

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," DIVISION 14, "PARKING, LOADING, AND DRIVEWAY REQUIREMENTS," SECTION 5-1405, "LANDSCAPING, SCREENING, AND DESIGN" CLARIFYING REQUIREMENTS FOR SCREENING OF INTEGRATED STRUCTURED PARKING AND REQUIRING ADDITIONAL SCREENING ON PARKING GARAGES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Zoning Code text amendment requiring additional screening on parking garages;

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on August 29, 2018, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 5-0) of the text amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on September 25, 2018, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: \_-\_-).

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

## ARTICLE 5 – DEVELOPMENT STANDARDS

### Division 14. Parking, Loading, and Driveway Requirements

#### Section 5-1405. Landscaping, screening, and design.

- A. General. Landscaping shall be provided as required by Article 5, Division 11.
- B. Screening of integrated structured parking ~~C. When required.~~ Screening of parking that is structurally and architecturally integrated into or located under a building is required pursuant to this Section 5-1405(B)(2) when:
1. The building is in an MF2, MFSA, CL, C, I or MXD Districts;
  2. Any part of the area in or under the building that is used for parking (from finished floor to ceiling) is located above established grade and closer than twenty (20) feet to the front building setback line; and
  3. No intervening use (e.g., retail, lobby, etc.) is located between the parking and the front setback line ~~at ground level.~~
- ~~D.C. Parking garage exterior façade treatment design.~~
1. The exterior façades of parking garages ~~that are not subject to Subsection B~~ shall be designed and improved so that the use of the building for parking is not readily apparent.
  2. ~~Parking garages that are not subject to Subsection B and~~ shall reflect the architectural character and exterior finishes of the principal building that is to be served.
  2. Parking garage openings shall be screened from surrounding properties and rights-of-way to minimize visible lights and car headlights.
  3. Pipes, conduits, and mechanical systems attached to a garage ceiling shall not visible from any sidewalk and concealed with decorative screening, as approved by the Board of Architects.

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2018.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY