



City of Coral Gables Planning and Zoning Staff Report

Property:	<u>93 Miracle Mile (87 Coral Way)</u>
Applicant:	93 Coral Gables MM LLC
Application:	Conditional Use - Remote Parking
Public Hearing:	Planning and Zoning Board
Date & Time:	June 6 th , 2023, 6:00 – 9:00 p.m.
Location:	City Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The application request is for a conditional use review for remote parking for a commercial project referred to as “93 Miracle Mile” located at 87 Coral Gables within the Business Improvement Overlay District, Central Business District, and Zain/Friedman Miracle Mile Downtown District Overlay, generally bounded by Galiano Street to the west and Miracle Mile to the south.

A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, “Process”, Section 14-203, “Conditional Uses,” for proposed Remote Parking associated with the commercial project referred to as “93 Miracle Mile” on the property legally described as Lots 28 through 30, Block 39, “Section L” (87 Coral Way), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

An application for conditional use review requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

An Application has been submitted by Mr. Mario Garcia-Serra on behalf of 93 Coral Gables MM LLC (the “Applicant”) for conditional use review for remote parking. The Applicant seeks to redevelop the former Miracle Mile Navarro Pharmacy property at 87 Coral Way, which is within the Business Improvement Overlay District (“BIOD”), Central Business District (“CBD”), and Zain/Friedman Miracle Mile Downtown District Overlay (“DO”), into a commercial project referred to as “93 Miracle Mile.” The application package submitted by the Applicant is provided as Attachment A.

The subject property is approximately 0.23 acres, located at the northeast corner of Miracle Mile and Galiano Street and surrounded by commercial and mixed-uses. The property is zoned as Mixed-Use 2, and has a future land use designation of Commercial High Rise Intensity.

The site currently has an unutilized one-story commercial building. The proposed project contains 7,839 square feet of office space, 21,292 square feet of retail/restaurant space, 4,414 square feet of garden space, and 1,020.5 square feet of outdoor area on the ground floor.

Site Area	0.23 acres (10,164 square feet)
FAR	2.9 FAR (29,524 square feet)
Height	4-stories at 50 feet + 10 feet mechanical equipment and roof structure
Program (total)	Office: 7,839 square feet (ground level and Level 4) Retail: 21,292 square feet (ground level, Level 2, Level 3) Garden: 4,14 square feet (Level 4 and Rooftop Level)
Parking	79 remote parking spaces provided at 10 Aragon Ave

The project is not requesting Mediterranean Design Bonus or other special zoning approvals that is not already required of the property. Section 2-401 of the Zoning Code requires any property facing Miracle Mile to remote park and prohibits on-site parking.

The Applicant is requesting seventy-nine (79) remote off-street parking spaces to be provided for the office and upper level retail uses in the abutting parking garage at 10 Aragon Avenue. The publicly accessible parking garage can be accessed from the Galiano Street entry/exit on Galiano Street, north of Miracle Mile and the proposed 93 Miracle Mile project. The parking facility has a total of 378 public parking spaces (not including the private 287 spaces for the current 184 units at 10 Aragon). The provided Parking Analysis in Attachment A found approximate usage between 65-75% during its busiest hours midday, which leaves 94 to 132 spaces available.

A traffic generation analysis was prepared by EA3 Civil Engineering. According to the analysis, the proposed project will generate less than 50 two-way vehicle trips, and therefore, would not require a Traffic Impact Study.

Background

The 2021 Zoning Code Update included changes to the Miracle Mile Overlay which were initially discussed at a Commission Workshop held on November 30th, 2020. Changes to Miracle Mile included requiring quality storefront design, requiring a build-to-line, and requiring remote parking.

Following the Commission Workshop, two virtual community meetings were held on January 14th and February 1st, 2021 to discuss and clarify the proposed changes to Miracle Mile with the community.

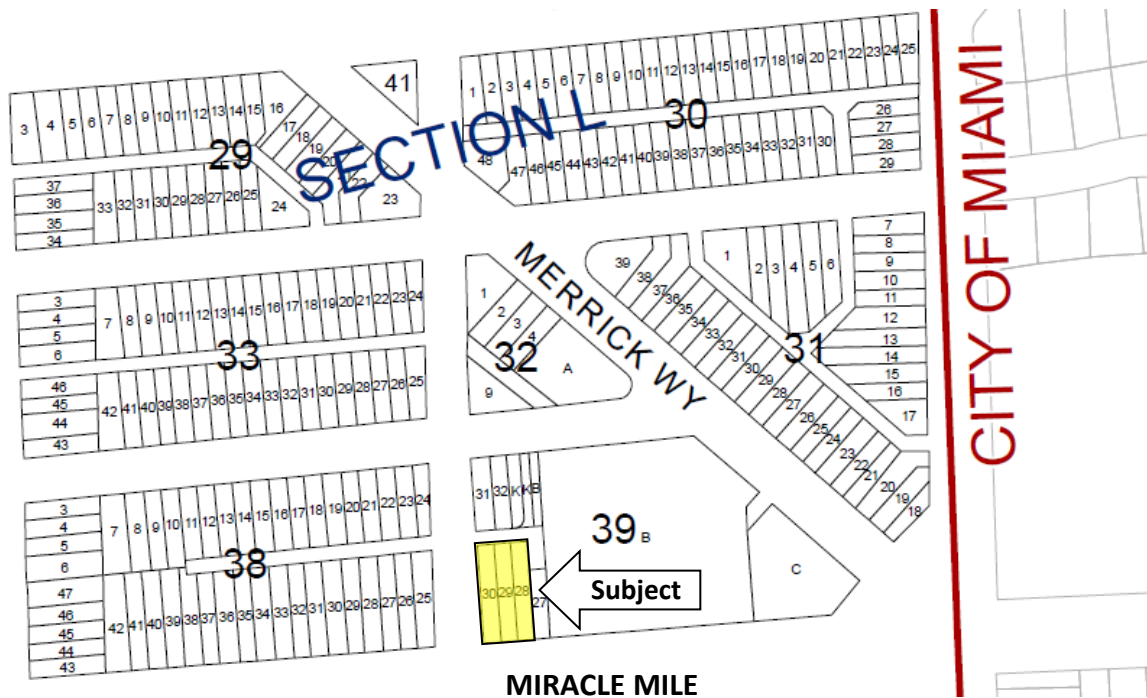
On February 9, 2021, the City Commission decided to solely address the general Zoning Code Update ordinance and requested another Commission Workshop to discuss the proposed changes and alternate

ordinance for Miracle Mile. The February 24th, 2021 Commission Workshop focused on all proposed provisions and directed Staff to prepare an ordinance for Miracle Mile, which included the prohibition of Transfer of Development Rights, height limitation to 4 stories and 50 feet, with a minimum of 10 foot setback at the 4th story; remote off-street parking requirement; keeping of 3.0 FAR and 3.5 Med Bonus; 15 foot ground floor height requirements; and build-to-line requirement.

The proposed 93 Miracle Mile is the first project to utilize these recently adopted provisions for Miracle Mile of lower height and required remote parking.

Location map and aerial shown below:

Lot, Subdivision, and Plat Map



Ariel Map



Site Data and Surrounding Uses

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

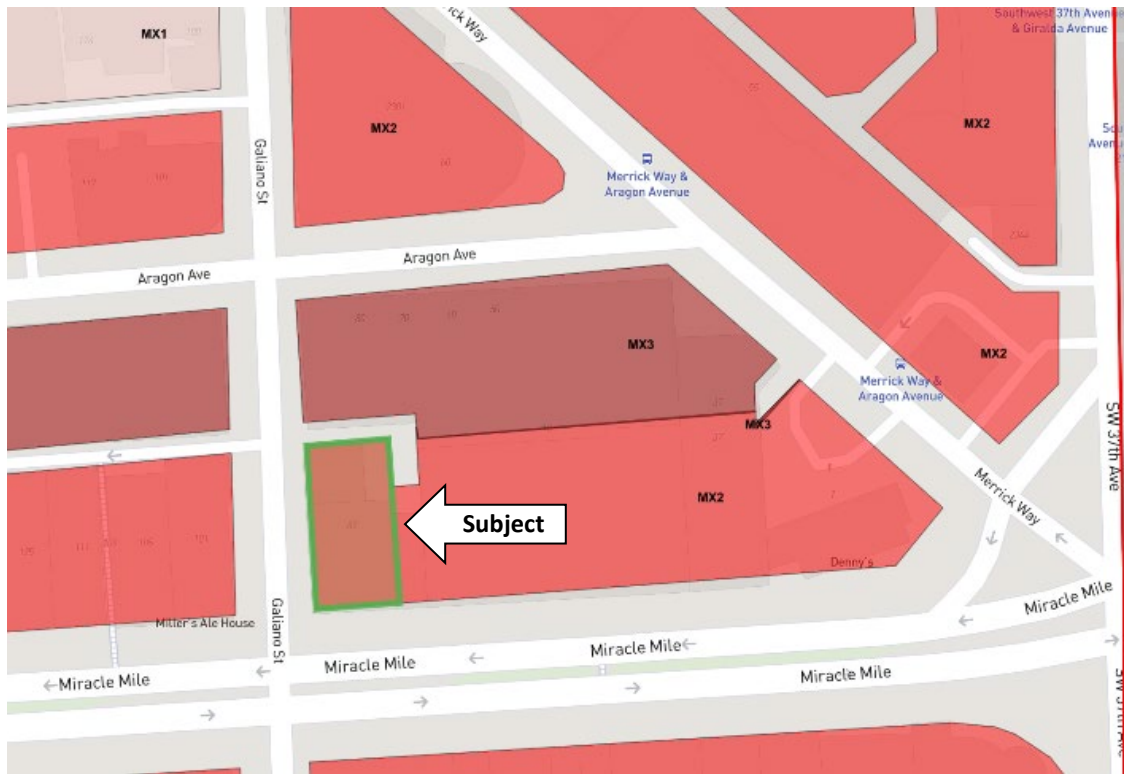
Existing Property Designations

Existing Land Use	Commercial
Future Land Use	Commercial High Rise Intensity
Zone	Mixed-Use 2 (MX2)
Overlay Districts	Business Improvement Overlay District Central Business District Zain/Friedman Miracle Mile Downtown District Overlay
Mediterranean Architectural District (citywide)	No
Within Coral Gables Redevelopment Infill District (GRID)	Yes

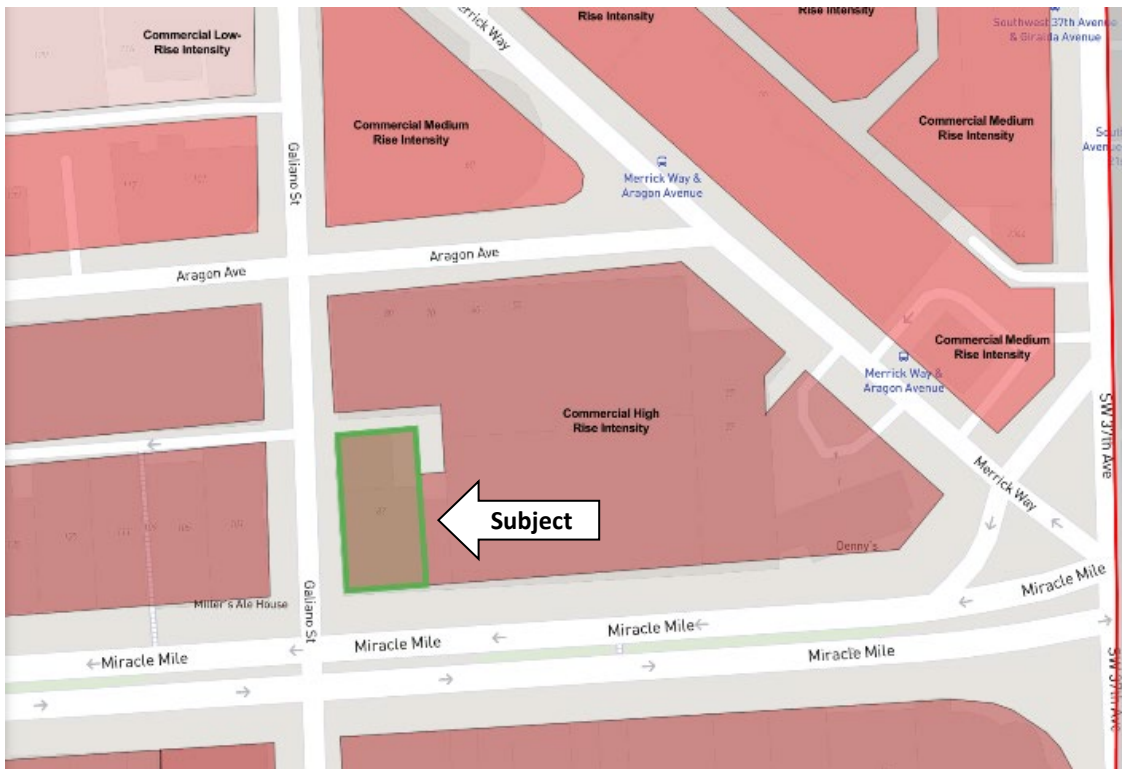
Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Commercial	Commercial High Rise Intensity	MX3
South	Commercial	Commercial High Rise Intensity	MX2
East	Commercial	Commercial High Rise Intensity	MX2
West	Commercial	Commercial High Rise Intensity	MX2

Existing Zoning Map



Future Land Use Map



3. FINDINGS OF FACT

CONDITIONAL USE FOR REMOTE PARKING

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact for Conditional Use Remote Parking. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

A Conditional Use review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	The proposed remote parking request for 79 spaces is consistent with the goals, objectives, and policies of the Comprehensive Plan by reducing the number of parking spaces needed in the downtown business district. The existing parking garage is directly adjacent to the subject property and has a surplus of parking spaces that are currently being underutilized. The garage was built in 2004, prior to the aforementioned 2021 Zoning Code Update regulations. In this instance, remote parking will be beneficial for utilizing an existing garage that is being underused in the Downtown District. In addition, although the area has alternative transportation modes, such as the Gables Trolley and other parking supplies, this provides employees and customers using the office, retail, and restaurant spaces an opportunity to park next to the site.

STANDARD	STAFF EVALUATION
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	<p>An objective of the Zain/Friedman Miracle Mile Downtown District is to promote compatibility with the existing low-rise scale development, which is fostered by using the existing parking facility adjacent to the property for remote parking. The request is effective for utilizing available parking spaces that are not currently being used at the existing parking garage, and therefore, will not alter the scale of the District and be compatible with the existing urban fabric.</p> <p>Another purpose of the Zain/Friedman Miracle Mile Downtown District is to encourage pedestrian activity. Remote parking is appropriate for employees working and customers visiting 93 Miracle Mile, as well as convenient for walking around the Downtown District once they have parked. The remote parking concept is compatible with most existing buildings and uses on Miracle Mile - as most patrons and employees park their vehicles remotely in the public parking garages or on-street – and not on-site.</p>
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	<p>The needs and character of Miracle Mile will not be compromised by remote parking at the adjacent garage. Remote parking will utilize available parking spaces, and provide employees and patrons another area to park in the District that is close to the site. Additionally, remote parking does not interfere with the other alternative transportation modes beyond driving and parking cars, such as the City of Coral Gables Trolley, City of Miami Trolley, Miami-Dade County MetroBus, Rideshare (Uber, Lyft, and Alto), Freebee, and bicycle.</p>
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	<p>The Applicant’s proposal will not adversely or unreasonably affect the use of other buildings to also utilize remote parking on Miracle Mile and within the Downtown District.</p>

STANDARD	STAFF EVALUATION
E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	The proposed remote parking is a compatible use with the existing commercial buildings along Miracle Mile and Galiano Street that currently only use on-street parallel parking, City Valet stations, or public parking garages. The proposed remote parking will only use underutilized parking spaces in the garage at 10 Aragon Avenue, and does not remove any residential parking that is private/reserved.
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	The project site comprises of Lots 28 through 30, Block 39, Section L, and is approximately 10,164 square feet (0.23 acres) in size which accommodates all the proposed retail and offices.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	The proposed development and request for remote parking is not detrimental to the health, safety, and general welfare of the community. As expounded above, remote parking allows the utilization of existing off-site parking in the area and does not conflict with the goals and objectives for development in the Zain/Friedman Miracle Mile Downtown District.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	On-site required parking is not allowed on properties facing Miracle Mile and must be provided remotely pursuant to Section 2-401 and Section 10-109 of the Zoning Code. The proposed remote parking request follows this Section and is located within an existing parking garage immediately adjacent and to the north of the site, at 10 Aragon Avenue, that has surplus parking available.
I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	The property is located within the Gables Redevelopment Infill District (GRID) which allows development to move forward regardless of a roadway's level of service (LOS). Additionally a traffic generation analysis was prepared by EA3 Civil Engineering. According to the analysis, the proposed project will generate less than 50 two-way vehicle trips, and therefore, would not require a Traffic Impact Study.

Staff's Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Remote Parking Review for the proposed 79 remote parking spaces. Staff review finds that the proposed plans and Staff's recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
2	Goal MOB-2. The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City's Comprehensive Plan while maintaining the economic viability of the City's businesses, and continued enhancement of the quality of life for the City's neighborhoods.	Complies
3	Objective MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. The City shall research the following: <ul style="list-style-type: none"> • The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus. • Potential development incentives and/or economic incentives to promote trolley ridership. • Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability. 	Complies
4	Objective MOB-3.1. Provide efficient use, availability and notification of parking within the City.	Complies
5	Policy MOB-3.1.1. The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following: <ul style="list-style-type: none"> • Additional opportunities for visible/clear signage identifying public parking facilities or opportunities to "intercept" vehicle parking patrons. • Wayfinding signage to direct "pedestrian parkers" to their destinations. • Quality pedestrian connections between the parking facility and the initial destination and secondary destination(s), and City trolley. 	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> • Creation of an online real-time access to parking location and occupancy information. • Performance based pricing within high demand areas. • Support a “park once” effort, whereas parking patrons become a “pedestrian” of “transit rider” between the City’s downtown, adjoining retail centers, business attractors, employment centers and the University of Miami. • Continue research on the use of shared parking for destinations for public facilities or the overall parking system. 	
6	<p>Policy MOB-3.1.2. Management of existing public facilities or future public facilities shall be based on a Level of Service (LOS) that provide parking for short term users (i.e., visitors) within 500 feet of their initial destination and beyond 500 feet for long term users.</p>	Complies
7	<p>Policy FLU-1.9.3. The City in conjunction with business and property owners shall implement the Miracle Mile Improvement Plan which provides the following:</p> <ul style="list-style-type: none"> • Create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement; • Reduce speed limits along Miracle Mile; • Encourage a mix of uses with unique shopping and cultural opportunities; • Encourage shopping for neighboring residents; and, • Improve parking 	Complies
8	<p>Policy FLU-1.10.2. The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.</p>	Complies

Staff Comments: The above evaluation indicates that this Application for remote parking as a conditional use for 93 Miracle Mile is “consistent” with the Comprehensive Plan’s goals, objectives, and policies as determined by Staff.

Per Policy MOB-1.1.2. and Objective MOB-3.1., the City intends to “Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use” and “Provide efficient use, availability, and notification of parking within the City.” The proposed request for remote parking encourages using the underutilized parking spaces at 10 Aragon Ave garage. According to the parking analysis conducted by EA3 Civil Engineering, the City has 4,003 parking garage spaces within 1,000 feet of the proposed project alone. Therefore, if approved, the

City is efficiently using available public parking within the City for this project’s office component.

Per Policy MOB-3.1.1., “The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following: Support a “park once” effort, whereas parking patrons become a “pedestrian” or “transit rider” between the City’s downtown, adjoining retail centers, business attractors, employment centers and the University of Miami.” The proposed application for remote parking does meet the policy by supporting a “park once” effort. Employees and customers who remotely park in the 10 Aragon Ave parking facility and visiting 93 Miracle Mile can become pedestrians and transit riders along the Downtown District and the City.

Per Policy MOB-3.1.2., the City aims that “existing public facilities or future public facilities shall be based on a Level of Service (LOS) that provide parking for short term users (i.e., visitors) within 500 feet of their initial destination and beyond 500 feet for long term users.” The adjacent parking garage entry/exit point is within 500 feet of 93 Miracle Mile, and therefore, meets the City’s policy.

Therefore, Staff’s determination is that this application is “consistent” with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff and proffered by the Applicant. It allows efficient use of existing excess parking within the District via Remote Parking, which encourages alternative modes of transportation and reduces the number of cars on the city’s streets.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	09.30.22
Board of Architects	03.16.23
Planning and Zoning Board	06.06.23
City Commission	TBD

Staff Review			
Department	DRC 09.30.22	Board of Architects 03.16.23	Comments Provided?
Historical Resources and Cultural Arts	X		No
Art in Public Places	X		Yes
Parking	X		Yes
Police	X		No
Fire	X		Yes

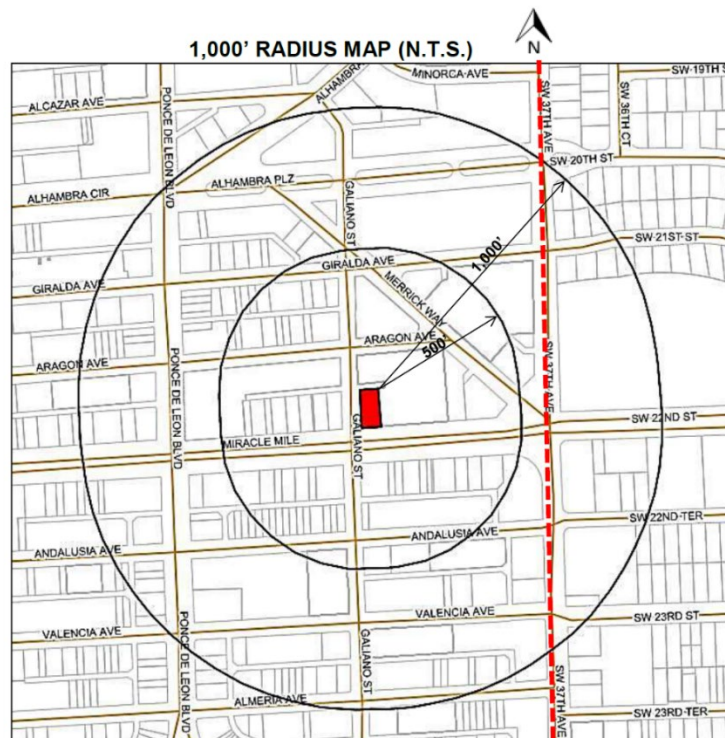
Public Works (Engineer)	X		Yes
Public Works (Utilities)	X		Yes
Zoning	X		Yes
Board of Architects	X	X	Yes
Planning	X		Yes
Building	X		Yes
Greenspace Management	X		Yes

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on May 22nd, 2023 with notification to all property owners within 1,000 feet of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division. A summary of the meeting is provided as Attachment B.

Article 15, “Notices,” Section 15-100 of the Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on May 16th, 2023. 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. There were 1,116 notices mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.

Notification Radius Map



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

PUBLIC NOTICE	DATE
Mailed notification for neighborhood meeting	05.16.23
Applicant neighborhood meeting	05.22.23
Sign posting of property	05.23.23
Mailed Notification for PZB meeting	05.23.23
Legal advertisement	05.26.23
Posted Agenda on City web page/City Hall	06.02.23
Posted Staff report on City web page	06.02.23

5. Staff Recommendation and Conditions of Approval

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following subject to all of the conditions of approval as specified herein:

A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the commercial project referred to as "93 Miracle Mile" on the property legally described as Lots 28 through 30, Block 39, "Section L" (87 Coral Way), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Staff recommends **Approval, with conditions.**

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 1. Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. The Applicant's submittal package to PZB prepared by Arquitectonica and Parking Study by EA3 Civil Engineering must include:
 - i. Maximum building height shall not exceed 4 stories, at 50 feet
 - ii. 2.9 FAR (29,524 sq. ft.)
 - iii. 79 remote parking spaces
 - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
- 2. Prior to issuance of the first Building Permit, Applicant shall:**

- a. **Covenant.** The Applicant shall submit an appropriate covenant which shall run with the land and declaration of restrictions for the remote parking spaces in recordable form acceptable to the City Attorney and acceptable in substance to the Director of Development Services, including at least all of the following:
 - i. The owner of the remote parking spaces must confirm that the remote parking spaces are a surplus of the required parking spaces that serve an existing development. The City has the right to access and inspect remote parking spaces if the spaces are leased.
 - ii. An application must be submitted to amend the remote parking approval if the Applicant proposes to relocate remote parking spaces to a different location at least 90 days before the termination of the remote parking agreement. The same application requirements apply.
 - iii. The Applicant must report any unplanned changes in the application facts OR create a remote parking arrangement approved by the Director of Development Services within 5 business days of unplanned changes, AND submit a remedial plan consistent with the subsection 8 within 10 business days from the unplanned changes. The Director of Development Services is responsible for approving the remedial plan and setting the time of implementation.
 - iv. The City is authorized to inspect the remote parking spaces to determine the continuing adequacy of the remote parking arrangement during operation hours.
 - v. The Applicant must submit an affidavit annually to confirm the facts of initial approval.
 - vi. The Applicant must submit renewed documents and affidavits at the time of entering into a new lease or renewing a lease.
 - vii. If the Applicant fails to meet the requirements provided for herein, the Applicant will be subject to compliance with the parking requirements of the Zoning Code applicable to the property. The Director of Development Services determines the materiality of the failure to comply with the requirements provided for herein.
 - viii. The survey must show the exact location, traffic flow, and current physical layout of the proposed remote parking spaces.
- b. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
- c. **Construction staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Miracle Mile and Galiano. Construction will not be allowed to impact the pavers and hardscape areas along the Mile and no equipment, outriggers, tracks, tires, RTU or vehicles permitted within the sidewalk area at any time. Access within the public alleyway shall be maintained.
- d. **Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all utilities along the alleyway to the west side of Galiano, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.

3. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:

- a. **Underground utilities.** Complete the undergrounding of all new utilities along the alley and across Galiano, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Public Realm improvements to Remote Parking.** Install all landscaping and public realm streetscape improvements identified on the Applicant’s approved plans, including the sidewalk widening and street tree plantings, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant’s approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, and Planning and Zoning.

4. Following issuance of the first Certificate of Occupancy, Applicant shall:


- a. **Hours of Operation and Noise.** Outdoor areas shall comply with the Hours of Operation and Noise Regulations of Section E.1(B)(3) of the Zoning Code.
- b. **Annual Renewal.** The Applicant shall, prior to the annual renewal of the certificate(s) of use, submit an affidavit and any renewed documentation of the remote parking affirming that the matters originally approved remain in effect, which shall be reviewed by the Development Services Director per Section 10-109 of the Zoning Code. The certificate(s) of use shall not be issued unless the affidavit and documentation demonstrates that all the Remote Parking requirements of Section 10-109 continue to be met for the remote parking arrangement as it was approved.
- c. **Remedial Plan.** If the remote parking agreement is terminated or otherwise no longer available, the Applicant shall comply with the Remedial Plan options of Section 10-109 of the Zoning Code.

5. ATTACHMENTS

- A. Applicant’s submittal package.
- B. Neighborhood Meeting summary.
- C. Notice mailed to all property owners within 1,000 feet of the property and legal ad.
- D. Supporting Documents – 2001 Starwood Final Plans.
- E. Staff PowerPoint.

Please visit the City’s webpage at www.coralgables.com to view all Application 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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,


Jennifer Garcia, AICP, CNU-A
City Planner
City of Coral Gables, Florida



May 24, 2023

93 Miracle Mile – May 22nd, 2023 – Neighborhood Meeting Summary

The neighborhood meeting commenced at approximately 5:35pm

Mario Garcia-Serra, the project's zoning attorney, introduced the project team and provided a summary of the projects site's location, size, zoning, the proposed project, and the development approval process. The project architect, Mr. Bernardo Fort-Brescia, of Arquitectonica, then presented the project's plans and renderings and explained its proposed program, including the proposed uses and operations of the building.

The meeting was then opened to questions and comments from the audience.

Mr. Alexander Castellaneta, the owner of two units in the Ten Aragon building, inquired as to what activities/programming is proposed for the rooftop deck. Mr. Fort-Brescia explained that the rooftop deck would be an amenity space for the office on the 4th floor and would not be a venue for parties or loud events. Upon further questioning, Mr. Fort-Brescia confirmed that the rooftop would not be utilized by any potential future restaurant tenant.

The property manager for the Ten Aragon building inquired as to the project's proposed use of the alley on its North side. Mr. Fort-Brescia explained that the building will have its own enclosed trash room and loading area and that the trucks servicing the building will utilize the alley. The property manager and others in the audience commented how the alley can often be congested. Mr. Garcia-Serra mentioned that the proposed building will also be professionally managed and that the managers of both buildings should work together to help coordinate each building's respective use of the public alley. It was inquired as to whether any tenants have been contracted yet and the response was not yet.


Questions were asked regarding parking location and amount, and it was explained that the City Code required remote parking and that the project's required parking would be provided in the commercial component of the Ten Aragon parking garage. Questions were asked regarding construction timelines, hours of

constructions work, and project contact information and responses were provided. A resident asked whether any variances are being requested and Mr. Garcia-Serra responded that the project fully complies with the Zoning Code. In responses to a question, it was confirmed that there would be no valet stand on Galiano Street.

When all questions had been answered, Mr. Garcia-Serra asked those in the audience to raise their hands if they were owners or residents from Ten Aragon. The vast majority of those in attendance indicated that they were owners and/or residents of Ten Aragon.

There were no more questions. MGS asked everyone to raise their hands if they were from 10 Aragon. All hands were raised. MGS asked if anyone was not an owner from 10 Aragon and no hands were raised.

The meeting concluded at approximately 6:29pm. Some neighbors remained and continued conversing with the project team. Many of the attendees were complimentary of the building design.

	<h2 style="text-align: center;">City of Coral Gables Public Hearing Notice</h2>	
Applicant:	93 Coral Gables MM LLC	
Application:	Conditional Use – Remote Parking	
Property:	87 Coral Way	
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Tuesday, June 6, 2023, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Tuesday, June 6, 2023** on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the commercial project referred to as "93 Miracle Mile" on the property legally described as Lots 28 through 30, Block 39, "Section L" (87 Coral Way), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

An Application has been submitted by Mr. Mario Garcia-Serra on behalf of 93 Coral Gables MM LLC (the "Applicant") for conditional use review for remote parking. The Applicant seeks to redevelop Lots 28 through 30, Block 39 at 87 Coral Gables, which is within Section L, the Business Improvement Overlay District ("BIOD"), Central Business District ("CBD"), and Zain/Friedman Miracle Mile Downtown District Overlay ("DO"), into a commercial project referred as "93 Miracle Mile." An application for conditional use review requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

Additional information may be found at www.coralgables.com. Please forward to other interested parties.

The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to planning@coralgables.com prior to the meeting.

Sincerely,

City of Coral Gables, Florida

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

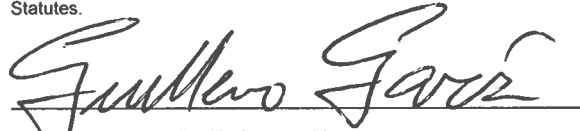
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - JUN. 6, 2023

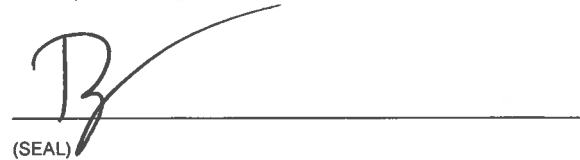
in the XXXX Court, was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

05/26/2023

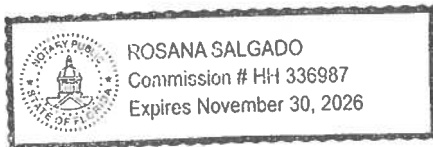
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this 26 day of MAY, A.D. 2023



(SEAL)
GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board
Location	Tuesday, June 6, 2023, 6:00 p.m.
	City Commission Chamber, City Hall
	405 Biltmore Way, Coral Gables, FL 33134

PUBLIC - NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the commercial project referred to as "93 Miracle Mile" on the property legally described as Lots 28 through 30, Block 39, "Section L" (87 Coral Way), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed remote parking associated with the mixed-use project referred to as "The Avenue" hotel and residences on the property legally described as Lots 8 through 11, Block 9, Revised Plat of Coral Gables Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

6/6/2023

3. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code 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 a mixed-use project referred to as "The Avenue" hotel and residences on the property legally described as Lots 8 through 11, Block 9, Revised Plat of Coral Gables Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 2 "Zoning Districts," Section 2-405 "Residential Infill Regulations Overlay District (RIR)" of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; providing for severability, repealer, codification, and an effective date.

