

ARTICLE 5 - ARCHITECTURE

5-200. Mediterranean Standards

Section 5-201. Coral Gables Mediterranean style design standards. [formerly 5-604]

The Coral Gables Mediterranean style design standards incorporate a basic required standard (Table 1), and two additional levels of standards (Tables 2 and 3).

A. Purpose and applicability.

1. Purpose.

- a. ~~c.~~ Provide development bonuses and ~~incentives-special allowances~~ to property owners to encourage and expand the creative use of ~~the various architectural styles in association with promoting~~ public realm improvements.
- b. ~~d.~~ Provide for a two level bonus program (Architectural Style and Public Amenities) that provides architectural features and amenities ~~amenities and features~~ typically provided in Mediterranean Style buildings.
- c. ~~a.~~ Provide development additional bonuses for "Coral Gables Mediterranean Architecture" design to continue to support George Merrick's vision consistent with the established historic building fabric of the City.
- ~~d.~~ ~~b.~~ Enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.

~~d.~~ 2. Public Pedestrian Amenities Purpose and Applicability

- ~~e.~~ ~~a.~~ Promote an assortment of street level public realm and pedestrian amenities in order to earn development bonuses and special allowances through exchange for increases in building height, residential density, and floor area ratio granted via a structured discretionary review process in compliance with underlying zoning and subject to compatibility with the surrounding neighborhoods.
- ~~f.~~ ~~b.~~ Provide for the ability to provide special allowances by the Board of Architects to promote reduce setbacks and encroachment into the public rights-of-way with public open space improvements, design amenities and features that enhance the public realm. -
- ~~g.~~ ~~c.~~ Promote and require architectural and design elements focused to a pedestrian scale.
- ~~h.~~ ~~d.~~ Encourage landmark opportunities, including physically defined squares; plazas; urban passageways; parks; pedestrian compatible driveways; public open spaces; and, places of public assembly and social activity for social, cultural and religious activities.
- ~~i.~~ ~~e.~~ 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 subject to compatibility with surrounding neighborhoods. This can be accomplished by the following:
 - i. 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. Integration of street level plazas, courtyards, ~~opens~~ space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

ARTICLE 5 - ARCHITECTURE

~~2.3.~~ Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using Coral Gables Mediterranean architectural all types of architecture styles 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.

~~3.4.~~ Site Specific Zoning Regulations and Mediterranean Bonus. Coral Gables Mediterranean Style Design Standards bonuses and/or incentives or both 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 development supplemental (additional) bonuses and/or special allowances incentives or both shall be evaluated pursuant to the applicable development standards included in Tables 1, 2, and 3 of Section 5-201.

~~4.5.~~ In the MF3 and MF4 Districts, all development shall comply with the provisions for residential uses which are set out in Table 1, and five (5) of ten (10) of the standards in Table 2; however, the bonus heights shall not apply to MF3.

~~5.6.~~ Coral Gables Mediterranean Architectural Design Style Applications for new construction and ~~additions restorations and/or renovations of existing buildings, as Coral Gables Mediterranean Architecture may secure bonuses as provided herein.~~ conversions of existing non-Coral Gables Mediterranean Style shall be granted eligible for development bonuses in proportion to the extent of said changes as determined by the Board of Architects.

~~6.7.~~ Review and authority.

- a. 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.
- b. 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.
- c. 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 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.
- d. 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

ARTICLE 5 - ARCHITECTURE

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.

~~7-8.~~ 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 an SFR District or MF1 District shall 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 be as follows:

~~i.~~ Obtain Conceptual Review approval from 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 locational site plan review.

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

~~v.~~ Secure Board of Architects Preliminary approval. Obtain 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 below listed criterion. The Planning and Zoning Division shall evaluate the application with reference to each of the below criteria and provide a recommendation to the Board of Architects, 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 below listed criterion are satisfied. The criterion is as follows:

i. The extent to which the proposed plan complies with ~~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 compatibility with the zoning regulations which will be 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 and neighborhoods.

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.

~~8-9.~~ Additional Requirements.

ARTICLE 5 - ARCHITECTURE

- a. Compatibility of project with ~~D~~designated historic landmarks ~~and, the Historic City Plan adopted by the Coral Gables Commission and Buildings to be of historic value not~~.
- b. 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.
- c. Compatibility with the context of historically designated buildings shall be considered in the site planning, massing and setbacks by the Board of Architects.
- a-d. Compatibility with The Historic City Plan shall be reviewed by the Planning Department in consultation with the Historic Resources Department and the Board of Architects.

~~b-e~~. 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.
- iii. Changes to the approved design before, during and after construction shall be reviewed by the City Architect for compliance with the original approval.

B. Development bonus standards.

1. Table 1 Required standards. Applications shall be required to satisfy all of the requirements of Articles 2 and 3 and Section 5-102 Design Review Standards A & B and~~in~~ Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, MF, and MX districts designations.

Reference Number	Residential	Mixed Use	Type	Requirements
1.	✓	✓	Architectural elements on building facades.	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 (i.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 <u>and which conceal the view of automobiles.</u>
2.	✓	✓	Architectural relief <u>relief elements and amenities</u> at street level.	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 <u>in commercial areas</u> ; b. Landscaping; and/or c. <u>Pedestrian Architectural feature accessible to the public relief elements or ornamentation.</u>

ARTICLE 5 - ARCHITECTURE

<i>Table 1. Required standards</i>				
Reference Number	Residential	Mixed Use	Type	Requirements
3.	✓	✓	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in MX <u>and MF</u> Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or 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.
4.	✓	✓	Bicycle storage.	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.
5.	✓	✓	Building facades.	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.
6.	✓	✓	Building lot coverage.	No minimum or maximum building lot or ground coverage is required <u>if the property is compliant with applicable front, rear, and side setbacks.</u>
7.	✓	✓	Drive through facilities.	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.
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 <u>and MF4</u> properties; and c. Twenty-five (25%) percent for residential properties. 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.
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 location, spacing, and other specifications shall be subject to review and approval by the Department of Public Works.
10.	✓	✓	Parking garages <u>ground floor on site.</u>	<u>On site</u> Ground floor parking as a part of a multi-use building shall not may front on a primary street <u>if it is completely concealed by a liner, retail uses, or residential uses, or by a combination of such uses.</u> ADA parking is permitted on the ground floor. <u>Onsite</u> Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure <u>and/or</u> shall be surrounded by retail uses <u>and/or</u> residential <u>units</u> <u>uses</u> . Ground floor parking is permitted on alley frontages.

ARTICLE 5 - ARCHITECTURE

Table 1. Required standards				
Reference Number	Residential	Mixed Use	Type	Requirements
				Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
11.	✓	✓	Porte-cocheres.	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.
12.		✓	Sidewalks/ pedestrian access.	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.
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.
14.	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.

C. Level 1 bonus – Standards for ~~Coral Gables Mediterranean Style all types of architectural design.~~ Development Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story. ~~for all types of architectural designs of buildings.~~ The allowable stories shall not exceed ~~are subject to the subject property~~ applicable CP Map designation per ~~and~~ the height as is ~~is~~ regulated by the Zoning Code. The allowable stories and height are as follows:

D. Level 1 Height Table:

District Designations	Building Site Area Minimum (square feet)	Additional stories/feet available for <u>all type Coral Gables Mediterraneans</u> of architectural design
Residential Uses (Multi Family)		
MF2	5,000	+ 1 story /13.5 feet = 5 stories / 6358 .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	<u>2,500</u>	<u>Not Applicable</u>
	10,000	+ 1 story /13.5 feet = 5 stories / 6358 .5 feet
MX2	2,500	+ 1 story /13.5 feet = 5 stories / 6358 .5 feet
	10,000	+ 1 story /13.5 feet = 7 stories / 83.5 feet

ARTICLE 5 - ARCHITECTURE

MX3	2,500	+ 1 story /13.5 feet = 5 stories / 6358 .5 feet
	10,000	+ 1 story /13.5 feet = 7 stories / 83.5 feet
	20,000	+ 1 story /13.5 feet = 14 stories / 163.5 feet

E. Table 2 Architectural and Public Amenities Standards

1. All applications desiring Level 2 bonuses shall meet the ~~minimum~~ requirements of Table 2 to earn ~~secure~~ a bonus under these provisions.
2. The Board of Architects shall review all applications for compliance of the provisions of 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. Residential uses (MF2, MF3 and MF4 District) shall satisfy a minimum of six (6) of the twelve (12) qualifications in Table 2.~~

~~Mixed Use Districts (MX1, MX2 and MX3 Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.~~

~~a. Applications for Residential uses and Mixed Use Districts shall substantially comply with all qualifications in Table 2.~~

~~b.~~

Table 2. Architectural and Public Realm <u>Amenities</u> Standards				
Reference Number	Residential	Mixed Use	Type	Qualifications
1.	✓	✓	Arcades and/or loggias.	Arcades, loggias, or covered areas constructed adjacent, parallel, and/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 may satisfy these provisions.
2.	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	Building stepbacks.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass. The Board of Architects may allow for variations to underlying zoning stepback requirements.
4.	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5.	✓	✓	Driveways.	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.
6.	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and or adjacent to pedestrian areas (i.e.g., sidewalks, plazas, open spaces, and other public spaces).

ARTICLE 5 - ARCHITECTURE

Table 2. Architectural and Public Realm <u>Amenities</u> Standards				
Reference Number	Residential	Mixed Use	Type	Qualifications
7.	✓	✓	Materials on exterior building facades.	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.	✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9.	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveways entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department <u>Board of Architects</u> review and approval. Poured concrete color shall be Coral Gables Beige.
10.	✓	✓	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.
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 twenty ten (10) feet in width and fifteen (15) in height. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass throughs can be combined to provide one (1) twenty (20) foot wide pass through.
12.	✓	✓	Underground parking.	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.

ARTICLE 5 - ARCHITECTURE

F. Level 2 bonuses – Bonuses for ~~Architectural and Pedestrian amenities~~~~Coral Gables Mediterranean Architectural Design~~. An additional bonus up to 0.3 floor area ratio and one (1) additional story ~~or two (2) stories shall be permitted~~ if Level 1 bonuses are awarded~~Coral Gables Mediterranean Architectural Design is utilized~~ and if all architectural and pedestrian amenities for Table 2 are utilized in the application design. The maximum available number of stories are limited by ~~based upon~~ the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.

E.G. Level 2 Height Table:

District Designations	Building Site Area Minimum (square feet)	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	635 8.5 feet + 13.5 feet = 772 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	635 8.5 feet + 13.5 feet = 777 77 feet
MX2	2,500	50 feet	63.5 feet	635 8.5 feet + 13.5 feet = 777 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

F.H. 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.I. 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.J. 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.

ARTICLE 5 - ARCHITECTURE

~~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:~~

K. Table 3. Other Development Options

<i>Table 3. Other development options</i>				
<i>Number</i>	<i>Residential</i>	<i>Mixed Use</i>	<i>Type</i>	<i>Options</i>
1.		✓	Building setback reductions.	<p>Subject to review and approval by the City Architect and Board of Architects, reductions in setbacks, which are compatible with surrounding area, may be granted in exchange for increased public benefits, including but not limited to courtyards, plazas, arcades/loggias, and pedestrian pass-throughs. Reductions must maintain compatibility with the urban context</p> <p>Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards:</p> <ul style="list-style-type: none"> a. Minimum open space. A minimum of twenty five (25%) percent of the total ground stories square footage received from the setback 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, 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.		✓	Larger Residential Units Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way.	<p>Applications within MF-2, MF-3 and MF-4 districts, that comply with Table 1 & 2, which reduce density by 50% of the maximum allowable density, provide for a minimum 15ft front setback, and use less than 90% of permitted building height, shall earn an additional .5 FAR in order to encourage larger units with less overall density. 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:</p> <ul style="list-style-type: none"> a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous

ARTICLE 5 - ARCHITECTURE

			<p>rights of way. Rights of way less than sixty (60) feet or less may be approved for less than the maximum ten (10) feet.</p> <p>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:</p> <ul style="list-style-type: none">• 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:<ul style="list-style-type: none">• 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. <p>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.</p> <p>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.</p> <p>e. Any encroachments, construction and penetration into the rights of way shall be subject to the following:</p> <ul style="list-style-type: none">• 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;
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ARTICLE 5 - ARCHITECTURE

				<p>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.</p> <ul style="list-style-type: none"> • 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. <p>f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.</p>
3.		✓	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	<p>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.</p> <p>Property owners, successors and/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.</p>
4.	✓		Multi-family residential density bonus for Mediterranean Architectural Design buildings.	<p>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.</p>

Section 5-202. Coral Gables Mediterranean Architectural Style architecture design.

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

1. Include design elements of the Coral Gables Mediterranean architectural style which are characterized by, but not limited to, and architectural styles of the following existing buildings:

- a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.
- b. The Colonnade Building, 169 Miracle Mile.

ARTICLE 5 - ARCHITECTURE

- c. Douglas Entrance, 800 Douglas Road.
- d. Coral Gables Elementary School, 105 Minorca Avenue.
- e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (Destroyed by fire and demolished). Records of building available at the Coral Gable Historic Resources Department.
- f. San Sebastian Apartments, 333 University Drive.
- g. Coral Gables City Hall, 405 Biltmore Way.
- h. Biltmore Hotel, 1200 Anastasia Avenue
- h.i. The Coral Gables Mediterranean architectural character and the detailed description of the above buildings shall be contained within an illustrated document entitled "Coral Gables Mediterranean Architectural Style Guide" (available at the Coral Gables Historic Resources Department), as adopted by Resolution of the City Commission. Adherence to the principles of the design elements shall form the basis of judgement in determining the appropriateness of new construction or restoration in the Coral Gables Mediterranean Architectural style.

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