

# *Enhanced Mediterranean Design Requirements*

## ZONING CODE TEXT AMENDMENTS

PLANNING & ZONING BOARD  
MAY 8, 2024



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## 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

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## BLUE RIBBON COMMITTEE

### Accomplishments and discussions:

- ✓ Conceptual design by the Board of Architects
- ✓ Mediterranean style design only
- Emphasis on ground floor design

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## SUMMARY OF PROPOSED CHANGES

### INTENT, CRITERIA, AND PRECEDENTS:

- Strengthen **intent and purpose** of Mediterranean Bonus
- Remove certain criteria in Levels 1 & 2 that are **already required with underlying zoning** district requirements
- **Move/relocate certain criteria** to more appropriate sections of the Zoning Code
- Incorporate provisions from the **Mediterranean Village PAD Architectural Standards** in Zoning Code Appendix C
- Expand list of **architectural precedents** to include taller Mediterranean buildings

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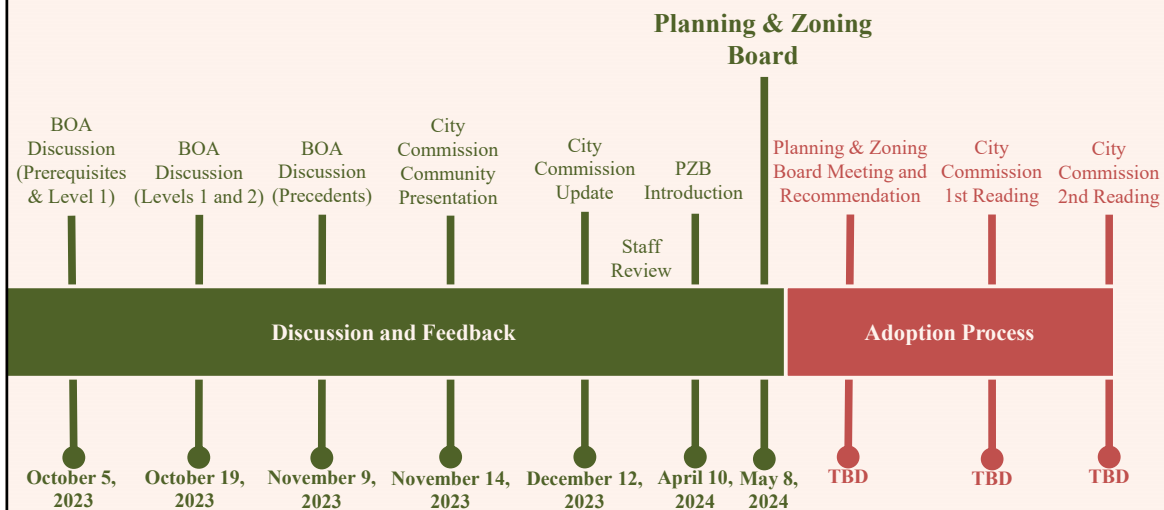
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## BOARD OF ARCHITECTS

- Desires *high quality Mediterranean design*
- Proposes to **improve certain requirements** to be more *effective* in their aesthetics review

Improving criteria/standards = Improving review for higher quality of design

## REVIEW/ADOPTION PROCESS



## CURRENT STANDARDS



### CORAL GABLES MEDITERRANEAN ARCHITECTURE

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## MEDITERRANEAN BONUS HEIGHTS



**Sec. 2-100. Residential Districts Table**

"AS OF RIGHT"

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

"AS OF RIGHT"

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"

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 setbacks	
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

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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# CURRENT ARCHITECTURAL PRECEDENTS



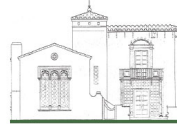
The buildings identified in Section 5-605 of the Zoning Code represent a range of urban contexts, building scales, and building functions that can serve as inspiration for a variety of Mediterranean architectural projects in modern times. The examples range from more Vernacular Mediterranean to more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



Douglas Entrance  
800 Douglas



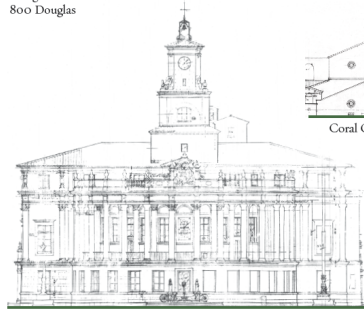
San Sebastian Apartments  
333 University Drive



H. George Fink Offices  
2506 Ponce



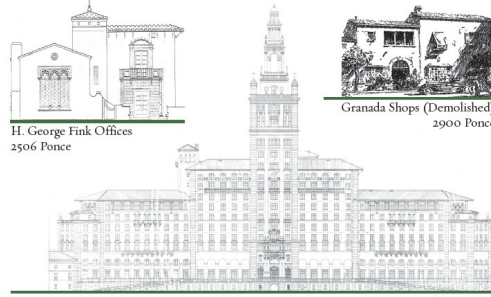
Granada Shops (Demolished)  
2900 Ponce



Coral Gables City Hall  
405 Biltmore Way



Coral Gables Elementary School  
105 Minorca



Biltmore Hotel  
1200 Anastasia



The Colonnade Building  
169 Miracle Mile

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# PROPOSED IMPROVEMENTS



## CORAL GABLES MEDITERRANEAN ARCHITECTURE

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# SUMMARY OF PROPOSED CHANGES

## INTENT, CRITERIA, AND PRECEDENTS:

- Strengthen **intent and purpose** of Mediterranean Bonus
- Remove certain criteria in Levels 1 & 2 that are **already required with underlying zoning** district requirements
- **Move/relocate certain criteria** to more appropriate sections of the Zoning Code
- Incorporate provisions from the **Mediterranean Village PAD Architectural Standards** in Zoning Code Appendix C
- Expand list of **precedents** to include additional examples of tall Mediterranean buildings

# SUMMARY OF PROPOSED CHANGES

The collage shows several overlapping pages from a zoning code. Visible sections include:

- ARTICLE 2 - ZONING DISTRICTS**: Contains text about the Board of Architects and various zoning district requirements.
- ARTICLE 4 - URBAN DESIGN AND PUBLIC IMPROVEMENT STANDARDS**: Contains text about curb radius, sidewalk, and other urban design standards.
- ARTICLE 5 - ARCHITECTURE**: Contains text about design review standards.
- ARTICLE 6 - LANDSCAPE**: Contains text about landscape standards.
- ARTICLE 10 - PARKING AND ACCESS**: Contains text about parking requirements and access.

Some text is highlighted in yellow, indicating proposed changes. The pages are numbered 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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



# SUMMARY OF PROPOSED CHANGES

## Section 5-203B. Coral Gables Mediterranean architecture design.

A. Coral Gables Mediterranean Architecture Design. All applications for development approval shall be required to satisfy all of either of 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, 195 Minorca Avenue.
  - e. Granada Shops/Charade Restaurant, 200 Ponce de Leon Boulevard (demolished).
  - f. **San Sebastian Apartments, 333 University Drive.**  
La Palma, 116 Alhambra Circle.
  - g. Coral Gables City Hall, 405 Biltmore Way.
  - h. Biltmore Hotel, 1200 Anastasia Avenue.
  - i. Hotel Place St. Michel, 162 Alcazar.
  - j. Miami Senior High School, 2450 SW 1st Street.
  - k. Freedom Tower, 600 Biscayne Boulevard.
  - l. U.S. Post Office and Courthouse, 100-118 NE 1<sup>st</sup> Avenue.
  - m. Miami Beach City Hall, 1130 Washington Avenue.
  - n. Breakers Hotel, 1 South County Road, Palm Beach.
  - o. Comber Hall, Church of Little Flower, 2711 Indian Mound Trail.
  - p. Office Building, 2312 Ponce de Leon Boulevard.
  - q. The Vinata Hotel, 260 Coconut Row, Palm Beach.
  - r. Santa Barbara City Hall, 735 Anacapa Street, Santa Barbara.

B. 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.

C. Exclusion from height. The following shall be excluded from computation of building height in M3 Districts: Air-conditioning equipment rooms, 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 mixed-use 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 any 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 Minorca 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 Minorca Avenue to University Drive.
- D. No driveway for motor vehicle purposes or any other purposes shall be constructed across the sidewalk or in such part of area 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-cocheres 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.**

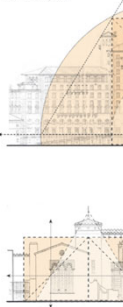
Move/relocate certain criteria to more appropriate sections of the Zoning Code

# SUMMARY OF PROPOSED CHANGES

## APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

### 1. Classical Proportion

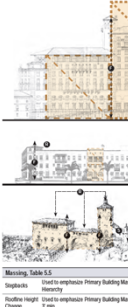
All buildings shall be designed according to the rules of Classical Proportion. The golden section, squares, circles, inscribed arcs, and lines shall be used to determine overall building form, massing, roof lines, and the location and scale of architectural features such as Towers, Cornice Lines, water tables, and entrance features. Architectural elements such as Arches, Columns, and Windows shall also be designed in accordance with the rules of Classical Proportion.



## APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

### 2. Massing

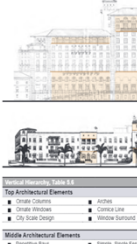
Building mass shall be broken down into basic forms and shapes that follow the rules of Classical Proportion. The building mass shall include meaningful changes in roof height, facade depth, materials, and articulation used to represent important elements in the building such as a Primary Pediment Entrance, a Critic space, or a Tower.



## APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

### 3. Vertical Hierarchy

All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special features where the building meets the sky, and shall be designed at the scale of the City. The connection between each vertical layer shall be marked by a Cornice Line, Balustrade, or Skyline.



## APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

### 4. Emphasis

The facades of large buildings can be articulated through the application of special architectural elements. These elements shall be located to emphasize the principles of these M3M3s: Top, Massing, and Hierarchy. The Principal Entrance of a Building is recommended to be located on these components. The diagrams on this page illustrate to some additional architectural structure placed at intersections of axis in the building mass.



## APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

### 5. Fenestration

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

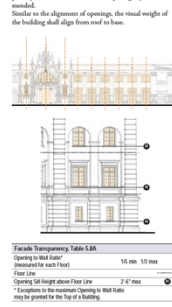


Table Title	Table Content
Massing Table 5.5	Building mass shall be broken down into basic forms and shapes that follow the rules of Classical Proportion.
Massing Table 5.6	Building mass shall include meaningful changes in roof height, facade depth, materials, and articulation used to represent important elements in the building such as a Primary Pediment Entrance, a Critic space, or a Tower.
Vertical Hierarchy Table 5.7	All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special features where the building meets the sky, and shall be designed at the scale of the City. The connection between each vertical layer shall be marked by a Cornice Line, Balustrade, or Skyline.
Emphasis Table 5.8	The facades of large buildings can be articulated through the application of special architectural elements. These elements shall be located to emphasize the principles of these M3M3s: Top, Massing, and Hierarchy. The Principal Entrance of a Building is recommended to be located on these components. The diagrams on this page illustrate to some additional architectural structure placed at intersections of axis in the building mass.
Fenestration Table 5.9	The rhythm and spacing of openings in the building facade, and the Proportion of opening to wall shall relate to the overall Proportion, Massing, style, formality, and function of the building itself. Fenestration includes Windows, Doors, and Garage Openings. Fenestration shall express the Mass of the Building. The collective of opening bays may differ depending on the mass formality. To create an emphasis as a Building Mass, such as a principal entrance or tower, an odd number of opening bays is recommended. To de-emphasize a Building Mass, such as a secondary mass or building, multiple primary masses, an even number of opening bays is recommended. Similar to the alignment of openings, the visual weight of the building shall align from roof to base.

Incorporate provisions from the Mediterranean Village PAD Architectural Standards

## SUMMARY OF PROPOSED CHANGES



### DISCUSSION AT *TONIGHT'S* MEETING:

- **Sec 5-203. Coral Gables Mediterranean architecture design:** Architectural precedents
  - *(No bonus granted; required to utilize for Bonus Levels 1 and 2)*
- **Sec 5-202.A. Prerequisites Table:** Proportions, analysis, etc (all required)
  - *(No bonus granted; required to comply for Bonus Levels 1 and 2)*
- **Sec 5-202.B. Bonus Level 1:** Building Elements (checklist)
  - *(Grants 1<sup>st</sup> Level of bonus; MFs: 6 of 12, or MXs: 8 of 12)*
- **Sec 5-202.C. Bonus Level 2:** Additional review (all required)
  - *(Grants 2<sup>nd</sup> Level of bonus)*

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## PROPOSED ARCHITECTURAL PRECEDENTS



### SEC 5-203. CORAL GABLES MEDITERRANEAN ARCHITECTURE DESIGN

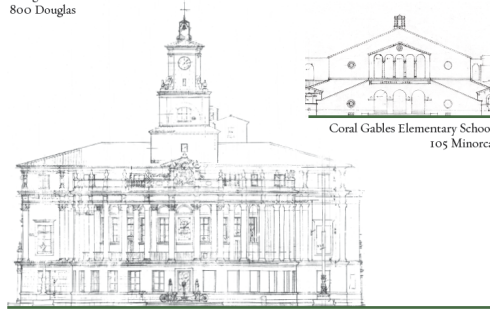
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## CURRENT ARCHITECTURAL PRECEDENTS

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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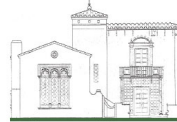
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405 Biltmore Way



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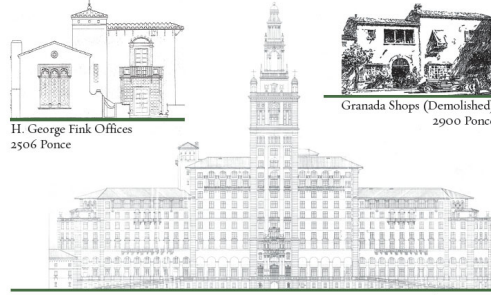
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Granada Shops (Demolished)  
2900 Ponce



Biltmore Hotel  
1200 Anastasia



The Colonnade Building  
169 Miracle Mile

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## PROPOSED PRECEDENTS BY FOUNDING ARCHITECTS



Freedom Tower  
(Schultze and Weaver)



La Palma (H. George Fink)



Miami Senior High (Kiehnel and Elliott)



Miami Beach City Hall  
(Martin L. Hampton Associates)



US Post Office & Courthouse (Paist & Steward)



The Breakers (Schultze & Weaver) 22

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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)

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## PROPOSED PRECEDENTS - OTHER



Santa Barbara City Hall  
(J Wilmer Hershey)



The Vineta Hotel, Palm Beach

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## PROPOSED NEW OR REVISED PREREQUISITES



### SEC 5-202.A. PREREQUISITES TABLE

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

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## TABLE 1 PREREQUISITES

### **1. Architectural elements on building facades.**

### **2. Architectural relief elements at street level. Precedents.**

Precedents appropriate for the new building shall be referenced, as provided in the *Best Practices Manuals*, or documented in the *Historical American Building Survey (HABS)*.

The following shall be analyzed and incorporated into proposed design based on precedents:

- a. Overall building form;
- b. Massing;
- c. Rooflines;
- d. Location of and scale of architectural features (towers, cornice lines, entrance features, and other building elements).
- e. Detailing of eaves, cornices, moldings, column bases and capitals, pediments and other embellishments; and
- f. Natural materials and finishes.

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## TABLE 1 PREREQUISITES

### **3. Architectural elements located on the top of buildings. Building proportions.**

The building façade design shall be organized according to a proportional system, as provided in the Best Practices Manuals and based on classical systems such as the double square or the golden section, or similar-sized rectangles as illustrated in the Best Practices Manuals.

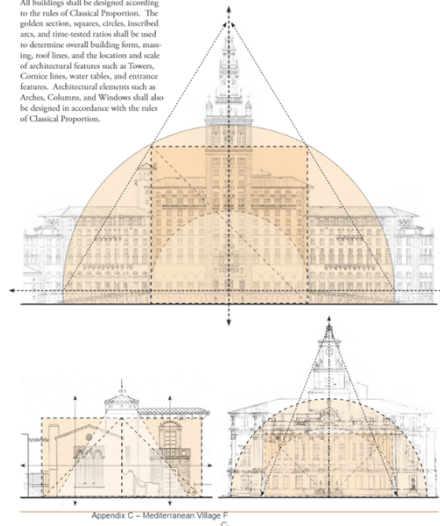
The golden section, squares, circles, inscribed arcs, and time-tested ratios shall be applied to determine:

- a. Overall building form;
- b. Massing;
- c. Rooflines;
- d. Location of and scale of architectural features (towers, cornice lines, entrance features, and other building elements).
- e. Detailing of eaves, cornices, moldings, column bases and capitals, pediments and other embellishments; and
- f. Natural materials and finishes.

#### APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

##### 1. Classical Proportion

All buildings shall be designed according to the rules of Classical Proportion. The golden section, squares, circles, inscribed arcs, and time-tested 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.



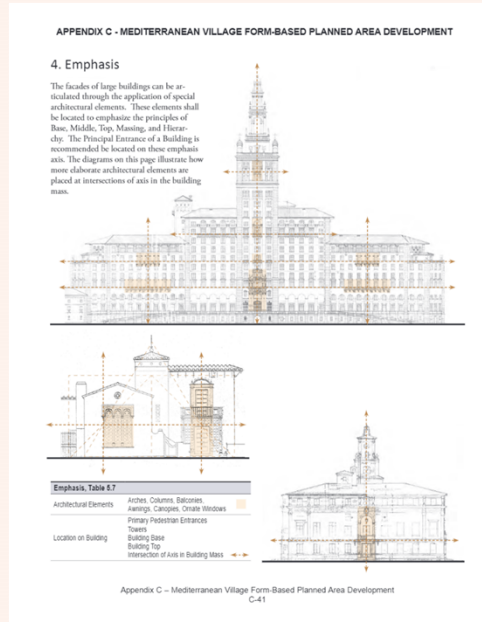
Appendix C - Mediterranean Village F  
C

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## TABLE 1 PREREQUISITES

### 4. Bicycle storage. Emphasis of architectural elements.

Facades of large buildings shall be articulated through the application of special architectural elements, such as arches, columns, balconies, awnings, canopies, ornate windows, and other ornate features. These elements shall be located to emphasize the principles of base, middle, top, massing, and hierarchy, or as determined appropriate by the Board of Architects, as illustrated in the Best Practices Manuals. The principal pedestrian entrance of a building shall be located on an emphasis axis.



## TABLE 1 PREREQUISITES

### 5. Building facades. Back-of-house.

All back-of-house spaces and utilities, including trash rooms, electrical/mechanical rooms, Florida Power and Light (FPL), fire pump, and delivery areas shall be located in the rear of the property, the alley, or within the confines of the building to be accessed from a parking garage entry and screened with habitable space.

Backflow preventers, Siamese connections, and similar on-site equipment shall be included on the proposed site plan and located within recessed covered exterior space(s) of the building envelope, the rear, or the interior side of the property as directed by the Board of Architects.

# TABLE 1 PREREQUISITES

## 6. Building lot coverage. Ground floor design.

For mixed-use buildings, the following shall apply:

- Shopfronts shall be distinguished from the remaining façade of the building with an emphasis on the display windows;
- Shopfront glass shall clear;
- Sill height shall be a minimum of eighteen (18") inches, and of stone or metal material; and
- Permanent, fixed security grates or grilles on windows are prohibited. Any louver facing street shall be designed with ornate grilles.

For multi-family buildings, the following shall apply:

- Porch depth shall be eight (8') feet minimum;
- Stoop depth shall be three (3') feet minimum;
- Finished floor height shall be eighteen (18") minimum above the sidewalk; and
- Porches and stoops may encroach a maximum of five (5') into the front setback.

### APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

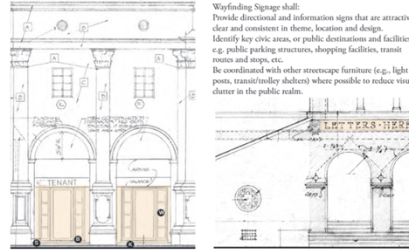
#### 15. Shopfronts and Signage

Shopfronts are a mandatory Frontage on Signature Streets and Plazas. In a mixed-use building, the Ground Floor Shopfront shall be distinguished from the rest of the building, placing emphasis on the display windows. At least 60 percent of the ground floor Shopfronts shall be glass.

Signs shall enhance the Mediterranean character of the building, and shall be designed as part of a uniform Signage Plan approved by the City. Outdoor advertising signs, automatic electric changing signs, and entrance features are not permitted as part of a Mediterranean Village. All signs shall not obstruct sight visibility triangles at street intersections.

