

**Section 4-202. University Campus District (UCD).**

## A. Purpose.

The purpose of the University Campus District (UCD) is to provide for the establishment and continuing operation of the University of Miami as an institution of higher education within the City of Coral Gables. The City of Coral Gables recognizes that institutions of higher education constitute a unique mix of land uses, facilities and activities and the City desires to establish procedural and substantive regulations to govern development undertaken by the University within the campus boundaries.

## B. Campus Areas. The UCD is comprised of the following areas:

## 1. Campus Buffer Area shall be the following:

- a. That portion of the Main Campus of the University of Miami, consisting of a strip of land bounded by a line lying Seventy-Five feet (75') Southeasterly, Easterly and Southerly of the University of Miami boundary line fronting San Amaro Drive and Ave. Campo Sano, ("the Main Parallel Line") bounded on the South by the Easterly prolongation of the Southerly Right of Way line of Ave. Mataro and bounded on the Northeast by the Southwesterly boundary line described in that certain "Easement Deed" recorded in Official Records Book 9798 at Page 199 of the Public Records of Miami-Dade County, Florida.

Said Seventy-Five foot (75') line shall be adjusted to run parallel with and Easterly of the former Easterly Right of Way line for San Amaro Drive as shown and described in that certain "Agreement for Use of Public Rights of Way in the City of Coral Gables and Hold Harmless and Indemnity Agreement," ("the Agreement") as recorded in Official Records Book 26577 at Page 2563 of said Public Records of Miami-Dade County, Florida. Said parallel line will begin Southeasterly of the Southwesterly corner of the property as described in said Agreement at a point of Non-Tangent Intersection with said Main Parallel Line and shall run in a Northeasterly direction to a Point of Non-Tangent Intersection with the Southeasterly prolongation of said Main Parallel Line as measured from the Easterly boundary line of said Main Campus of the University of Miami, lying Northerly of the Northerly Right of Way line of Miller Drive as vacated by Coral Gables City Ordinance Number 3392 as recorded in Official Records Book 21174 at Page 5014 of said Public Records of Miami-Dade County, Florida.

- b. All land in the University Village Landscape Buffer, located within seventy-five (75) feet of the south edge of the right of way at Mataro Avenue, legally described as:

All those lots, pieces or parcels of land situate,

lying and being in Block 184 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida, being more particularly described as follows, viz:

The North 25 feet of Lot 1 in said Block 184; Together with:  
 All of Lot 2 in said Block 184;  
 And together with:  
 The North 75 feet of Lots 3 through 12, inclusive in said Block 184; and

2. Campus Transition Area shall be that portion of the Main Campus of the University of Miami, consisting of a strip of land bounded by a line lying Three-Hundred feet (300') Southeasterly, Easterly and Southerly of the University of Miami boundary line fronting San Amaro Drive and Ave. Campo Sano , ("the Main Parallel Line") bounded on the South by the Easterly prolongation of the Southerly Right of Way line of Ave. Mataro and bounded on the Northeast by a line in a Southwesterly direction as measured from the Point of Intersection of a line lying Seventy-Five feet (75') Southerly of the Northerly boundary line of the University of Miami along Ave. Campo Sano with the Southwesterly boundary line described in that certain "Easement Deed" recorded in Official Records Book 9798 at Page 199 of the Public Records of Miami-Dade County, Florida.

Said Three-Hundred foot (300') line shall be adjusted to run parallel with and Easterly of the former Easterly Right of Way line for San Amaro Drive as shown and described in that certain "Agreement for Use of Public Rights of Way in the City of Coral Gables and Hold Harmless and Indemnity Agreement," ("the Agreement") as recorded in Official Records Book 26577 at Page 2563 of said Public Records of Miami-Dade County, Florida. Said parallel line will begin Southeasterly of the Southwesterly corner of the property as described in said Agreement at a Point of Non-Tangent Intersection with said Main Parallel Line and shall run in a Northeasterly direction to a Point of Non-Tangent Intersection with the Southeasterly prolongation of said Main Parallel Line as measured from the Easterly boundary line of said Main Campus of the University of Miami, lying Northerly of the Northerly Right of Way line of Miller Drive as vacated by Coral Gables City Ordinance Number 3392 as recorded in Official Records Book 21174 at Page 5014 of said Public Records of Miami-Dade County, Florida.

*Less therefrom:* That portion of the described property bounded by a line lying Seventy-Five feet (75') Southeasterly, Easterly and Southerly of said University of Miami boundary line fronting San Amaro Drive and Ave. Campo Sano, as

well as said former Easterly Right of Way line for San Amaro Drive as shown and described in said "Agreement for Use of Public Rights of Way in the City of Coral Gables and Hold Harmless and Indemnity Agreement."

