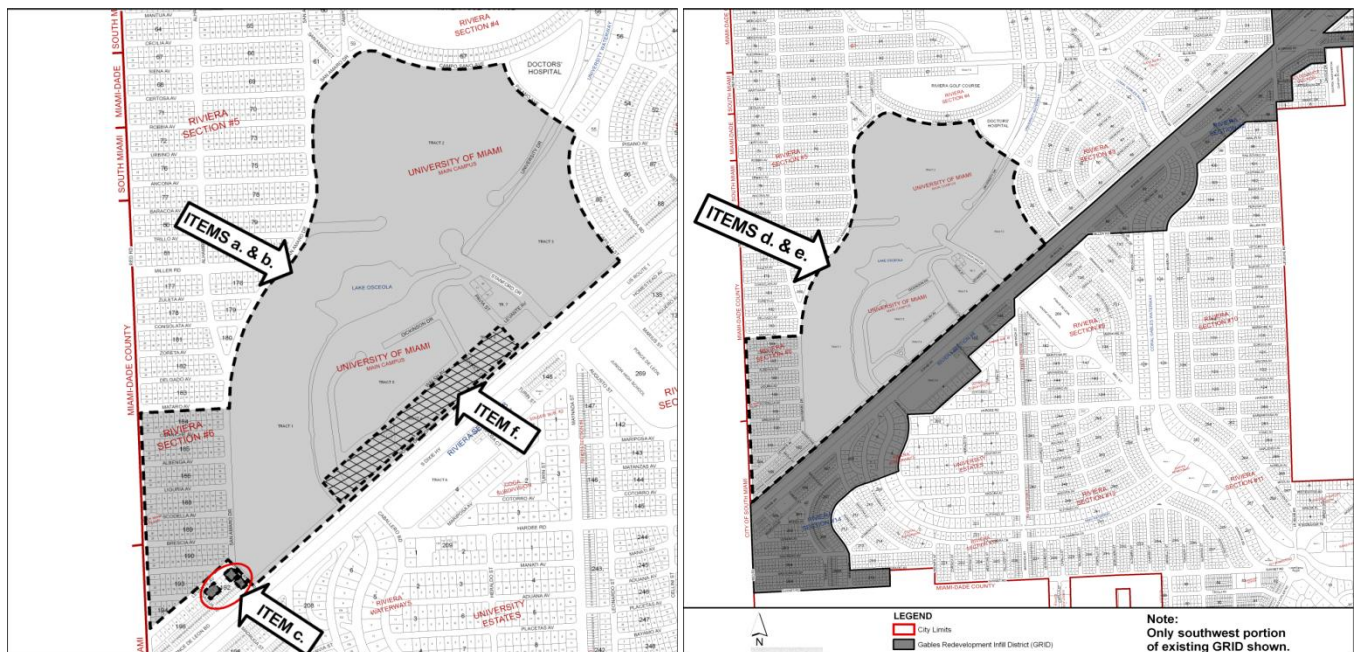
The University of Miami is proposing amendments to the Comprehensive Plan text and Comprehensive Plan Map for the University of Miami, City of Coral Gables Campus as referenced in the subject line of this report. These amendments are considered “large scale” amendments according to the thresholds established by Florida Statutes enforced by the Department of Community Affairs (DCA). Therefore, a State required impact analysis shall be necessary and DCA review required between the City Commission 1st and 2nd readings.

This is the first time since the adoption of the UMCAD Ordinance in the early 1990’s that the University has filed an application for Comprehensive Plan amendments for the University campus property. The application includes 6 requests referenced as A through F:

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Intensity” to “University Campus” land use.

- D. Amendment to Comprehensive Plan Policy MOB-2.2.1, to include the University of Miami campus and several contiguous properties outside the campus in the geographic description of the Gables Redevelopment and Infill District (GRID) also known as a Transportation Concurrency Exemption Area (TCEA), including the area bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Avenue, Pisano Avenue and Carillo Street.
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Staff has evaluated each Comprehensive Plan text and Comprehensive Plan Map amendments A – F within the Planning Departments Staff Report. Please refer to Exhibit 2, pages 7 – 22 for a detailed background of each request, Staff analysis and comments, and final findings. Staff will present a comprehensive review of the application at the meeting and Staff’s PowerPoint is also attached as Exhibit 3 as additional background. The applicant’s representatives will also be in attendance to present the application.

In summary, Staff based upon its analysis of the Comprehensive Plan, the Zoning Code and applicable codes determined the following Findings of Fact in support of the application:

1. The application for the proposed amendments to the City’s Comprehensive Plan has complied with all procedural requirements of the Zoning Code
2. Prior to the filing and during the evaluation of the University’s application for comprehensive plan amendments, the City Manager (supported by staff and consultant) and representatives of the University have been engaged in discussions directed at the preparation and approval of an agreement between the City and the University. The proposed agreement would be approved and enforced pursuant to section 163.3221 Fla. Stat. (2010) and Zoning Code Article 3, Division 19. This

agreement would provide for the future growth and development of the UM Campus, together with appropriate mitigation to ensure that such growth and development does not have an adverse impact on existing single family neighborhoods and other land in the vicinity of the UM Campus and promotes the welfare of the City and its citizens. The proposed mitigation agreement would as a minimum include provisions providing for the following:

- Approval of a Campus Master Plan and associated Mobility Plan.
 - Agreement for financial mitigation.
 - Creation of a buffer and transition zone where single family neighborhoods are adjacent to the campus.
 - No university parking on Metro Rail property.
 - Restrictions on the capacity and use of the Bank United Center.
 - Limitations with regard to off-campus university uses.
 - Conveyance of certain city lands to the University.
 - Re-conveyance of the fire station property which was previously conveyed to the City by the University.
3. The application for the proposed amendments to the City's Comprehensive Plans is consistent with and promotes the Goals, Objectives and Policies of the Comprehensive Plan.

During the 60 day DCA review period, further opportunity exists for review of the comprehensive plan amendments. It is expected that the DCA review will be concluded in mid-September at which time the agreement and the comprehensive plan amendments will simultaneously be presented for City Commission consideration.

The following exhibits are attached as supplemental information:

Exhibits:

1. Ordinance
2. 06.24.2010 Planning Department Staff Report with the following attachments
 - A. Ordinance.
 - B. Applicant's submittal package (Volume I and II).
 - C. Legal Advertisements.
 - D. Courtesy Notice.
 - E. University of Miami Neighborhood Meeting Notice, Summary and attendance.
 - F. Public comments.
 - G. Department of Community Affairs Comprehensive Plan Citizen Courtesy Information List.
3. 06.24.2010 City Staff's PowerPoint Presentation.
4. 06.24.2010 Applicant's PowerPoint Presentation.
5. Updated Public Comments with Planning and Zoning Board Sign-in sheet
6. Department of Community Affairs Comprehensive Plan Citizen Courtesy Information List.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.24.2010	Local Planning Agency/Planning and Zoning Board	Recommended approval of Staff's recommendations with modifications. See above Board recommendation for the specific votes and those modifications.

PUBLIC NOTIFICATION(S):

Type	Explanation
Courtesy notification of all property owners within 1,500 feet of the subject property (1,697 Notices)	Completed 06.09.10
Newspaper ad w/ map published	Completed 06.11.10, 06.21.10 and 06.23.10
Posted courtesy notice on City web page	Completed 06.14.10
Posted ad on City web page	Completed 06.14.10
Posted property	Completed 06.14.10
Posted agenda on City web page/City Hall	Completed 06.14.10
Posted Staff report and application on City web page	Completed 06.21.10

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

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