Mediterranean Village

Form Based Code

DRAFT

January 26, 2015

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Section 3-510-1: Administration

A. Intent

The intent of this section is to create an alternative to the current Floor Area Ratio (FAR) based and use-based regulations of development intensity in the walkable urban village-style area of Coral Gables. The City finds that FAR regulations sometimes lead to unpredictable results and, in some cases, have fallen short of ensuring the City's desired outcome. The goal of these regulations is appropriate redevelopment and infill in the City's urbanized areas that is customized to and compatible with founder George Merrick's vision. The regulations use the touchstone of Merrick's plan and Coral Gables Mediterranean architecture to create a green, walkable and diverse Mediterranean Village environment, with a sense of place and identity. Except as provided in this section, all provisions of the applicable underlying land use and zoning regulations, including the Planned Area Development (PAD) regulations, shall control the use and development of the property in the Mediterranean Village.

B. Applicability

1. Mediterranean Village

The Mediterranean Village option is only available for the properties bounded by Ponce de Leon Boulevard. on the west, Sevilla Avenue on the north, Galiano Street on the east, and Malaga Avenue on the south. This area is identified because it is a suitable contiguous infill development opportunity in the City for the form-based approach. The area has several locational characteristics that make it suitable:

a. Mediterranean Village in character, and

b. Strategically located and encompassing several blocks, and

c. Enhances the ability of residents and visitors to walk to destinations and to live, work and play within the same area; encourages alternative modes of travel; and reduces vehicular traffic due to its location on a transit route, and

d. Appropriate intensity

i. Next to land designated in the Comprehensive Plan for and developed with "commercial high-rise intensity" development, and

ii. A significant portion of the area is currently designated in the Comprehensive Plan as "commercial highrise intensity development," and

e. All of the area is zoned Commercial, and

f. The area involves re-use of a developed site(s) with access to transit, existing utilities, and infrastructure and roadway networks to minimize environmental impact to ecological communities, wetlands, agricultural lands, and 100-year floodplains.

In addition to the above requirements, the Mediterranean Village option must meet the following standards:

a. Minimum site area. The minimum site area required for a Mediterranean Village shall be not less than six (6) acres.

b. Ownership. All land included within a Mediterranean Village shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:

i. Develop the property in accordance with:

- The final development plan approved by the City Commission for the area.
- Regulations existing when the PAD ordinance is adopted.
- Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of such PAD.

ii. Provide agreements and declarations of restrictive covenants acceptable to the City Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.

2. Properties inside the boundaries of, but excluded from, a Mediterranean Village

Redevelopment of a property which is surrounded by, but is not a part of, an approved Mediterranean Village shall be compatible with the scale, building form, quality and design of adjacent uses within the Mediterranean Village.

C. Procedure

1. The Mediterranean Village development option is authorized by the Comprehensive Plan and utilizes the existing PAD

process, rather than creating a separate overlay zone. In addition to following the review procedures and requirements of the PAD process, the City Commission may approve, approve with conditions or modifications, or disapprove any request for development under the Mediterranean Village PAD program.

2. The City Commission shall review the components of a proposal and evaluate its compliance with the Standards required in this Section, with full discretion to reject, approve, modify or condition any approval as needed to comply with the intent and purpose of this Section. The PAD regulations in Section 3-502.A. and Section 3-502.C. of the Zoning Code shall not apply to a Mediterranean Village.

3. Applications to amend an approved Mediterranean Village shall be processed in the same manner as an application to approve the Mediterranean Village, following the procedures in effect at the time of the application to amend. The Development Services Director may determine that specific requirements and procedures of the application process required by the Zoning Code are not necessary if an application to amend does not affect those requirements.

4. Treatment of Newly Acquired Property: In the event that additional property within or adjacent to an approved Mediterranean Village is acquired by the applicant or subsequent owner of the Mediterranean Village property, the applicant or subsequent property owner shall develop and maintain the acquired property in a manner consistent with the approved Mediterranean Village, and compatible with the building form and design of adjacent uses. Specifically,

   a. If the newly acquired property is interior to the Mediterranean Village, the applicant or subsequent property owner shall apply to amend the Comprehensive Plan, the Zoning Map and the Mediterranean Village approval within 180 days to incorporate the acquired property and develop it in a manner that is consistent with and fully integrated into the Mediterranean Village, and proceed with its review, approval and development within 18 months of the application date, unless this deadline is extended by the Development Services Director.

   b. If the newly acquired adjacent property is exterior to the Mediterranean Village and has at least 100 feet of frontage on Ponce de Leon Boulevard or Sevilla Avenue, the applicant or subsequent property owner shall evaluate whether the property should be added to the Mediterranean Village approval, and ensure the development and maintenance of the acquired property in a manner that is consistent and compatible with both (a) the Mediterranean Village and its off-site improvements, and (b) the form, uses and quality of all adjacent properties.

D. Development Agreement

A proposed development agreement shall accompany the Mediterranean Village application, to assure all of the commitments and conditions associated with the Mediterranean Village option. Designed to assure a world class, unified and integrated mixed use project, the agreement shall include at least the following:

1. Detailed quality standards for attributes of the project including use and tenant selection, tenant build-out, maintenance and operations, and
2. Limits on the development rights granted, and
3. Aesthetic and operational assurances regarding well-integrated modifications and alterations over time, and
4. Assurances as to valet operation and tandem parking and contribution to transit, if a parking reduction is sought, and
5. Off site improvements and timing of such.
6. Any common areas established for the PAD shall be subject to the following:

   a. The applicant shall establish an association for the ownership and maintenance of all common areas on the property, including open space, public art, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.

   b. Membership in the association shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.

   c. The association shall be responsible for liability insurance, local taxes, the maintenance of the property, and the long term maintenance of all encroachments into the Rights-of-Way.

   d. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.

e. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.

The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said properties.

f. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.

7. A process for ensuring that the applicant and any subsequent property owner shall be fully responsible for the initial development, maintenance, redevelopment if needed, and repair of all private and public infrastructure, both below and above ground, within a Mediterranean Village including, but not limited to, utilities; pedestrian amenities; tree grates; adjacent of above ground rights-of-ways, streets, alleys; and paseos and sidewalks.

8. Surety or a bond for the cost of restoration of the development site and its adjacent public rights-of-way if the project does not proceed to completion as approved.

9. Standards and procedures governing the notice to the City or approval by the City for future changes to the mix of uses affecting the shared parking calculations.

10. Traffic calming and streetscape improvement strategy for adjacent residential streets affected by project traffic including timing of requirements.

11. Mechanism for tracking and demonstrating continued consistency with the use assumptions utilized in the calculation of any shared parking reduction approved with Mediterranean Village, and further providing guidelines and procedures for the City to approve any material deviations from the use assumptions underlying the shared parking reduction study.

E. Application Submission Items

In addition to the procedure and application submission items outlined in Section 3-505 and 3-506, applicants shall demonstrate to the Development Services Department that the proposed development complies with all of the regulations in this Section 3-510. These may include drawings, diagrams, and calculations that should be self-explanatory to staff assigned to review the submission. Any limitations of the size or other requirements of submission drawings shall be consistent with any imposed by the Zoning Code.

3-510-1 (E) (1), *Pre-application Meeting*

An applicant shall schedule a pre-application meeting with the Development Services Director or his/her designee to verify that a project or development meets the zoning standards prior to the preparation of detailed construction documents and/or subdivision plans. In addition to the requirements outlined in Section 3-505, the applicant shall bring to the meeting:

1. Survey of all property proposed to be included in the Mediterranean Village showing existing conditions,
2. Site plan or sketch showing lot lines, building footprints, driveways, parking, sidewalks, walkways, Parti diagrams, rights-of-way encroachment locations, etc.,
3. A list or notation of all proposed uses, existing and/or proposed for the site and drawings of the front elevation (facing streets or public spaces) of all the buildings proposed to be constructed or altered, with the location of the proposed uses notated on the drawings,
4. Site sections showing adjacent buildings, and
5. Context analysis of surrounding streets and blocks, including but not limited to photos, figure-ground plans, sections, and street elevations indicating how the proposed development relates to its context.

3-510-1 (E) (2), *Application Requirements:*
The applicant shall submit a public hearing application including all plans, documents, materials and information identified and required by staff at the required pre-application meeting. In addition, the applicant shall submit:

1. A Street-Types Plan.
2. A Regulating Plan.
3. Building massing, elevations and sections of any proposed buildings facades that face public or private rights-of-way or open spaces, drawn at an appropriate scale. The elevation drawings shall comply with the Architectural Standards in Section 3-510-5.
4. Pedestrian Open Space Plan, including detailed plans, sections, and elevations of all public spaces, including streets, plazas, arcades, paseos, and building frontages of at least the first 45' of the buildings, and addressing streetscape, landscape, and materials.
5. Parking and Service Diagrams, including but not limited to:
   a. The location of Parking and Service and which portions of the proposed development are served,
   b. Circulation patterns of vehicles, bicycles and pedestrians within buildings,
   c. Turning radii of service vehicles and their ability to complete all turning movements within the building, and
   d. The location of bicycle parking, lockers and shower facility.
6. Analysis of LEED-ND indicating how the project conforms with LEED-ND requirements.
7. Any other diagrams, notes, and/or charts that identify requirements from these standards and demonstrate how they have been met.

F. How to Use this Section

The following steps generally describe the process to use these Standards:

1. In Section 3-510-2 (Regulating Plans), locate your property or properties in the Street Types Plan, taking note of the street-type designation. The majority of regulations are dictated by the Street Type on which the building or property fronts.
2. In Section 3-510-3 (Building Form Standards), review the main form-giving standards such as height, setbacks, and parking locations. The Building Form Standards also contain permitted land uses, organized by street-type, as well as requirements for street cross sections and streetscaping, if an application involves reconstruction of street surfaces.
3. In Section 3-510-4 (General Standards), review the additional standards that apply within all street-type designations. The General Standards also include adjustments to the landscaping regulations in Division 11, *Landscaping*, of the Coral Gables Zoning Code.
4. In Section 3-510-5 (Architectural Standards), review the standards that apply to all buildings irrespective of street-type designation, and additional standards that may only apply if certain building details or accessories are proposed by the applicant.
5. In Section 3-510-6 (Definitions), refer to definitions for all terms capitalized in these standards.

Section 3-510-2: Regulating Plans

A. Intent

The intended result of the Street Type Plan and the Regulating Plan is the creation of memorable public spaces, including streets and plazas, through the creation of "outdoor living rooms" shaped by high quality building frontages.

B. Street Types Plan

The purpose of the Street Types Plan is to provide a framework that depicts predictable physical outcomes to control development form and intensity in lieu of floor area ratio requirements. The Street Types Plan sets up a system of categories based on form and character from which the regulations for buildings, and the interface between the building and the street, are based. The various land development regulations are specific to, and may vary from one street type to another. If a single building is intended to face more than one street type, then the standards for that building will vary based on the portion of the building facing each street type. At street intersections shown in the regulating plan, the demarcation for some street types will "turn the corner." This signifies that the rules for the street with the greater importance must continue around the corner of a building for the maximum distance noted on the map.

The dashed red line shows the boundary of the proposed Mediterranean Village. For each of the street type designations, the rules specific to those locations can be found in Section 3-510-3, Building Form Standards.

Signature Streets: Primary thoroughfares with wide rights of way that accommodate taller buildings.

Plazas: Public spaces defined by integrated, harmonious streetscape, pedestrian amenities, and building frontages that work together to shape an "outdoor living room."

Downtown Streets: Typical streets within Downtown Coral Gables that accommodate taller buildings that respectfully step back at a reasonable height.

Apartment & Townhouse Streets: Smaller-scale, residential streets that are lined with low-scale multifamily buildings.

Paseos: Mid-block, open air pedestrian accessways that interconnect two public rights-of-way.

Alleys: Narrow accessways in the rear of the properties intended for parking access, trash pick-up and other services.

C. Regulating Plan

The Regulating Plan's purpose is to add additional design requirements that are place specific. The Regulating Plan identifies physical features within the Mediterranean Village that shall be included in any subsequent buildings designed with the rules of this section.

Build-To Line: A range of allowable distances from a street right-of-way that the building shall be built to in order to create a cohesive street frontage.

Shopfront Frontage: A ground floor lined with storefronts made with a combination of opaque and transparent materials. The uses behind shopfronts shall be commercial uses allowed by this section. Shops and restaurants shall have operable doors along their front facades spaced at an average of 60 feet on center. Door requirements for Retail Anchors may be reduced if windows provide visibility into the store. A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade. See Section 3-510-5, Architectural Standards, for specific requirements regarding storefronts.

Arcade Frontage: A covered pedestrian space along the street level of a building, as described in Section 3-510-5, Architectural Standards.

Pedestrian Amenities: Sidewalks along the buildings' frontages with this designation on the Regulating Plan shall contain pedestrian amenities as required by the Mediterranean Level 2 Bonus program.

Historic/Civic Building: Buildings that have significance due to their special use, architectural design, or history. These buildings are given priority in site plan design and are made a focal point of public spaces. Frontages of surrounding buildings shall be harmonious with and subservient to Historic/Civic Buildings identified on the Regulating Plan. In addition, Historic Buildings are subject to all applicable standards in the Zoning Code for historic structures.

Upper Level Bridge: Upper level bridges are optional at the approximate locations shown on the Regulating Plan only. See Section 3-510-4, General Standards for additional requirements pertaining to upper level bridges.

Upper Level Stepback: Locations where upper floors of tall buildings set back from the Build-To Line in order to respectfully shape public space and allow additional light and air at street level.

Terminated Vista: An architectural treatment or expression on the facade of a building that is visible from a distance due to its relationship to the street grid.

Signature Terminated Vista: An architectural feature on a building that may include additional floors and height in recognition of its location fronting a Signature Street and its unique site and visibility.

B. Street Type Plan

LEGEND

- Signature Streets
- Downtown Streets
- Apt & Townhouse Streets
- Paseos
- Alleys
- Plazas
- Boundary
- NOTE 1 Distance to be determined by Development Services Director

C. Regulating Plan

Shopfront Frontage
Build-to Line
Upper Level Stepback
Recommended Arcade Frontage
Public Pedestrian Amenities
Terminated Vista
Signature Terminated Vista
Historic/Civic Building
Publicly Accessible
Activated Rooftop
Residential Pedestrian Amenities
Permitted Upper Level Bridge
Boundary
Permitted Curb Cut

Section 3-510-3: Building Form Standards

A. Intent

The purpose of the Building Form Standards is to establish the physical and functional relationships between buildings. All proposed new buildings in the Mediterranean Village must follow the prescribed Building Form Standards set forth herein. The standards set forth rules related to building placement (build-to-lines, setbacks, lot widths, etc.), intended building types, permitted uses, and building heights.

B. Frontage on More than One Street Type

In concept, when a single platted property is at the intersection of two different street type designations, the designation of greater intensity (typically the frontage street for the property) should govern for all sides of the property adjacent to a public right-of-way or side property line. This works well when the depth of a lot is 50 feet to 200 feet. However, if the property extends to one entire block and the applicant is proposing one building to occupy the majority of the entire block, the intention of this code is to cause the building to provide distinction of character along the different street types as designated in the Street Types Plan. In this latter case, one building could have frontages along 3 or more different street types.

If an application does have a single building that faces more than one street-type designation, it should be the decision of the applicant as to where the division occurs between designations, and the designations should be clearly defined in the design of the building through the submitted documents. These guidelines shall be followed as determined the Development Services Director:

(1) In the case of a corner site, the rules of the frontage street, typically that of the greater intensity, should not extend deeper than 200 feet.

(2) If there is an alley or pedestrian passageway, whether publicly dedicated or not and whether existing or proposed, the logical location for a change in designation would be along the centerline of that alley or passageway.

(3) In the case of a proposed building that extends across the depth of the block to two opposite streets, the division should be located between the midpoint of the block, or off the midpoint so that the bias of the “deeper” side of the block does not exceed 75% of the distance of the entire block depth.

The method of division used by the applicant must be described on the site plan or an additional plan diagram to illustrate compliance. For proposed Mediterranean Villages that contain more than one lot, more than one method of division may be used for a single application. However, the method of division used for one continuous frontage shall be the same.

C. Description of Street Types

Some elements of Street Types vary, while some elements remain constant or only vary slightly. These variations include lane widths, parking and sidewalk configurations, frontage rules and landscaping standards.

Signature Streets: Primary thoroughfares with wide rights of way that accommodate taller buildings.

Plazas: Public spaces defined by integrated, harmonious streetscape, pedestrian amenities, and building frontages that work together to shape an "outdoor living room."

Downtown Streets: Typical streets within Downtown Coral Gables that accommodate taller buildings that respectfully step back at a reasonable height.

Apartment & Townhouse Streets: Smaller-scale, residential streets that are lined with low-scale multifamily buildings.

Paseos: Mid-block, non-air conditioned, publicly accessible pedestrian accessways that interconnect two public rights-of-way or interconnected paseo.

Alleys: Narrow accessways in the rear of the properties intended for parking access, trash pick-up and other services.

D. Summary of Street Type Standards

	Signature	Plaza	Downtown	Apt & Townhouse	Paseos	Alleys
Street Names:	Ponce de Leon	At the intersection of Ponce de Leon with Palermo & Coconut Grove Drive	Sevilla, Malaga, Palermo & Coconut Grove Drive	Galiano & Malaga		
Heights						
Building Height [1]	3 Floors min	3 Floors min	2 Floors min	1 Floor min	Not Applicable	Not Applicable
	190'-6" max or as provided in the Comprehensive Plan	190'-6" max or as provided in the Comprehensive Plan	190'-6" max or as provided in the Comprehensive Plan	3 Floors max or as provided in the Comprehensive Plan		
Signature Terminated Vista Building Height Bonus [2]	2 Floors max	Not Applicable	Not Applicable	Not Applicable		
Rooftop Architectural Elements[3]						
Rooftop Area	3/4 max	3/4 max	1/2 max	1/3 max		
Height Above Rooftop	25' max	25' max	25' max	11' max		
Signature Terminated Vista Rooftop Architectural Element Bonus[2]	1/2 Building Height max, including 25' allowed	Not Applicable	Not Applicable	Not Applicable		
Floor Heights (Floor to Floor):						
Ground Floor & 2nd Floor	11' min 17' max	11' min 17' max	11' min 17' max	9' min 13'6" max		
Third Floor	9' min 17' max	9' min 17' max	9' min 13'6" max	9' min 13'6" max		
Upper Floors [5] (above 3rd Floor)	9' min 13'6" max	9' min 13'6" max	9' min 13'6" max	Not Applicable		
Ground Finished Floor level above sidewalk[4]	6" max	6" max	6" max	18" min 4' max		

Note:
(1) Height measured to the eave.
(2) Signature Terminated Vistas are permitted in locations designated by the Regulating Plan. Signature Terminated Vistas may exceed the Building Height Maximum by 2 Floors, with a maximum floor plate of 5,900 sq ft of enclosed air conditioned space, and must be used for publicly accessible uses such as restaurants. The Signature Terminated Vista Rooftop Architectural Element Bonus may be up to a height of half of the Building Height Maximum.
(3) For decorative or mechanical use only. Rooftop Architectural Elements shall not contain enclosed air conditioned spaces. Mechanical equipment must be screened from view, in elevation on all sides. Height measured from the eave of the building to the top of the Rooftop Architectural Element.
(4) Ramping may be necessary between the floor of the arcade and the sidewalk for ADA compliance. Ramping may occur in between the arcade's columns or piers and/or in the sidewalk area. The floor of an arcade at a street's edge shall also meet this requirement.
(5) Upper Level Floors containing public uses, such as ballrooms, cinemas, gyms, and/or daycares, may exceed the maximum Floor to Floor height up to a maximum of 36'.

Street Types:	Signature	Plaza	Downtown	Apt & Townhouse	Paseos	Alleys
Street Names:	Ponce de Leon	At the intersection of Ponce de Leon with Palermo & Coconut Grove Drive	Sevilla, Malaga, Palermo & Coconut Grove Drive	Galiano & Malaga		
Street Widths						
Right of Way Width	100' min	35,000 sf min 1:3 max width:length	60' min 70' max	60' min	10' min 30' max	20' min 30' max
Building Profile						
Stepback	0'	Recommended 15' at 8th Floor	Recommended 15' at 8th Floor	Not Applicable	Not Applicable	Not Applicable
Building Spacing above 7th Floor	45' min separation	60' min separation	60' min separation	Not Applicable		Not Applicable
Building Floorplate above 7th Floor	30,000sf office max 20,000sf residential 215' length max	25,000sf office max 20,000sf residential 215' length max	25,000sf office max 18,000sf residential 215' length max	Not Applicable		Not Applicable
Parking Placement (1)	3rd - 7th Floor	3rd - 7th Floor	3rd - 7th Floor	Ground Floor		Ground Floor
Parking Setback from Primary Street BTL	Recommended 20' min 70% min of Frontage	Recommended 20' min	0' min	10' min		0'
Parking Setback from Side Street BTL	20' min 70% of Frontage	Not Applicable	Not Applicable	20' min		20' min
Building Placement						
Front Build-to Line(2)	0' min 14' max	0' min 14' max	0' min 14' max	0' min 14' max	Not Applicable	Refer to nearest Street Type Frontage
Side Setback (next to another property)	Not Applicable	Not Applicable	0' 10' min from SFR	Not Applicable		
Rear setback	Not Applicable	Not Applicable	10' 0' with Alley	10' 0' with Alley		Not Applicable
Frontage Build-out (3)	100%	100%	80% min	50% min		Not Applicable
Frontage Elements (refer to Section 3-510-5, Architectural Standards for further clarification)						
Allowed Frontage Elements:	Shopfront	Shopfront	Shopfront	Stoops	Shopfront	Stoop
	Gallery	Gallery	Gallery	Canopy	Gallery	Porch
	Arcade	Arcade	Arcade	Porches	Arcade	Balcony
	Canopy	Canopy	Canopy	Balcony	Canopy	Canopy
	Balcony	Balcony	Balcony	Awning	Balcony	Awning
	Awning	Awning	Awning		Awning	Bay Windows
	Outdoor Dining(4)	Outdoor Dining(4)	Outdoor Dining(4)		Outdoor Dining(4)	

Note:

(1) Parking may be located underground and is prohibited on the Ground Floor and 2nd Floor for all street types. See Section 4: General Standards for additional parking requirements.

(2) Build-to lines are measured from the property line along a street frontage to a distance back from the street.

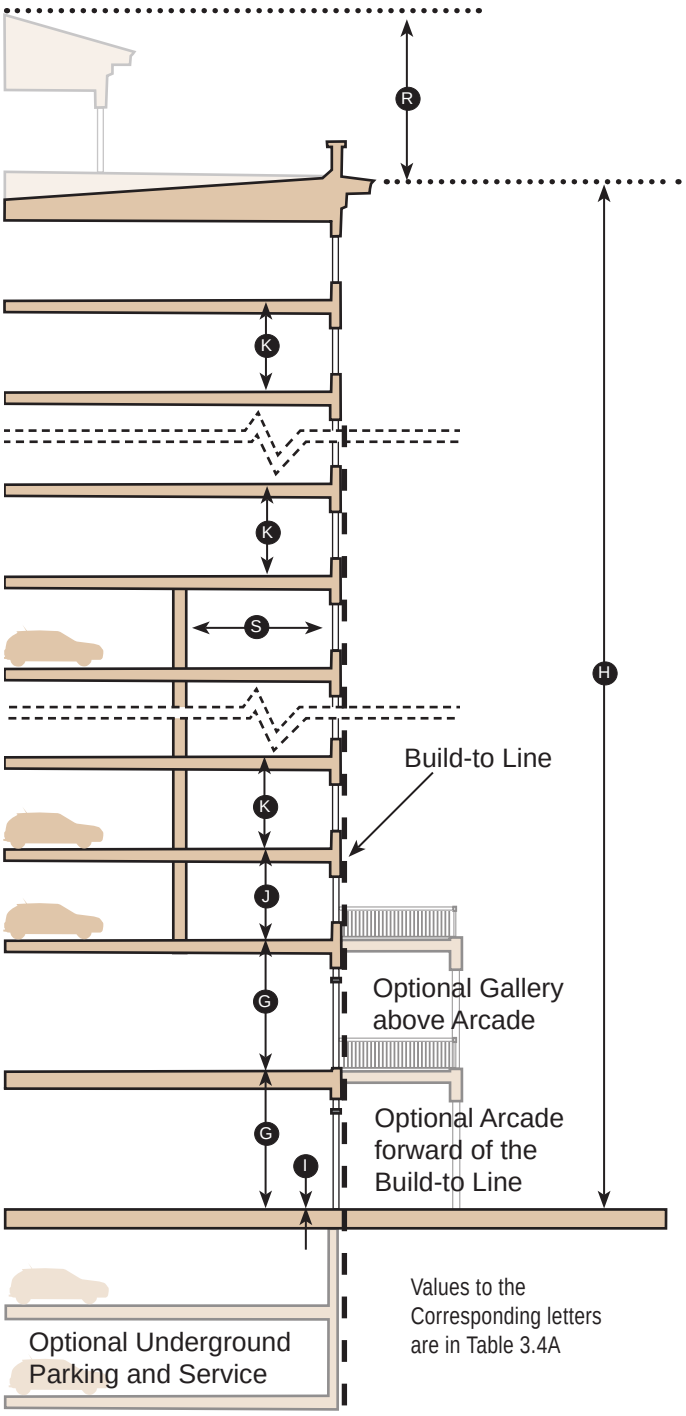
(3) Frontage Build-out is the width of the facade to be built along the build-to line. It is measured based on the percentage of the front property line running along the street-type designation from the Street Type Plan in Section 2. For Signature Streets and Plazas, entrances to drop-offs, garbage dumpsters, delivery bays and parking garages shall be flush and integrated with the facade of the buildings. If a gallery or arcade is used in the facade of the buildings, any doors for vehicular access should be setback a minimum of 20' from the inside wall of the pedestrian corridor.

(4) Outdoor dining shall be permitted in ROW subject to City approval with encroachment agreement.

E. Signature Streets

Signature Streets are primary thoroughfares in Coral Gables with wide rights of way that can accommodate taller buildings.

1. Building Heights & Profile



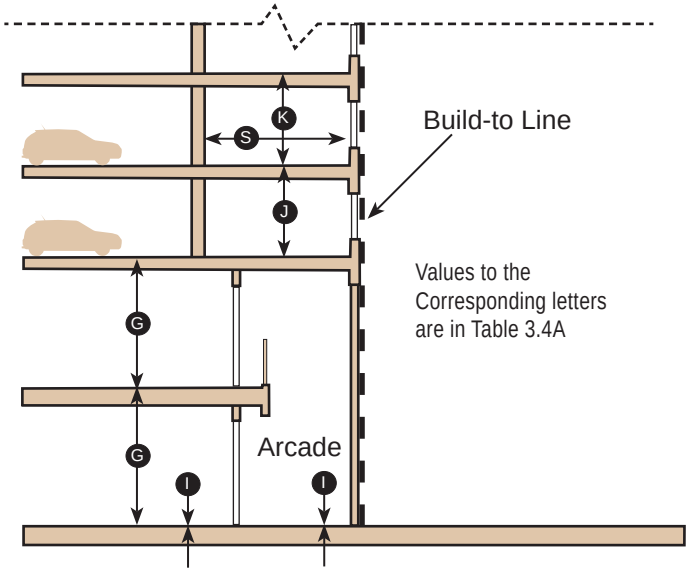
Key

Build-to Line (BTL) — Building

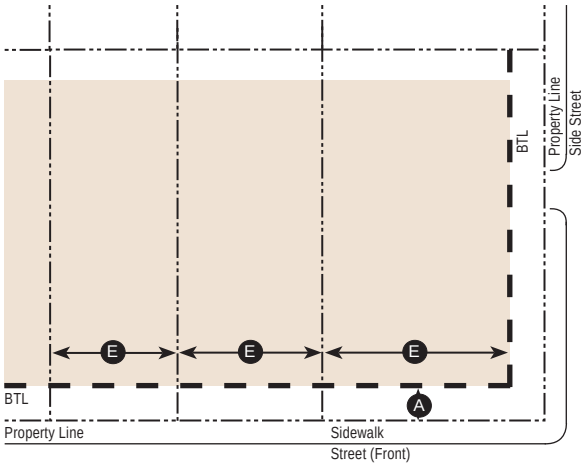
Building Heights & Profile, Table 3.4A		
Heights		
Building Height [1]	3 Floors min 190'-6" to eave max or as provided in the Comprehensive Plan	H
Signature Terminated Vista Bonus[2]	2 Floors max	
Rooftop Architectural Elements[3]		
Rooftop Area	3/4 max	
Height Above Rooftop	25' max	R
Signature Terminated Vista Element[1]	1/2 Building Height, including 25' allowed	
Floor Heights (floor to floor)		
Ground Floor & 2nd Floor	11' min 17' max	G
Third Floor	9' min 17' max	J
Upper Floors (above 3rd Floor)[5]	9' min 13'6" max	K
Ground Finished Floor above sidewalk[4]	6" max	I
Profile		
Building Separation above 7th Floor	45' min	
Building Floorplate above 7th Floor	30,000sf office max 20,000sf residential 215' length max	
Parking Placement	3rd - 7th Floor	
Recommended Parking Setback from Primary Street BTL	20' min 70% min of Frontage	S
Parking Setback from Side Street BTL	20' min 70% min of Frontage	

(1) See note 1 on page 3.2.
(2) See note 2 on page 3.2.
(3) See note 3 on page 3.2.
(4) See note 4 on page 3.2.
(5) See note 5 on page 3.2.

Alternative Profile with Arcade



2. Building Placement



Values to the Corresponding letters are in Table 3.5A

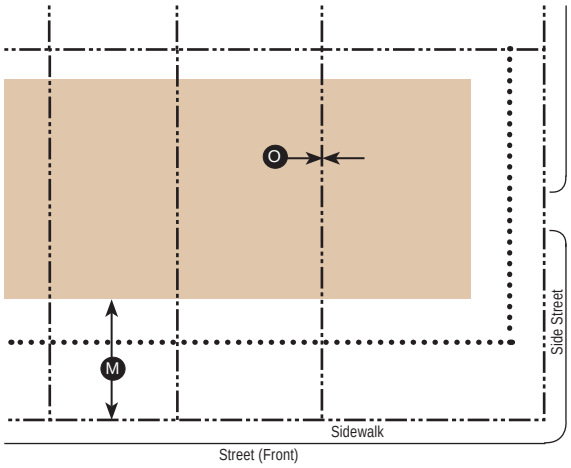
Key

- Property Line
- Build-to Line (BTL)
- Building Area

Building Placement, Table 3.5A		
Front Build-to Line[2]	0' min to 14' max	A
Frontage Build-out[3]	100%[3]	E

(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

3. Parking Location



Key

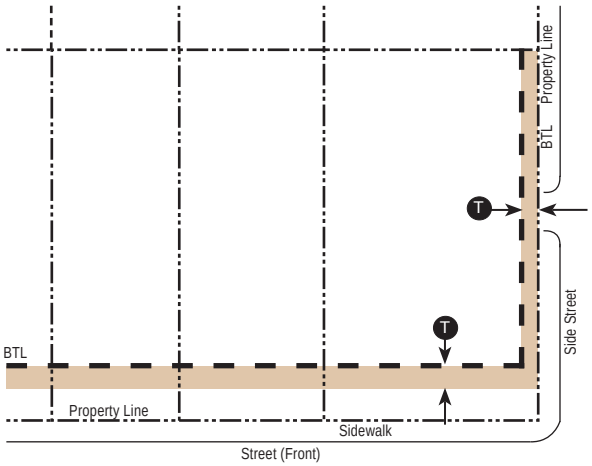
- Property Line
- Setback Line
- Parking Area

Parking Location, Table 3.5B		
Front Setback	20' min. when liner space present	M
Side Setback	20' min. when liner space present	O

a. Parking and Service may be located underground.

b. Habitable liner space of a minimum depth of 20 feet is required along the primary frontage on all parking floors.

4. Frontage Elements



Values to the Corresponding letters are in Table 3.5C

Key

- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements, Table 3.5C		
Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.		
Distance	12' max. or 2 feet behind the curb, if less	T
Allowed Frontage Elements	Shopfronts, Arcade, Balcony, Gallery, Canopy, Awning	

See Section 5, Architectural Standards for further requirements of these frontage elements.

There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

5. Miscellaneous

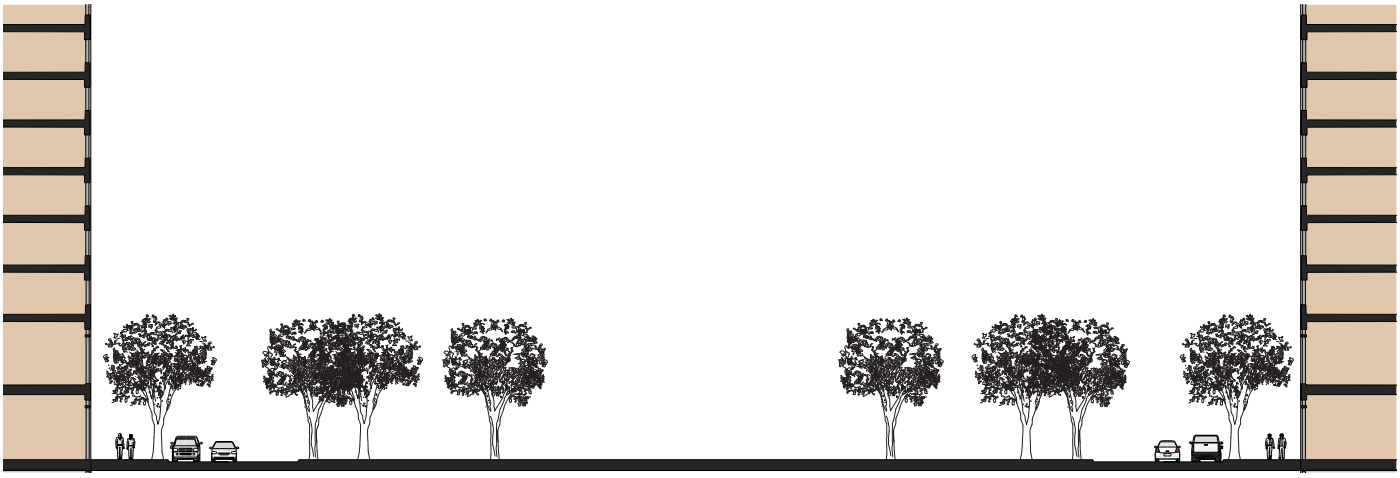
a. All buildings must have a Primary Pedestrian Entrance along the front facade.

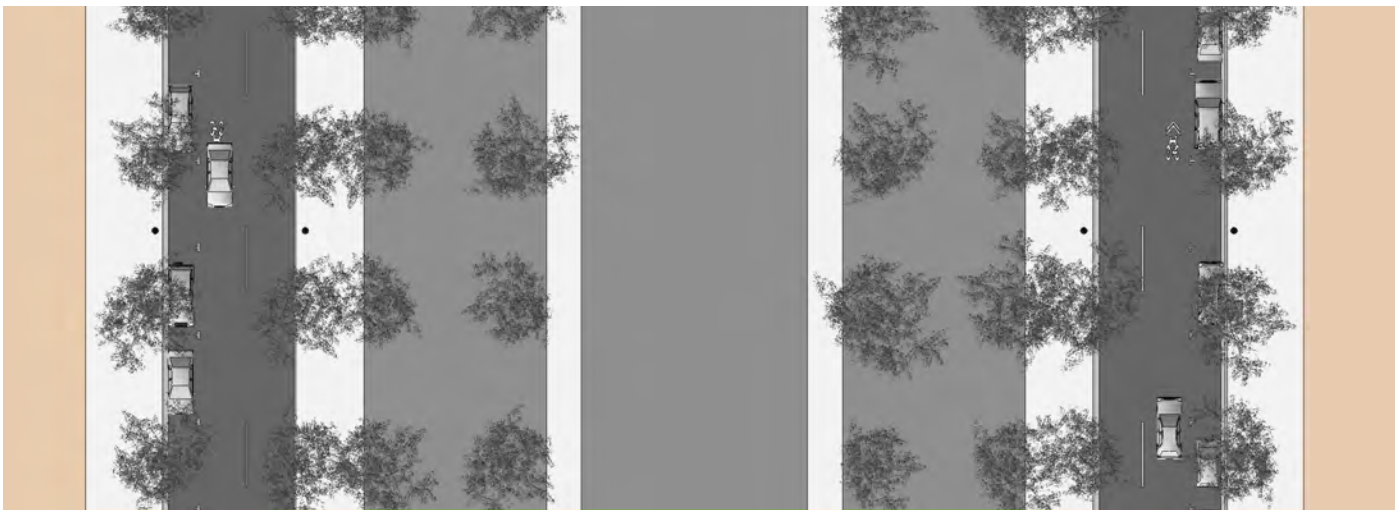
b. Loading docks, overhead roll-down doors and other service entries shall not be located on street-facing facades.

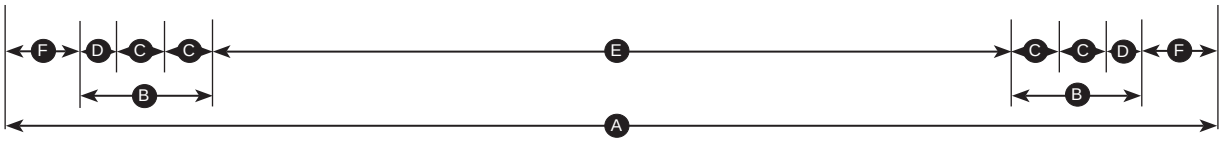
6. Street Cross Sections

Applicants may choose any of the cross sections and plans in this section if adding new thoroughfares or streetscaping existing ones.

Signature Street (Ponce de Leon at Ponce Circle)







Application	
Movement Type	Multi-modal, pedestrian oriented
Street Type	Signature Street

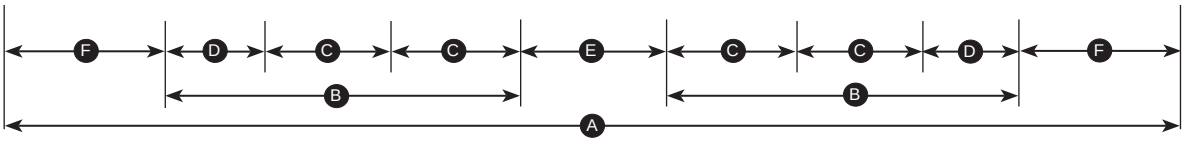
"Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		
Traffic Lanes	11'	C
Bicycle Lanes	sharrows	
Parking Lanes	8'	D
Public Park	160'	E

Overall Widths		
Right-of-Way (ROW) Width	280'	A
Curb Face to Curb Face Width	30'	B

Edges		
Curb Type	6" Raised	
Planter Type	Tree Wells in sidewalk w flush grate	
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.	
Walkway Type	14' sidewalk	F

Signature Street (Ponce de Leon)



Application	
Movement Type	Multi-modal, pedestrian oriented
Street Type	Signature Street

"Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		
Traffic Lanes	11'	C
Bicycle Lanes	sharrows	
Parking Lanes	8'	D
Medians	12'	E

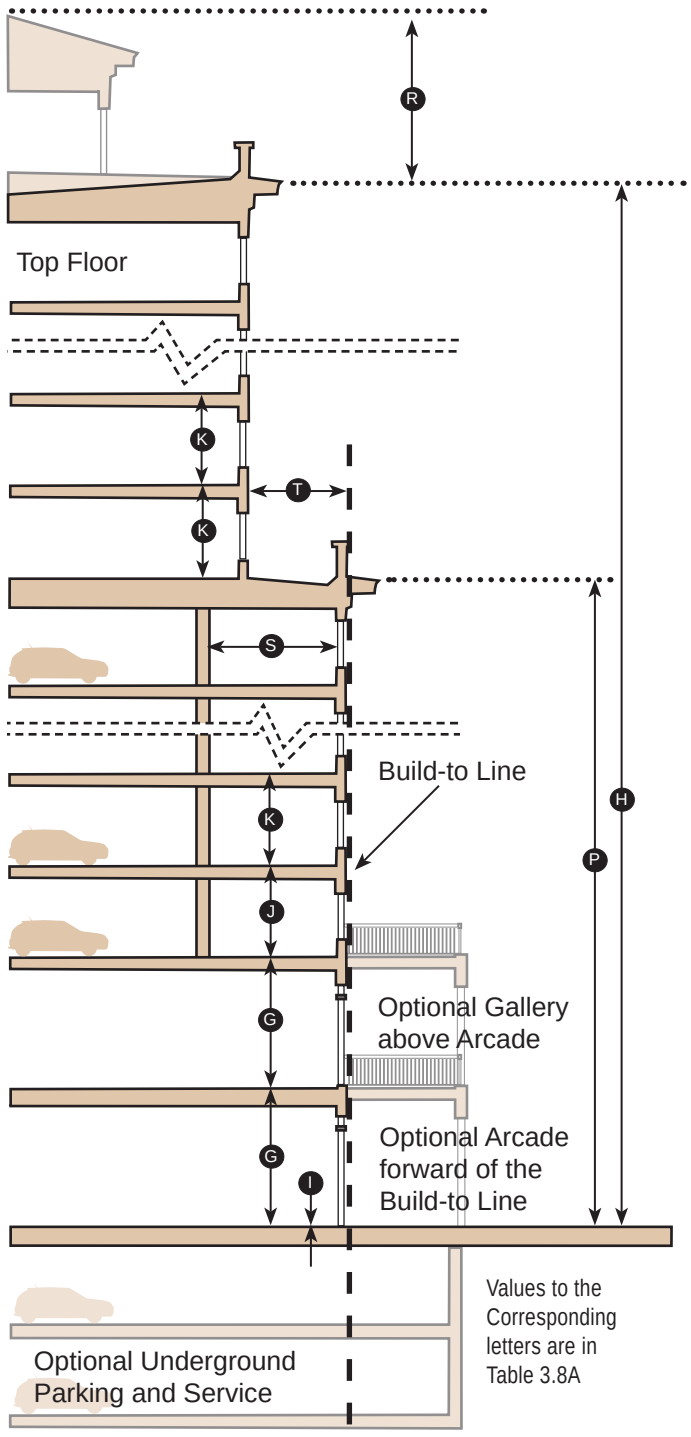
Overall Widths		
Right-of-Way (ROW) Width	100'	A
Curb Face to Curb Face Width	30'	B

Edges		
Curb Type	6" Raised	
Planter Type	Tree Wells in sidewalk w flush grate	
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.	
Walkway Type	14' sidewalk	F

F. Plazas

Plazas have similar parameters to Signature Street, however Plazas shape public spaces within a public right-of-way along primary thoroughfares and any privately owned open spaces shown in the Street Type Map.

1. Building Heights & Profile



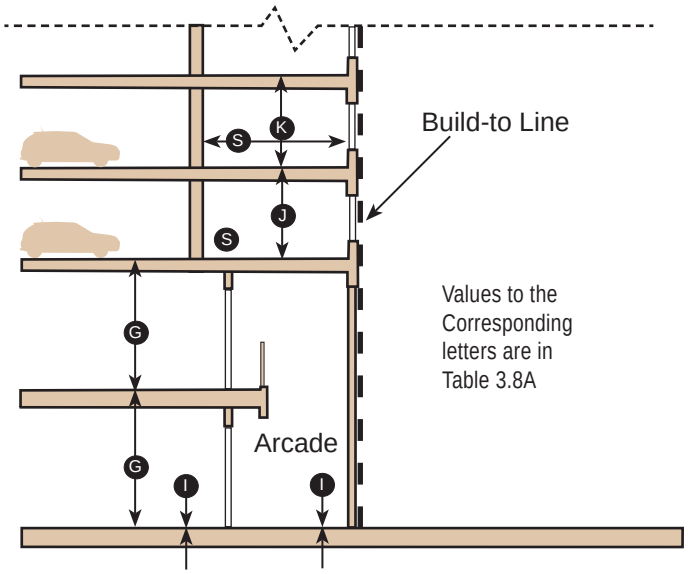
Key

Build-to Line (BTL) — Building

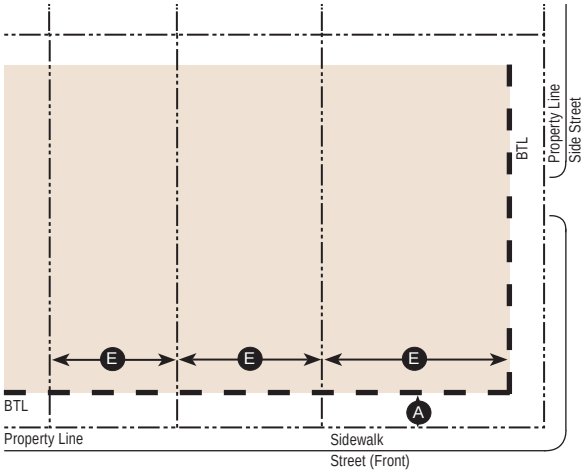
Building Heights & Profile, Table 3.8A		
Heights		
Building Height [1]	3 Floors min 190'-6" to eave max or as provided in the Comprehensive Plan	H
Rooftop Architectural Elements[3]		
Rooftop Area	3/4 max	
Height Above Rooftop	25' max	R
Floor Heights (floor to floor)		
Ground Floor & 2nd Floor	11' min 17' max	G
Third Floor	9' min 17' max	J
Upper Floors (above 3rd Floor)[5]	9' min 13'6" max	K
Ground Finished Floor above sidewalk[4]	6" max	I
Profile		
Height to Stepback	7 Floors max	P
Recommended Stepback above 7th Floor	15'	T
Building Separation above 7th Floor	60' min	
Building Floorplate above 7th Floor	25,000sf office max 20,000sf residential 215' length max	
Parking Placement	3rd - 7th Floor	
Recommended Parking Setback from Primary Street BTL	20' min	S
Parking Setback from Side Street BTL	0' min	

(1) See note 1 on page 3.2.
(3) See note 3 on page 3.2.
(4) See note 4 on page 3.2.
(5) See note 5 on page 3.2.

Alternative Profile with Arcade



2. Building Placement



Values to the Corresponding letters are in Table 3.9A

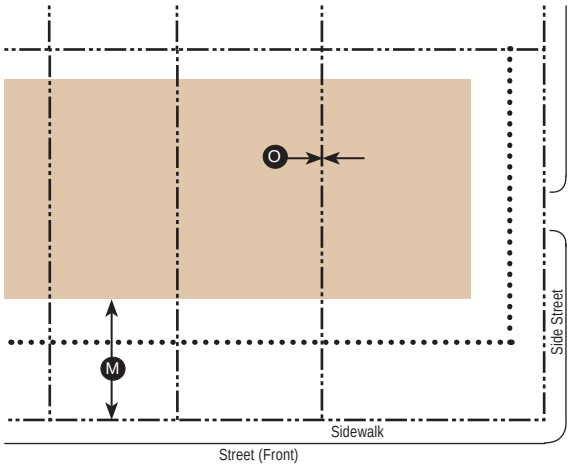
Key

- Property Line
- Build-to Line (BTL)
- Building Area

Building Placement, Table 3.9A		
Front Build-to Line[2]	0' min to 14' max.	A
Frontage Build-out[3]	100%[3]	E

(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

3. Parking Location



Key

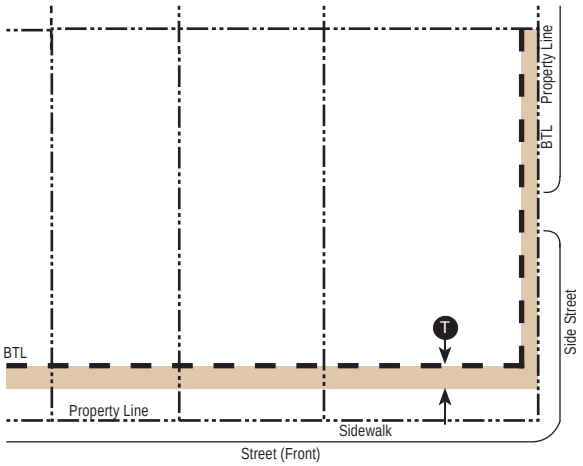
- Property Line
- Setback Line
- Parking Area

Parking Location, Table 3.9B		
Front Setback	20' min.	M
Side Setback	0' min.	O

a. Parking and Service may be located underground.

b. Habitable liner space of a minimum depth of 20 feet is required along the primary frontage on all parking floors.

4. Frontage Elements



Values to the Corresponding letters are in Table 3.9C

Key

- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements, Table 3.9C		
Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.		
Distance	12' max. or 2 feet behind the curb, if less	T
Allowed Frontage Elements	Shopfronts, Arcade, Balcony, Gallery, Canopy, Awning	

See Section 5, Architectural Standards for further requirements of these frontage elements.

There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

5. Miscellaneous

a. All buildings must have a Primary Pedestrian Entrance along the front facade.

b. Loading docks, overhead roll-down doors and other service entries shall not be located on street-facing facades.

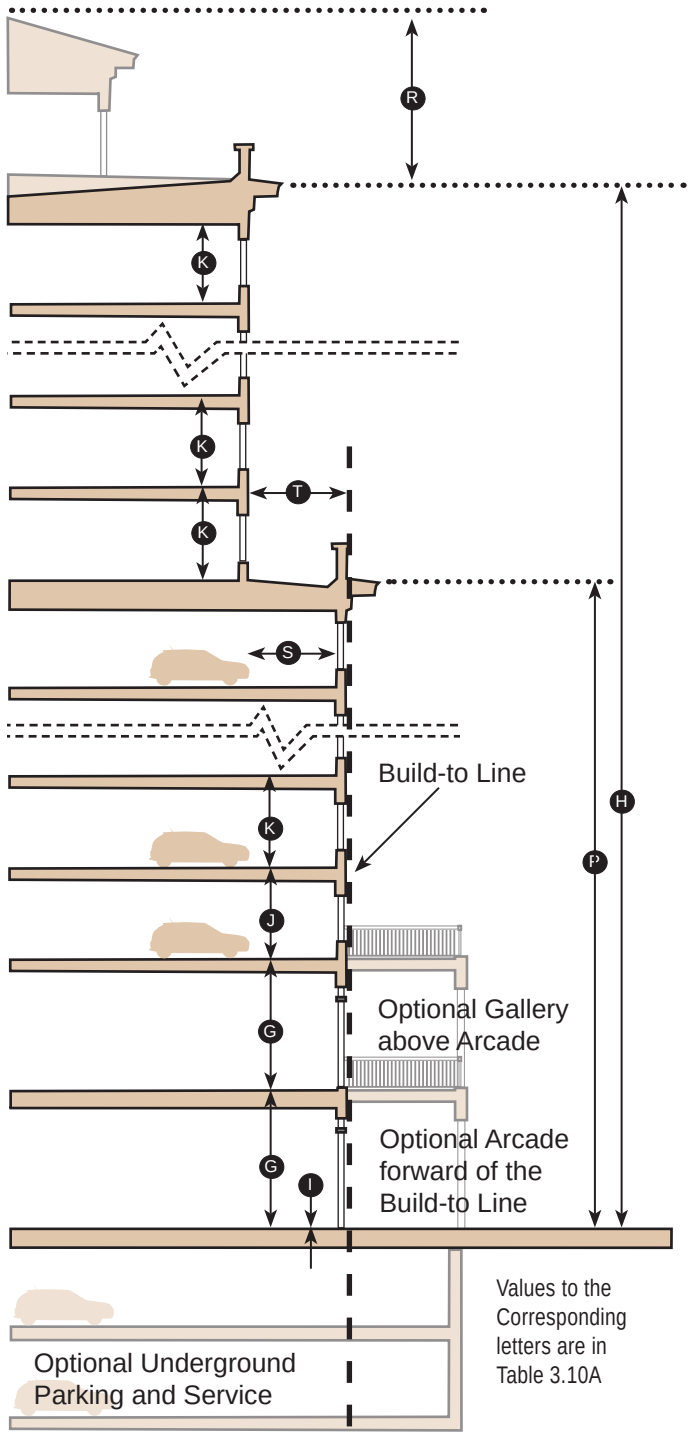
c. All areas designated as a Plaza shall be streetscaped in a cohesive design. Facades fronting a plaza shall have a consistent appearance in materials, proportions, colors, and height.

d. First and second Floors shall respect and be compatible with any historic buildings in height, scale, mass and detail.

G. Downtown Streets

Downtown Streets are typical streets within Downtown Coral Gables that could accommodate taller buildings only with respectfully stepping back at a reasonable height.

1. Building Heights & Profile



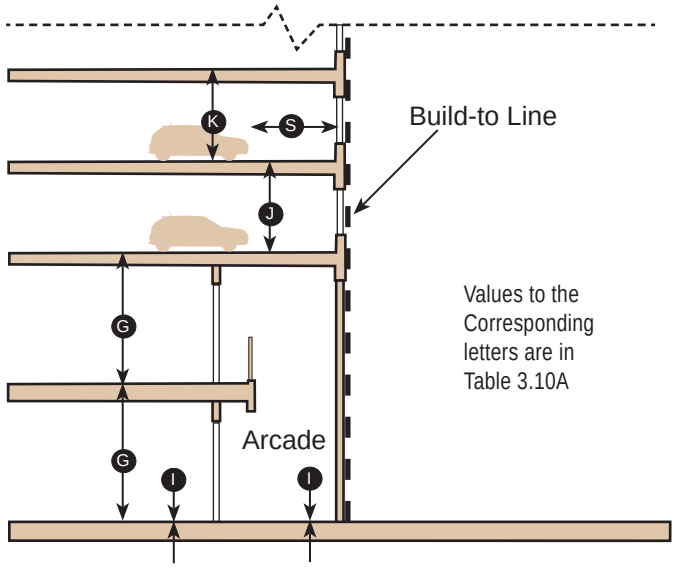
Key

Build-to Line (BTL) — Building

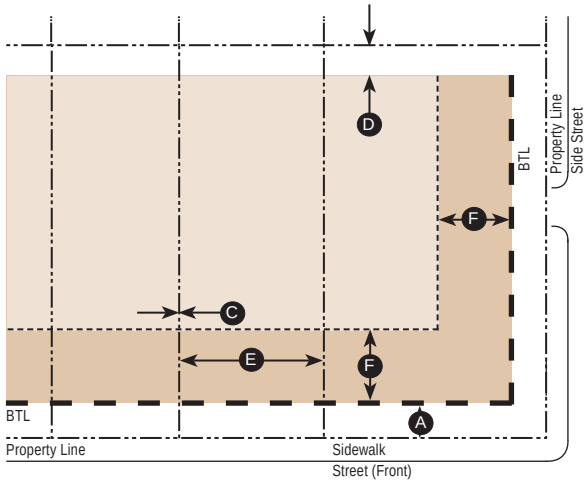
Building Heights & Profile, Table 3.10A		
Heights		
Building Height [1]	2 Floors min 190'-6" to eave max or as provided in the Comprehensive Plan	H
Rooftop Architectural Elements[3]		
Rooftop Area	1/2 max	
Height Above Rooftop	25' total height max	R
Floor Heights (floor to floor)		
Ground Floor & 2nd Floor	11' min 17' max	G
Third Floor	9' min 13'6" max	J
Upper Floors (above 3rd Floor)[5]	9' min 13'6" max	K
Ground Finished Floor above sidewalk[4]	6" max	I
Profile		
Height to Stepback	7 Floors max	P
Recommended Stepback above 7th Floor	15'	T
Building Separation above 7th Floor	60' min	
Building Floorplate above 7th Floor	25,000 sf max 18,000 sf max 215' length max	
Parking Placement	3rd - 7th Floor	S
Parking Setback from Primary Street BTL	0'	
Parking Setback from Side Street BTL	0'	

(1) See note 1 on page 3.2.
(3) See note 3 on page 3.2.
(4) See note 4 on page 3.2.
(5) See note 5 on page 3.2.

Alternative Profile with Arcade



2. Building Placement



Values to the Corresponding letters are in Table 3.11A

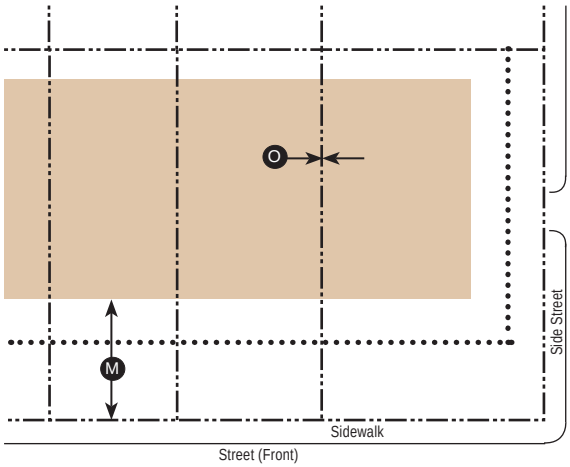
Key

- Property Line
- Build-to Line (BTL)
- Upper Floor Stepback
- Upper Floor Building Area
- Building Area

Building Placement, Table 3.11A		
Front Build-to Line[2]	0' min 14'max	A
Side Setback	0', 10' min next to residential	C
Rear Setback	10', 0' with alley	D
Frontage Build-out[3]	80% min	E
Recommended Upper level setback	15' min above the 7th Floor	F

(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

3. Parking Location



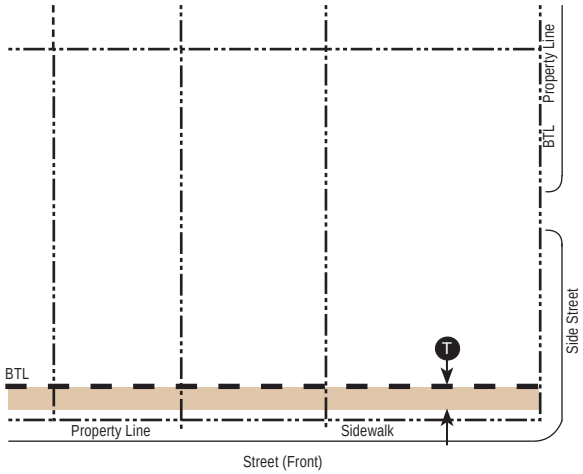
Key

- Property Line
- Parking Area
- Setback Line

Parking Location, Table 3.11B		
Front Setback	0' min.	M
Side Setback	0' min.	O

a. Parking and Service may be located underground.

4. Frontage Elements



Values to the Corresponding letters are in Table 3.11C

Key

- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements, Table 3.9C		
Distance	12' max. or 2 feet behind the curb, if less	T
Allowed Frontage Elements	Shopfronts, Arcade, Balcony, Gallery, Canopy, Awning	

Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.

See Section 5, Architectural Standards for further requirements of these frontage elements.

There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

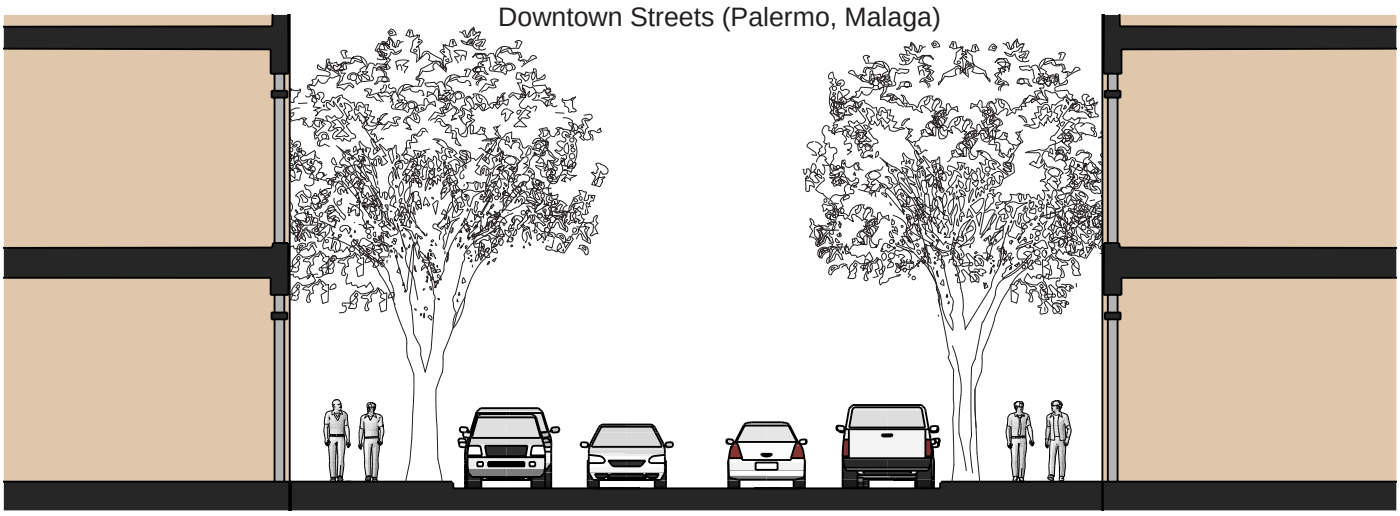
5. Miscellaneous

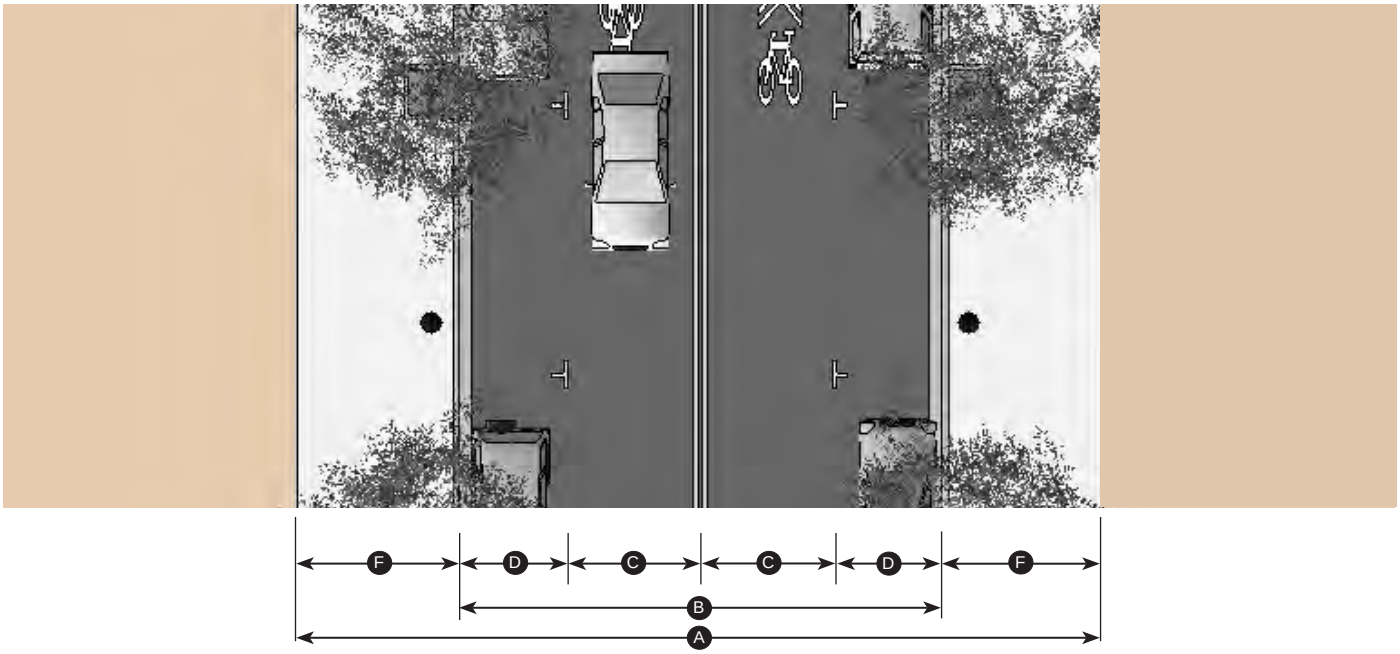
a. All buildings must have a primary pedestrian entrance along the front facade.

b. Loading docks, overhead roll-down doors and other service entries shall not be located on street-facing facades, refer to Section 3-510-5, Architectural Standards.

6. Street Cross Sections

Applicants may choose any of the cross sections and plans in this section if adding new thoroughfares or streetscaping existing ones.





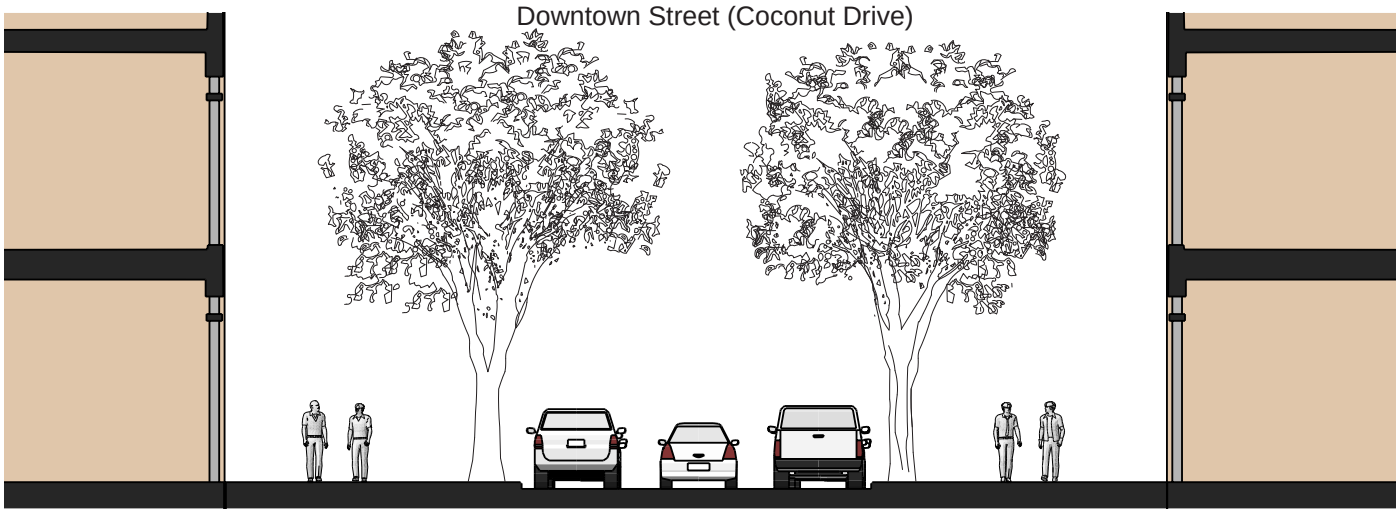
Application		
Movement Type	Multi-modal, pedestrian oriented	
Street Type	Downtown Street	

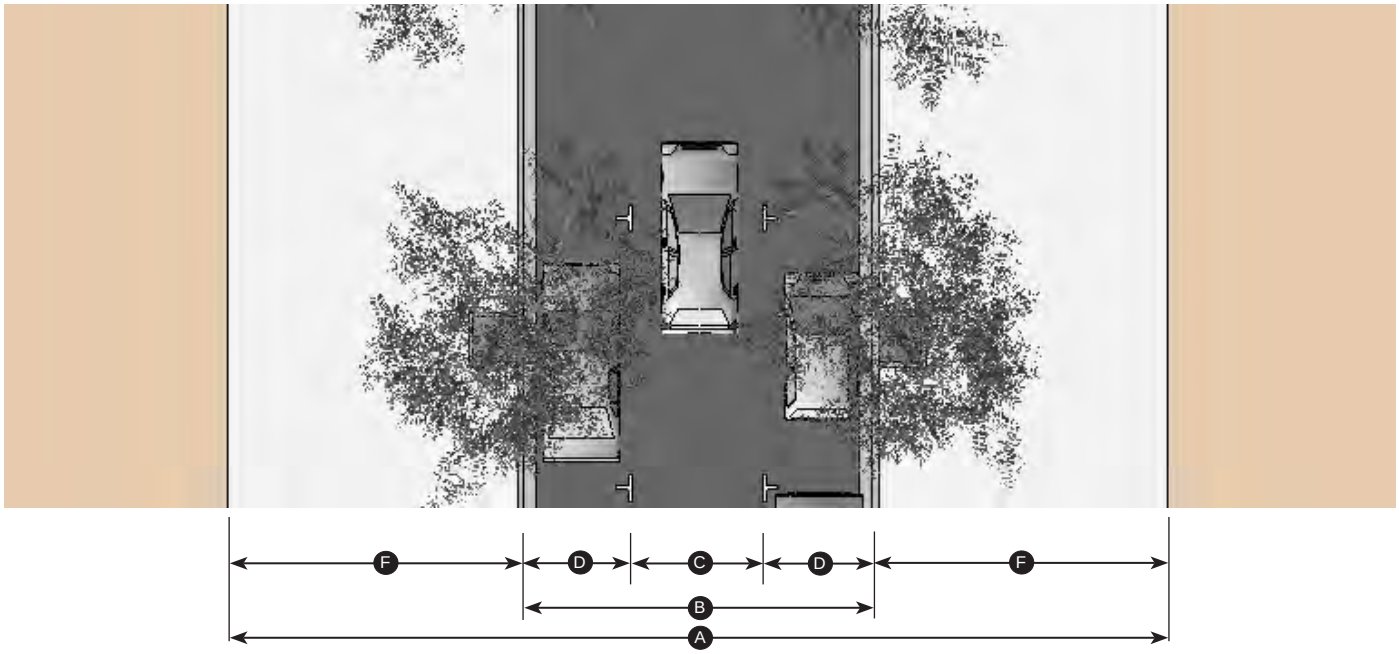
"Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		
Traffic Lanes	10'	C
Bicycle Lanes	sharrows	
Parking Lanes	8'	D
Medians	n/a	E

Overall Widths		
Right-of-Way (ROW) Width	60'	A
Curb Face to Curb Face Width	36'	B

Edges		
Curb Type	6" Raised	
Planter Type	tree wells in sidewalk w flush grate	
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.	
Walkway Type	12' sidewalk	F





Application	
Movement Type	Multi-modal, pedestrian oriented
Street Type	Downtown Street

"Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		
Traffic Lanes	10'	C
Bicycle Lanes	within adjacent private frontages	
Parking Lanes	8'	D
Medians	n/a	E

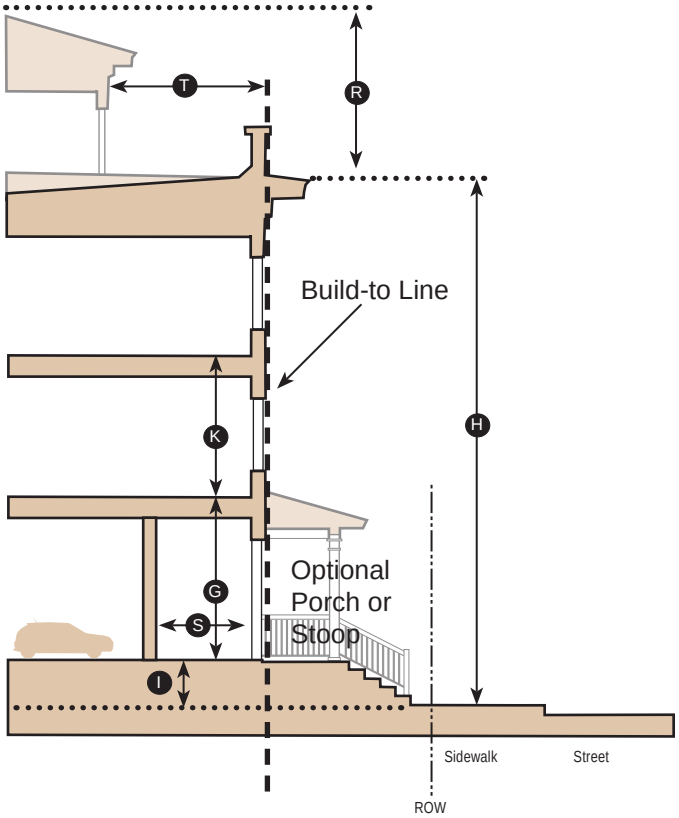
Overall Widths		
Right-of-Way (ROW) Width	70'	A
Curb Face to Curb Face Width	26'	B

Edges		
Curb Type	6" Raised	
Planter Type	tree wells in sidewalk w flush grate	
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.	
Walkway Type	22' sidewalk	F

H. Apartment & Townhouse Street

Apartment & Townhouse Streets are smaller streets that serve as a transition from higher intensity urban areas to low-intensity single-family neighborhoods.

1. Building Heights & Profile



Values to the Corresponding letters are in Table 3.14A

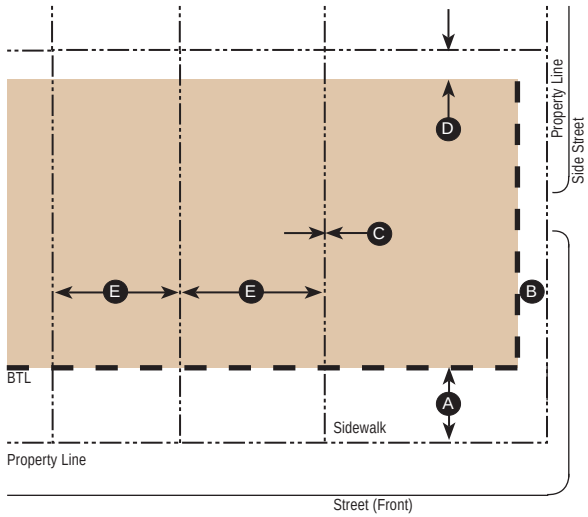
Key

Build-to Line (BTL) — Building Area

Building Heights & Profile, Table 3.14A		
Building Height [1]	1 Floor min 3 Floors max	H
Rooftop Architectural Elements[3]		
Rooftop Area	1/2 max	
Architectural Element Stepback	10' min	T
Height Above Rooftop	11' max	R
Floor Heights (floor to floor)		
Ground Floor	9' min 13'6" max	G
Upper Floors	9' min 13'6" max	K
Ground Finished Floor above sidewalk	18" min	I
Habitable Ground Floor Depth	10' min	S

(1) See note 1 on page 3.2.
(3) See note 3 on page 3.2.

2. Building Placement



Values to the Corresponding letters are in Table 3.14B

Key

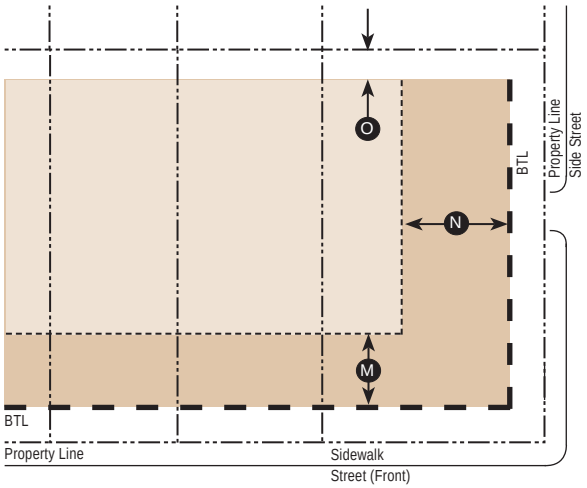
Property Line — Building Area
Build-to Line (BTL)

Building Placement, Table 3.14B		
Front Street BTL[2]	0' min 14' max.	A
Side Street Setback	0'	B
Side Setback	0' 10' min next to residential	C
Rear Setback	10' 0' with alley	D
Frontage Build-out[3]	50%	E

(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

3. Parking Location

Parking and Service may be located underground. Driveways shall be located off of alleys. See Section 4: General Standards for additional parking requirements.



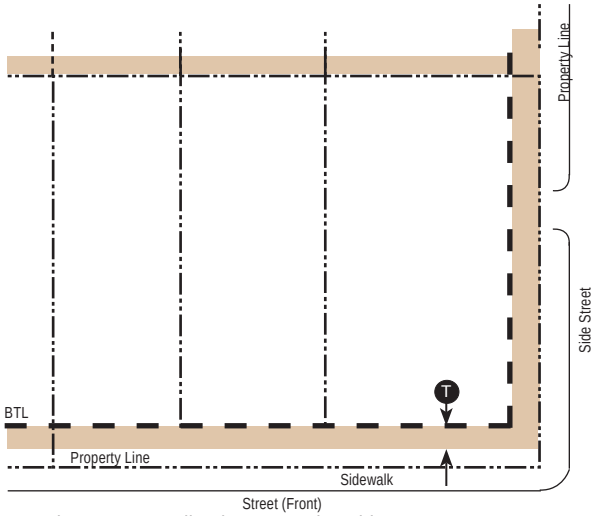
Values to the Corresponding letters are in Table 3.15A

Key

- Property Line
- Build-to Line (BTL)
- Ground Floor Parking Area
- Habitable Space

Parking Location, Table 3.15A		
Setback from Front Street BTL	10' min.	M
Setback from Side Street BTL	20' min.	N
Rear Setback	10' min 0' with an Alley	O

4. Frontage Elements



Values to the Corresponding letters are in Table 3.15B

Key

- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements, Table 3.15B		
Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.		
Distance	12' max. or 2 feet behind the curb, if less	T
Allowed Frontage Elements	Stoop, Porch, Balcony, Canopy, Awning, Bay Windows	

See Section 5, Architectural Standards for further requirements of these frontage elements.

There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

5. Miscellaneous

a. Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.

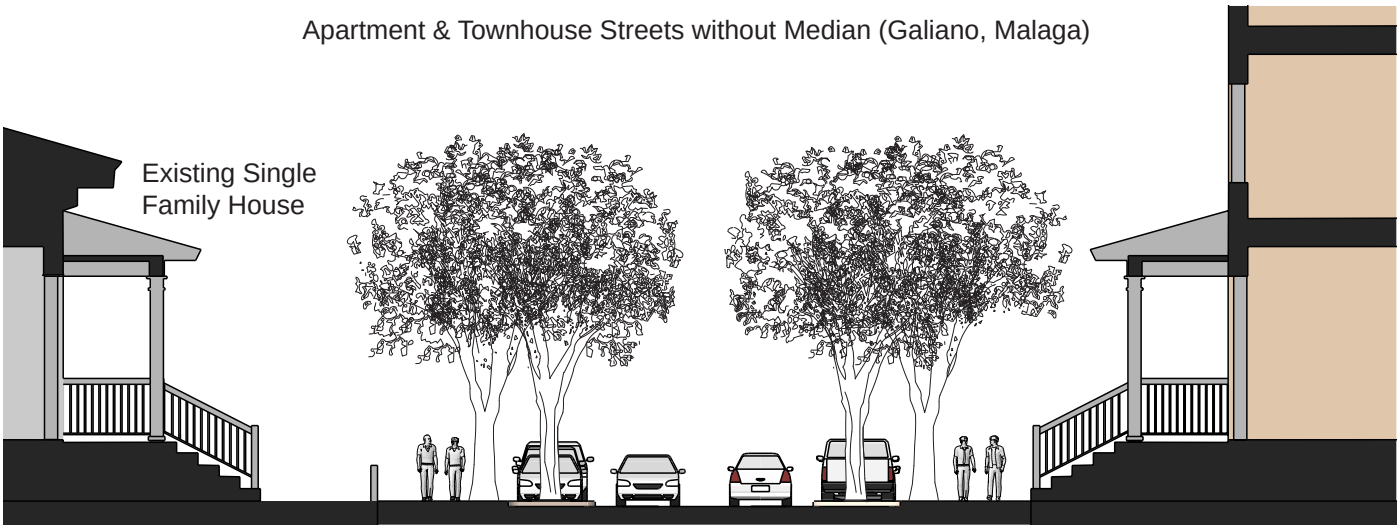
b. All buildings shall have a Primary Pedestrian Entrance, such as a Stoop or Porch, along the front street facade. All buildings fronting a corner are recommended to have a Stoop or Porch with a Primary Pedestrian Entrance at the corner.

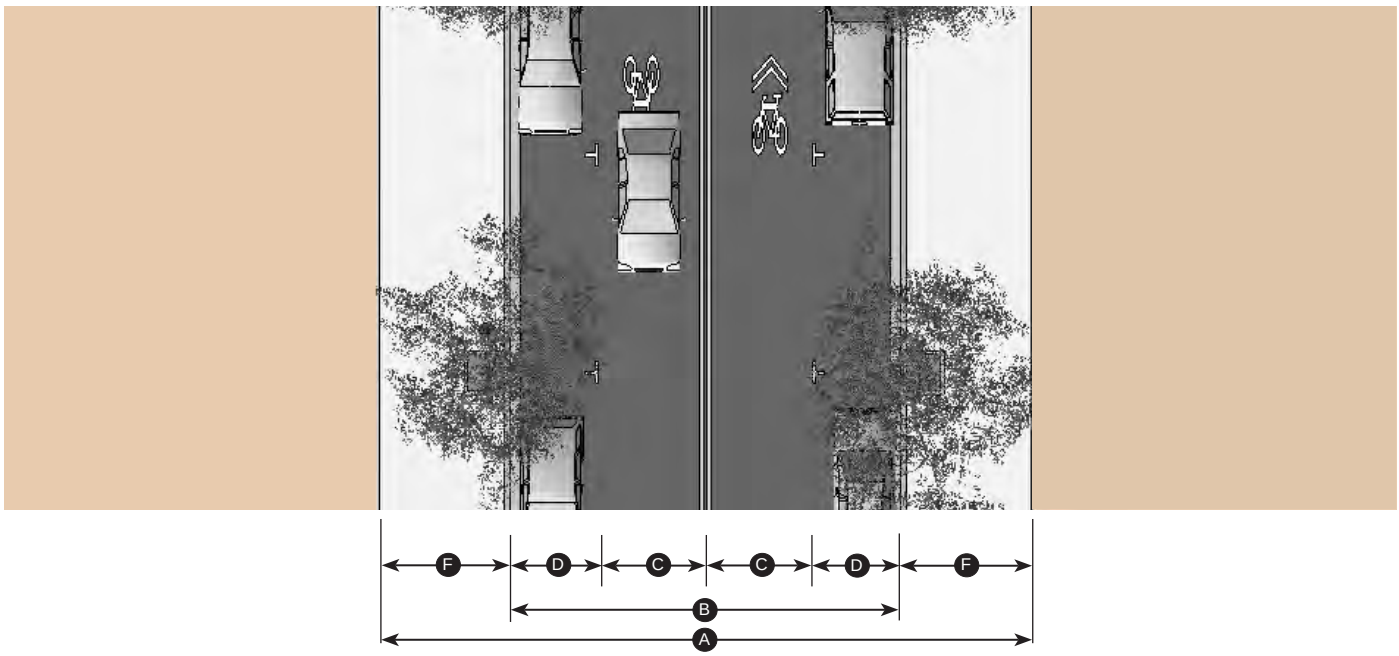
c. Driveways, garage doors, and service areas shall be accessed from an Alley and may not be visible from the Apartment & Townhouse Street.

6. Street Cross Sections

Applicants shall conform to the cross sections and plan in this section if adding new thoroughfares or streetscaping existing ones.

Apartment & Townhouse Streets without Median (Galiano, Malaga)





Application	
Movement Type	Multi-modal, pedestrian oriented
Street Type	Apartment & Townhouse Street

"Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		
Traffic Lanes	10'	C
Bicycle Lanes	Bicycle Boulevard	
Parking Lanes	8' when present	D
Medians	5'-6' when present at intersections	

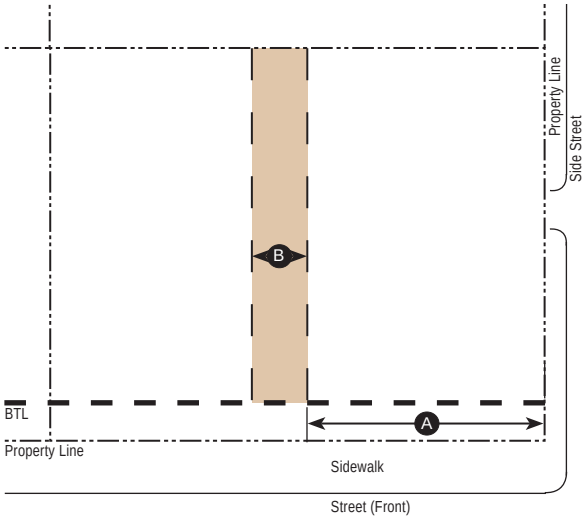
Overall Widths		
Right-of-Way (ROW) Width	60'	A
Curb Face to Curb Face Width	23' - 36'	B

Edges		
Curb Type	6" Raised	
Planter Type	tree pits in sidewalk planter areas within sidewalk	F
Landscape Type	Large Trees, evenly spaced @ 30' o.c. avg.	
Walkway Type	9' - 12' sidewalk	

I. Paseos

Paseos are mid-block pedestrian accessways that are fronted with store fronts, doors, windows, and other active elements.

1. Placement and Dimensions



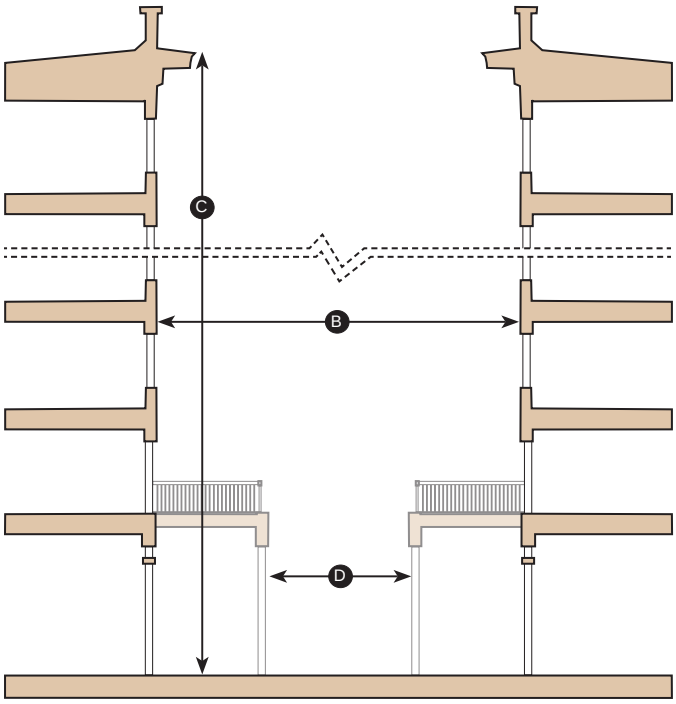
Key

- Property Line
- Build-to Line (BTL)
- Building Edge
- Paseo Area

Values to the Corresponding letters are in Table 3.17A

Paseo Placement and Dimensions, Table 3.17A		
Distance from a side street:	250' max	A
Width	10' min	B
Vertical Clearance	16' min	C
Frontage Element Encroachment	permitted 10' min clear space	D

2. Frontage Elements



Values to the Corresponding letters are in Table 3.17B

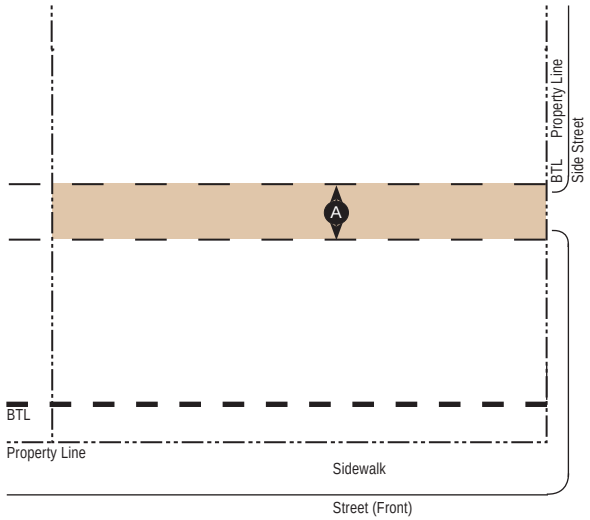
Allowed Frontage Elements, Table 3.17B	
See Section 5, Architectural Standards for additional regulations.	
■ Shopfront	■ Gallery
■ Arcade	■ Canopy
■ Awning	■ Balcony

Note: Paseos shall be open-air, non-air conditioned spaces that connect two public spaces. Dead-end paseos are prohibited. Vehicular use and service use is prohibited.

J. Alleys

Alleys are narrow accessways in the rear of the properties intended for parking access, trash pick-up and other services.

1. Placement

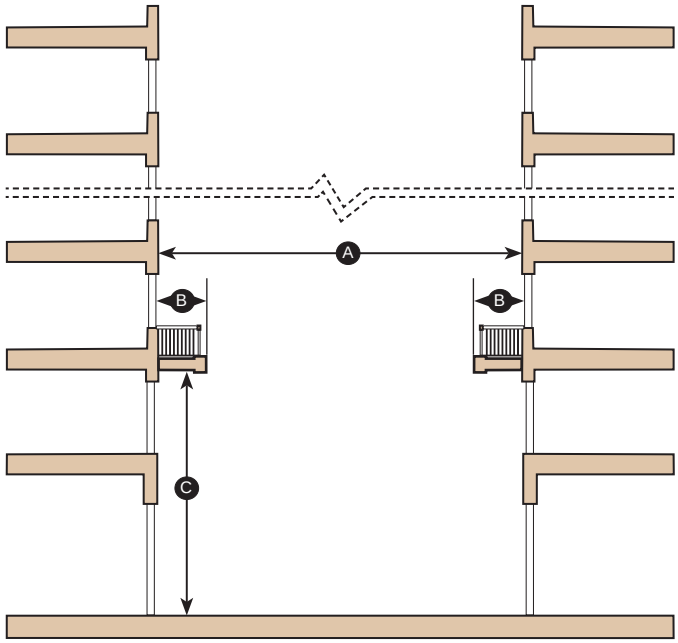


Key

- Property Line
- Build-to Line (BTL)
- Alley Edge
- Alley Area

Values to the Corresponding letters are in Table 3.18A

2. Frontage Elements



Values to the Corresponding letters are in Table 3.18A

Building and Alley Placement, Table 3.18A		
Width of Alley	20' min. 30' max	A
Frontage Element Encroachment	4' max	B
	20' min vertical clearance	C

Allowed Frontage Elements, Table 3.18B	
See Section 5, Architectural Standards for additional regulations.	
■ Balcony	■ Canopy
■ Awning	

Note:
Dead-end alleys are prohibited.

3-510-4 General Standards

A. Intent

The General Standards apply to all buildings, irrespective of the street-type designation.

B. Building Site

1. Platting and/or replatting

Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.

2. Easements

The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.

3. Installation of utilities

All utilities within a PAD including but not limited to telephone, electrical systems and television cables shall be installed underground.

C. Permitted Uses

A Mediterranean Village must be mixed-use and have at least four different categories of uses, one of which must be residential. Other uses may include retail, lodging, office, entertainment, civic, and public uses. The application shall specify the permissible location of use categories by street type. Any particular use within a use category that is allowed by both the applicable land use designation and zoning district is allowed in a Mediterranean Village. Ground level mandatory shopfonts shall have retail or restaurant uses.

D. Mediterranean Bonus

A Mediterranean Village shall comply with the Non-residential use requirements of the Mediterranean Level 2 Bonus program as outlined in Section 5-604, except as modified in these Form-Based Regulations.

E. Green Building

A Mediterranean Village shall obtain Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) Certification or an equivalent nationally recognized green certification program.

F. Traffic Study

The project shall include a Traffic Impact Study for the surrounding neighborhoods that identifies traffic effects on adjacent residential streets. A traffic calming and streetscape improvement strategy for affected streets shall be incorporated into the Development Agreement, which will include contributions towards neighborhood street improvements to mitigate potential traffic impacts.

G. Transit

The project shall include a Transit Improvement Plan as part of the Development Agreement, which will include contributions to local transit systems for the purposes of expanded hours and days of service and shorter headways.

H. Pedestrian Amenities

Where noted on the Regulating Plan in Section 2, an applicant needs to demonstrate, with a submission item called the Pedestrian Amenity Plan, all pedestrian amenities provided for the full length of the sidewalk of that required frontage.

Pedestrian Amenities include, but are not limited to: shading devices such as arcades, mature shade trees, canopies, large awnings, etc.

There shall be no "gaps" between pedestrian amenities greater than 15 feet along such frontage.

The applicant may also propose covenants, including covenants in lieu of unities of title, or other mechanisms of property control that may be needed to maintain such pedestrian amenities.

I. Public Art

Public Art beyond that currently required by the Zoning Code shall be provided at focal points of the project, including but not limited to sculptures, mosaics, and other forms of art in the public realm.

J. Parking

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed. Parking specifications, such as space dimensions and aisle width shall be used in accordance with Article 5, Division 14 of the Zoning Code.

1. On-Street Parking Counted

On-street parking spaces directly abutting a lot shall count toward the parking requirement for development of that lot, except that such spaces shall not count toward parking requirements for disabled persons.

2. Bicycle Parking

A minimum of one bicycle rack parking place shall be provided within the public or private frontage for every ten vehicular parking spaces in covered areas. Bicycle Parking shall be in accordance with the City's adopted Bicycle Master Plan. Bicycle changing facilities, including lockers and showers, shall be provided on site. Space for future bike sharing facilities shall be reserved on site

3. Valet Parking

The project must propose to provide adequately staffed valet services during the hours of operation of all uses, including appropriate time following closing to accommodate the departure of valet parked cars. Projects shall submit an operational plan for the valet services, specifying details, including but not limited to maximum wait times, distance from valet drop-off points to valet parking areas, operation modification to the functioning of any required parking areas such as stacking, and the number of operators at peak and non-peak hours. The applicant shall covenant and agree in the PAD development agreement that if the City finds that this level of staffing is inadequate following implementation of the plan, the project will adjust the number of operators accordingly to the satisfaction of the City. Parking may be proposed to be in the form of tandem parking located in areas that are only accessible to valets. If tandem parking is approved, then continued valet service for that area shall be assured by a covenant and a condition of approval of the project.

4. Electric Vehicle Charging Station

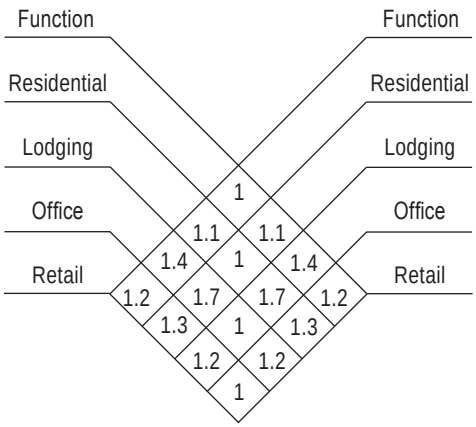
An electric vehicle charging system providing one (1) reserved vehicle charging station per 50 dwelling units or hotel units or fraction thereof and one (1) vehicle charging station for every 200 required spaces or faction thereof for all other uses. Each vehicle charging station shall count as one required parking space. The use of electric vehicle charging stations for charging shall be free for all parking users. However, fees for the use of station in areas of parking reserved for residential or hotel uses shall be controlled for the management of those uses. Such stations shall be strategically located in groups of no less than 2 stations, based on the location of garage and use access points. The applicant may propose to provide more electric vehicle charging stations than required if the City determines that the community needs and proposed uses support a greater number of charging stations.

5. Shared Parking Reduction

Reductions from the minimum required parking spaces from the Zoning Code may be approved as part of the Coral Gables Mediterranean Village. Reductions shall be calculated using an accredited system for calculating shared parking. Parking shall fulfill between ninety (90) percent and one hundred ten (110) percent of the calculated total after the shared parking reduction. Such reduction shall exclude any and all proposed and anticipated parking spaces reserved exclusively for a specific use such as residential, office, theater, etc. Dedicated valet parking spaces, however, may be part of the shared parking reduction.

The number of required spaces may be reduced by any one or more of the following methods, as may be required by the City:

- Urban Land Institute (ULI) Shared Parking Methodology
- SmartCode Shared Parking Matrix, as shown in Diagram 4.3
- Applicants may provide a parking study completed by a certified professional engineer, engineering firm or similar, justifying the proposed parking solution.



SmartCode Shared Parking Matrix, Table 4.3

The SmartCode Shared Parking Matrix provides the method for calculating shared parking for buildings with more than one use.

The parking required for any two uses in a single project is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement.

For instance: for a building with a residential use requiring 100 spaces and a commercial use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces. For uses not indicated in this chart in a mixed use project a sharing factor of 1.1 shall be allowed.

The study must be prepared using a professionally appropriate methodology that is approved by the City, detailing land uses in accordance with Institute of Transportation Engineers (ITE) parking generation categories. At a minimum, the methodology must incorporate all of the following considerations, as well as any other data or analyses that the City deems appropriate for the requested reduction.

a. Parking Characteristics of Similar Projects and Uses

The study must incorporate analyses of actual parking demand at similar uses and projects located in the City. The analyses may also reference similar uses and projects located in Miami-Dade County, or elsewhere in South Florida. These analyses must evaluate factors such as the uses, hours of operation, peak parking demands, location, amount and type of reserved parking that is proposed, proposed impact on nearby on street parking, and occupancy rates of the similar use and project in comparison to those of the proposed uses and project.

b. Operational Assessment

The study must demonstrate how the project will optimize the parking operations and traffic conditions within a quarter mile of the project boundaries, and propose and agree to provide appropriate mechanisms to protect the surrounding neighborhood, including but not limited to appropriate signage and the locations of all ingress and egress points.

c. Transit

The study must analyze the impact of nearby transit services on parking demand for the project, and must also analyze the projected use of other alternative modes of travel such as bicycle and pedestrian. The study must reference and the project must propose to contribute to the enhancement of nearby transit services through expanding routes and lengthening hours of service.

d. Valet Plan

The study must reference and the project must propose to provide adequately staffed valet services during the hours of operation of all uses, including an appropriate time following closing to accommodate the departure of valet parked cars. Projects shall submit an operational plan for the valet service, specifying details, including but not limited to maximum wait times, distance from valet drop-off points to valet parking areas, operational modifications to the functioning of any required parking areas such as stacking, and the number of operators at peak and non-peak hours.

K. Vehicular Access to Buildings

The following criteria shall be used to ensure these uses do not detract from the overall walkability of the Mediterranean Village and its pedestrian connectivity to the surrounding areas.

1. Loading and Service

Loading and service entries shall be allowed only on Downtown street types, alleys and within parking lots and structures. All turning movements of service vehicles shall be accommodated within the building.

2. Parking Garages Entry

Vehicular entry gates at garage entries shall be positioned a minimum of twenty (20) feet behind the front wall of the building. At arcaded frontages, this distance is measured from the interior/rear wall of the arcade. To increase safety during off-hours, the setback area between the entry gate and the public sidewalk may be gated at the sidewalk edge during times when the garage is closed.

Vehicular entries to garages shall be allowed only from rights-of-way and alleys. Vehicular entries to garages are prohibited on Signature street types and Apartment/Townhouse street types, unless shown on the Regulating Plan. Vehicular entries on Downtown street-type frontages shall have a maximum width of 24' with a minimum separation of 70' between entries.

Pedestrian entries to parking garages shall be directly from the street or paseo as well as from the contiguous building. Pedestrian entries to garages shall be linked to cross-block paseos wherever possible.

L. Parking Under Public Right-of-Way

Subterranean parking may occur under the rights-of-way of Downtown Streets and Plazas when adjacent parcels share ownership and upon approval by the Public Works Director. All encroachments under the right-of-way in excess of nine inches, including landscaping, lighting and irrigation, will require Commission approval as per City Code 62-3

Tree wells shall be regularly spaced at 30' minimum on streets and given adequate depth to allow for a mature tree canopy above the underground parking deck.

Air ventilation exhausts shall not obstruct or exhaust onto public sidewalk and shall be at least 8' above ground level. These vents shall not adversely impact pedestrians or residential areas. Exhausts shall be located in rear alleys, back of house locations and upper level parking decks and shall be screened to match the character of the adjacent building(s).

M. Bridges and Roofs Over Public Right-of-Way

Upper level bridges are permitted where shown on the Regulating Plan in Section 2, and only when both sides of a street are in common ownership or development agreement. Upper level bridges shall be long enough to cross the public right-of-way without intruding into the thoroughfare with support columns. The vertical clearance of upper level bridges shall be subject to City staff review and approval. Upper level bridges shall not exceed 10 feet in width in any one location and shall only be permitted on the second floor and perpendicular to the street. Such structures shall only occur on the Block Face in one location per street as identified in the Regulating Plan. Additional upper level bridges, and/or those that are wider than 10 feet, and/or those of multiple stories may be allowed following the approval from the Coral Gables City Commission.

Transparent or translucent structures covering over public rights of way shall only occur above permitted Upper Level Bridges with approved lighting study and security study. Plazas as designated by the Street Types Plan shall not be covered by such structures.

Bridges and roofs over the right-of-way shall remain accessible for cleaning and maintenance by the owners. The applicant must agree that at any time, the public entity that controls that public right-of-way retains the right to demand the removal of such structures for any reason at the owners' expense without challenge or compensation.

All encroachments over the right-of-way in excess of nine inches, including landscaping, lighting and irrigation, will require Commission approval as per City Code 62-3

N. Activated Rooftops

Green living roofs are required on all commercial flat roofs over 1000 square feet in area. At least 15% of total roof area, in at least two separate locations, shall be publicly accessible. Using open terraces, parks and outdoor dining and lounge areas, each publicly accessible roof shall be landscaped and garden-like in its appearance. At least one of the publicly accessible roofs shall incorporate at least one public use such

as dining, entertainment, or membership club with operating hours for public accessibility as specified by the City.

Activated rooftops within 100' of right-of-way adjacent to single-family residences shall comply with all City lighting, noise, and nighttime use requirements.

O. Landscape

Landscape open space requirements are subject to the requirements in Article 5, Division 11 in the Zoning Code, except where noted in this section.

For calculating the requirements, the total lot area shall be based upon the survey submitted with the application. The required amount of landscaped area can be provided at street level, within the public right-of-way, in elevated areas, in roof top gardens or terraces, in planter boxes, or at grade in yards or planting beds.

All landscaped areas of plazas and required setbacks shall be continuously maintained in a good, healthy condition, and sprinkler systems of sufficient size and spacing shall be installed to serve all required landscaped areas. Irrigation shall supply a minimum of the equivalent 1½ inch rainfall per week. Rain sensors shall be installed in all systems.

To ensure quality and longevity, the following additional conditions for tree planting in streets, medians and plazas shall apply:

- All trees shall be Florida Grade #1 or better.
- A signed and sealed "Professional Preparer's Statement of Compliance" shall be submitted by the Project Landscape Architect at time of submission for approval.
- A signed and sealed "Professional Preparer's Certification at time of Final Inspection" shall be submitted by the project Landscape Architect before a Certificate of Occupancy may be issued.
- A minimum of 30 percent of the total of all trees or palms planted shall be of a native species.
- A minimum 6 by 6 foot opening and 10 cubic feet of soil, clear of utilities, shall be provided for all trees located above underground structures.
- Root barriers shall be provided for all tree plantings.
- Tree grates or other approved devices shall be provided around all trees in hard surfaced areas to ensure adequate water and air penetration.

Landscape, Table 4.5	
Landscape Open Space	
Townhouse/Apt Street Type	30% min.
All other Street Types	20% min.
Plazas, courtyards, arcades, loggias, paseos open to the sky and roof top gardens may be considered open space and counted as such toward the open space requirement.	
Percentage based upon total lot area.	
Landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.	
Street Trees	
Average Spacing	30' max.
Caliper	6 inches min.
Clear Trunk Height	8' min.
Height	16' min.
Street trees shall be placed along Signature, Downtown, and Apartment & Townhouse Streets.	
Palms shall not be used as street trees.	
Street trees are not required when arcades or galleries are provided in the ROW.	
Median Trees	
Caliper	6 inches min.
Clear Trunk Height	8' min.
Height	16' min.
Canopy Coverage	100% within 2 years of installation
Spread	10' min.
Median trees may be a maximum of 20% flowering trees or palms.	
Palm or medium shade tree (14 feet in height with 4 inches caliper) may be utilized to satisfy the above large shade tree requirements at a 3:1 ratio.	
Plaza Trees	
Caliper	6 inches min.
Clear Trunk Height	8' min.
Canopy Coverage	100% within 3 years of installation
Palms	10% max.
Height	16' min.
Palms may be of: phoenix canariensis (Canary Island Date Palm); phoenix dactylifera (North African Date Palm); 'Medjool'(Date Palm); and 'Zahidi' (Date Palm); phoenix sylvestris (Wild Date Palm); roystonea elata (Florida Royal Palm) and regia (Cuban Royal Palm).	

Section 3-510-5: Architectural Standards

A. Intent

The Architectural Standards are intended to implement a cohesive character for redevelopment within the Mediterranean Village. These Standards address many components of architectural detailing and building design that relate to the public realm between buildings and the street.

All buildings proposed as part of the Coral Gables Mediterranean Village shall meet the minimum requirements of the Mediterranean Level 2 Bonus program in Section 5-604 of the City Code. In addition, all buildings proposed as part of the Coral Gables Mediterranean Village shall comply with the Architectural Standards that follow. Where there are conflicts, the Mediterranean Village Form-Based Code Architectural Standards shall supersede.

At the discretion of the City, a third party design review may be requested to allow the preliminary schematic design of the project to be reviewed by an architect trained in traditional architecture, in order to ensure consistency with the principles of Mediterranean Architecture as outlined in these Standards.

If these standards conflict with ADA standards or the current building construction & life-safety codes used by the City and the State of Florida, those codes will supersede.

The requirements of the Architectural Standards are organized by topic or architectural detail. All buildings are required to use the Architectural Standards for all schematic designs and architectural elements, such as Frontage Elements listed in Section 3-510-3, Building Form Standards, according to Street Type and Regulating Plan.

These standards are subdivided into the following sections:

B. Mediterranean Architecture

1. Classical Proportion
2. Massing
3. Vertical Hierarchy
4. Emphasis
5. Fenestration
6. Windows and Doors
7. Garage Openings
8. Awnings, Canopies, and Balconies
9. Columns and Piers
10. Arches
11. Intercolumniation
12. Arcades and Loggias
13. Roofs
14. Rooftop Architectural Elements
15. Shopfronts and Signage
16. Porches, Stoops and Garden Walls
17. Cornice and Expression Lines
18. Materials

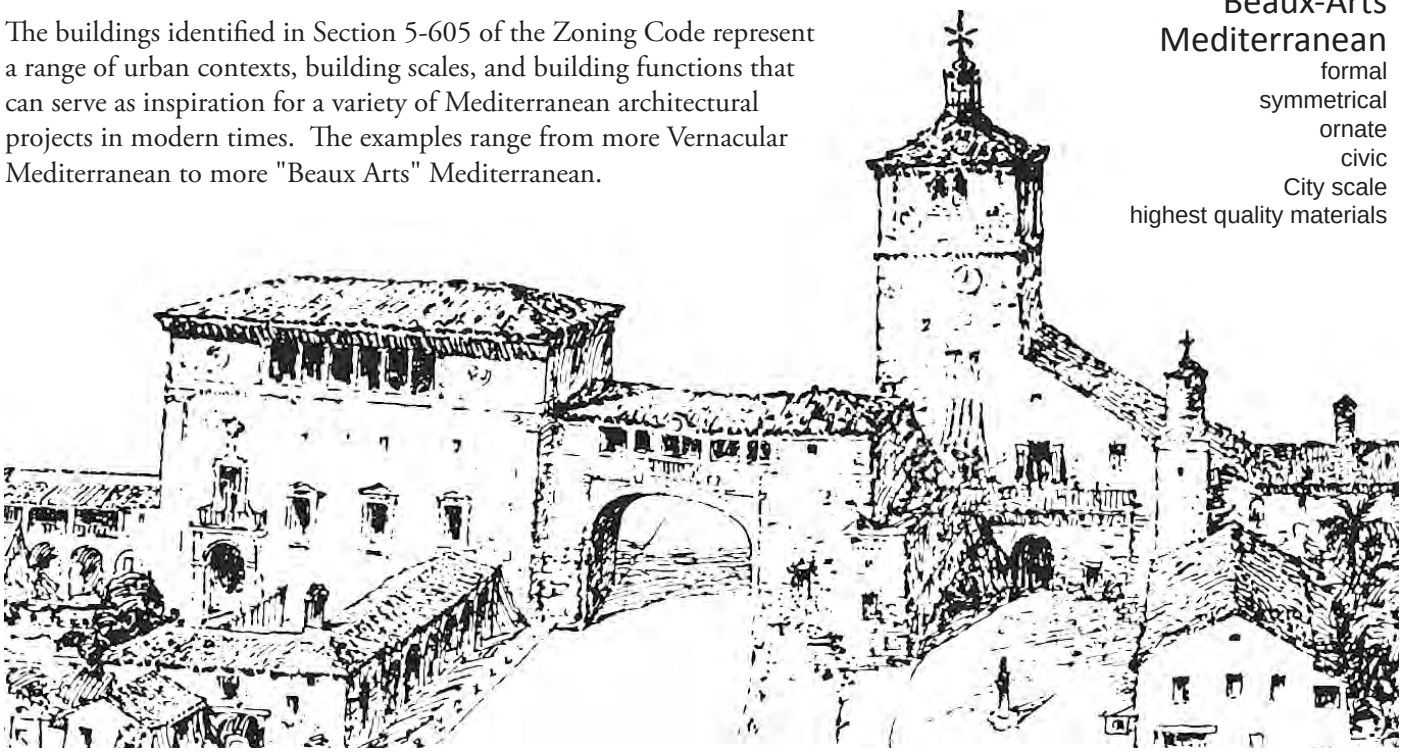
The building examples contained in this section showcase design elements and architectural styles that are mandatory as part of Section 5-605 of the Zoning Code. The examples are intended to demonstrate character and configuration, and are for illustrative purposes. The accompanying text and dimensional requirements are the rules that govern permitted development.

B. Mediterranean Architecture

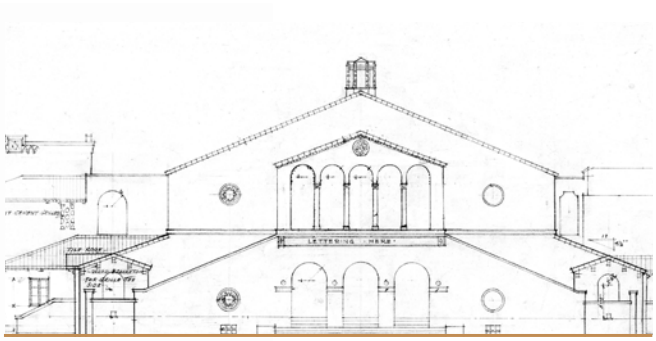
The buildings identified in Section 5-605 of the Zoning Code represent a range of urban contexts, building scales, and building functions that can serve as inspiration for a variety of Mediterranean architectural projects in modern times. The examples range from more Vernacular Mediterranean to more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

Beaux-Arts Mediterranean

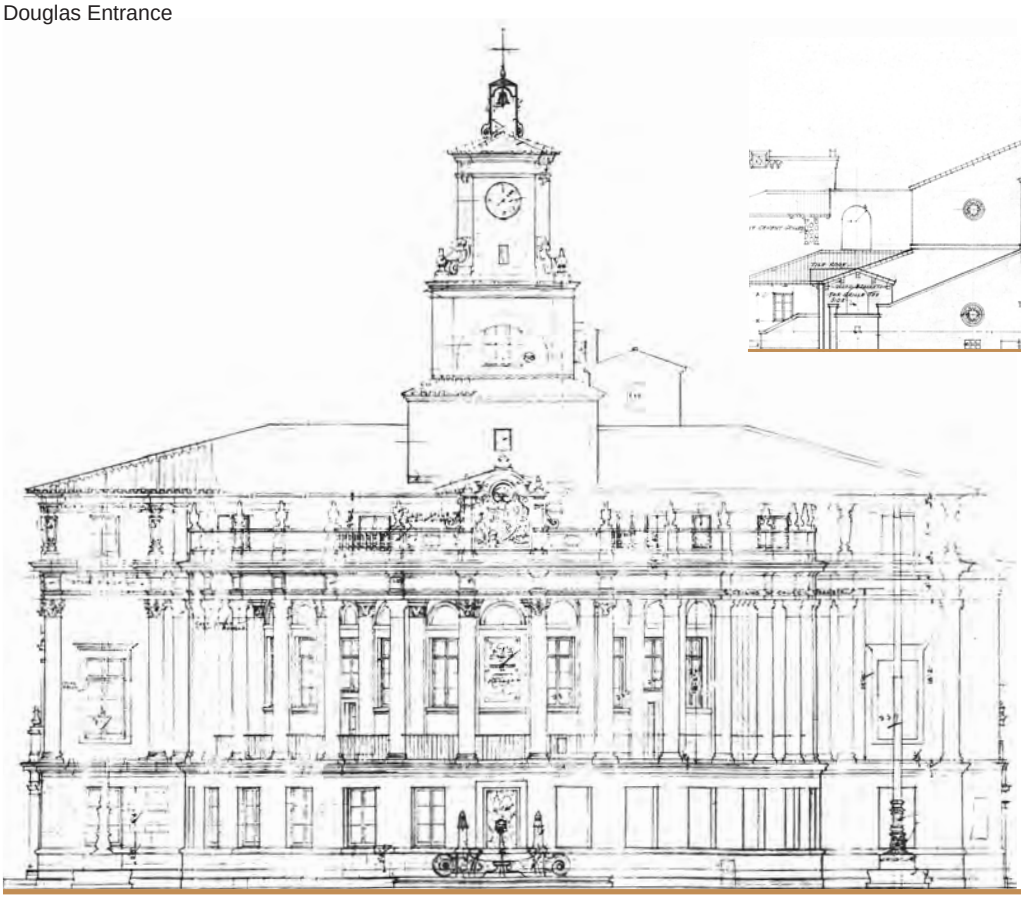
formal
symmetrical
ornate
civic
City scale
highest quality materials



Douglas Entrance



Coral Gables Elementary School

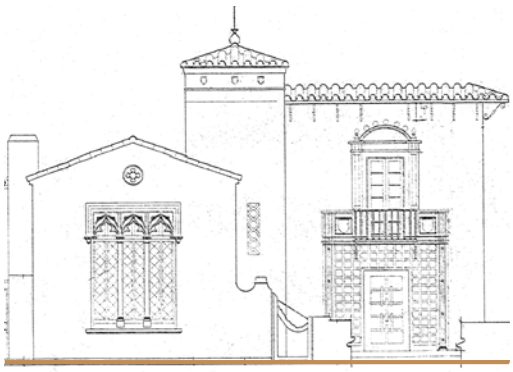


Coral Gables City Hall

Vernacular Mediterranean

informal
asymmetrical (but balanced)
simple
residential
domestic scale
everyday materials

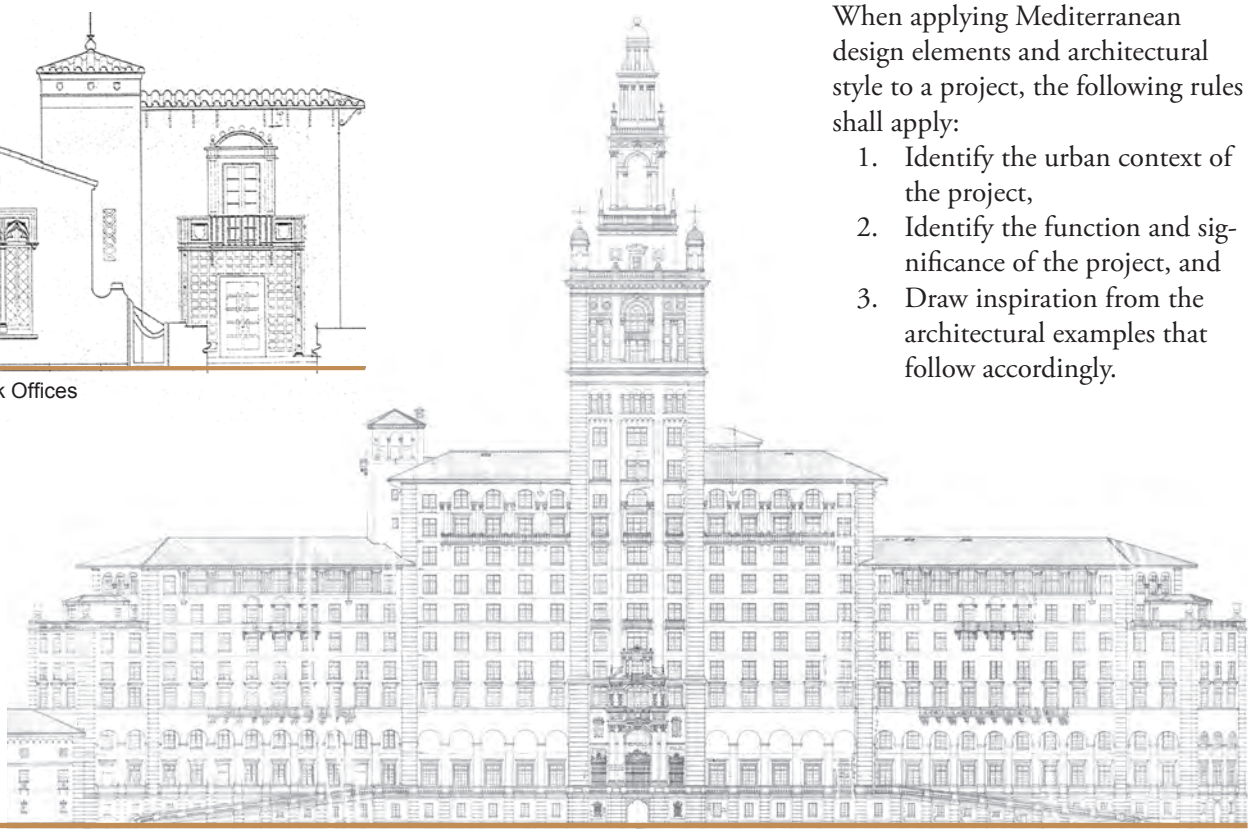
San Sebastian Apartments



H. George Fink Offices

When applying Mediterranean design elements and architectural style to a project, the following rules shall apply:

1. Identify the urban context of the project,
2. Identify the function and significance of the project, and
3. Draw inspiration from the architectural examples that follow accordingly.

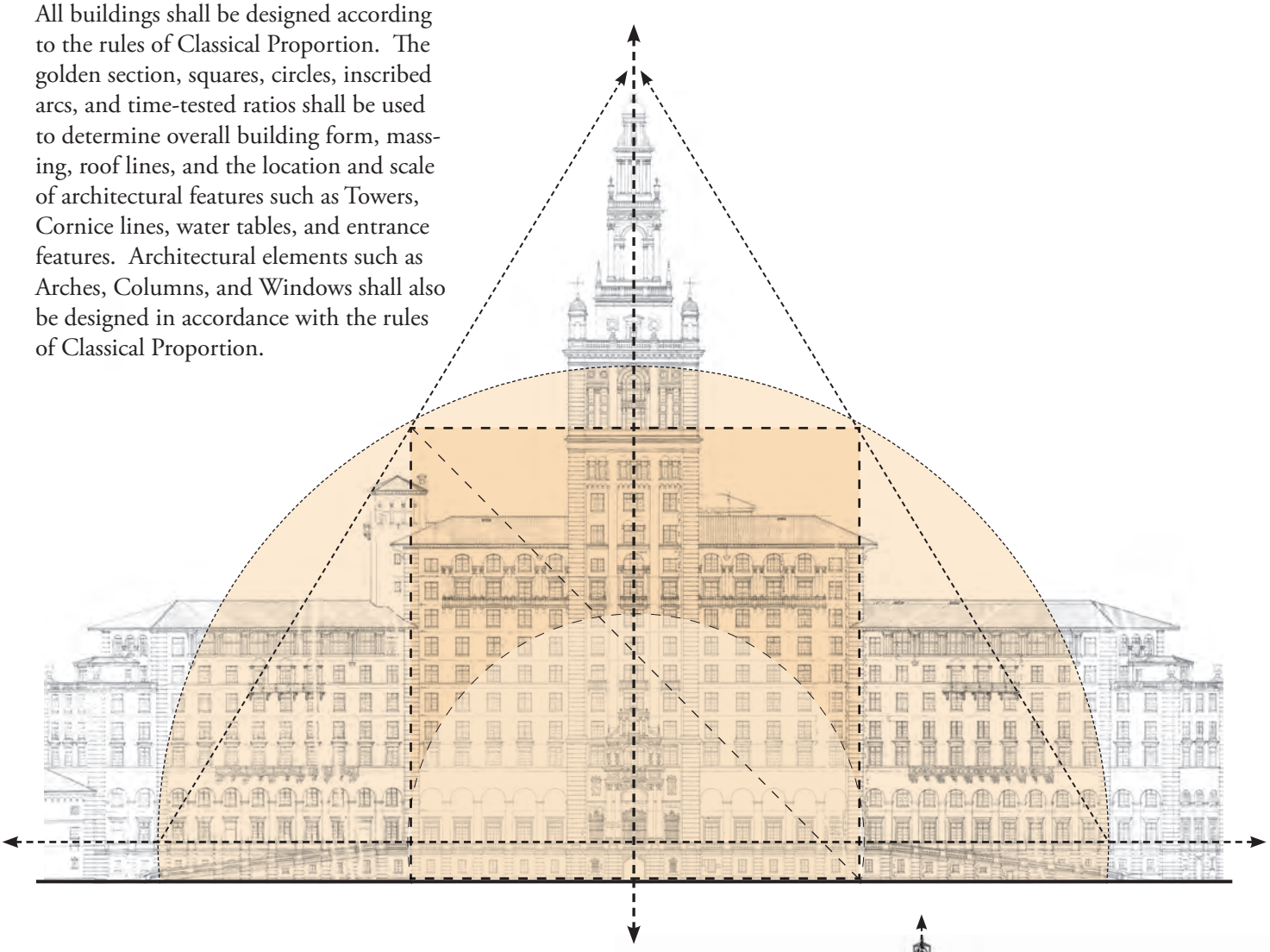


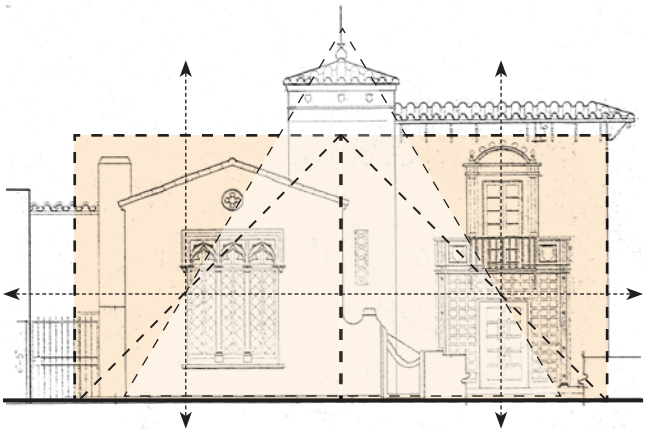
Biltmore Hotel

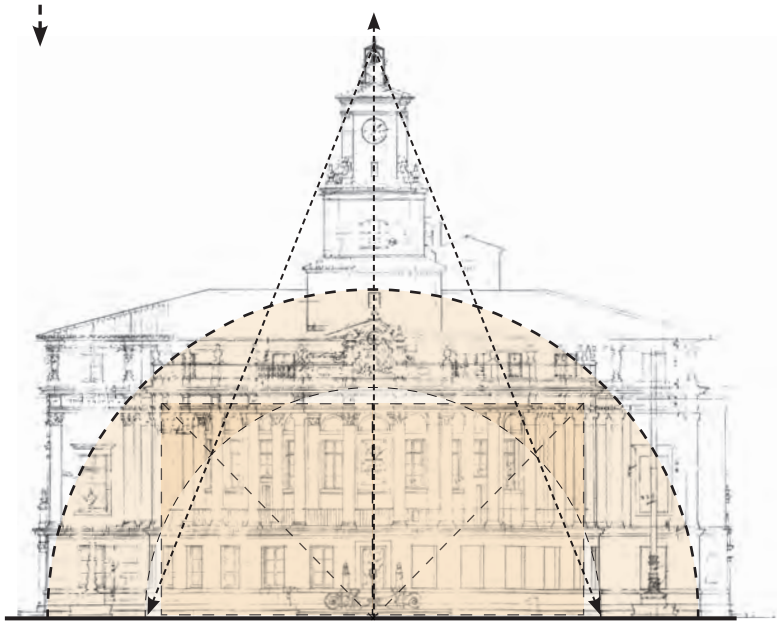
The Colonnade Building

1. Classical Proportion

All buildings shall be designed according to the rules of Classical Proportion. The golden section, squares, circles, inscribed arcs, and time-tested ratios shall be used to determine overall building form, massing, roof lines, and the location and scale of architectural features such as Towers, Cornice lines, water tables, and entrance features. Architectural elements such as Arches, Columns, and Windows shall also be designed in accordance with the rules of Classical Proportion.



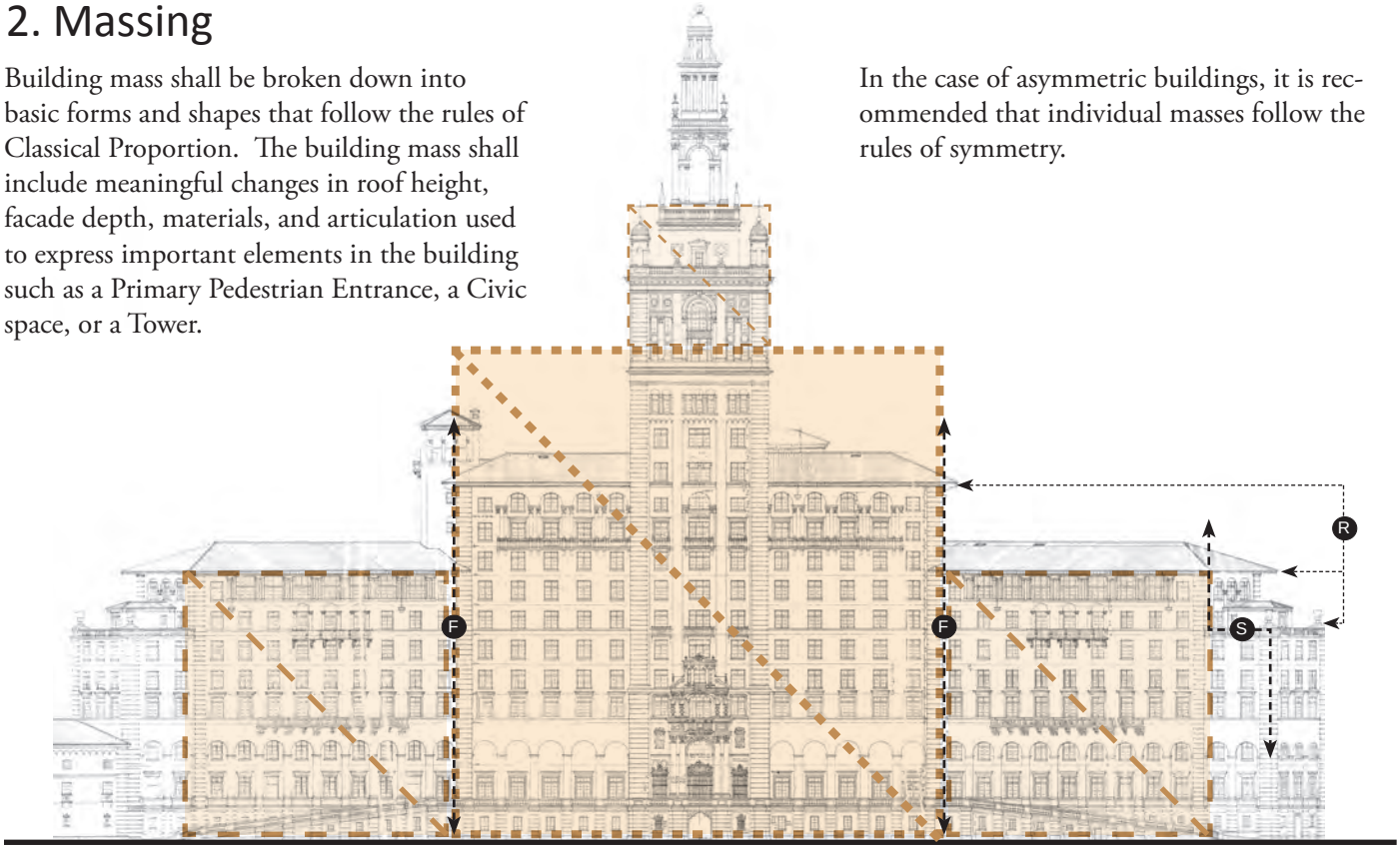


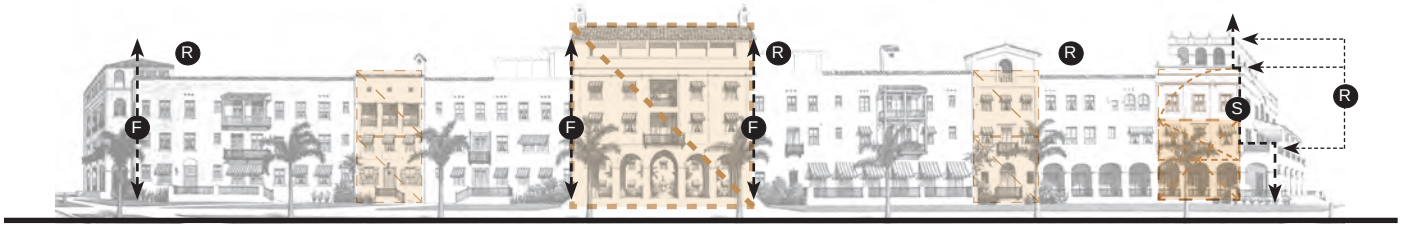


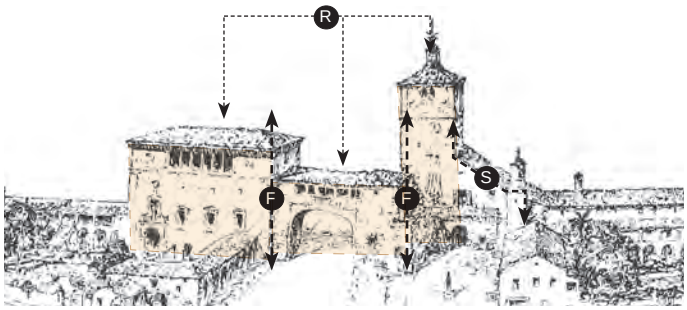
2. Massing

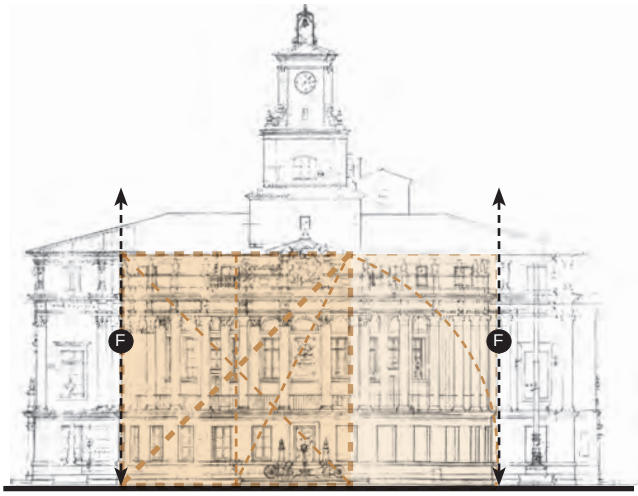
Building mass shall be broken down into basic forms and shapes that follow the rules of Classical Proportion. The building mass shall include meaningful changes in roof height, facade depth, materials, and articulation used to express important elements in the building such as a Primary Pedestrian Entrance, a Civic space, or a Tower.

In the case of asymmetric buildings, it is recommended that individual masses follow the rules of symmetry.





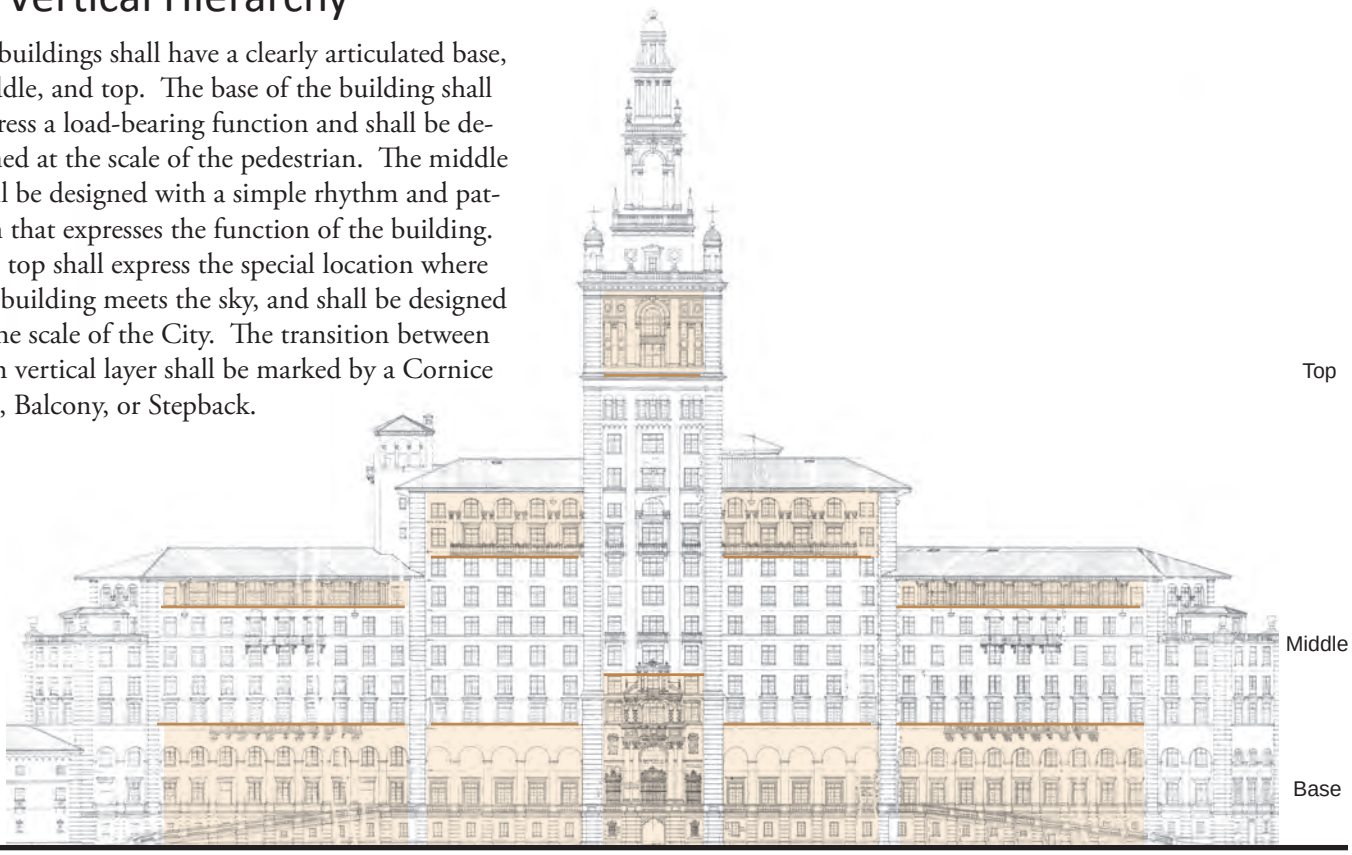




Massing, Table 5.5		
Stepbacks	Used to emphasize Primary Building Mass and Vertical Hierarchy	S
Roofline Height Change	Used to emphasize Primary Building Mass 3' min	R
Facade Depth Change	Used to emphasize Primary Building Mass 1' min	F

3. Vertical Hierarchy

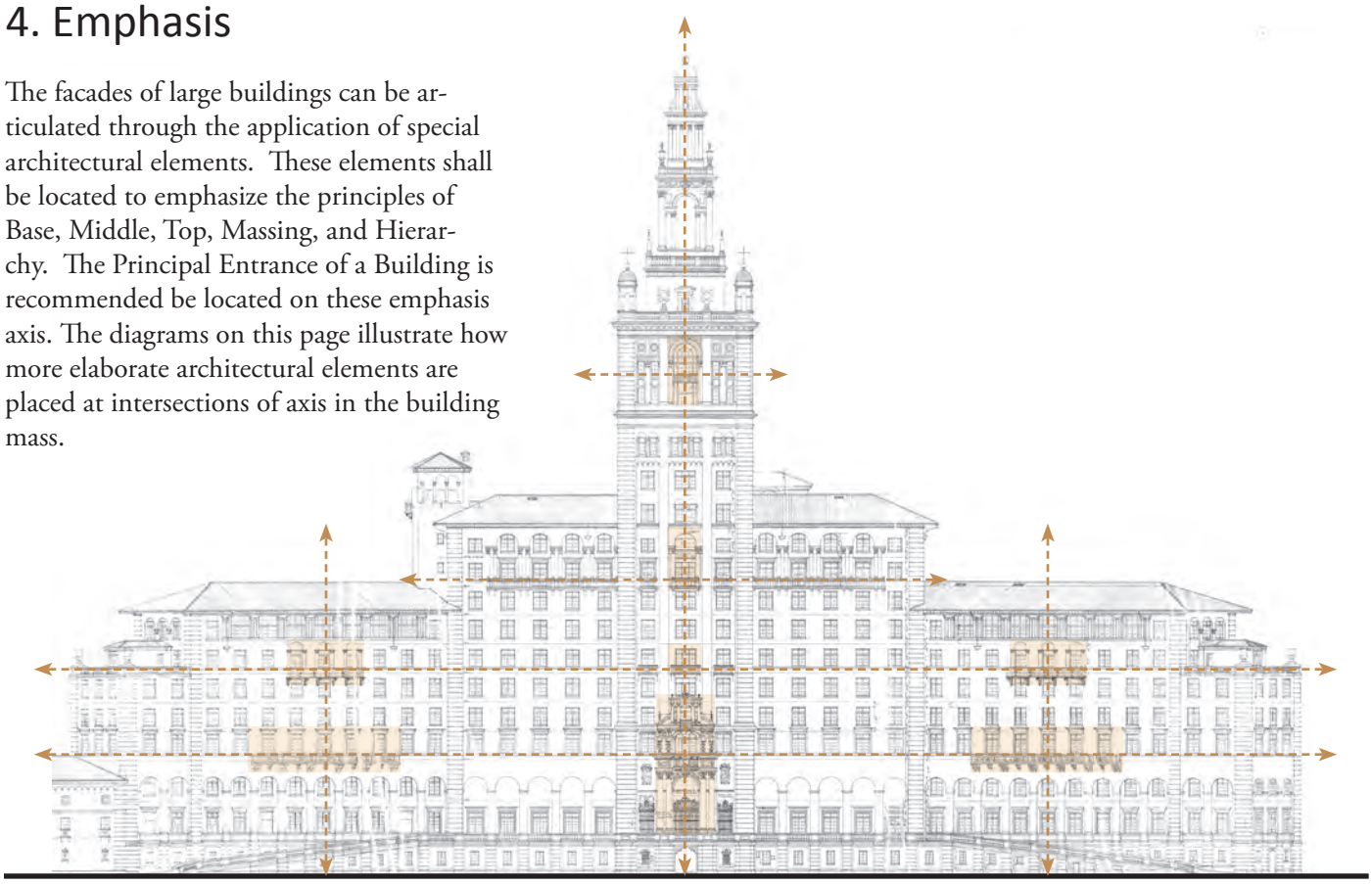
All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special location where the building meets the sky, and shall be designed at the scale of the City. The transition between each vertical layer shall be marked by a Cornice line, Balcony, or Stepback.

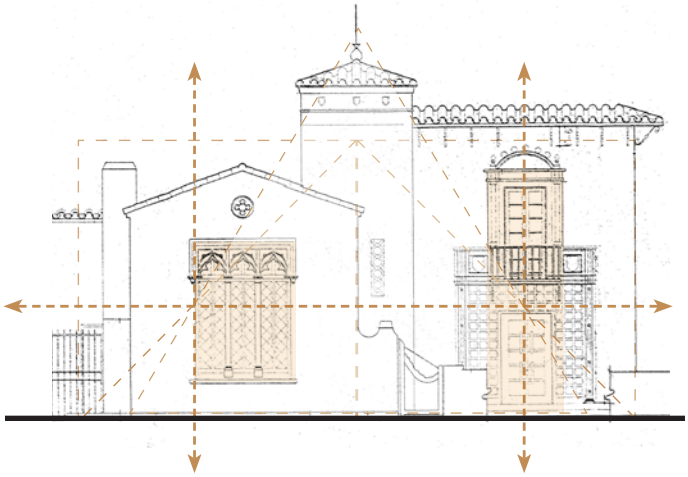


Vertical Hierarchy, Table 5.6	
Top Architectural Elements	
■ Ornate Columns	■ Arches
■ Ornate Windows	■ Cornice Line
■ City Scale Design	■ Window Surround
Middle Architectural Elements	
■ Repetitive Bays	■ Simple, Single Fenestration
■ Ornate Architectural Elements at focal points (see Emphasis, 5.7)	
Base Architectural Elements	
■ Single, Heavy Columns	■ Arches
■ Window Surround	■ Rustication
■ Pedestrian Scale Design	■ Water Table
■ Shopfront	■ Cornice Line

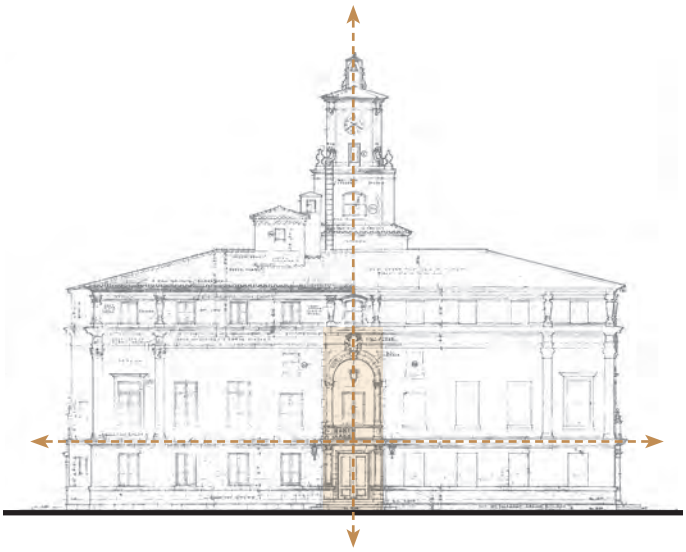
4. Emphasis

The facades of large buildings can be articulated through the application of special architectural elements. These elements shall be located to emphasize the principles of Base, Middle, Top, Massing, and Hierarchy. The Principal Entrance of a Building is recommended be located on these emphasis axis. The diagrams on this page illustrate how more elaborate architectural elements are placed at intersections of axis in the building mass.





Emphasis, Table 5.7	
Architectural Elements	Arches, Columns, Balconies, Awnings, Canopies, Ornate Windows
Location on Building	Primary Pedestrian Entrances Towers Building Base Building Top Intersection of Axis in Building Mass

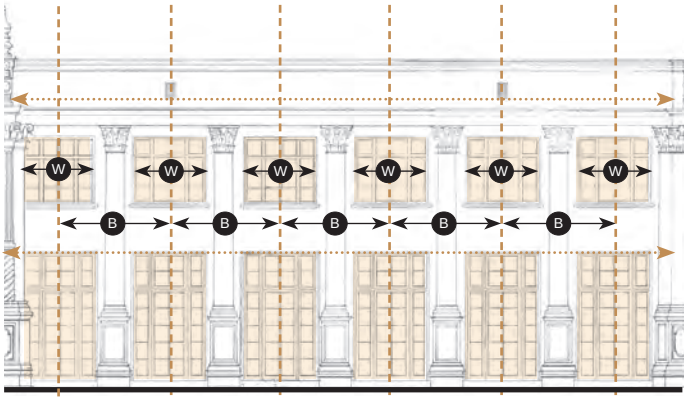


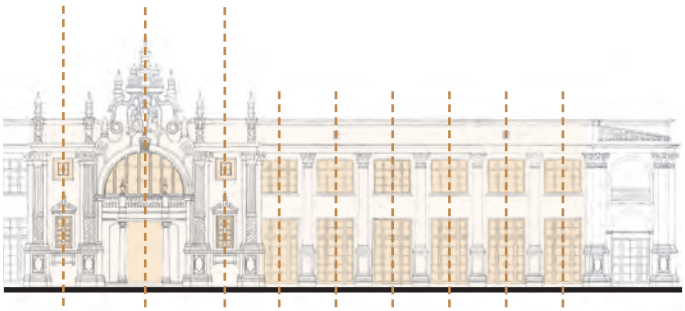
5. Fenestration

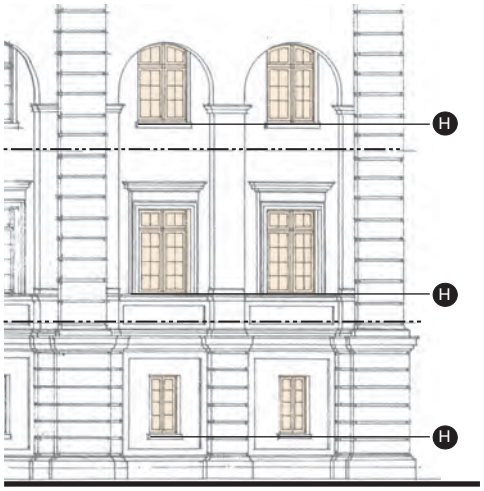
The rhythm and spacing of openings in the building facade, and the Proportion of opening to wall shall relate to the overall Proportion, Massing, style, formality, and function of the building itself. Fenestration includes Windows, Doors, and Garage Openings. Fenestration shall express each Floor of the Building.

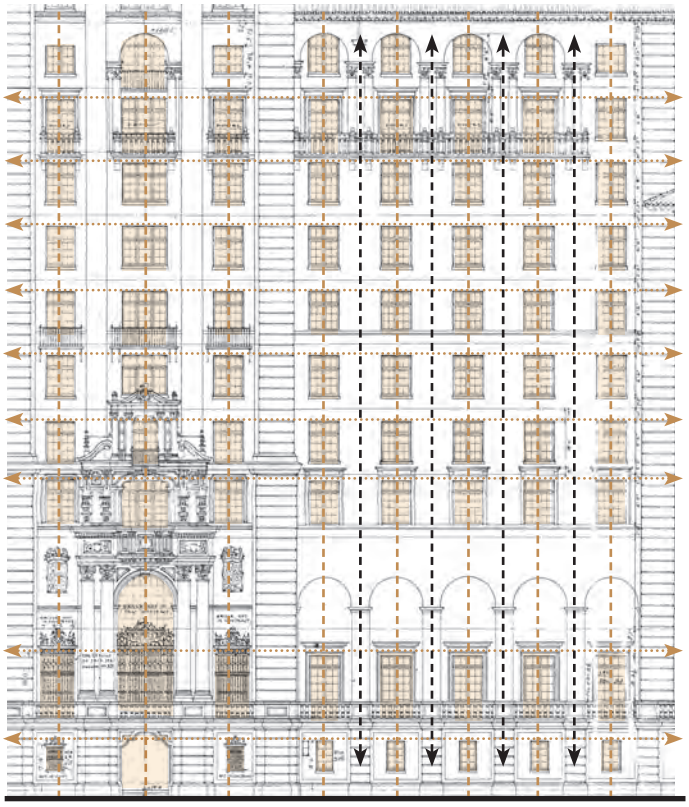
The centerline of opening bays may differ depending on the mass hierarchy. To create an emphasis on a Building Mass, such as a principal entrance or tower, an odd number of opening bays is recommended. To de-emphasize a Building Mass, such as in a secondary mass or linking multiple primary masses, an even number of opening bays is recommended.

Similar to the alignment of openings, the visual weight of the building shall align from roof to base.







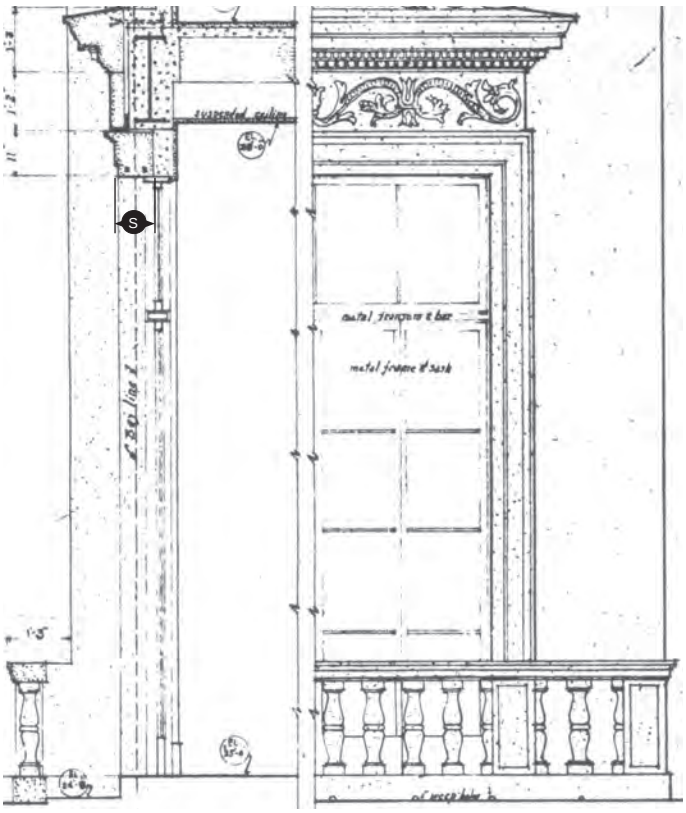


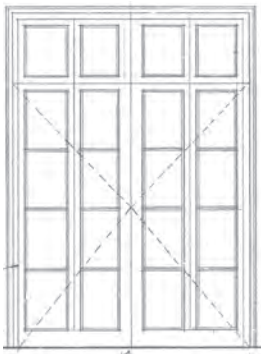
Facade Transparency, Table 5.8A		
Opening to Wall Ratio* (measured for each Floor)	1/5 min 1/3 max	
Floor Line		- — - -
Opening Sill Height above Floor Line	2'-6" max	H
* Exceptions to the maximum Opening to Wall Ratio may be granted for the Top of a Building.		

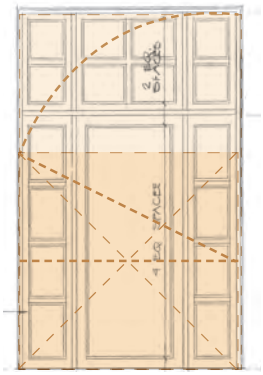
Fenestration Rhythm and Proportioning, Table 5.8B		
Opening Width	See Table 5.9 and Table 5.10	W
Bay Width	1.5x Opening Width min 3x Opening Width max	B
Opening Centerline	Aligns Vertically	- - - - -
Opening Head Height	Aligns Horizontally	◄····►

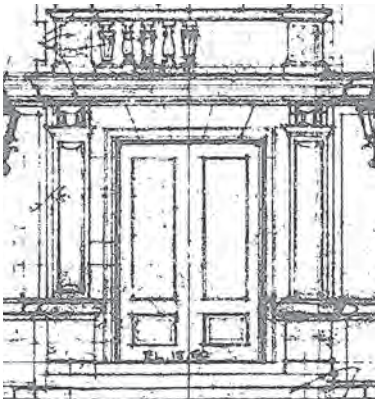
6. Windows and Doors

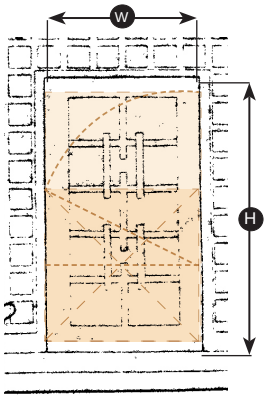
Windows and Doors are important character-defining features of a building. Proportions, materials, and style shall reflect Mediterranean Architectural precedent.

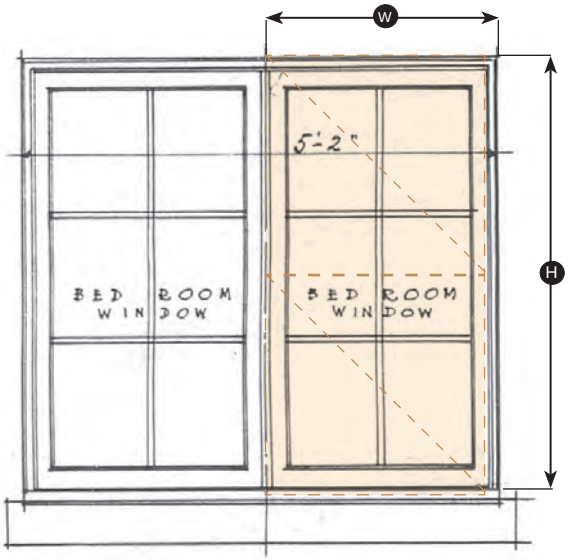








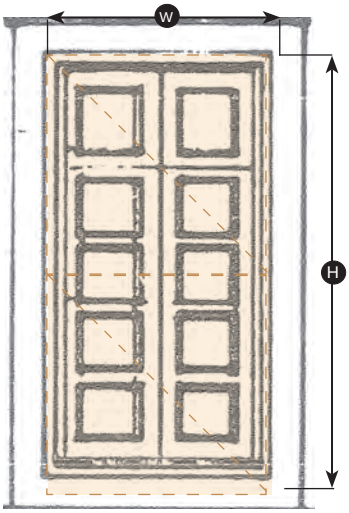




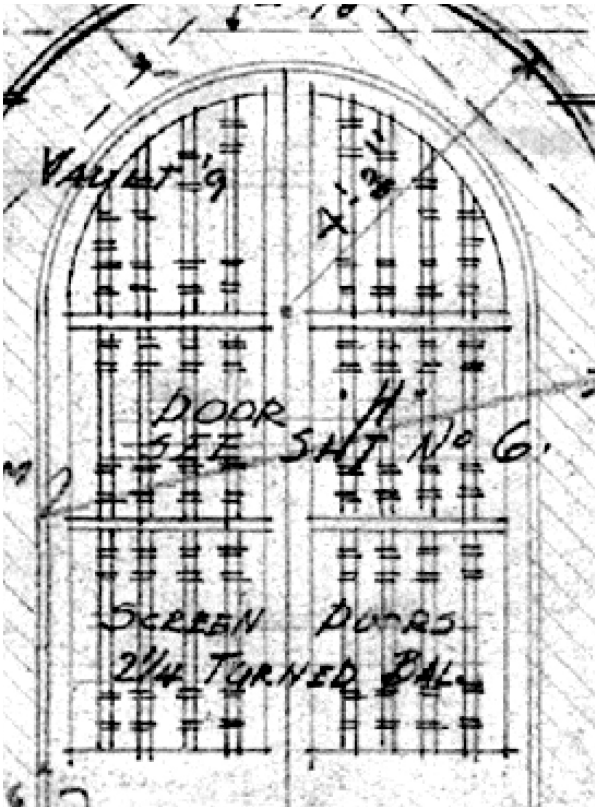
Windows and Doors, Table 5.9		
Height:Width Ratio	Classical Proportion Height > Width	H W
Material	Solid Wood, Wood Veneer, Painted, Stained Anodized Metal	
Door Color	varies	
Window Frame Color	Black, Bronze, White	
Shopfront Frame Color	Bronze	
Glass Color	Clear, non-reflective	
Permitted Window Types	Sash, Casement, Fixed, Transom	
Permitted Door Types	Solid, French Doors	
Window Grouping	Paired Windows, Horizontal bands of vertically-proportioned Windows	
Lights	Divided Lights with Vertical Proportion	
Frame Setback from Facade	4" min	S

7. Garage Openings

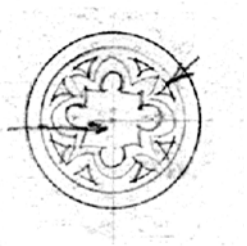
Parking garage facades shall be designed according to the rules of Fenestration, page 5.8. Garage Openings shall be designed to be compatible with the overall Mediterranean Architectural style and Window design of the building, but with a simplified treatment that expresses the utilitarian parking use. Garage Openings shall be screened to hide the garage structure, garage lighting, and vehicle headlights from view. Architectural screening treatment shall derive from Mediterranean Architectural precedent in Coral Gables, as shown in the examples on this page. Ramping shall be internalized wherever possible.

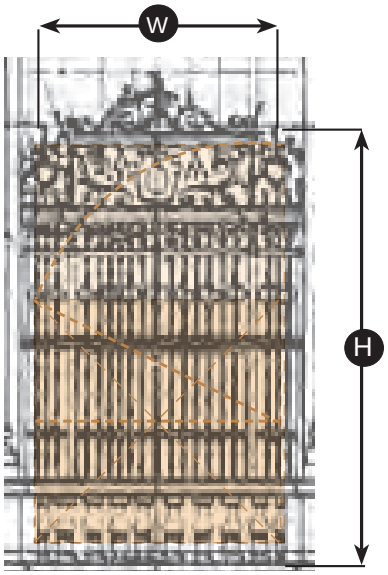


Cast Cement Grille



Wooden Spindles


Cast Cement Grille

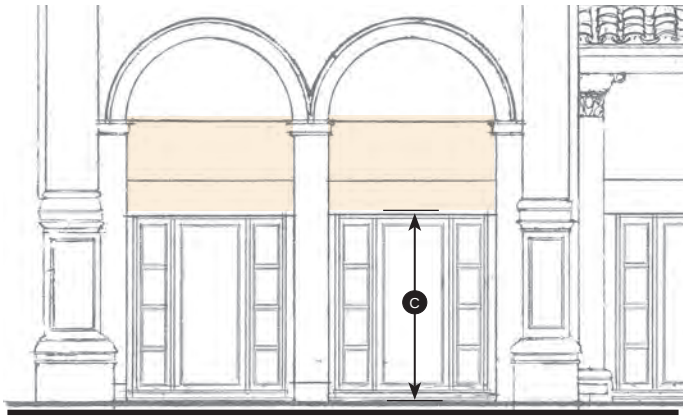


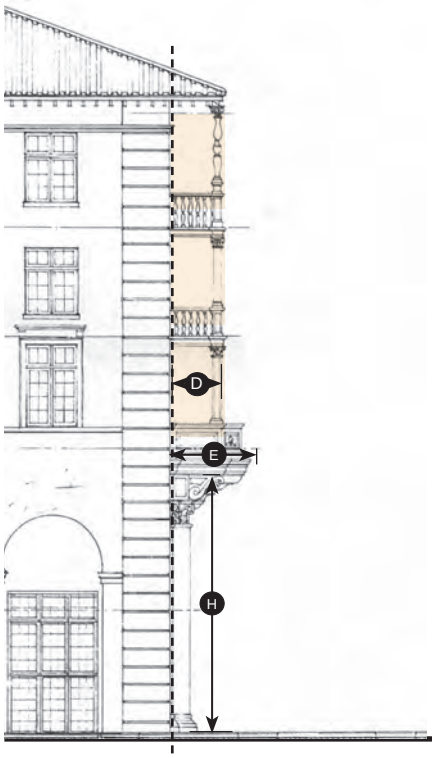
Ornamental Wrought Iron Grille

Garage Openings, Table 5.10		
Opening Height:Width Ratio	Classical Proportion Height > Width	H W
Architectural Screening Setback from Facade	4" min	
Garage screening materials may include wood, wrought iron, cast cement, terra cotta, or architectural quality pre-cast glass fiber reinforced concrete panels.		

