

ORDINANCE NO. 2632

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY ADDING THERETO ARTICLE XXX, SECTION 30, ENTITLED, "CORAL GABLES MEDITERRANEAN ARCHITECTURAL REGULATIONS"; PROVIDING FOR A PURPOSE; **APPLICABILITY**; DESIGN ELEMENTS; ELIGIBILITY FOR DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES; SPECIFIC DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION; A SPECIFIC DEVELOPMENT BONUS FOR EXISTING BUILDINGS; DETERMINATION OF DEVELOPMENT BONUSES FOR APARTMENT BUILDINGS AND HOTELS AND APARTMENT-HOTELS; LIMITATIONS ON THE **USE OF** DEVELOPMENT BONUS ACCUMULATED; SPECIAL ALLOWANCES PERTAINING TO HEIGHT AND OFF-STREET PARKING; REVIEW OF MEDITERRANEAN ARCHITECTURAL PLANS; EFFECT ON CURRENT CONSTRUCTION; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, the **historic development** of Coral Gables was based upon the adherence to a "**Mediterranean**" **architectural** style in order to ensure a harmonious and unique **visual** ambiance; and

WHEREAS, in order to encourage and expand the creative use of the Coral Gables Mediterranean Architectural **style**, the City Commission in 1983 appointed a Mediterranean **Architectural** Design Standards Committee; and

WHEREAS, the Mediterranean Architectural Design Standards **Committee** in January, **1985**, submitted a proposed zoning amendment which would provide development incentives for the **construction** of new buildings and restoration of existing buildings using the Coral Gables Mediterranean Architectural style; and

WHEREAS, after notice of public **hearing** duly **published**, a series of **public** hearings on the proposed **zoning** amendment were held before the **Planning** and Zoning Board of the City of **Coral** Gables on February 27, 1985, July 15, 1985, September 17, 1985, October 28, 1985, February 10, 1986 and March 12, 1986, at which **hearings** all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting **held** on March **24, 1986**, recommended that the proposed zoning amendment be approved; and

WHEREAS, the City Commission approved the proposed **zoning** amendment in the form of an ordinance on first **reading** at its meeting of May 27, 1986 and adopted said ordinance on second reading on **June 10, 1986**, to become effective **thirty** days from that date, on July 10, 1986; and

WHEREAS, the City **Commission** subsequently amended the said ordinance prior to its effective date, on June **24, 1986**, for the purpose of **limiting** the Mediterranean Architectural Regulations to the **Central** Business District and the apartment area north of the Central Business District, as more particularly described **herein**;

• NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the **effective** date of **this** ordinance, **Ordinance** No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to add Article XXX, Section 30, entitled, "**Coral Gables** Mediterranean **Architectural** Regulations", which shall read as follows:

ARTICLE XXX

CORAL GABLES MEDITERRANEAN ARCHITECTURAL REGULATIONS

Sec. 30-1. PURPOSE: The purpose of these regulations is to encourage and expand the creative use of the Coral Gables Mediterranean Architectural style. The use of Coral **Gables** Mediterranean Architectural design in the construction of new buildings, and in the **renovation** or additions to existing buildings, will enhance the image of the City by **providing** a visual **linkage** between contemporary development and the **City's** unique historic thematic appearance.

Sec. 30-2. APPLICABILITY: These **regulations** shall be applicable and **available** to any property owner who chooses to construct, reconstruct or restore a building using the Coral Gables Mediterranean Architectural **style** as described herein; provided such property is **located** within an "A", "C" or "M" Use District and is located within the following described area: an area bounded by S. W. 8th Street on the north, Douglas Road on the east, **Almeria Avenue** on the south, and **LeJeune Road/** Dade County boundary line on the west.

All **regulations** of the underlying use districts shall remain in effect, provided, however, where a **conflict** exists between the development bonuses and special allowances provided in this chapter, and the regulations and standards in other sections of this Code, the development bonuses and special allowances provided herein shall supersede, unless **specified** to the contrary herein.

Sec. 30-3. DESIGN ELEMENTS OF THE CORAL GABLES-MEDITERRANEAN ARCHITECTURAL STYLE: The design elements of the Coral Gables **Mediterranean architectural style** are **characterized** by, but not **limited** to, the following existing buildings:

1. H. George Fink Offices, 2506 Ponce de Leon Boulevard.
2. The Colonnade **Building**, 169 **Miracle Mile**.
3. Douglas Entrance, 800 Douglas Entrance.
4. Coral Gables Elementary **School**, 105 Minorca Avenue.
5. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard.
6. San Sebastian Apartments, 333 University Drive.
7. Coral Gables City **Hall**, 405 **Biltmore** Way
8. **Miami-Biltmore** Hotel and Country Club, 1200 **Anastasia** Ave.

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**", 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.

Sec. 30-4. ELIGIBILITY FOR DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES

(a) In order to encourage the creative use of **Mediterranean architectural** style the following buildings are **eligible** to earn development bonuses and special allowances:

1. New buildings voluntarily constructed in the Coral **Gables Mediterranean architectural** style in accordance with the design elements described in Section 30-3 and approved by the Board of Architects. All such **buildings** shall be **eligible** for the development bonuses and/or special allowances specified in Section 30-5.
2. Existing **buildings** which are not designed in Coral Gables Mediterranean **architectural** style and through substantial and appropriate exterior renovation are voluntarily converted to the Coral Gables Mediterranean architectural style and approved by the Board of Architects. All such buildings shall be eligible for the development bonus specified in Section 30-6.
 - a. In reviewing a specific project, the Board of Architects shall determine that such building **is** deemed not to **have** a significant non-Mediterranean architectural character of its own, which may qualify it for designation as an historic landmark pursuant to Chapter 16B of the Code of the City of Coral Gables.

3. **Existing Mediterranean** style buildings and significantly altered buildings which were **originally** designed in the Coral Gables Mediterranean architectural style and are voluntarily subject to substantial and appropriate exterior restoration and approved by the Board of Architects. All such buildings **shall** be eligible for the development bonus specified in Section 30-6.

- a. The **determination** of appropriate exterior restoration shall be based upon documentary evidence of the original design features where such evidence is **available**.
- (b) For the purposes of determining **eligibility** for a development bonus the term "substantial exterior renovation or restoration" of an **existing** building shall be **defined** as being improvements costing 15% or more of the appraised **value** of the structure. The **applicant** shall be **responsible** for submitting an up-to-date appraisal so that the **Building Official** can **certify** the appraisal value and construction costs.
- (c) For the purposes of determining **eligibility** for a development bonus the term "appropriate exterior renovation or restoration" shall be **defined** as improvements which are consistent with the design elements described in Section 30-3 herein and **approved** by the Board of Architects.

Sec. 30-5. SPECIFIC DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION

- (a) The **appropriate use** of Coral Gables Mediterranean Architectural style in new building construction will earn a development bonus **shown** as Development Category #1 on the schedule designated "**Development Bonuses and Special Allowances for New Building Construction - Table I.**"
- (b) The construction of a new building in an appropriate Coral Gables Mediterranean Architectural style may **also** be **eligible** to incorporate certain design elements, pedestrian amenities, and uses which will earn additional bonuses or special allowances shown as Development Categories 2 thru 7 on the schedule designated "**Development Bonuses and Special Allowances for New Building Construction, Table I.**"

Sec. 30-6. SPECIFIC DEVELOPMENT BONUS FOR EXISTING BUILDINGS

- (a) Existing buildings which are not designed in the Coral Gables Mediterranean **architectural** style and are appropriately converted to the Coral Gables Mediterranean architectural **style** and in accordance with the provisions of Section 30-4 (a)2 will earn a development bonus credit as shown on the **schedule** designated "Development Bonuses for Existing Buildings, Table II."
- (b) Existing buildings which were **originally** designed in the Coral Gables Mediterranean architectural style and which are subject to substantial and appropriate exterior restoration in accordance with the provisions of Section 30-4(a)3 will earn a development bonus credit as shown on the schedule designated "Development Bonuses for Existing Buildings, Table II".

SECTION 30-5

THE CITY OF CORAL GABLES DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION TABLE 1

<u>DEVELOPMENT CATEGORY</u>	<u>QUALIFICATIONS</u>	<u>*BONUS CREDIT/SPECIAL ALLOWANCES</u>
1. ARCHITECTURAL STYLE	All new buildings designed in Coral Gables Mediterranean Architectural style in accordance with Design Elements contained in Section 30-3 and approved by the Board of Architects.	An increase in floor area equivalent to .20 x the area of the building site.
<u>(ADDITIONAL AMENITIES)</u>		
2. RETAIL ON GROUND FLOOR	Location of pedestrian oriented retail stores and shops (including restaurants, cafes, etc.) at ground floor where otherwise permitted by the Code; establishments must have direct opening onto an exterior public sidewalk , public pedestrian plaza or thru an open courtyard where the public has unrestricted access.	For each ten (10) square feet of retail establishments ; three (3) square feet of bonus floor area
3. MIXED USE	Residential and/or hotel units combined with other commercial uses (retail , office) where otherwise permitted by the Code. Residential or hotel uses must occupy a minimum of 30% of gross floor area.	20% Reduction of off-street parking spaces required for the commercial uses.
4. PEDESTRIAN COURTYARD	Pedestrian courtyard defined as an open area partially or fully enclosed by buildings or walls where the public has unrestricted access. The courtyard space must be open space above minimum required at ground level. The courtyard must connect to a public sidewalk and provide elements such as seating, landscaping, shade and water features. Minimum size 400 square feet.	For each one (1) square foot of pedestrian plaza one (1) square foot of bonus floor area .

