

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2014-10**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-202, "UNIVERSITY CAMPUS DISTRICT (UCD)", AMENDING THE UCD FRONTAGE "C" PROVISIONS TO ESTABLISH HEIGHT AND SETBACK REQUIREMENTS FOR A PORTE-COCHERE LOCATED ALONG PONCE DE LEON BOULEVARD; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to establish height and setback requirements for a porte-cochere in University Campus District (UCD) Frontage C, which is located along Ponce de Leon Boulevard; and

**WHEREAS**, the existing Zoning Code provisions currently do not sufficiently address the use of porte-cocheres for buildings on the non-residential perimeter of the University campus, and UCD Frontage C is located only along Ponce de Leon Boulevard and does not front onto any residentially zoned districts; and

**WHEREAS**, after notice duly published a public hearing was held before the Planning and Zoning Board on April 9, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Board on April 9, 2014 was presented with the text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 7-0) of the text amendment; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on April 22, 2014, 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 the amendment on First Reading (vote: 5-0);

**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:

*G. Performance Standards.*

*Heights and setbacks of buildings. All new proposed structures and buildings within the UCD District shall comply with the following height and setback requirements. In the event more restrictive provisions have been approved or are a part of the Campus Master Plan, the provisions of the Campus Master Plan shall control.*

*c. UCD Frontage C.*

- i. A masonry wall with a maximum height of four (4) feet shall be setback at least fifteen (15) feet from the front property line.*
- ii. A masonry wall with a maximum height of six (6) feet shall be setback at least twenty-five (25) feet from the front property line.*
- iii. Surface parking spaces shall be setback at least twenty-five (25) feet from the front property line.*
- iv. No building shall be permitted within fifty (50) feet of the front property line.*
- v. The maximum permitted building height within one hundred (100) feet of the front property line is ninety (90) feet.*
- vi. The maximum permitted building height between one hundred (100) and one hundred and sixty (160) feet from the front property line shall increase above ninety (90) feet by one (1) foot in height for every one (1) foot of additional setback from the front property line.*
- vii. The maximum permitted height shall be one hundred and fifty (150) feet, or thirteen (13) stories.*
- viii. A porte-cochere may be extended into a required setback, provided that it does not exceed thirty (30) feet in height and provided that it is set back at least twenty (20) feet from the property line.*

**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.

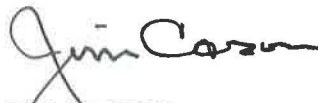
**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance 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 upon the date of its adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF MAY, A.D., 2014.  
(Moved: Quesada / Seconded: Kerdyk)  
(Yeas: Kerdyk, Lago, Quesada, Keon, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-2)

APPROVED:



JIM CASON  
MAYOR

ATTEST:



WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY