

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.

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:

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

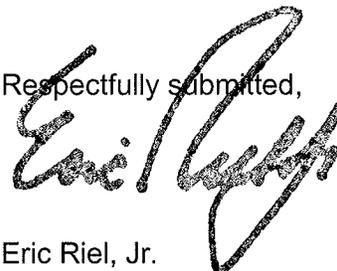
The following has been completed to solicit input and provide notice of the application:

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