

**Article 9.**  
**PLANNED AREA DEVELOPMENT**

**Sec. 9-1 - Statement of purpose.**

The purpose of this section is to encourage the construction of Planned Area Developments. The Planned Area Development is intended to provide greater opportunity for construction of quality development on large tracts and/or parcels of land by providing flexible guidelines which allow the integration of a variety of land uses and densities in one development. Furthermore it is the general purpose of the Planned Area Development to: (2557, 2828)

- (a) Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
- (b) Provide an alternative for more efficient use and, resulting in smaller networks of utilities, safer networks of streets, promoting greater opportunities for public and private open space, and resulting in lower construction and maintenance costs.
- (c) Encourage harmonious and coordinated development of the site, considering the natural features, community facilities, pedestrian and vehicular circulation in conformance with the thoroughfare plan, and land use relationship with surrounding properties and the general neighborhood.
- (d) Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in this Code.

Sections 9-1 through 9-11 of this article are general standards, requirements and procedures that apply to all planned area developments. However, the sections at the end of this Article are standards applicable only to special purpose Planned Area Developments and are additional to or supersede the standards, requirements and procedures outlined in these general sections.

**Sec. 9-2 - Definitions.**

- (a) Planned area development. A mechanism which allows an area of a minimum contiguous size, as specified by Section 9-3(a) 5(a) herein, to be planned, developed,

operated and maintained as a single entity which, as a result, permits variations in many of the traditional controls related to Floor Area Ratio, density, land use, setbacks, landscaped open space and other design elements, and the timing and sequencing of the development.

- (b) Special-use permit for planned area development. A permit authorized by the City Commission in accordance with the procedures and the general and particular standards set forth herein, for the design, development, construction, erection and operation of a Planned Area Development.
- (c) Common areas. Land within a Planned Area Development, not individually owned or dedicated for public use, which is dedicated and intended for the common use or enjoyment of the owners, tenants and residents of the development and may include such auxiliary structures and improvements as are necessary and appropriate.
- (d) Property owners association. An association of property owners organized within a Planned Area Development in which individual property owners within the development share common interests in common areas and/or facilities.
- (e) Contiguous. The word contiguous shall mean touching, meeting or joining at the surface or border.
- (f) Other words and phrases. Where not in conflict with the provisions of Section 9-2 herein, other words or phrases used herein for Planned Area Developments shall be as defined in this Zoning Code.

**Sec. 9-3 - Standards and criteria for general development control.**

- (a) Development criteria. The City Commission may authorize the issuance of a special-use permit for the construction of a Planned Area Development subject to compliance with the development criteria and minimum development standards for Planned Area Developments as set forth herein:
  - 1. Permitted locations of planned area developments. Planned Area Developments shall be permitted within any zoning district in

- accordance with the applicable sections contained in this Article.
2. Uses permitted. The uses permitted within a Planned Area Development shall be those uses specified and permitted within the Use District in which the Planned Area Development is located, or those specifically listed in this Article.
  3. Relation of planned area development regulations to general zoning, subdivision, or other regulations. The Planned Area Development Regulations as set forth herein shall apply generally to the initiation of applications for and regulations of all Planned Area Developments. Where there are conflicts between the Planned Area Development provisions herein and general zoning, subdivision or other regulations and requirements, these special regulations shall apply, unless the Planning and Zoning Board recommends and the City Commission finds, in the particular case:
    - a. That provisions herein do not serve public purposes to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or;
    - b. That actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these special regulations, satisfy public purposes to at least an equivalent degree. It is specifically provided, however, that where the floor area ratio and similar ratios, including land use and density, have been generally established for a particular type of district or in particular areas, the City Commission shall not act in a particular case to alter said ratios. Except as indicated above, notwithstanding procedures and requirements generally in effect, procedures and requirements set forth herein and in the guides and standards adopted as part of these regulations shall apply for Planned Area Developments and to any amendments for such developments and issuance of all permits therefore.
  4. Developments of regional impact/developments of county impact. In addition to the requirements stated herein, any application for a Planned Area Development which meets the definitions of a Development of Regional Impact and Development of County Impact under the rules administered by the State and County, must be accompanied by the reports and studies required for Developments of Regional Impact and/or Developments of County Impact.
  5. Minimum Development standards. Any parcel of land for which a Planned Area Development is proposed must conform to the following minimum standards:
    - a. Minimum site area. The minimum site area required for a Planned Area Development shall be not less than two (2) acres.
    - b. Configuration of land. The parcel of land for which the application is made for a Planned Area Development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum average width and or depth for any Planned Area Development shall be two-hundred (200) feet with a minimum area of not less than two (2) acres.
    - c. Floor area ratio for a planned area development. The floor area ratio for a Planned Area Development shall conform to the requirements for each intended use as set forth under Sections 3-4(r) and 3-6(w) herein provided, however, that the total combined floor area ratio for all uses within the

- Planned Area Development shall not exceed two and one-half (2½).
- d. Density for apartments and hotels. The density requirements for apartments and hotels shall be in accordance with the provisions as set forth under Sections 3-4 (t) through (w).
  - e. Transfer of density within a planned area development. The density within a Planned Area Development shall be permitted to be transferred throughout the development site subject, however, to the requirements as set forth in Section 9-3(a) 5(c) herein.
  - f. Landscaped open space. The minimum landscaped open space required for a Planned Area Development shall be not less than twenty (20%) percent of the Planned Area Development site.
  - g. Height of buildings. The maximum height of any building in a Planned Area Development shall conform to the provisions as set forth under Sections 9-23, 3-4(i), 3-6(s), 28-9 and Sections 4 and 30-9 herein.
  - h. Perimeter and transition. Any part of the perimeter of a Planned Area Development which fronts on an existing street or open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening.
  - i. Minimum street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified minimum requirements for street frontage, building sites, number of buildings within the development, lot coverage and within these regulations for a Planned Area Development; however, all such street frontages, building sites, number of buildings within the development, lot coverage and setbacks shall be included in the Planned Area Development application materials and shall be subject to approval by the City Commission upon recommendation from the Planning and Zoning Board.
  - j. Platting and/or replatting of development site. Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a Planned Area Development provided, however, that the City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.
  - k. Facing of buildings. Nothing in this ordinance shall be construed as prohibiting a building in a Planned Area Development from facing upon a private street when such buildings are shown to have adequate access in a manner which is consistent with the purposes and objectives of these regulations and such private street has been recommended for approval by the Planning and Zoning Board and approved by the City Commission.
  - l. Off-street parking and off-street loading standards and requirements. The off-street parking and off-street loading standards and requirements for a Planned Area Development shall conform to the requirements as set forth under Article XIII, (unless otherwise specified as in Section 9-20 and 9-21) herein and provided, however, that off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City

Commission. Where the parking for the development is to be located within a common parking area or a parking garage, a restrictive covenant shall be filed reserving within the parking area or the parking garage the required off-street parking for each individual building and/or use and such off-street parking spaces shall be allocated proportionately.

m. Boats and recreational vehicle, parking. No boats and/or recreational vehicles shall be parked on the premises of a Planned Area Development unless such boats and/or recreational vehicles are located within the confines of an enclosed garage.

n. Auxiliary and/or accessory uses and structures. Uses and structures which are customarily auxiliary and accessory and clearly incidental to permitted uses and structures are permitted in a Planned Area Development subject to limitations and other lawful regulations pertaining thereto. Any use permissible as a principal use may be permitted as an accessory use, subject to limitations and requirements applying to the principal use.

o. Signs. The number, size, character, location and orientation of signs and lighting for signs for a Planned Area Development shall be in accordance with Article XVIII or Section 9-22 herein.

p. Refuse and service areas. Refuse and service areas for a Planned Area Development shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and

to not impede circulation patterns.

q. Minimum design and construction standards for private streets and drainage systems. The minimum design and construction standards for private streets in a Planned Area Development shall meet the same standards as required for public streets as prepared by the Public Works Department of the City of Coral Gables. The minimum construction standards for drainage systems shall be in accordance with the South Florida Building Code.

r. Ownership of planned area development. All land included for purpose of development within a Planned Area Development shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed Planned Area Development and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:

(1) Develop the property in accordance with:

(a) The final development plan approved by the City Commission for the area.

(b) Regulations existing when the Planned Area Development ordinance is adopted.

(c) Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of

- such Planned Area Development.
- (2) Provide agreements and declarations of restrictive covenants acceptable to the City Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.
  - (3) Bind the successors and assigns in title to any commitments made under Section 9-3(a) 5(u) (1) and (2) herein.
- s. Compatibility with historic landmarks. Where an historic landmark exists within the site of a Planned Area Development the development shall be required to be so designed as to insure compatibility and congruity with the historic landmark.
  - t. Easements. The City Commission may as a condition of approval and adoption of the Planned Area Development require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.
  - u. Installation of utilities. All utilities within a Planned Area Development including but not limited to telephone, electrical systems and television cables shall be installed underground.
- v. Mixed-uses within a planned area development. A Planned Area Development may be so designed as to include the establishment of complementary and compatible combinations of office, hotel, apartment and retail uses which shall be oriented to the development as well as the use district in which the development is located. The applicant may utilize the provisions of Section 3-5 of this Code.
  - w. Common areas for planned area developments. Any common areas established for the Planned Area Development shall be subject to the following:
    - (1) The Planning and Zoning Board shall recommend and the City Commission shall require that the applicant provide for and establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.
    - (2) Membership in the association shall be mandatory for each property owner in the Planned Area Development and any successive purchaser that has a right of enjoyment of the common areas.

- (3) The association shall be responsible for liability insurance, local taxes, and the maintenance of the property.
- (4) Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.
- (5) In the event that the association established to own and maintain common areas or any successor organization, shall at any time after the establishment of the Planned Area Development fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners of the Planned Area Development and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.
- (6) The cost of such maintenance by such agency shall be assessed proportionally against the properties within the Planned Area Development that have a right of enjoyment of the common areas and shall become a lien on said properties.
- (7) Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.
6. Size and uses in certain areas. The minimum size of Planned Area Developments in Mixed Use Districts No. 1 shall be twenty-thousand (20,000) square feet in the area bounded by S.W. 8th Street on the north, Santander Avenue on the south, LeJeune Road on the west, and Douglas Road on the east on properties designated for high intensity commercial use in the City's Comprehensive Plan. Planned Area Developments within that area may include adjacent apartment zoned properties, and may use up to ninety (90%) percent of the gross floor area as residential units (not to exceed forty (40) units per acre) apartment, apartment-hotel, or hotel units. The design and operation plan for such a Development shall describe the mix of uses within the Development, which shall encourage harmonious and coordinated development of the site, considering the natural features, community facilities, pedestrian and vehicular circulation in conformance with the thoroughfare plan, and land use relationship with surrounding properties and the general

neighborhood, and require the application of professional planning design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in this Code. (3171)

**Sec. 9-4 - General procedures for plan approval. (2003-10)**

- (a) Pre-application conference - Planning department. Before submitting an application for approval of a Planned Area Development the applicant or his representative shall confer with the City of Coral Gables Planning Department before entering into binding commitments or incurring substantial expense. The applicant is encouraged to submit a tentative land use sketch for review and to obtain information on any projected plans, programs or other matters that may affect the proposed development. The pre-application conference should address, but shall not be limited to, such matters as:
  - 1. The proper relationship between the proposed development and the surrounding uses, and the effect of the plan upon the Comprehensive Plan of the City of Coral Gables.
  - 2. The adequacy of existing and proposed streets, utilities and other public facilities and services within the proposed Planned Area Development.
  - 3. The character, design and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable and to preserve the natural and scenic areas and vistas of property.
  - 4. The adequacy of open space and recreation areas existing and proposed to serve the needs of the development.
- (b) Pre-application review. The applicant shall distribute a copy of his plans or exhibits to the Director of Building and Zoning, Public Works Director, Public Service Director, Planning Director, Fire Chief and the

Historic Preservation Director (if applicable) and upon their review of the plans they shall advise the applicant of any recommended revisions, changes or additional information necessary before the filing of a formal application.

- (c) Board of architects review. After preliminary review by the departments, and the Historic Preservation Department (if applicable), the applicant shall revise the plans to incorporate all recommended revisions and changes and shall submit such plans to the Board of Architects for review and preliminary approval prior to filing a formal application for Planning and Zoning Board review.
- (d) Development plan--General requirements.
  - 1. Professional services required: Plans for buildings or structures within a Planned Area Development shall be prepared by a registered Architect with the assistance of a registered Engineer and a registered Landscape Architect, all being qualified under the laws of the State of Florida to prepare such plans.
  - 2. Legal description of site: Should the legal description of the site for a Planned Area Development contain a metes and bounds description, such description shall be prepared by a registered land surveyor. The legal description shall be accompanied by a map at a scale suitable for reproduction for advertising for public hearing, showing exact location of the development.
  - 3. Development proposal: The Development Plan shall consist of a map or map series and any technical reports and supporting data necessary to substantiate, describe or aid the Development plan. The plans for the development proposal shall be drawn to scale as required by Section 22-4 herein or otherwise approved, or stipulated in this Article, and shall include the following written and graphic materials:
    - a. Site condition map: Site condition map or map series indicating the following:
      - (1) Title of Planned Area Development and name

- of the owner(s) and developer.
- (2) Scale, date, north arrow and the relationship of the site to such external facilities as highways, roads, streets, residential areas, shopping areas and cultural complexes.
  - (3) Boundaries of the subject property, all existing streets, buildings, water courses, easements, Section lines and other important physical features within the proposed project. Other information on physical features affecting the proposed project as may be required.
  - (4) Existing contour lines at one foot intervals. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) (if required by City Staff).
  - (5) The location of all existing storm drainage, water, sewer, electric, telephone and other utility provisions.
- b. Plan of pedestrian and vehicular circulation showing the location and proposed circulation system of arterial, collector, local and private streets, including driveways, service areas, loading areas and points of access to existing public right-of-way and indicating the width, typical sections and street names. The applicant is encouraged to submit one or more companion proposals for a pedestrian system, transit system or other alternative for the movement of persons by means other than privately owned automobiles.
  - c. Exterior facade elevations (if deemed appropriate or necessary by City Staff) of all proposed buildings to be located on the development site.
  - d. Isometrics or perspective and/or mass model(s) (if deemed appropriate or necessary by City Staff) of the proposed development.
  - e. Map of existing land use.
  - f. Existing and proposed lot(s) lines and/or property lines.
  - g. Master site plan--A general plan for the use of all lands within the proposed Planned Area Development. The plan shall serve as the generalized zoning for the development and shall guide the location of permissible uses and structures. Such plan shall show the general location, function and extent of all components or units of the plan, indicating the proposed gross floor area and/or floor area ratio of all existing and proposed buildings, structures and other improvements including maximum heights, types and number of dwelling units, landscaped open space provisions such as parks, passive or scenic areas, common areas, leisure time facilities, and areas of public or quasi-public institutional uses.
  - h. Location and size of all existing and proposed signs (unless otherwise specified as in Section 9-22).
  - i. Existing and proposed utility systems including sanitary sewers, storm sewers and/or storm water drainage system and water, electric, gas and telephone lines. The applicant shall submit a statement indicating what proposed arrangements have been made with appropriate agencies for the provision of needed utilities to and within the Planned Area Development including, water supply, sewer, storm drainage collection and disposal, electric power, gas, and telephone.
  - j. General landscape plan indicating the proposed treatment of materials used for

- public, private and common open spaces and treatment of the perimeter of the development including buffering techniques such as screening, berms and walls, significant landscape features or areas shall be noted as shall the provisions for same.
- k. Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape.
  - l. Proposed easements for utilities, including water, power, telephone, storm sewer, sanitary sewer and fire lanes showing dimensions and use.
  - m. Location of proposed off-street parking. Smaller developments (as determined by the Planning Director) shall also be required to include stall size, aisle widths, location of attendant spaces, number of spaces by use, number of standard and compact spaces.
  - n. Location and designation of historic landmarks located within the development site which have been approved as provided within the Zoning Code or notation of those structures which may be worthy of historic designation.
  - o. Certified survey showing property boundary, existing buildings and their dimensions, setbacks from streets, (public and private) and property lines, easements, streets, alleys, topographical data, water areas, unique natural features, existing vegetation and all trees with an upright trunk of either nine (9) or more inches in circumference (as measured at the narrowest point below four and one-half (4½) feet above ground level) or twelve (12) or more feet in height (if required by City Staff).
  - p. Proposed development schedule indicating the appropriate date when construction of the development can be expected to begin and be completed, including initiation and completion dates of separate phases of a phased development and the proposed schedule for the construction and improvement of common areas within said phases, including any auxiliary and/or accessory buildings and required parking.
  - q. Location and designation of proposed traffic regulation devices within the development.
  - r. Statistical information including:
    - (1) Total square footage and/or acreage of the development site.
    - (2) Maximum building coverage expressed as a percentage of the development site area.
    - (3) The land area (expressed as a percent of the total site area) devoted to:
      - (a) Landscaped open space; and,
      - (b) Common areas usable for recreation or leisure purposes.
  - s. Copies of any covenants, easements and/or agreements required by this section or any other ordinance and/or regulations for the Planned Area Development.