3. Campus Core Area shall be all land located within the UM Campus which is not within the Campus Buffer Area or the Campus Transition Area,.
  - a. Campus Core Subareas. The following areas are Subareas of the Campus Core Area:
    - i. University Village. The University Village which is generally located to the south of Mataro Avenue, east of Red Road, north of Brescia Avenue, and east of San Amaro Drive and more specifically described in the City of Coral Gables Ordinance Number 2004-20.
    - ii. University Multi-Use Zone. The University Multi-Use Zone shall consist of those lands designated under the "University Campus Multi-Use Area" on the Future Land Use Map of the City of Coral Gables Comprehensive Plan.

C. Campus Master Plan. The Campus Master Plan previously adopted by the City of Coral Gables as the 2006 UMCAD plan pursuant to Ordinance 2007-16 - together with all accompanying UMCAD text provisions and exhibits in effect on the date of adoption of this Section 4-202 - shall be the adopted Campus Master Plan for this District.

1. The documents comprising the Campus Master Plan are described in Exhibit "A" hereto.
2. Campus Master Plan components. The Campus Master Plan should include the following information or documentation:
  - i. A site plan at a scale no smaller than 1" = 200' which identifies all existing and planned uses, buildings, structures, and improvements; the location of parking, vehicular and pedestrian access ways; and the location of the Campus Buffer Area, Campus Transition Area, Campus Subareas and Campus Core Area.
  - b. Development Chart which identifies square footage of all existing and planned buildings and structures; the proposed timeline for construction of planned buildings and structures; and the campus-wide ground area coverage and floor area ratio applicable on a cumulative basis for all structures.
  - c. Design Manual that includes minimum design guidelines, including sign and lighting design criteria and the design of parking structures adjacent to land outside of the UCD.

- d. Mobility Plan (as define in Subsection G.2)
- e. Annual Report (as defined in Subsection G.7.1)
- f. Parking Impact Analysis (as defined in Subsection G.7.2)
- g. Traffic Analysis Report (as defined in Subsection G.7.3)
- h. Utility Reports (as defined in Subsection G.7.4)
- i. Such other materials that may be required to demonstrate compliance with standards for development in this Section.

#### D. Legal Status of Adopted Campus Master Plan.

1. Upon adoption of this Section, building permits will be issued pursuant to Sec. 3-207 for those uses and buildings approved in the adopted Campus Master Plan.
2. In the event that the adopted Campus Master Plan specifies a development standard which conflicts with other provisions of this Zoning Code, the provisions of the adopted Campus Master Plan shall control.
3. Uses, buildings or structures which lawfully exist on the date of adoption of this Section shall be deemed approved uses in the University Campus District within those buildings or structures in which they exist as depicted in the adopted Campus Master Plan.
4. The adopted Campus Master Plan and any amendments thereto shall constitute an intermediate development order and non-traffic concurrency determinations for such development shall be made at the time of the issuance of a building permit. Mitigation for new net impacts not previously or otherwise mitigated takes place at the time of building permit issuance.

#### E. Modifications to the Adopted Campus Master Plan.

1. Modifications approved as conditional uses. Except as expressly provided in this subsection 4-202(E)(2), any modification to the adopted Campus Master Plan shall be reviewed and approved by the City of Coral Gables in accordance with the requirements for conditional uses in Article 3, Division 4 of the Zoning Code.
2. Modifications approved by administrative action. The modifications set out in this subsection 4-202(E)(2) to an adopted Campus Master Plan shall be approved by the Zoning Administrator upon written request. A request for approval of a modification to the Campus Master Plan by administrative approval which involves a change in location and/or intensity of use shall include a traffic analysis of any net new traffic impacts resulting from the proposed modification. Requests for modifications to the Campus Master Plan in this subsection 4-202(E)(2) shall be reviewed by the Zoning Administrator directly, and shall not require review by the Development Review

Committee or Board of Architects. The Zoning Administrator shall issue a development order approving the modification within thirty (30) days of a request for such approval. Upon issuance of a development order modifying the Campus Master Plan, an application for development approval may be submitted pursuant to Article 3 Divisions 2 and 3 of the Zoning Code:

- a. Campus Buffer Area. Any modification, relocation or reconfiguration of buildings or structures included in the adopted Campus Master Plan, provided that the modification, relocation or reconfiguration does not involve:
    - i. The addition or modification of entrances into the Campus; or
    - ii. The addition of new surface parking spaces;
  - b. Campus Transition Area. Any modification, relocation or reconfiguration of any building or structure included in the adopted Campus Master Plan, or the introduction of a new building or structure - including (but not limited to) such changes to the master site plan, maps, textual provisions, and any other elements or provisions of the adopted Campus Master Plan - to accommodate such change - provided that the modification, relocation, addition or reconfiguration does not involve:
    - i. An increase in total floor area provided for in the Campus Transition Area in the adopted Campus Master Plan;
    - ii. An increase in the total number of buildings provided for in the Campus Transition Area in the adopted Campus Master Plan;
    - iii. An increase in the height of any building or structure provided for in the Campus Transition Area in the adopted Campus Master Plan;
    - iv. The establishment of a use which is required to be approved as a conditional use by Section 4-202 (F) which was not a part of the adopted Campus Master Plan.
  - c. Campus Core Area. Any modification, relocation or reconfiguration of any building or structure included in the adopted Campus Master Plan, or the introduction of a new building or structure - including (but not limited to) such changes to the master site plan, maps, parking or roadway plans, textual provisions, and any other elements or provisions of the adopted Campus Master Plan - to accommodate such change - provided that the modification, relocation or reconfiguration complies with the requirements of Section 4-202(G) and provided that the change does not involve an increase in intensity of the adopted Campus Master Plan.
3. Action on administrative requests. Requests for modifications to the adopted Campus Master Plan that may be approved by administrative action shall be acted upon by the City within thirty (30) days from receipt.

F. Permitted Uses. The following are the uses permitted in an UCD District pursuant to the procedures in Article 3 Division 4 of the Zoning Code:

	<b>Buffer Area</b>	<b>Transition</b>	<b>Core</b>		<b>University Village</b>	<b>University Multi-Use Zone</b>
Active recreational and athletic facilities	C	P	P		X	P
Administrative uses, including but not limited to clerical, conference rooms and support spaces	X	P	P		P	P
Administrative, faculty and other noncommercial offices	X	P	P		P	P
Amateur radio antennas, satellite earth stations, microwave and other antennas, telecommunication facilities – permitted only where located on, or separated from the boundary of the Campus by, a habitable or occupied structure otherwise permitted by this district	X	P	P		p	P
Arboreta	P	P	P		X	P
Camps providing common recreational, cultural, or other group experiences	X	P	P		X	P
Classroom/Lecture halls	X	P	P		X	P
Commencement and graduation ceremonies	X	P	P		P	P
Commercial activities principally oriented to serve university needs	X	P	P		P	P
Concert halls and arenas	X	C	P		X	P
Dormitory/residential facilities	X	X	P		P	P

	<b>Buffer Area</b>	<b>Transition</b>	<b>Core</b>		<b>University Village</b>	<b>University Multi-Use Zone</b>
Emergency phones, lighting warning and detection systems and other similar public safety infrastructure	P	P	P		P	P
Entertainment facilities principally oriented to serve the university needs	X	C	P		X	P
Exhibit areas, including but not limited to open areas intended for the display of artworks and other similar static displays	X	C	P		X	P
Facilities principally designed to serve university needs such as, but not limited to: laundry, dry cleaning, barber and beauty shops, child care, health, banks, postal offices and bookstores	X	C	P		X	P
Government and public sector uses in conjunction with agencies that have a relationship with the University	X	X	C		X	P
Greenhouses, screen enclosures, outdoor eating, food carts and stands, building loading areas, trellises, kiosks, and other traditional garden furniture and similar such structures and uses	C	P	P		C	P
Library facilities	X	C	P		X	P
Maintenance facilities	X	C	P		X	P
Museums and galleries	X	C	P		X	P
Outdoor spaces usable for teaching, research and recreation	C	P	P		X	P
Parking garages	X	C	P		P	P
Parking lots	P	P	P		P	P
Passive recreation	P	P	P		X	P

EXHIBIT D

	<b>Buffer Area</b>	<b>Transition</b>	<b>Core</b>		<b>University Village</b>	<b>University Multi-Use Zone</b>
Private Clubs/ Fraternity/ Sorority facilities	X	P	P		P	P
Religious facilities	X	X	P		X	P
Research/laboratory facilities	X	C	P		X	P
Restaurants, cafeterias, catering facilities and banquet facilities principally oriented to serve the university needs	X	P	P		X	P
Snack bars, coffee bars and similar facilities	X	P	P		P	P
Social, educational, charitable, cultural and community activities and/or facilities	X	C	P		X	P
Temporary uses and/or facilities, such as, but not limited to: tents, banners, temporary trailers, temporary bleachers, temporary parking spaces	X	P	P		P	P
Theaters	X	C	P		X	P
Vending machines and automatic teller machines, when located outside of a building	X	P	P		P	P
Lodging, conference centers, governmental/public sector uses, research, office, medical/healthcare uses for the benefit of the University and the public; and retail uses ancillary to or which serve other permitted uses and which do not exceed 15% of total floor area within the Multi-Use Zone.	N/A	N/A	N/A		N/A	P

P - Permitted

X - Not Permitted

C - Conditional Use if not previously approved as a part of the adopted Campus Master Plan

## G. Standards for Development.

### 1. Bulk Regulations

- a. Heights and Setbacks of Buildings. All new proposed structures and buildings within the UCD District shall comply with the following height setback requirements:

**UCD Frontage A** means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Avenue from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon; d) Mataro Avenue from San Amaro Drive to Red Road; and e) Red Road from Mataro Avenue from Brescia Avenue.

**UCD Frontage B** means land within the UCD which has frontage on the following road segments: a) Pisano Avenue from Campo Sano Avenue to University Drive; b) San Amaro Avenue from Levante Drive to Mataro Avenue; c) Red Road from Brescia Avenue to Ponce de Leon Boulevard; and d) Ponce de Leon Boulevard from Red Road to San Amaro Drive.

**UCD Frontage C** means land within the UCD which has frontage on the following road segments: a) Ponce de Leon Boulevard from Granada Boulevard to San Amaro Drive and b) San Amaro Drive from Ponce de Leon Boulevard to Levante Avenue.

**UCD Frontage D** means land within the UCD which has frontage on the following road segments: Pisano Avenue from Campo Sano Avenue to University Drive.

**UCD Frontage E** means land within the UCD which has frontage on the following road segments: Ponce de Leon Boulevard from San Amaro Drive to South Alhambra Circle.

### **Height Setback Requirements.**

#### 1. UCD Frontage A.

- a) No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within ten (10) feet from the front property line.
- b) A masonry wall with a maximum height of six (6) feet shall be setback at least ten (10) feet from the front property line.
- c) Surface parking space shall be setback at least ten (10) feet from the front property line.
- d) No building shall be permitted within twenty five (25) feet of the front property line.

- e) The maximum permitted building height within one hundred (100) feet of the front property line is forty-five (45) feet.
- f) The maximum permitted building height between one hundred (100) and nine hundred and forty (940) feet from the front property line shall increase above one hundred (100) feet by one (1) foot in height for every eight (8) feet of additional setback from the front property line.
- g) The maximum permitted height shall be one hundred and fifty (150) feet.

2. UCD Frontage B.

- a) No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from the front property line.
- b) A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from the front property line.
- c) Surface parking space shall be setback at least five (5) feet from the front property line.
- d) No building shall be permitted within twenty-five (25) feet of the front property line.
- e) The maximum permitted building height within one hundred (100) feet of the front property line is sixty-five (65) feet.
- f) The maximum permitted building height between one hundred (100) and four hundred and forty (440) feet from the front property line shall increase above sixty-five (100) feet by one (1) foot in height for every four (4) feet of additional setback from the front property line.
- g) The maximum permitted height shall be one hundred and fifty (150) feet.

3. UCD Frontage C.

- a) A masonry wall with a maximum height of four (4) feet shall be setback at least fifteen (15) feet from the front property line.
- b) 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.
- c) Surface parking spaces shall be setback at least twenty-five (25) feet from the front property line.
- d) No building shall be permitted within fifty (50) feet of the front property line.
- e) The maximum permitted building height within one hundred (100) feet of the front property line is ninety (90) feet.
- f) 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.

- g) The maximum permitted height shall be one hundred and fifty (150) feet.

4. UCD Frontage D.

- a) No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from the front property line.
- b) A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from the front property line.
- c) Surface parking space shall be setback at least five (5) feet from the front property line.
- d) No building shall be permitted within twenty five (25) feet of the front property line.
- e) The maximum permitted building height between twenty five (25) feet and fifty (50) feet from the front property line shall be thirty five (35) feet.
- f) The maximum permitted building height between fifty (50) feet and one hundred (100) feet from the front property line is sixty-five (65) feet.
- g) The maximum permitted building height between one hundred (100) and four hundred and forty (440) feet from the front property line shall increase above sixty five (100) feet by one (1) foot in height for every four (4) feet of additional setback from the front property line.
- h) The maximum permitted height shall be one hundred and fifty (150) feet.

5. UCD Frontage E.

- a) No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from the front property line.
- b) A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from the front property line.
- c) Surface parking space shall be setback at least five (5) feet from the front property line.
- d) No building shall be permitted within twenty (20) feet of the front property line.
- e) The maximum permitted building height within one hundred (100) feet of the front property line is sixty-five (65) feet.
- f) The maximum permitted building height between one hundred (100) and

four hundred and forty (440) feet from the front property line shall increase above sixty five (100) feet by one (1) foot in height for every four (4) feet of additional setback from the front property line.

- g) The maximum permitted height shall be one hundred and fifty (150) feet.
  
  - b. Maximum Square Feet. The total combined permitted square feet for the University Campus District shall be 6.8 million gross square feet, (defined as the total floor area including the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior facing of exterior walls, and shall include any building area except for balconies which extend from exterior wall and extensions; off-street parking areas within the building; lobbies; open plazas, open-air stairs receiving approval from the Fire Department, floor voids that are "open to below" and non-roofed mechanical rooms).
  
  - c. Lot Coverage, Setbacks, Frontage, Facing or Number of Buildings per Site. No specified lot coverage, setbacks, frontage, facing, or number of buildings per site restrictions are required for the UCD.
  
  - d. Landscaped Open Space. The minimum landscaped open space required in the University Campus District shall be not less than twenty percent (20%).
2. Mobility. The mobility element of the Campus Master Plan shall identify specific programs to promote the use of alternative modes of transportation other than the single occupant automobile including walking, bicycles, intra-campus shuttles, transit, van pools, car pools, parking management strategies and programs designed to reduce external trips and shorten trips lengths wherever possible. The element shall provide for management programs for on-campus parking. The mobility element shall establish measurable targets for various modes of travel and identify sources and means for achieving those targets.
3. Off-Street Parking
- a. Location and quantity. The location of off-street parking shall be shown on the Campus Master Plan, and shall be provided in such amounts and areas within the development so that students, faculty, employees, and visitors will not park in or otherwise detrimentally impact abutting residential areas or other off-campus areas as a result of inadequate campus parking. 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, persons arriving by mass transportation, and persons being served by the University shuttle system. Approval of a building permit application for new development shall not be granted unless the University demonstrates that required parking and traffic capacity for each phase of development would be available prior to or concurrent with such development.
  
  - b. Parking for residential housing. Parking provided and designated for University

Village housing shall be limited to the University Village Area.

- c. Parking of boat and recreational vehicles. No boats and/or recreational vehicles shall be parked in the Transition Areas or Buffer Areas unless such boats and/or recreational vehicles are parked within an enclosed building or are in active use as a part of an organized University event.
4. Vehicular Access and Circulation. Vehicular traffic flow in the UCD District shall be designed and oriented so that it will not detrimentally impact nearby residential neighborhoods. Arrangements for traffic flow to and from the proposed development shall be designed to retain the major portion of such traffic on designated arterial and collector streets.
5. Design. The Design Manual previously adopted by the City of Coral Gables pursuant to Ordinance No. 2964, as subsequently amended, in effect at the date of adoption of this Section 4-202 shall be the adopted Design Manual for the University Campus District. . Any modification to the adopted Design Manual shall be reviewed and approved by the Board of Architects of the City of Coral Gables in accordance with the requirements for conditional uses in Article 3, Divisions 2 and 3 of the Zoning Code. . The design features shall be reflected in the adopted Design Manual. To the extent not inconsistent with the provisions of the adopted Design Manual, which shall govern in the event of any conflict with this Subsection 4-202(G)., the design features shall include the following elements:
  - a. Architectural Design. Design criteria shall guide the architectural appearance and style of campus development as a cohesive aesthetic environment.
  - b. External Relationships. The scale of buildings in the Buffer and Transition Areas shall be based on careful site planning consideration of the relationship between University uses and structures and off-campus uses and structures in the surrounding perimeter areas and/or neighborhoods. New buildings shall be designed to provide protection of surrounding areas from potentially adverse impacts and influences from development and to provide protection of the university development from potentially adverse surrounding influences.
  - c. Signs and Lighting. The character of the proposed signage and lighting shall take into account their compatibility and appropriateness with the surroundings.
  - d. Landscaping. Desirable landscaping shall be preserved in its natural state to the maximum extent possible. General landscaping requirements and standards established by City Code for off-street parking shall be used. Placement of structures and vehicular areas shall be such as to retain, to the extent reasonably practical, desirable existing landscaping, open space and natural features, and to promote the provision of compatible new landscaping.
  - e. Parking Garages. Any parking structure in the Transition Area shall be screened from view from adjacent single family residential districts by liner.