

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 18, "SCREENING," SECTION 5-1804, "AIR-CONDITIONING UNITS AND EQUIPMENT, AND OTHER TYPES OF MECHANICAL EQUIPMENT OR APPARATUS INSTALLED ON OR ATTACHED TO PREMISES," REQUIRING SCREENING OF EXTERIOR EQUIPMENT, MODIFICATION OF EQUIPMENT LOCATION, LOADING, AND SERVICE ENTRIES UNDER CERTAIN CIRCUMSTANCES, AND PROVIDING INFORMATION IN ARCHITECTURAL DRAWINGS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Zoning Code text amendment requiring screening of exterior equipment;

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on November 14, 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: 6-0) of the text amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on December 11, 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>:

## ARTICLE 5 – DEVELOPMENT STANDARDS

### Division 18. Screening

\*\*\*

#### Section 5-1804. ~~Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises~~ Mechanical equipment location and aesthetics standards.

A. All storage, utility, and infrastructure elements including service areas, loading space, transformers, telephone boxes, garbage cans, dumpsters, Air-cooled condensing and/or compressor equipment which is a part of an air-conditioning system or a water cooling tower, meters, backflow preventers, siamese connections, and any other type of mechanical equipment or apparatus installed on or attached to premises on the ground floor or roof shall meet setback requirements for the principal structure be concealed from public view with the following conditions:

1. ~~Air-conditioning units~~ Equipment in the front yard ~~are~~ is prohibited, unless approved by the Board of Architects when no other location is available and the proposed location is compatible with the neighborhood.
2. All ~~air-conditioning units or~~ equipment shall meet noise level requirements in the City Code, Chapter 38 Article II, Section 38-29 as amended.
3. Any ~~air-conditioning unit or~~ equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall, opaque gates, or landscaping.
4. ~~Air-conditioning units or e~~Equipment shall comply with required setbacks of the building site.
5. Exhaust air fans and louvers may be allowed above the ground floor if approved by the Board of Architects to be compatible with the neighborhood.
6. Loading and service entries shall be accessed from alleys or side streets when available.
7. Backflow preventers shall be concealed with a wall, landscaping, or within a building.
8. All equipment shall be included in architectural drawings in sufficient detail to evaluate aesthetic impact. Mechanical equipment location shall be approved by the City Architect or Board of Architects.

\*\*\*

#### SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict

---

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

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