*NOTE: Floor area or ground area used to calculate bonus credits under one category shall be precluded from being counted toward bonus credits for a second category.

Amended 6/24/86

SECTION 30-5

THE CITY OF CORAL GABLES
DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION
TABLE 1 (CONTINUED)

<u>DEVELOPMENT CATEGORY</u>	<u>QUALIFICATIONS</u>	<u>*BONUS CREDIT/SPECIAL ALLOWANCES</u>
5. ARCADE/LOGGIAS	<p>(1) At ground level connected to public sidewalk, alley, or parking area; unobstructed width of nine (9) feet required.</p> <p>(2) 2nd level public arcade and loggias. Must be directly accessible to the public.</p>	<p>(1) a. For each one (1) square foot of arcade at ground level; one (1) foot of bonus floor area; and</p> <p>b. Front and side street setbacks for commercial uses: 0'0" setbacks shall be allowed only for the first three (3) stories or forty-five (45) feet in height provided, however, that the first story shall have a pedestrian arcade.</p> <p>(2) For each one (1) square foot of upper level arcade; one (1) square foot of bonus floor area.</p>
6. LANDSCAPING	<p>Placement of living vegetation (palms, trees, plants, shrubs, and bushes) on site at ground level above minimum required landscaped space, provided, however, that a minimum of 35% of the required landscaped open space shall be installed at ground level and visible from the street.</p>	<p>For each one (1) square foot of planted area of landscaping: one (1) square foot of bonus floor area.</p>
7. UNDERGROUND PARKING	<p>Construction of subterranean off-street required parking; maximum height of parking level above ground is 3.5 feet, above grade.</p>	<p>For each ten (10) square feet of underground parking; one (1) square foot of bonus floor area.</p>

*NOTE: Floor area or ground area used to calculate bonus credits under one category shall be precluded from being counted toward bonus credits for a second category.

SECTION 30-6

THE CITY OF CORAL GABLES
DEVELOPMENT BONUSES FOR **EXISTING** BUILDINGS
TABLE II

DEVELOPMENT CATEGORY

QUALIFICATIONS

BONUS CREDIT

ARCHITECTURAL STYLE

Conversion and/or renovation of existing **building** not designed in Coral Gables Mediterranean Architectural style to Coral **Gables** Mediterranean Architectural **style** pursuant to the **provisions** of Section 30-4(a)2 herein, and approved by the Board of Architects. Restoration of an existing building designed in the Coral Gables Mediterranean Architectural style; restoration must be pursuant to the provisions of Section **30-4(a)3** herein, and approved by the Board of Architects. **All** facades facing public street, **alley** or waterway must be converted" or renovated in accordance with **this** section.

For each six (6) square feet of gross floor area within the existing **building**: one (1) square foot of bonus area.

Sec. 30-7. DETERMINATION OF DEVELOPMENT BONUSES FOR APARTMENT BUILDINGS, HOTELS AND APARTMENT HOTELS

63

- (a) **Development** bonuses for apartment buildings, **hotels** or apartment hotels may be used to provide additional floor area and additional **permitted** units in accordance with the **following**:
1. The total of the bonus square footage earned by compliance with the provisions specified in Sections 30-5 and 30-6 (Tables I and II) may be added to maximum **allowable floor area**.
 2. In determining the density requirements as required in Sections 10-15, 10-16, **10-17**, 10-18, 10-19 and 10-20 of this Code the building site area **shall** be the total of the actual **building** site area plus the bonus square footage **accumulated**.

Sec. 30-8. LIMITATIONS ON THE USE OF DEVELOPMENT BONUSES ACCUMULATED

- (a) The total bonus square foot floor area earned for commercial uses by compliance with the provisions specified in Table I or **Table II** (Section 30-5 and 30-6) may be added as a matter of right to the **building** site earning the bonuses subject to the following limitation: Total maximum square footage which can be added to a new **building** or to a **qualified** existing building may not exceed 50% of the area of the building site.
- (b) Floor area or ground area used to **calculate** bonus credits under one category shall be precluded from being counted toward bonus credits for a second category.
- (c) The additional units for apartment buildings, hotels or **apartment-hotels** earned by **compliance** with the provisions in Table I or Table II (Sections 30-5 and 30-6) may be added as a matter of right to the building site earning the bonus subject to the **following limitation**: total maximum number of units which can be added to a new **building** or to a **qualified** existing **building** may not exceed **25%** more than the number of units which would otherwise be provided in **this** Code.

