



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Zoning Code Text Amendment – Equipment Screening**  
Public Hearing: Planning and Zoning Board  
Date & Time: **November 14, 2018; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

*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.*

## 2. BACKGROUND INFORMATION

As directed by the City Commission and encouraged by local residents, Staff has prepared Zoning Code text amendments to establish provisions to require ground level equipment (i.e. backflow preventers, transformers, meters, etc) to be concealed from public view.

## 3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

### ARTICLE 5 – Development Standards

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#### Division 18. Screening

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**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 of the interior side or rear façade 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.

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#### 4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.

- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are satisfied.

**5. COMPREHENSIVE PLAN CONSISTENCY**

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment is consistent with the Comprehensive Plan.

**6. PUBLIC NOTIFICATION**

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

Type	Date
Legal advertisement	11.02.18
Posted agenda at City Hall	11.02.18
Posted Staff report on City web page	11.09.18

**7. STAFF RECOMMENDATION**

The Planning and Zoning Division recommends approval.

**8. ATTACHMENTS**

- A. Miami21 screening requirements.
- B. 11.02.18 Legal advertisement published.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and 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.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

- e. Loading and service entries shall be at the Third Layer and shall be accessed from Alleys when available. When a Lot has only Principal Frontages, vehicular entries, Loading Docks and service areas shall be at the Third Layer and shall be permitted on Principal Frontages only by process of Waiver.
- f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be as shown in Illustration 5.4. The first-floor Elevation of a Principal Building shall be at average Sidewalk grade; a first-floor Residential or Lodging Function should be at a minimum Height of two (2) feet and a maximum Height of three and a half (3.5) feet for privacy reasons or as regulated by FEMA, whichever is higher.
- g. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of five (5) feet. Other ornamental Building features may extend up to five (5) feet above the maximum Building Height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height for a stair enclosure or ornamental purpose of up to four hundred (400) square feet shall be permitted by process of Waiver.
- h. Fences, walls and hedges may be located at the Frontage Line as shown in Article 4, Table 6. Fences and walls shall be a maximum Height of three and a half (3.5) feet at the First Layer, except aluminum or iron picket and post fences with or without masonry posts shall not exceed five (5) feet. Within the Second and Third Layers, fences and walls shall be a maximum Height of eight (8) feet.
- i. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the Building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Facade or behind the Streetscreen. On the roof, a screen wall shall conceal all equipment except antennas from lateral view. Exhaust air fans and louvers may be allowed on the Façade only on Secondary Frontages above the first Floor.

#### 5.4.3 Building Function & Density (T4)

- a. Buildings in T4 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.4. Certain functions as shown in Article 4, Table 3 shall require approval by Warrant or Exception. Consult Article 6 for any supplemental use regulations.

#### 5.4.4 Parking Standards (T4)

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5.
- b. Parking may be accessed by an Alley when available.

## 5.9 DISTRICT ZONES (D1 and D2)

### 5.9.1 Building Disposition (D)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.9.
- b. Lot coverage by Buildings shall not exceed that shown in Illustration 5.9.
- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.9.
- d. One or more Buildings may be built on each Lot as shown in Illustration 5.9.
- e. Setbacks for Buildings shall be as shown in Article 4, Table 2 and Illustration 5.9.

### 5.9.2 Building Configuration (D)

- a. Development within Private Frontages shall comply with Tables 2 and 6 and Illustration 5.9.
- b. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code; cantilevered portions of balconies, bay windows, and roofs shall be a maximum three (3) feet deep and may encroach up to a three (3) feet depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer no Encroachments are permitted except that Façade components promoting energy efficiency such as shading and screening devices that are non-accessible may encroach a maximum of three (3) feet.
- c. Galleries and Arcades shall be a minimum fifteen (15) feet deep and may encroach up to one hundred percent (100%) of the depth of the Setback and may be required as a part of a Special Area Plan.
- d. All storage, utility and infrastructure elements including service areas, Loading space, transformers, telephone boxes, garbage cans, dumpsters, condensers, meters, backflow preventers, siamese connections and the like shall be located within the Second or Third Layer and concealed from view from any Frontage or sidewalk by Streetscreens, and opaque gates. Loading and service entries shall be accessed from Alleys when available.
- e. Vehicular entries, Loading space and service areas shall be permitted on Principal Frontages.
- f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.9. Industrial uses requiring additional Height in D2 may be permitted by Waiver, subject to the Planning Director's agreement that the applicant has demonstrated that the use specifically requires the proposed Height.

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
 Legal Holidays  
 Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared CHRISTINA RAVIX, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING  
 CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /  
 PLANNING AND ZONING BOARD - NOV. 14, 2018

in the XXXX Court,  
 was published in said newspaper in the issues of  
 11/02/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

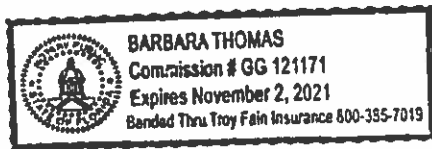
*C. Ravix*

Sworn to and subscribed before me this  
 2 day of NOVEMBER, A.D. 2018

*Barbara Thomas*

(SEAL)

CHRISTINA RAVIX personally known to me



**CITY OF CORAL GABLES, FLORIDA  
 NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board  
 Dates/Times Wednesday, November 14, 2018, 6:00<sup>pm</sup> - 9:00 p.m.

Location City Commission Chambers, City Hall,  
 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

The following four (4) items are related:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes, from "Religious / Institutional" to "University Campus" for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review) (Change future land use in the Comprehensive Plan)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Special Use District (S) to University Campus District (UCD) for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. ( Change Zoning on Zoning Map)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," "Section 4-202. University Campus District (UCD)," amending height and setback requirements for property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Change Zoning Code text for subject site)
4. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements," for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40; Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file). (Updates Development Agreement with new legal description)

# City of Coral Gables - Local Planning Agency

The following two (2) items are related:

5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Single-Family Low Density" to "Public Buildings and Grounds" for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutter Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review) *(Change future land use in the Comprehensive Plan)*
6. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential (SFR) to Special Use District (S) for the property legally described as Lots 8 thru 12 and northerly 22 inches of Lot 13, Block 82, Coral Gables Biscayne Bay Section Part 1 (7000 Old Cutter Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. *(Change Zoning on Zoning Map)*
7. 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 and providing information in architectural drawings; providing for severability, repealer, codification, and an effective date. *(Update the Zoning Code to require backflow preventers and other equipment to be screened and included in architectural drawings)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarieta (Email: [relejabarieta@coralgables.com](mailto:relejabarieta@coralgables.com)). Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.