

**City of Coral Gables
Planning Department Staff Report**

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: October 8, 2003

Subject: **Application No. 08-03-122-P, Tentative Plat and Zoning Plan.** Submitted by the University of Miami and Post Buckley Shuh and Jernigan (PBS&J), surveyors, applicants, University of Miami, owners, requesting approval of a tentative plat entitled "University of Miami Dauer Tract", being a replat of a 1.09 acre site, being a portion of Tract 4, Amended Plat Portion Main Campus University of Miami (full detailed legal description on file with Planning Department), Coral Gables, Florida; and, creation of a Zoning Plan establishing zoning as an amendment to the Zoning Code as required by the City Code. The purpose of the replat is to designate the University's existing Convocational Center's main entrance driveway from Ponce de Leon Boulevard as a private road.

Recommendation

The Planning Department recommends the approval of the applicant's request for the tentative plat referred to as the "University of Miami Dauer Tract", portion of Tract 4, Amended Plat Portion Main Campus University of Miami (full detailed legal description on file with Planning Department), Coral Gables, Florida.

In furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies and the Zoning Code provisions for a plat, the recommendation is subject to the following conditions of approval:

1. Final plat must reflect required 12-foot Miami-Dade Water and Sewer Department easement for existing 8" water main and two fire hydrants.

Request

The proposed tentative plat, landscaping plan and other related support materials are included in the applicant's submittal package as Attachment A.

The applicant is requesting review of a tentative plat referred to as "University of Miami Dauer Tract". The purpose of this tentative plat is to give legal status to the entrance driveway commonly known as "Dauer Drive" and to provide a postal address to the University of Miami Convocation Center. This tentative plat will also confirm the compliance of the Wm. E. Walsh Avenue realignment adopted through Ordinance No. 3507 (see Attachment B). The replat simplifies the

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description of the tract of land comprising the realigned portion of Wm. Walsh Avenue into “Tract B” and proposes Dauer Drive as “Tract A”.

The procedure for reviewing and recommending a tentative plat is contained in Sections 23-46 through 23-53 and Section 23-6 (variances) of the Subdivision Regulations of the City Code. The Planning and Zoning Board makes the final decision on tentative plats, however, an applicant can appeal a negative decision of the Board to the City Commission. The final plat is prepared from the tentative plat, with a final plat review and approval by the City Commission.

Background

History of Property

The University of Miami Master Plan was approved and adopted by the City Commission on December 10, 1991, via Ordinance No. 2964, which indicated the development of the University of Miami Convocation Center. Construction of the Convocation Center began in 2001 and subsequently the building was completed in 2002. On June 21, 2001 Wm. E. Walsh Avenue was realigned to its present curved form through the adoption of Ordinance No. 3507.

Land Use and Zoning Designation

Currently the subject property is designated for “University Use” on the City’s Comprehensive Land Use Plan (CLUP). Zoning on the property is “S”, Special Use. Neither land use nor zoning will change due to the proposed replat.

Surrounding Uses

The property is surrounded by the following existing land uses and zoning designations:

<u>Location</u>	<u>Existing Land Use</u>	<u>Land Use Designation</u>	<u>Zoning Designation</u>
North	University of Miami	University Use	“S”, Special Use
South	MetroRail	No designation (County Right-of-Way)	No designation (County Right-of-Way)
East	University of Miami	University Use	“S”, Special Use
West	University of Miami	University Use	“S”, Special Use

Discussion

Proposed Tentative Plat

As previously stated, no changes will be made or are proposed to the existing site. All streetscape features including pavement, signage, curbs, gutters, sidewalks and landscaping, as well as

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utilities, will remain the same. The newly created road is proposed to be a private drive.

Concurrency Management

The replatting of this property will create no impact as there are no proposed changes to the existing site. All utilities and infrastructure serving the subject property are in place and in use and will receive no changes. All of the proposed "Tract A" (Dauer Drive) will be designated as a public utility easement.

Comments Received

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections or substantive comments were received from Florida Power and Light Company, City Gas and BellSouth concerning this replat. The Miami-Dade Water and Sewer Department requested that the existing 8" water main and two fire hydrants located in the existing public right-of-way require exclusive 12-foot Miami-Dade Water and Sewer Department easements in the case that they do not remain within the public right after the new realignment (Attachment C).

City Staff Comments

The Planning Department requested reviews and comments from the City Manager, City Attorney, City Clerk, Building and Zoning Department, Development Department, Fire Department, Park and Recreation Department, Public Service Department and Public Works Department. No comments were provided by any of the aforementioned Departments.

Required City Reviews

The following are reviews and approvals required by the City in order for this project to proceed as proposed:

1. Planning and Zoning Board. Consideration and review of the tentative plat.
2. City Commission. Two public hearings to consider final plat
3. Metro-Dade County Subdivision Department. Administrative review and approval of final plat.

Conclusions

In summary, the Planning Department is in support of the request based upon the following:

1. No changes to the site will occur as a result of this tentative plat.
2. No changes to the Comprehensive Land Use Plan (CLUP) or Zoning Code are proposed by the applicant.
3. The intent of this request is to provide a postal address and legal status to the University of Miami Convocation Center and its entrance driveway commonly known as "Dauer Drive" by defining a tract of land as a private street.
4. All comments received from City Departments and Utility Companies have been addressed with the exception of the Miami-Dade Water and Sewer Department calling for a condition for

approval.

Timeline

This application in association with the other applications is tentatively scheduled for City Commission review and consideration as follows:

- 1st Reading, Tuesday, October 21, 2003, 9:00 a.m.
- 2nd Reading, Tuesday, November 4, 2003, 9:00 a.m.

Dates and time are subject to change.

Public Notification/Comments

Staff mailed out notification to all property owners within 1,000 feet of the subject request to advise them of the request and provide an opportunity to comment on the application. No comments were received from any of the property owners within 1,000 feet of the subject request. A copy of the published newspaper notification of this public hearing item is included as Attachment D.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package (September 25, 2003).
- B. Ordinance No. 3507.
- C. Miami-Dade Water and Sewer Department comments (July 10, 2003).
- D. Copy of published newspaper notification (advertisement).

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