Sec. 30-9. SPECIAL ALLOWANCES PERTAINING TO HEIGHT AND OFF-STREET PARKING

- (a) Bonus square foot floor area or additional units may be used to provide **additional** height beyond maximum allowable heights of a new building or a qualified existing building; provided, however, in no event shall any **building** exceed the maximum **allowable** height by more than two **(2)** stories in a three **(3)** story zone, or six **(6)** story zone, and three **(3)** stories in a thirteen **(13)** story zone.
- (b) Any new **building** construction or restoration/renovation of an existing building which is **developed** in accordance with the provisions of this section and is located within the Central Business District as defined in Section **15.5(d)(1)** shall be exempted from off-street parking requirements if the Floor Area Ratio (**F.A.R.**) of such building does not exceed 1.45. Such exemption shall only be effective if the building has earned development bonuses or special **allowances** as specified in this Section.

Sec. 30-10. REVIEW OF MEDITERRANEAN ARCHITECTURAL PLANS

- (a) Board of Architects Preliminary **approval**: An applicant for new construction or **restoration** or renovation of an existing building using the Mediterranean Architectural style which will earn development bonuses or special allowances as specified **in this** Section shall submit plans in accordance with the procedures specified in Chapter 24 of **this Code**:
1. Pursuant to Section 24-4.1, **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.
 2. The Board of Architects **shall** review **all** submitted **plans** to determine if appropriate Mediterranean architectural construction is based upon adherence to the principles of the design elements specified in Section 30-3 herein.

3. In **reviewing** plans to restore or renovate a Mediterranean **style building**, the Board of Architects **shall** also determine if the appropriate exterior restoration is based upon documentary evidence of the original design features, where such **evidence** is **available**. The **applicant shall** be responsible for providing the **documentation, if available**.
 4. In reviewing an **existing building** being converted to Mediterranean architectural style, the Board of Architects shall **also determine** that such **building** is deemed not to have a **significant** non-Mediterranean architectural character of its own which may qualify it for designation as an **historic** landmark pursuant to Chapter 16B of the Code of the City of Coral Gables. The Board of Architects may refer the plans to the Historic **Preservation Board** for comment prior to **making** its **determination**.
 5. If the Board of **Architects** finds that the submitted plans represent appropriate Mediterranean architectural construction, **preliminary approval** shall be given.
- (b) Compliance with Zoning: All plans receiving preliminary approval from the Board of Architects **shall** be reviewed by the Zoning Department for compliance with the **provisions** of the Zoning Code and to certify that the plans submitted do not exceed the limits of development bonuses **and/ or** special allowances earned in accordance with the **provisions of this section**.
1. In the event plans for **Mediterranean** Architectural construction or improvements exceed the development bonuses or special allowances earned or specified limits in **Section 30-8** (whichever is **less**), or do not otherwise meet the **full** requirements of this Code, such plans may not be presented to the Board of Architects for final approval until such time as compliance is met or necessary variances are approved by the Board of Adjustment, in accordance with the provisions of Section 26 of this Code.
- (c) Board of Architects Final **Approval**: Final approval of plans and specifications shall be considered by the Board of Architects after **certification** by the Zoning Department that the **submitted** plans are in **compliance** with the provisions of the Zoning Code.
- (d) Upon request, a status report on the development bonuses and special **allowances** earned and **utilized** pursuant to the **provisions** of this **ordinance** shall be submitted by the Zoning Department to the **Planning Department** for presentation to the Planning and Zoning Board.

Sec. 30-11. EFFECT ON CURRENT CONSTRUCTION

- (a) All restoration, renovation or new building construction projects in progress as of the **effective** date of this section, are **eligible** to re submit plans for consideration under the provisions of this section.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict therewith shall be and they are hereby repealed insofar as there is **conflict** or **inconsistency**.

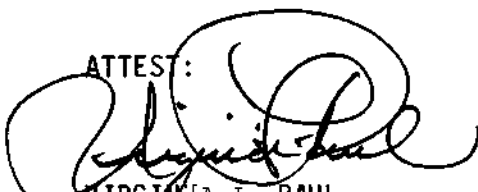
PASSED AND ADOPTED THIS TENTH DAY OF JUNE, A. D., 1986.

APPROVED:



DOROTHY THOMSON
MAYOR

ATTEST:



VIRGINIA L. PAUL
CITY CLERK

Amended 6/24/86