

City of Coral Gables Zoning Code: Coral Gables Mediterranean Style Design Standards.

A. Purpose and applicability.

1. Purpose.

- a. Provide bonuses and incentives to property owners to encourage and expand the creative use of the various architectural styles in association with promoting public realm improvements.
- b. Provide for a two level bonus program that provides amenities and features typically provided in Mediterranean Style buildings.
- c. Provide additional bonuses for "Coral Gables Mediterranean Architecture" design to continue to support George Merrick's vision consistent with the established historic building fabric of the City.
- d. Enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.
- e. Promote an assortment of street level public realm and pedestrian amenities in exchange for increases in building height, residential density, and floor area ratio granted via a discretionary review process.
- f. Provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements.
- g. Promote and require architectural and design elements focused to a pedestrian scale.
- h. Encourage landmark opportunities, including physically defined squares; plazas; urban passageways; parks; public open spaces; and, places of public assembly and social activity for social, cultural and religious activities.
- i. Provide a strong emphasis on aesthetics and architectural design with these regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:
 - i. Utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.
 - ii. Integration of street level plazas, courtyards, opens space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

2. Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.

3. Site Specific Zoning Regulations and Mediterranean Bonus. Coral Gables Mediterranean Style Design Standards bonuses and/or incentives as provided for in this Section may be awarded as supplemental (additional) intensity/density or the reduction of existing limitations as assigned in "Appendix A - Site Specific Zoning Regulations." These supplemental (additional) bonuses and/or incentives shall be evaluated pursuant to the applicable development standards included in Tables 1, 2, and 3 of Section 5-604.

4. In the MFSA District, all development shall comply with the provisions for residential uses which are set out in Table 1, and five (5) of ten (10) of the standards in Table 2; however, the bonus intensity and heights shall not apply.
5. Coral Gables Mediterranean Architectural Design. Applications for new construction and additions restorations and/or renovations of existing buildings, as Coral Gables Mediterranean Architecture may secure bonuses as provided herein.
6. Review and authority.
 - a. The Board of Architects shall be the responsible City review Board on this Article. The Board of Architects may grant approval of all the provisions of this Article unless noted otherwise within these provisions. The Board of Architects shall review all applications for compliance of the provisions of this Article and if the Board of Architects deems an application does not satisfy the provisions the Board shall not award the bonuses. The Board of Architects in its review may complete either of the following:
 - i. Approve the application;
 - ii. Approve the application with modifications;
 - iii. Defer the application and request the applicant redesign the application and resubmit the application to satisfy the provisions of this Article; or
 - iv. Deny the application.
 - b. Staff review. The City Architect shall review and provide a recommendation to the Board of Architects advising of compliance of all provisions contained within this Article.
 - c. New construction applications. The Board of Architects shall not grant any development bonus for new construction unless the application satisfies the provisions in Table 1, Required Standards. The Board of Architects may grant the development bonuses provided in this Section provided that the Board of Architects in its discretion determines that the application complies with all the standards for the development bonus or bonuses.
 - d. Additions, restorations and/or renovations of existing buildings. The Board of Architects may grant a development bonus for the Coral Gables Mediterranean Style Design as an addition, restoration and/or renovation of an existing building provided that the Board of Architects in its discretion determines that the application satisfies the standards. The City Architect shall provide a recommendation to the Board of Architects whether to grant bonuses for the entire building or only the proposed area of the addition, restoration and/or renovation. The Board of Architects shall have final determination as to the amount of bonus granted. No building permit for an addition, restoration and/or renovations of an existing building shall be granted by the Building and Zoning Department unless the Board of Architects in its discretion determines that the building(s) will continue to satisfy all previously approved conditions of approval granting that bonus and the provisions of this Article.
7. Special location site plan review. Properties in the MF2, C, CL and I Districts which are adjacent to or across public rights-of-way or waterways from an SFR District or MF1 District shall comply with the following requirements to secure bonuses:
 - a. Height limitations. Limited to a maximum height of three-and-one-half (3½) floors/forty-five (45) feet.
 - b. Review process. The review process shall be as follows:
 - i. Submit an application and secure Board of Architects preliminary review and approval.
 - ii. Submit an application with the Planning Department for special locational site plan review.

- iii. Secure special locational site plan review and recommendation for approval from the Planning and Zoning Board and approval from the City Commission.
 - iv. Secure Board of Architects final review and approval for architecture prior to issuance of a building permit.
- c. Review criterion. Applications considered pursuant to these regulations must demonstrate that they have satisfied all of the below listed criterion. The Planning Department shall evaluate the application with reference to each of the below criteria and provide a recommendation to the Planning and Zoning Board and City Commission. The Planning Department, Planning and Zoning Board and City Commission shall make specific findings of fact that all of the below listed criterion are satisfied. The criterion is as follows:
- i. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.
 - ii. The physical design of the site plan and the manner in which said design does or does not make adequate provision for public services, parking, provide adequate control over vehicular traffic, provide for and protect designated public open space areas, and further the amenities of light and air, recreation and visual enjoyment.
 - iii. The compatibility of the proposed building with reference to building height, bulk, and mass with the contiguous and adjacent properties.
 - iv. The conformity of the proposed site plan with the Goals, Objectives and Policies of the Comprehensive Plan (CP).
 - v. That the site plan and associated improvements provides public realm improvements, public open space, and pedestrian amenities for the public benefit.
 - vi. Those actions, designs, construction or other solutions of the site plan if not literally in accord with these special regulations, satisfy public purposes and provide a public benefit to at least an equivalent degree.
- d. Approval. Approval if granted by the City Commission shall be in Resolution form.
8. Additional Requirements.
- a. Designated historic landmarks. Pursuant to Article 3, Division 11, all plans affecting designated historic landmarks must receive a Certificate of Appropriateness from the Historic Preservation Board prior to submittal to the Board of Architects. Bonuses shall not be awarded for development on property that is historically designated where a Certificate of Appropriateness has been denied.
 - b. Supplemental approval provisions. Applicants, property owners, successors or assigns may be required to provide agreements, covenants, contracts, deed restrictions or sureties as a part of the approval granted which may include the following:
 - i. Undertaking of all conditions in accordance with the approved application.
 - ii. Bind all development successors or assigns in title to any conditions and commitments made of these provisions and approved application.
 - iii. Provide for the financial responsibility to continuing the operation and maintenance of the public open space areas, public realm, pedestrian amenities, functions and facilities that are provided, at the expense of the designated property owner and/or property owners association, etc., as applicable.