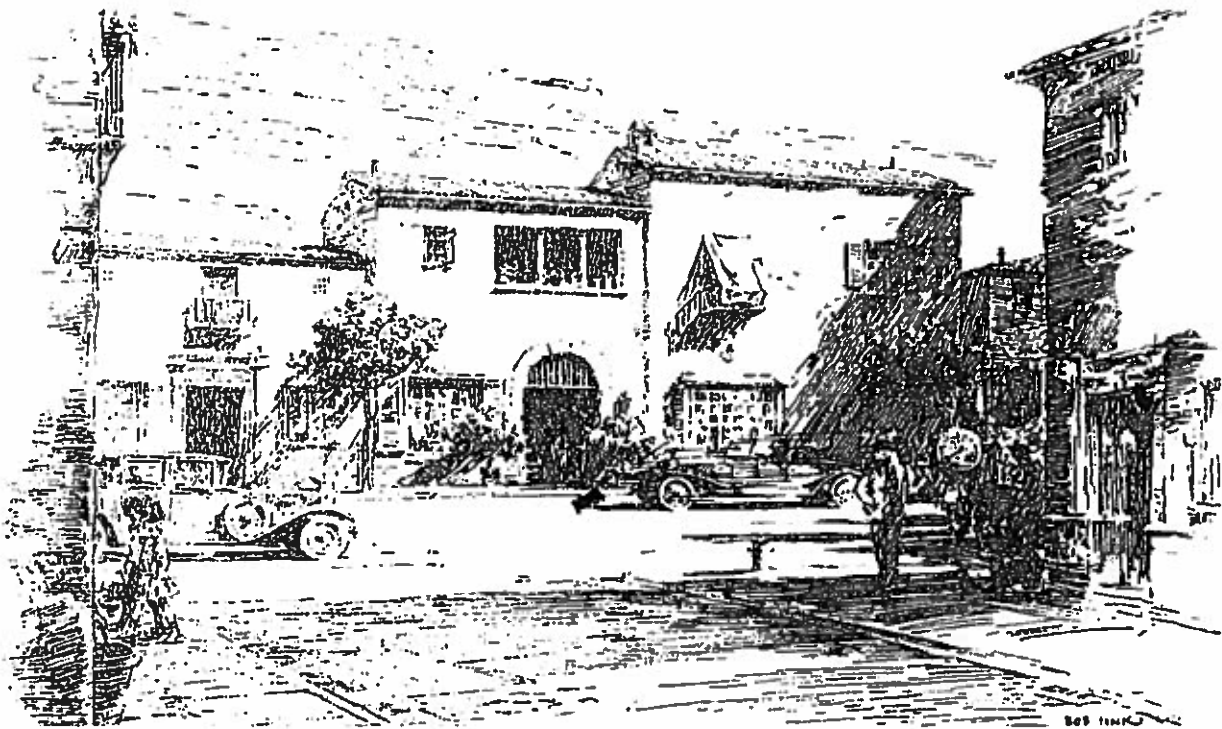


Giralda Overlay

Coral Gables Zoning Code Appendix E



*Overlay zoning regulations to enhance and protect
the low-scale, active, pedestrian character of
Giralda Avenue, Coral Gables' "Restaurant Row."*

