



**City of Coral Gables  
Planning and Zoning Staff Recommendation**

<b>Applicant:</b>	<b>Pi Kappa Alpha Holding Corporation (Pi Kappa Alpha Fraternity House)</b>
<b>Application:</b>	<b>Zoning Code Text Amendments - Article 8, "Definitions", amending the definitions of "University Campus District (UCD) Frontage A and B"</b>
<b>Public Hearing - Dates/Time/ Location:</b>	<b>Planning and Zoning Board June 12, 6:00 – 9:00 p.m., (Continued from the May 8, 2013) City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Application Request.**

The Pi Kappa Alpha Holding Corporation (Applicant) is requesting review and consideration of the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 8, "Definitions", by amending the definitions of University Campus District (UCD) Frontage A and B; and providing for severability, repealer, codification, and an effective date. (Pi Kappa Alpha Holding Corp. [5800 San Amaro Drive] filed this text amendment.)*

More specifically, providing for the following amendments to the Zoning Code:

**University Campus District (UCD) Frontage A** means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue beginning at the east property line of Lot 12, Block 184, Riviera Section Part 6 ~~from San Amaro Drive~~ to Red Road; and e) Red Road from Mataro Avenue to Brescia Avenue.

**University Campus District (UCD) Frontage B** means land within the UCD which has frontage on the following road segments: a) Pisano Avenue from Campo Sano Drive to University Drive; b) west side of San Amaro Drive from Levante Avenue to Mataro Avenue; c) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; d) Block 184, Lots 13 and 14, Riviera Section Part 6 on Mataro Avenue; ~~d) e)~~ e) Red Road from Brescia Avenue to Levante Avenue; and e) north side of Levante Avenue from San Amaro Drive to Red Road.

**Background Information.**

The Pi Kappa Alpha Fraternity House is a privately owned parcel within the University of Miami Campus boundaries, specifically at 5800 San Amaro Drive (Block 184, Lots 13-18, Riviera Section Part 6). An aerial with the location of the property is as follows:

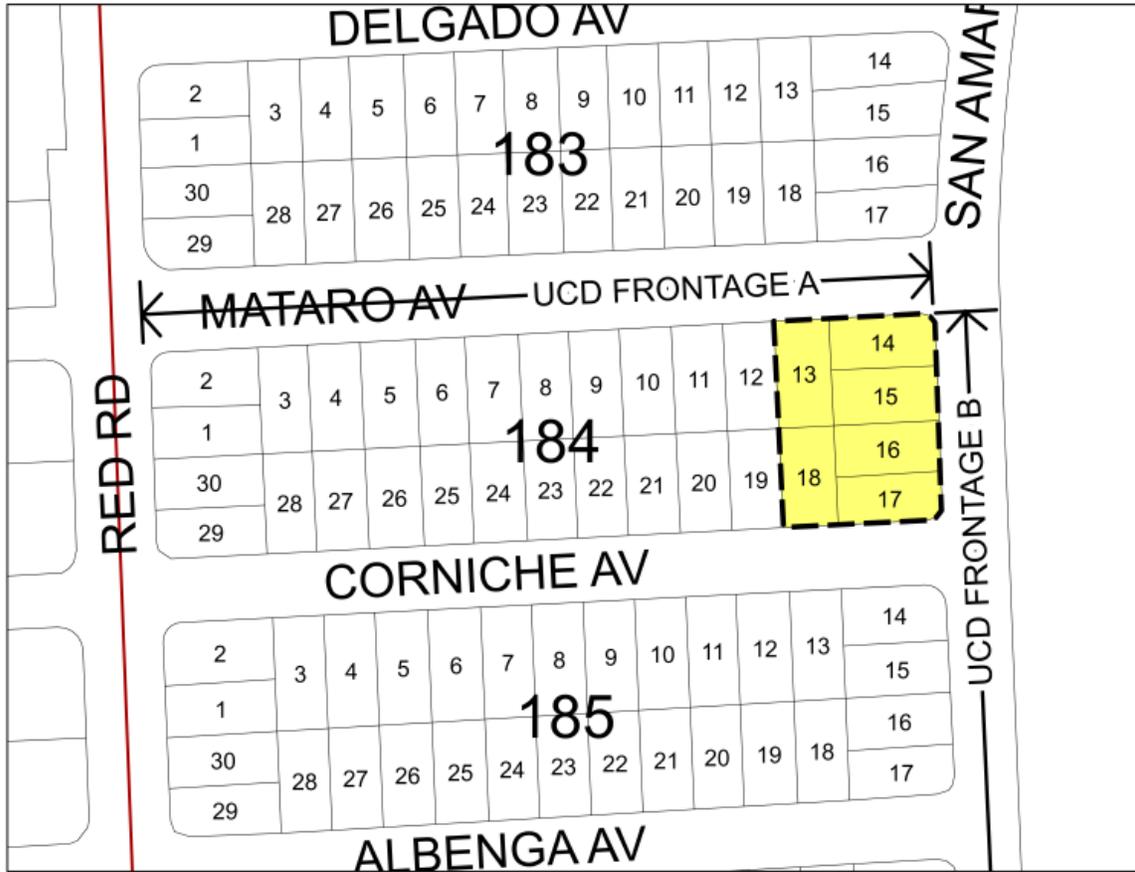
Aerial



The fraternity house was recently demolished due to the deteriorating condition of the structure and architectural plans were prepared for the construction of a new fraternity house. During the review of the plans, it was discovered that the property’s location at the corner of San Amaro Drive and Mataro Avenue has two different University of Miami University Campus District (UCD) Frontage requirements as defined per the Zoning Code, Article 8, Definitions.

The Mataro Avenue side of the property is assigned UCD Frontage A and the San Amaro side is assigned UCD Frontage B as illustrated below:

UCD Frontage A and B



The Applicant’s request is to assign UCD Frontage B to the entire Mataro Avenue side of the property to allow for a new fraternity house.

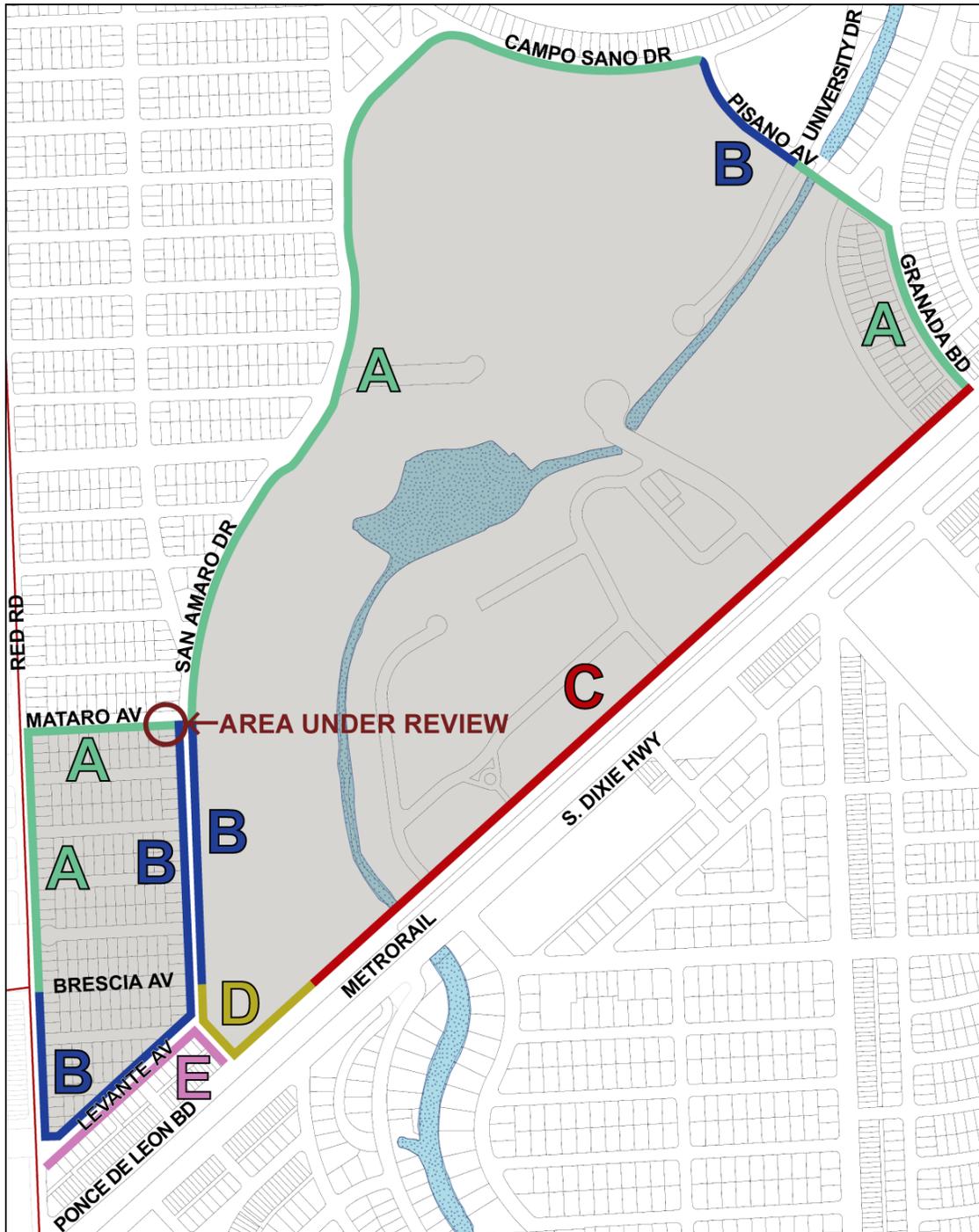
Specifically, Zoning Code, Article 8, defines each UCD Frontage as follows:

