City of Coral Gables
Mediterranean Style
Design Handbook
Planning and Zoning Division
Development Services Department
May 2014
Executive Summary

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

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

The bonuses provided herein promote an assortment of street level public realm and pedestrian amenities in exchange for increases in building height, residential density, and floor area ratio granted via a discretionary review process. These bonuses provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements. This helps to promote and require architectural and design elements focused to a pedestrian scale and encourages landmark opportunities, including physically defined squares, plazas, urban passageways, parks, public open spaces, and places of public assembly and social activity for social, cultural and religious activities.

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

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

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

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

Level 1

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

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

1) Arcades and/or loggias
2) Building rooflines
3) Building stepbacks
4) Building towers
5) Driveways
6) Lighting of landscaping
7) Materials on exterior building facades
8) Overhead doors
9) Paver treatments
10) Pedestrian amenities
11) Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or street, and
12) Underground parking.
Level 1 bonuses are awarded based upon the Board of Architects determination that the following amount of qualifications have been satisfied for the specific use proposed:

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

Level 2

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

- H. George Fink Offices, 2506 Ponce de Leon Boulevard
- The Colonnade Building, 169 Miracle Mile
- Douglas Entrance, 800 Douglas Road
- Coral Gables Elementary School, 105 Minorca Avenue
- Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished)
- San Sebastian Apartments, 333 University Drive
- Coral Gables City Hall, 405 Biltmore Way
- Biltmore Hotel, 1200 Anastasia Avenue
### Summary of Level 1 & 2 Bonuses

#### Level 1 Bonuses:

<table>
<thead>
<tr>
<th>Future Land Use Map Designations</th>
<th>Bonus Floors/Feet</th>
<th>Bonus FAR</th>
<th>Bonus Density (25% increase)</th>
<th>Ground Area Coverage</th>
<th>Setback Reductions*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Land Uses (Multi-Family)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Density</td>
<td>1 floor/13.5 feet</td>
<td>0.2 FAR</td>
<td>5 units/acre</td>
<td>Not required</td>
<td>All sides reduced to zero (0) feet</td>
</tr>
<tr>
<td>Medium Density</td>
<td>1 floor/13.5 feet</td>
<td>0.2 FAR</td>
<td>10 units/acre</td>
<td>Not required</td>
<td>All sides reduced to zero (0) feet</td>
</tr>
<tr>
<td>High Density</td>
<td>1 floor/13.5 feet</td>
<td>0.2 FAR</td>
<td>15 units/acre</td>
<td>Not required</td>
<td>All sides reduced to zero (0) feet</td>
</tr>
<tr>
<td><strong>Commercial Land Uses</strong></td>
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<td></td>
</tr>
<tr>
<td>Low-rise Intensity</td>
<td>1 floor/13.5 feet</td>
<td>0.2 FAR</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td>All sides reduced to zero (0) feet</td>
</tr>
<tr>
<td>Mid-rise Intensity</td>
<td>1 floor/13.5 feet</td>
<td>0.2 FAR</td>
<td>Not applicable</td>
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<td><strong>Industrial Land Uses</strong></td>
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<td></td>
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<td></td>
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<tr>
<td>Industrial</td>
<td>1 floor/13.5 feet</td>
<td>0.2 FAR</td>
<td>Not applicable</td>
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<td>All sides reduced to zero (0) feet</td>
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*Setback reductions are subject to conditions outlined in Zoning Code Section 5-604(H)Table 3(#1)

#### Level 2 Bonuses:

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<tr>
<th>Future Land Use Map Designations</th>
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<th>Bonus FAR</th>
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<tr>
<td>Low Density</td>
<td>2 floors/27 feet</td>
<td>0.5 FAR</td>
<td>5 units/acre</td>
<td>Not required</td>
<td>Reduced to zero (0) feet</td>
</tr>
<tr>
<td>Medium Density</td>
<td>2 floors/27 feet</td>
<td>0.5 FAR</td>
<td>10 units/acre</td>
<td>Not required</td>
<td>Reduced to zero (0) feet</td>
</tr>
<tr>
<td>High Density</td>
<td>3 floors/40.5 feet</td>
<td>0.5 FAR</td>
<td>15 units/acre</td>
<td>Not required</td>
<td>Reduced to zero (0) feet</td>
</tr>
<tr>
<td><strong>Commercial Land Uses</strong></td>
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Examples of Coral Gables Mediterranean Architecture Design Buildings
H. George Fink Offices
The Colonnade Building

Miracle Mile Elevation

Main Entrance Detail
Ponce de Leon Boulevard Elevation
Douglas Entrance
Coral Gables Elementary School

Ponce de Leon Boulevard Elevation

Ponce de Leon Boulevard Elevation and Section
Ponce de Leon Boulevard Elevation and Section Detail
Navarre Avenue Elevation

Navarre Avenue Elevation Detail

Court Elevation Toward Navarre Avenue
San Sebastian Apartments
Coral Gables City Hall

East Elevation
South Elevation
South Elevation Entrance Detail
Cross Section

Longitudinal Section
Second Floor Plan
Biltmore Hotel

North Elevation
South Elevation
West Elevation
Section Drawing of Main Entrance
Section Drawing of Floors 8 thru 10
Section Drawing of Balcony
Dining Room Elevations
Elevations of Main Lobby