



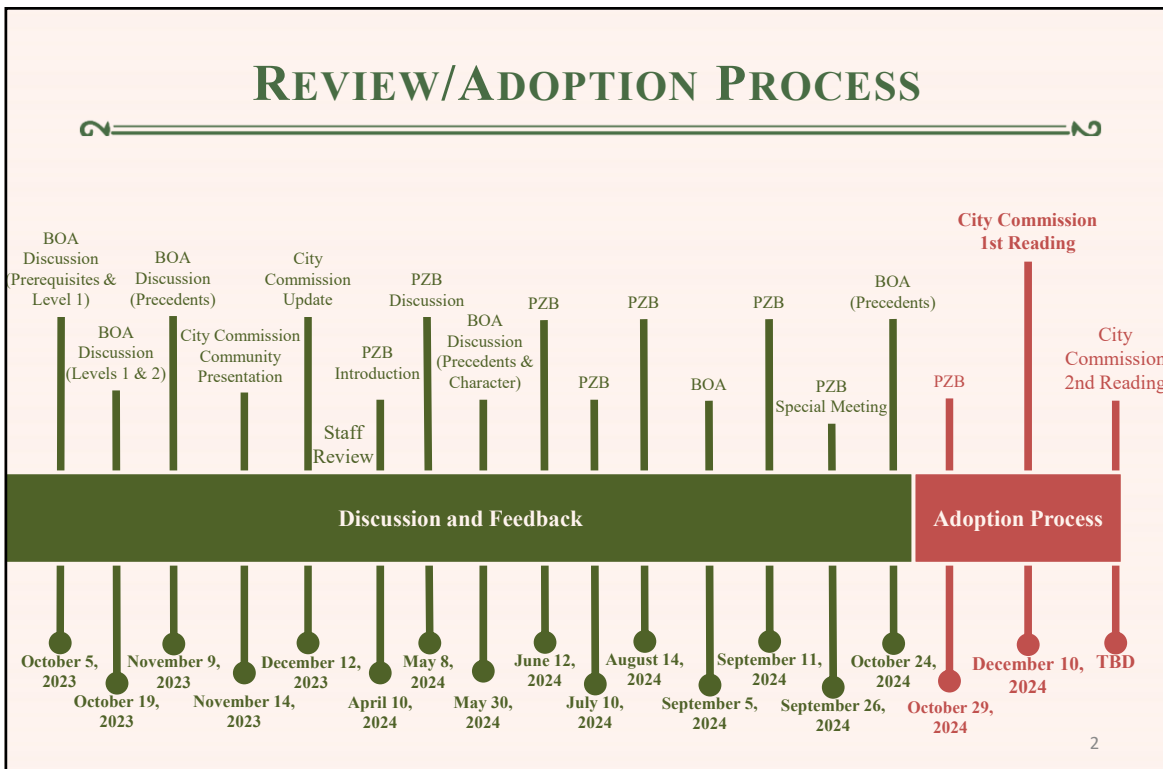
*Enhanced
Mediterranean
Design Requirements*

ZONING CODE TEXT
AMENDMENTS

CITY COMMISSION
DECEMBER 10, 2024

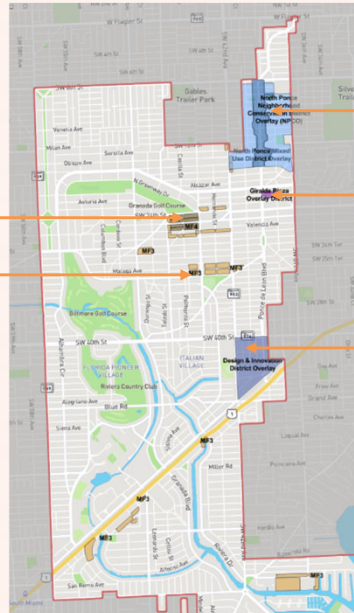


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MANDATORY MEDITERRANEAN DESIGN



Multi-family 4 (MF4)
Multi-family 3 (MF3)

Residential Infill Regulations (RIR)

Giralda Plaza

Design & Innovation District

Areas of the city that *require* Mediterranean style design

MEDITERRANEAN ORDINANCE



1986	●	—	Ord. No. 2632 - Coral Gables Mediterranean Bonus Regulations
1987	●	—	Ord. No. 2665 – Height and off-street parking allowances
1987	●	—	Ord. No 2714 – Amendment of Eligibility
1987	●	—	Ord. No. 2740 – Amendment of Eligibility
1988	●	—	Ord. No. 2766 – Additional bonus for mixed-use buildings
1992	●	—	Ord. No. 2990 – Revised architectural standards and bonuses
1992	●	—	Ord. No. 2992 – Clarifications
1992	●	—	Ord. No. 3006 – Relationship to single-family houses revised
1997	●	—	Ord. No. 3243 – Comprehensive Plan amendments
1998	●	—	Ord. No. 3350 – Revisions on eligibility, parking requirements, and process of review
1999	●	—	Ord. No. 3374 – Revisions to bonus and special allowances
1999	●	—	Ord. No. 3375 – Revisions to height
2002	●	—	Ord. No. 3559 – Corrections to mixed-use provisions
2007	●	—	Ord. No. 2007-01 – Corrections and format changes
2022	●	—	Ord. No. 2022-11 – Require Mediterranean style and provide conceptual review

CURRENT STANDARDS

CORAL GABLES MEDITERRANEAN ARCHITECTURE

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MEDITERRANEAN BONUS HEIGHTS

Sec. 2-100. Residential Districts Table

E	Building height maximums (stories/feet)	SFR	MF-1	MF-2	MF-3	MF-4		
1	Principal Building	2 stories / 25	2 stories / 25/30	45	70	45	45	150
2	Accessory Building	1 story	1 story	2 stories	2 stories	2 stories	2 stories	NA
3	Mediterranean Bonus I	NA	NA	5 stories / 63.5	7 stories / 83.5	NA	NA	14 stories / 163.5
4	Mediterranean Bonus II	NA	NA	6 stories / 77	8 stories / 97	NA	NA	16 stories / 190.5

Sec. 2-200. Mixed Use Districts Table

“AS OF RIGHT”

“MED BONUS”

E	Building height maximums (stories/feet)	MX1	MX2	MX3				
1	Principal Building	45	45	45	70	45	70	150
2	Mediterranean Bonus I	NA	5 stories / 63.5	5 stories / 63.5	7 stories / 83.5	5 stories / 63.5	7 stories / 83.5	14 stories / 163.5
3	Mediterranean Bonus II	NA	6 stories / 77	6 stories / 77	8 stories / 97	6 stories / 77	8 stories / 97	16 stories / 190.5

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MEDITERRANEAN BONUS FAR

Sec. 2-100. Residential Districts Table

B	Density	SFR	MF-1	MF-2	MF-3	MF-4		
1	Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2	Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3	Unit Size Minimum (Square feet)	NA	500	500	500	500	500	500
4	Floor Area Ratio (FAR)	NA	NA	2.0	2.0	NA	NA	2.0
5	FAR Med. Bonus I	NA	NA	2.2	2.2	NA	NA	2.2
6	FAR Med. Bonus II	NA	NA	2.5	2.5	NA	NA	2.5

Sec. 2-200. Mixed Use Districts Table

“MED BONUS”

“AS OF RIGHT”

B	Density	MX1	MX2	MX3
1	Density (DU/Acre)	125	125	125
2	Unit Size Minimum (square feet)	500	500	500
3	Floor Area Ratio (FAR)	3.0	3.0	3.0
4	FAR Med. Bonus I	3.2	3.2	3.2
5	FAR Med. Bonus II	3.5	3.5	3.5

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TABLE 1

Table 1	
1	Architectural Elements on building facades
2	Architectural relief elements at street level
3	Architectural elements located on the top of buildings
4	Bicycle Storage
5	Building facades
6	Building lot coverage
7	Drive through facilities
8	Landscape open space area
9	Lighting, street
10	Parking garages
11	Porte cocheres
12	Sidewalks/pedestrian access
13	Soil, structural
14	Windows on Mediterranean buildings

Applications shall be required to satisfy all of the requirements.

Bonus:
+ 1 story /13.5 feet
+ 0.2 FAR

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TABLE 2

Table 2		
1	Arcades and/or loggias	<p>Residential uses (MF2, MF3 and MF4 District) shall satisfy a minimum of 6 of the 12 qualifications.</p> <p>Mixed Use Districts (MX1, MX2 and MX3 Districts) shall satisfy a minimum of 8 of the 12 qualifications.</p> <p>Bonus: + 1 story /13.5 feet (+2 stories / 27 feet for MX3 and MF4, north of Biltmore Way) + 0.3 FAR</p>
2	Building rooflines	
3	Building stepbacks	
4	Building towers	
5	Driveways	
6	Lighting of landscaping	
7	Materials on exterior building facades	
8	Overhead doors	
9	Paver treatments	
10	Pedestrian amenities	
11	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets	
12	Underground parking	

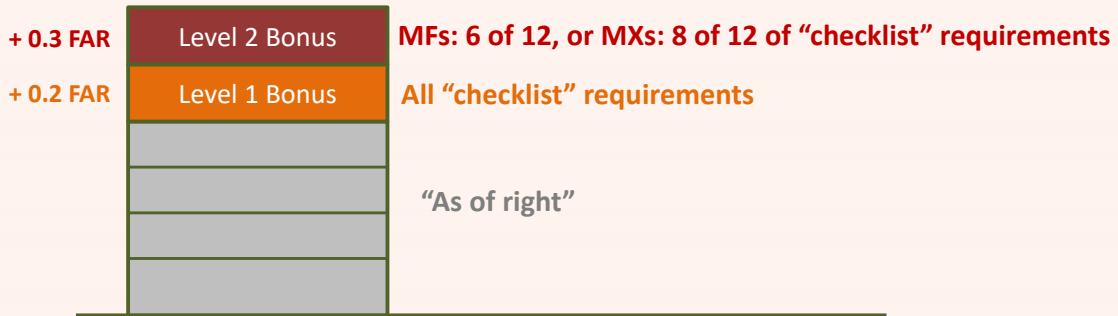
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TABLE 3 (DEVELOPMENT OPTIONS)

Table 3		
1	Building setback reductions	<p>Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3.</p>
2	Encroachment or loggias and/or arcades located as a part of an adjacent building within rights of way	
3	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	
4	Multi family residential density bonus for Mediterranean Architectural Design buildings	

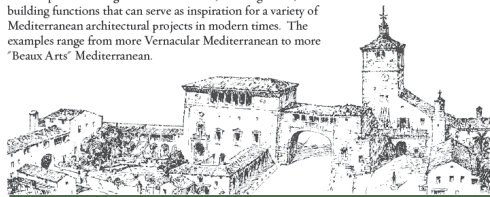
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MEDITERRANEAN BONUS



ARCHITECTURAL PRECEDENTS

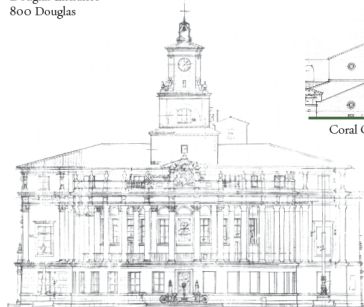
The buildings identified in Section 5-605 of the Zoning Code represent a range of urban contexts, building scales, and building functions that can serve as inspiration for a variety of Mediterranean architectural projects in modern times. The examples range from more Vernacular Mediterranean to more "Beaux Arts" Mediterranean.



Douglas Entrance
800 Douglas



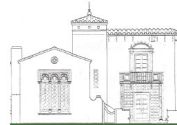
Coral Gables Elementary School
105 Minorca



Coral Gables City Hall
405 Biltmore Way



San Sebastian Apartments
333 University Drive



H. George Fink Offices
2506 Ponce



Granada Shops (Demolished)
2900 Ponce



Biltmore Hotel
1200 Anastasia



The Colonnade Building
169 Miracle Mile

PROPOSED ENHANCEMENTS



CORAL GABLES MEDITERRANEAN ARCHITECTURE

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GOAL: INCENTIVIZE MEDITERRANEAN



“Provide bonuses and **incentives** to property owners **to encourage** and expand the use of the **Mediterranean architectural styles** in association with promoting public realm improvements.”

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SUBJECTIVE VS. REGULATORY



2022



2024

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SUMMARY OF PROPOSED CHANGES

INTENT, CRITERIA, AND PRECEDENTS:

- Strengthen **intent/purpose and review process** of Mediterranean Bonus
- Remove criteria that are **already required with underlying zoning** district requirements and **move/relocate certain criteria** to more appropriate sections of the Zoning Code [noted in brackets]
- Require a **Conceptual Review** by the Board of Architects
- Require **12 prerequisites (contextual analysis, proportions, building scale, etc)** that must be met before requesting Level 1 or 2 bonuses
- Incorporate provisions from the **Mediterranean Village PAD Architectural Standards** in Zoning Code Appendix C
- Expand list of **precedents** to include taller Mediterranean buildings

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SUMMARY OF PROPOSED CHANGES

ARTICLE 2 - ZONING DISTRICTS

ARTICLE 3 - ZONING DISTRICTS

ARTICLE 4 - URBAN DESIGN AND PUBLIC IMPROVEMENT STANDARDS

ARTICLE 5 - ARCHITECTURE

ARTICLE 6 - LANDSCAPE

ARTICLE 10 - PARKING AND ACCESS

Remove certain criteria in Levels 1 & 2 that are already required with underlying zoning district requirements

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SUMMARY OF PROPOSED CHANGES

Section 5-203A. Coral Gables Mediterranean architecture design.

A. Coral Gables Mediterranean architecture design. All applications for development approval shall be required to satisfy all of either the following:

1. Include the proportional systems, as defined in the Best Practices Manuals, and design elements and architectural styles of any of the following buildings:
 - a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.
 - b. The Colonnade Building, 169 Miracle Mile.
 - c. Douglas Entrance, 800 Douglas Road.
 - d. Coral Gables Elementary School, 105 Minora Avenue.
 - e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
 - f. San Sebastian Apartments, 333 University Drive.
 - g. La Palma, 116 Alhambra Circle.
 - h. Coral Gables City Hall, 405 Biltmore Way.
 - i. Biltmore Hotel, 1200 Anastasia Avenue.
 - j. Hotel Elise St. Michel, 162 Alcazar.
 - k. Miami Senior High School, 2450 SW 1st Street.
 - l. Freedom Tower, 600 Biscayne Boulevard.
 - m. U.S. Post Office and Courthouse, 100-118 NE 1st Avenue.
 - n. Miami Beach City Hall, 1130 Washington Avenue.
 - o. Breakers Hotel, 1 South County Road, Palm Beach.
 - p. Comber Hall, Church of Little Flower, 2711 Indian Mound Trail.
 - q. Office Building, 2312 Ponce de Leon Boulevard.
 - r. The Vinata Hotel, 260 Coconut Row, Palm Beach.
 - s. Santa Barbara City Hall, 735 Anacapa Street, Santa Barbara.
2. Multi-family residential density bonus for Mediterranean Architectural Design buildings. A twenty-five (25%) percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in this Section and Section 5-202, and satisfies all other provisions of this Article.
3. Exclusion from height. The following shall be excluded from computation of building height in MX Districts: Air-conditioning equipment room, Elevator shafts, Elevator mechanical equipment rooms, and Parapets. Roof structures used only for ornamental and aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for residential buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.

Section 3-402. Restrictions related to location.

- A. Except as provided in Section 3-403 (C) and (E), no automobile service station, public garage, major vehicle service shop, machine shop, used car lot or any business conducted outside a building shall be permitted on lots or premises abutting Coral Way (a portion of which is known as Miracle Mile), or Biltmore Way, or upon lots or premises abutting Ponce de Leon Boulevard between Southwest 8th Street and Bird Road.
- B. No driveway for use by motor vehicles or any other purpose shall be permitted to be constructed across the sidewalks on properties abutting Miracle Mile from Douglas Road to Leleune Road and/or on properties abutting Ponce de Leon Boulevard from Minora Avenue to University Drive.
- C. No off-street parking shall be permitted to be located on the grade level of buildings constructed on properties abutting Miracle Mile from Douglas Road to Leleune Road and/or on properties abutting Ponce de Leon Boulevard from Minora Avenue to University Drive.
- D. No driveway for motor vehicle purposes or any other purposes shall be constructed across the sidewalk or in such yard areas of property abutting both sides of Ponce de Leon Boulevard from Malaga Avenue to Bird Road; driveways existing as of February 26, 1981 may be permitted to remain.
- E. Except as provided in Section 4-403 (F), automobile service station, public garage, major vehicle service shop, machine shop, used car lot, day labor agencies, tattoo parlors, body piercing, pawn shops, check cashing centers and blood plasma centers may be permitted only in the Design District.
- F. Drive through facilities including banking facilities, restaurants, pharmacies, dry cleaners, or other drive-through businesses are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to Leleune Road, and Alhambra Circle from Douglas Avenue to Leleune Road.
- G. Porte-cochères are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to Leleune Road, and Alhambra Circle from Douglas Avenue to Leleune Road.

Move/relocate certain criteria to more appropriate sections of the Zoning Code

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SUMMARY OF PROPOSED CHANGES

APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

2. Massing
Building mass shall be based on basic form and shape that Classical Proportions. The building shall be designed to have a clear vertical hierarchy of massing, such as a Primary Pedimental mass, or a Terrace.

3. Vertical Hierarchy
All buildings shall have a clearly defined vertical hierarchy. The top shall express the special character of the building. The rest of the building shall be designed with a simple form that expresses the function. The top shall express the special character of the building. The rest of the building shall be designed with a simple form that expresses the function.

1. Classical Proportion
All buildings shall be designed according to the rules of Classical Proportion. The golden section, square, circle, inscribed area, and time-scaled ratios shall be used to determine overall building form, massing, roof lines, and the location and scale of architectural features such as Towers, Cornice lines, water tables, and entrance features. Architectural elements such as Arches, Columns, and Windows shall also be designed in accordance with the rules of Classical Proportion.

4. Emphasis
The application of special massing. These elements shall emphasize the principles of Massing and Hierarchy of a Building. It is encouraged to use architectural elements as a means of emphasis in the building.

5. Fenestration
The rhythm and spacing of openings in the building facade, and the proportion of opening to wall shall refer to the overall Proportion, Massing, style, formality, and function of the building itself. Fenestration includes Windows, Doors, and Garage Openings. Fenestration shall express each floor of the building. The verticality of openings may differ depending on the massing. To create an emphasis on a Building Mass, such as a principal entrance or tower, an odd number of openings may be recommended. To de-emphasize a Building Mass, such as in a secondary mass or linking multiple primary masses, an even number of openings may be recommended. Similar to the alignment of openings, the visual weight of the building shall align from roof to base.

Table 5.1: Fenestration Rhythm and Proportioning

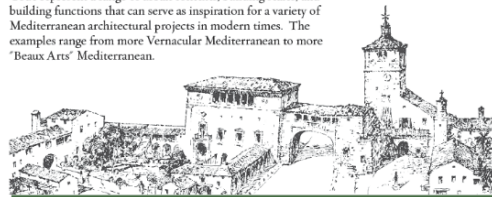
Opening to Wall Ratio (Transparency Table 5.1A)	15 min - 15 max	Opening Width	See Table 5.1 and Table 5.1B
Opening to Wall Ratio (Transparency Table 5.1B)	2:1 min	Opening Height	1.4x Opening Width min
Opening to Wall Ratio (Transparency Table 5.1C)	2:1 min	Opening Height	1.4x Opening Width min
Opening to Wall Ratio (Transparency Table 5.1D)	2:1 min	Opening Height	1.4x Opening Width min

Appendix C - Mediterranean Village Form-Based Planned Area Development C-41

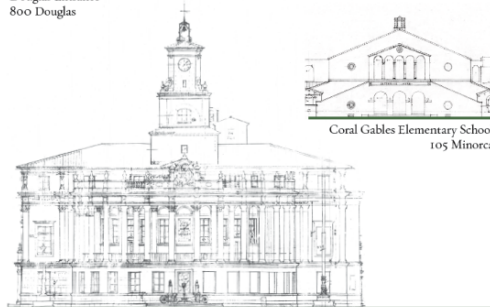
Incorporate provisions from the Mediterranean Village PAD Architectural Standards

CURRENT ARCHITECTURAL PRECEDENTS

The buildings identified in Section 5-605 of the Zoning Code represent a range of urban contexts, building scales, and building functions that can serve as inspiration for a variety of Mediterranean architectural projects in modern times. The examples range from more Vernacular Mediterranean to more 'Beaux Arts' Mediterranean.



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Granada Shops (Demolished)
2900 Ponce



Biltmore Hotel
1200 Anastasia



The Colonnade Building
169 Miracle Mile

PROPOSED PRECEDENTS BY FOUNDING ARCHITECTS



Flora Garden Apt Bldg - Hollywood
(Martin Hampton)



Miami Beach City Hall
(Martin Hampton)



Freedom Tower
(Schultze & Weaver)



La Palma
(H. George Fink)



Miami Senior High
(Kiehnel and Elliott)



Antilla Hotel
(Martin Hampton)



Spanish Apartment (Villa de Leon)
Tampa (Martin Hampton)



US Post Office & Courthouse
(Paist & Steward)



The Breakers
(Schultze & Weaver)

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PROPOSED PRECEDENTS - LOCAL



2312 Ponce De Leon Boulevard
(Dudley St. Clair Donnelly)



Comber Hall, Church of the Little Flower
(Gerald A. Barry and E.O. Kay)



Hotel Place St. Michel
(Anthony Zink & Arthur W. Coote)



Merrick Mansion (832 South Greenway)



Vizcaya
(F. Burrall Hoffman)

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PROPOSED PRECEDENTS - OTHER



Generalife Garden in Granada, Spain
(Muhammad II)



Santa Barbara City Hall
(J Wilmer Hershey)



Le Bristol in Paris, France



Palacio de la Equitativa in Madrid, Spain
(Jose Grases Riera)



Palm Beach Town Hall in Palm Beach, FL
(Gustav Maass)



Everglades Club in Palm Beach, FL
(Addison Mizner)



The Vineta Hotel, Palm Beach

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PROPOSED PRECEDENTS - OTHER



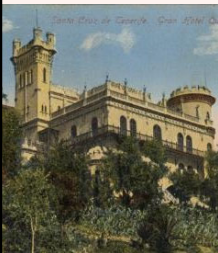
Villa Juanita, Atlanta



Villa Ephrussi de Rothschild



Adamson House, Malibu



Quisisana (Tenerife)



Nuestro Paradiso, Palm Beach



Villa Mizner, Palm Beach



Ca' d'Zan

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CHARACTER-DEFINING FEATURES

- a. Asymmetry (may have secondary masses of symmetry)
- b. Projecting and recessed bays
- c. Articulation by stepping back and recessing walls to divide the overall mass into smaller masses
- d. Textured stucco accented by smooth stucco or stone details
- e. Prominent, ornate entrance
- f. Tower(s)
- g. Varied roof types, heights, and pitches
- h. Two-piece barrel tile roof(s)
- i. Varied window and door types and configurations in symmetrical rhythms comprised mostly with double casement windows and French doors
- j. Combination of arched and rectilinear openings
- k. Coral rock or cast stone elements
- l. Terracotta details (e.g. tile vents and other decorative details)
- m. Cast-iron work
- n. Cast ornament (e.g. wing walls, crests, medallions, parapets, and other types of ornamentation)
- o. Colorful awnings (may be striped or patterned)
- p. Vibrant Mediterranean paint color or tile work
- q. Patio areas with large native trees, balconies, and azoteas (i.e. rooftop decks)
- r. Other Mediterranean architectural design elements (e.g. Solomonian columns, exposed rafter tails, pecky cypress accents, balconies, balustrades, chimney/bell tower, engravings, coping, loggia/arcade, and other Mediterranean style elements)

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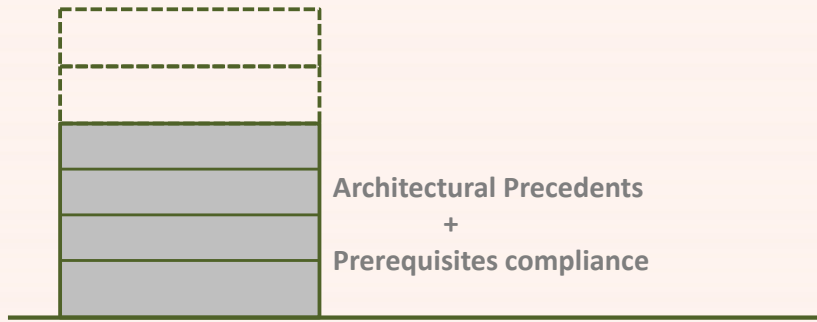
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TABLE 1 PREREQUISITES