**Sec. 9-5 - Application and review procedures for approval of plans. (2003-10)**

- (a) Application. The applicant for a Planned Area Development shall file a written application therefore with the Planning Department on forms prepared by such department. Such application shall be accompanied by fifteen (15) sets of required plans, technical reports, update reports and/or exhibits. All plans shall have the details needed to enable the department heads, Fire Chief, Boards and City Commission to determine whether the

proposed development complies with this section and all other applicable ordinances and regulations of the City. The plans shall have the preliminary approval of the Board of Architects as provided for under Section 9-4(c) herein. Upon receipt of such completed application, all supporting data and exhibits and payment of the required costs and fees, the time periods established in this subsection shall commence. Any application for approval of a plan for a Planned Area Development which meets the definition of a development of regional impact under Chapter 28 of the Florida Administrative Code and/or Development of County Impact as defined under Chapter 33A of the Code of Metropolitan Dade County must be accompanied by the reports, studies and recommendations required for Developments of Regional Impact and/or Development of County Impact provided, however, that the provisions of Development of County Impact does not apply where the development meets the requirement of a Development of Regional Impact.

(b) Review of plans. Upon acceptance of the application, the Planning Department shall transmit the Plan Package to the Director of Building and Zoning, Public Works Director, Public Service Director, Fire Chief and the Historic Preservation Director (if applicable) for their review and comments. Within sixty (60) days from the filing date, the Director of Building and Zoning, Public Works Director, Public Service Director, Planning Director, Fire Chief and the Historic Preservation Director (if applicable) shall review the preliminary plan and shall submit in writing to the Planning and Zoning Board their comments concerning the proposed development. The comments shall include any changes which should be made to bring the plans in compliance with applicable rules and regulations.

(c) Public hearing. The Planning and Zoning Board shall hold a public hearing within ninety (90) days from the date of filing the application. Such public hearing shall be in accordance with the provisions of Section 25-7 herein. The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the

proposed Planned Area Development and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth particularly in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:

1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the Planned Area Development regulations.
2. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.
3. The extent to which the proposed plan meets the requirements and standards of the Planned Area Development regulations.
4. The physical design of the proposed Planned Area Development and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
5. The compatibility of the proposed Planned Area Development with the adjacent properties and neighborhood.
6. The desirability of the proposed Planned Area Development to physical development of the entire community.
7. The conformity of the proposed Planned Area Development with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.

(d) Approval by the City Commission. The City Commission upon receipt of the recommendations of the Planning and Zoning Board shall approve, approve with modifications, or disapprove the Preliminary Development Plan for the proposed Planned Area Development. The approval of the Development Plan

shall be by Ordinance. No building permits shall be issued, no construction shall be permitted and no plats shall be recorded on land within a Planned Area Development until the Final Development Plan has been approved by the City Commission.

**Sec. 9-6 - Amendments to the development plan.**

Amendments to the Development Plan shall be considered as major or minor. Minor amendments as specified in Section 9-6(a) herein may be approved administratively by the Building and Zoning Department with recommendations from other departments, as needed. Major amendments as specified in Section 9-6(b) herein, shall be subject to the review and approval process set forth in Section 9-5. The Building and Zoning Department, with recommendations from other departments, as needed, shall determine whether proposed changes are major or minor. Requests for major amendments may be made no more than once per twelve month period.

- (a) Minor amendments. Minor amendments are changes which do not substantially alter the concept of the Planned Area Development in terms of density, floor area ratio, land usage, height, provision of landscaped open space, or the physical relationship of elements of the development. Minor amendments shall include, but shall not be limited to, small changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, parking, or realignment of minor streets which do not exceed twenty (20%) percent of the guideline limits contained within this Article specific to that type of development or that which is shown on the approved development plan.
- (b) Major amendments. Major amendments represent substantial deviations from the development plan approved by the City Commission. Major amendments shall include, but not be limited to significant changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, or parking, which exceed twenty (20%) percent of the guidelines contained within this Article specific to that type of development or that which is shown on the

approved development plan, or changes in the circulation system.

