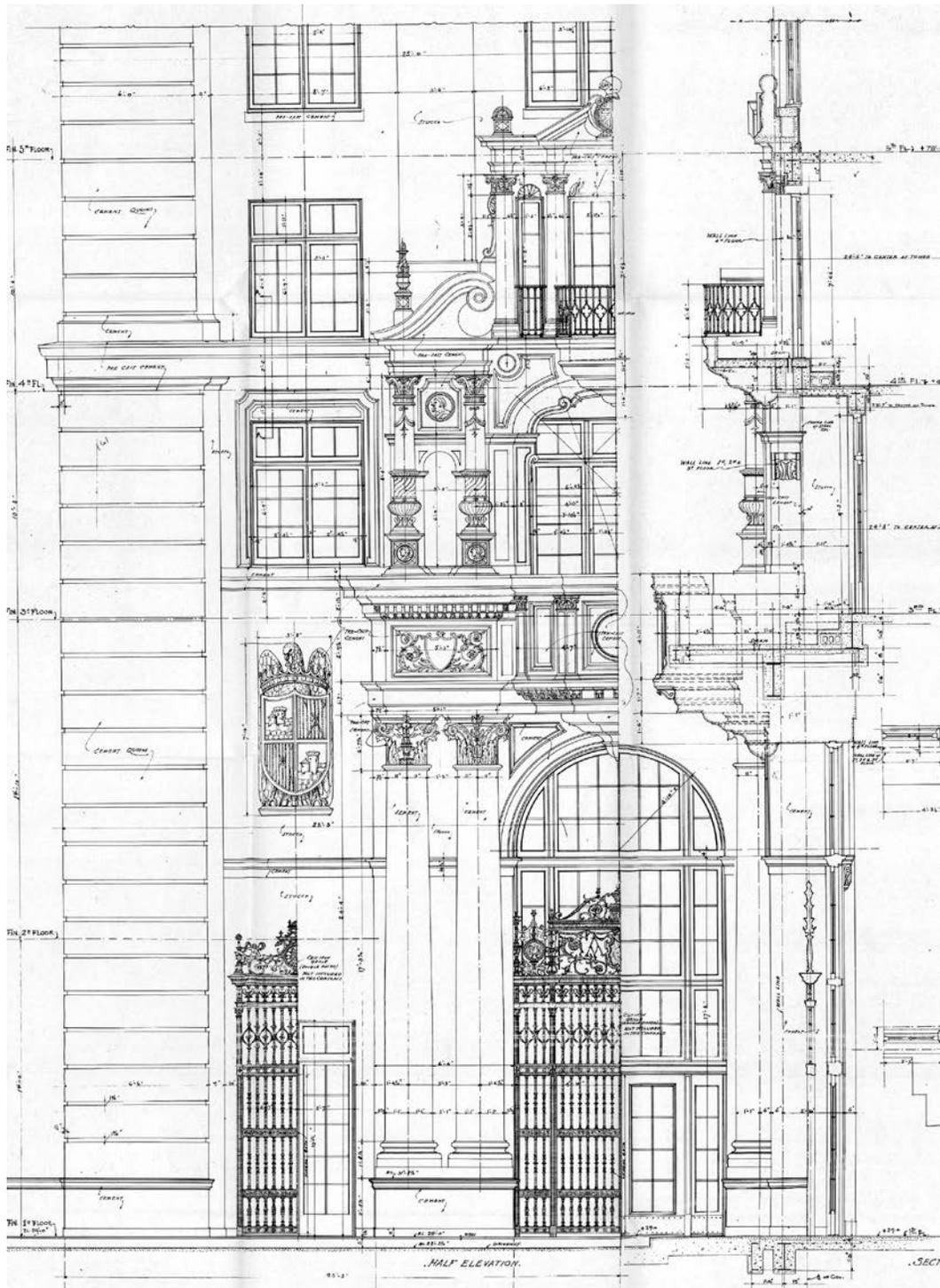


City of Coral Gables

Mediterranean Style Design Handbook

Planning and Zoning Division
Development Services Department
May 2014



Executive Summary

The Mediterranean Style Design Standards are provided as an incentive to property owners to encourage and expand the creative use of the various architectural styles in association with promoting public realm improvements in exchange for development bonuses that provide amenities and features typically provided in Mediterranean style buildings.

The intent of the “Coral Gables Mediterranean Architecture” design bonuses is to continue the support of George Merrick’s vision consistent with the established historic building fabric of the City and enhance the image of the City by providing a visual linkage between contemporary development and the City’s unique historic thematic appearance.

The bonuses provided herein 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. These bonuses provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements. This helps to promote and require architectural and design elements focused to a pedestrian scale and encourages 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.

The Mediterranean Style Design Standards provide a strong emphasis on aesthetics and architectural design with regulations that encourage the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This is accomplished through the utilization of a variety of architectural attributes and street level amenities that create a sense of place, including the spatial relationship of buildings and the characteristics which ensure attractive and functional areas through the integration of street level plazas, courtyards, open space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

How to Obtain Mediterranean Bonuses

Bonuses provided via the Coral Gables Mediterranean Style Design Standards are granted in a two level bonus program. The 1st level of bonuses is intended for all types of architectural design while the 2nd level of bonuses requires development in adherence to Coral Gables Mediterranean Architectural Design.

Level 1 and Level 2 bonuses must first satisfy the following required standards (see Zoning Code Section 5-604(B)Table 1):

- Architectural elements on building facades (no blank walls, parking garage treatments)
- Architectural relief elements at street level (include windows, landscaping or ornamentation)
- Architectural elements located on the top of buildings (excludes elements from building height)
- Bicycle storage (provide bicycle storage facilities)
- Building facades (incorporate vertical breaks, setbacks or variations in bulk/mass of building)
- Building lot coverage (no minimum or maximum building lot coverage is required)
- Drive through facilities (prohibits vehicular access to/from Ponce de Leon Blvd)
- Landscape open space area (minimum landscape open area requirements)
- Street lighting (provide street lighting on all streets/rights-of-way)
- Parking garages (restricts ground floor parking locations)
- Porte-cocheres (prohibits porte-cochere access to/from Ponce de Leon Blvd)
- Sidewalks/pedestrian access (requires pedestrian entrances be oriented towards adjoining streets)
- Structural soil (utilize structural soil for all street level planting areas)
- Windows on Mediterranean buildings (provide minimum window casing depth of four (4) inches)

Level 1

In addition to the required standards, in order to obtain the 1st level of bonuses applicants must satisfy a predetermined amount of qualifications outlined in Zoning Code Section 5-604(C), based upon the type of use proposed.

The twelve (12) types of qualifications are as follows:

- 1) Arcades and/or loggias
- 2) Building rooflines
- 3) Building setbacks
- 4) Building towers
- 5) Driveways
- 6) Lighting of landscaping
- 7) Materials on exterior building facades
- 8) Overhead doors
- 9) Paver treatments
- 10) Pedestrian amenities
- 11) Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or street, and
- 12) Underground parking.

Level 1 bonuses are awarded based upon the Board of Architects determination that the following amount of qualifications have been satisfied for the specific use proposed:

- Residential uses (MF2 District) shall satisfy a minimum of six (6) of the twelve (12) qualifications.
- Nonresidential uses (C, CL and I Districts) shall satisfy a minimum of eight (8) qualifications.
- MXD Districts shall satisfy a minimum of eight (8) qualifications.

Level 2

In addition to the requirements of Level 1, to qualify for the 2nd level of bonuses the Board of Architects must determine that the application satisfies the Coral Gables Mediterranean Architectural Design provisions of Zoning Code Section 5-605 which requires the inclusion of design elements and architectural styles from the following buildings:

- H. George Fink Offices, 2506 Ponce de Leon Boulevard
- The Colonnade Building, 169 Miracle Mile
- Douglas Entrance, 800 Douglas Road
- Coral Gables Elementary School, 105 Minorca Avenue
- Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished)
- San Sebastian Apartments, 333 University Drive
- Coral Gables City Hall, 405 Biltmore Way
- Biltmore Hotel, 1200 Anastasia Avenue

Summary of Level 1 & 2 Bonuses

Level 1 Bonuses:

Future Land Use Map Designations	Bonus Floors/Feet	Bonus FAR	Bonus Density (25% increase)	Ground Area Coverage	Setback Reductions*
Residential Land Uses (Multi-Family)					
Low Density	1 floor/13.5 feet	0.2 FAR	5 units/acre	Not required	All sides reduced to zero (0) feet
Medium Density	1 floor/13.5 feet	0.2 FAR	10 units/acre	Not required	All sides reduced to zero (0) feet
High Density	1 floor/13.5 feet	0.2 FAR	15 units/acre	Not required	All sides reduced to zero (0) feet
Commercial Land Uses					
Low-rise Intensity	1 floor/13.5 feet	0.2 FAR	Not applicable	Not applicable	All sides reduced to zero (0) feet
Mid-rise Intensity	1 floor/13.5 feet	0.2 FAR	Not applicable	Not applicable	All sides reduced to zero (0) feet
High-rise Intensity	1 floor/13.5 feet	0.2 FAR	Not applicable	Not applicable	All sides reduced to zero (0) feet
Industrial Land Uses					
Industrial	1 floor/13.5 feet	0.2 FAR	Not applicable	Not applicable	All sides reduced to zero (0) feet

*Setback reductions are subject to conditions outlined in Zoning Code Section 5-604(H)Table 3(#1)

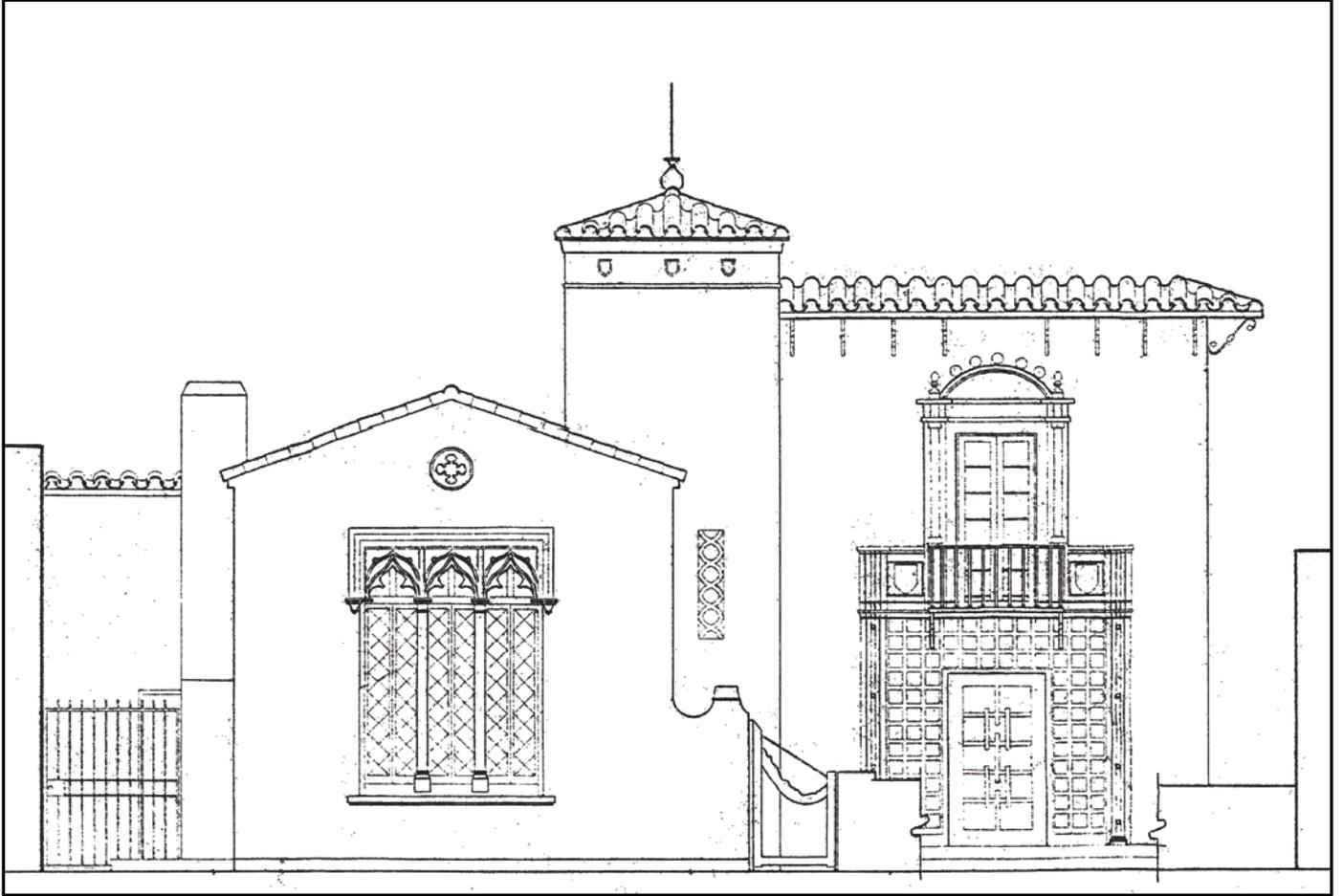
Level 2 Bonuses:

Future Land Use Map Designations	Bonus Floors/Feet	Bonus FAR	Bonus Density (25% increase)	Ground Area Coverage	Setback Reductions*
Residential Land Uses (Multi-Family)					
Low Density	2 floors/27 feet	0.5 FAR	5 units/acre	Not required	Reduced to zero (0) feet
Medium Density	2 floors/27 feet	0.5 FAR	10 units/acre	Not required	Reduced to zero (0) feet
High Density	3 floors/40.5 feet	0.5 FAR	15 units/acre	Not required	Reduced to zero (0) feet
Commercial Land Uses					
Low-rise Intensity	2 floors/27 feet	0.5 FAR	Not applicable	Not applicable	Reduced to zero (0) feet
Mid-rise Intensity	2 floors/27 feet	0.5 FAR	Not applicable	Not applicable	Reduced to zero (0) feet
High-rise Intensity	3 floors/40.5 feet	0.5 FAR	Not applicable	Not applicable	Reduced to zero (0) feet
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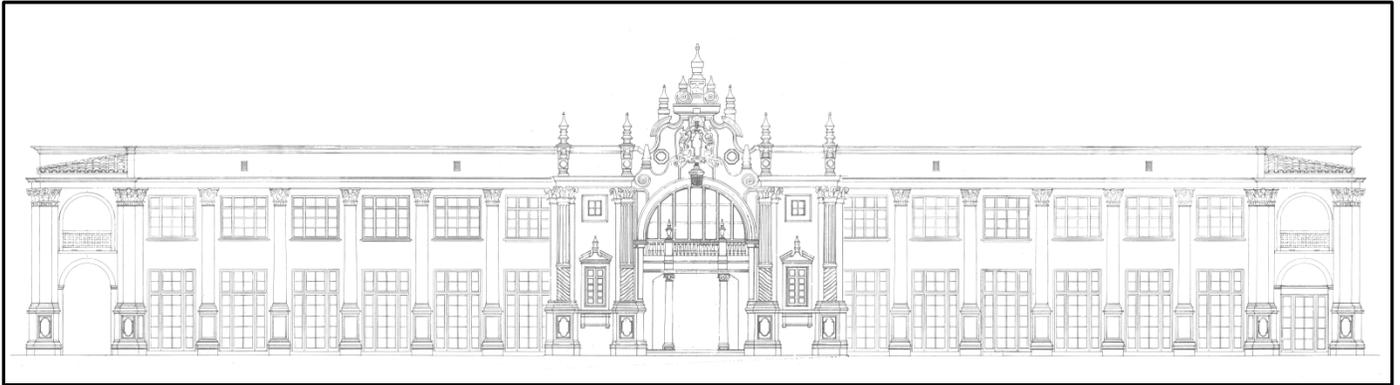
Examples of Coral Gables Mediterranean Architecture Design Buildings

H. George Fink Offices



The Colonnade Building

Miracle Mile Elevation



Main Entrance Detail



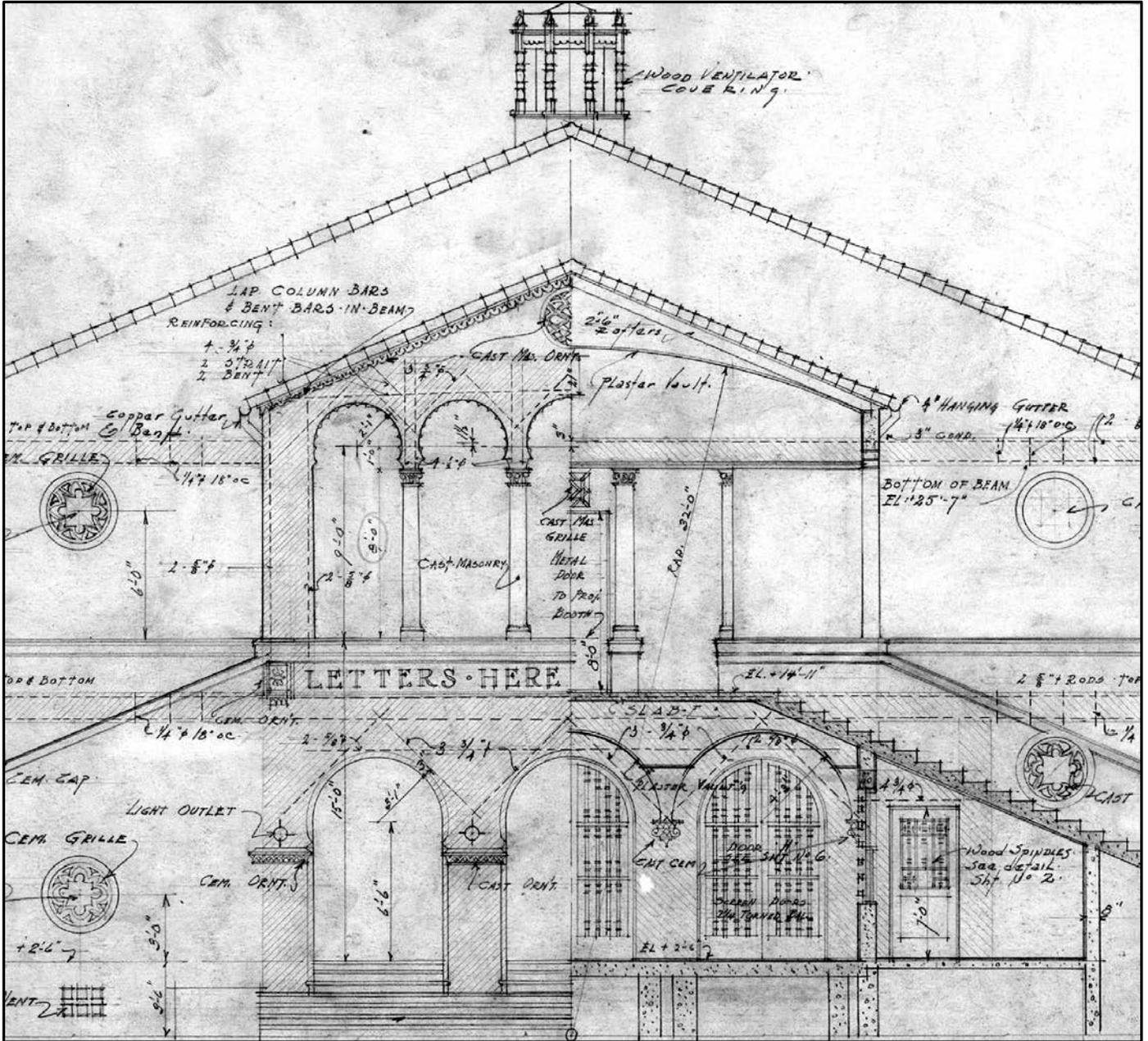
Ponce de Leon Boulevard Elevation



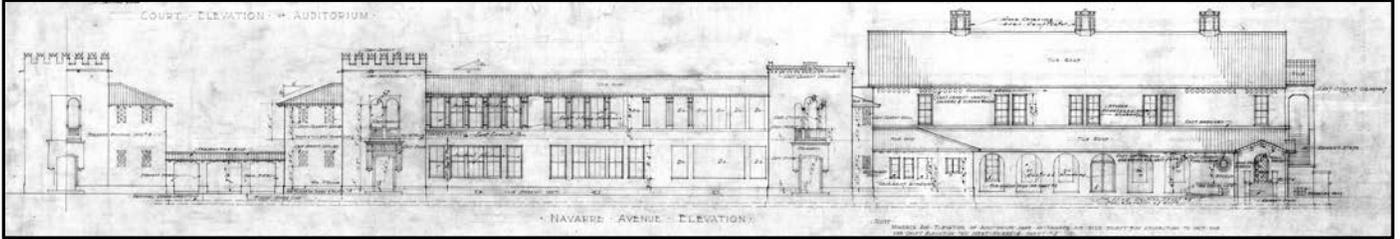
Douglas Entrance



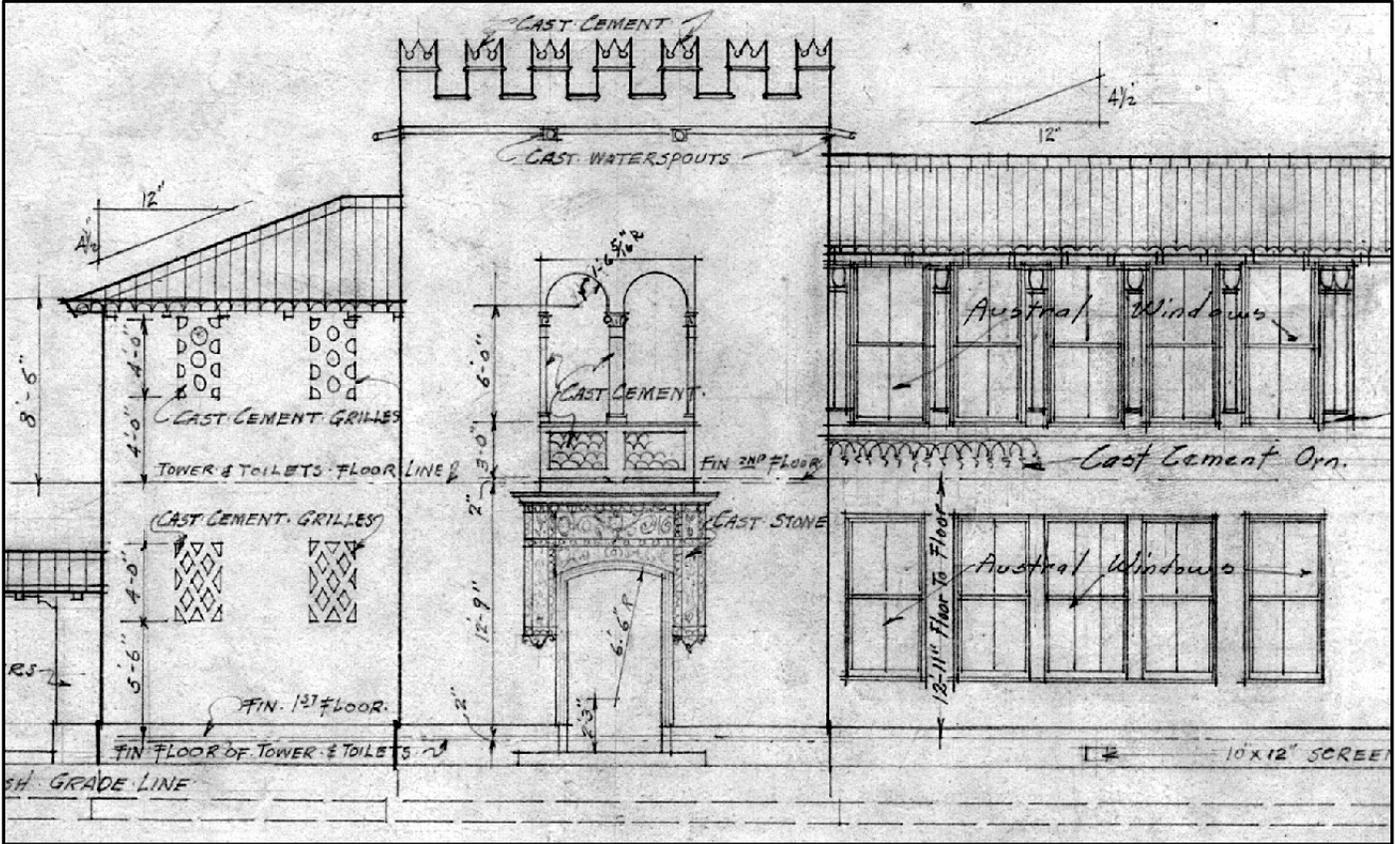
Ponce de Leon Boulevard Elevation and Section Detail



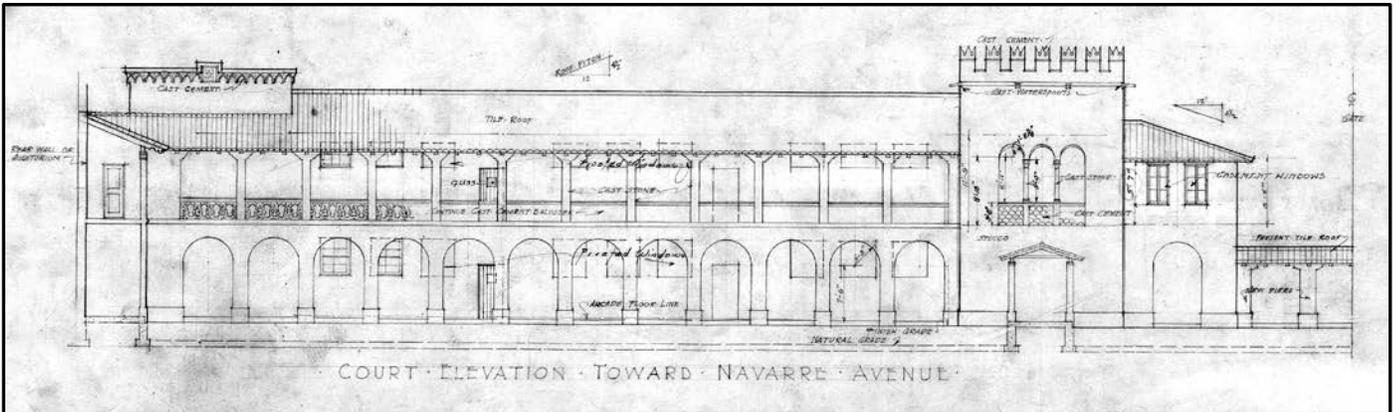
Navarre Avenue Elevation



Navarre Avenue Elevation Detail



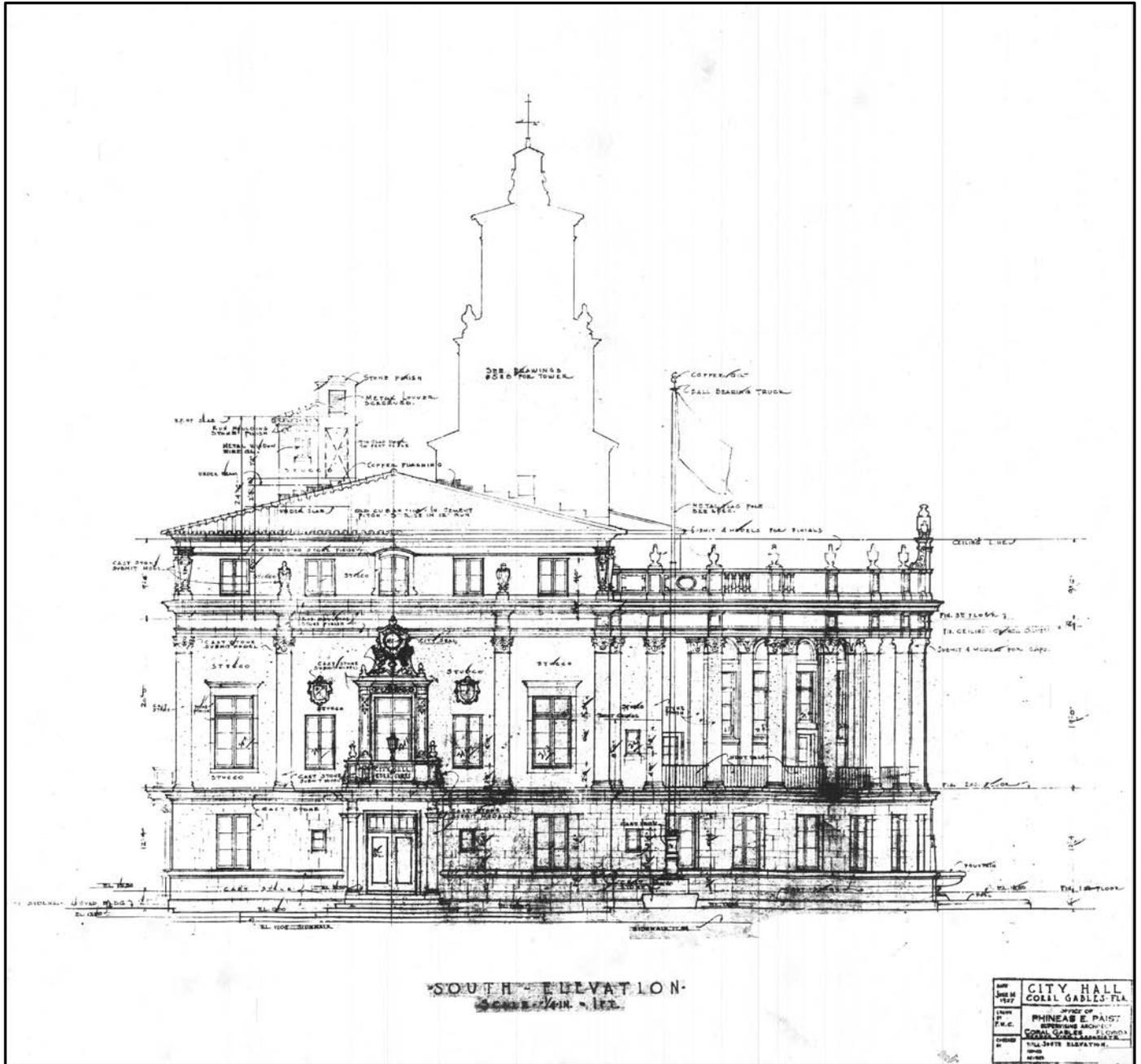
Court Elevation Toward Navarre Avenue



