

Enhanced Mediterranean Design Requirements

INTRODUCTION

PLANNING & ZONING BOARD
APRIL 10, 2024



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MEDITERRANEAN ORDINANCE

- 1986 ● Ord. No. 2632 - Coral Gables Mediterranean Bonus Regulations
- 1987 ● Ord. No. 2665 - Height and off-street parking allowances
- 1987 ● Ord. No. 2714 - Amendment of Eligibility
- 1987 ● Ord. No. 2740 - Amendment of Eligibility
- 1988 ● Ord. No. 2766 - Additional bonus for mixed-use buildings
- 1992 ● Ord. No. 2990 - Revised architectural standards and bonuses
- 1992 ● Ord. No. 2992 - Clarifications
- 1992 ● Ord. No. 3006 - Relationship to single-family houses revised
- 1997 ● Ord. No. 3243 - Comprehensive Plan amendments
- 1998 ● Ord. No. 3350 - Revisions on eligibility, parking requirements, and process of review
- 1999 ● Ord. No. 3374 - Revisions to bonus and special allowances
- 1999 ● Ord. No. 3375 - Revisions to height
- 2002 ● Ord. No. 3559 - Corrections to mixed-use provisions
- 2007 ● Ord. No. 2007-01 - Corrections and format changes
- 2022 ● Ord. No. 2022-11 - Require Mediterranean style and provide conceptual review

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BLUE RIBBON COMMITTEE



Accomplishments and discussions:

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

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BOARD OF ARCHITECTS

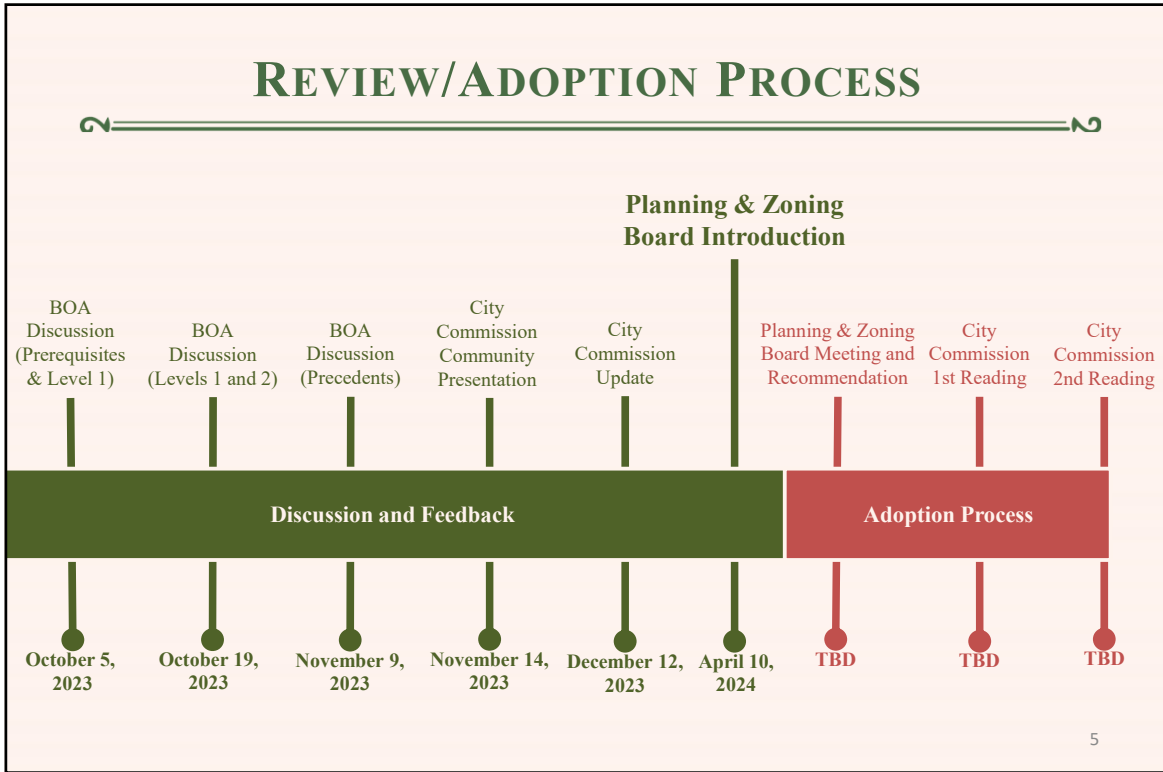


- Desires **high quality Mediterranean design**
- Proposes to **improve certain requirements** to be more **effective in their aesthetics review**

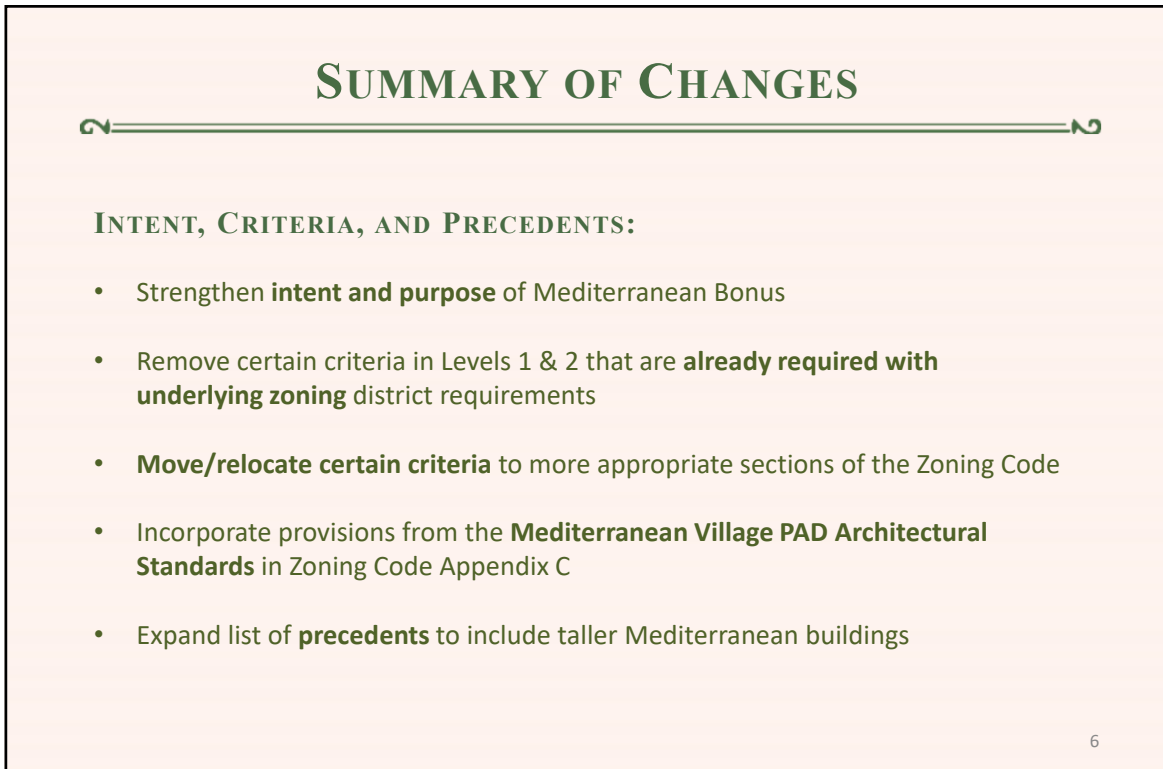
Improving **criteria/standards** = Improving **review for higher quality of design**

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TODAY'S PRECEDENTS

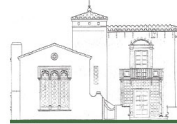
The buildings identified in Section 5-605 of the Zoning Code represent a range of urban contexts, building scales, and building functions that can serve as inspiration for a variety of Mediterranean architectural projects in modern times. The examples range from more Vernacular Mediterranean to more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



Douglas Entrance
800 Douglas



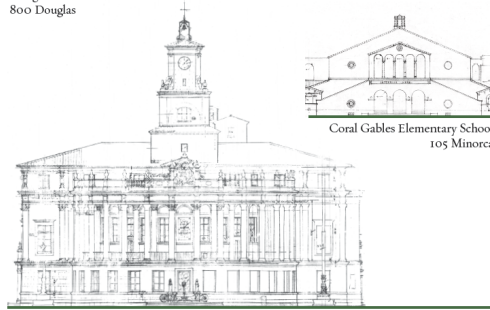
San Sebastian Apartments
333 University Drive



H. George Fink Offices
2506 Ponce



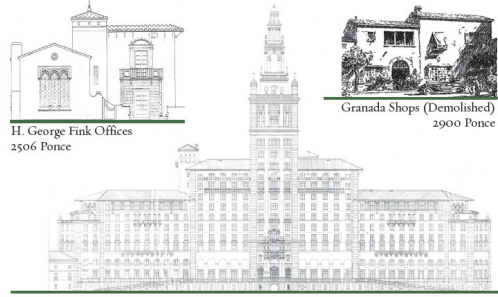
Granada Shops (Demolished)
2900 Ponce



Coral Gables City Hall
405 Biltmore Way



Coral Gables Elementary School
105 Minorca



Biltmore Hotel
1200 Anastasia



The Colonnade Building
169 Miracle Mile

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PRECEDENTS BY FOUNDING ARCHITECTS



Freedom Tower
(Schultze and Weaver)



La Palma (H. George Fink)



Miami Senior High (Kiehnel and Elliott)



Miami Beach City Hall
(Martin L. Hampton Associates)



US Post Office & Courthouse (Paist & Steward)



The Breakers (Schultze & Weaver) 8

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PRECEDENTS - LOCAL



2312 Ponce De Leon Boulevard
(Dudley St. Clair Donnelly)



Comber Hall, Church of the Little Flower
(Gerald A. Barry and E.O. Kay)



Hotel Place St. Michel
(Anthony Zink & Arthur W. Coote)

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OTHER MEDITERRANEAN PRECEDENTS



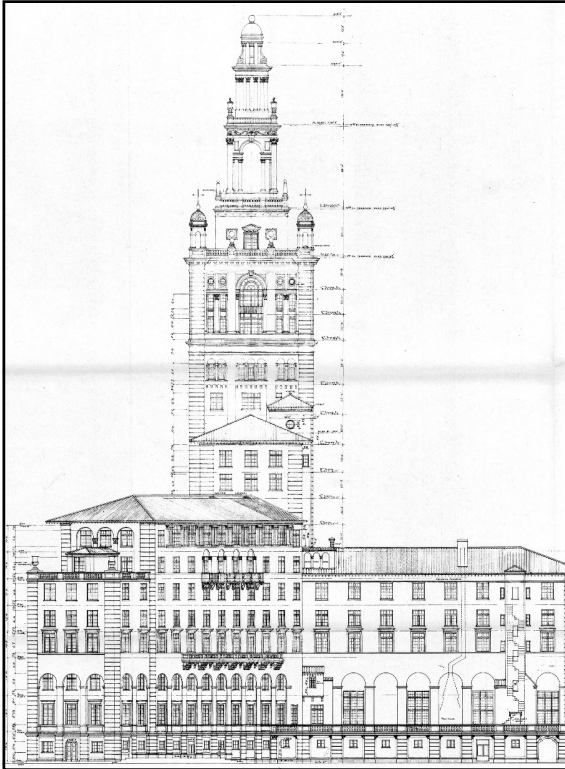
Santa Barbara City Hall
(J Wilmer Hershey)



The Vineta Hotel,
Palm Beach

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