



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

Applicant:	University of Miami
Application:	Conditional Use Review – 2012 University Campus District (UCD) Master Plan Amendments
Property:	University of Miami - Coral Gables, Florida Campus
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board, April 24, 2012, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

Application for Conditional use review for the proposed 2012 amendments to the University of Miami, University Campus District (UCD) Master Plan, as follows:

“An Ordinance of the City Commission of Coral Gables, Florida requesting amendments to the University of Miami University Campus District (UCD) Master Plan pursuant to Zoning Code Section 4-202 to permit two (2) additional buildings within the Campus Transitional Area along San Amaro Drive with no increase in total building square footage to the Campus in order to preserve three (3) existing historically significant buildings, providing for the following specific amendments in the vicinity of the Frost School of Music on the Coral Gables, Florida Campus:

- 1. Retention of the existing Rehearsal Center, Arnold Volpe Music Building and Bertha Foster Memorial Music Building, which were previously scheduled for demolition.*
 - 2. Deletion of Phase 1 of the Center for Music Learning and Leadership.*
 - 3. Reduction in square footage of Phase 2 of the Center for Music Learning and Leadership, renamed the Classroom/Recital Hall Building, by 6,143 SF from 35,000 SF to 28,857 SF.*
 - 4. 46,110 SF addition to the Bertha Foster Memorial Music Building.*
- Providing for severability, repealer, codification, and an effective date.”*

(Legal descriptions on file at the City)

Summary of Application.

The University of Miami (hereinafter referred to as “University”), has submitted proposed amendments (hereinafter referred to as the “Amendments”) to the University Campus District (UCD) Master Plan for City of Coral Gables review and public hearing consideration. An increase in the number of buildings

within the Campus Transitional Area requires Conditional Use review in accordance with the City’s Zoning Code.

The request is to permit two (2) additional buildings within the Campus Transitional Area, which is a 225’ wide area on the north western perimeter of the campus along San Amaro Drive and the Campus Core Area. The request is intended to preserve three (3) buildings located in the Campus Transitional Area and one (1) located outside of the Campus Transitional Area that has recently been determined by the City’s Historical Resources Department to be historically significant. The Rehearsal Center, Arnold Volpe Music Building and the Bertha Foster Memorial Music Building were determined to be historically significant and are located in the Campus Transitional Area. Each of the buildings was included in the previously adopted Campus Master Plan as future demolitions. The existing historically significant Albert Pick Music Library building is presently located in the Campus Core Area, and will be moved into the Campus Transitional Area. A map showing the proposed area for relocation is provided in the University’s application package with the submittal letter (see Attachment A).

The request results in an overall increase in the number of buildings in the Campus Transitional Area from 16 to 18, but there would be no increase in the permitted building square footage area within the Campus Transitional Area as a result of these modifications. The location of the request is shown in the following aerial/location map:

Aerial/Location Map



Timeline, Site Data and City Review .

The application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	01.27.12
Community Relations Committee	N/A
Board of Architects	Required - TBD
Historic Preservation Board	Required - TBD
Planning and Zoning Board	04.24.12
City Commission, 1 st reading	TBD
City Commission, 2 nd reading	TBD

The following table and map identify applicable property’s designations for the University campus:

University’s Property Designations

Comprehensive Plan Map designation	“University Campus”
Zoning Map designation	University Campus District (UCD)
Within Coral Gables Redevelopment Infill District (GRID)	Yes

The existing land use and zoning designations for the University campus are illustrated below:

Existing Future Land Use Map



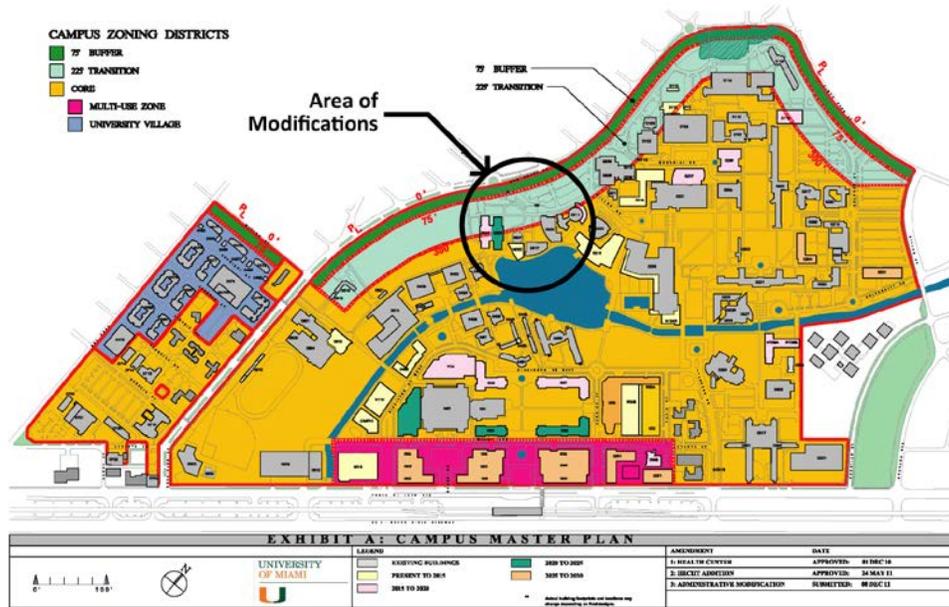
Existing Zoning Map



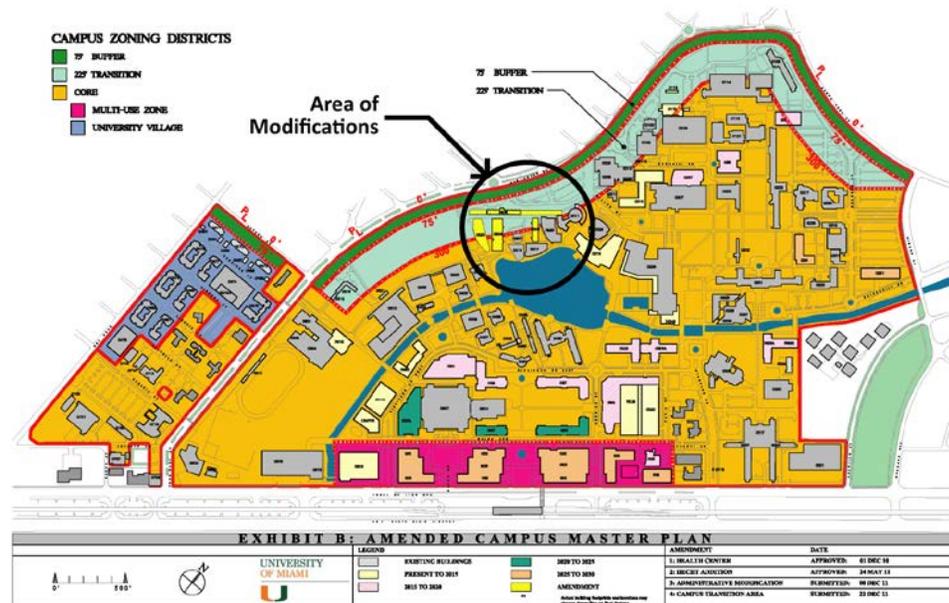
Campus Areas

The University Campus is divided into three (3) defined geographic areas for review and development purposes. The intent is to protect adjoining residential neighborhoods by creating a buffer and transitional zone and encouraging University development within the core of the campus. The three (3) areas are the Campus Core Area, Campus Transition Area and Campus Buffer Area. The Campus Transition Area (225' wide) and Campus Buffer Area (75' wide) are located along San Amaro Drive and Campo Sano Avenue, between the Campus Core Area and adjoining residential neighborhoods. The following maps indicate the location of each of those areas within the existing Master Plan and the Amended Master Plan (if approved):

Existing Master Plan



Amended Master Plan



Description of Proposed Amendments.

Summary of Proposed Amendments

A detailed description and graphic representations of the proposed amendments to the Campus Master Plan is presented in the University’s application package provided as Attachment A.

The current permitted (benchmark) development allowed within the Campus Transition Area is 16 total buildings and a total of 709,029 SF. A table is provided with the University’s submittal letter which provides a summary of the benchmark square footage and the number of building modifications to the Campus Transition Area (see Attachment A). The proposed amendments would increase the number of buildings from 16 to 18, but would not exceed the permitted square footage within the Campus Transition Area. The City’s Historical Resources Department issued letters on 12.15.10 stating that three (3) buildings located within the Campus Transition Area in the Frost School of Music complex are historically significant and therefore should not be demolished. The modifications necessary to retain those historic structures require four (4) specific amendments:

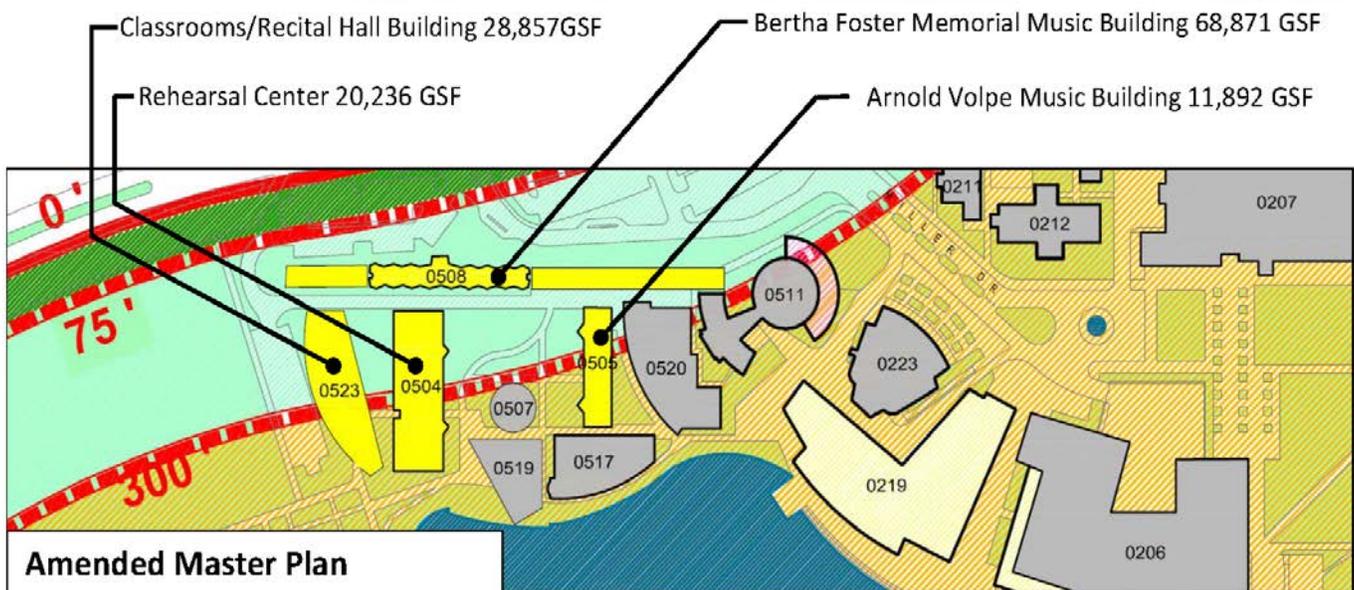
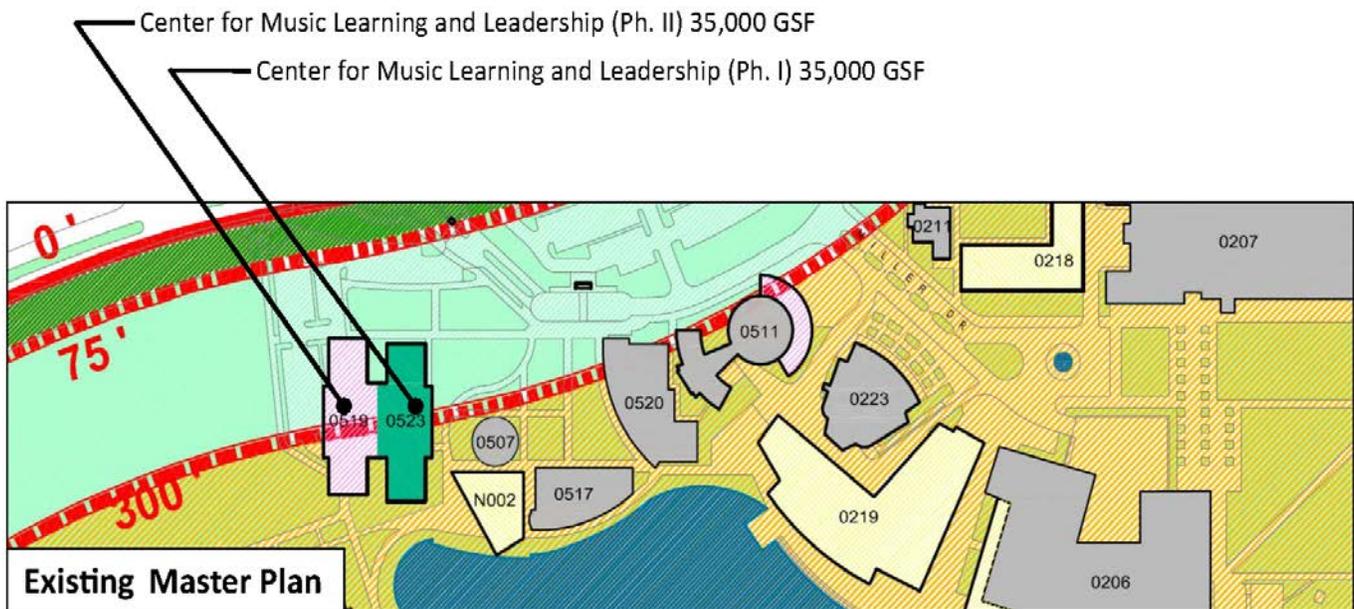
1. *Retention of the existing Rehearsal Center, Arnold Volpe Music Building and Bertha Foster Memorial Music Building, which were previously scheduled for demolition.* The historic buildings in the Campus Transition Area and existing square footage are as follows:

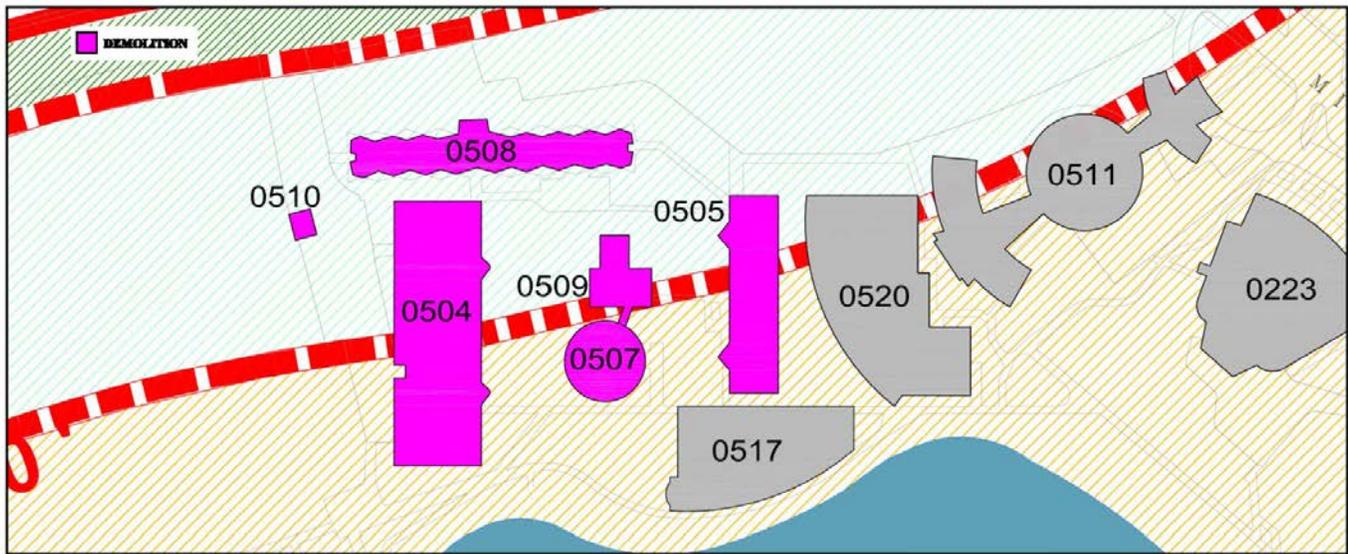
a. Rehearsal Center	20,236 SF
b. Arnold Volpe Music Building	11,892 SF
c. Bertha Foster Memorial Music Building	22,761 SF
2. *Deletion of Phase 1 of the Center for Music Learning and Leadership.* The approved 35,000 SF Phase I of the Center for Music Learning and Leadership would be eliminated from the Master Plan, and the square footage added back to the permitted benchmark total.
3. *Reduction in square footage of Phase 2 of the Center for Music Learning and Leadership, renamed the Classroom/Recital Hall Building, by 6,143 SF from 35,000 SF to 28,857 SF.* The 28,857 SF of the approved 35,000 SF Phase 2 Center for Music Learning and Leadership would be relocated to a new building in generally the same area that would be renamed the Classroom/Recital Hall Building. The new building would be 6,143 SF smaller than previously approved.
4. *46,110 SF addition to the Bertha Foster Memorial Music Building.* The Bertha Foster Memorial Music Building would be renovated and increased from its current 22,761 SF to 68,871 SF, resulting in a net additional 46,110 SF.

The following table and graphics summarizes the proposed:

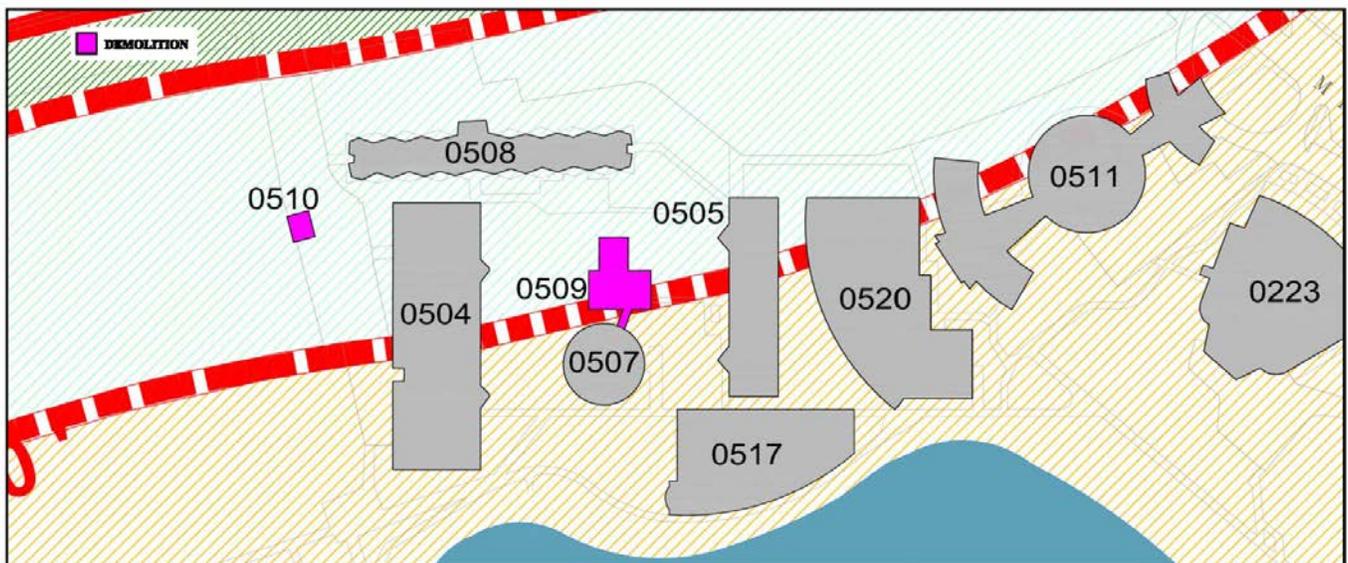
	Number of Buildings	Square Footage
Transition Area Benchmark – December, 2011	16	709,029
Total New Buildings, including relocation of Pick Music Library	2	
Total Square Footage in Transition Area		692,847
Remaining to be Programmed		16,182
Proposed Transition Area Benchmark (including 16,182 SF unprogrammed)	18	709,029

The following graphic representations summarize the proposed amendments:





Existing Frost School of Music Demolition Plan



Amended Frost School of Music Demolition Plan

Findings of Fact.

This section of the report presents City Staff’s evaluation of the application and Findings of Facts. The City’s responsibility is to review the Amendments for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

Findings of Fact- Conditional Use Review

University Campus District (UCD) Purpose and Applicability

The stated purpose of the University Campus District (UCD) is to provide for the establishment and continuing operation of the University as an institution of higher education. The intent of the UCD provisions is to provide a comprehensive set of regulations by which the University's growth can be governed and reviewed. These regulations have the effect of supplanting requirements listed within existing districts by requiring an organized Development Plan which protects the public interest, ensures compatibility with surrounding neighborhoods, establishes a plan for growth upon which the University, surrounding neighbors and the City can rely, protects against incongruent design and the destruction of natural features and streamlines the permit approval process.

Section 4-202(E)(4) of the Zoning Code requires specific findings of fact by the Planning and Zoning Board and approved by the City Commission for Campus Master Plan amendments which require conditional use approval, as follows:

- a. *“That the proposed modification is consistent with the stated purpose and intent of the regulations in this Section and the City’s Comprehensive Plan.”*

Staff comments: The proposed modifications are consistent with the purpose of the University Campus District (UCD) to govern development undertaken by the University within the campus boundaries. The proposed modifications are consistent with the Comprehensive Plan’s (CP) Goals, Objectives and Policies, as provided on the proceeding pages. Letters issued by the City’s Historical Resources Department identify three (3) historically significant buildings within the Campus Transitional Area that are scheduled to be demolished. Those letters are provided with the University’s application (see Attachment A). The modifications would result in retaining the historically significant buildings with no increase in the permitted building square footage area within the Campus Transitional Area adjacent to San Amaro Drive, which is the basis for Staff’s recommendation for approval.

- b. *“That the proposed modification’s departures from the regulations otherwise applicable to the subject property, if any, are in the public interest.”*

Staff comments: The proposed modifications are intended to retain existing historically significant structures identified by the City’s Historical Resources Department as worthy for designation as a local historic landmark, which is in the public’s interest. The proposed modifications would preserve the existing conditions along this portion of San Amaro Drive, instead of being demolished and replaced with new structures that may not have the scale and character that currently exists.

- c. *“That the proposed modification makes adequate provision for public services, adequate control over vehicular traffic, provide for and protect designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.”*

Staff comments: The proposed modifications represent a minor change to the previously approved Campus Master Plan. The redesign of the Frost School of Music complex results in an increase in the number of buildings in the Campus Transitional Area from 16 to 18, but there would be no increase in the permitted building square footage area within the Campus Transitional Area adjacent to San Amaro Drive as a result of these modifications.

d. *“That the proposed modification is compatible with adjacent properties and the neighborhood.”*

Staff comments: The proposed modifications are required to retain existing historically significant structures, and are intended to preserve the existing conditions along this portion of San Amaro Drive. The redesign of the Frost School of Music complex results in an increase in the number of buildings in the Campus Transitional Area from 16 to 18 requiring conditional use review and public comment in accordance with the City’s public hearing process. Since there would not be an increase in the permitted building square footage area within the Campus Transitional Area, there would be no additional impacts resulting from the proposed modifications to the previously approved Campus Master Plan.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals, Objectives and Policies are as follows:

Ref. No.	CP Goals, Objectives and Policies	Staff Review
1.	Policy GOV-1.1.4. Encourage the formation of neighborhood and civic organizations to facilitate effective participation in the community; build relationships between City staff and organizations to enhance communication between the parties with the intent of providing an additional opportunity to communicate with City staff, applicable boards/committees, and the City Commission.	Complies
2.	Policy GOV-1.1.5. Ensure that resident’s concerns regarding incompatible or inconsistent development are addressed in conformance with established provisions of the City Code, Comprehensive Plan, and Zoning Code provisions; and coordinate with established neighborhood organizations in the planning and implementation of neighborhood improvements – such as historic preservation, infrastructure, traffic calming, landscaping, public safety, and other quality of life issues.	Complies
3.	Policy FLU-1.1.7. A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, and change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit.	Complies
4.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences,	Complies

Ref. No.	CP Goals, Objectives and Policies	Staff Review
	and redevelopment shall continue to be encouraged in areas experiencing deterioration.	
5.	Objective FLU-1.3. By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.	Complies
6.	Policy FLU-1.3.1. Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall, as a part of the City's development review process, be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based on conformance with the goals, objective and polices of the City's Comprehensive Plan and Zoning Code regulations.	Complies
7.	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
8.	Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.	Complies
9.	Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
10.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
11.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
12.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
13.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
14.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
15.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies

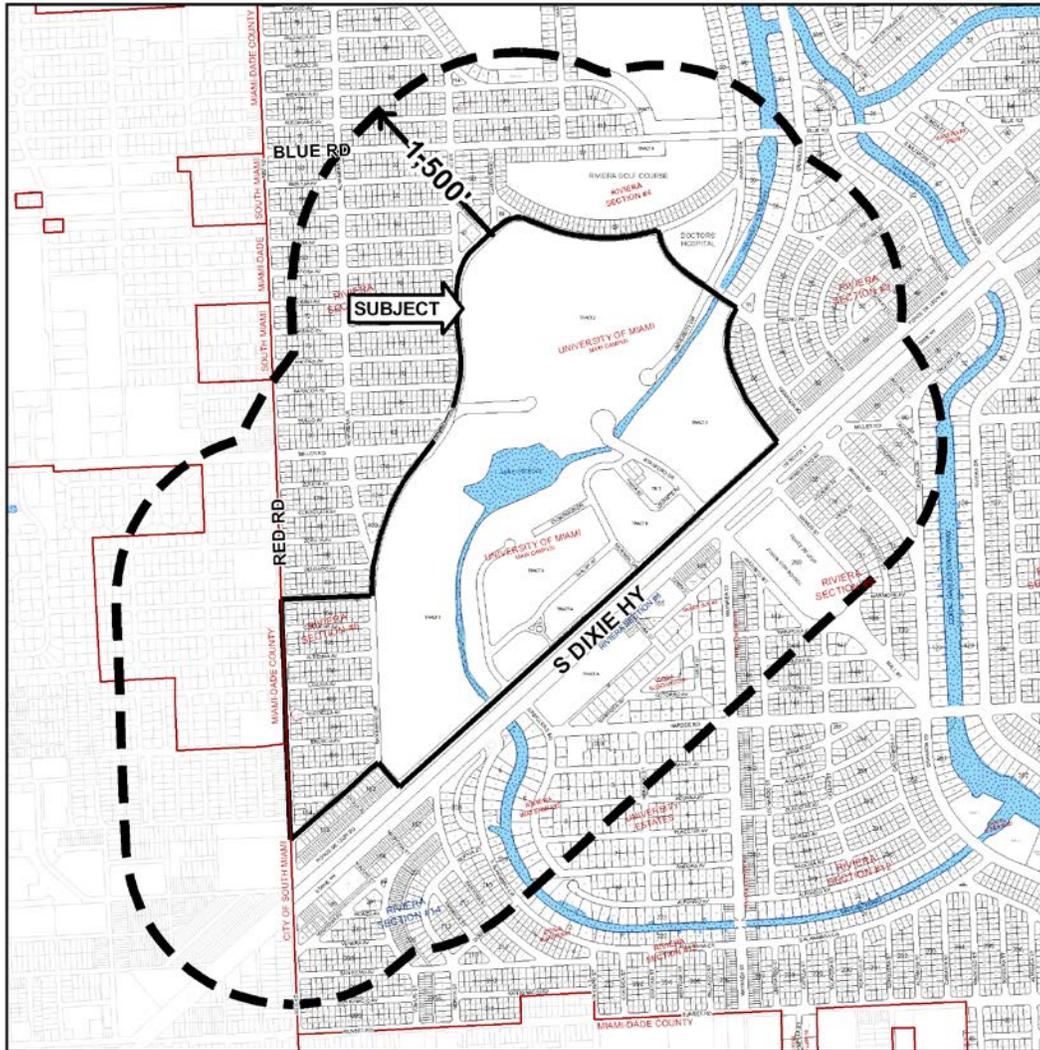
Ref. No.	CP Goals, Objectives and Policies	Staff Review
16.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
17.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
18.	Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies
19.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
20.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
21.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
22.	Objective MOB-2.7. The City’s Comprehensive Plan, this element and all applicable plans and programs shall protect and minimize any potential traffic impacts to the community and residential neighborhoods.	Complies

Staff Comments: Staff has determined that the application is “consistent” with the CP’s Goals, Objectives and Policies identified herein.

Public Notification and Comments.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the campus boundaries. The notice lists the type of applications filed, proposed public hearing dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. Approximately 1,655 notices were mailed. No public comments were received. Copies of the notices are provided as Attachment B. A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Public information meeting	04.04.12
Courtesy notification - 1,500 feet of the campus boundary	04.12.12
Posting of property	04.12.12
Legal advertisement	04.12.12
Posted agenda on City web page/City Hall	04.13.12
Posted Staff report on City web page	04.20.12

Staff Recommendation.

The Planning Department based upon the complete Findings of Fact contained within this Report recommends **approval** of the following as specified herein:

“An Ordinance of the City Commission of Coral Gables, Florida requesting amendments to the University of Miami University Campus District (UCD) Master Plan pursuant to Zoning Code Section 4-202 to permit two (2) additional buildings within the Campus Transitional Area along San Amaro Drive with no increase in total building square footage to the Campus in order to preserve three (3) existing historically significant buildings, providing for the following specific amendments in the vicinity of the Frost School of Music on the Coral Gables, Florida Campus:

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- 4. 46,110 SF addition to the Bertha Foster Memorial Music Building.*

Providing for severability, repealer, codification, and an effective date.”
(Legal descriptions on file at the City)

Attachments.

The following attachments are included as background information:

- University’s submittal package.
- Notices.

Please visit the City’s webpage at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Eric Riel, Jr.
Planning Director
City of Coral Gables, Florida