



# City of Coral Gables Planning and Zoning Staff Report

<b>Property:</b>	<b>100 Miracle Mile (100 Miracle Mile, 151 Andalusia Avenue, and 2414 Galiano Street)</b>
Applicant:	Poncecat Miracle Mile, LLC
Application:	Receipt of Transfer of Development Rights (TDRs)
Public Hearing:	Planning and Zoning Board / Local Planning Agency
<b>Date &amp; Time:</b>	<b>November 12, 2020, 6:00 p.m.</b>
Location:	Virtual Meeting on the ZOOM platform <b>Online:</b> Meeting ID: <b>943 7344 8009</b> <b>Phone:</b> 305.460.5211

## 1. APPLICATION REQUEST

The request is for consideration of the following:

*An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review," Division 10, "Transfer of Development Rights," Section 3-1006 [proposed reorganization ordinance: Article 14, "Process," Section 14-204.6], "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile," on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

## 2. APPLICATION SUMMARY

### Background

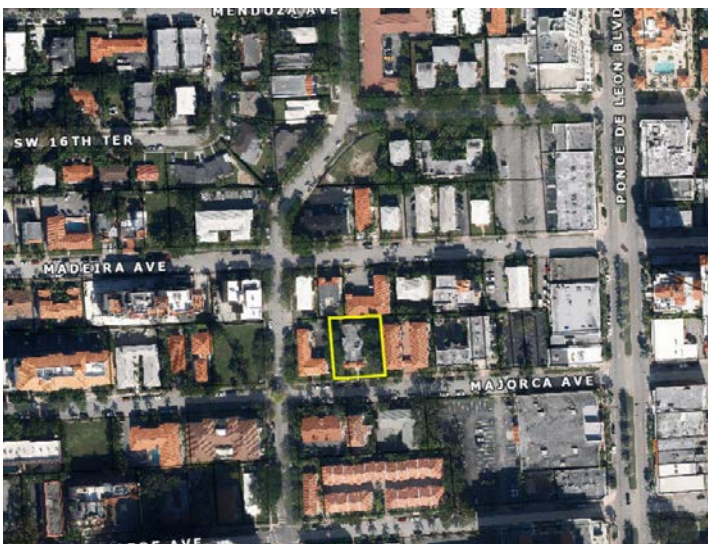
On March 26, 2019, under Resolution 2019-86, the City Commission approved the mixed-use development known as "100 Miracle Mile," a 14-story mixed-use project consisting a total of approximately 117,980 square feet of floor area, of which 23,596.8 square feet was included for the future use of Transfer of Development Rights (TDRs). The receipt of TDRs was included as a condition of approval to complete the TDR process within six months. The City Commission approved two six-month extensions: October 8, 2019 per Resolution No. 2019-300 and April 21, 2020 per Resolution No. 2020-87. Therefore, the Applicant is now requesting approval of TDRs to continue to the permitting process.

On March 4, 2020, the Historic Preservation Board approved the transfer of 17,009 square feet and 6,588 square feet from historically designated properties located in the North Ponce garden apartment district at 235 Majorca Avenue and 111 Salamanca Avenue respectively. The Board also approved the proposed 100 Miracle Mile development, as required by Section 3-1106.

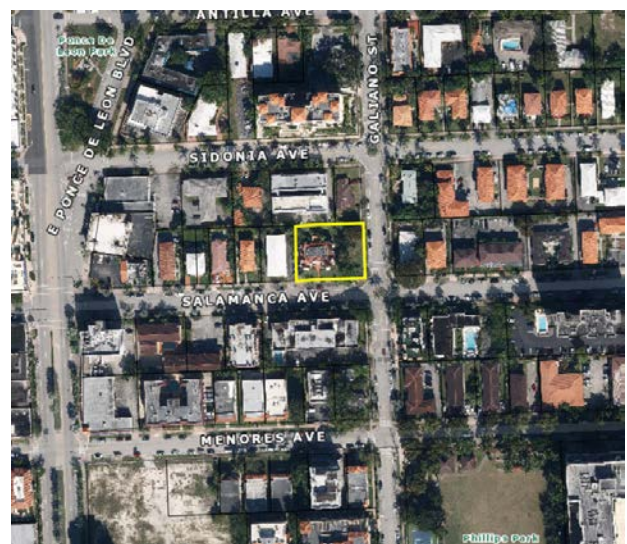
**Aerial Maps**



**Receiving Site: 100 Miracle Mile**



**Sending sites: 235 Majorca Avenue**



**111 Salamanca Avenue**

**Summary of Application**

Ponccat Miracle Mile, LLC has submitted an application for review and approval of the Receipt of Transfer of Development Rights (TDRs), for consideration at public hearings pursuant to and in accordance with the Zoning Code. The application package submitted by the Applicant is provided in Attachment A.

The following tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

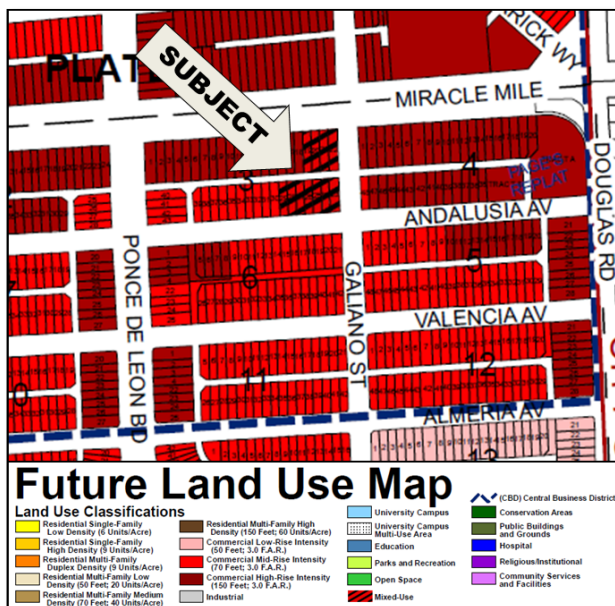
Comprehensive Plan Map designation	Mixed-Use
Zoning Map designation	Commercial
Within Central Business District (CBD)	Yes
Within Zain/Friedman Miracle Mile Downtown (DO) District	Yes
Within a designated Mixed-Use Overlay District (MXOD)	Yes
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

**Surrounding Land Uses**

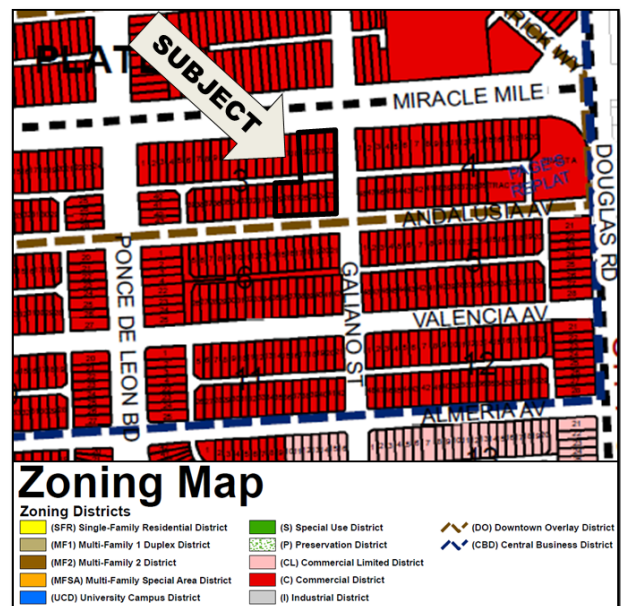
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Commercial building	Commercial High-Rise Intensity	Commercial (C)
South	Mixed-Use Building	Commercial Mid-Rise Intensity	Commercial (C)
East	Commercial Building	Commercial High-Rise Intensity Commercial Mid-Rise Intensity	Commercial (C)
West	Commercial Building and at-grade parking	Commercial High-Rise Intensity Commercial Mid-Rise Intensity	Commercial (C)

The property’s existing land use and zoning designations, as illustrated in the following maps:

**Existing Future Land Use Map**



**Existing Zoning Map**



### 3. REVIEW TIMELINE / PUBLIC NOTICE

The proposal has undergone the following City reviews:

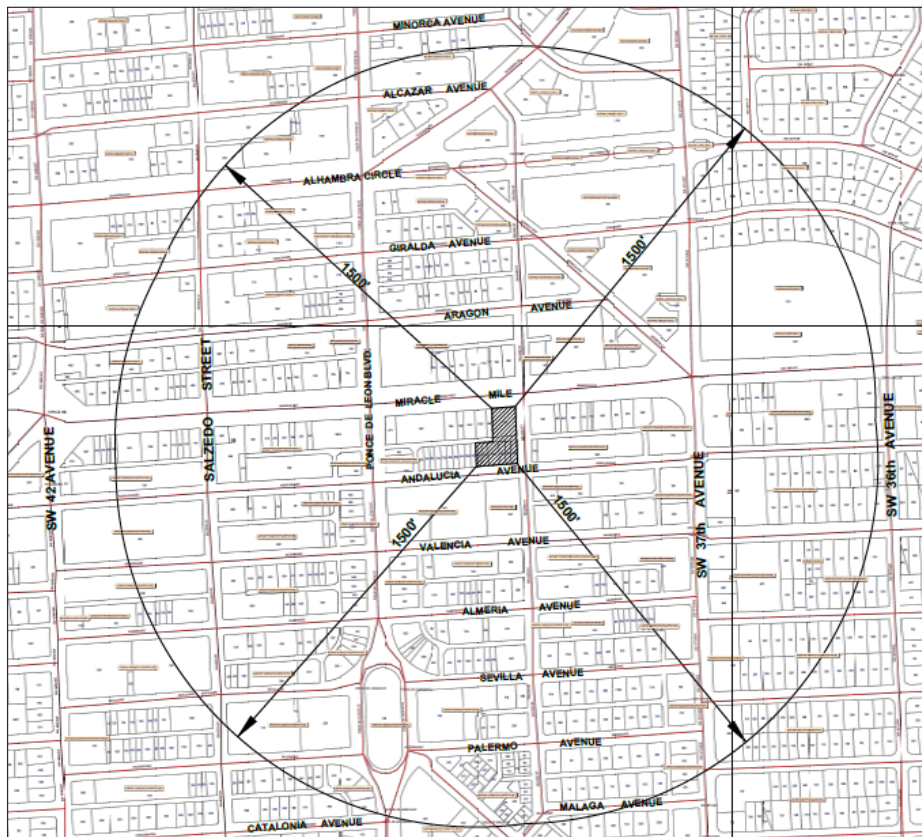
REVIEW COMMITTEES AND BOARDS	DATE
Commission Approval of the Mixed-Use Project	03.26.19
Historic Preservation Board	03.04.20
Planning and Zoning Board	11.12.20
City Commission – 1 <sup>st</sup> & 2 <sup>nd</sup> Readings	TBD

#### Public Notification and Comments

The Zoning Code requires that a mailed notification be provided to surrounding property owners within 1,500 feet. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 1,024 notices were mailed.

A copy of the legal advertisement of this public hearing item and mailed notice are provided as Attachment C.

*Courtesy Notification Radius Map*



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
PZB Mailed notification-1,500 ft.	10.30.20
PZB Sign posting of property	10.29.20
PZB Legal advertisement	10.30.20
Posted PZB agenda on City Hall	10.30.20
Posted PZB Staff report on City web page	11.06.20

#### 4. FINDINGS OF FACT

The project intends to utilize Transfer of Development Rights (TDRs) as a receiver site in order to secure an additional twenty-five percent (25%) Floor Area Ratio (FAR). Property purchasing or transferring the TDRs (referred to as receiver sites) must be zoned C, Commercial and also located within the CBD or North Ponce de Leon Blvd mixed-use district. The Zoning Code’s stated purpose for the transfer/sending of unused development rights is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.

Section 3-1005 and 3-1006 of the Zoning Code establishes the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

There are two (2) historically designated properties in the North Ponce garden apartment district that will provide the 23,597 square feet of TDR’s required for the approved mixed-use project:

- 17,009 square feet from 235 Majorca Avenue; and
- 6,588 square feet from 111 Salamanca Avenue.

A maintenance plan is required for all sending sites in order to sell TDRs. Maintenance plans were reviewed and approved by the Historic Preservation Board (HPB) on 03.04.20. A copy of Historic Resources Staff Report is included as Attachment B.

The Applicant’s submittal comply with both provisions of Section 3-1005, as follows:

- A. *“Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated commercial zoning”.*

*Staff comments:* The receiving site is located within the CBD and is zoned (C) Commercial.

- B. *“Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five percent (25%) of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted”.*

*Staff comments:* The TDRs proposed for the receiver site is less than the maximum twenty-five (25%)

percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR permitted by the Zoning Code.

Below is the review and approval process of use of TDR's on receiver sites as set out in Zoning Code Section 3-1006, as follows:

A. *"An application to transfer development rights to a receiver site shall be reviewed subject to all of the following":*

1. *"In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs."*

*Staff comments:* The Historic Preservation Board approved the sending TDRs with a condition that no building permit for the receiving site (100 Miracle Mile) is to be issued until the remedial work is completed on the historic properties.

2. *"Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards."*

*Staff comments:* The proposed project received preliminary approval and approval of Mediterranean architectural bonuses from the Board of Architects on 09.06.18.

3. *"If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property".*

*Staff comments:* The receiving site is located within five hundred (500) feet of three (3) Local Historic Landmarks: 169 Miracle Mile (Colonnade Hotel), 136 Miracle Mile (former Burger Fi), and 130 Miracle Mile (A well Groomed Gentleman). The Historic Preservation Board determined that the proposed development at 100 Miracle Mile will not adversely affect the Local Historic landmarks within 500 feet of the property. The Certificates of Transfer of Development Rights that were issued are provided in the Applicant's Submittal as Attachment A.

4. *"Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following":*

a. *"Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses".*

b. *"The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest".*

c. *"The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment".*

d. *"The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan".*

*Staff comments:* The previously approved redevelopment of this property as a mixed-use project is consistent with provisions provided in the Zoning Code and Comprehensive Plan. The site plan contributes to a pedestrian oriented urban environment with ground floor commercial and introducing residential units in the upper stories.

## 5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review," Division 10, "Transfer of Development Rights," Section 3-1006 [proposed reorganization ordinance: Article 14, "Process," Section 14-204.6], "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile," on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Staff recommends **Approval, with conditions**. As recommended by the Historic Preservation Board in both Certificates of TDRs, the following condition of approval is recommended:


No building permit for the receiving site at 100 Miracle Mile shall be issued until the remedial work as identified in the Maintenance Plans of both 111 Salamanca and 235 Majorca is completed.

## 6 . ATTACHMENTS

- A. Applicant's Submittal Package.
- B. Sending Sites Historic Resources Department Staff Report.
- C. Mailed notice and legal ad.
- D. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida