



100 Miracle Mile

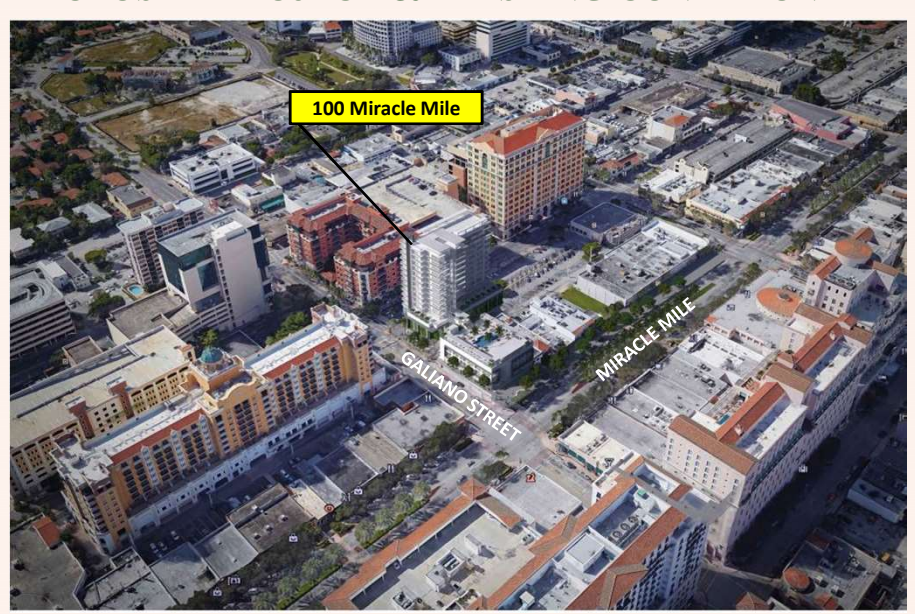
COMPREHENSIVE PLAN MAP AMENDMENT
TRANSFER OF DEVELOPMENT RIGHTS
ENCROACHMENT & MIXED USE SITE PLAN

100 MIRACLE MILE, 151 ANDALUSIA AVE,
2414 GALIANO STREET

CITY COMMISSION
FEBRUARY 26, 2019



PROPOSED PROJECT & EXISTING CONDITION



AERIAL

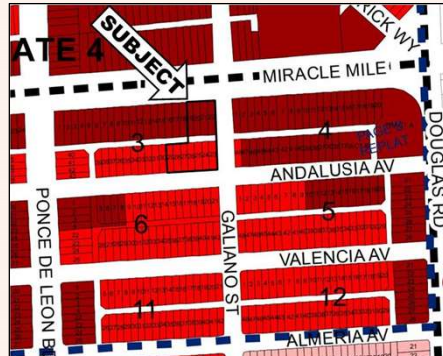


LOCATION



EXISTING FUTURE LAND USE MAP

EXISTING ZONING MAP



Future Land Use Map

Land Use Classifications

Residential Single-Family Low Density (SFLD)	Residential Single-Family High Density (SFDH)	University Campus	Conservation Areas
Residential Single-Family Medium Density (SFM)	Residential Single-Family High Density (SFDH)	University Campus	Public Buildings
Residential Single-Family High Density (SFDH)	Commercial Low Density (CLD)	Public Grounds	Public Grounds
Residential Medium Density (RMD)	Commercial Medium Density (CMD)	Education	Education
Residential Medium Density (RMD)	Commercial Medium Density (CMD)	Parks and Recreation	Religious/Institutional
Residential Medium Density (RMD)	Commercial Medium Density (CMD)	Open Space	Community Services
Residential Medium Density (RMD)	Commercial Medium Density (CMD)		2nd Families
Residential Medium Density (RMD)	Commercial Medium Density (CMD)		Industrial
Residential Medium Density (RMD)	Commercial Medium Density (CMD)		North Ponce Mixed Use District

Zoning Map

Zoning Districts

(SFLD) Single-Family Residential District	(S) Special Use District
(SFM) Multi-Family 1 Duplex District	(P) Preservation District
(SFDH) Multi-Family 2 Duplex District	(CL) Commercial Limited District
(RMD) Multi-Family 2 Duplex District	(C) Commercial District
(SFDH) Multi-Family Special Area District	(I) Industrial District
(UCD) University Campus District	

COMMERCIAL MID-RISE INTENSITY
COMMERCIAL HIGH-RISE INTENSITY

COMMERCIAL

CONCEPTUAL RENDERING



REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS

REQUEST #3:
ENCROACHMENT & MIXED USE SITE PLAN

COMP PLAN MAP AMENDMENT

**COMMERCIAL MEDIUM DENSITY
 COMMERCIAL HIGH-DENSITY**

MIXED-USE (MXD)



EXISTING



PROPOSED

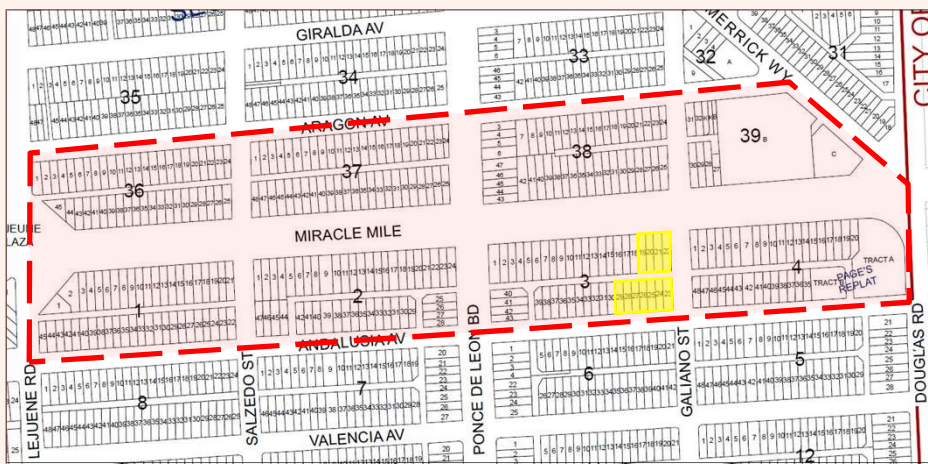
EXISTING LAND USE DESIGNATION

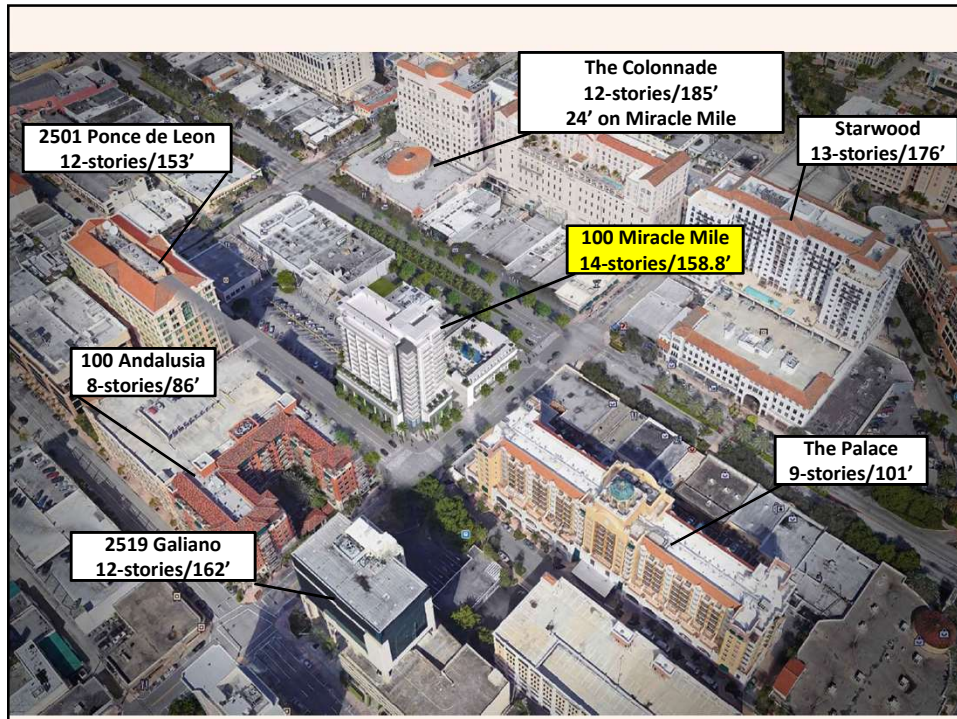


COMMERCIAL HIGH-RISE
(FRONTING MIRACLE MILE)

COMMERCIAL MID-RISE
(FRONTING ANDALUSIA)

DOWNTOWN OVERLAY





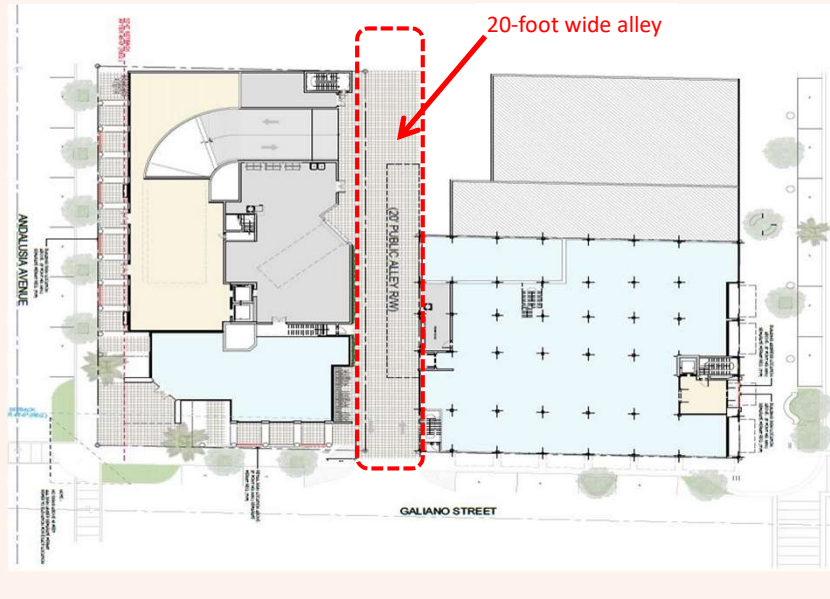
TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.

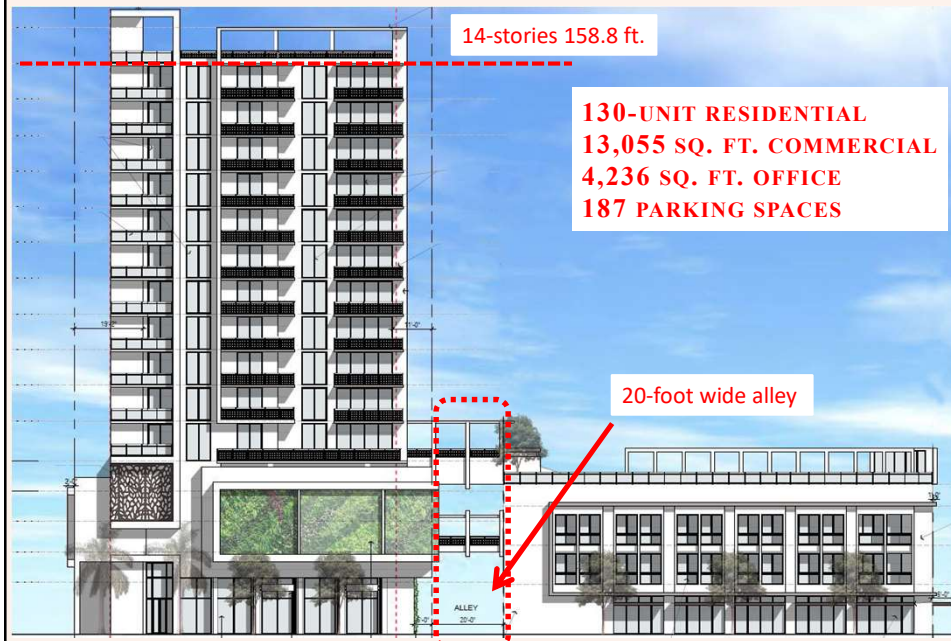
REVIEW PROCESS FOR APPROVAL

- HPB REVIEWS AND GRANTS A CERTIFICATE OF TRANSFER FROM THE “SENDING SITE”
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

ENCROACHMENT & MIXED-USE SITE PLAN



ENCROACHMENT & MIXED-USE SITE PLAN



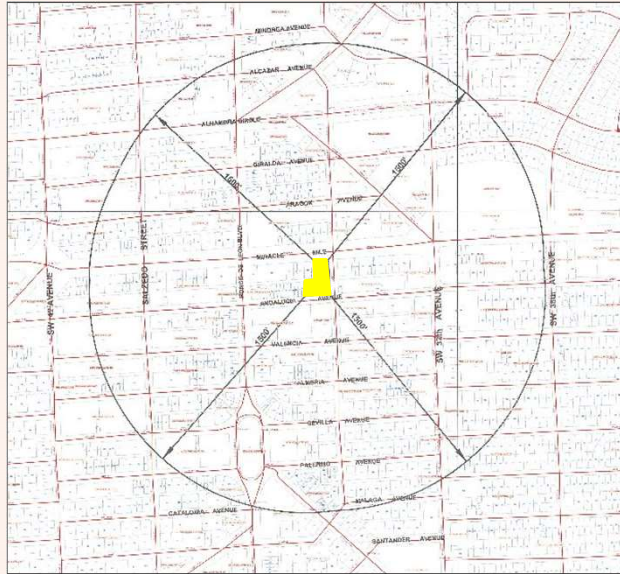
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 06.29.18
2	BOARD OF ARCHITECTS: 09.06.18
3	NEIGHBORHOOD MEETING: 11.20.18
4	PLANNING AND ZONING BOARD: 12.12.18

STAFF REVIEW

DEPARTMENT	DRC 06.29.18	STAFF MEETING 10.15.18	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE		X	YES
FIRE		X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES

LETTERS TO PROPERTY OWNERS (1,500 FT.)



PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC
4 TIMES	PROPERTY POSTING DRC, BOA, PZB, CC
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
2 TIME	NEWSPAPER ADVERTISEMENT PZB, CC

SUMMARY

LAND USE CHANGE ALLOWS FOR AN INCREASE IN HEIGHT		
	Existing / Permitted	Proposed
	Commercial High-Rise along Miracle Mile Commercial Mid-Rise along Andalusia	Mixed-Use
Maximum Height	Up to 97 feet with Med Bonus	158-8 feet with level 1 Med Bonus
TDR ALLOWS AN INCREASE OF FAR UP TO 25%		
Maximum FAR	94,387 sq. ft. (level 1 med bonus)	94,387 sq. ft. (level 1 med bonus) + 23,593 sq. ft. (TDRs) TOTAL = 117,980 sq. ft.
ENCROACHMENT & MIXED-USE SITE PLAN		
Residential Use	Only allowed in Mixed-Use Project	130 units

STAFF RECOMMENDATION:

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT.
APPROVAL

REQUEST #2: TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
DEFERRAL

REQUEST #3: ENCROACHMENT & MIXED USE SITE PLAN
DEFERRAL



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