

CITY OF CORAL GABLES

--MEMORANDUM--



The City Beautiful

TO: Mayor Lago and Commissioners Castro, Fernandez and Menendez
FROM: Vice Mayor Anderson
DATE: May 19, 2023
SUBJECT: Lessons Learned from the ICAA Lecture Series and Potential Amendments to the Mediterranean Bonus

From late 2022 through May 2023, the Institute of Classical Architecture and Art presented a lecture series on Classical and Mediterranean Revival Architecture at the Coral Gables Museum. The series is part of the Museum's Link and Learn programs. At sometime in the future, recordings of the lectures will be available on line on the Museum's website.

Among the topics covered in April 12th session, Stefanos Polyzoides, who is a Professor and Dean of the School of Architecture at the University of Notre Dame, critiqued some of the existing Coral Gables buildings that received a Mediterranean Bonus. Professor Polyzoides commented that some of the existing Coral Gables Mediterranean style buildings were a mere "wall-papering" or "caricature" of Mediterranean design because the buildings lacked sufficient fenestration, variation, depth and architectural detail and the massing and proportions of some buildings was incorrect.

During the May 10, 2023 session, there was an opportunity to question three highly qualified and experienced architects that practice classical architecture: Glenn Pratt, Peter Kiliddjian and Rafael Portuando. Mr. Pratt and Mr. Kiliddjian also serve as members of the City of Coral Gables Board of Architects.

Mr. Portuando provided an instructive demonstration of how the proportions of classical architecture are important in both modern and mediterranean architecture. The panel discussed how the 2022 changes to the Mediterranean Bonus -- limiting the bonus to only mediterranean revival design¹ and allowing for conceptual review before the Board of Architects -- has improved designs and the process. The panel additionally discussed improvements to the Code that could be made that would assist the Board of Architects and provide clearer direction for Applicants seeking to qualify for Mediterranean Bonuses.

Based upon the input provided from these highly qualified classical architects, I will be presenting additional proposed changes to the Mediterranean Bonus in the coming months.

¹ Prior to the amendment, bonuses were available to other styles of architectural design, including modern buildings. As you may know, the original purpose of the bonus was to incentivize construction of buildings in a Mediterranean style by providing additional square footage that would approximate the value of the additional construction costs required for Mediterranean style architecture.