All signage for applications under this section shall conform to Article 11 Signs of the Zoning Code and shall be reviewed by the Board of Architects.

Wayfinding Signage shall: Provide directional and information signs that are attractive, clear and consistent in theme, location and design. Identify key civic uses, or public destinations and facilities, e.g. public parking structures, shopping facilities, transit routes and stops, etc. Be coordinated with other streetscape furniture (e.g. light posts, transit/family shelters) where possible to reduce visual clutter in the public realm.



**Shopfronts, Table 5.118**

Shopfront Ratio of Opening to Wall	2/3 min
Shopfront Minimum Height above Ground Line	18" min/30" max
Shopfront Surface	The (3x3 or 4x4) Wood-Grained Panels
Shopfront Windows	Clear Glass
Shopfront Signage	80% light transmission

Signage shall be of durable material (enamel, masonry, stone). Permanent, fixed security grates or grilles in front of windows are prohibited. The Expression Line shall be placed above the Sign Panel and provide a strong reference to the top of the Shopfront.

Appendix C - Mediterranean Village Form-Based Planned Area Development C-52

# TABLE 1 PREREQUISITES

## 7. Drive through facilities. Awnings, canopies, and balconies.

- The shape of any awning shall relate to the window or door opening;
- When placed on a ground-level shopfront, awnings and canopies may encroach across the sidewalk to a maximum of eighteen (18") inches from the edge of curb;
- Balconies shall have a minimum depth of two (2') feet;
- Balconies shall be designed with visible support such as brackets;
- Brackets and visual supports utilized with balconies shall be designed and scaled proportionately to the length of the supported balcony; and
- A window/door header or visible space above an opening on the building face shall be provided between the window/door and the balcony above. The appropriate height or distance shall be designed and determined by the proportions of the opening, balcony, and overall building façade.

### APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

#### 8. Awnings, Canopies, and Balconies

Awnings, Canopies, and Balconies provide Emphasis to the Façade, and have the utility of providing shade and rain protection. Awnings and Canopies enhance the Fenestration of the Building. The shape shall relate to the window or door opening. Barrel-shaped Awnings should be used to complement arched windows and square Awnings on rectangular windows. When placed above ground level Shopfronts, Awnings and Canopies are permitted to encroach across the sidewalk in order to provide generous protection for pedestrians.



**Awnings and Canopies, Table 5.11A**

Awning and Canopy Depth	2 min Residential
Ground Floor Encroachment into ROW	6 min Ground Floor Retail
Upper Floor Encroachment into ROW	18" from edge of curb
Ground Floor Clearance from Sidewalk	6 min
Awning Percent Slope	7.5 min for oblique 6.5 min for other Slope 100% min Residential 40% min Ground Floor Retail

The design of Awnings and Canopies shall relate to the size, shape, materials, and style of the Opening.  
Awnings shall be constructed with a metal frame and cloth or canvas covering. Cloth in an awning shall be in a color that is similar to the building's color.  
Canopies shall be either supported from below by brackets, or from above by support bars, cables or chains.

**Balconies, Table 5.11B**

Balcony Depth	2 min
Balcony Encroachment into ROW	18" max
Balcony Encroachment into ROW	6 min
Balconies shall be designed with visible support such as brackets	
A line of Balconies is recommended to be used with Expression Lines to mark the transition between the Store Module and the Top of the Building	
Balconies shall be compatible with other trim elements, such as downspout frames	

Appendix C - Mediterranean Village Form-Based Planned Area Development C-45





## TABLE 1 PREREQUISITES

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### **11. ~~Porte-cochères, Streetscape and public realm.~~**

The building and open space design shall be coordinated with public realm enhancements for adjacent rights-of-way to ensure a unified and pedestrian-friendly public space.

Enhancements may include:

- a. Shade trees and other landscape,
- b. Undergrounding of overhead utilities,
- c. Sidewalks,
- d. Bikeways, and
- e. Other public realm elements.

### **12. ~~Sidewalks/ pedestrian access.~~ Context analysis.**

Proposed building massing, scale, and height shall be compatible with adjacent buildings. An analysis of the context shall illustrate the compatibility of the proposed building in maintaining the character of existing surrounding area.

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## TABLE 1 PREREQUISITES

2

2

### **13. ~~Soil.~~**

~~Silva Cells or equal product shall be utilized within all rights-of-way and on-site for all street level planting areas and trees, in combination with root barriers, as approved by the Public Works Landscape Division.~~

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# TABLE 1 PREREQUISITES

## 14. Windows and doors on Mediterranean buildings.

Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building. Additional exterior wall depth may be required by the Board of Architects.

Windows and doors shall be vertically proportioned or subdivided to appear vertical. Horizontal windows are prohibited.

The ratio for windows and doors to solid wall shall be measured for each floor at a one-to-five (1:5) ratio minimum and a one-to-three (1:3) ratio maximum. The Board of Architects may approve exceptions to the maximum opening-to-wall ratio based on provided precedents.

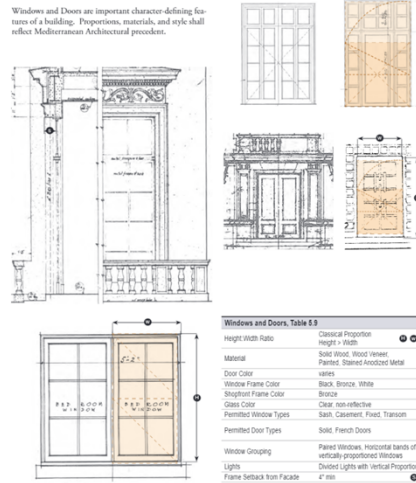
The centerline of opening bays shall reflect the building mass hierarchy. An odd number of opening bays shall be designed to emphasize a building mass, such as a principal entrance or tower. An even number of opening bays shall de-emphasize a building mass, such as a secondary mass or linking of multiple primary masses. Window bay widths shall be a minimum of 1.5 per window width, and a maximum of 3 per window width. Window head height should align horizontally.

Windows and doors shall align vertically from roof to base. As such, the visual weight of the building shall align from roof to base, or as approved by the Board of Architects, based on provided precedents.

### APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

#### 6. Windows and Doors

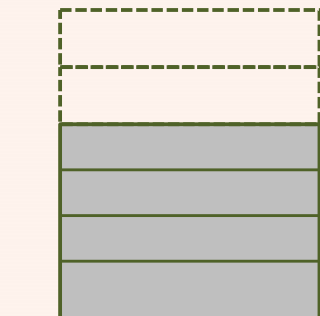
Windows and Doors are important character-defining features of a building. Proportions, materials, and style shall reflect Mediterranean Architectural precedents.



Appendix C - Mediterranean Village Form-Based Planned Area Development  
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# TABLE 1 PREREQUISITES



Architectural Precedents  
+  
Prerequisites compliance

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## PROPOSED NEW OR REVISED BONUS LEVEL 1 REQUIREMENTS



### SEC 5-202.B. BONUS LEVEL 1

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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>	Vertical hierarchy <i>(drafted from Mediterranean Village PAD)</i>
4	Building towers <u>and roofs</u>		<i>(additional language 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>	Sustainability
7	Materials on exterior building facades	<i>Moved to Prerequisites</i>	Open Space
8	Overhead doors	<i>Moved to Article 2 from Zoning Code Update</i>	Open space fund
9	Paver treatments	<i>Rename and clarify</i>	Sidewalks, plazas, or courtyards
10	Pedestrian amenities	<i>Rename and clarify</i>	Benches, fountains, and pedestrian amenities
11	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets		
12	Underground parking		Underground utilities

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## TABLE 2 BONUS LEVEL 1

### 1. Arcades and/or loggias.

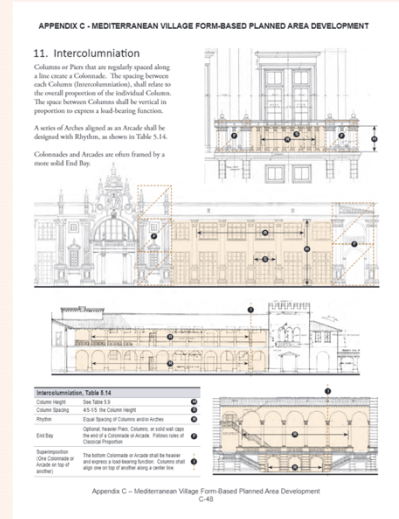
Arcades, loggias or covered areas constructed adjacent, parallel, or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.

All columns and piers shall be designed to appear to be load-bearing according to the rules of tectonics, and shall have an expressed base, middle (shaft), and top (capital). The neck of the column or pier shall align with the architrave (outside and inner edge of beam or arch). Columns or piers shall be spaced evenly and designed to maximize retail visibility from the sidewalk and street and coordinated with street tree plantings. The grading of the property shall be considered to provide the arcade or loggia to be flush with the adjoining sidewalk(s).

When using columns from a Classical Order (eg. Tuscan, Doric, Ionic, Corinthian, or Composite), the correct elements and proportions of that order shall be used.

A vertical space, or stilt, may be designed under the springing line of the arch no shorter than the width of the window casement to allow a true half circle transom window.

A longitudinal section that illustrates the proposed ground floor façade or shopfront shall be provided and reviewed by the Board of Architects to ensure the interior building design complies with the ground floor design criteria in the Prerequisites.



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## TABLE 2 BONUS LEVEL 1

### 2. Building rooflines. Street-facing building.

A minimum of eighty (80%) percent of the linear frontage of each story of any building facing a primary street shall be habitable space. Ground-floor commercial or residential shall be accessed from the sidewalk.

All storage of vehicles or off-street parking that is above grade shall not occur within twenty (20) feet of the front setback line.

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## TABLE 2 BONUS LEVEL 1

### 3. Building setbacks. Vertical hierarchy.

All buildings shall be designed with an articulated base, middle, and top, or as approved by the Board of Architects based on provided precedents. The base of the building shall be designed at the scale of the pedestrian with articulated details and natural materials. The middle may be designed with simple rhythm and pattern. The top shall be designed with ornate architectural elements. Cornice lines, balconies, setbacks, or other identifiable elements shall mark the transition between each vertical layer.

#### APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

##### 3. Vertical Hierarchy

All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special location where the building meets the sky, and shall be designed at the scale of the City. The transition between each vertical layer shall be marked by a Cornice line, Balcony, or Stepback.