**University Campus District (UCD) Frontage A** means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue from San Amaro Drive to Red Road; and e) Red Road from Mataro Avenue to Brescia Avenue.

**University Campus District (UCD) Frontage B** means land within the UCD which has frontage on the following road segments: a) Pisano Avenue from Campo Sano Drive to University Drive; b) west side of San Amaro Drive from Levante Avenue to Mataro Avenue; c) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; d) Red Road from Brescia Avenue to Levante Avenue; and e) north side of Levante Avenue from San Amaro Drive to Red Road.

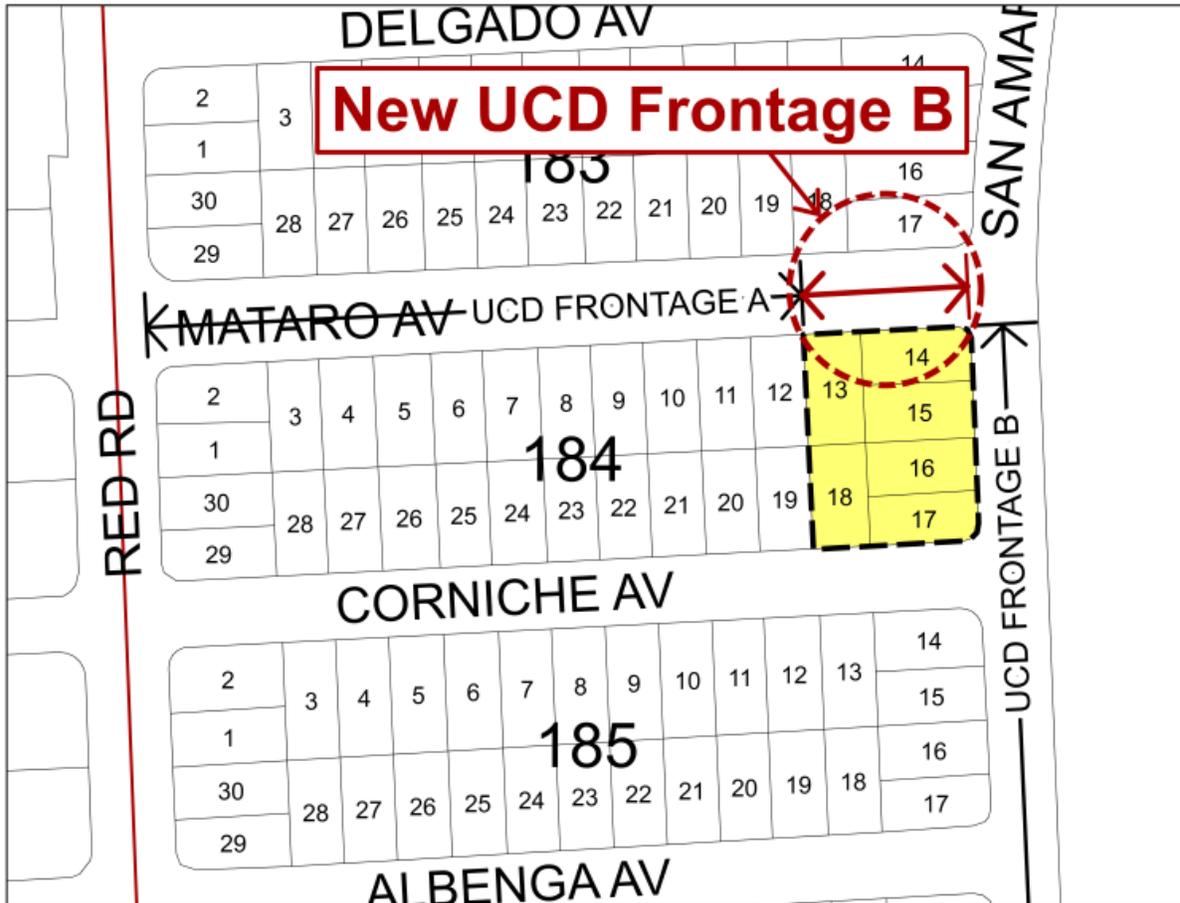
**Proposed Zoning Code Amendments.**

The perimeter of the entire University of Miami campus and both sides of San Amaro Drive has assigned Frontages which are defined in Article 8 and includes specific Performance Standards [referenced as Zoning Code, Section 4-202 - University Campus District (UCD)] for construction/development on the campus. See the attached illustration summarizing the location of the UCD Frontages:



Presently, UCD Frontage A and UCD Frontage B apply to the property. The Applicant desires to assign the UCD Frontage B to the portion of the lot fronting/facing Mataro Drive, consistent with the San Amaro Drive property line. Therefore the development of the property would adhere to the UCD Frontage B requirements from both San Amaro Drive and Mataro Avenue as is illustrated below:

**Proposed UCD Frontage B**



The proposed new fraternity house will face San Amaro Drive, which is the same frontage as the demolished fraternity house.

In association with the Definitions of the University of Miami UCD Frontages, the Zoning Code has specific Performance Standards for each frontage. In comparison to all the Performance Standards that govern the development of the entire campus, the UCD Frontage Performance Standards for the campus perimeter boundaries are the most comprehensive and restrictive requirements (i.e., building setbacks, parking location setbacks, etc.). The intent of the Frontage Performance Standards is to provide protection of surrounding residential uses and mitigate any potential impacts of on-campus activities/operations. The Zoning Code UCD Frontage A and UCD Frontage B Performance Standards are as follows:

**“Section 4-202. University Campus District (UCD).****G. Performance Standards.**

1. *Heights and setbacks of buildings. All new proposed structures and buildings within the UCD District shall comply with the following height and setback requirements. In the event, more restrictive provisions have been approved or a part of the Campus Master Plan, the provisions of the Campus Master Plan shall control.*
  - a. *UCD Frontage A.*
    - i. *No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within ten (10) feet from the front property line.*
    - ii. *A masonry wall with a maximum height of six (6) feet shall be setback at least ten (10) feet from the front property line.*
    - iii. *Surface parking space shall be setback at least ten (10) feet from the front property line, except that surface parking spaces shall be setback at least seventy-five (75) feet from Mataro Avenue.*
    - iv. *No building shall be permitted within twenty five (25) feet of the front property line.*
    - v. *The maximum permitted building height within one hundred (100) feet of the front property line is forty -five (45) feet.*
    - vi. *The maximum permitted building height between one hundred (100) and nine hundred and forty (940) feet from the front property line shall increase above one hundred (100) feet by one (1) foot in height for every eight (8) feet of additional setback from the front property line.*
    - vi. *The maximum permitted height shall be one hundred and fifty (150) feet or thirteen (13) stories.*
    - viii. *For the area UCD Frontage A bounded by Mataro Avenue, Red Road, Corniche Avenue, and San Amaro Drive, maximum building heights shall be two (2) stories.*
  - b. *UCD Frontage B.*
    - i. *No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from the front property line.*
    - ii. *A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from the front property line.*
    - iii. *Surface parking spaces shall be setback at least five (5) feet from the front property line.*
    - iv. *No building shall be permitted within twenty five (25) feet of the front property line.*
    - v. *The maximum permitted building height within one hundred (100) feet of the front property line is sixty-five (65) feet.*
    - vi. *The maximum permitted building height between one hundred (100) and four hundred and forty (440) feet from the front property line shall increase above sixty five (65) feet by one (1) foot in height for every four (4) feet of additional setback from the front property line.*
    - vii. *The maximum permitted height shall be one hundred and fifty (150) feet, or thirteen (13) stories.”*

Staff has completed a comparison of the UCD Frontage Performance Standards. The differences are noted below in “gray” highlighted text.

**UCD Frontages A and B Comparison of Performance Standards**

<i>Summary of Performance Standards</i>	<i>Frontage A</i>	<i>Frontage B</i>
Minimum accessory structure setback (other than landscape features and a masonry wall with a maximum height of four (4) feet)	Minimum <b>ten (10) feet</b> from the front property line	Minimum <b>five (5) feet</b> from the front property line
Maximum masonry wall height and minimum setback	Maximum height of six (6) feet, and shall be setback at least <b>ten (10) feet</b> from the front property line	Maximum height of six (6) feet, and shall be setback at least <b>five (5) feet</b> from the front property line
Minimum surface parking setback	<b>Ten (10) feet</b> from the front property line, except that surface parking spaces shall be setback at least <b>seventy-five (75) feet</b> from Mataro Avenue	<b>Five (5) feet</b> from the front property line
Minimum building setback from front property line	Twenty-five (25) feet	Twenty-five (25) feet
Maximum permitted building height	One hundred and fifty (150) feet or thirteen (13) stories	One hundred and fifty (150) feet or thirteen (13) stories
Maximum permitted building height within one hundred (100) feet of the front property line	<b>Forty-five (45) feet</b>	<b>Sixty-five (65) feet</b>
Maximum permitted building height between one hundred (100) and nine hundred and forty (940) feet from the front property line	Maximum building height above one hundred (100) feet shall increase by one (1) foot in height for every eight (8) feet of additional setback from the front property line	N/A
Maximum permitted building height between one hundred (100) and four hundred and forty (440) feet from the front property line	N/A	Maximum building height above sixty five (65) feet shall increase by one (1) foot in height for every four (4) feet of additional setback from the front property line.
Maximum building height for UCD Frontage A area bounded by Mataro Avenue, Red Road, Corniche Avenue, and San Amaro Drive	<b>Two (2) stories</b>	<b>N/A</b>

The above comparisons, in the opinion of Staff are minor differences with the exception of the UCD Frontage A requirement *“that surface parking spaces shall be setback at least seventy-five (75) feet from Mataro Avenue”* and the *“two (2) stories”* height requirement. The seventy-five (75) foot setback requirement would prohibit surface parking on a large portion of the property and does significantly impact the design opportunities for the property. This could result in the necessity to elevate the parking in a small parking structure which could result in an increase in height of the structure, which is not desirable.

The Applicant’s proposed design is three (3) stories or forty-five (45) feet in height. The twenty-five (25) foot building setback requirement is required in both UCD Frontage A or B. This is consistent with the twenty-five (25) foot required front building setback the single family residences on Mataro Drive are required to satisfy. Maintaining this setback in the opinion of Staff is the most critical performance standard in the development of this parcel.

The Applicant’s Application Package and a Draft Ordinance with the amendments shown in ~~strike-through~~/underline format are provided as Attachments A and B. The site plan for the proposed Pi Kappa Alpha Fraternity has been included for reference within the Application Package (see Attachment A). The site plan is presented for informational purposes and does not require Planning and Zoning Board and City Commission approval. The site plan is subject to Board of Architects review and approval.

The University of Miami was contacted by the Applicant to advise of the pending text amendment. The University has provided a letter supporting the amendment (see Attachment A).

Therefore, based upon the above conclusions, City Staff supports the amendments to the Zoning Code requiring the development of the property to satisfy the UCD Frontage B requirements from both San Amaro Drive and Mataro Avenue. A Zoning Code Text Amendment is required for both UCD Frontage A and B Definitions to complete the Applicant’s Request.

**Public Hearing Timetable.**

The Board at the May 8, 2013 public hearing discussed the amendment and articulated concerns as outlined within the Planning and Zoning Board Action summary on the proceeding page. Upon finalization of a recommendation by the Board, City Commission consideration of the amendment is tentatively scheduled for Tuesday, July 23, 2013.

**Public Notification.**

The following has been completed to provide notice of the request:

**Public Notice**

Type	Date
Legal advertisement	04.26.13
Courtesy Mail Notice of Public Hearing to all property owners within 1,000 feet of the subject property	04.26.13
Property posted with Public Hearing date and City Contact Information	04.29.13
Posted agenda on City web page/City Hall	05.03.13
Posted Staff Report and Application on City web page	05.03.13
Legal advertisement	05.31.13
Reposted property with continued Public Hearing date and City Contact Information	06.07.13
Posted agenda on City web page/City Hall	06.07.13
Posted Staff Report and Application on City web page	06.07.13

Although not required for Zoning Code text amendments, a Courtesy Notice of Public Hearing was mailed to all property owners within 1,000 of the subject property and the property was also posted with signs indicating the date of the public hearing and City contact information. This exceeds the minimum public notification requirements required per the Zoning Code and Florida Statutes.

**Planning and Zoning Board Action.**

The Applicant presented the proposed text amendment to the Board at the May 8, 2013 meeting. The Board discussed the amendment and articulated concerns regarding the allowable building height permitted within the Frontage B as assigned to the Mataro Avenue given its proximity to surrounding residential uses. The text amendment to assign "Frontage B" permits the construction of buildings on the property at a building height of sixty-five (65) feet, although the Applicant's proposed conceptual site plan indicates the structure will be forty-five (45) feet. The Board requested the Applicant provide a limitation of forty-five (45) feet subject to Staff's discretion regarding the appropriate method of limiting the maximum permitted height. The Applicant has agreed to the height limitation as is noted in the Applicant's letter provided within Attachment A. City Staff and the City Attorney have determined the appropriate means of execution would be via a Restrictive Covenant which shall run with the land. The Applicant agrees and shall proffer the Restrictive Covenant at the meeting. The verbatim transcript of the May 8<sup>th</sup> proceedings is provided as Attachment B.

The Applicant has also removed two (2) additional vehicle parking spaces along the Mataro Avenue side of the property. This shall increase the landscape buffer from the minimum required five (5) feet to ten (10) feet, therefore providing additional buffer to the adjoining single family residences along Mataro Avenue. The Applicant's conceptual site plan indicating the buffer is provided in Attachment A. The additional buffer shall be included as a requirement in the Restrictive Covenant.

**Staff Recommendation.**

The Planning and Zoning Division recommends approval of the following:

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**Attachments.**

- A. Applicant's submittal package with proposed text amendment.
- B. Verbatim excerpt of 05.08.2013 Planning and Zoning Board Meeting.
- C. Draft Ordinance in ~~strike-through~~/underline format.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Staff Recommendation

Text Amendment—Article 8, Definitions, UCD Frontage A and B June 12, 2013

Respectfully submitted,



Eric Riel, Jr.  
City Planner  
City of Coral Gables, Florida