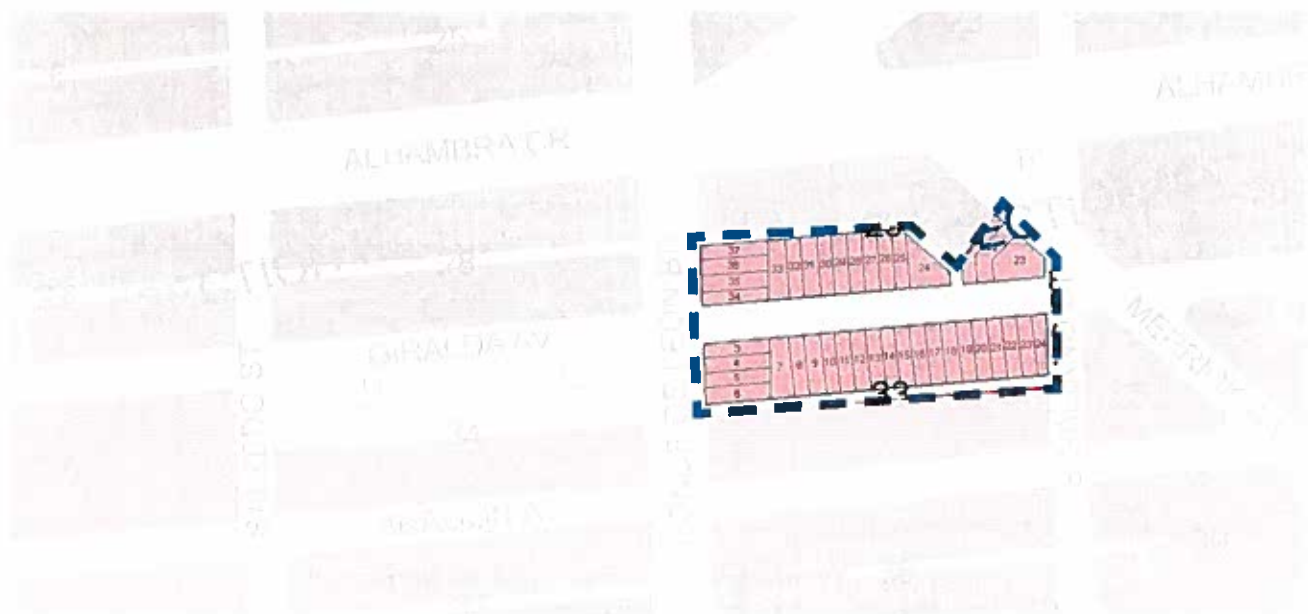
Location

The Giralda Overlay affects a one-block stretch of Giralda that is unique as the only Low-Rise Intensity land use in the Coral Gables Central Business District, with low-scale, pedestrian-oriented buildings. If implemented, the Giralda Overlay would encourage low-scale, pedestrian oriented development that enhances the existing "Restaurant Row" from Ponce de Leon Boulevard to Galiano Street.



The Giralda Overlay affects all properties located between Giralda Avenue and the alleys to the north and south, between Ponce de Leon Boulevard and Galiano Street, as well as Lots 21, 22, and 23 of Block 29, Section L.

The Giralda Overlay affects the following Blocks and Lots:

- Section L, Block 29, Lots 21 - 37; Block 33, Lots 3 - 24



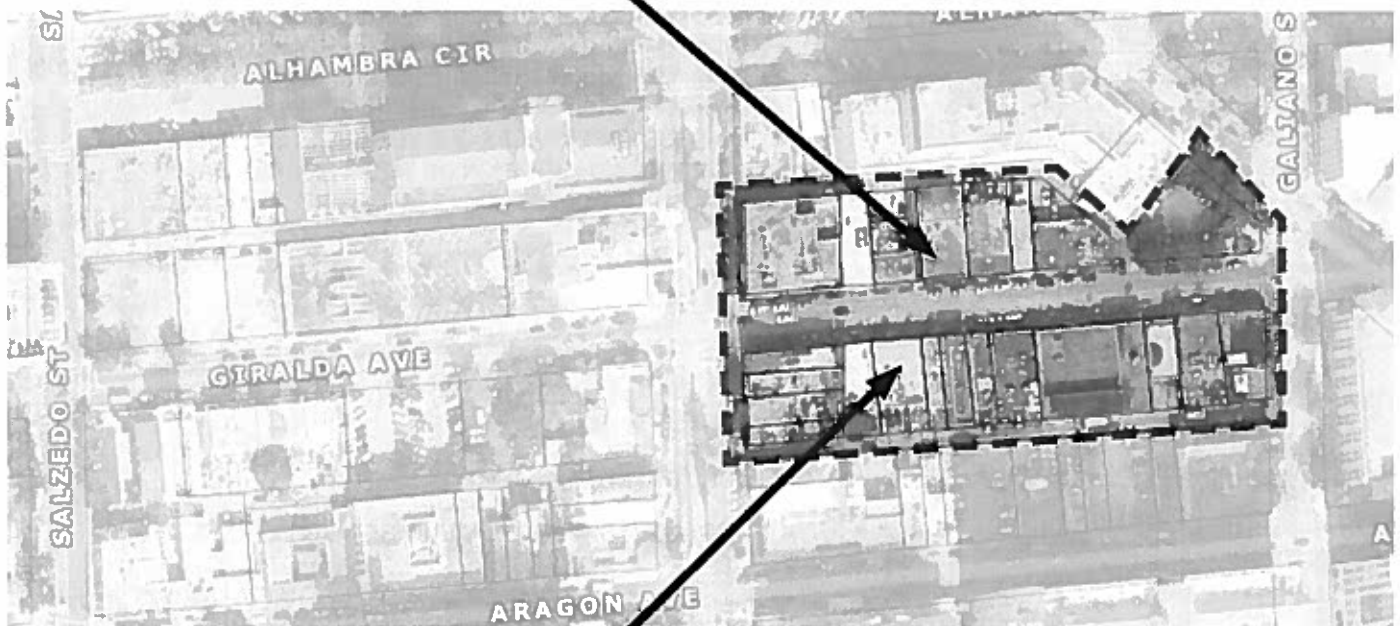
LEGEND

-  Proposed Giralda Overlay Boundary
-  Commercial Low-Rise Intensity Land Use 77' Height Limit, 3.5 FAR

Giralda Avenue Existing Conditions

North Side - Galiano to Ponce

- 8 small parcels (2,500 to 10,000 sq ft)
- Buildings constructed from 1939 - 1979
- 1-2 story buildings
- 0.5 - 2.0 FAR build out
- Restaurants, retail, office use
- Most properties have not sold for decades



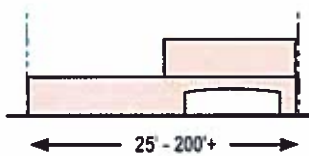
South Side - Galiano to Ponce

- 14 small parcels (2,500 to 11,000 sq ft)
- Buildings constructed from 1922 - 1955
- 1 - 3 story buildings
- 0.5 - 1.5 FAR build out
- Restaurants, retail, office, church use
- Most properties have not sold for decades

Redevelopment Scenarios

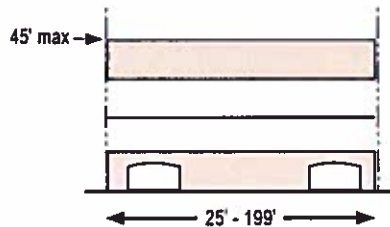
Existing development regulations for small parcels on Giralda Avenue limit the maximum practical build out to 1.45 - 2.0 FAR (scenarios 1 and 2), encouraging large assemblies of land to achieve 3.5 FAR (scenarios 3 and 4).

1 Existing Building Change of Use: Parking Exemption, 1.45 FAR Limit



- NO MINIMUM PARCEL SIZE OR STREET FRONTAGE
- APPLIES TO ALL LAND USES
- CAN BE USED FOR ANY PROPERTY IN THE CBD
- MOST COMMONLY USED FOR RESTAURANT CHANGE OF USE
- NO MINIMUM PARKING REQUIREMENT
- MAXIMUM FAR: 1.45
- MED BONUS ENCOURAGES ONE VEHICULAR ENTRANCE FRONTING GIRALDA; NO LIMITATION ON WIDTH OF DRIVEWAY
- EXAMPLE: ROSS DRESS FOR LESS, NEW RESTAURANTS

2 Small Parcel Development, 45' Height Limit



- < 200' GIRALDA AVENUE FRONTAGE, < 20,000 SQ FT SITE
- APPLIES TO ALL LAND USES
- MOST COMMON DEVELOPMENT OPPORTUNITY: OVER 20 SITES
- PARKING / LEASABLE SPACE RATIO: APPROX. 1:1
- MAXIMUM PRACTICAL FAR: 2.0
- NO LIMIT ON DRIVEWAYS AND LOADING FRONTING GIRALDA
- EXAMPLE: CITY NATIONAL BANK BUILDING, 2855 LEJEUNE

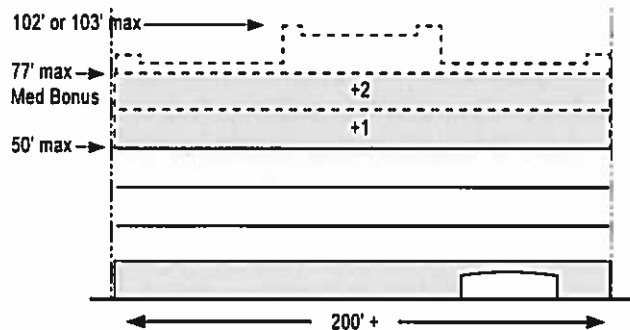
LEGEND

- Property Line
- Leasable Space (FAR)
- Required Parking / Vehicular Area

Redevelopment Scenarios

Existing development regulations for small parcels on Giralda Avenue limit the maximum practical build out to 1.45 - 2.0 FAR (scenarios 1 and 2), encouraging large assemblies of land to achieve 3.5 FAR (scenario 3).

3 Large Parcel Redevelopment, 77' Height



- > 200' GIRALDA FRONTAGE, > 20,000 SQ FT SITE
- LOW-RISE LAND USE
- ONE OPPORTUNITY SITE (WEST OF PONCE BLVD)
- PARKING / LEASABLE SPACE RATIO: APPROX. 1:1
- MAXIMUM PRACTICAL FAR: 3.0
- MED BONUS ENCOURAGES ONE GARAGE ENTRANCE FRONTING GIRALDA; NO LIMITATION ON WIDTH OF DRIVEWAY
- EXAMPLE: PONCE CAT BUILDING, 2990 PONCE

LEGEND

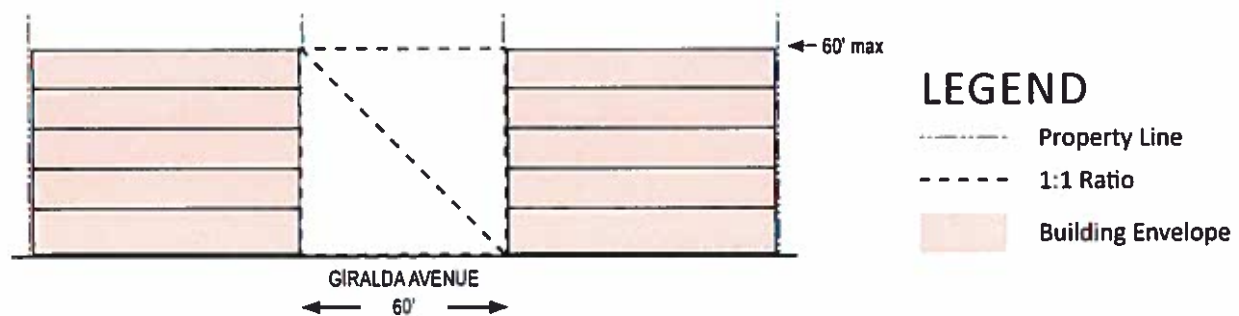
- Property Line
- Leasable Space (FAR)
- Required Parking / Vehicular Area

1930 Zoning Code - Height

The 1930 Coral Gables Zoning Code included many time-tested town planning principles, including building height regulations that relate to the width of the street that the building fronts. This method of regulating building height results in public spaces that have proportions of 1:1 or 1:1.5, which maximizes access to light and air while shaping the street space with buildings of a consistent height. This consistent and continuous building frontage creates the feeling of an outdoor room.

1930 Height District Map Precedent - Giralda Avenue

The 1930 Zoning Code Height District Map indicates that Giralda Avenue in the Central Business District was a "Second Height District" street. The Second Height District, as described in the Zoning Code text, was regulated by a maximum height of 1:1 with the width of the street that the building fronts. Giralda Avenue is 60' wide, therefore in 1930, the maximum height for buildings fronting Giralda was 60'.



Observations - Current Building Height Regulations

- Current height limits in the Zoning Code do not relate to the width of the street.
- Potential maximum building heights can vary from 2 stories to 6 stories on the same street (see "Current Regulations - Three Scenarios" page).
- Current regulations result in streetscapes of varying building heights, as seen on Alhambra Circle in the Central Business District.
- Varying building height regulations and heights that do not relate to the width of the street make it difficult to shape public space through private development, and does not result in the feeling of an "outdoor room."

Coral Gables Mediterranean Architecture Design

Section 5-605 of the Zoning Code requires that all applications for development approval shall include design elements and architectural styles of eight Coral Gables landmarks, including:

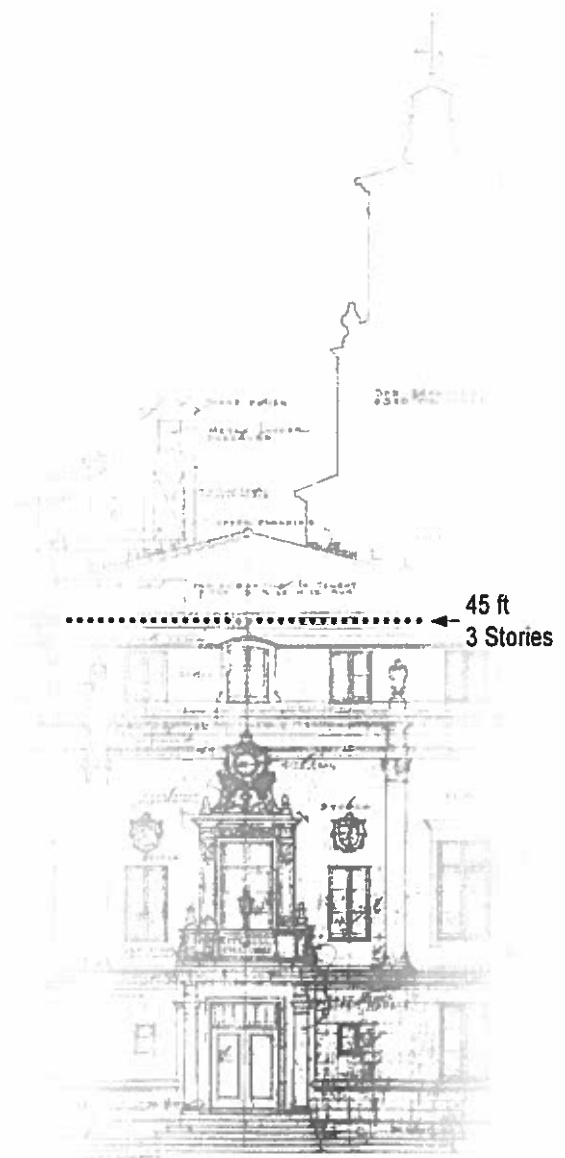
- H. George Fink Offices, 2506 Ponce de Leon Boulevard.
- The Colonnade Building, 169 Miracle Mile.
- Douglas Entrance, 800 Douglas Road.
- Coral Gables Elementary School, 105 Minorca Avenue.
- Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
- San Sebastian Apartments, 333 University Drive.
- Coral Gables City Hall, 405 Biltmore Way.
- Biltmore Hotel, 1200 Anastasia Avenue.

Coral Gables City Hall, one of the precedent buildings listed in the Zoning Code, was designed by Coral Gables' first City Architect, Phineas Paist. The building is three stories tall and 45' to the cornice line.

City Hall Precedent - Three Stories; Forty-five Feet

The three stories and 45' height limit is a very special metric that is found throughout the Coral Gables Zoning Code. This height limit is used to promote low-scale, pedestrian-oriented urbanism. It is important to note that this height limit applies even when the Future Land Use Map or the Zoning District Map may indicate a larger maximum height. Some of the ways this height limit is used include:

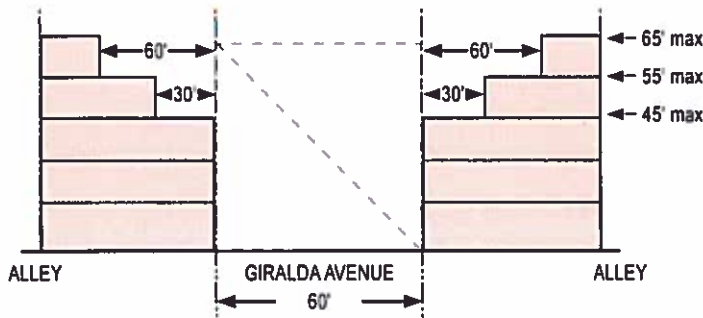
- All buildings constructed within 100' of single-family homes or duplexes (3 - 3.5 stories, 45')
- MF2 parcels that are smaller than 20,000 sq ft or 100' of street frontage (45')
- Certain MFSA parcels (45')
- Commercial or MXD parcels that are smaller than 20,000 sq ft or 200' of street frontage (45')
- North-South Industrial MXD parcels that are smaller than 10,000 sq ft or 100' of street frontage (45')
- Commercial Zoning District: 10' Stepback (40')
- Mixed-Use Overlay District: 10' Stepback (45')



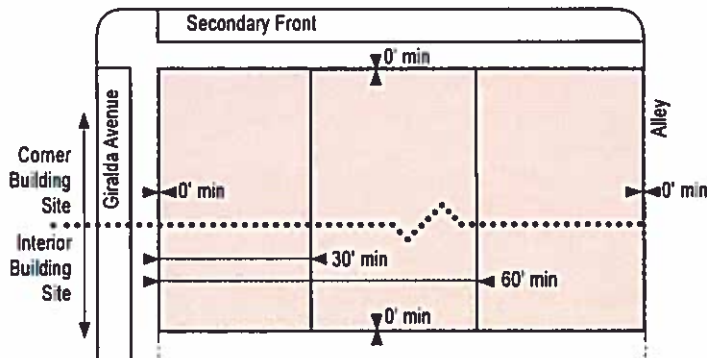
Proposed Giralda Overlay

Purpose: Encourage a harmonious streetscape by allowing consistent height and FAR for both large and small parcels. Create small-scale, engaging urban buildings by eliminating minimum parking requirements and encouraging rooftop terraces and balconies overlooking the street. Ensure pedestrian comfort by prohibiting driveways and parking areas along Giralda Avenue.

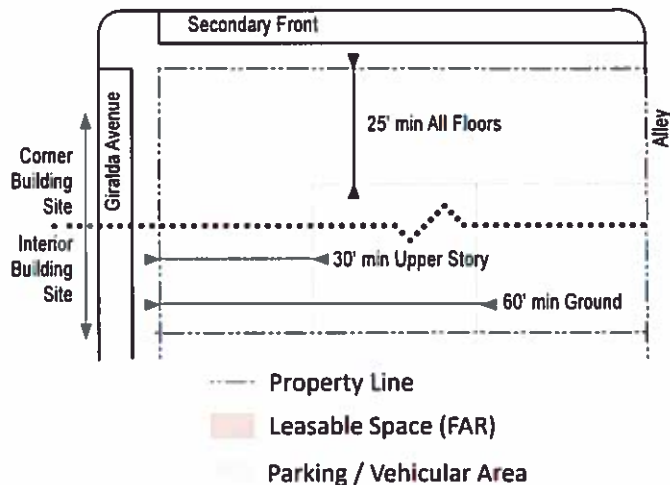
Building Form and Height



Building Setback



Parking Placement



Lot Occupation

Building Site Area	2,500 sf min
Building Site Giralda Frontage	25' min
Floor Area Ratio (FAR)	3.0 max 3.5 max Med Bonus
Principal Frontage	Giralda Avenue
Giralda Frontage	90% min Shopfront Vehicular Areas prohibited
Open Space	20% min rooftop terraces and balconies
Density	no limit as per MXD regulations

Building Setback

Principal Front	0' Build-to Line
Secondary Front	0' Build-to Line
Side	0' min
Rear	0' min

Building Stepback

Giralda Avenue - 4th Fl. or 45'	30' min
Giralda Avenue - 5th Fl. or 55'	60' min

Parking / Loading

Minimum Required Parking	None
Ground Level	60' min setback from Giralda
Upper Levels	30' min setback from Giralda
Parking Entrance	Mandatory Alley Entrance
Loading / Service	Mandatory Alley Frontage

Building Height

Building Height	5 stories, 65' max
Rooftop Architectural Elements	15' max

Companion Text Amendments

Clean up inconsistent Site Specific Requirements for Downtown that conflict with Comprehensive Plan regulations for the area.

Section A-63 - Section K.

A. Height of buildings.

1. No buildings and/or structures shall be constructed or erected on the following described property, to exceed three (3) stories or forty-five (45) feet in height, whichever is less:

a. Lots 1, 2, 3 and 4 in Blocks 8, 9, 18, 19, 26, 27, 35 and 36.

b. Lots 45, 46, 47 and 48 in Blocks 8, 9, 18, 19, 26, 27 and 35.

2. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy (70) feet in height, whichever is less:

a. Lots 1 through 24, inclusive, Block 1.

~~3. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one hundred fifty (150) feet in height, whichever is less:~~

~~a. Lots 5 through 44, inclusive, in Blocks 8, 9, 18, 19, 26, 27 and 35.~~

~~b. Lots 5 through 45, inclusive, Block 36.~~

~~c. All lots in Blocks 2, 7, 10, 17, 20, 25, 28, 34 and 37.~~

~~4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one hundred fifty (150) feet in height, whichever is less:~~

~~a. Lots 21, 22, 23 and 24, Block 2.~~

~~b. Lots 21 through 28, inclusive, Block 7.~~

~~c. Lots 20 through 28, inclusive, Block 10.~~

~~d. Lots 21 through 48, inclusive, Block 17.~~

~~e. Lots 25 through 44, inclusive, Block 18.~~

~~f. Lots 5 through 44, inclusive, in Blocks 19, 26, 27 and 35.~~

~~g. Lots 5 through 45, inclusive, Block 36.~~

~~h. All lots in Blocks 20, 25, 28, 34 and 37.~~

5. A multi-story building approximately one-hundred-fifteen (115) feet in height, consisting of seven (7) floors of general office with the erection of a penthouse on top of such building, may be constructed on Lots 39 through 48, inclusive, Block 27, Section K, according to Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

B. Setbacks-Minimum side.

1. Lot 25, Block 27-Five (5) feet from Salzedo Street.

Section A-64 - Section L.

A. Height of building.

~~1. No apartment building and/or structures shall be erected or altered to exceed thirteen (13) stories or one hundred fifty (150) feet in height, whichever is less:~~

~~a. All lots, blocks and parcels.~~

~~2. No commercial buildings and/or structures shall be erected or altered to exceed thirteen (13) stories or one hundred fifty (150) feet in height, whichever is less:~~

~~a. All lots in Blocks 3, 6, 11, 16, 21, 23, 24, 29, 30, 31, 32, 33, 38, 39, and replat of Blocks 32 and 39.~~

B. Off-street parking.

1. There shall be required and there shall be provided and maintained off-street parking for Lots 1 through 8, inclusive, and Lots 43 through 48, inclusive, Block 30, as stipulated in Ordinance No. 1273.

C. Setbacks-Minimum front.

1. Lots 16 through 40, inclusive, Block 22-Ten (10) feet.

2. Lots 1 through 8, inclusive, Block 30-Three (3) feet.

3. Lots 9 through 25, inclusive, Block 30-Ten (10) feet.

Sustainability and the Environment

Mediterranean architecture, as promoted through the Mediterranean Bonus program, results in sustainable South Florida design.



Sustainable Benefits of Mediterranean Design:

- Daylighting
- Natural Solar Control
- Cross-Ventilation
- Natural Shading
- Open-Air covered spaces
- Access to Fresh Air

Examples of Sustainable Architectural Features:

- Arcades
- Paseos
- Awnings
- Courtyards
- Balconies
- Loggias
- Rooftop Terraces