**Sec. 9-7 - Designation on use and area maps.**

Upon approval of the development plan and the issuance of a Special-Use permit for a Planned Area Development, the boundaries of such development shall be placed upon the Use and Area Maps of the City of Coral Gables, with a footnote indicating the following:

- (a) The ordinance number approving the final Development Plan.
- (b) The date of the Ordinance.
- (c) The type of development approved for the property.

**Sec. 9-8 - Binding nature of approval for a Planned Area Development.**

All terms, conditions, restrictions, safeguards and stipulations made at the time of approval of the Development Plan for a Planned Area Development shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, restrictions or safeguards imposed by the City Commission shall constitute a violation of these zoning regulations.

**Sec. 9-9 - Commencement of construction.**

The developer shall obtain a building permit and begin construction of the improvements within the Planned Area Development within three-hundred and sixty-five (365) days from the effective date of the ordinance approving the Development Plan (or subsequent updates). Time limitations on permits shall be in accordance with Section 304.3 of the South Florida Building Code. If the developer fails to commence construction of the Planned Area Development within the specified time or if the work is not being carried on in accordance with said Section 304.3 of the South Florida Building Code the approval of the Planned Area Development shall lapse.

If the Planned Area Development is to be developed in stages, the developer must begin construction of each stage within the time limits specified in the Development Plan (or subsequent updates). Construction in each phase shall include all the elements of that phase specified in the Development Plan.

**Sec. 9-10 - Monitoring construction.**

The City Manager or his designee shall periodically monitor the construction within the Planned Area Development with respect to start of construction and Development Phasing. If the City Manager or his designee finds that either the developer has failed to begin construction within the specified time period or that the developer is not proceeding in accordance with the approved Development Phasing with respect to timing of construction of an approved mix of project elements, he shall report to the City Commission and the City Commission shall review the Planned Area Development and may extend the time for start of construction or the length of time to complete a phase, revoke approval of the Planned Area Development or recommend that the developer amend the Development Plan subject to procedures specified in Section 9-6 herein.

**Sec. 9-11 - Reserved.**

Editor's note--Ordinance No. 3474, adopted August 29, 2000, repealed § 9-11, which pertained to Fees, Application and Recording. See Code Comparative Table.

**Sec. 9-12 - University of Miami Campus Area Development.**

The following standards, regulations and requirements apply to the University of Miami Campus Area Development (U.M.C.A.D) district; these standards, regulations and requirements either supersede or are in addition to those described in Sections 9-3 through 9-6. The University of Miami Campus Area Development District is defined for the purpose of those regulations as a Planned Campus Development for the establishment of a functional, aesthetic and progressive organization of university activities including educational, dormitory, classroom, administrative, social, open space, parking, maintenance and auxiliary university functions. (See Ordinance No. 2964--Masterplan)

**Sec. 9-13 - Intent.**

The purpose of this section is to provide a comprehensive set of regulations by which the University's growth can be governed and reviewed. These regulations have the effect of supplanting requirements listed within existing

districts by requiring an organized Development Plan which protects the public interest, ensures compatibility with surrounding neighborhoods, establishes a plan for growth upon which the University, surrounding neighbors and the City can rely, protects against incongruent design and the destruction of natural features and streamlines the permit approval process.

**Sec. 9-14 - Permitted locations.**

U.M.C.A.D.'s shall be allowed in any XR, CB, CC, M or S zoning district.

**Sec. 9-15 - Uses permitted.**

The following uses are permitted in U.M.C.A.D. district subject to the limitations and requirements set out herein:

- (a) Class room facilities.
- (b) Lecture halls.
- (c) Research/laboratory facilities.
- (d) Dormitory/residential facilities.
- (e) Administrative, faculty and other non-commercial offices.
- (f) Social activities facilities.
- (g) Recreational and athletic facilities.
- (h) Parking lots and garages.
- (i) Theaters, concert halls and assembly hall/arena.
- (j) Museum.
- (k) Library facilities.
- (l) Religious facilities.
- (m) Private Clubs/Fraternity/Sorority facilities.
- (n) University support facilities such as: printing, data processing, laundry, child care, physical plant, utilities, security, health care and maintenance.
- (o) University convenience facilities such as: cafeteria, bookstore, snack bar, gift shop, postal office and automatic teller machines.
- (p) Other auxiliary-uses of a support or incidental nature to the operation of a university such as loading areas and kiosks.

