

		Alternative funding mechanism. A Special Taxing District or Special Assessment District may be created pursuant to Florida Statutes to fund the installation and maintenance of underground utilities and all public realm improvements.
(6)	Transfer of density and floor area ratio within the site plan.	The density and floor area ratio may be transferred throughout the contiguous unified parcel.

Section 4-202. University of Miami Campus Area Development District (UMCAD). [RESERVED]

A. Purpose and Applicability.

1. The purpose of the University of Miami Campus (UMC) District 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 boundaries of its campus. These regulations shall be applicable to the existing University of Miami Campus.
2. Except where such use was lawfully existing on June 20, 2005, the use of land and buildings by the University of Miami for higher educational purposes, including ancillary and support services and any activity other than individual functions or events which is identifiable as an activity of the University of Miami in the City of Coral Gables shall be limited to land which is designed UMC District.

B. Definitions. (to be inserted into Article 8 with other definitions)

1. Campus Core Area means that portion of the UMC District which is not designated as Campus Perimeter Area on the map attached hereto and incorporated herein as Exhibit "A."
2. Campus Master Plan means a general plan depicting existing and proposed physical improvements and use of land by the University of Miami for higher educational purposes, together with necessary infrastructure.
3. Campus Master Plan Development Order means a major conditional use approving an application for a Campus Master Plan granted by the City Commission of the City of Coral Gables for land within the University of Miami Campus District.
4. Campus Perimeter Area means that area graphically depicted as "Perimeter Area" on the map attached hereto and incorporated herein as Exhibit "A."
5. Mitigation Program means an enumeration of proposed on-site or off-site improvements that are proposed to mitigate impacts as a result of new development in the UMC District, including but not limited to water and sewer infrastructure, roadway and signal improvements, and similar improvements. A mitigation program may include provisions for governing additional mitigation which is required as a result of circumstances and impacts which were not specifically addressed in the Mitigation Program.
6. Major Modification to an Approved Campus Master Plan Development Order means a change with regard to the character, location or magnitude of land use which creates a reasonable likelihood of adverse impacts on land which is not located within a university campus or on the City of Coral Gables as a whole.

- 1 7. Minor Modification to an Approved Campus Master Plan Development Order means a change
2 with regard to the character, location or magnitude of land use which does not creates a
3 reasonable likelihood of adverse impacts on land which is not located within a university campus
4 or on the City of Coral Gables as a whole.
- 5
- 6 8. Technical Deviation from an Approved Campus Master Plan Development Order means a
7 change with regard to the character, location or magnitude of land use which does not result in a
8 material increase in adverse impacts on lands not located within the UMC District or on the City
9 of Coral Gables as a whole.
- 10
- 11 9. Temporary University Use means particular uses of land which have a defined period of activity
12 not exceeding ninety (90) days, including special events.
- 13
- 14 10. UMCAD Approval means the accumulated approvals granted by the City of Coral Gables for the
15 University of Miami Campus Area Development.
- 16
- 17 11. University of Miami Campus means the land located within the inner boundaries of the rights of
18 way of the Metro Rail line on the south, Granada Boulevard and Pisano Avenue on the east,
19 Campo Sano Avenue and Miller Road on the north and Red Road, Levante Avenue and
20 Hurricane Drive on the west and south.
- 21
- 22 12. University Village means that area bounded by Mataro Avenue on the north, Red Road on the
23 west, San Amaro Drive on the east, and Brescia Avenue on the South.
- 24
- 25 13. University Campus means those lands that are used for higher educational purposes and is
26 zoned UMC District.

27 **C. Campus Master Plan Development Order.**

- 28
- 29
- 30 1. Approval of Campus Master Plan as a Conditional Use. An application for a Campus Master
31 Plan Development Order shall be reviewed and approved by the City of Coral Gables as a major
32 conditional use in accordance with the procedures in Article 3 Division 4 of these regulations.
33 (The public hearing conducted by the Planning and Zoning Board pursuant to Article 3 Division 3
34 of these regulations shall be for the purpose of making a recommendation to the City
35 Commission.)
- 36
- 37 2. Standards for Approval. An application for a Campus Master Plan Development Order shall be
38 approved if the City Commission determines that the applicant has demonstrated that the
39 proposed Campus Master Plan Development Order complies with the general standards for
40 conditional uses in Section 3-411 and each provision of this Section 4-202, University Campus
41 District to the extent to which the application is consistent with the UMCAD Approval; provided,
42 however, that approval of a Campus Master Plan Development Order shall constitute an
43 intermediate development order, and that concurrency determinations for such development shall
44 be made at the time of building permit issuance.
- 45
- 46 3. Conditions of Approval. The City Commission shall have the power to impose reasonable
47 conditions in accordance with Section 3-410.

48 **D. Minimum Application Requirements.** An application for a Campus Master Plan Development 49 Order shall include requirements under the provisions of Article 3, Division 2 and:

- 50
- 51
- 52 1. A proposed Campus Master Plan which identifies all existing and planned uses, buildings,
53 structures, and improvements as defined in Article 8.
- 54
- 55 2. A legal description of the boundary between the Campus Perimeter Area and the Campus Core
56 Area. The Applicant may propose the delineation of a Campus Perimeter Area based upon the

1 particular site specific characteristics of the University of Miami campus, and which differs from
2 that set forth in Exhibit "A".

3
4 3. Minimum design guidelines for all development within the Campus Master Plan, including
5 scheduling criteria for events at the Mark Light Stadium and the Convocation Center.

6
7 4. Delineation of subareas, if any, within the Campus Core Area, including the North-South Center
8 Development Zone which the University proposes to use for University support uses like private
9 research facilities, hotels, and limited retail use which are supportive and beneficial to the
10 purposes of an institution of higher learning.

11
12 5. Utility, parking, infrastructure improvements, and traffic data and analysis that support the
13 development proposed within the Campus Master Plan pursuant to the application requirements
14 established by the Development Review Official.

15
16 6. Draft of a proposed Mitigation Program.

17
18 **E. Campus Master Plan Development Order.** A Campus Master Plan Development Order in written
19 and graphic form shall establish:

20
21 1. The location, use and size of existing and proposed buildings.

22
23 2. The location of roads, drives and other vehicular access ways, and pedestrian access ways.

24
25 3. The delineation of the Campus Core Area and the location of the Campus Perimeter Area based
26 on the particular site specific characteristics of the University of Miami.

27
28 4. The delineation of the North-South Center Development Zone.

29
30 5. Conditions of development approval.

31
32 6. Minimum design standards for all development within the Campus Master Plan.

33
34 **F. Legal Status of Approved Campus Master Plan.**

35
36 1. After a Campus Master Plan Development Order has been granted, building permits will be
37 issued if the Development Review Official determines that the proposed development complies
38 with the approved Campus Master Plan Development Order and all other applicable provisions of
39 the City Code and the Florida Statutes.

40
41 2. In the event that an approved Campus Master Plan Development Order specifies a development
42 standard which conflicts with other provisions of this Zoning Code, the provisions of the approved
43 Campus Master Plan Development Order shall control.

44
45 **G. Technical Deviations from an Approved Campus Master Plan Development Order.**

46
47 1. The following Technical Deviations shall be reviewed and approved as an administrative
48 approval by the Development Review Official:

49
50 a. Campus Perimeter Area.

51 i. Any adjustment or modification of the location, width, length, depth, orientation or design
52 of a building, structure, driveway, or similar physical aspect of development which
53 involves adjustments or modifications of ten percent (10%) or less of any numerical
54 measure established in an approved Campus Master Plan Development Order.

55 ii. Modifications to the location of the boundary lines between Campus Perimeter Area and
56 the Campus Core Area which expand the Campus Perimeter Area

1 iii. Adjustments or modifications to landscape features or open space to accommodate
2 changes under the preceding subsections; or

3
4 b. Campus Core Area.

5 i. Any adjustment or modification of the location, width, length, depth, orientation or design
6 of a building structure, driveway, or similar physical aspect of development which
7 involves modifications of not more than twenty-five percent (25%) of any numerical
8 measure established in an approved Campus Master Plan Development Order;

9 ii. Any adjustment or modification of the floor area of a building which does not result in a
10 net increase of permitted intensity of development for the whole campus as authorized by
11 the approved Campus Master Plan Development Order.

12 iii. Adjustments or modifications to landscape features or open space to accommodate
13 changes under the preceding subsections.

14
15 2. Building permits which involve Technical Deviations from an approved Campus Master Plan may
16 be permitted if the Development Review Official determines that the proposed development
17 complies with each and every other requirement of the approved Campus Master Plan other than
18 permitted technical deviations, the requirements of the University Campus District and other
19 applicable ordinances and codes of the City of Coral Gables.

20
21 **H. Minor Modifications to an Approved Campus Master Plan Development Order.**

22
23 1. The following modifications shall constitute a Minor Modification to an approved Campus Master
24 Plan Development Order, and shall be reviewed and approved as a minor conditional use:

25
26 a. Campus Perimeter Area.

27 i. Relocation of buildings or floor area from the Campus Perimeter Area to the Campus
28 Core Area;

29 ii. Adjustments to the location, orientation and design of a building, structure, driveway, or
30 similar physical aspect of development which involve adjustments of greater than ten
31 percent (10%) but less than twenty five percent (25%) of any numerical measure
32 established in an approved Campus Master Plan Development Order.

33 iii. Elimination of points of ingress and egress from a public road to the roadway network in
34 the approved Campus Master Plan Development Order.

35 iv. Adjustments or modifications to landscape features or open space to accommodate
36 changes under the preceding subsections.

37
38 b. Campus Core Area.

39 i. Any adjustment or modification of the location, width, length, depth, orientation or design
40 of a building, structure, driveway, landscape feature, or similar physical aspect of
41 development which involves adjustments of more than twenty five percent (25%) of any
42 numerical measure established in an approved Campus Master Plan Development
43 Order;

44 ii. Relocation of buildings or floor area from the Campus Perimeter Area to the Campus
45 Core Area

46 iii. Adjustments or modifications to landscape features or open space to accommodate
47 changes under the preceding subsections.

48
49 2. An application for a Minor Modification to an approved Campus Master Plan Development Order
50 shall be submitted to the Planning Department and shall be reviewed and approved as a minor
51 conditional use in accordance with the requirements for a minor conditional use in Article 3,
52 Division 4.

53
54 3. A minor conditional use may be granted by the Development Review Official if the Development
55 Review Official determines that:

- a. The proposed modifications to the approved Campus Master Plan Development Order do not create a material adverse impact which was not previously considered as a part of the review and approval of the Campus Master Plan Development Order; and
- b. The proposed development complies with each and every other requirement of the approved Campus Master Plan, the requirements of the University Campus District and other applicable ordinances and codes of the City of Coral Gables.

I. Major Modifications to an Approved University Campus Master Plan Development Order.

- 1. Any modification to an approved University Campus Master Plan Development Order which does not qualify as a Technical Deviation or a Minor Modification to an approved University Campus Master Plan Development Order shall be considered a Major Modification to an approved University Campus Master Plan Development Order.
- 2. Any modifications to the location of the boundary between the Campus Perimeter Area and Campus Core area that expands the Campus Core Area shall be considered a Major Modification to an approved University Campus Master Plan Development Order.
- 3. An application for a modification to a previously approved Campus Master Plan Development Order may be submitted to the Planning Department and shall be reviewed and approved in accordance to the requirements for a major conditional use in Article 3, Division 4.

J. Annual Monitoring Report. The holder of an approved Campus Master Plan Development Order shall, on or before June 1 of each year after the approval of the Campus Master Plan Development Order, submit an annual monitoring report to the Director of Planning of the City of Coral Gables. In the event that the holder fails to timely file an annual monitoring report, the holder may apply for an extension of time not to exceed sixty (60) days. At any time during which the holder is in default of the requirement to file an annual monitoring report, the City of Coral Gables shall not consider or approve any application for development approval which includes a technical deviation or minor modification to the approved Campus Master Plan Development Order. The annual monitoring report shall include:

- 1. The location of any buildings or other improvements developed during the period year.
- 2. A modified preceding Campus Master Plan showing all administrative deviations, minor and conditional use changers which were approved during the year.
- 3. Special and temporary events conducted during the prior year which meet one or more of the following criteria:
 - a. Required a special event permit from the City;
 - b. The University contracted with the City for the provision of additional police, fire, or was required to contract for such municipal services;
 - c. The event required the temporary closure of a public right-of-way located outside of the University of Miami campus; or
 - d. The event required the provision of one or more portable toilets not associated with specific construction projects.

K. Permitted Uses.

	<u>Core</u>	<u>Perimeter</u>	<u>N/S Dev. Zone</u>	<u>University Village</u>
<u>Classroom/Lecture halls</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>
<u>Research/laboratory facilities</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>

	<u>Core</u>	<u>Perimeter</u>	<u>N/S Dev. Zone</u>	<u>University Village</u>
<u>Dormitory/residential facilities</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Administrative, faculty and other noncommercial offices</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>P</u>
<u>Social, educational, charitable, cultural and community activities and/or facilities</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>P</u>
<u>Recreational and athletic facilities</u>	<u>P</u>	<u>C*</u>	<u>C</u>	<u>X</u>
<u>Outdoor spaces usable for teaching, research and recreation, such as, but not limited to: arboreta and outdoor sculptures</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>
<u>Parking lots</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>P</u>
<u>Parking garages</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>C</u>
<u>Theaters</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>
<u>Concert halls and arenas</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Museums and galleries</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>
<u>Exhibit areas</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>
<u>Library facilities</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>
<u>Healthcare facilities</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Religious facilities</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Private Clubs/ Fraternity/ Sorority facilities</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Camps</u>	<u>P</u>	<u>C</u>	<u>X</u>	<u>X</u>
<u>Commercial activities principally oriented to serve the needs of students, staff, faculty, and administrators</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Restaurants, cafeterias, catering facilities and banquet facilities principally oriented to serve the needs of students, staff, faculty, and administrators</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Entertainment facilities principally oriented to serve the needs of students, staff, faculty, and administrators</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>University-wide support facilities such as, but not limited to: laundry, dry cleaning, barber and beauty shops, child care, physical plant, utilities, security, health care and maintenance</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>X</u>

	<u>Core</u>	<u>Perimeter</u>	<u>N/S Dev. Zone</u>	<u>University Village</u>
<u>University convenience facilities such as: bookstore, snack bar, gift shop, postal office, bank, vending machines and automatic teller machines</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>P</u>
<u>Other auxiliary-uses and/or facilities of a support or incidental nature to the operation of a university that require habitable or occupied space including but not limited to: greenhouses, screen enclosures, open air cafes, food carts and stands, and building loading areas.</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>X</u>
<u>Other auxiliary-uses and/or facilities of a support or incidental nature to the operation of a university that do not require habitable or occupied space, including but not limited to: trellises, kiosks, lightning detection systems, amateur radio antennas, satellite earth stations, microwave and other antennas, telecommunications hubs</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>X</u>
<u>Temporary uses and/or facilities, such as, but not limited to: tents, banners, temporary trailers, temporary bleachers, temporary parking spaces, temporary signage</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Commencement and graduation ceremonies</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Government and public sector activities with agencies that have a relationship with the University</u>	<u>C*</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Administrative uses, including but not limited to clerical, conference rooms and support spaces</u>	<u>P</u>	<u>C*</u>	<u>P</u>	<u>P</u>
<u>Hotels and motels solely to serve the university community and not for use by the general public</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>

1
2 P - Permitted

3 X - Not Permitted

4 C - Minor Conditional Use if not previously approved as a part of a Campus Master Plan

5 C* - Major Conditional Use if not previously approved as a part of a Campus Master Plan

6
7 Uses which lawfully exist on the date of approval of a Campus Master Plan Development Order shall be
8 deemed approved uses in the University Campus District within those buildings or structures in which
9 they exist as depicted in the Campus Master Plan Development Order.

10 L. Vested Rights and Legal Status of Prior Approvals. In the event that any land designated as
11 UMC was subject to prior development approvals, e.g. the UMCAD Approvals, on the effective date
12

1 of this section, those approvals shall continue in force and effect until a Campus Master Plan
2 Development Order has been granted by the City of Coral Gables and has become final; and the prior
3 approvals shall have the same force and effect as they did prior to the adoption of these Zoning
4 District regulations, provided that a complete application for major conditional use approval is filed
5 with the City within one (1) year of the designation of the University of Miami Campus as UMC.
6 Provided that a complete application for major conditional use approval is timely filed with the City,
7 the City shall continue to receive and process in a timely manner applications to modify or amend the
8 prior development approvals in accordance with the procedures for UMCAD revisions prior to the
9 adoption of this Section until a Campus Master Plan Development Order shall become final and non-
10 appealable. For the purposes of this subsection, "final" shall mean the approval of the Campus
11 Master Plan Development Order and the later of either the expiration of any appeal periods therefrom
12 or, if any appeal or other legal challenge to the approval is filed, the successful resolution of such
13 appeal in favor of the Applicant for the Development Order.

14
15 **M. Standards for Development in the University Campus District.**

16
17 **1. Off-street parking.**

18 **a. Location.** The location of off-street parking shall be shown on the Campus Master Plan, and
19 shall be provided in such amounts and areas within the development that students, faculty,
20 employees, and visitors will not park in or otherwise detrimentally impact abutting residential
21 areas or other off-campus areas as a result of inadequate campus parking provisions. In
22 projecting parking needs, standard traffic engineering methods shall be used and
23 consideration shall be given to daily regular users of the University, auto driver visitors,
24 persons arriving by mass transportation, and persons being served by the University shuttle
25 system.

26
27 **b. Capacity Monitoring.** The University shall monitor the capacity and utilization of its off-street
28 parking facilities and perform supply/demand analysis as required by the Development
29 Review Official to assess the level of utilization, availability and appropriateness of location of
30 campus parking facilities. The analysis shall also indicate the type of user and the extent to
31 which parking is used jointly by different components of the campus. The results of the
32 monitoring and analysis shall be incorporated in a Parking Impact Analysis Report prepared
33 by a certified traffic planner or engineer. Said Parking Impact Analysis Report to be provided
34 every three (3) years and shall be provided in conjunction with the Annual Report for the
35 respective year. The first such report shall be due the first year following approval of the
36 Campus Master Plan Development Order.

37
38 Approval of a building permit application for new development shall not be granted unless all
39 anticipated parking needs are shown on the Campus Master Plan Development Order,
40 Supplementary Documents, or Annual Report and referred to in the University's application,
41 and the University demonstrates that required parking and traffic capacity for each phase of
42 development would be available prior to or concurrent with such development.

43
44 **c. Parking for Residential Housing.** Parking provided and designated for University housing
45 shall be limited to the Campus Core and the University Village.

46
47 **d. Parking of Boat and Recreational Vehicles Prohibited.** No boats and/or recreational vehicles
48 shall be parked on the premises of the University of Miami Campus unless such boats and/or
49 recreational vehicle are parked within an enclosed building.

1 e. Traffic Analysis Reports. The University shall submit a Traffic Impact Analysis Report as part
2 of the annual report whenever University development or redevelopment projects, individually
3 or collectively, constitute a net increase to the gross floor area of the University Campus by
4 200,000 square feet. The Traffic Impact Analysis Report shall be prepared by a certified
5 traffic planner or engineer and shall assess existing and projected roadway conditions, levels
6 of service, traffic volumes, capacities, and such other information as may be necessary to
7 determine the impact of the proposed development. The report shall also identify methods of
8 mitigating any negative impacts projected by such analysis.

9
10 2. Bulk Regulations.

11
12 a. Density for Apartments and Hotels. The density requirements for apartments and hotels shall
13 be in accordance with the provisions set forth herein.

14
15 b. Building Height.

16 i. Compliance With Campus Master Plan. All new or proposed structures and buildings
17 within the UMC District shall comply with the height and setbacks set forth in
18 Appendix "B".

19 ii. Maximum Height. The maximum permitted height for structures on the University
20 Campus shall not exceed one hundred fifty (150) feet as set forth in Appendix B.

21
22 c. Maximum Square Feet. The total combined permitted square feet for the University of Miami
23 Campus shall be 6.8 million square feet unless a greater total is provided in the Campus
24 Master Plan Development Order.

25
26 d. Convocation Center Scheduling. Convocation Center activities shall be scheduled as
27 provided within the Design Guidelines set forth in the approved Campus Master Plan
28 Development Order.

29
30 3. Design Requirements.

31
32 a. External Relationships. The scale of buildings in the UMC District shall be such that careful
33 site planning consideration shall be given to the relationship between University uses and
34 structures; and off-campus uses and structures in the surrounding perimeter areas and/or
35 neighborhoods. New buildings shall be designed to provide protection of surrounding areas
36 from potentially adverse impacts and influences from the development and to provide
37 protection of the development from potentially adverse surrounding influences.

38
39 b. Covered Walkways. Covered walkway links between future residential developments and the
40 center of campus shall be incorporated into the Campus Master Plan as a means of
41 discouraging vehicular trips and promoting pedestrian use of the campus, especially during
42 inclement weather. Such covered walkways shall consist of sidewalks or other clearly
43 identified and accessible pathways.

44
45 c. Vehicular Access and Circulation. Vehicular traffic in the UMC District shall be designed and
46 oriented so that it will not detrimentally impact nearby residential neighborhoods.
47 Arrangements for traffic flow to and from the proposed development shall be designed to
48 retain the major portion of such traffic on designated arterial and collector streets.