

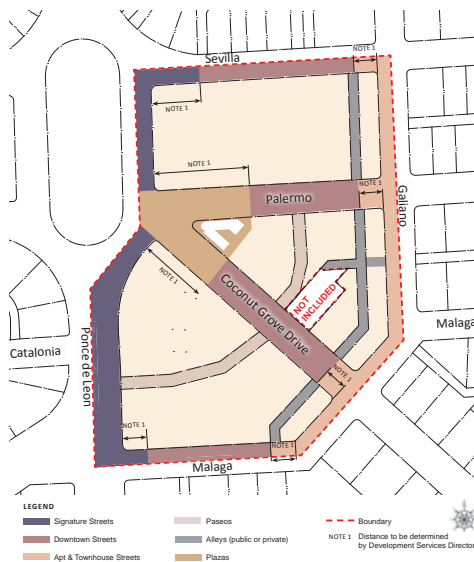
# Mediterranean Village Form-Based Planned Area Development

## Coral Gables, FL

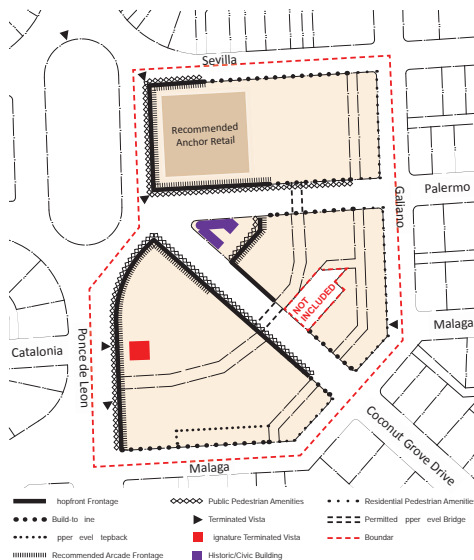
### PROJECT DETAILS

Project Area: 6 acres  
Client: City of Coral Gables  
Year Adopted: 2015

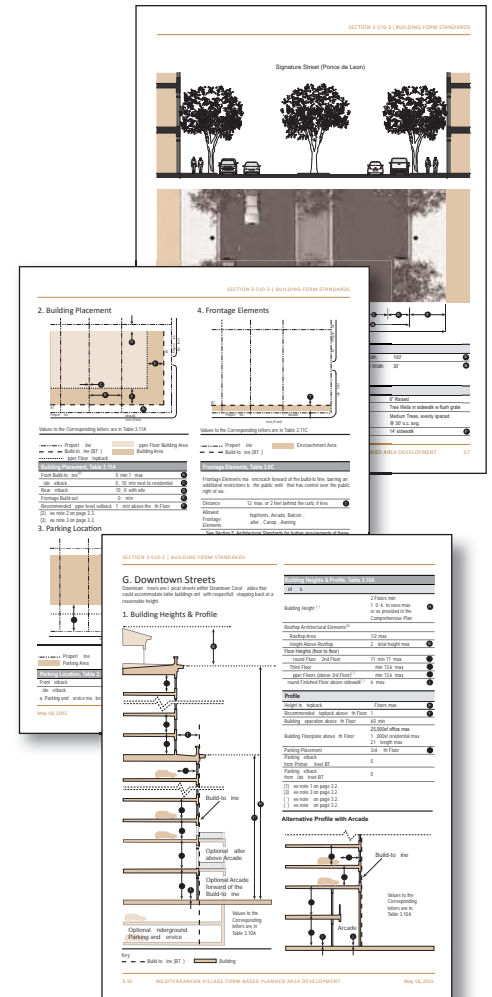
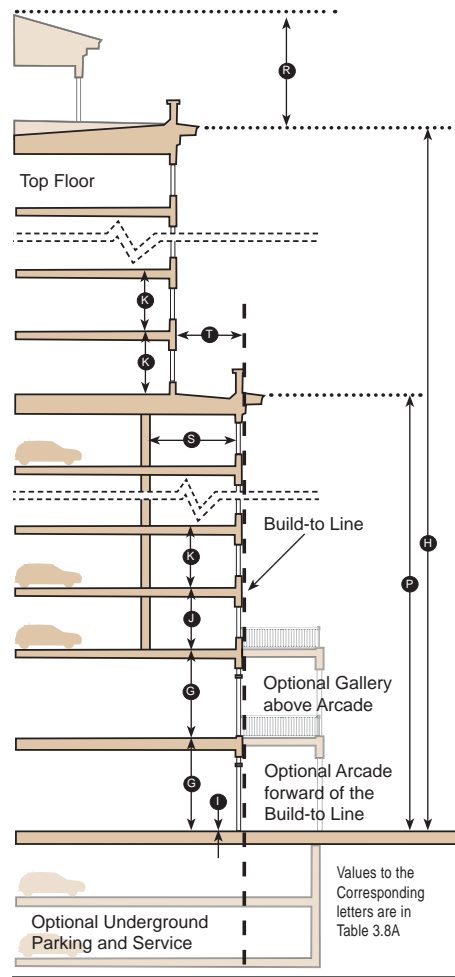
For more information, visit [doverkohl.com](http://doverkohl.com).



A system of categories based on form and character regulate buildings and the interface between the building and the street.



The Regulating Plan adds design requirements that are place specific, such as arcades, shop-fronts, terminated vistas, etc.



The Building Form Standards (above) articulate regulations for buildings constructed within a particular frontage types such as height, placement, and parking location. The goal of these standards is to create a healthy and vital public realm through good street space.

### The Project

With the intent to create an alternative to the current development regulations, the City of Coral Gables worked with Dover, Kohl & Partners to prepare a form-based code for a specific 6-acre district in the City's downtown, soon-to-be the largest development in Coral Gables history. The current regulations lead to unpredictable results and, in some cases, have fallen short of ensuring the City's desired outcome. The Mediterranean Village Form-Based PAD is based on street-type character and allows for buildings with a maximum habitable height of 17 stories. The regulations provide provisions for street-facing buildings, screened structured parking, high-quality public space and other ingredients to create a green, walkable and diverse environment. Strict Mediterranean style architectural requirements are included in the code, based on the proportions and details of the City's historic buildings.

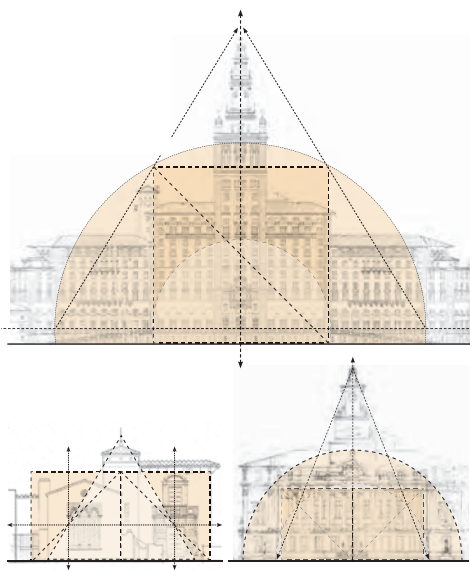
### Status

The City of Coral Gables City Commission adopted the Mediterranean Village Form-Based Planned Area Development on June 10, 2015. The Board of Architects is currently reviewing each building individually.

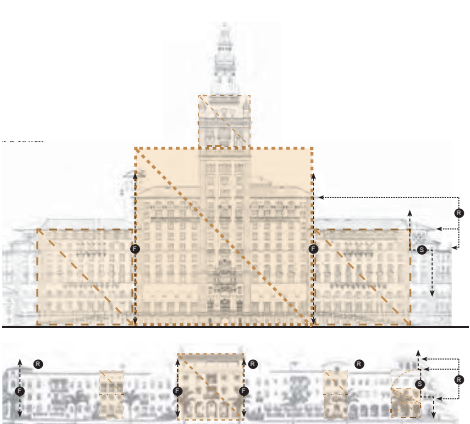
# Applying the Mediterranean Architecture Tradition

## Design Characteristics

The Architectural Standards of the Mediterranean Village Form-Based Planned Area Development 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.



The Architectural standards apply to both the structure at large, and individual elements of the design. Windows, doors, balconies, arches, columns, roofs, and many more elements are themselves required to meet similar standards of design as the overall structure. These include material, proportion, color, and placement, among others.

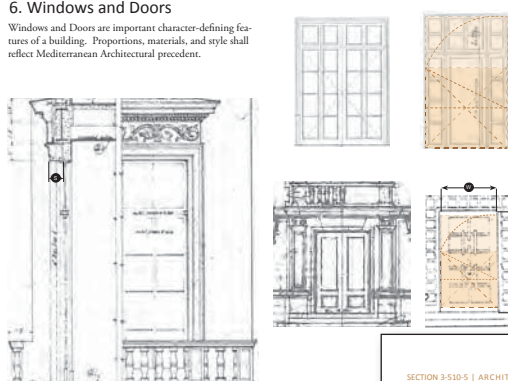


The proportions of architectural massing give a structure the character and grace which are identified with classical design. By analyzing these characteristics, the standards and regulations are created and utilized throughout the design phase. The resulting development exhibits the Mediterranean Architecture character without dictating specific architectural design solutions.

SECTION 3-510-5 | ARCHITECTURAL STANDARDS

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
Height/Width Ratio
Material
Door Color
Window Frame Color
Shophouse Frame Color
Glass Color
Permitted Window Types
Permitted Door Types
Window Grouping
Light
Frame Setback from Facade

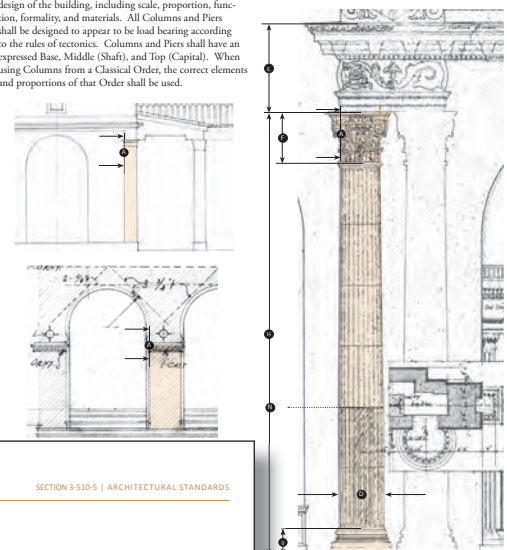
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SECTION 3-510-5 | ARCHITECTURAL STANDARDS

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.



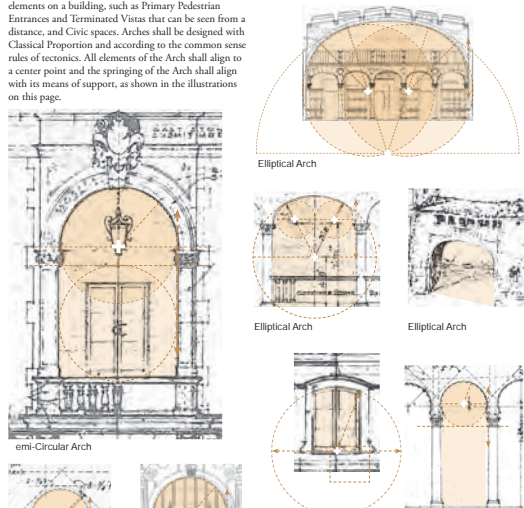
ED AREA DEVELOPMENT

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SECTION 3-510-5 | ARCHITECTURAL STANDARDS

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.



Arch Center point	Elements of Arch point towards Center
Arch springing	Aligns with upper Column or Pier
A sill, no shorter than the width of the window casement, shall be added to the Arch to insure true half circle transoms windows	

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