8. Awnings, Canopies, and Balconies

Awnings, Canopies, and Balconies provide Emphasis to the Facade, and have the utility of providing shade and rain protection. Awnings and Canopies enhance the Fenestration of the Building. The shape shall relate to the window or door opening. Barrel shaped Awnings should be used to complement arched windows and square Awnings on rectangular windows. When placed above ground level Shopfronts, Awnings and Canopies are permitted to encroach across the sidewalk in order to provide generous protection for pedestrians.



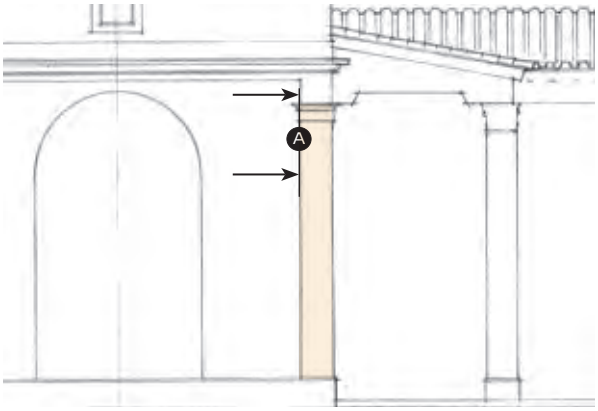


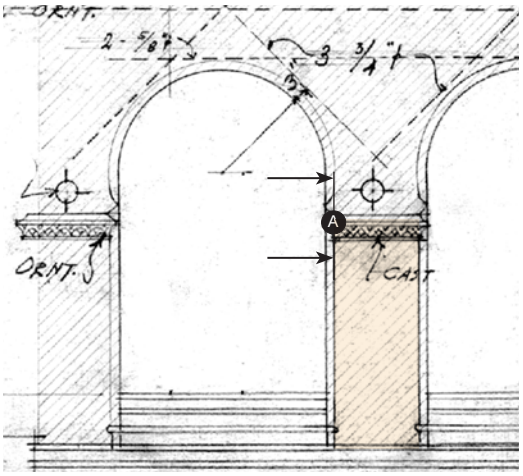
Awnings and Canopies, Table 5.11A		
Awning and Canopy Depth	2' min Residential 6' min Ground Floor Retail	
Ground Floor Encroachment into ROW	up to 18" from edge of curb	
Upper Floor Encroachment into ROW	6' max	
Ground Floor Clearance from Sidewalk	7.5' min for structure 6.5' min for loose fabric	C
Awning Percent Slope	100% min Residential 40% max Ground Floor Retail	
The design of Awnings and Canopies shall relate to the size, shape, materials, and style of the Opening.		
Awnings shall be constructed with a metal frame and cloth or canvas covering. Cloth in an awning shall be or look like natural fabric and be limited to two (2) colors.		
Canopies shall be either supported from below by brackets, or from above by suspension cables or chains.		

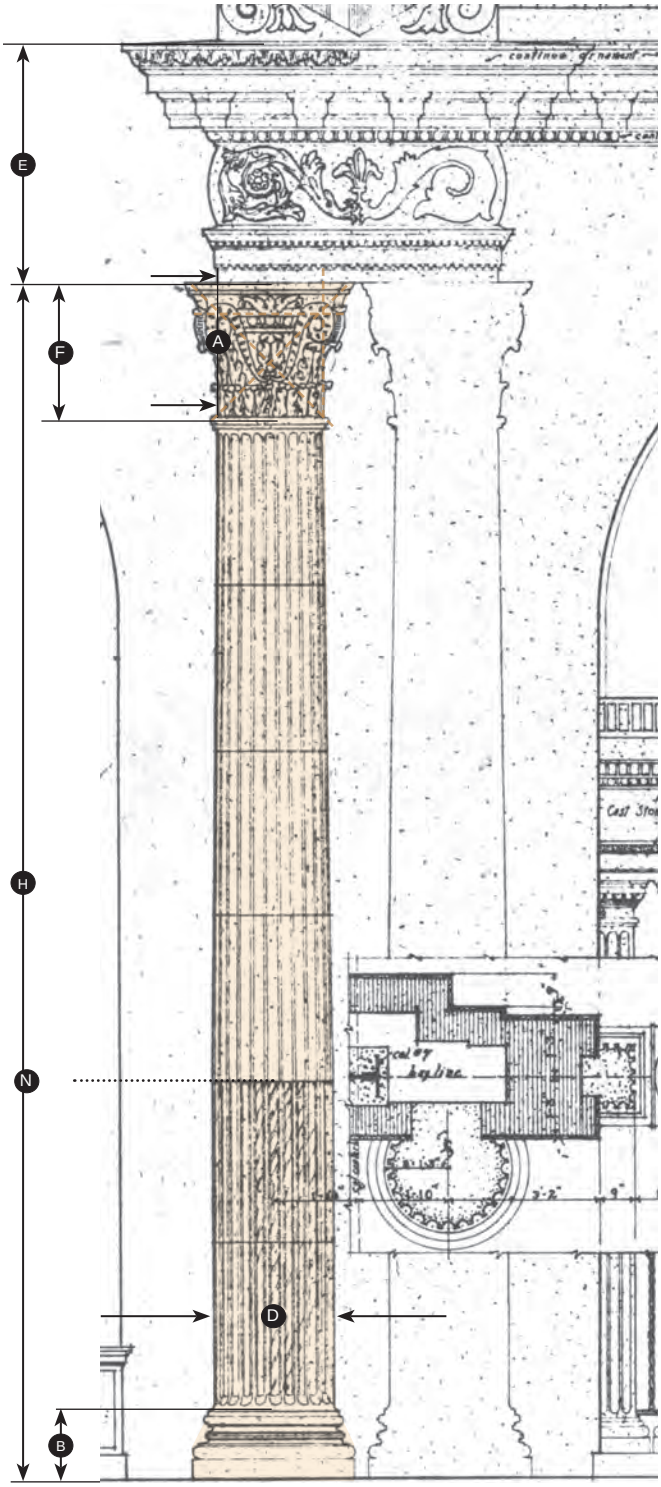
Balconies, Table 5.11B		
Build-to Line		- - -
Balcony Depth	2' min	D
Balcony Underside Clearance from Sidewalk	10' min	H
Balcony Encroachment into ROW	6' max	E
Balconies may occur forward of the Build-To-Line, Setback, and/or Build-To-Zone.		
Balconies shall be designed with visible support such as brackets.		
A line of Balconies is recommended to be used with Expression Lines to mark the transition between the Base, Middle and Top of the Building.		
Railings shall be compatible with other trim elements, such as door/window frames.		

9. Columns and Piers

The design of Columns and Piers shall relate to the overall design of the building, including scale, proportion, function, formality, and materials. All Columns and Piers shall be designed to appear to be load bearing according to the rules of tectonics. Columns and Piers shall have an expressed Base, Middle (Shaft), and Top (Capital). When using Columns from a Classical Order, the correct elements and proportions of that Order shall be used.





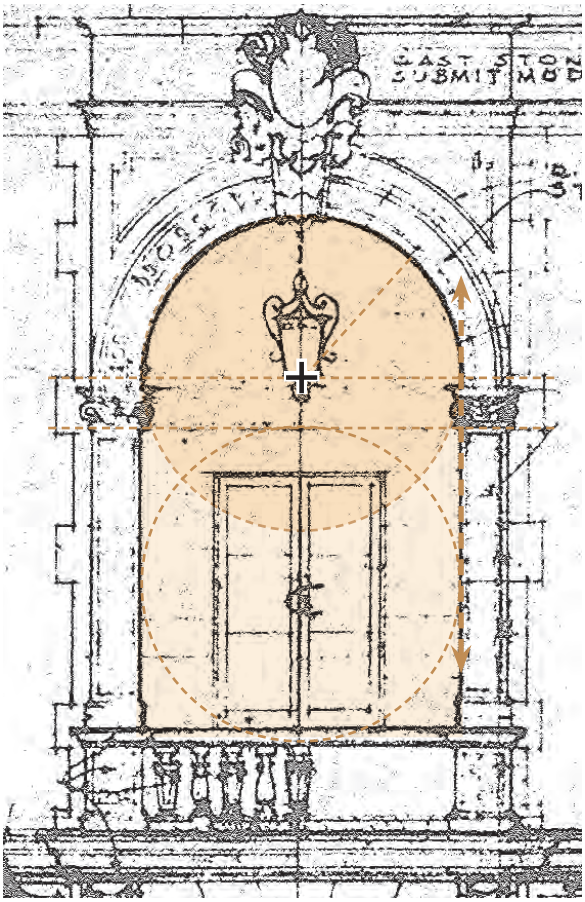


Columns and Piers, Table 5.12		
The Neck of the Column or Pier aligns with the Architrave (Outside edge of Beam or Arch).		A
Column or Pier Diameter	Varies	D
Column Height*	10x the Column Diameter	C
Entablature Height*	2x the Column Diameter	E
Base Height*	1/2 the Column Diameter	B
Capital Height*	7/6 the Column Diameter	F
Entasis	1/3 of Column Height above Base	N

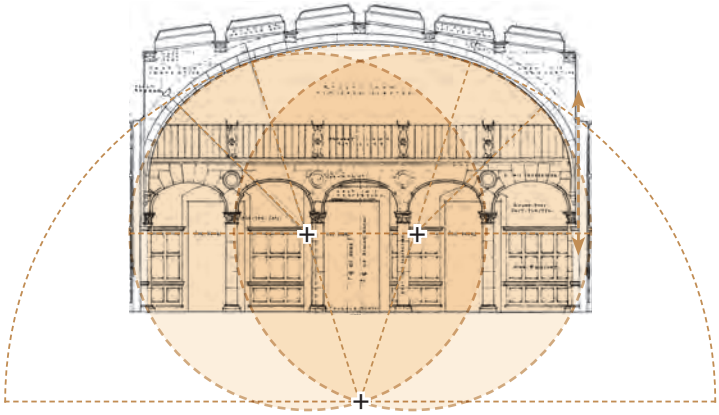
*Composite Order Rules outlined in this Table. Classical Column Orders shall meet the correct proportion of the chosen order, including the Tuscan, Doric, Ionic, Corinthian and/or Composite order.

10. Arches

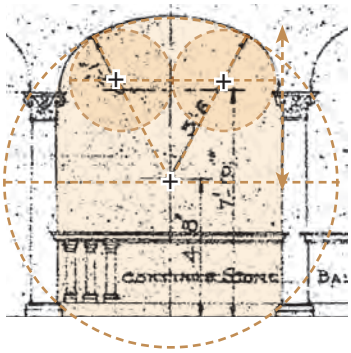
Arches shall be used sparingly to emphasize important elements on a building, such as Primary Pedestrian Entrances and Terminated Vistas that can be seen from a distance, and Civic spaces. Arches shall be designed with Classical Proportion and according to the common sense rules of tectonics. All elements of the Arch shall align to a center point and the springing of the Arch shall align with its means of support, as shown in the illustrations on this page.



Semi-Circular Arch

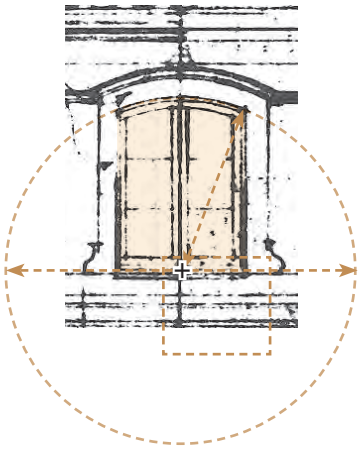


Elliptical Arch

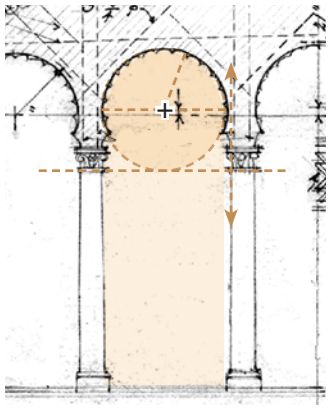


Elliptical Arch

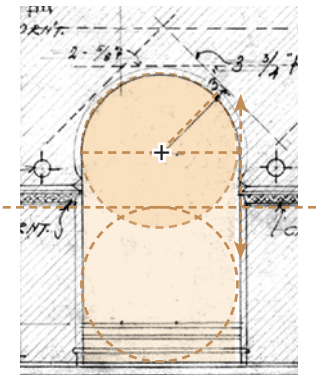
Elliptical Arch



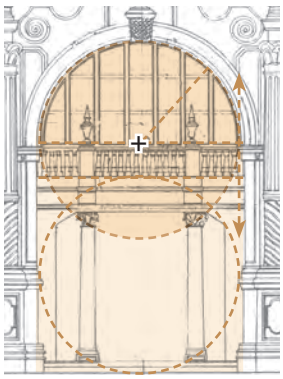
Segmental Arch



Horseshoe Arch



Semi-Circular Arch



Semi-Circular Arch

Arches, Table 5.13		
Arch Center point	Elements of Arch point towards Center	+
Arch Springing	Aligns with Support Column or Pier	←--→

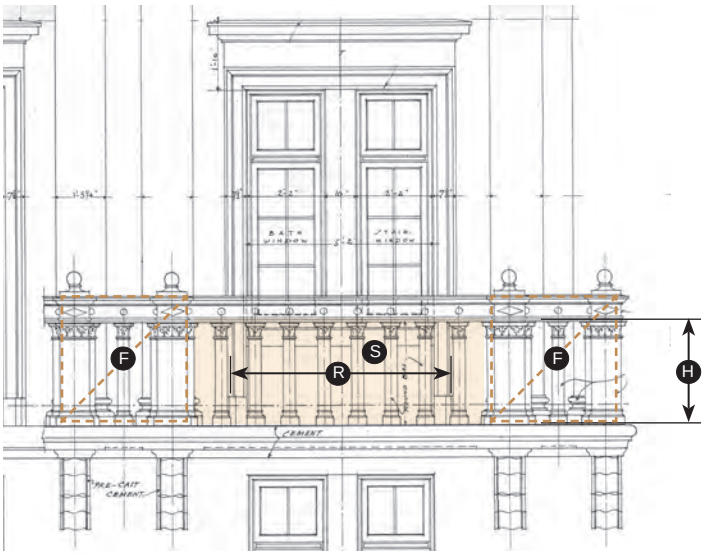
A stilt, no shorter than the width of the window casement, shall be added to the Arch to insure true half circle transom windows

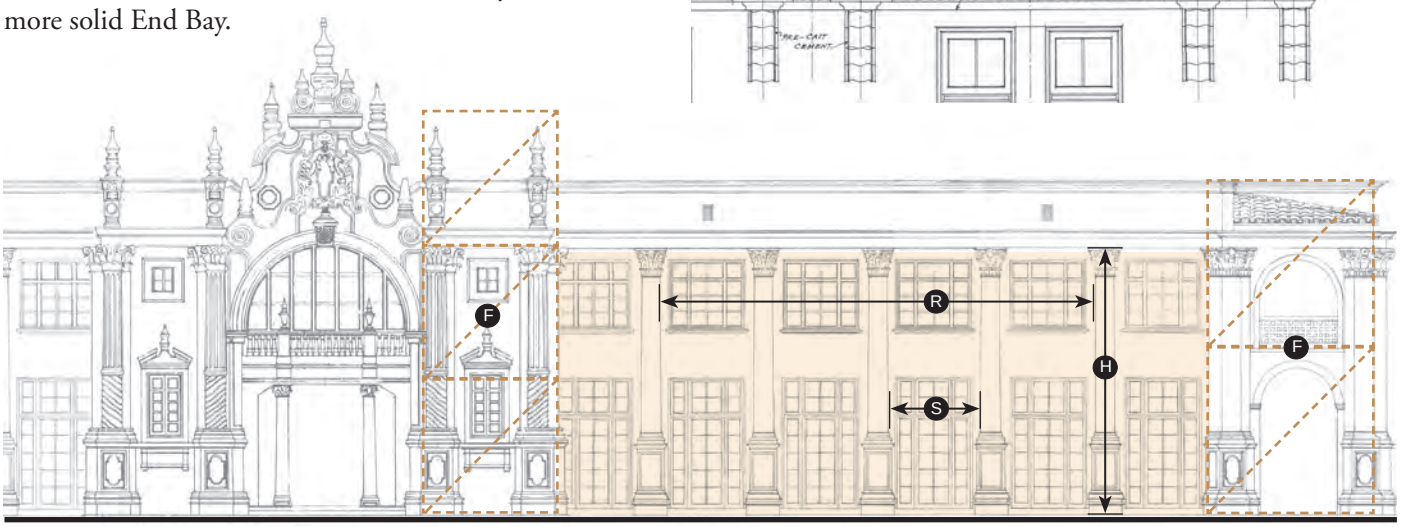
11. Intercolumniation

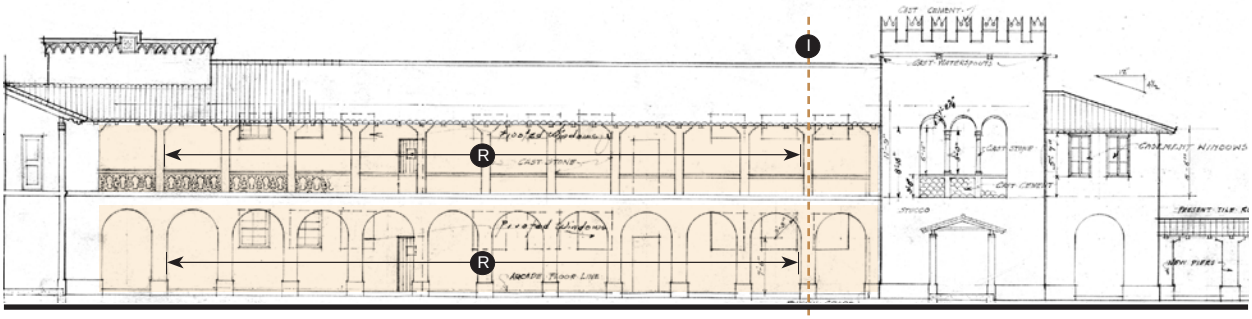
Columns or Piers that are regularly spaced along a line create a Colonnade. The spacing between each Column (Intercolumniation), shall relate to the overall proportion of the individual Column. The space between Columns shall be vertical in proportion to express a load-bearing function.

A series of Arches aligned as an Arcade shall be designed with Rhythm, as shown in Table 5.14.

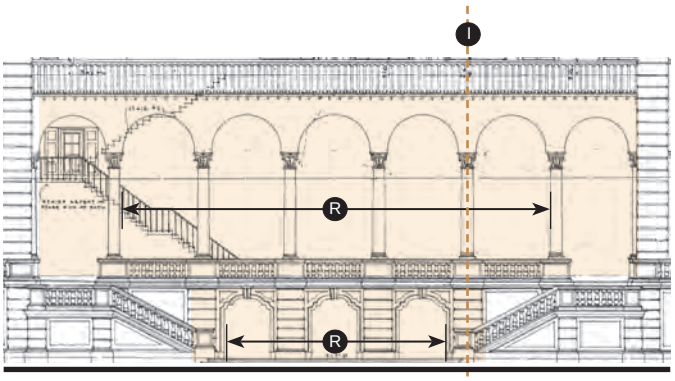
Colonnades and Arcades are often framed by a more solid End Bay.





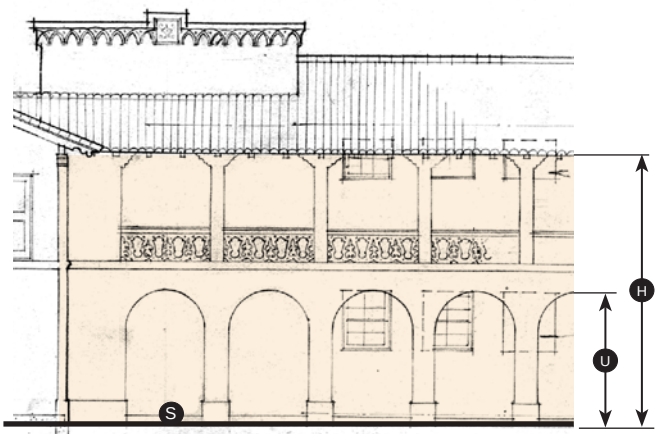


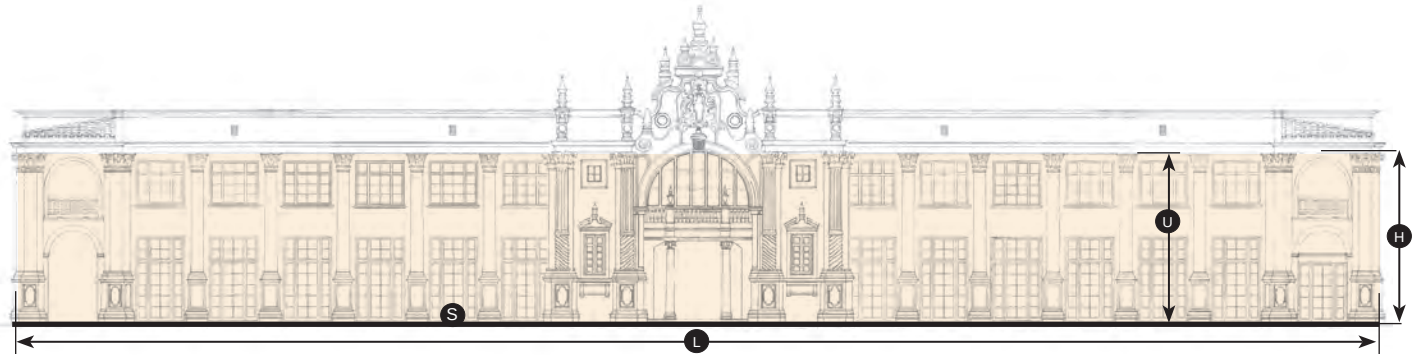
Intercolumniation, Table 5.14		
Column Height	See Table 5.9	H
Column Spacing	4/5-1/5 the Column Height	S
Rhythm	Equal Spacing of Columns and/or Arches	R
End Bay	Optional; heavier Piers, Columns, or solid wall caps the end of a Colonnade or Arcade. Follows rules of Classical Proportion	F
Superimposition (One Colonnade or Arcade on top of another)	The bottom Colonnade or Arcade shall be heavier and express a load-bearing function. Columns shall align one on top of another along a center line.	I



12. Arcades and Loggias

Arcades and Loggias shall be open-air spaces that connect the ground floor of the street-facing facade of a building to the right-of-way, providing a publicly accessible, comfortable pedestrian space along the ground floor of the building. Arcades shall be designed to be consistent with the proportion, scale, architectural style, and materials of the main building. Each bay of the Arcade shall be vertically proportioned in order to allow sufficient light and visibility to the Ground Floor facade of the building.



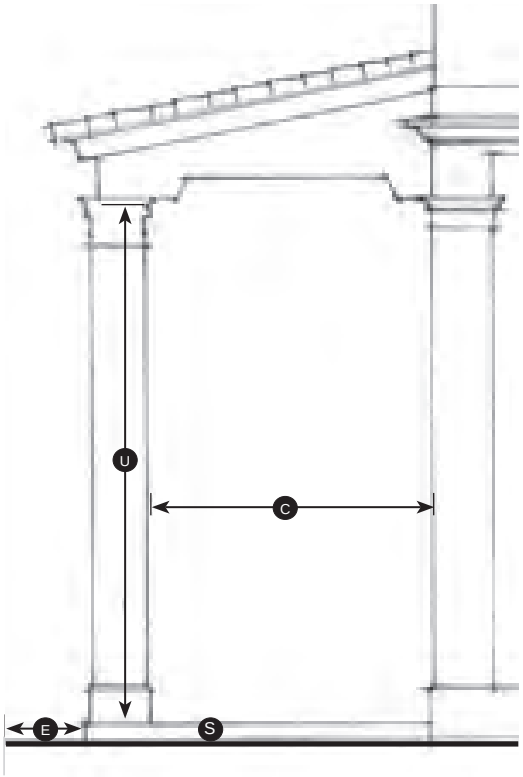


Arcades and Loggias, Table 5.15		
Height	1 or 2 Floors; Optional Upper Level Walkway	H
Clearance	10' min	C
Underside Clearance at Sidewalk	1.6 x Depth min	U
Length of Facade	80% min	L
Distance from Edge of Curb	18" min	E
Ground Floor height above sidewalk	6" max	S

A continuous Pedestrian Zone shall be maintained within the Arcade or Loggia along the Building Face, and shall not be obstructed by protruding Storefronts, Stairs, Escalators, Elevators and other building elements.

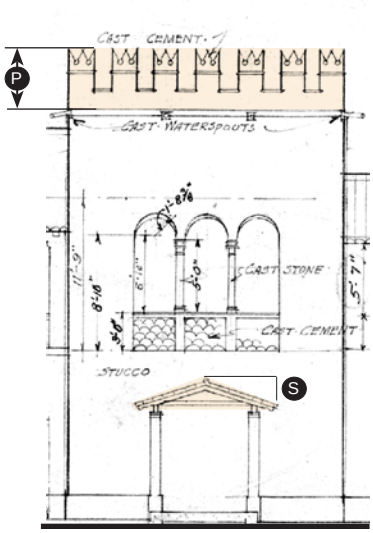
Arcades and Loggias may occur forward of BTL and/or setback, and may encroach within the sidewalk upon City approval.

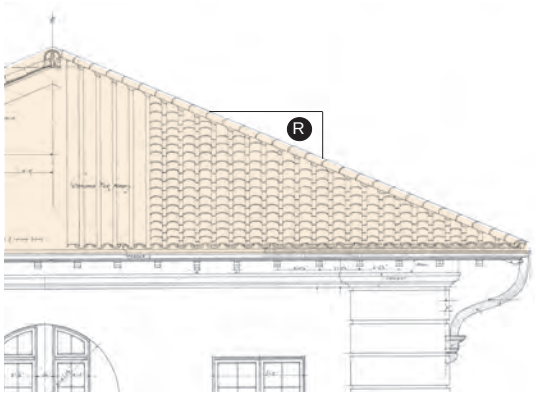
Habitable Space, walkways and/or Terraces above Arcades and Loggias may occur forward of BTL upon City approval.

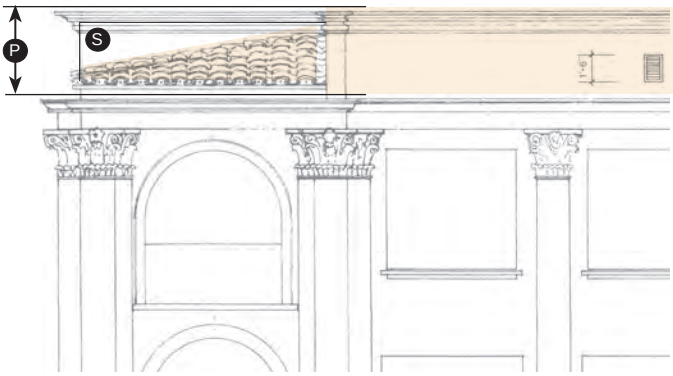


13. Roofs

Roofs are an important character-defining feature, marking the moment where the building meets the sky. Roof shapes shall be simple and shall relate to the Massing of the building. Mediterranean Village Roofs shall be Gable, Hip, or Parapet, in keeping with the Mediterranean Architectural precedents. Shed roofs may be used sparingly. The scale and slope of the Roof and the elements of the Roof (Eave overhang, bracket size, Parapet detailing) shall relate to the height of the Building and the visibility of the Roof from the sidewalk.





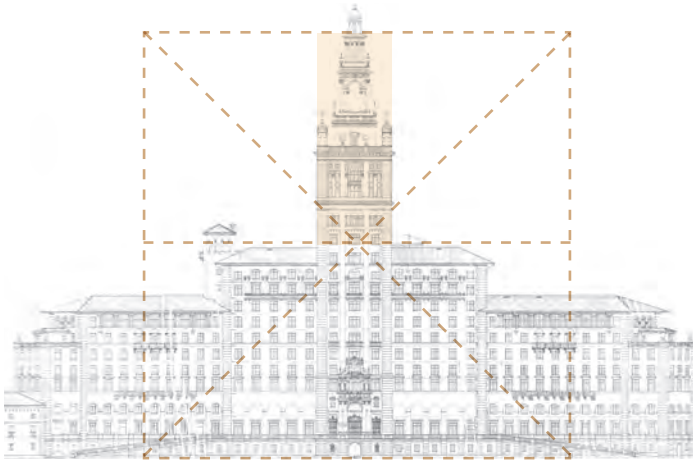


Sloped Roofs, Table 5.16A		
Main Building Roof Slope	5:12 Slope min	R
Arcade, Loggia, Porch, Stoop Slope	2:12 Slope min	S
Roofs shall be symmetrically sloped where visible from streets and public spaces.		
Roof materials on pitched roofs shall be terra-cotta color barrel tile, of clay, cement, or concrete material.		

Parapets, Table 5.16B		
Parapet Height	3' 6" min	P
Parapet Wall Thickness	8" min	
Parapets may have decorative detailing with an irregular silhouette, may have Classical detailing with an applied Cornice Line, or may be a simple extension of the wall.		
Parapets shall be designed with visible means of water runoff, and these functions shall be incorporated as decorative elements.		

14. Rooftop Architectural Elements

Rooftop Architectural Elements are non-air conditioned features located above the primary mass of the building. Rooftop Architectural Elements are excluded from the Building Height calculation. Rooftop Architectural Elements shall relate to the overall proportion and design of the building, and shall be used to emphasize Building Massing. The scale of the Rooftop Architectural Element shall relate to its Height on the Building and its visibility from the Sidewalk level.



Rooftop Architectural Elements, Table 5.17	
Elements Excluded From Building Height Calculation	Lanterns, Cupolas, Parapets, Chimneys, Towers, Rooftop Loggias, Belvederes, Screened Mechanical Areas
Roofing Materials	Terracotta-color Barrel Tile or Copper
Refer to Section 3-510-3 Building Form Standards for provisions of Rooftop Architectural Elements based on Street Types.	

15. Shopfronts and Signage

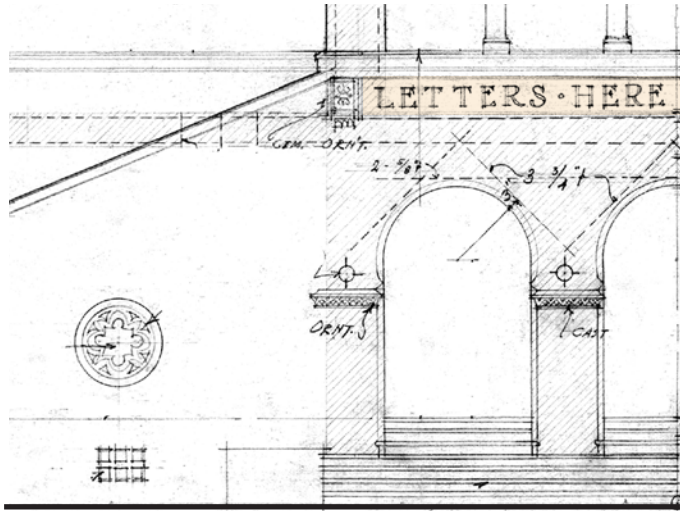
Shopfronts are a mandatory Frontage on Signature Streets and Plazas. In a mixed-use building, the Ground Floor Shopfront shall be distinguished from the rest of the building, placing emphasis on the display windows. At least 60 percent of the ground floor Shopfront shall be glass.

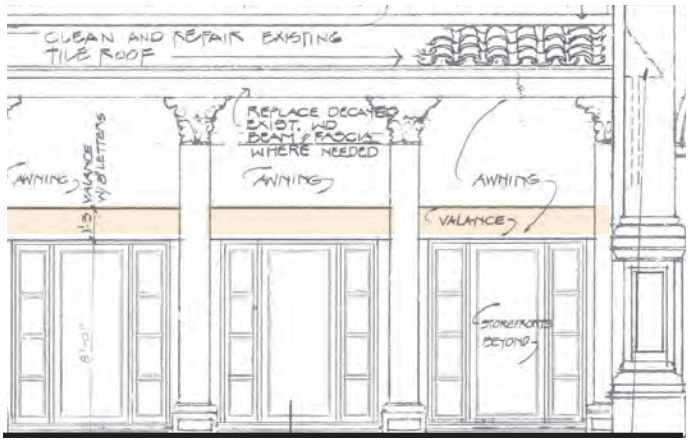
Shopfronts, Table 5.18		
Shopfront Ratio of Opening to Wall	2/3 min	
Shopfront Windowsill Height above Ground Line	18" min 36" max	S
Bulkhead Surface	Tile (3x3 or 4x4) Wood Recessed Panels	B
Shopfront Windows	Clear Glass (88% light transmission)	W
Kickplate shall be of durable material (wood, masonry, stone)		K
Permanent, fixed security grates or grilles in front of windows are prohibited.		
The Expression Line shall be placed above the Sign Panel and provide a strong definition to the top of the Shopfront.		

Signs shall enhance the Mediterranean character of the building, and shall be designed as part of a uniform Signage Plan approved by the City. Outdoor advertising signs, automatic electric changing signs, and entrance features are not permitted as part of a Mediterranean Village. All signs shall not obstruct sight visibility triangles at street intersections.

All signage for applications under this section shall conform to Section 5 Division 19, Signs, of the Zoning Code and shall be reviewed by the Board of Architects.

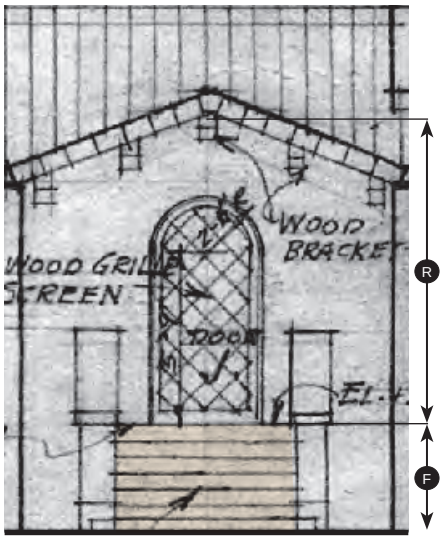
Wayfinding Signage shall:
Provide directional and information signs that are attractive, clear and consistent in theme, location and design.
Identify key civic areas, or public destinations and facilities, e.g. public parking structures, shopping facilities, transit routes and stops, etc.
Be coordinated with other streetscape furniture (e.g., light posts, transit/trolley shelters) where possible to reduce visual clutter in the public realm.

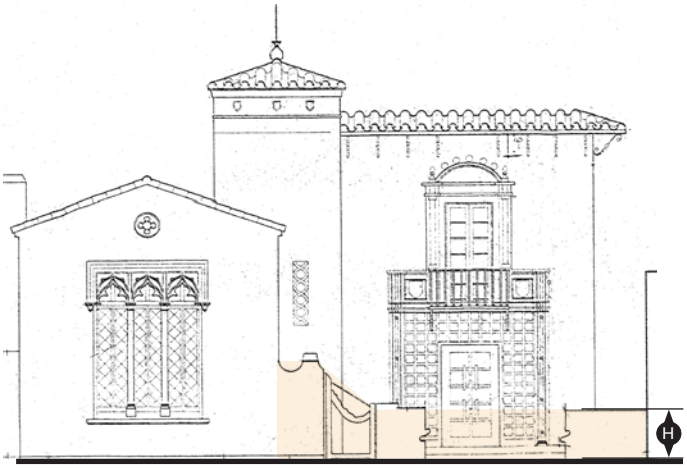




16. Porches, Stoops and Garden Walls

Porches, Stoops, and Garden Walls are recommended Frontages for small apartment buildings and townhouses. These Frontages shall be designed with the proportions, materials, and architectural style of the main building, and shall be Mediterranean in character.





Porches and Stoops, Table 5.19A		
Porch Depth	8' min	
Stoop Depth	3' min	
Roof Underside Clearance	8' min	R
Finished Floor Height	18" min above sidewalk	F
Porches and Stoops may occur forward of the build-to-line, setback, and/or build-to-zone, but shall not cross into public right-of-way.		
Porches and Stoops shall be covered, either with a roof, or area inset into the main body of the building.		
Stoop stairs may run to the front or to the side.		
Railings shall be compatible with other trim elements, such as door/window frames.		

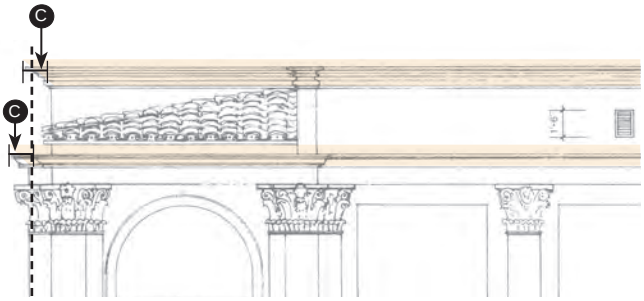
Garden Walls, Table 5.19B		
Garden Wall Height	2' min 4' max	H
Interior/Rear Garden Wall	8' max	
Materials	Constructed of Masonry; Stucco finish	
Where Garden Walls and Fences occur along street frontages, they shall be located parallel to adjacent sidewalks, and typically within 2 feet of the property line.		
Garden Walls may also act as low retaining walls along a property's edge.		

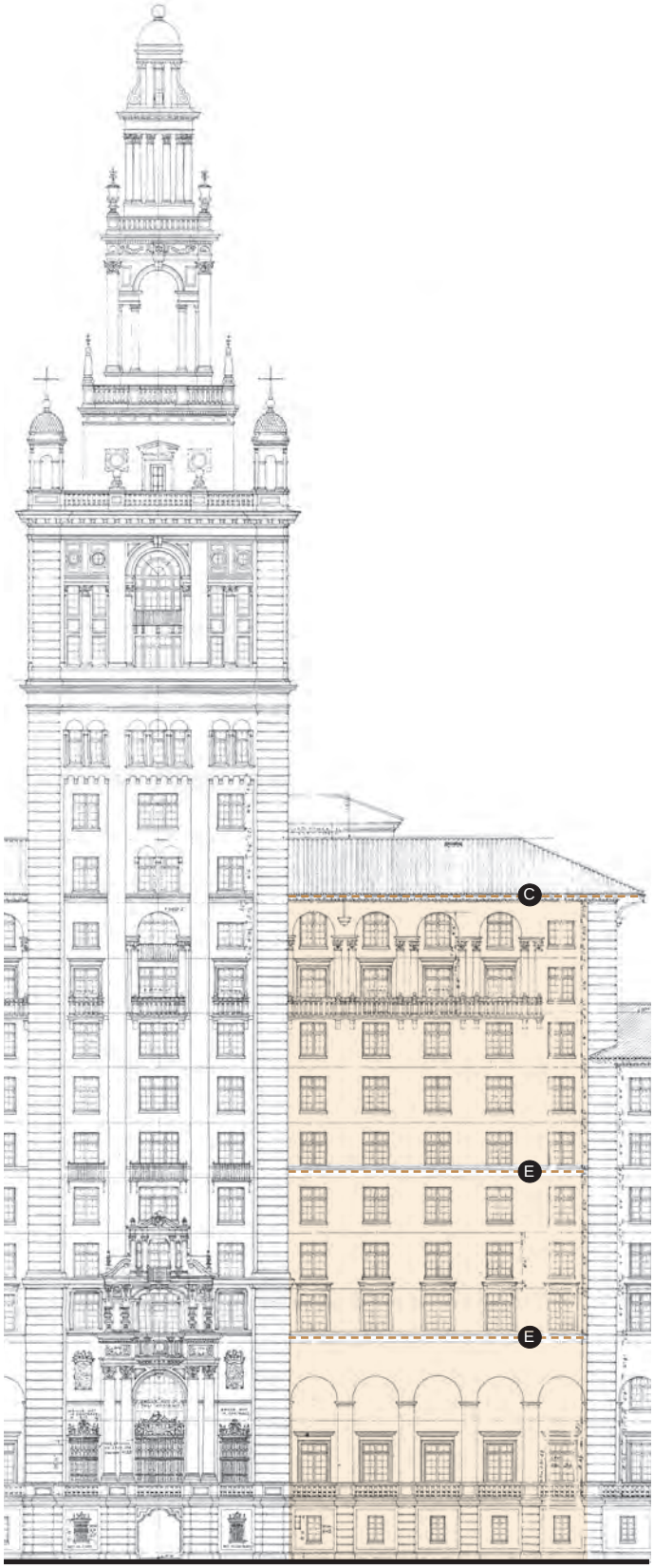
17. Cornice and Expression Lines

Cornice Lines and Expression Lines can be used to mark the transition between the Base, Middle, and Top of the Building. The single mass of a building may be divided by means of mouldings, or Expression Lines. In each Base, Middle, or Top subdivision, windows of different sizes and shapes, and in different numbers, shall be grouped together. Horizontal subdivision shall be achieved in two ways:

1. Offset the plane of the facade by stepping back, permitted only on elements such as towers.
2. Lines upon the facade created via shadows from moldings.

The size and proportion of height to width of a building are primary aspects of its character. A building facade's perceived scale combines with that of adjacent buildings and those across the street to provide a sense of shape, enclosure, and proportion of the street or public space.

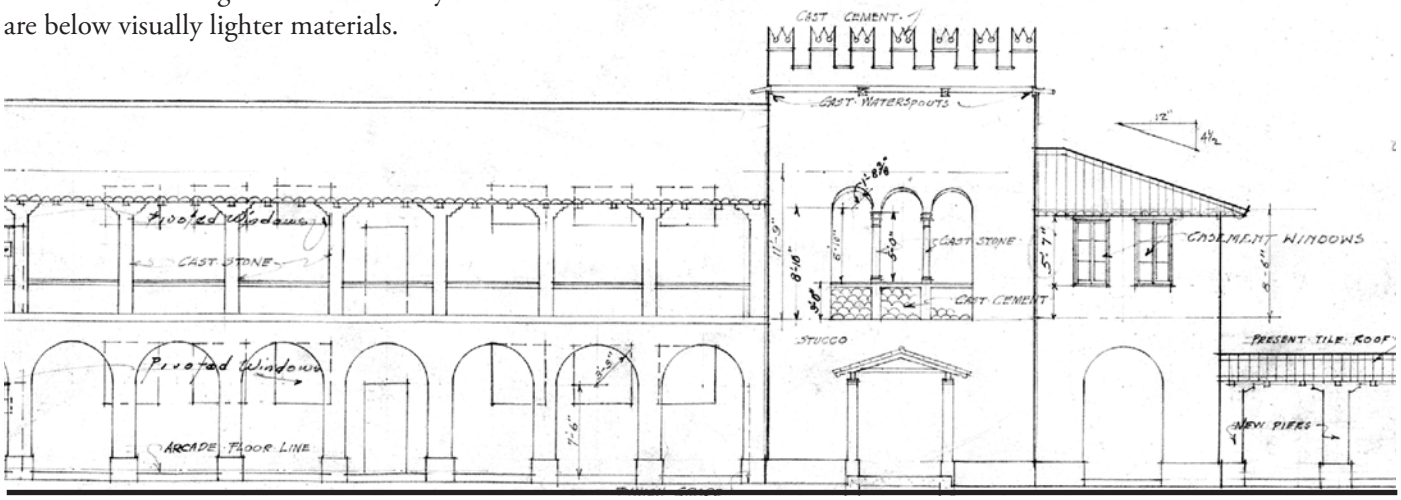


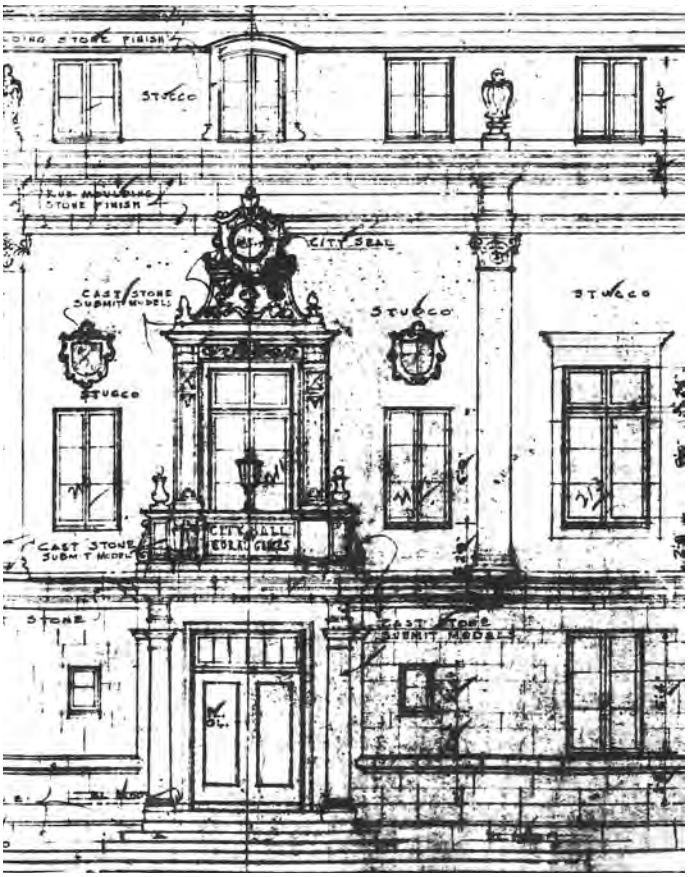


Cornices and Expression Lines, Table 5.20		
Build-to Line		- - -
Cornice Extension	6" min	C
Expression Line Extension	12" max	E
A Cornice is recommended to crown the Top of a Building or Masses of a Buildling.		
An Expression Line is recommended to mark the transition between the Base, Middle and Top of the Building.		
An Expression Line shall not protrude further than the Cornice extension.		
Cornice Lines shall follow the Building Mass and not columns or other architectural elements.		
The scale of the Cornice shall relate to its Height on the Building and its visibility from the Sidewalk.		

18. Materials

All exterior walls of all buildings shall exceed the requirements of Section 5-606, "Exterior Wall - Material and Color" and shall incorporate superior quality materials designed to be compatible with the Mediterranean Architectural examples. Building wall materials on each facade shall be designed so that visually heavier materials are below visually lighter materials.





Materials, Table 5.21	
Stucco Finish over CMU	
Smooth or hand trowelled in texture and painted.	
Masonry - Load-bearing or Veneer	
Permitted Masonry: Brick, coral rock, keystone, granite, marble, travertine, limestone, manufactured or cultured stone, cast stone, decorative CMU, or products of similar quality of manufacture.	
Masonry Veneer depth	4" min
Porcelain - Decorative Tile or Enamel Panels	
Prohibited Materials	
Sprayed-on stucco finishes, stucco panels, Exterior Insulation Finishing Systems (E.I.F.S.) similar to Dryvit, cementitious siding, metal panels, and glass block.	

19. References

The following list of reference books is recommended as supplemental information with Section 3-510-5, Architectural Standards. Mediterranean architecture is dependant on historical precedents to guide and inspire designers. Wisdom and guidance are found in these precendents and references.

Alberti, Leon Battista. On the Art of Building in Ten Books.

Cook, S.F. "Jerry"and Skinner, Tina. Architectural Details: Spain and the Mediterranean. Atglen: Schiffer Publishing Ltd., 2005.

Cusato, Marianne. Get Your House Right. New York: Sterling Publishing Co, 2007

Gromort, Georges. The Elements of Classical Architecture. New York: W.W. Norton, 2001

Les Concours Publics d' Architecture. V.1 - V.15. Paris, 1898

Robinson, John Beverley. Architectural Composition. New York: D. Van Nostrand Company, 1908

Smith, Thomas Gordon. Vitruvius on Architecture. New York: The Monacelli Press, 2003

Snyder, Frank M. Building Details. New York: WW Norton, 2008

Stratton, Arthur. Elements of Form & Design in Classic Architecture. London: BT Batsford Limited, 1925

Vignola, Giacomo Barozzi. Canon of the Five Orders of Achitecture. New York: Acanthus Press, 1999

Vitruvius Pollio, Marcus. Ten Books on Architecture.

Section 3-510-6 Definitions

Anchor Retail: A larger store, usually a department store or major retail chain, ranging 30,000 square feet to 45,000 square feet.

Apartment & Townhouse Streets: Smaller-scale, residential streets that are lined with low-scale multifamily buildings

Arcade Frontage: A covered pedestrian space along the street level of a building, as described in Section 3-510-5, Architectural Standards.

Arch: A curved part of a structure that is over an opening and that supports a wall or other weight above the opening.

Balcony: An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets.

Block Face: The aggregate of all the building Facades on one side of a Block. The Block Face provides the context for establishing architectural harmony.

Building Frontage: The side of a building which faces the frontage street. The required building frontage per lot type is the percentage of lot width over which the Principal Facade extends.

Cornice: Projecting horizontal decorative molding along the top or horizontal facade breaks of a wall or building

Cupolas: A domelike structure surmounting a roof, often used as a lookout or to admit light and air.

Downtown Streets: Typical streets within Downtown Coral Gables that accommodate taller buildings that respectfully step back at a reasonable height

Encroachment: Any structural element such as Galleries, Garden Walls, Porches, Stoops, Balconies, or Awnings that break the plane of a vertical or horizontal regulatory limit extending into a Setback or forward of the Build-to Line.

Floor: A Habitable level within a building.

Front Facade: The Facade designated to bear the address and Principal Entrance to the building.

Historic/Civic Building: Buildings that have significance due to their special use, architectural design, or history. These buildings are given priority in site plan design and are made a focal point of public spaces. Frontages of surrounding buildings shall be harmonious with and subservient to Historic/Civic Buildings identified on the Regulating Plan. In addition, Historic Buildings are subject to all applicable standards in the Coral Gables Zoning Code for historic structures.

Paseo: A public area, sidewalk, pedestrian pass-through and/or passageway that is commonly shared or used for pedestrian circulation. Paseos are open-air, non-air conditioned spaces that are open to the public.

Primary Pedestrian Entrance: A grade level entrance from the public right-of-way for pedestrians that are easily accessible and are designed to minimize walking distances.

Principal Facade (For purposes of placing buildings along build-to lines or build-to zones): the front plane of a building not including Encroachments.

Regulating Plan: A plan or map of the Mediterranean Village designating the locations of physical features that shall be included in any subsequent building.

Rooftop Architectural Element: Architectural features not used for human occupancy, consisting of spires, belfries, or Cupolas; Parapet walls, and Cornices without windows; chimneys, ventilators, skylights, and antennas.

Shared Parking: An accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions to close proximity, which are unlikely to require the spaces at the same time.

Shopfront Frontage: A ground floor lined with storefronts made with a combination of opaque and transparent materials. The uses behind shopfronts shall be commercial uses allowed by this section. Shops and restaurants shall have operable doors along their front facades spaced at an average of 60 feet on center. A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade. See Section 3-310-5, Architectural Standards, for specific requirements regarding storefronts.

Signature Streets: Primary thoroughfares with wide rights of way that accommodate taller buildings

Signature Terminated Vista: An architectural feature on a building that may include additional floors and height in recognition of its location fronting a Signature Street and its unique site and visibility.

Stepback: Locations where upper floors of tall buildings set back from the Build-To Line in order to respectfully shape public space and allow additional light and air at street level.

Stoop: A small staircase ending in a platform and leading to the entrance of an apartment building or townhouse.

Street Type: Classification of public space based on its existing or desired physical form. Street Type classification is used to regulate Building Form.

Street Type Plan: A map depicting a system of categories based on form and character from which the regulations for buildings, and the interface between the building and the street, are based.

Terminated Vista: An architectural treatment or expression on the facade of a building that is visible from long distances due to its siting within its urban context. It may include a combination of any of the following: a noticeable change in materials, a change in proportion of the massing of the building, a change in window sizes and/or spacing, or a tower with or without an architectural appurtenance above it.

Upper Level Bridge: Upper level bridges are optional at the approximate locations shown on the Regulating Plan only. See Section 3-510-4, General Standards for additional requirements pertaining to upper level bridges.