Vertical Hierarchy, Table 5.6

Top Architectural Elements	
Ornate Cornices	Arches
Ornate Windows	Cornice Line
City Scale Design	Window Surround

Middle Architectural Elements	
Repetitive Eaves	Simple, Single Fenestration
Ornate Architectural Elements	of roof joints (see Emphases, 5.7)

Base Architectural Elements	
Single, Heavy Columns	Arches
Wide Surround	Rustication
Pedestrian Scale Design	Water Table
Shopfront	Cornice Line



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## TABLE 2 BONUS LEVEL 1

### 4. Building towers and roofs.

The use of towers or similar rooftop architectural elements ~~masses~~ to reduce the mass and bulk of buildings. The scale of rooftop architectural elements shall relate to its height on the building and its visibility from the sidewalk.

The main building pitched roof slope shall be terra-cotta color of clay.

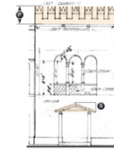
The minimum parapet height shall be three feet and six inches (3'-6"). The minimum parapet wall thickness shall be eight inches (8"). Secondary water runoff from a parapet shall be designed with decorative elements.

The cornice shall extend a minimum of six inches (6") and shall always protrude further than any expression line on the building.

#### APPENDIX C - MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT

##### 13. Roofs

Roofs are an important character-defining feature, marking the moment where the building meets the sky. Roof shapes shall be simple and shall relate to the Massing of the building. Mediterranean Village Roofs shall be Gable, Hip, or Parapet, in keeping with the Mediterranean Architectural precedents. Shed roofs may be used sparingly. The scale and slope of the Roof and the elements of the Roof (Eave overhang, bracket size, Parapet detailing) shall relate to the height of the Building and the visibility of the Roof from the sidewalk.



Sloped Roofs, Table 5.16A

Main Building Roof Slope	5-12 Slope min
Accessory Single Storey Shop Slope	7-12 Slope min

Roofs shall be symmetrically placed where visible from streets and public spaces. Roof materials on pitched roofs shall be terra-cotta color barrel tile, of clay, cement, or concrete material.

Parapets, Table 5.16B

Parapet Height	3' 6" min
Parapet Wall Thickness	8" min

Parapets may have decorative detailing with an irregular silhouette, may have Class II sloping with an angled cornice line, or may be a simple extension of the wall. Parapets shall be designed with visible means of water runoff, and these functions shall be incorporated as decorative elements.

Appendix C – Mediterranean Village Form-Based Planned Area Development  
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## TABLE 2 BONUS LEVEL 1

### **5. ~~Driveways.~~ Rear access.**

Vehicular access, vehicular storage, and loading areas shall occur at the rear of the building site. An internal drive may be required to allow internal access to these vehicular areas. Service areas shall not face the primary street.

### **6. ~~Lighting of landscaping.~~ Sustainability.**

The proposed building design shall include the incorporation of at least one of the following: Solar energy, green roofs, water harvesting, or other building methods of sustainability and resiliency. Solar equipment shall be in accordance with Section 7-103.

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## TABLE 2 BONUS LEVEL 1

### **7. ~~Materials on exterior building facades.~~ Open Space.**

Each multi-family zoned property shall provide at least 20% of the required ground-level landscape open area (percentage based upon total lot area) as publicly accessible.

Each mixed-use zoned property shall provide the required open space area as publicly accessible and can be provided at street level, within the public right-of-way, planter boxes, planters, and other ground-floor locations.

### **8. ~~Overhead doors.~~ Open space fund.**

The developer shall contribute one percent (1.0%) of the aggregate project value to an established fund for land acquisition for parks within or adjacent to multi-family or mixed-use districts.

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## TABLE 2 BONUS LEVEL 1

### 9. Paver treatments, Sidewalks, plazas, or courtyards.

Inclusion of permeable paver treatments in all of the following locations:

- a. Driveway and approaches entrances, minimum of ten (10%) percent of total paving surface.
- b. Sidewalks, plazas, and courtyards. Minimum of twenty-five (25%) percent of total ground level paving surface.

The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.

### 10. Benches, fountains, and pedestrian amenities.

Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:

- a. Benches.
- b. Expanded sidewalk widths beyond the property line.
- c. ~~Freestanding information kiosk (no advertising shall be permitted).~~
- d. Planter boxes.
- e. Refuse containers.
- f. Public art.
- g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables ~~Master Streetscape Plan~~ Public Works Manual.

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## TABLE 2 BONUS LEVEL 1

### 11. Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.

Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:

- a. Minimum of ~~ten (10)~~ twelve (12) feet in width, and sixteen (16) feet in width where feasible.
- b. Include pedestrian amenities as defined herein.

Activate abutting frontages with commercial uses, lobby space, courtyards, and other active spaces.

### 12. ~~Underground parking.~~ Underground utilities.

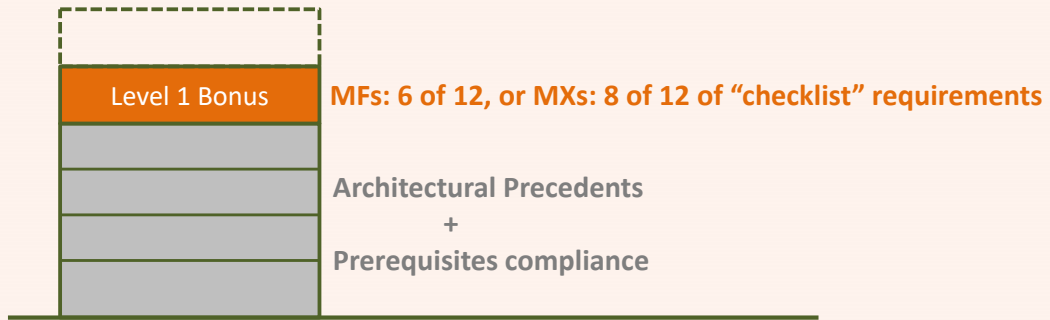
Complete the undergrounding of all utilities along all public rights-of-way adjacent to the building site.

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## TABLE 2 BONUS LEVEL 1



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## **PROPOSED NEW BONUS LEVEL 2 REQUIREMENTS**



**SEC 5-202.C. BONUS LEVEL 2**

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## TABLE 3 BONUS LEVEL 2

Current Requirements	Comments	Proposed
1 Building setback reductions		Building lot coverage
2 Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way		Resources for Mediterranean style
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>	Design elements of Coral Gables Mediterranean architecture design
4 Multi-family residential density bonus for Mediterranean Architectural Design buildings	<i>Moved to Sec. 5-203 at the end of Med Bonus</i>	Zoning district requirements.

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## TABLE 3 BONUS LEVEL 2

### **1. Building setback reductions lot coverage.**

~~Reduction~~ ~~increase~~ in setbacks building lot coverage. ~~Setbacks~~ Building lot coverage may be increased ~~reduced to zero (0) foot setbacks on all property lines~~ subject to the following standards:

- a. Minimum open space. ~~A minimum of twenty five (25%) percent of the total ground stories~~ square footage received from the setback building lot coverage increase reduction is provided as publicly accessible street level open space and landscape area on private property.
- b. The minimum square footage of ~~allowable ground stories~~ open space (i.e., plazas) shall be four hundred (400) square feet.
- c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, porches, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-way.

~~Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.~~

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## TABLE 3 BONUS LEVEL 2

### ~~2. Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way. Resources for Mediterranean style.~~

The architect of the proposed building shall submit a sworn affidavit or sign a certificate that confirms that architect has reviewed the Coral Gables Best Practices manuals. Professional courses, lecture series, and Best Practices manuals shall be available on the Planning & Zoning Division webpage. Certified review shall be required for any architect requesting Bonus Level 2.

### ~~3. Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only). Design elements of Coral Gables Mediterranean.~~

A thorough analysis shall accompany the application for Bonus Level 2 and include the following:

- Coral Gables Mediterranean architecture design compliance with the Best Practices Manuals,
- Context analysis of proposed building massing, scale, and proportions that illustrates compatibility with adjacent buildings,
- Rooftop architectural elements analysis in relation to the overall proportion and design of the building, and scaled appropriately to the building height and its visibility from the sidewalk,
- Urban Design analysis of the ground level open space and abutting and adjacent right-of-way and block, and
- Sustainability compliance with the sustainability goals of the city.

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## TABLE 3 BONUS LEVEL 2

### ~~4. Multi-family residential density bonus for Mediterranean Architectural Design buildings. Zoning district requirements.~~

Building designs shall be required to satisfy all of the requirements of Articles 2 and 3, with no more than two requested variances.

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## TABLE 3 BONUS LEVEL 2



Level 2 Bonus
Level 1 Bonus

All "checklist" requirements

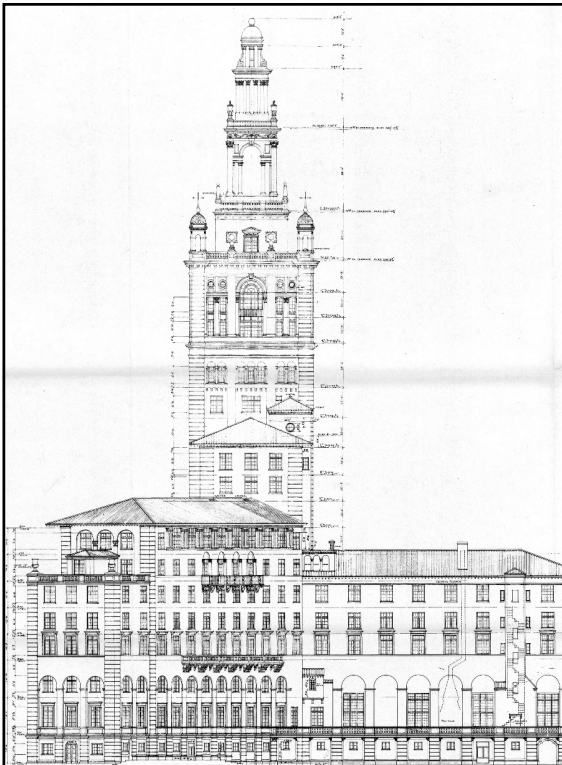
MFs: 6 of 12, or MXs: 8 of 12 of "checklist" requirements

Architectural Precedents  
+

Prerequisites compliance

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## *Enhanced Mediterranean Design Requirements*



ZONING CODE TEXT  
AMENDMENTS

PLANNING & ZONING BOARD  
MAY 8, 2024



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