**Sec. 9-16 - Campus master plan.**

A Campus Master Plan as outlined in Section 9-5, with illustrative exhibits shall serve as the Campus Land Use and Development Plan. It shall guide the location of uses and structures. The Campus Master Plan shall include an illustrative master site plan drawn at scale no smaller than 1" = 200' which clearly designates

all existing and proposed structures. Additionally, the Campus Master Plan shall include the following zoning information: general setback and height criteria; and campus-wide ground area coverage and floor area ratio applicable on a cumulative basis for all structures.

**Sec. 9-17 - Supplementary reports.**

In addition to the Campus Master Plan, the University shall submit supplementary reports including a Design Manual, Traffic Parking Report, and Utility Report that serve as supporting documentation and/or technical reports and address specific issues such as traffic, parking, signage, lighting, landscaping and architectural style.

**Sec. 9-18 - Annual report.**

The University of Miami shall submit an Annual Report which updates and documents any proposed modifications to the Campus Master Plan and supplementary reports. The Annual Report shall consist of the same type of maps, documents and supplementary material referred to in Sections 9-16 and 9-17 as required, based on the types of changes and modifications proposed. When approved, the Annual Report shall supersede those portions of the previously approved Campus Master Plan and supplementary documents, as applicable.

The annual report shall be submitted to the Planning Department no later than June 1st of each year and shall be reviewed and approved in the same manner as the original documents as outlined in Section 9-5. In the event that the University does not file an Annual Report within the specified time, then the latest edition of the Campus Master Plan and supplementary documents will remain in effect during the next twelve (12) month period. A permit for construction shall not be issued for a project which substantially deviates from, or constitutes a major amendment to, any of the components of the approved Campus Master Plan, supplementary reports or the annual report.

**Sec. 9-19 - External relationships.**

Scale in a U.M.C.A.D. shall be such that careful site planning consideration shall be given to the relationship between the University uses and structures, and off-campus uses and structures

in the surrounding neighborhoods. The U.M.C.A.D. district as represented in the Campus Master Plan, Supplementary Documents or Annual Report shall provide protection of surrounding areas from potentially adverse impact and influences from the development and provide protection of the development from potentially adverse surrounding influences.

**Sec. 9-20 - Vehicular access and circulation.**

The University shall pay special attention to vehicular access points to and from the development. Vehicular traffic flow related to the U.M.C.A.D. District shall be so designed and oriented that it will not detrimentally impact nearby residential neighborhoods. Arrangements for traffic flow to and from the development shall be so designed to retain the major portion of such traffic on designated arterial and collector streets. Relationships of traffic flow to off-street parking, off-street loading and the location of refuse and service areas for the U.M.C.A.D. district shall be governed by Section 63.5(l) and (p).

Additionally, the University shall submit a Traffic Impact Analysis Report as part of the Annual Report whenever University development or redevelopment projects, individually or collectively, constitute a net increase to the campus gross floor area of two-hundred thousand (200,000) square feet. The Traffic Impact Analysis Report shall be prepared by a certified traffic planner or engineer and shall assess existing and projected roadway conditions, levels of service, traffic volumes/capacities and other information necessary to determine the impact of proposed development. The report shall also identify ways of mitigating any negative impacts projected by the analysis. Where improvements in existing street systems, including street widening, traffic dividers, signalization, and the like are found by standard traffic engineering projections and methods to be required in order to maximize safety and convenience and to minimize automotive conflicts in connection with proposed projects within the U.M.C.A.D. district, approval of said projects shall be conditioned on arrangements being made for the provision of such improvements.

### **Sec. 9-21 - Off-street parking.**

Location for off-street parking shall be shown on the Campus Master Plan and/or Supplementary Documents and shall be provided in such amounts and areas within the development that students, faculty, employees and visitors will not have to park in abutting residential areas or other off-campus areas which could be detrimentally impacted as a result of inadequate campus parking provisions. In projecting parking needs, standard traffic engineering methods shall be used and consideration shall be given to daily, regular users of the University, auto driver visitors and persons arriving by mass transportation.

