



Design

Vision: Provide quality design principles that serve to encourage and advance creativity in design, while preserving and promoting the City's historic mediterranean character.

Summary of changes to the Goals, Objectives and Policies

This element is new to the City of Coral Gable Comprehensive Plan and is not an element required by Statue Statutes. This entire element is new language. The purpose of this element is to provide design principles that preserve and promote the City's historic Mediterranean character of architecture. The element provides for the support of the City's design review guidelines, standards and incentives process via the City's Zoning Code. It also includes policies to support development in a uniform architectural style for historic preservation and to preserve and maintain the high quality of the built environment of the City for future generations. The element also addresses neighborhood preservation and relates signs as the regulations relate to maintaining the aesthetic quality of the built environment.

Amendment (addition/deletion) pursuant to the EAR



ADM



GOV



FLU



DES



COM



HOU



EDU



MOB



NAT



REC



HIS



SAF



CIE



GRE



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Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Revised Goals, Objectives and Policies

This is a new element of the City Comprehensive Plan not required by the State; therefore this entire element is new language.

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

Objective DES1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.1. Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine City's historic character.

Policy DES-1.1.4. Promote awards programs and other forms of public recognition for designs that contribute positively to the community.

Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.

Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.

Objective DES-1.2. Preserve the Coral Gable Mediterranean design and architectural.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Policy DES-1.2.2. Require private development and public projects that are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.

Policy DES-1.2.3. Provide for design guidelines, standards, incentives, development bonuses, and review processes via the City's Zoning Code that promote the design of buildings and spaces consistent with the City's historic Mediterranean appearance.

Policy DES-1.2.4. Preserve and protect the City's existing Mediterranean-inspired landmarks and facilities through historic preservation, capital improvements, and other available means.

Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and

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Revised Goals, Objectives and Policies

balances visibility with aesthetic needs.

Policy DES-1.3.1. Provide for thorough sign guidelines, standards, and review processes via the City's Zoning Code that ensure quality signage.

Policy DES-1.3.2. Discourage the proliferation of temporary signage, such as advertising and political signs, in inappropriate areas of the City, and establish a program for the prompt removal of illegal signage from public spaces and rights-of-way.

Objective DES-1.4. Coordinate with extra-jurisdictional entities to encourage design that is compatible with the character of surrounding communities in the City.

Policy DES-1.4.1. Coordinate with adjacent local governments to ensure that the design of buildings and spaces located in other jurisdictions, but near the City of Coral Gables, is compatible with the character of surrounding communities within the City.

Policy DES-1.4.2. Coordinate with governmental agencies to ensure that the design of public projects in or near the City of Coral Gables, including roadways, transit stops/stations, school facilities, and other facilities and infrastructure, is compatible with the character of surrounding communities within the City.

Amendment (addition/deletion) pursuant to the EAR