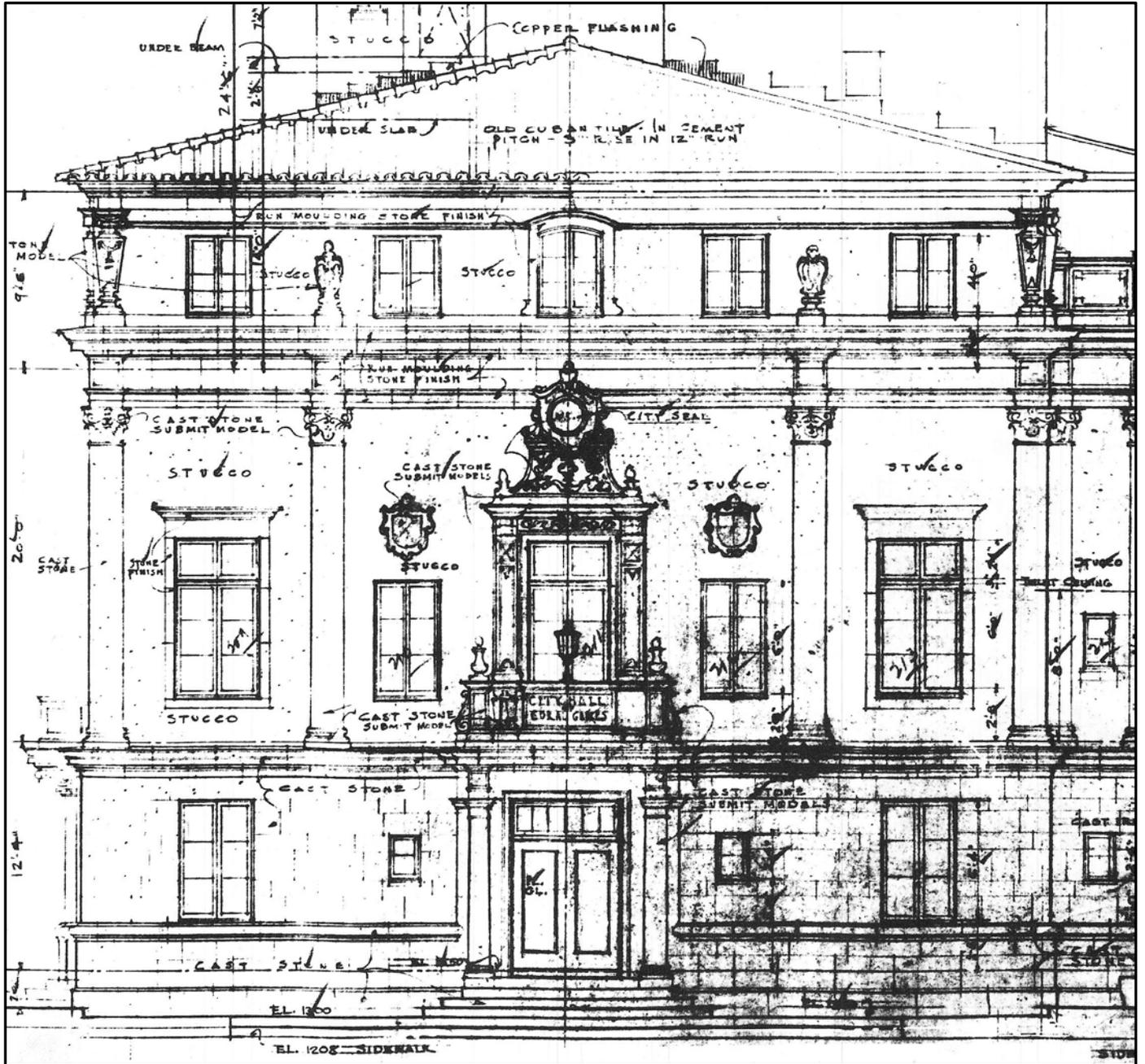
San Sebastian Apartments



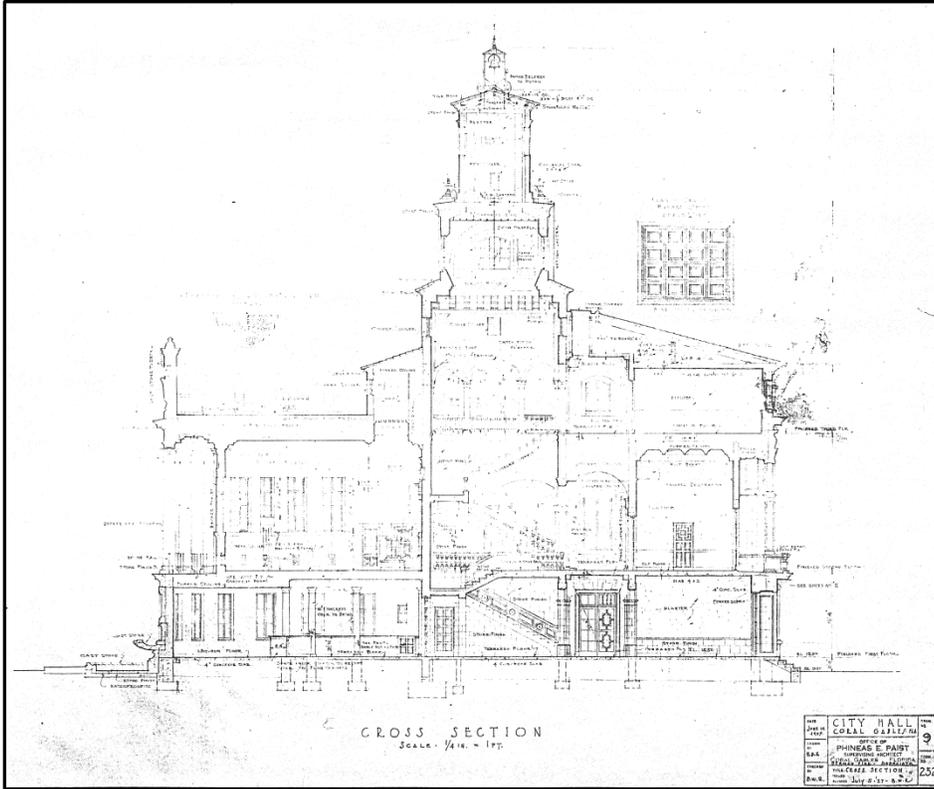
South Elevation



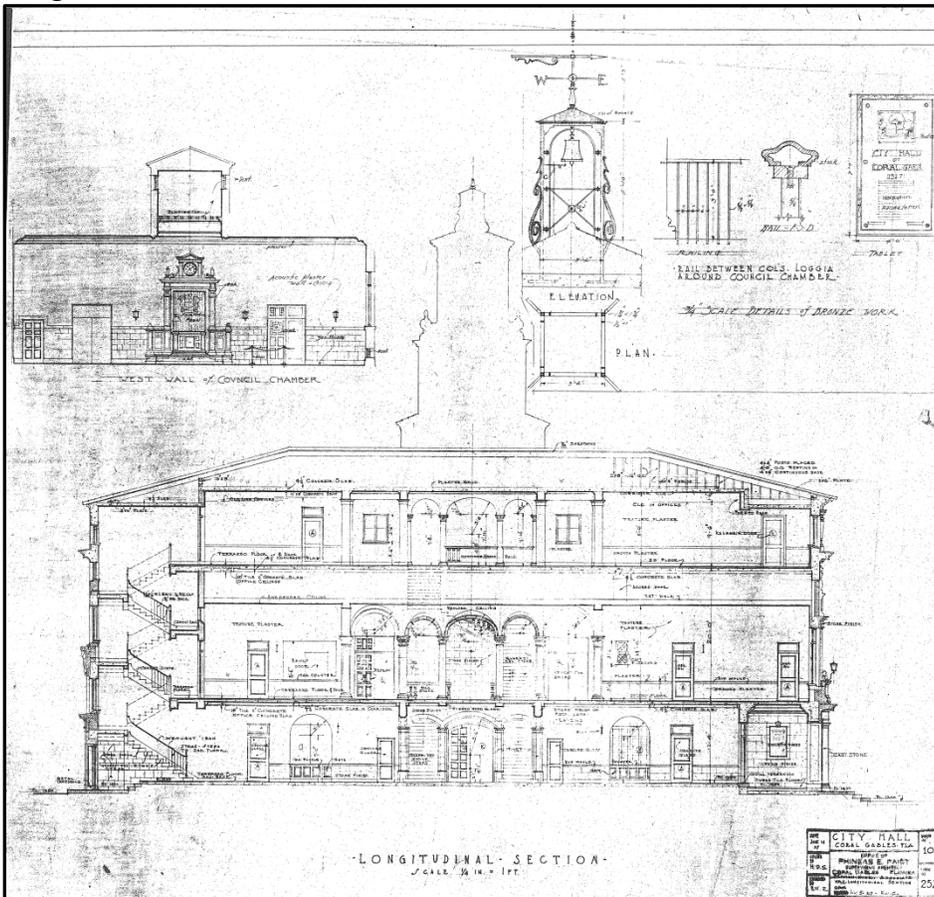
South Elevation Entrance Detail



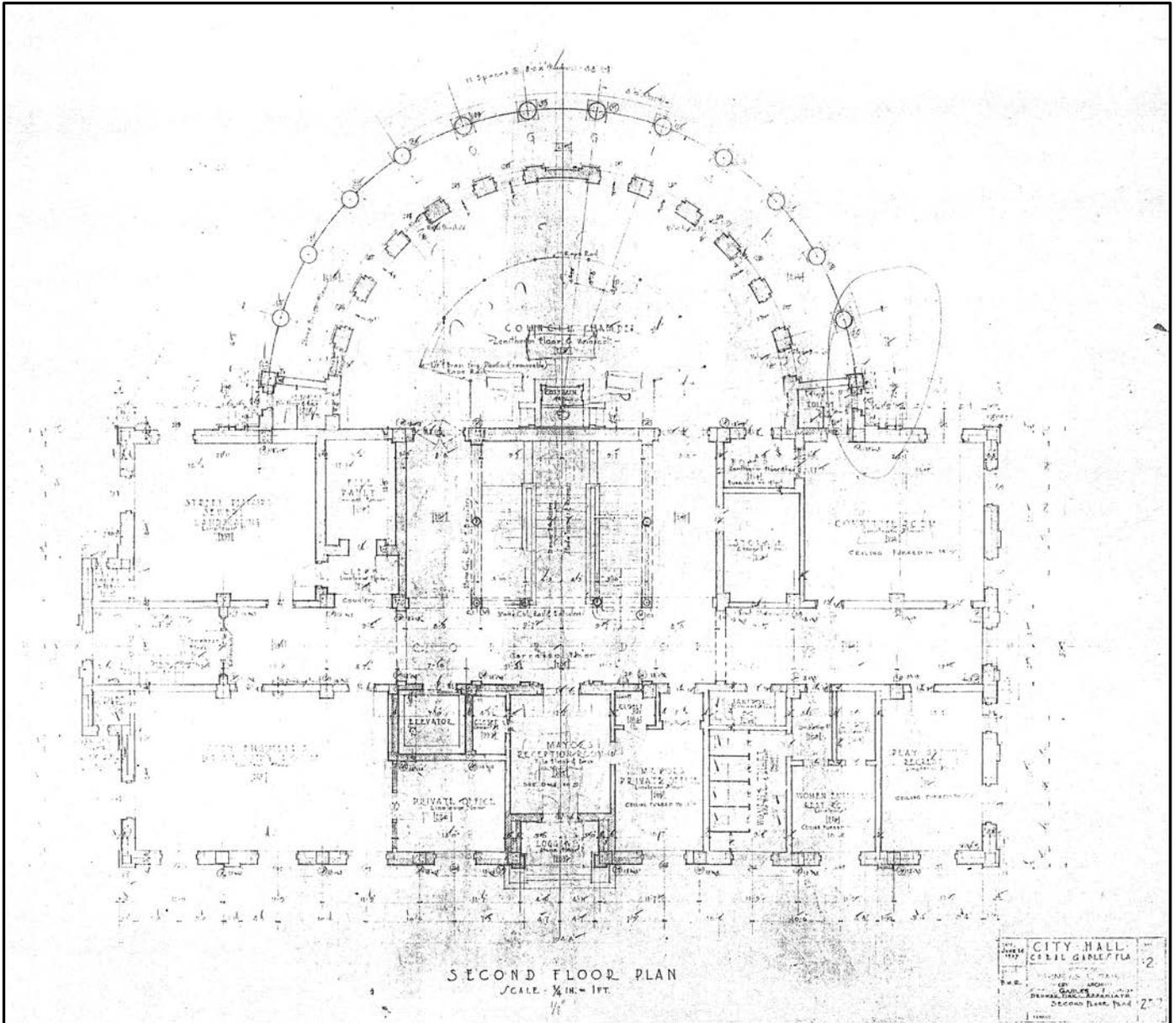
Cross Section



Longitudinal Section

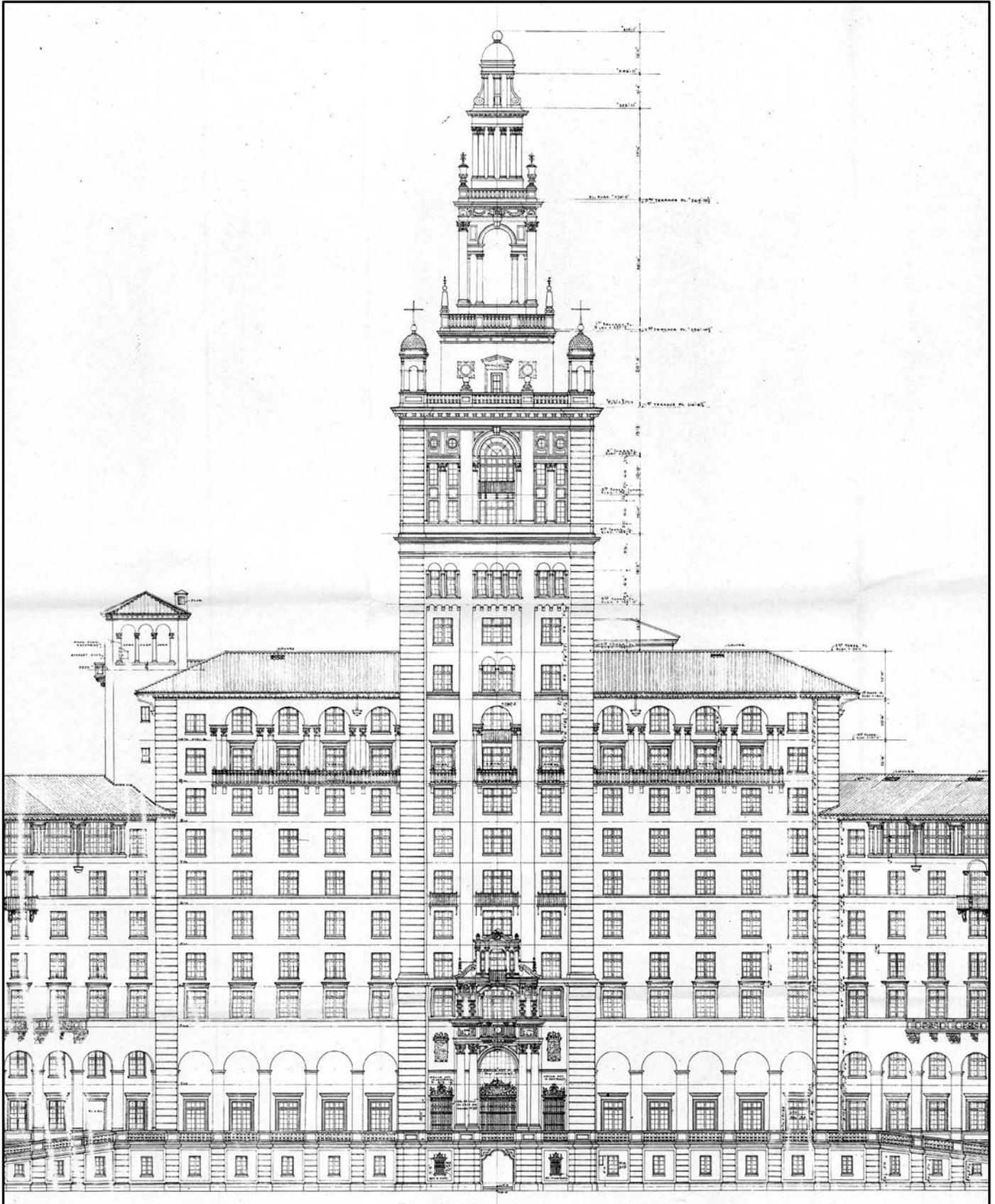


Second Floor Plan

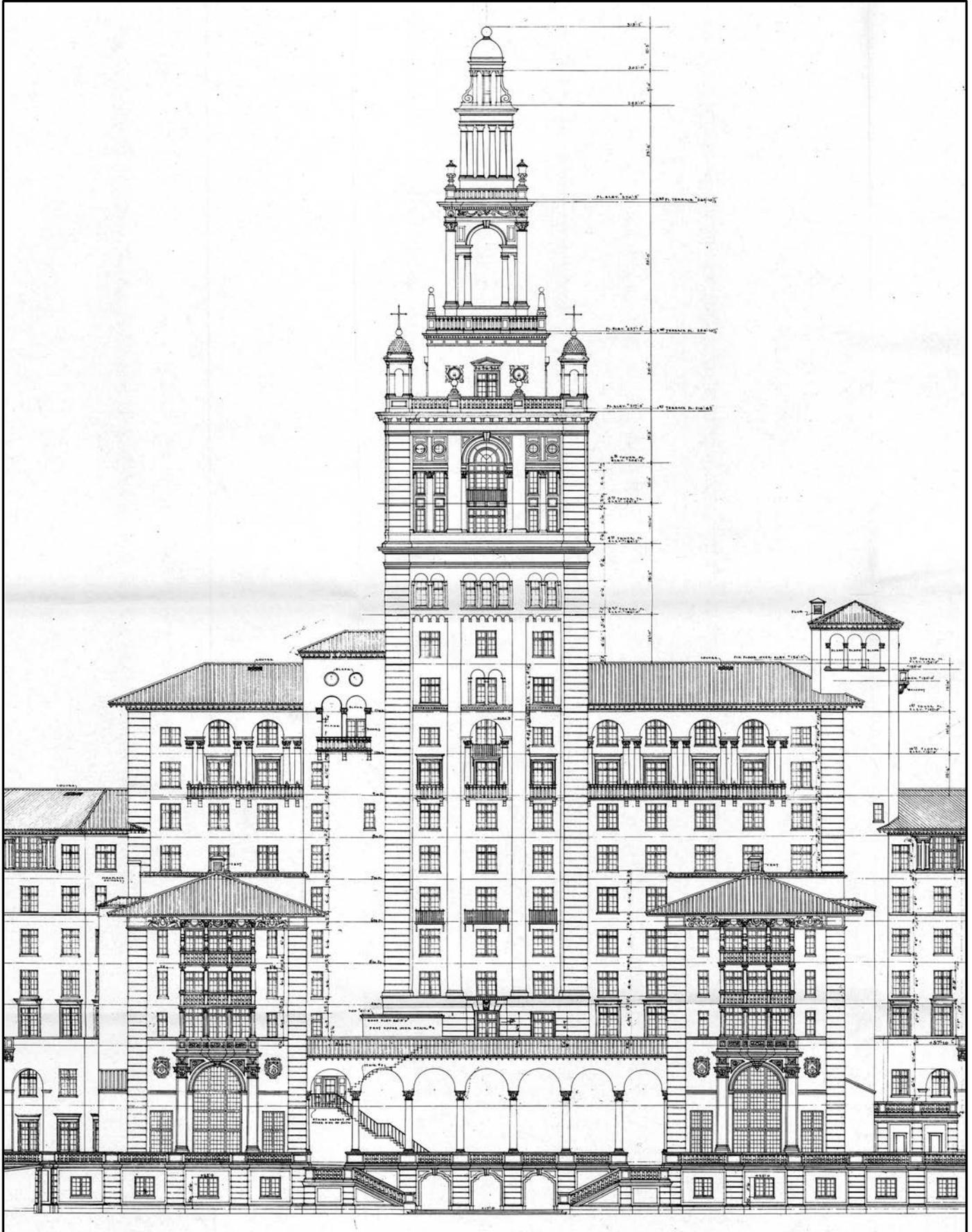


Biltmore Hotel

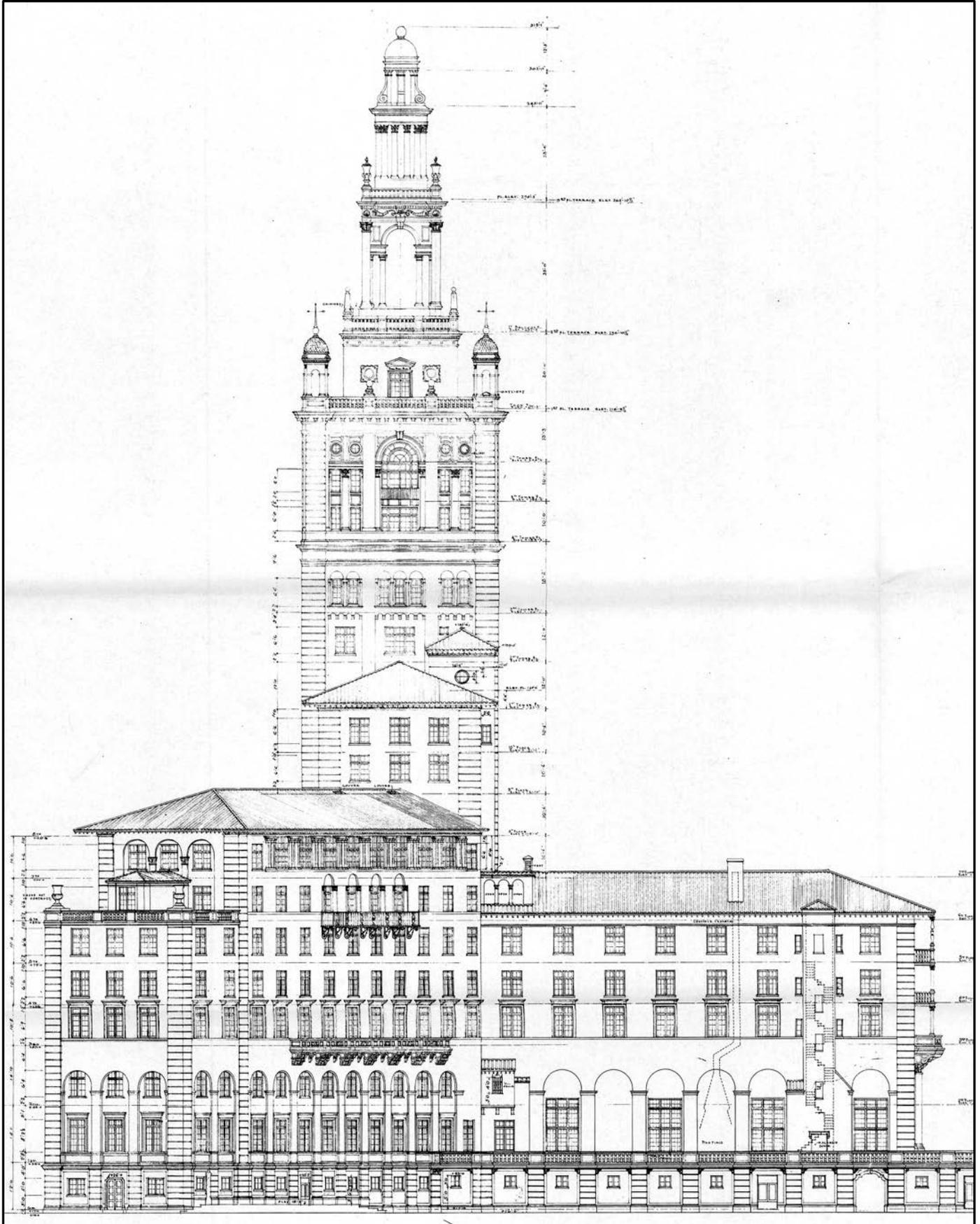
North Elevation



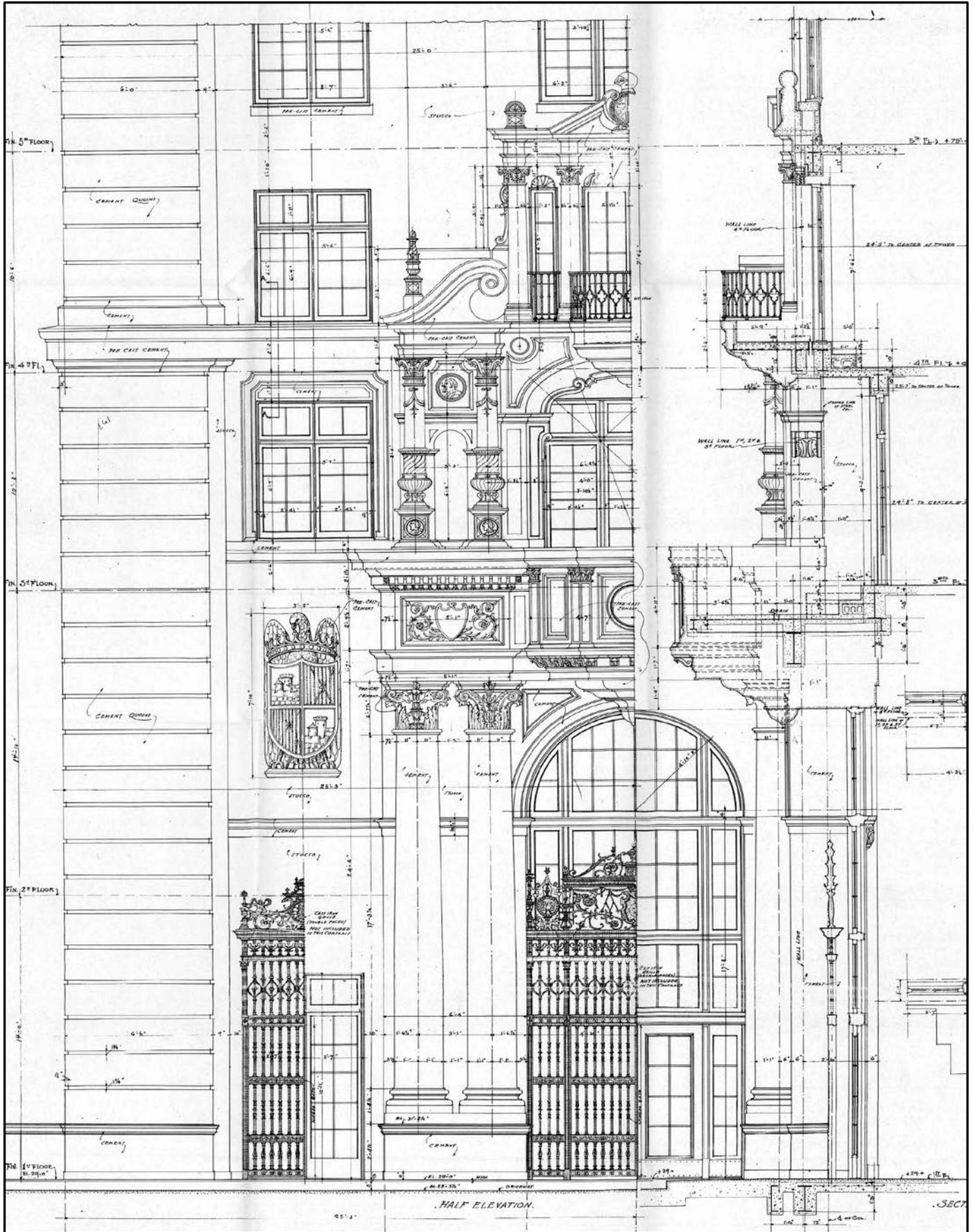
South Elevation



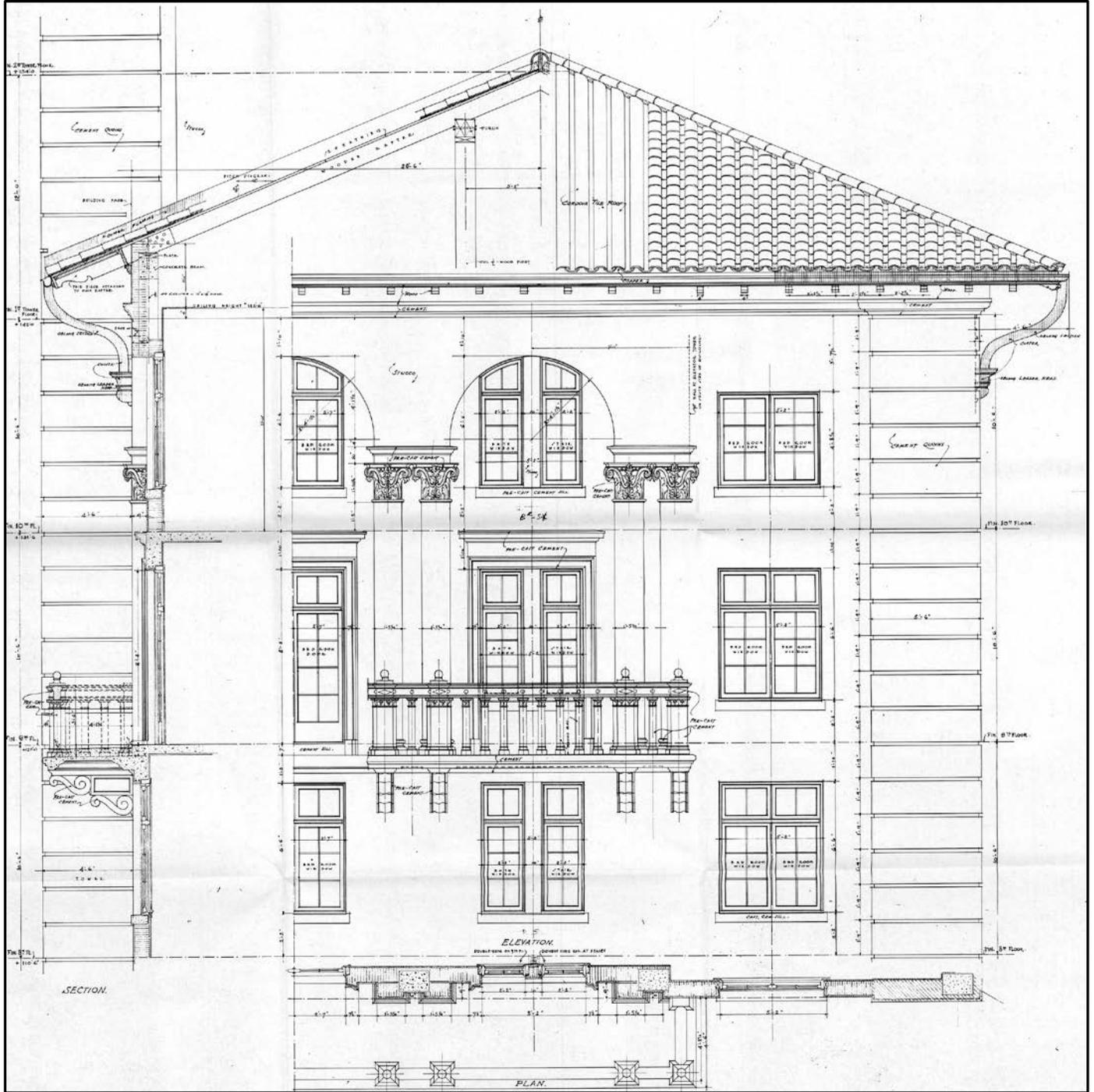
West Elevation



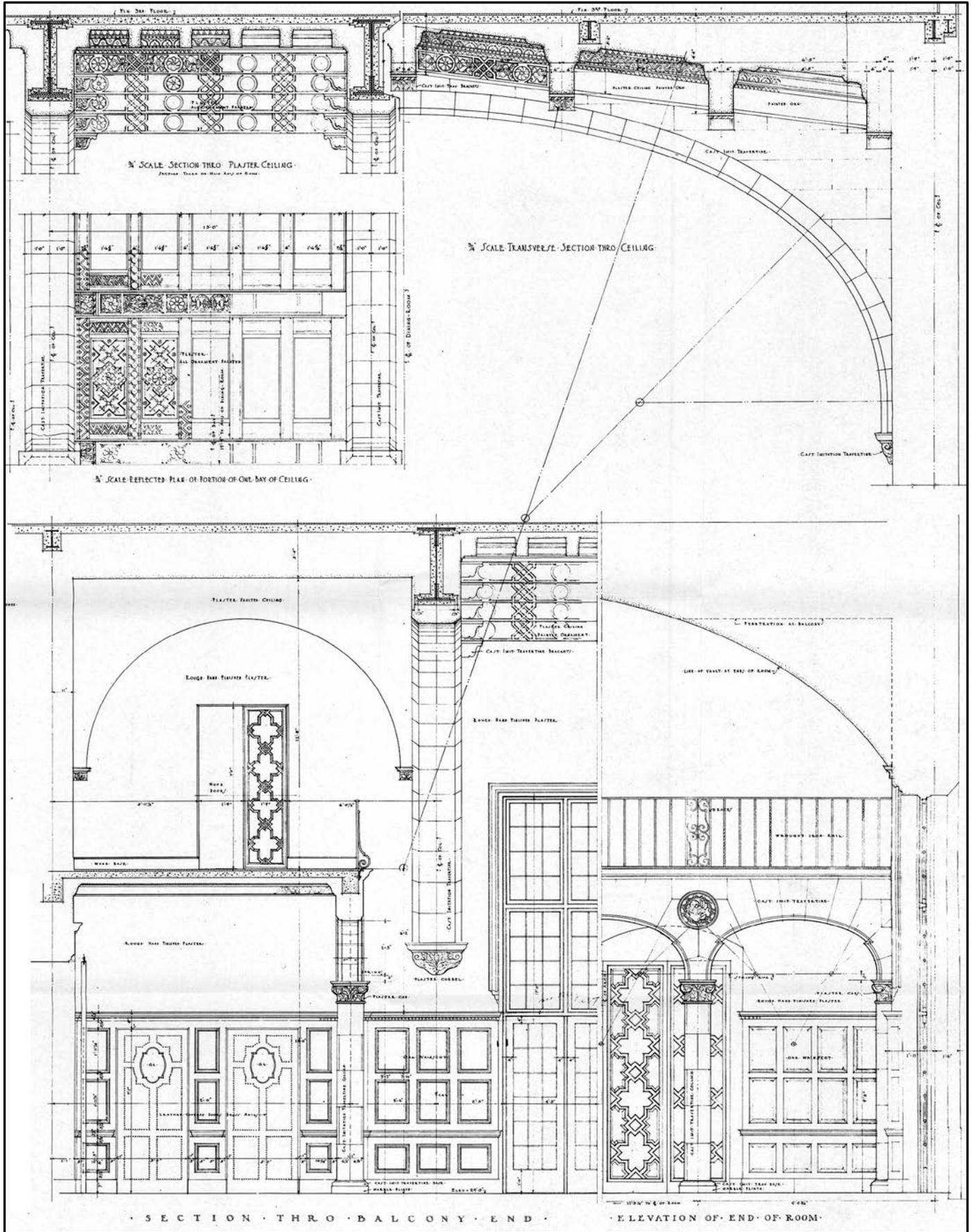
Section Drawing of Main Entrance



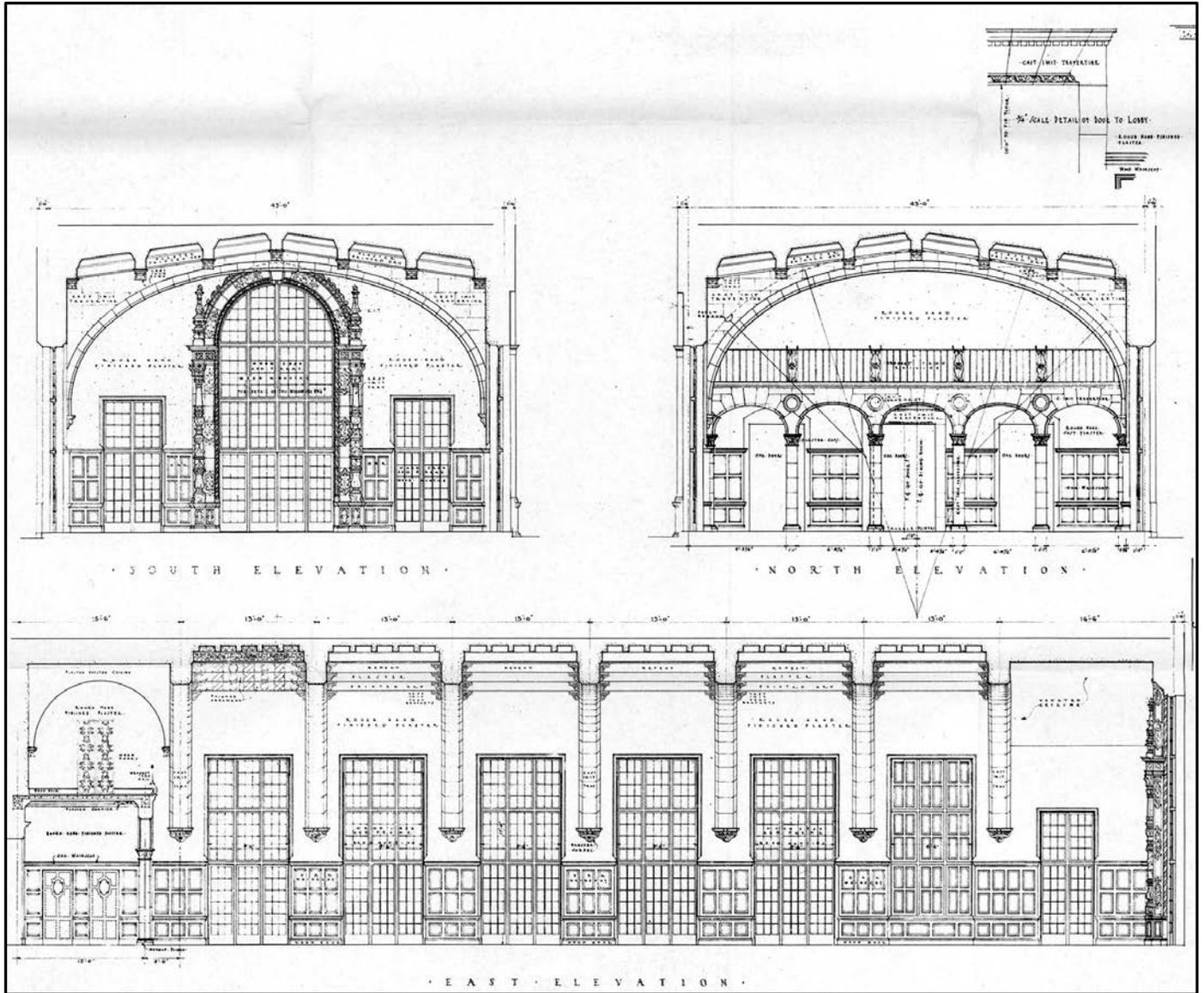
Section Drawing of Floors 8 thru 10



Section Drawing of Balcony



Dining Room Elevations



Elevations of Main Lobby