Current Requirements		Comments	Proposed
1	Architectural Elements on building facades	Moved to Article 2 in Zoning Code Update	<u>Context analysis.</u>
2	Architectural relief elements at street level	Moved to Article 2 in Zoning Code Update	<u>Precedents.</u>
3	Architectural elements located on the top of buildings	Move to Sec. 5-203 (end of Med Bonus)	<u>Building proportions.</u> (drafted from Mediterranean Village PAD)
4	Bicycle Storage	Already in Article 10 from Zoning Code Update	<u>Building scale and emphasis.</u> (drafted from Mediterranean Village PAD)
5	Building facades	Moved to Article 2 in Zoning Code Update	<u>Ground floor design.</u> (drafted from Mediterranean Village PAD)
6	Building lot coverage	Move to new Med Bonus Level 2 requirements	<u>Awnings, canopies, and balconies.</u> (drafted from Mediterranean Village PAD)
7	Drive-through facilities	Move to Sec. 3-402 (Restrictions related to location)	<u>Materials on exterior building facades.</u>
8	Landscape open space area	Already in Article 6	---
9	Lighting, street	Already in Article 4	---
8-10	Parking garages		(add'l drafted from Mediterranean Village PAD)
9-11	Porte cocheres	Move to Sec. 3-402 (Restrictions related to location)	<u>Streetscape and public realm.</u>
10-12	Sidewalks/pedestrian access	Moved to Sec. 4-205 in Zoning Code Update	<u>Back-of-house and utilities.</u>
13	Soil, structural	Moved to Article 6 in Zoning Code Update	---
11-14	Windows and doors on Mediterranean buildings		(add'l drafted from Mediterranean Village PAD)
12			<u>Sustainability</u>

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TABLE 1 PREREQUISITES



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TABLE 2 BONUS LEVEL 1



Current Requirements		Comments	Proposed
1	Arcades and/or loggias		<i>(additional language drafted from Mediterranean Village PAD)</i>
2	Building rooflines		Street-facing building
3	Building setbacks	<i>Already in Sec. 5-102</i>	Facade composition <i>(drafted from Mediterranean Village PAD)</i>
4	Building towers <u>and roofs</u>		<i>(add'l drafted from Mediterranean Village PAD)</i>
5	Driveways	<i>Addressed in Sec. 2-201 from Zoning Code Update</i>	Rear access
6	Lighting of landscaping	<i>Conflicts with Dark Skies</i>	---
6 7	Materials on exterior building facades	<i>Moved to Prerequisites</i>	Public Open Space
7 8	Overhead doors	<i>Moved to Article 2 from Zoning Code Update</i>	Open space fund
8 9	Paver treatments	<i>Rename and clarify</i>	Sidewalks, plazas, or courtyards
9 10	Pedestrian amenities	<i>Rename and clarify</i>	Benches, fountains, and pedestrian amenities
10 11	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets	<i>Clarify</i>	
11 12	Underground parking		Underground utilities

Residential uses (MF2, MF3 and MF4 District) shall satisfy a minimum of **6 of the ~~11~~ 12** qualifications.

Mixed Use Districts (MX1, MX2 and MX3 Districts) shall satisfy a minimum of **8 of the ~~11~~ 12** qualifications.

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TABLE 2 BONUS LEVEL 1



MFs: 6 of 11, or MXs: 8 of 11 of “checklist” requirements

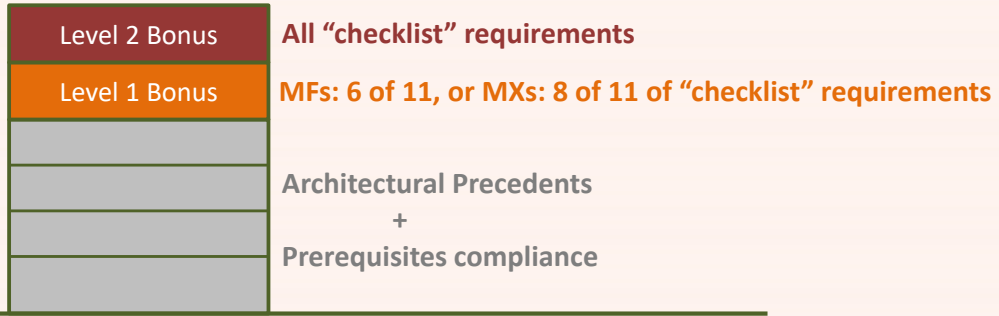
Architectural Precedents
+
Prerequisites compliance

TABLE 3 BONUS LEVEL 2



Current Requirements		Comments	Proposed
1	Building setback reductions		<u>Building lot coverage</u>
2	Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way		<u>Resources for Mediterranean style</u>
3	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	<i>Moved to Sec. 10-110 with Zoning Code Update</i>	<u>Design elements of Coral Gables Mediterranean architecture design</u>
4	Multi-family residential density bonus for Mediterranean Architectural Design buildings	<i>Moved to Sec. 5-203 at the end of Med Bonus</i>	<u>Zoning district requirements.</u>

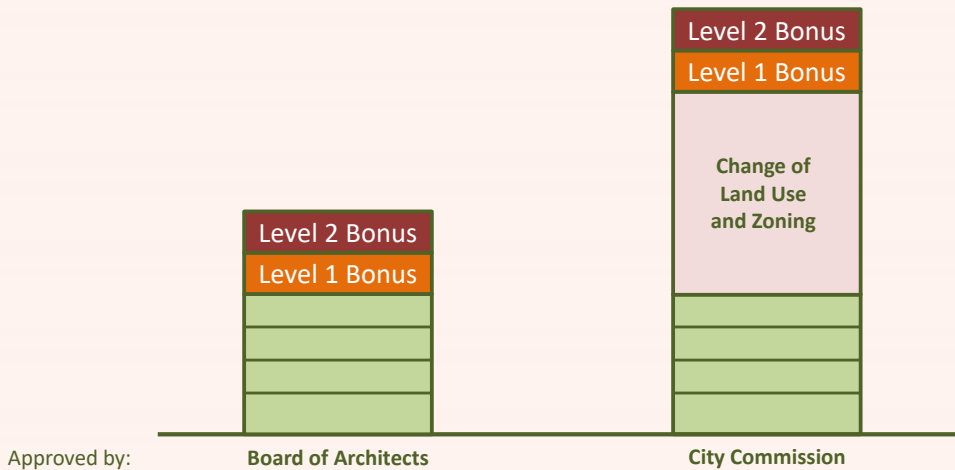
TABLE 3 BONUS LEVEL 2



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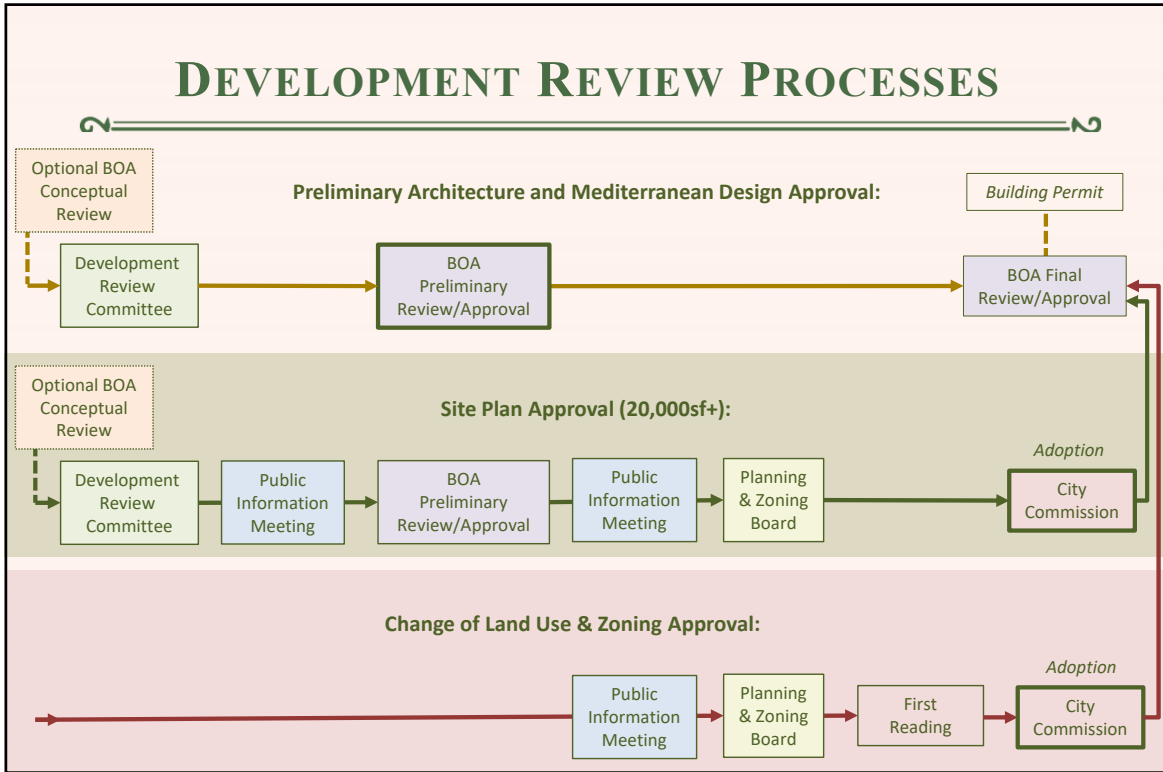
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DEVELOPMENT REVIEW PROCESSES

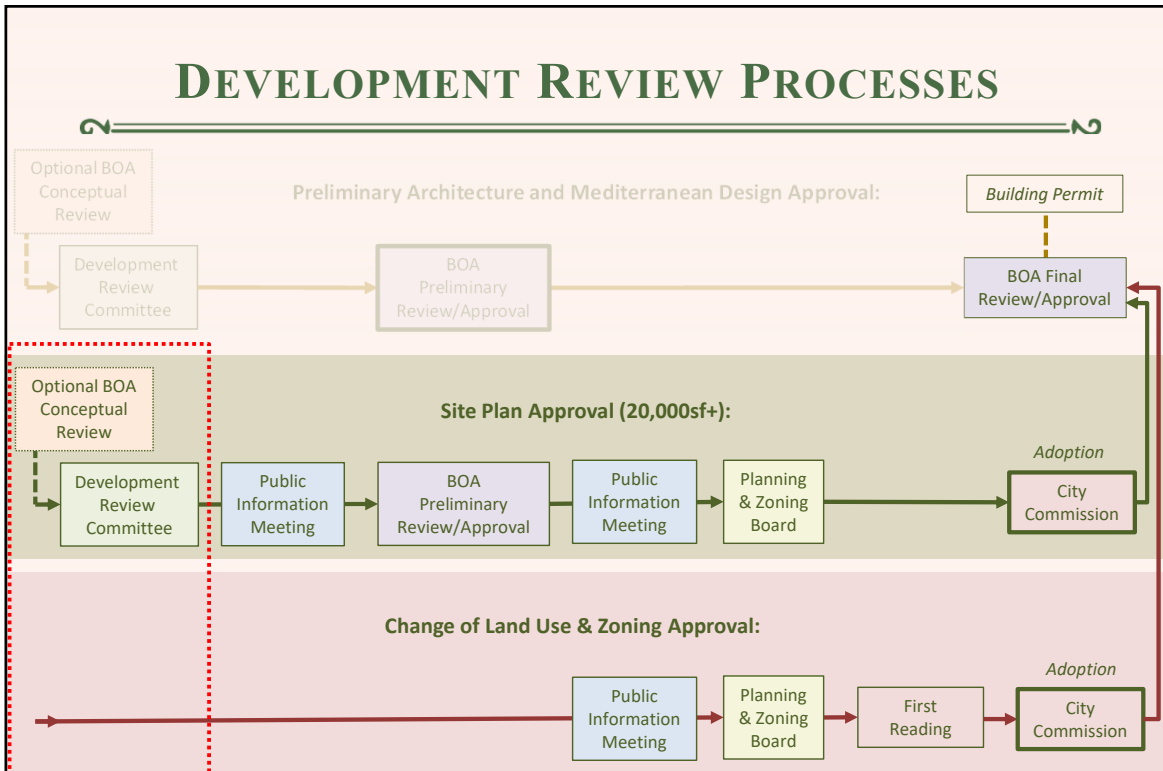


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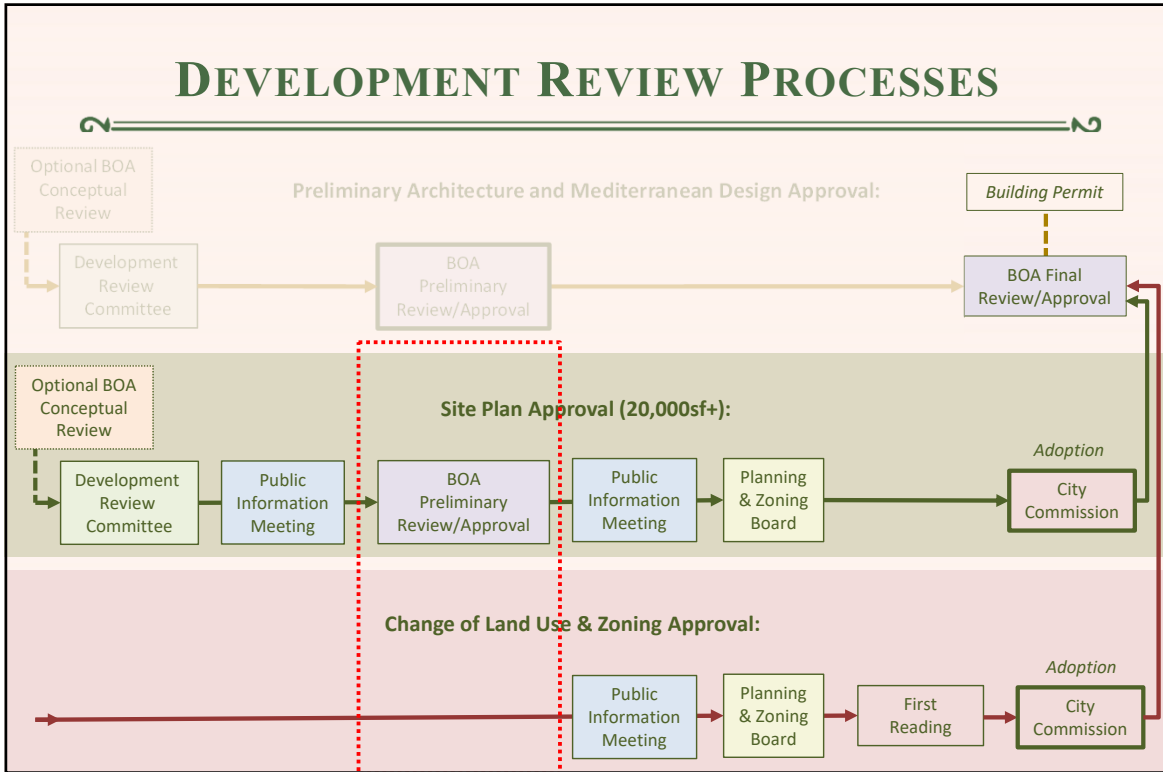
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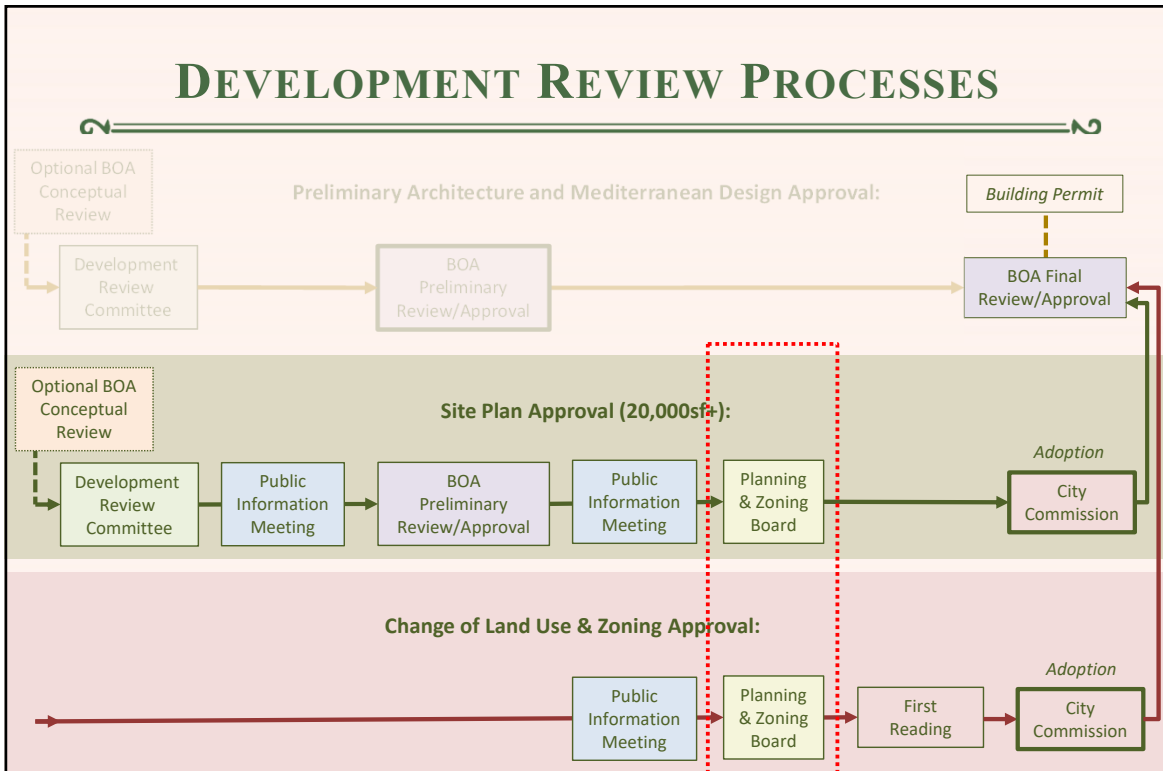
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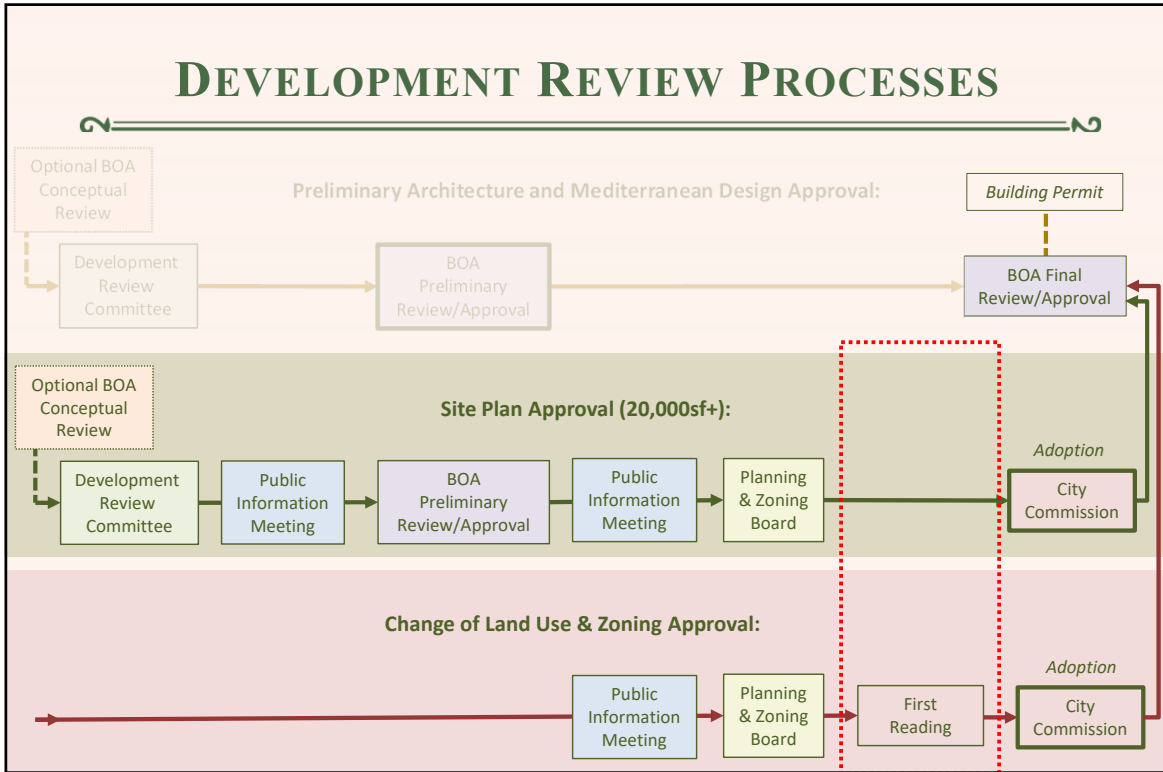
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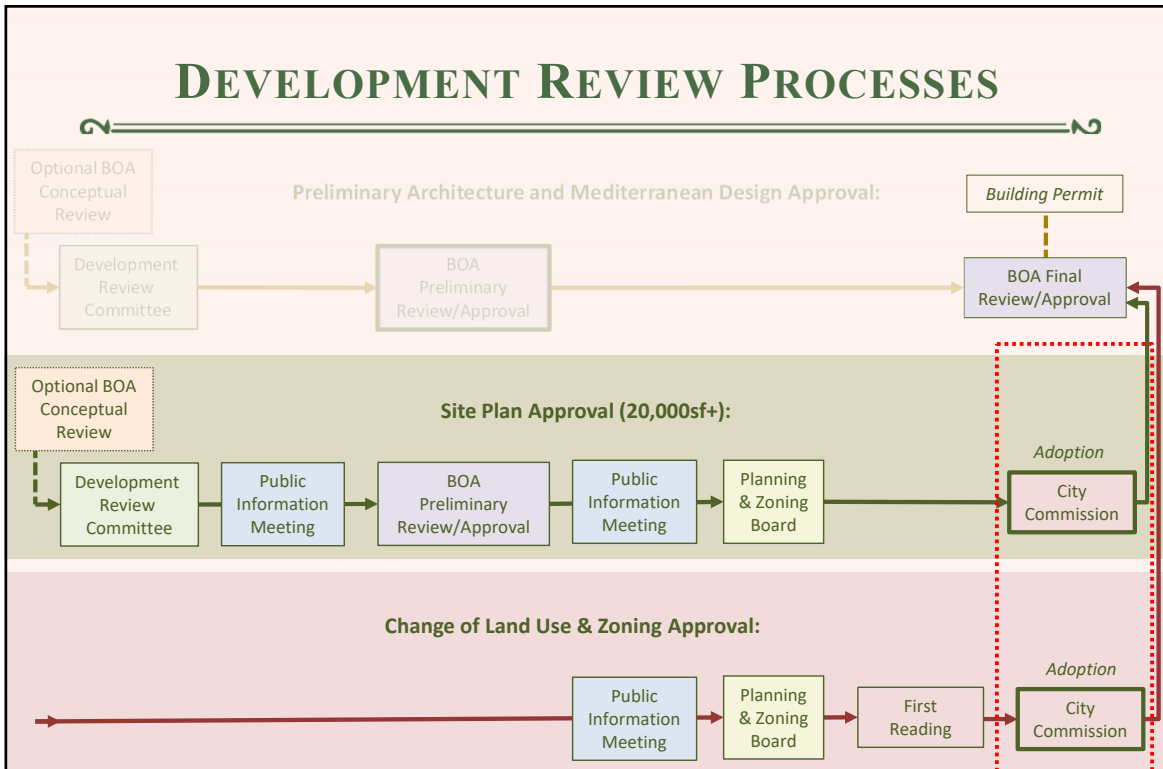
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SUMMARY OF PROPOSED CHANGES

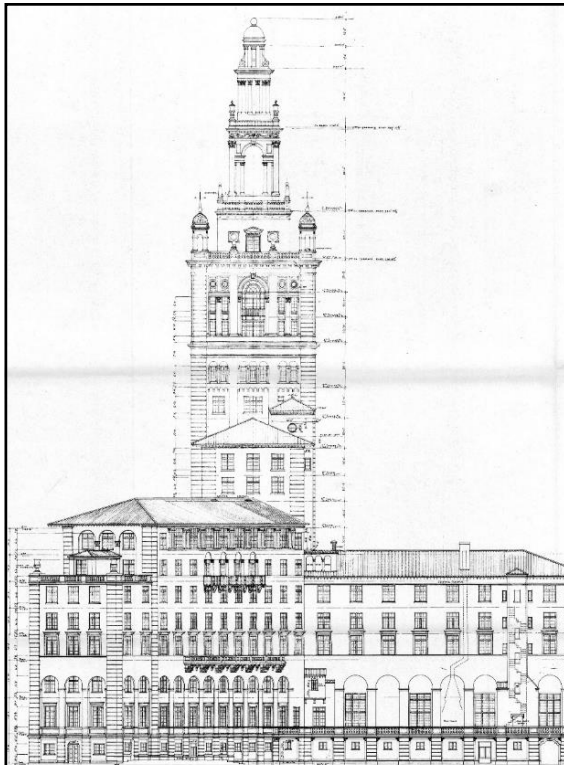


INTENT, CRITERIA, AND PRECEDENTS:

- Strengthen **intent/purpose and review process** of Mediterranean Bonus
- Remove criteria that are **already required with underlying zoning** district requirements and **move/relocate certain criteria** to more appropriate sections of the Zoning Code [noted in brackets]
- Require a **Conceptual Review** by the Board of Architects
- Require **12 prerequisites (contextual analysis, proportions, building scale, etc)** that must be met before requesting Level 1 or 2 bonuses
- Incorporate provisions from the **Mediterranean Village PAD Architectural Standards** in Zoning Code Appendix C
- Expand list of **precedents** to include taller Mediterranean buildings

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Enhanced Mediterranean Design Requirements



ZONING CODE TEXT AMENDMENTS

CITY COMMISSION
DECEMBER 10, 2024



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