



**City of Coral Gables
CITY COMMISSION MEETING
April 22, 2014**

E-2, E-3&E-4

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment, Zoning Code Text Amendment and Amendment to Development Agreement.

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 Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "University Campus" to "University Campus Multi-Use Area" for a parcel of land approximately 1.22 acres in size that would extend the existing designated University Campus Multi-Use Area south across the University Waterway Canal up to and including the Fred C. and Helen D. Flipse Building, located on the Coral Gables Campus, Coral Gables, Florida; and, providing for severability, repealer and an effective date. (Legal description on file at the City)
2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-202, "University Campus District (UCD)", amending the UCD Frontage "C" provisions to establish height and setback requirements for a porte-cochere located along Ponce de Leon Boulevard; and providing for severability, repealer, codification, and an effective date.
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 Paragraph 18 of the Development Agreement that governs the miscellaneous uses and temporary occupancies the University may make of property within the corporate limits of the City, and to include the property commonly known as the "Plumer Building", and legally described as the northeast 25' of Lot 9 and Lots 10-22, Block 196, Riviera Section 14 (5915 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 04.09.14 meeting recommended approval of all three (3) amendments (vote: 7-0).

BRIEF HISTORY:

The University of Miami has submitted an application with three (3) requests, summarized as follows:

1. An amendment to the City's Future Land Use Map designation from "University Campus" to "University Campus Multi-Use Area" for a parcel of land approximately 1.22 acres in size that would extend the existing designated University Campus Multi-Use Area south across the University

Waterway Canal up to and including the Fred C. and Helen D. Flipse Building.

2. A Zoning Code text amendment to the Code's "University Campus District (UCD)", amending the UCD Frontage "C" provisions to establish height and setback requirements for a porte-cochere located along Ponce de Leon Boulevard.
3. Amend Paragraph 18 of the University of Miami Development Agreement that governs the miscellaneous and temporary uses the University may make of property within the corporate limits of the City, and to include the property commonly known as the "Plumer Building", and legally described as the northeast 25' of Lot 9 and Lots 10-22, Block 196, Riviera Section 14 (5915 Ponce de Leon Boulevard), Coral Gables, Florida.

Comprehensive Plan map amendment. The proposed amendment to the City's Future Land Use Map comprises 1.22 acres, and is classified as a small scale amendment (less than 10 acres in size). The amendment would extend the existing designated University Campus Multi-Use Area south across the University Waterway Canal up to and including the Flipse Building, which is attached to the Ponce Garage. The Flipse Building is located between the proposed UHealth Building and the Ponce Garage, which would serve the UHealth Building. The proposed amendment would include the Flipse Building within the Multi-Use Area, and would allow those uses permitted in the Multi-Use Area within the Flipse Building.

Zoning Code text amendment. The proposed text amendment amends Section 4-202(G) of the Zoning Code which establishes the height and setback performance standards for University development around the perimeters of the Campus. The proposal is to amend University Campus District (UCD) Frontage C to establish height and setback requirements for a porte-cochere. UCD Frontage C is located only along Ponce de Leon Boulevard, and does not front onto any residentially zoned districts. The existing Zoning Code provisions currently do not sufficiently address the use of porte-cocheres for buildings on the non-residential perimeter of the University campus. The proposed amendments would establish height and setback standards for a porte-cochere located on the University Campus along Ponce de Leon Boulevard.

Amend University of Miami Development Agreement. The current Development Agreement between the City of Coral Gables and the University of Miami was adopted by Ordinance No. 2010-31 on 09.28.10. A copy of the Development Agreement is provided with the University's submittal package (see Attachment A). The proposal is to amend Paragraph 18 of the Development Agreement that governs the miscellaneous uses and temporary occupancies the University may make of property within the corporate limits of the City, and to include the Plumer Building (5915 Ponce de Leon Boulevard) for campus serving uses. The University leases space within the Plumer Building, and has occupied just under half of the building since 1989. The space is used for academic instruction and faculty and administrative offices. The existing provisions in the Development Agreement governing miscellaneous use and temporary uses are inconsistent with a use that was in existence at the time of adoption of the Development Agreement.

The Planning and Zoning Board at their 04.09.14 meeting recommended approval of all three (3) amendments (vote: 7-0). The draft Ordinances are provided as Exhibits A, B and C. Staff's report and recommendation is provided as Exhibit D, the Planning and Zoning Board meeting minutes are provided as Exhibit E, and the Powerpoint Presentation is provided as Exhibit F.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
04.09.14	Planning and Zoning Board	Recommended approval of all three (3) amendments (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.27.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
03.27.14	Posted property.
03.27.14	Legal advertisement.
04.04.14	Post agenda at City Hall.
04.04.14	Posted agenda, staff report, legal notice and all attachments on City web page.
04.11.14	Legal advertisement with map and advertisement of ordinance heading on First Reading.

APPROVED BY:

Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance – Comprehensive Plan map amendment.
- B. Draft Ordinance – Zoning Code text amendment.
- C. Draft Ordinance – amendment to Development Agreement.
- D. 04.09.14 Staff report and recommendation with attachments.
- E. 04.09.14 Excerpts of Planning and Zoning Board meeting minutes.
- F. Powerpoint Presentation