City of Coral Gables
Planning and Zoning Staff Report

Applicant:	City of Coral Gables
Application:	**Zoning Code Text Amendment: Mediterranean Design Improvements**
Public Hearing:	Planning and Zoning Board
Date & Time:	**June 12, 2024; 6:00 – 9:00 p.m.**
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Zoning Code Text Amendment as follows:

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" Article 3, "Uses," Section 3-402, "Restrictions related to location;" and Article 16, "Definitions;" to enhance the quality of Coral Gables Mediterranean design by requiring a conceptual design review; removing repetitive criteria; relocating inappropriate standards; incorporating and improving certain criteria; and including additional Mediterranean building examples; providing for severability, repealer, codification, and for an effective date.

2. APPLICATION SUMMARY

Based on feedback from previous discussions with the Blue Ribbon Committee, City Commission, and concerned residents, the following text amendments to the Mediterranean Design standards are proposed:

- Strengthen intent/purpose and review process of Mediterranean Bonus
- Remove certain criteria in Levels 1 & 2 that are already included 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
- Include character-defining elements of Mediterranean architectural design

During the Zoning Code Update, certain criteria of the Mediterranean Bonus tables were identified to be applicable to all building styles, and incorporated as an architectural requirement within the underlying zoning district (MF2, MF3, MF4, MX1, MX2, and MX3). The proposed improvements to the Mediterranean Design standards remove these repetitive criteria.

Additionally, there are current standards in the Mediterranean Bonus tables that are related to certain uses and specific locations – such as drive throughs and porte-cocheres – or other general provisions that are not related to Mediterranean design. Therefore, these standards are proposed to be relocated to the more appropriate sections of the Zoning Code.

The architectural elements and proportions of the recently built Plaza (formerly known as the Mediterranean Village) have received significant recognition. The project was approved as a Planned Area Development (PAD) with its own Mediterranean architectural standards and adopted into the Zoning Code as Appendix C. As these architectural standards only apply to the Plaza, the proposed text amendments include provisions that are drafted from the Mediterranean Village PAD – such as classical proportion, vertical hierarchy, fenestration, and other elements. Some of the language was updated as deemed appropriate by the Board of Architects during the review of these proposed text amendments.

Lastly, the proposed improvements to the Mediterranean design requirements include many additional architectural precedents – specifically additional examples of tall Mediterranean buildings – as well as architectural features that define Mediterranean design, to aid architects in the development of their design.

The Planning & Zoning Board discussed the proposed changes to Mediterranean design at their May 8, 2024, meeting. The Board's feedback, such as the inclusion of the Vizcaya Museum, has been incorporated into the proposed text amendments. Additional comments from the public were received – such as additional building examples and character-defining features – which were also included in the revised proposed text amendments.

No changes to the current Mediterranean style bonus heights, floor area ratio (FAR), or density are proposed, and therefore will not be impacted by the proposed improvements to the criteria.

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Board of Architects (Prerequisites and Level 1)	10.05.23
Board of Architects (Levels 1 & 2)	10.19.23
Board of Architects (Precedents)	11.09.23
City Commission - Discussion	11.14.23
City Commission - Discussion	12.12.23
Planning and Zoning Board - Introduction	04.10.24
Planning and Zoning Board - Discussion	05.08.24
Board of Architects (Precedents & Character-defining features)	05.30.24
Planning and Zoning Board	06.12.24
City Commission – 1st Reading	TBD
City Commission – 2nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	05.27.24
Posted agenda and Staff report on City web page/City Hall	06.07.24

4. FINDINGS OF FACT

The proposed changes are provided as Attachment A in ~~strikethrough~~ / underline format.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendments is to improve the process and outcome of Mediterranean Design buildings for higher quality buildings which promotes public welfare as it enhances the aesthetics of the city.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendments enhance the Mediterranean design standards do not directly impact the uses which are allowed in the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed text amendment improves the review process and aesthetics for Mediterranean style buildings, and strengthens the requirements to allow the established density and intensity bonuses.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed text amendment strengthens the requirements for Mediterranean bonus and will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment fulfills the objectives and policies of the Comprehensive Plan to provide architectural incentives for Mediterranean style buildings.

Staff comments:

The proposed text amendments enhance the Mediterranean design requirements, resulting in improving the Board of Architects' ability to require higher quality building design. The proposed text changes also include additional architectural precedents and character-defining features for architects to analyze and incorporate into their proposed building design. The currently allowed height, intensity, and density bonuses are not changing. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are **satisfied**.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends **approval.**

6. ATTACHMENTS

A. Proposed text amendments.
B. PowerPoint Presentation.
C. Legal advertisement published.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,

Jennifer Garcia, AICP, CNU-A
Planning Official
City of Coral Gables, Florida

Section 5-200. Mediterranean Standards

Section 5-201. Coral Gables Mediterranean style design standards.

The Coral Gables Mediterranean style design standards incorporate ~~a~~ basic required standards (~~Table 1~~ Prerequisites), and two additional levels of standards (~~Tables~~ Bonus Levels 1 and 2 ~~and 3~~) of Section 5-202.

A. Purpose and applicability.

1. Purpose.

c. ~~a.~~ Provide bonuses ~~and~~ / incentives to property owners to encourage and expand the ~~creative~~ use of the Mediterranean architectural styles in association with promoting public realm improvements.

d. ~~b.~~ Provide for a two level bonus program that ~~provides~~ requires amenities and features ~~typically provided~~ of ~~in~~ Mediterranean Style buildings.

b. ~~c.~~ Provide ~~additional~~ bonuses ~~for~~ to incentivize "Coral Gables Mediterranean Architecture" design to continue to support George Merrick's vision consistent with the thematic established historic building fabric of the City as referenced in the Best Practices Manual on file at the Development Services Department / Planning Division and at www.coralgables.com/MediterraneanDesign.

e. ~~d. Enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.~~

f. ~~e.~~ Promote an assortment of street level public realm and pedestrian amenities in exchange for increases in building height, residential density, and floor area ratio granted via a discretionary review process.

a. ~~f. Provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements.~~ Reinforce the value of the City's origins and its distinctive identity as a place of timeless beauty.

~~Promote and require architectural and design elements focused to a pedestrian scale.~~

g. ~~h.~~ Encourage landmark opportunities, including physically defined squares; plazas; urban passageways; parks; public open spaces; and, places of public assembly and social activity for social, cultural and religious activities.

h. ~~i.~~ Provide a strong emphasis on aesthetics and architectural design with these regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:

i. Promote and require architectural and design elements focused on a pedestrian scale.

i. ii. Utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.

ii. iii. Integration of street level plazas, courtyards, opens space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

2. Zoning district applicability. These regulations are available for new construction, additions, restorations or renovations of existing buildings using Coral Gables Mediterranean architectural style as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family-3 (MF3), Multi-Family-4 (MF4), Mixed-Use-1 (MX1), Mixed-Use-2 (MX2), Mixed-Use-3 (MX3), except as otherwise provided herein.

3. Site Specific Zoning Regulations and Mediterranean Bonus. Coral Gables Mediterranean Style Design Standards bonuses /~~or~~ incentives as provided for in this Section may be awarded as supplemental (additional) intensity/density or the reduction of existing limitations as assigned in "Appendix A Site Specific Zoning Regulations." These supplemental (additional) bonuses /~~or~~ incentives or both shall be evaluated pursuant to the applicable development standards included in ~~Tables~~ the Prerequisites, and Bonus Levels 1~~,~~ and 2~~, and 3~~ of Section 5-20~~1~~ 2.

4. In the MF3 and MF4 Districts, all development shall comply with the provisions for residential uses which are set out in the Prerequisites and Bonus Level ~~Table~~ 1, and five (5) of twelve (12) of the standards in ~~Table~~ Bonus Level 2; however, the bonus heights shall not apply to MF3.

5. Coral Gables Mediterranean Architectural Design. Applications for new construction and additions, restorations, ~~and/~~or renovations of existing buildings, as Coral Gables Mediterranean Architecture may secure bonuses as provided herein.

6. Review and authority.

   a. Conceptual Mediterranean Review by the Board of Architects. The proposed building design shall undergo a conceptual review by the Board of Architects prior to the Board of Architects preliminary review and approval. The conceptual review shall include a review by the Board of Architects to review that a proposed building meets the intent of Mediterranean style architecture. There shall be no determination by the Board of Architects at the Conceptual Mediterranean Review.

   b. Preliminary Board of Architects Review. The Board of Architects shall be the responsible City review Board on this Article. The Board of Architects may grant approval of all the provisions of this Article unless noted otherwise within these provisions. The Board of Architects shall review all applications for compliance of the provisions of this Article and if the Board of Architects deems an application does not satisfy the provisions the Board shall not award the bonuses. The Board of Architects in its review may complete either of the following:

      i. Approve the application;

      ii. Approve the application with modifications;

      iii. Defer the application and request the applicant redesign the application and resubmit the application to satisfy the provisions of this Article; or

      iv. Deny the application.

   c. Staff review. The City Architect shall review and provide a recommendation to the Board of Architects advising of compliance of all provisions contained within this Article.

   d. New construction applications. The Board of Architects shall not grant any development bonus for new construction unless the application satisfies the provisions in ~~Table 1,~~

~~Required Standards~~ the Prerequisites of Section 5-202.A. The Board of Architects may grant the development bonuses provided in this Section provided that the Board of Architects in its discretion determines that the application complies with all the standards for the development bonus or bonuses.

e. Additions, restorations and/or renovations of existing buildings. The Board of Architects may grant a development bonus for the Coral Gables Mediterranean Style Design as an addition, restoration and/or renovation of an existing building provided that the Board of Architects in its discretion determines that the application satisfies the standards. The City Architect shall provide a recommendation to the Board of Architects whether to grant bonuses for the entire building or only the proposed area of the addition, restoration and/or renovation. The Board of Architects shall have final determination as to the amount of bonus granted. No building permit for an addition, restoration and/or renovations of an existing building shall be granted by the Development Services Department unless the Board of Architects in its discretion determines that the building(s) will continue to satisfy all previously approved conditions of approval granting that bonus and the provisions of this Article.

7. Special location site plan review. Properties in the MF2, MF3, MF4, MX1, MX2 and MX3 Districts which are adjacent to or across public rights-of-way or waterways from a~~n~~ SFR District or MF1 District shall require special location site plan review and comply with the following requirements to secure bonuses:

   a. Height limitations. Limited to a maximum height of ~~three-and-one-half (3½) stories/~~forty-five (45) feet.

   b. Review process. The review process shall require Conditional Use review and approval ~~be~~ as follows:

      i. Submit for Conceptual Mediterranean Review by the Board of Architects.

      ii. Submit an application and secure Board of Architects preliminary review and approval.

      iii. Submit an application with the Planning and Zoning Division for special location~~al~~ site plan review.

      iv. Secure special location~~al~~ site plan review and recommendation for approval from the Planning and Zoning Board and approval from the City Commission.

      v. Secure Board of Architects final review and approval for architecture prior to issuance of a building permit.

   c. Review criterion. Applications considered pursuant to these regulations must demonstrate that they have satisfied all of the criteria ~~below~~ listed below ~~criterion~~. The Planning and Zoning Division shall evaluate the application with reference to each of the below criteria and provide a recommendation to the Planning and Zoning Board and City Commission. The Planning and Zoning Division, Planning and Zoning Board and City Commission, after notice in accordance with the provisions of Article 15 shall make specific findings of fact that all of the criteria listed below ~~listed criterion~~ are satisfied. The criteria~~on~~ is as follows:

      i. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not

limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.

ii. The physical design of the site plan and the manner in which said design does or does not make adequate provision for public services, parking, provide adequate control over vehicular traffic, provide for and protect designated public open space areas, and further the amenities of light and air, recreation and visual enjoyment.

iii. The compatibility of the proposed building with reference to building height, bulk, and mass with the contiguous and adjacent properties.

iv. The conformity of the proposed site plan with the Goals, Objectives and Policies of the Comprehensive Plan (CP).

v. That the site plan and associated improvements provides public realm improvements, public open space, and pedestrian amenities for the public benefit.

vi. Those actions, designs, construction or other solutions of the site plan if not literally in accord with these special regulations, satisfy public purposes and provide a public benefit to at least an equivalent degree.

d. Approval. Approval if granted by the City Commission shall be in Resolution form.

8. Additional Requirements.

a. Designated historic landmarks. Pursuant to Section 8-100, all plans affecting designated historic landmarks must receive a Certificate of Appropriateness from the Historic Preservation Board prior to submittal to the Board of Architects. Bonuses shall not be awarded for development on property that is historically designated where a Certificate of Appropriateness has been denied.

b. Supplemental approval provisions. Applicants, property owners, successors or assigns may be required to provide agreements, covenants, contracts, deed restrictions or sureties as a part of the approval granted which may include the following:

i. Undertaking of all conditions in accordance with the approved application.

ii. Bind all development successors or assigns in title to any conditions and commitments made of these provisions and approved application.

iii. Provide for the financial responsibility to continuing the operation and maintenance of the public open space areas, public realm, pedestrian amenities, functions and facilities that are provided, at the expense of the designated property owner, property owners association, or other ownership type, as applicable.

c. <u>Any change to the approved design shall be reviewed by the Board of Architects, Development Services Director, or designee, and City Architect for compliance with the original approval.</u>

~~B.~~

<u>Section 5-202.</u> Development bonus standards.

Two levels of bonuses, Level 1 and Level 2, for height, intensity, and density are available for building designs that fulfill the requirements designated for each level. The Prerequisites Table, Section 5-202.A, set the minimum standards that allow an application to request bonuses. To apply for the Level 1 bonus, building designs shall fulfill the requirements of Section 5-202.A The Prerequisites Table and Section 5-202.B Bonus Level 1 Table. To apply for the Level 2 bonus, building designs shall fulfill the requirements in Section 5-202.A The Prerequisites Table, Section 5-202.B Bonus Level 1 Table, and Section 5-202.C Bonus Level 2 Table. Bonuses may be granted for only Level 1, or cumulatively for Level 1 and Level 2.

~~1. Required standards~~

A. Prerequisites. ~~Application~~ Building designs shall be required to satisfy all of the requirements of Articles 2 and 3 and in ~~Table 1~~ Section 5-202.A Prerequisites, ~~"Required Standards"~~ in order to secure bonuses based upon the applicable ~~residential,~~ MF and MX districts designations.

~~Table 1. Required standards~~ Prerequisites Table.

Reference Number	*~~Residential~~*	*~~Mixed Use~~*	*Type*	*Requirements*
1.	~~✓~~	~~✓~~	~~Architectural elements on building facades.~~ Precedents.	~~Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (e.g., Fire and Life Safety Code, or other applicable code). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.~~ [Moved to Article 2 per Ord. 2021-07] Precedents appropriate for the proposed building shall be referenced visually, 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. Plan types and composition; b. Massing proportions and dimensional relationships; c. Windows, doors and other openings proportions and relationships;

				d. Intercolumniation proportions, including thickness and spacing of columns; and Cohesive design with coordinated features, shapes, color, materials, and other design elements into a single architectural composition.
2.	~~✓~~	~~✓~~	~~Architectural relief elements at street level.~~ Building proportions.	~~On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:~~ ~~a. Display windows or retail display area;~~ ~~b. Landscaping; and/or~~ c. ~~Architectural relief elements or ornamentation.~~ [Moved to Article 2 per Ord. 2021-07] 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 e. Natural materials and finishes.

3.	✓	✓	~~Architectural elements located on the top of buildings.~~ Emphasis of architectural elements.	~~Exclusion from height. The following shall be excluded from computation of building height in MX Districts:~~ ~~a. Air-conditioning equipment room.~~ ~~b. Elevator shafts.~~ ~~c. Elevator mechanical equipment rooms.~~ ~~d. 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 commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.~~ [Move to Sec. 5-203] f. 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.
4.	✓	✓	~~Bicycle storage.~~ Back-of-house and utilities.	~~To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.~~ [Already required in Sec 10-110 per Ord. 2021-07]

				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.
5.	~~✓~~	~~✓~~	~~Building facades.~~ Ground floor design.	~~Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals~~. [Moved to Article 2 per Ord. 2021-07] For mixed-use buildings, the following shall apply: a. Shopfronts shall be distinguished from the remaining façade of the building with an emphasis on the display windows; b. Shopfront glass shall clear; c. Sill height shall be a minimum of eighteen (18") inches, and of stone or metal material; and d. 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: a. Porch depth shall be eight (8') feet minimum; b. Stoop depth shall be three (3') feet minimum;

				c. Finished floor height shall be eighteen (18") minimum above the sidewalk; and d. Porches and stoops may encroach a maximum of five (5') into the front setback.
6.	✓	✓	~~Building lot coverage.~~ Awnings, canopies, and balconies.	~~No minimum or maximum building lot or ground coverage is required.~~ [Moved to Bonus Level 2 Requirements] a. The shape of any awning shall relate to the window or door opening; b. 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; c. Balconies shall have a minimum depth of two (2') feet; d. Balconies shall be designed with visible support such as brackets; e. Brackets and visual supports utilized with balconies shall be designed and scaled proportionately to the length of the supported balcony; and f. 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.
7.	✓	✓	~~Drive through facilities.~~ Materials on exterior building facades.	~~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 LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.~~ [Move to Sec. 3-402] The use of natural materials shall be incorporated into the base of the building on

				exterior surfaces of building. This includes the following: marble, granite, keystone, and other types of natural stone.
~~8.~~	~~✓~~	~~✓~~	~~Landscape open space area.~~	~~Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area):~~ ~~a. Five (5%) percent for nonresidential properties;~~ ~~b. Ten (10%) percent for mixed use properties; and~~ ~~c. Twenty-five (25%) percent for residential properties.~~ [Already required or less than what is required] ~~The total area shall be based upon the total lot area.~~ ~~This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, and other ground-floor locations.~~ [Move to Level 2 Bonus]
8 ~~9~~.	~~✓~~	~~✓~~	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture. The fixture style, size, height, location, spacing, and other specifications shall be in scale with the project and adjacent neighborhood and subject to review and approval by the Department of Public Works and Board of Architects.
9 ~~10~~.	~~✓~~	~~✓~~	Parking garages.	Ground floor parking ~~as a part of a multi-use building~~ shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure ~~and/~~or shall be surrounded by retail uses ~~and/~~or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall be designed ~~strive~~ to accommodate pedestrian access to all adjacent street(s) and alleys. Screening materials for parking garage openings shall only include wood, metal, cast

				cement, terra cotta, or architectural quality pre-cast fiber reinforced concrete panels. Architectural screening shall be setback from the façade a minimum of four (4") inches, or as approved by the Board of Architects.
10 ~~11~~.	~~✓~~	~~✓~~	~~Porte-cocheres.~~ Streetscape and public realm.	~~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 LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.~~ [Move to Sec. 3-402] 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.
11~~2~~.	~~✓~~	~~✓~~	~~Sidewalks/ pedestrian access.~~ Context analysis.	~~All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, and other structures. Wherever possible pathways shall be separated from vehicular traffic.~~ [Moved to Sec. 4-205 per Ord. 2021-07] 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.
~~13.~~	~~✓~~	~~✓~~	~~Soil, structural~~.	~~Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Works Landscape Division.~~ [Moved to Sec. 6-103 per Ord. 2021-07]

12<u>4</u>~~4~~.	~~✓~~	~~✓~~	Windows <u>and doors</u> on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building. <u>Additional exterior wall depth may be required by the Board of Architects.</u> <u>Windows and doors shall be vertically proportioned or subdivided to appear vertical. Horizontal windows are prohibited.</u> <u>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.</u> <u>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.</u> <u>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.</u>

~~C.~~

<u>B.</u> Level 1 bonus <u>–</u> Standards for Coral Gables Mediterranean Style. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story. ~~The allowable stories are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code.~~ The allowable stories and height are as follows:

District Designations	Building Site Area Minimum (square feet)	Additional stories/feet available <u>Coral Gables Mediterranean Architectural Style</u> ~~for all types of architectural design~~
Residential Uses (Multi Family)		

MF2	5,000	+ 1 story /13.5 feet = 5 stories / 63.5 feet
	10,000	+ 1 story /13.5 feet = 7 stories / 83.5 feet
MF4	10,000	+ 1 story /13.5 feet = 14 stories /163.5 feet
Mixed Uses		
MX1	10,000	+ 1 story /13.5 feet = 5 stories / 63.5 feet
MX2	2,500	+ 1 story /13.5 feet = 5 stories / 63.5 feet
	10,000	+ 1 story /13.5 feet = 7 stories / 83.5 feet
MX3	2,500	+ 1 story /13.5 feet = 5 stories / 63.5 feet
	10,000	+ 1 story /13.5 feet = 14 stories / 83.5 feet
	20,000	+ 1 story /13.5 feet = 14 stories /163.5 feet

Building designs shall be required to satisfy all of the following requirements in order to secure Level 1 bonus based upon the applicable MF and MX district designations:

1. All ~~applications desiring bonuses shall meet~~ of the ~~minimum~~ requirements of ~~Table~~ Section 5-202.A Prerequisites, and ~~2 to secure a bonus under these provisions.~~
2. ~~The Board of Architects shall review all applications for c~~Compliance of the provisions of Section 5-202.B Bonus Level 1 as follows: ~~Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the following qualifications of Table 2:~~
    a. For ~~R~~residential districts ~~uses~~ (MF2, MF3 and MF4 Districts): ~~shall satisfy~~ a minimum of six (6) of the twelve (12) qualifications ~~Table~~ ~~2~~.
    b. For ~~M~~mixed ~~U~~use ~~D~~districts (MX1, MX2 and MX3 Districts): ~~shall satisfy~~ a minimum of eight (8) of the twelve (12) qualifications ~~Table~~ ~~2~~.

~~*Table 2.*~~ *Bonus Level 1 Requirements.* ~~*Architectural and Public Realm Standards*~~				
Reference Number	~~*Residential*~~	~~*Mixed Use*~~	*Type*	*Qualifications*
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.
2.	~~✓~~	~~✓~~	~~Building rooflines.~~ Street-facing building.	~~Incorporation of horizontal and vertical changes in the building roofline.~~ 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.
3.	~~✓~~	~~✓~~	~~Building stepbacks.~~ Vertical hierarchy.	~~Stepbacks on building facades of the building base, middle and/or top façade to further reduce the potential impacts of the building bulk and mass.~~ [Already in Sec 5-102] 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, stepbacks, or other identifiable elements shall mark the transition between each vertical layer.

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.
5.	~~✓~~	~~✓~~	~~Driveways.~~ Rear access.	~~Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.~~ [Addressed in Sec. 2-201 per Ord. 2021-07] 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.	~~Uplighting of landscaping within and adjacent to pedestrian areas (e.g., sidewalks, plazas, open spaces, and other public spaces).~~ 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.
7.	~~✓~~	~~✓~~	~~Materials on exterior building facades.~~ Open space.	~~The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes the following: marble, granite, keystone, and other types of natural stone.~~ [Move to Prerequisites] 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.	~~If overhead doors are utilized, the doors are not directed towards residentially zoned properties.~~ [Moved to Article 2 per Ord. 2021-07] 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.
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 ~~P~~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.
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. c. Activate abutting frontages with commercial uses, lobby space, courtyards, and other active spaces.
12.	~~✓~~	~~✓~~	~~Underground parking.~~ Underground utilities.	~~The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.~~ Complete the undergrounding of all existing and new overhead utilities along all public rights-of-way adjacent to the building site.

~~E.~~

C. Level 2 bonus~~es~~ – ~~Bonuse~~ Standards for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The ~~maximum available number of~~ allowable stories ~~are based upon the CP Map designation~~ and ~~permitted~~ building height are as follows: ~~outlined in the Zoning Code subject to the designation of the subject property.~~

District Designations	Building Site Area Minimum	*Allowable maximum feet*	*Maximum total feet available pursuant to Article 5-201*	*Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style*
Residential Use (Multi Family)				

MF2	5,000	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet / 100 feet (RIR)
MF4	10,000	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Mixed Use				
MX1	10,000	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
MX2	2,500	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
MX3	2,500	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
	20,000	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet

Building designs shall be required to satisfy all the requirements as follows in order to secure Level 2 bonus based upon the applicable MF and MX district designations:

1. All the requirements of Section 5-202.A Prerequisites,

2. Necessary requirements to comply with Section 5-202.B Bonus Level 1 Requirements, and

3. All the requirements of Section 5-202.C Bonus Level 2 Requirements.

~~F. The Board of Architects shall review all applications for compliance of the provisions of Section 5-202 and if the Board of Architects deems an application does not satisfy the provisions it shall not award the Coral Gables Mediterranean Architectural Design bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the Coral Gables Mediterranean Architectural Design provisions in Section 5-202.~~

~~G. Total available bonus provisions within level 1 and 2. Bonuses are available in two levels as provided in above Section C and D. The level 1 and 2 bonuses available shall only be granted if an application satisfies Table 1, Required Standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in the above Sections C and D and Section 5-202 shall be satisfied.~~

~~H. Required standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in this Section shall be satisfied.~~

~~I. Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:~~

~~Table 3.~~ Bonus Level 2 Requirements. ~~Other development options~~				
Number	*Residential*	*Mixed Use*	*Type*	*~~Options~~ Requirements*
1.	~~✓~~	~~✓~~	~~Building setback reductions.~~ Building 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 t~~ 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.g. 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. ~~d. 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.~~
2.	~~✓~~	~~✓~~	~~Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way.~~ Resources for Mediterranean style.	~~Encroachments up to a maximum of ten (10) feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:~~ ~~a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights-of-way less than sixty (60) feet or less may be approved for less than the maximum ten (10) feet.~~ ~~b. Minimum percentage of open space. A minimum fifty (50%) percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following:~~

				~~● Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way.~~ ~~● Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet.~~ ~~● Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein.~~ ~~● Vertical volume. As a minimum include a vertical volume of space equal from street level to the first story's height or eighteen (18) feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval.~~ ~~● Maximum arcade/loggia lengths. Encroachments of up to eighty (80%) percent of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass.~~ ~~● Vertical encroachment. Structure shall be limited to the following:~~ ~~● Forty-five (45) feet on sixty (60) foot rights-of-way.~~ ~~● Eighteen (18) feet on rights-of-way less than thirty (30) feet.~~ ~~● The encroachment shall be structurally supported entirely from the adjoining private property.~~ ~~c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the~~

				~~request shall be the responsibility of the property owner.~~ ~~d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review.Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:~~ ~~• The property owners shall be responsible for all maintenance of all encroachments and property of all surrounding public rights-of-way, including the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets; and other elements are subject to all the provisions for which the development was approved as may be amended.~~ ~~• Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.~~ ~~• In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions.~~

				~~e. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.~~ 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 architecture design.	~~Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Article 5-201. and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45.~~ ~~Property owners, successors or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.~~ [Moved to Sec 10-110 per Ord. 2021-07] 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.
4.	~~✓~~		~~Multi-family residential density bonus for Mediterranean Architectural Design buildings.~~ Zoning district requirements.	~~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 Article 5-201. and satisfies all other provisions of this Article.~~ [Moved to Sec. 5-203] Building designs shall be required to satisfy all of the requirements of Articles 2 and 3, with no more than two requested variances.

Section 5-203~~2~~. Coral Gables Mediterranean architecture design.

A. Coral Gables Mediterranean Architecture Design. All applications for development approval shall be required to satisfy all 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, 105 Minorca Avenue.

e. ~~Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard~~ Antilla Hotel, 1111 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. Flora Apartment Building, 1656 Polk Street, Hollywood.

j. Hotel Place 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. Vizcaya Museum and Gardens, 3251 South Miami Avenue.

s. Villa de Leon, 16 Davis Boulevard, Tampa.

t. Everglades Club, 356 Worth Avenue, Palm Beach.

u. Palm Beach Town Hall, 360 South County Road, Palm Beach.

v. The Vineta Hotel, 260 Cocoanut Row, Palm Beach.

w. Santa Barbara City Hall, 735 Anacapa Street, Santa Barbara.

x. Generalife Gardens, Granada, Spain.

2. Include the following specific Coral Gables Mediterranean character-defining features as incorporated in the listed buildings above:

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 asymmetrical 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

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q. Patio areas with large native trees, balconies, and azoteas (i.e. rooftop decks)

r. Other Mediterranean architectural design elements (e.g. Solomonic columns, exposed rafter tails, pecky cypress accents, balconies, balustrades, chimney/bell tower, engravings, coping, loggia/arcade, and other Mediterranean style elements)

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 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 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.

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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 LeJeune 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 LeJeune 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 yard areas of property abutting both sides of Ponce

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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 LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune 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 LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.

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Article 16 Definitions.

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Precedent means a building, structure, or element of design that is used by an architect as an example or guide for designing a new building.

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Tower~~, decorative~~ means a nonhabitable or habitable structure or the portion of a building or structure that rises vertically from the roof level in proportion to the dimensions of the principal structure and is generally of smaller size and dimension than the principal building.

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