

Article 28
Coral Gables Mediterranean Style Design Bonus Regulations

Sec. 28-1 - Title.

This Article shall be known and may be cited as the Coral Gables Mediterranean Style Design Bonus Regulations for the City of Coral Gables, Florida.

Sec. 28-2 - Applicability.

- (a) 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 an A, C, or M Use zoning districts. These provisions do not apply to the A District/Special Area.
- (b) 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 in Section 28.7 (c) and shall be subject to the provisions contained in Section 28.9, Coral Gables Mediterranean Architecture Design.

Sec. 28-3 - Purpose.

The purpose and intent of these regulations is to:

- (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:
 - 1. 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.
 - 2. Integration of street level plazas, courtyards, opens space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

Sec. 28-4 - Additional Requirements.

- (a) Designated historic landmarks. Pursuant to Article 31, 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:

1. Undertaking of all conditions in accordance with the approved application.
2. Bind all development successors or assigns in title to any conditions and commitments made of these provisions and approved application.
3. 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.

Sec. 28-5 - Board of Architects review and authority.

- (a) Review and authority. 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:
 1. Approve the application; or,
 2. Approve the application with modifications; or,
 3. Defer the application and request the applicant redesign the application and resubmit the application to satisfy the provisions of this Article; or,
 4. Deny the application.
- (b) Staff review. The Building and Zoning Department 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 Section 28.7(a), Table 1, Required Standards. The Board of Architects may grant the development bonuses provided in Section 28.7(b) and (c) provided that the Board of Architects in its discretion determines that the application complies with all the standards for the development bonus or bonuses provided in Section 28.7 (b) and (c).

- (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 provided in Section 28.7 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 provided in Section 28.7 and Section 28.9. The Building and Zoning Department 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.
- (e) Appeals. Appeals shall be processed pursuant to Article 26, Appeals, as amended.

Sec. 28-6 - Special locational review for properties adjacent to R and D Use Districts.

- (a) Special locational site plan review. Properties assigned A, C, and M Use districts which are contiguous to R and D Use districts or contiguous to public rights-of-way or waterways, which are contiguous to an R and D Use district, shall comply with the following provisions to secure bonuses:

1. Height limitations. Limited to a maximum height of three-and-one-half (3 ½) floors/forty-five (45) feet.
2. Review process. The review process shall be as follows:
 - a. Submit an application and secure Board of Architects preliminary review and approval.
 - b. Submit an application with the Planning Department for special locational site plan review.
 - c. Secure special locational site plan review and recommendation for approval from the Planning and Zoning Board and approval from the City Commission.
 - d. Secure Board of Architects final review and approval for architecture prior to issuance of a building permit.
3. 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:
 - a. 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.
 - b. 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.
 - c. The compatibility of the proposed building with reference to building height, bulk, and mass with the contiguous and adjacent properties.
 - d. The conformity of the proposed site plan with the Goals, Objectives and Policies of the Comprehensive Land Use Plan (CLUP).
 - e. That the site plan and associated improvements provides public realm improvements, public open space, and pedestrian amenities for the public benefit as provided for in Section 28.7.
 - f. 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.
4. Approval. Approval if granted by the City Commission shall be in Resolution form.

Sec. 28-7 - Development bonus standards.

- (a) Required standards. Applications shall be required to satisfy all of the requirements in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential (A Use districts), nonresidential (C and M Use districts) and mixed use zoning district designations. The standards are as follows:

Table 1. Required standards

Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
1.	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
2		✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one or more of the following design features shall be included at the street level: a. Display windows or retail display area; and/or, b. Landscaping; and/or, c. Architectural relief elements or ornamentation.
3.	✓	✓	✓	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: (3373) a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. e. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed a 1/3 of the allowable total building height.
4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each 250 parking spaces or fraction thereof.
5.	✓	✓	✓	Building facades.	Facades in excess of 150 feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of 100-foot intervals.
6.	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
7.	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. 5% for nonresidential properties; b. 10% for mixed use properties; and, c. 25% for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.
9.	✓	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
10.	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
11.	✓	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
12.	✓	✓	✓	Rights-of-way improvements.	Landscape islands, landscape bulbouts, curbing, pedestrian crosswalks, bulbouts and other associated traffic calming improvements shall be installed within the sidewalk and/or rights-of-way (subject to encroachment review and approval) equal to the length

Table 1. Required standards

Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
					<p>of the property frontage of the adjacent rights-of-way for all rights-of-way abutting the proposed uses.</p> <p>In lieu of the above requirements, the City in accordance with its rules and regulations may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if the off site improvements exist or if off site constraints exist or it is determined that a comprehensive installation of the improvements will be more beneficial to the public realm. The estimate shall be based upon design, installation and cost of all improvements. Applicants shall provide staff an estimate prepared by a certified civil engineer. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.</p>
13.	✓	✓	✓	Rights-of-way planting requirements.	<p>Street planting requirements. The below listed vegetation shall be installed within the sidewalk and/or rights-of-way (subject to encroachment review and approval) equal to the length of the property frontage of the adjacent rights-of-way for all rights-of-way abutting the proposed uses. The options available as to the types of trees to be planted and installation requirements at the time of planting area are as follows:</p> <ul style="list-style-type: none"> a. Shade or ornamental shade street trees shall be provided subject to the following requirements: <ul style="list-style-type: none"> (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 16 feet at time of planting; or, b. Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements: <ul style="list-style-type: none"> (1) One tree per 35 feet linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 14 feet at time of planting. c. Shrub or ground cover planting requirements shall be one (1) shrub per three (3) linear feet or fraction thereof of the rights-of-way frontage, or ground cover shall be three (3) plants per one (1) lineal foot or fraction thereof of the rights-of-way frontage. <p>Median planting requirements. If a median can be established or exists on larger rights-of-way, the median shall include the below listed vegetation:</p> <ul style="list-style-type: none"> a. Shade or ornamental shade street trees shall be provided subject to the following requirements: <ul style="list-style-type: none"> (1) One tree per 35 linear feet or fraction thereof of median length. (2) Minimum height of 16 feet at time of planting; or, b. Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements: <ul style="list-style-type: none"> (1) One tree per 35 linear feet of median length. (2) Minimum height of 14 feet at time of planting. c. Shrub or ground cover planting requirements shall be one (1) shrub per 2.5 linear feet or fraction thereof of two (2) foot width planting area within median, or ground cover shall be three (3) plants per one (1) foot or fraction thereof of the median length. <p>Alley planting requirements. If vegetation can be located within an alley, the below listed vegetation shall be installed within the sidewalk and/or right-of-way abutting the proposed uses.</p> <ul style="list-style-type: none"> a. Shade or ornamental shade street trees shall be provided subject to the following requirements: <ul style="list-style-type: none"> (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 16 feet at time of planting; or, b. Palm tree. Maximum of 25 percent of the required total may be this variety subject to the following requirements: <ul style="list-style-type: none"> (1) One tree per 35 linear feet or fraction thereof of rights-of-way frontage. (2) Minimum height of 14 feet. c. Shrub or ground cover planting requirements shall be one (1) shrub per ten (10) linear feet or fraction thereof of the rights-of-way frontage or ground cover shall be three (3) plants one (1) lineal foot or fraction thereof of the rights-of-way frontage.

Table 1. Required standards

Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
					<p>All landscape areas shall be irrigated with a fully operational underground irrigation system providing 100% plant material coverage.</p> <p>In lieu of the above requirements, the City in accordance with its rules and regulations may allow for the payment of landscaping into a designated fund in lieu of providing the landscaping if the off site landscaping exists, or off site constraints exist or it is determined that a comprehensive installation of improvements is more beneficial to improving the public realm. The estimate shall be based upon all costs associated with the design, installation and cost of all materials. Applicants shall provide Staff an estimate prepared by a State of Florida landscape architect. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.</p>
14.		✓	✓	Sanitation areas.	All refuse/sanitation areas for the storage of sanitation dumpsters or similar refuse containers for food refuse or perishable refuse shall be within a fully enclosed air-conditioned area.
15.		✓	✓	Sidewalks/ pedestrian access.	<p>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.</p> <p>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p>
16.	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within in all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
17.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings desiring bonuses shall provide a minimum window casing depth of 4 inches as measured from the face of the building.

(b) Level 1 bonus - Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable

floors are subject to the subject property applicable CLUP Map designation and the height is regulated by the Zoning Code. The allowable floors and height is as follows:

CLUP Map Designations	Maximum allowable stories/feet	Additional stories/feet available for all types of architectural design
Residential Uses (Multi Family)		
Low Density	4 stories/ 50 feet	+ 1 stories/13.5 feet = 5 stories/63.5 feet
Medium Density	6 stories/70 feet	+ 1 stories/13.5 feet = 7 stories/83.5 feet
High Density	13 stories/ 150 feet	+ 1 stories/13.5 feet = 14 stories/163.5 feet
Commercial Uses		
Low-rise Intensity	4 stories/ 50 feet	+ 1 stories/13.5 feet = 5 stories/63.5 feet
Mid-Rise Intensity	6 stories/72 feet	+ 1 stories/13.5 feet = 7 stories/85.5 feet
High-Rise Intensity	13 stories/150 feet	+ 1 stories/13.5 feet = 14 stories/163.5 feet
Industrial Uses	6 stories/72 feet	+ 1 stories/13.5 feet = 7 stories/85.5 feet
Mixed use	The numbers of stories are dependent upon underlying CLUP Map designation.	

1. All applications desiring bonuses shall meet the minimum requirements of Table 2 to secure a bonus under these provisions.
2. The Board of Architects shall review all applications for compliance of the provisions of Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses is awarded based upon the Board of Architectures determination

- that the application satisfies the following qualifications of Table 2:
- a. Residential uses (A Use Districts) shall satisfy a minimum of 6 of the 10 qualifications in Table 2.
 - b. Nonresidential uses (C and M Use Districts) shall satisfy a minimum of 8 of the 12 qualifications in Table 2.
 - c. Mixed use developments shall satisfy a minimum of 8 of the 12 qualifications in Table 2.

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	✓	Building stepback.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-thru facilities, garage entrances, service bays and loading/unloading facilities into one curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
10.	✓	✓	✓	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City Public Realm Design Manual.
11.		✓	✓	Pedestrian pass-throughs/paseos on properties	Pedestrian pass throughs provided for each 250 linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than 250 feet in size shall provide a minimum of one pass through. The pass throughs shall be subject to the following:

Table 2. Architectural and Public Realm Standards

Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
				contiguous to alleys and/or streets.	a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one pass through of 10 feet in width every 250 feet of building frontage, two pass throughs can be combined to provide one (1) 20-foot wide pass through.
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

(c) Level 2 bonus - Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural

Design is utilized subject to the maximum available number of stories is based upon the CLUP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property:

CLUP Map Designations	Allowable stories/feet	Additional stories/feet available pursuant to Section 28.7(b)	Additional stories available/maximum stories for Coral Gables Mediterranean Architectural Style
Residential Use (Multi Family)			
Low Density	4 stories/50 feet	+ 1 stories/13.5 feet = 5 stories/63.5 feet	5 stories/63.5 feet + 1 stories/13.5 feet = 6 stories/77 feet
Medium Density	6 stories/70 feet	+ 1 stories/13.5 feet = 7 stories/83.5 feet	7 stories/83.5 feet + 1 stories/13.5 feet = 8 stories/97 feet
High Density	13 stories/150 feet	+ 1 stories/13.5 feet = 14 stories/163.5 feet	14 stories/163.5 feet + 2 stories/27 feet = 16 stories/190.5 feet
Commercial Use			
Low-rise Intensity	4 stories/50 feet	+ 1 stories/13.5 feet = 5 stories/63.5 feet	5 stories/63.5 feet + 1 stories/13.5 feet = 6 stories/77 feet
Mid-Rise Intensity	6 stories/70 feet	+ 1 stories/13.5 feet = 7 stories/83.5 feet	7 stories/83.5 feet + 1 stories/13.5 feet = 8 stories/97 feet
High-Rise Intensity	13 stories/150 feet	+ 1 stories/13.5 feet = 14 stories/163.5 feet	14 stories/163.5 feet + 2 stories/27 feet = 16 stories/190.5 feet
Industrial Uses	6 stories/72 feet	+ 1 stories/13.5 feet = 7 stories/85.5 feet	7 stories/85.5 feet + 1 stories/13.5 feet = 8 stories/99 feet
Mixed use	The number of stories are dependent upon underlying CLUP Map designation as provided above.		

The Board of Architects shall review all applications for compliance of the provisions of Section 28.9 and if the Board of Architects deems an application does not satisfy the provisions shall not award the Coral Gables Mediterranean Architectural Design bonus. The bonuses are awarded based upon the Board of Architectures determination that the application

satisfies the Coral Gables Mediterranean Architectural Design provisions in Section 28.9.

(d) Total available bonus provisions within level 1 and 2. Bonuses are available in two levels as provided in Section 28.7 (b) and (c). The level 1 and 2 bonuses available in the above Sections 28.7 (b) and (c) shall only be granted if an application satisfies Section 28.7 (a),

Required Standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, as provided in Section 28.7(c), all provisions in Section 28.7 (a) and (b) and Section 28.9 shall be satisfied.

Sec. 28-8 - Other development options available with Level 1 and/or 2 bonuses.

- (a) Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

Table 3. Other development options					
Number	Residential	Non-Residential	Mixed Use	Type	Options
1.		✓	✓	Building setback reductions.	<p>Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards:</p> <ol style="list-style-type: none"> Minimum open space. A minimum of 25% percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be 400 square feet. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-ways. Applicants, property owner's, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.
2.		✓	✓	Encroachments for loggias and/or arcades located as a part of an adjacent building within rights-of-way.	<p>Encroachments up to a maximum of 10 feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:</p> <ol style="list-style-type: none"> Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights of ways less than 60 feet or less may be approved for less than the maximum 10 feet. Minimum percentage of open space. A minimum of 50% percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following: <ul style="list-style-type: none"> Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way. Minimum area. Minimum square footage of allowable open space shall be 500 square feet. Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein. Vertical volume. As a minimum include a vertical volume of space equal from street level to the first stories height or 18 feet, whichever is greater. Additional height may be recommended. Maximum arcade/loggia lengths. Encroachments of up to 80% of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass. Vertical encroachment. Structure shall be limited to the following: <ul style="list-style-type: none"> 3 stories or 45 feet (whichever is less) on 60 foot rights-of-way. 1 stories or 18 feet (whichever is less) on rights-of-way less than 30 feet. The encroachment shall be structurally supported entirely from the adjoining private property. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, stormwater, and other associated infrastructure improvements as a result of the

Table 3. Other development options

Number	Residential	Non-Residential	Mixed Use	Type	Options
					<p>request shall be the responsibility of the property owner.</p> <p>d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review.</p> <p>e. Any encroachments, construction and penetration into the right-of-ways shall be subject to the following:</p> <ul style="list-style-type: none"> • The property owner's shall be responsible for all maintenance of all encroachments and/or property of all surrounding public right-of-ways, including but not limited to the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. • Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. • In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, Zoning Code, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions. <p>f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.</p>
3.		✓	✓	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	<p>Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 28.9 and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45.</p> <p>Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.</p>
4.	✓			Multi-family residential density bonus for Mediterranean Architectural Design buildings.	A 25 percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 28.9 and satisfies all other provisions of this Article.

(b) The Board of Architects shall review and provide final determination of all applications desiring the utilize the above options. The above options are only available in association with level 1 and level 2 bonuses. The Board of Architects shall not grant the above unless an application satisfies all applicable bonus provisions of Section 28.7.

Sec. 28-9 - Coral Gables Mediterranean Architecture Design.

(a) Coral Gables Mediterranean Architecture Design. All applications requesting Coral Gables Mediterranean Architecture Design bonuses shall be required to satisfy all of the following:

1. Includes design elements and architectural styles of the following buildings as provided in Appendix A:
 - a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.

- b. The Colonnade Building, 169 Miracle Mile.
 - c. Douglas Entrance, 800 Douglas Road.
 - d. Coral Gables Elementary School, 105 Minorca Avenue.
 - e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
 - f. San Sebastian Apartments, 333 University Drive.
 - g. Coral Gables City Hall, 405 Biltmore Way.
 - h. Biltmore Hotel, 1200 Anastasia Avenue.
2. Satisfies the City of Coral Gables Mediterranean Design Guidelines as provided in Appendix A.

Sec. 28-10 - Time limitation of approvals.

Application approval time limitation. Upon receipt of approval, applicants securing approval shall submit an application for building permit within 24 months of final approval. Failure to submit an application for building permit shall render the approval void and require resubmission of an application.

Sec. 28-11 - Reassessment of provisions.

These provisions shall remain in effect for a period of seven (7) years from the date of approval by the City Commission (03.23.04) at which time the City shall reevaluate the provisions for future amendments or elimination of the provisions.