The University shall monitor the capacity and utilization of its off-street parking facilities and perform supply/demand analysis as required to assess the level of utilization, availability and appropriateness of location of campus parking facilities. The analysis shall also indicate the type of user and the extent to which parking is used jointly by different components of the campus. The results of the monitoring and analysis shall be incorporated in a Parking Impact Analysis Report prepared by a certified traffic planner or engineer.

Approval of a building permit application shall not be granted unless all anticipated parking needs are shown on the Campus Master Plan Supplementary Documents or Annual Report and referred to in the University's application, and the University demonstrates that required parking for each phase of development shall be made prior to or concurrent with such development.

### **Sec. 9-22 - Signs and lighting.**

As part of the U.M.C.A.D. district the University shall include in its Design Manual a general signage and lighting plan. The manual shall show the design criteria for location and type of signage and lighting to be used. Additionally, the following information shall be included:

- (a) Treatment of lighting and signage visible from public accessways and residential areas;
- (b) Adequacy and suitability of lighting used in areas for off-street parking and other locations where safety is a special consideration;

- (c) General criteria for the character and size of signage to be used.

In approving the proposed design manual, preference will be given to low profile, landscaped signs. Additionally, approval shall be based on the character of the proposed signage and lighting, and their compatibility and appropriateness with their surroundings.

### **Sec. 9-23 - Height and setbacks of buildings.**

All new proposed structures and buildings within the U.M.C.A.D. district shall comply with the height and setbacks criteria specified in the Campus Master Plan.

In determining heights for the campus property, consideration shall be given to the nature and character of the proposed development and the appropriateness and impact of the proposed height to the surrounding area.

In approving the proposed U.M.C.A.D., preference shall be given to locating the highest structures at the center of the campus or along a major roadway. Additionally, preference shall be given to the stratification of height away from residential neighborhoods.

### **Sec. 9-24 - Internal relationships and arrangement of uses.**

Compatible and complementary uses proposed within the U.M.C.A.D. district be so arranged as to:

- (a) Provide for safe, efficient, and harmonious groupings of structures and facilities;
- (b) Create successful relationships between interior and exterior spaces;
- (c) Include adequate parking facilities within a reasonable distance of the function they serve;
- (d) Include pedestrian linkage between facilities;
- (e) Simplify circulation routes and minimize opportunities for pedestrian/vehicular conflicts.

### **Sec. 9-25 - Regulatory controls.**

No specified lot coverage, setback, frontage, facing or number of buildings per site restrictions are set forth herein. All existing and proposed facilities shall be illustrated on a Master Site Plan approval of the Development Plan,

including the Campus Master Site Plan, shall constitute approval and establishment of said regulatory controls.

**Sec. 9-26 - Pedestrian amenities.**

Wherever possible in the U.M.C.A.D. district, pedestrian amenities should be provided. Features such as convenient and covered walkways, benches, water fountains, trash receptacles, bicycle racks and landscaping shall be included, especially along street frontages and near access points should be addressed in the design manual.

**Sec. 9-27 - Architectural design.**

In order to provide a cohesive aesthetic environment within the U.M.C.A.D. district, the University shall submit design criteria to guide the architectural appearance and style of campus development.

**Sec. 9-28 - Landscaping.**

Desirable landscaping shall be preserved in its natural state to the maximum extent possible. General landscaping requirements and standards established by code for off-street parking, yards and open space shall be considered supplemental to retention of desirable natural features. Placement of structures and vehicular areas shall be such as to retain, to the extent reasonable practical, desirable existing landscaping, open space and natural features, and to promote provisions of compatible new landscaping. Desirable native plant materials, and such exotic plant materials as have become traditional in the area, shall be preferred in plant selection.

**Sec. 9-29 - Utilities.**

(a) The University shall make the necessary arrangements with the public utility companies. County and Municipal agencies having jurisdiction over the permitting and provision of infrastructure services (such as potable water, fire, flow, sewer, storm water/drainage, telephone cable, electricity, gas, etc.), to ascertain the sufficiency of available capacity to meet as a minimum, the needs of a five (5) year projected growth program for the campus.

(b) The growth projections and their impact on existing utilities, along with any recommended utility improvements to meet future campus development or redevelopment, shall be included in the Annual Report.