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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

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ORIGINAL MEDITERRANEAN ORDINANCE (1986)

ORDINANCE NO. 1025

AN ORDINANCE AMENDING ORDINANCE NO. 1024, AS AMENDED, AND KNOWN AS THE "ZONING CODE" BY ADDING THEREIN ARTICLE XXV, SECTION 24, ENTITLED, "CORAL GABLES MEDITERRANEAN ARCHITECTURAL REGULATIONS", PROVIDING FOR A PURPOSE, APPLICABILITY, DESIGN ELEMENTS, ELIGIBILITY FOR DEVELOPMENT BONUS AND SPECIAL ALLOWANCES, SPECIFIC DEVELOPMENT BONUS AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION, A CERTAIN DEVELOPMENT BONUS FOR EXISTING BUILDINGS, INTERPRETATION OF DEVELOPMENT BONUS FOR ADJUNCT BUILDINGS AND AREAS AND ADJUNCT-AREA, LIMITATIONS OF THE USE OF BONUS, FURTHER BONUS ALLOWANCES, SPECIAL ALLOWANCES RELATING TO REPAIR AND OFF-STREET PARKING, REVIEW OF MEDITERRANEAN ARCHITECTURAL PLANS, EFFECT OF OTHER 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 milieu; and

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

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 said amendment were held before the Planning and Zoning Board of the City of Coral Gables on February 27, 1986, July 15, 1986, September 17, 1986, October 19, 1986, February 10, 1987 and March 22, 1987, 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 on 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 downtown 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. 1025, as amended, and known as the "Zoning Code", shall be and it is hereby amended to add Article XXV, Section 24, entitled, "Coral Gables Mediterranean Architectural Regulations", which shall read as follows:

ARTICLE XXV

CORAL GABLES MEDITERRANEAN ARCHITECTURAL REGULATIONS

SEC. 24. PURPOSE: The purpose of these regulations is to encourage and expand the creative use of the Coral Gables Mediterranean Architectural style. The use of the Coral Gables Mediterranean Architectural style 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 character appearance.

Amended 6/24/86

TABLE I THE CITY OF CORAL GABLES DEVELOPMENT BONUS AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION TABLE I		
DEVELOPMENT CATEGORY	QUALIFICATIONS	BONUS CREDIT/SPECIAL ALLOWANCES
1. ARCHITECTURAL STYLE	All new buildings designed in Coral Gables Mediterranean Architectural style in accordance with design elements contained in Section 10-2 and approved by the Board of Architects.	An increase in floor area equivalent to 30% of the area of the building area.
2. RETAIL ON GROUND FLOOR	Location of pedestrian oriented retail stores and shops (including restaurants, cafes, etc.) on ground floor which otherwise would be required to be located above ground floor, opening onto an exterior public sidewalk, and providing space for use as open, landscaped plaza the public has identified.	For each ten (10) square feet of retail establishments: three (3) square feet of bonus floor area.
3. MIXED USE	Mediterranean style building combined with other commercial and retail office with other uses approved by the city. (Residential or hotel) use 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	Additional open space defined as an open area partially or fully enclosed by building or walls which the public has identified as such. The courtyard shall be at least 400 square feet in area. The courtyard must connect to a public sidewalk and provide a minimum of 10% of the building's gross and net floor area. Minimum size of open space.	For each one (1) square foot of pedestrian plaza area (1) square foot of bonus floor area.
5. LANDSCAPING	(1) At least one (1) square foot of open space for each one (1) square foot of building area. (2) At least one (1) square foot of open space for each one (1) square foot of building area. (3) At least one (1) square foot of open space for each one (1) square foot of building area. (4) At least one (1) square foot of open space for each one (1) square foot of building area. (5) At least one (1) square foot of open space for each one (1) square foot of building area. (6) At least one (1) square foot of open space for each one (1) square foot of building area. (7) At least one (1) square foot of open space for each one (1) square foot of building area. (8) At least one (1) square foot of open space for each one (1) square foot of building area. (9) At least one (1) square foot of open space for each one (1) square foot of building area. (10) At least one (1) square foot of open space for each one (1) square foot of building area.	(1) For each one (1) square foot of bonus floor area (2) For each one (1) square foot of bonus floor area (3) For each one (1) square foot of bonus floor area (4) For each one (1) square foot of bonus floor area (5) For each one (1) square foot of bonus floor area (6) For each one (1) square foot of bonus floor area (7) For each one (1) square foot of bonus floor area (8) For each one (1) square foot of bonus floor area (9) For each one (1) square foot of bonus floor area (10) For each one (1) square foot of bonus floor area.
6. UNDERGROUND PARKING	Construction of underground off-street parking spaces which shall be constructed to meet the minimum standards for parking spaces as set forth in the City's Comprehensive Zoning Ordinance.	For each ten (10) square feet of underground parking (1) square foot of bonus floor area.

Table I

Table II

ORIGINAL MEDITERRANEAN ORDINANCE (1986)

Table I

Development Category		Qualifications	Bonus Credit / Special Allowances
1	Architectural Style	Design Elements from example 8 buildings	.2 FAR
2	Retail on Ground Floor	Ground floor retail stores and shops, including restaurants & cafes	Each 10 sqft of retail = 3 sqft of bonus FAR
3	Mixed Use	30% min. of gross floor area to include residential and/or hotel units	20% parking reduction of commercial uses
4	Pedestrian Courtyard	Additional open space (400sf min) beyond required minimum	1 sqft of plaza = 1 sqft of bonus FAR
5	Arcade / Loggias	(1) Unobstructed 9 ft ground level arcade/loggia connecting to sidewalk, alley, or parking area (2) Publicly-accessible 2 nd level arcade and loggia	(1) 1 sqft of arcade = 1 sqft of bonus FAR 0' setback for 45' and 3 stories (2) 1 sqft of upper level arcade = 1 sqft of bonus FAR
6	Landscaping	Additional landscape beyond required minimum, and 35% minimum landscaped open space	1 sqft of landscaping = 1 sqft of FAR
7	Underground parking	Underground parking	10 sqft of underground parking = 1 sqft of bonus FAR

ORIGINAL MEDITERRANEAN ORDINANCE (1986)

Table II

Development Category	Qualifications	Bonus Credit / Special Allowances
1 Architectural Style	Conversion of existing building to Coral Gables Mediterranean Architectural style	6 sqft of gross floor area = 1 sqft of bonus FAR

Limitations on the use of development bonuses (Sec. 30-8):

- Total maximum bonus FAR: **.5 FAR**
- Floor area or ground area used to calculate bonus credits under one category shall be precluded from being counted toward bonus credits for another category
- With Tables 1 & 2 compliance, **25% increase of density** may be added to apartment buildings or hotels

Special Allowances pertaining to height and off-street parking (Sec. 30-9):

- **2 additional stories** in 3-story and 6-story zones; and **3 additional stories** in 13-story zone
- Off-street parking shall be exempted for buildings of **1.45 FAR** or less in the CBD

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TABLE 1

Current Table 1	Blue Ribbon Committee	Staff Comments
1 Architectural Elements on building facades	<i>Include requirement to conceal the view of automobiles</i>	
2 Architectural relief elements at street level	<i>Add 'amenities,' clarify that retail display in in commercial areas, and require pedestrian architectural features</i>	
3 Architectural elements located on the top of buildings	<i>Allow exclusions from height for multi-family districts and remove additional height allowance in CBD for architectural features</i>	Addition of "MF" in text may increase the height of the current 100 ft in RIR
4 Bicycle Storage	<i>Remove completely</i>	
5 Building facades		
6 Building lot coverage	<i>Allow maximum building lot coverage if setbacks comply.</i>	
7 Drive through facilities	<i>Remove completely</i>	This should be relocated to Section 3-402 'Restrictions related to location.'
8 Landscape open space area	<i>Allow reduction of open space for MF4 properties from 25% to 10%</i>	Not consistent with Comp Plan Policy DES-1.2.1, and contrary to recent Commission direction
9 Lighting, street	<i>Remove completely</i>	
10 Parking garages	<i>Specify on site parking garage may front a primary street if completely concealed with retail and residential</i>	
11 Porte cocheres	<i>Remove completely</i>	This should be relocated to Section 3-402 'Restrictions related to location.'
12 Sidewalks/pedestrian access	<i>Remove completely</i>	
13 Soil, structural	<i>Remove completely</i>	
14 Windows on Mediterranean buildings	<i>Remove completely</i>	

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TABLE 2 COMPLIANCE

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

Current

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.~~

Blue Ribbon Committee

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TABLE 2

Current Table 2		Blue Ribbon Committee	Staff Comments
1	Arcades and/or loggias	<i>Include requirement to conceal the view of automobiles</i>	Requirement is unclear if encroachments are allowed or not
2	Building rooflines		
3	Building setbacks	<i>Allow BOA to waive building setbacks of underlying zoning requirements</i>	
4	Building towers		
5	Driveways		
6	Lighting of landscaping		
7	Materials on exterior building facades		
8	Overhead doors		
9	Paver treatments	<i>Require pavers to be approved by Board of Architects, instead of Public Works, and remove minimum percentages for driveways and sidewalks</i>	Public Works may need to review during permitting
10	Pedestrian amenities	<i>Remove kiosk and refuse containers as pedestrian amenities</i>	
11	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets	<i>Increase of pedestrian pass-through from 10-feet wide to 20-feet in width and 15 feet in height, and removal of option to combine into a wider pass-through</i>	
12	Underground parking		

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TABLE 3

Current Table 3		Blue Ribbon Committee	Staff Comments
1	Building setback reductions	<i>Allow the City Architect and Board of Architects reduce setbacks in exchange for increased public benefits</i>	Public benefits are not clearly defined and may result in less open space at the ground level
2	Encroachment or loggias and/or arcades located as a part of an adjacent building within rights of way	<i>Remove and replace with a new allowance of another additional .5 FAR in all multi-family zoning districts</i>	Not consistent with Comp Plan policy DES-1.1.5. FAR standards were revised during the recent Zoning Code Update by the Commission to 2, 2.5. The proposed amendment would add a .5 FAR and result in larger developments
3	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	<i>Removed</i>	
4	Multi family residential density bonus for Mediterranean Architectural Design buildings	<i>Removed</i>	Not consistent with Comp Plan Policy FLU-1.1.2 to allow 25% density increase with architectural incentives per Zoning Code Removal of density bonus may allow for unintended increase of density unless revisions to the Comprehensive Plan are adopted, or prohibit density of 100u/a in Residential Infill Regulations (RIR) in the North Ponce area

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PROPOSED BLUE RIBBON COMMITTEE (2021)

Zoning Code Issues:

- Introduction of “**View Shed**”
- **Open Space reduction** for Multi-Family 4 (MF4) zoned properties in Table 1
- **Require all** Table 2 standards, no matter the use
- Allow **awnings** to satisfy the arcades or loggias requirements in Table 2
- **Setback reduction** in Table 3
- Another **additional .5 FAR** bonus for multi-family zones
- **(1986)** Coral Gables Mediterranean architectural style to original 8 buildings

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PROPOSED BLUE RIBBON COMMITTEE (2021)

Required Comprehensive Plan text amendments:

- **Remove the 25% density bonus** with architectural incentives in FLU-1.1.2 for Multi-Family Low Density, Medium Density, and High Density
- Remove the **Residential Infill Regulations (RIR) 100 units/acre** with architectural incentives in FLU-1.1.2 for Multi-Family Medium Density
- Update Policy DES-1.2.1 in regard to limiting building bulk to **allow .5 FAR increase** in multi-family zoning districts
- Update Policy DES-1.2.1 regarding creation of open spaces to **decrease required landscaped open space** in Multi-Family 4 (MF4)

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STAFF RECOMMENDATIONS

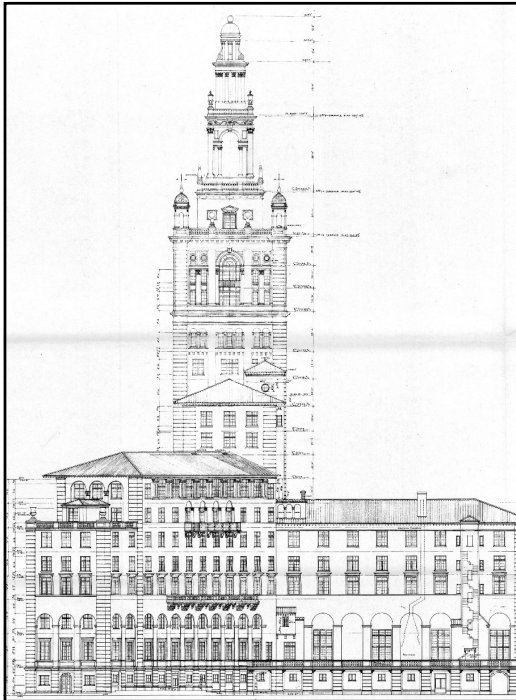
STAFF RECOMMENDATION:

STAFF RECOMMENDS **DEFERRAL**, TO ALLOW TIME TO RESOLVE COMPREHENSIVE PLAN INCONSISTENCIES.

THE AMENDMENT **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE GENERALLY **SATISFIED**.

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Mediterranean Bonus

PLANNING & ZONING BOARD
OCTOBER 13, 2021