The Planning and Zoning Board will be holding its board meeting on Tuesday, June 6, 2023, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

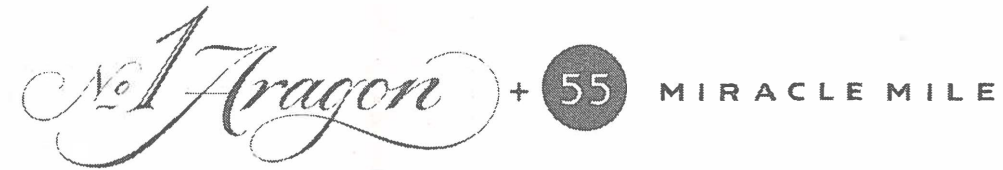
Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgty) as well as Channel 77 on Comcast.

Sincerely,
City of Coral Gables, Florida
5/26

23-112/0000665310M

2/2



MIXED USE DEVELOPMENT

CORAL GABLES, FLORIDA

OWNER:

STARWOOD URBAN RETAIL XI, LLC

1320 19th Street, Suite 800 Washington, DC 20036

Tel (202) 478-4600

Fax (202) 478-4639

ARCHITECT:

DORSKY HODGSON+ PARTNERS INC.

ONE Financial Plaza, Suite 2400, Fort Lauderdale FL 33394

Tel (954) 524-8686

Fax (954) 524-8604

1250 24th Street NW, Suite 725, Washington, DC 20037

Tel (202) 776-0400

Fax (202) 776-9347

23240 Chagrin Blvd.; Cleveland, OH 44122

Tel (216) 464-8600

Fax (216) 464-8608

STRUCTURAL ENGINEER:

DONNELL, DUQUESNE & ALBAISA

4930 SW 74th Court Miami, FL 33155

Tel (305) 666-0711

Fax (305) 666-5259

MECHANICAL/ELECTRICAL ENGINEER:

JIMENEZ, McDOWELL, INC.

9500 S DADELAND Blvd., Suite 612

Tel (305) 670-1155

Fax (305) 670-1004

LANDSCAPE ARCHITECT:

KIMLEY-HORN

420 LINCOLN Road, Suite 353 MIAMI BEACH, FL 33139

Tel (305) 673-2524

Fax (305) 673-4882

CIVIL ENGINEER:

KIMLEY-HORN

420 LINCOLN Road, Suite 353 MIAMI BEACH, FL 33139

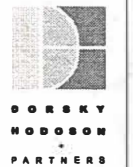
Tel (305) 673-2524

Fax (305) 673-4882

FINAL ORIGINAL



DATE
04/04/01
04/04/01
04/04/01



Architecture
Planning
Interiors

Cleveland
Fort Lauderdale
Washington DC

One Financial Plaza, Suite 2400
Pt. Lauderdale, Florida 33394
Phone (954) 524-8686
Fax (954) 524-8604

MIRACLE MILE
Coral Gables, Florida



PROJECT INFORMATION
Job No.: 2001-048 • Drawn: 11/11/01 • Checked: LL
Type I Construction

A000

MIRACLE MILE - BLOCK 39 DEVELOPMENT
35 / 45 / 55 / 65 / 77 MIRACLE MILE & 50 ARAGON AVE.

ADDRESS	LOT #	LOT AREA (SF)	FAR	TOTAL
45 MILE	PARCEL B	26,544	3.5	92,944
55 MILE	PARCEL B	18,565	3.5	65,478
65 MILE	PARCEL B	7,680	3.5	26,880
80 ARAGON	LOT AREA	6,741	3.5	23,600
VACATED ALLEY	ALLEY VACATION	2,542	3.5	8,897
35 MILE	PARCEL B	18,434	3	55,302
77 MILE	3,532	3,532	3.5	12,367
TOTALS		86,381		294,346
ACRES		1,986		

TDR RECEIVED:

DA / 348 / 380 MILE	28,830
TOTAL PERMITTED GBA	323,441

LESS:

EXISTING GBA: 35 MILE - DAVID'S BRIDAL / HOUSE OF INDIA	(14,334)
PROPOSED NEW GBA	309,107

TDR Receiving Site
Existing & Proposed S.F. and Parking by USE

USE	Proposed SF		REMAIN (38 FFL)	TOTAL	Proposed FAR
	EXISTING SF	PROPOSED USE			
RETAIL	80,803	18,713	1,534	101,050	0.33
RESTAURANT	4,358	21,257	4,358	29,973	0.30
OFFICE	7,875	71,899	0	79,774	0.31
RESIDENTIAL	4,865	242,544	0	247,409	2.8
SUBTOTAL	97,901	364,413	14,334	376,580	
TOTAL	97,901			323,441	3.76

TDR Receiving Site

USE	Proposed SF	PARKING
RETAIL (GROUND FLOOR)	28,288	81
RESTAURANT (GROUND FLOOR)	25,620	81
OFFICE (7 LEVELS)	71,899	71
RESIDENTIAL	242,544	35
TOTAL	328,451	178

*INCLUDES REQUIRED PARKING FOR THE DISABLED

75'-1" PARKING BONUS (RETAIL, OFF., REST. USE)	561	(75)
--	-----	------

TOTAL REQ. PARKING	103
TOTAL PROGRAM PARKING PROVIDED	103
MAXIMUM PARKING SURPLUS	0
TOTAL MAXIMUM PARKING PROVIDED	103

*SURPLUS PARKING AVAILABLE FOR CONVERSION OF APPROX. 4,650 SF RETAIL TO RESTAURANT OR FOR USE AS RESERVED PARKING (18 PLS.)

PROJECT DATA

Project Description

A MIXED USE PROJECT CONSISTING OF FIRST FLOOR RETAIL / RESTAURANT SPACE, THE 10 MIRACLE MILE BUILDING INCLUDES A 7 STORY OFFICE OVER RETAIL / RESTAURANT, THE ONE ARAGON BUILDING HAS RETAIL/RESTAURANT AT THE FIRST LEVEL WITH 4 STORES OF PARKING AND 10 STORES OF APARTMENTS.

THE MAXIMUM HEIGHT OF THE BUILDING IS 94'-4" MEASURED TO THE TOP OF THE ROOF SLAB.

Zoning Data

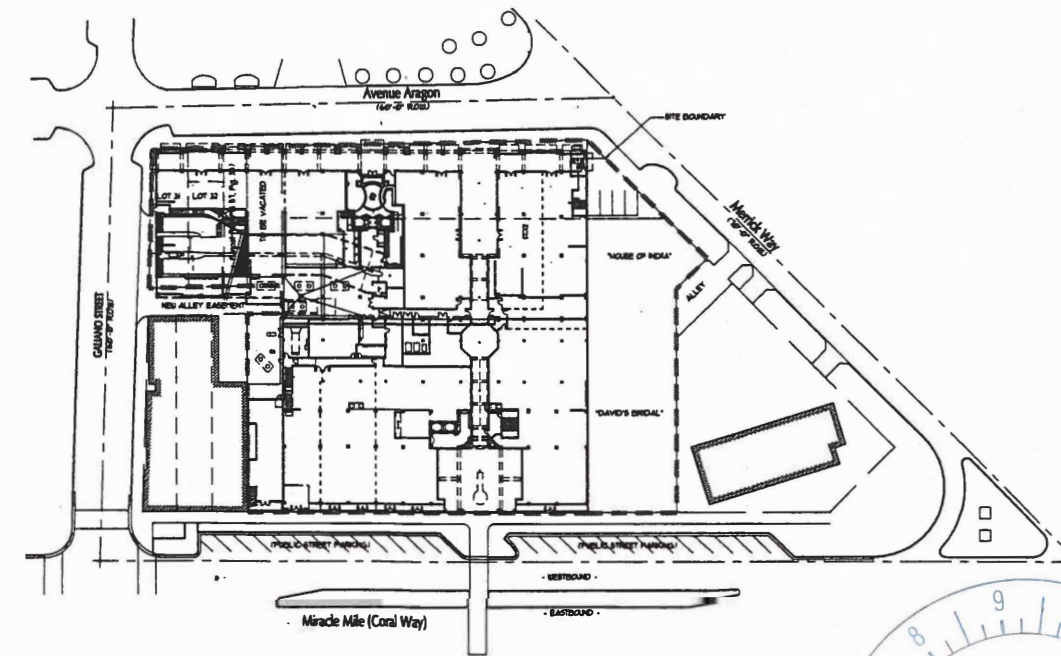
CITY OF CORAL GABLES, FLORIDA
THE PROJECT IS DESIGNATED AS A MIXED USE BUILDING TAKING ADVANTAGE OF THE CORAL GABLES MEDITERRANEAN ZONING.

Applicable Codes

1. SOUTH FLORIDA BUILDING CODE, 1991 EDITION.
2. FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 1991 EDITION.
3. FARR HOUSING ACT, 1956 EDITION WITH 1998 AMENDMENTS.
4. LIFE SAFETY CODE, 1991 EDITION.

INDEX TO DRAWINGS

- AD000 PROJECT INFORMATION
- AD001 PROJECT DATA LOCATION MAP
- AD004 ZONING MAP LOCATION MAP
- AD005 SITE AERIAL PHOTOGRAPHY
- AD006 EXISTING CONDITIONS
- LS-77240 SURVEY INFORMATION
- LS-77240 SURVEY INFORMATION
- CI WATER BEBER & DRAINAGE PLAN
- DI DETAIL NOTES
- LA-1 LANDSCAPE PLAN
- LA-2 LANDSCAPE PLAN
- LA-3 LANDSCAPE PLAN
- AS1 SITE PLAN
- AS2 VEHICULAR CIRCULATION PLAN
- AS3 PEDESTRIAN CIRCULATION PLAN
- AS4 GROUND FLOOR PLAN
- AS5 PHOTOGRAPHIC SURVEY
- AS6 CONCEPTUAL PASSING STUDIES
- AS7 SITE PLAN
- AS8 2ND FLOOR PLAN
- AS9 3RD & 4TH FLOOR PLAN - 3RD FLOOR OFFICE PLAN
- AS10 5TH FLOOR PLAN
- AS11 6TH FLOOR PLAN
- AS12 7TH THROUGH 10TH FLOOR PLAN
- AS13 8TH FLOOR PLAN (PENTHOUSE)
- AS14 ROOF PLAN
- AS15 ONE ARAGON AVENUE - NORTH ELEVATION
- AS16 GALIANO STREET ELEVATION
- AS17 50 MIRACLE MILE SOUTH ELEVATION
- AS18 ONE ARAGON AVENUE DETAIL, ELEV. SKISSAGE
- AS19 50 MIRACLE MILE DETAIL ELEVATION
- AS20 SECTION
- AS21 SECTION
- AS22 SECTION
- AS23 SECTION
- AS24 SECTION



1 LOCATION MAP

N.T.S.

FINAL ORIGINAL



BORSKY HODSON PARTNERS

Architecture
Planning
Interiors

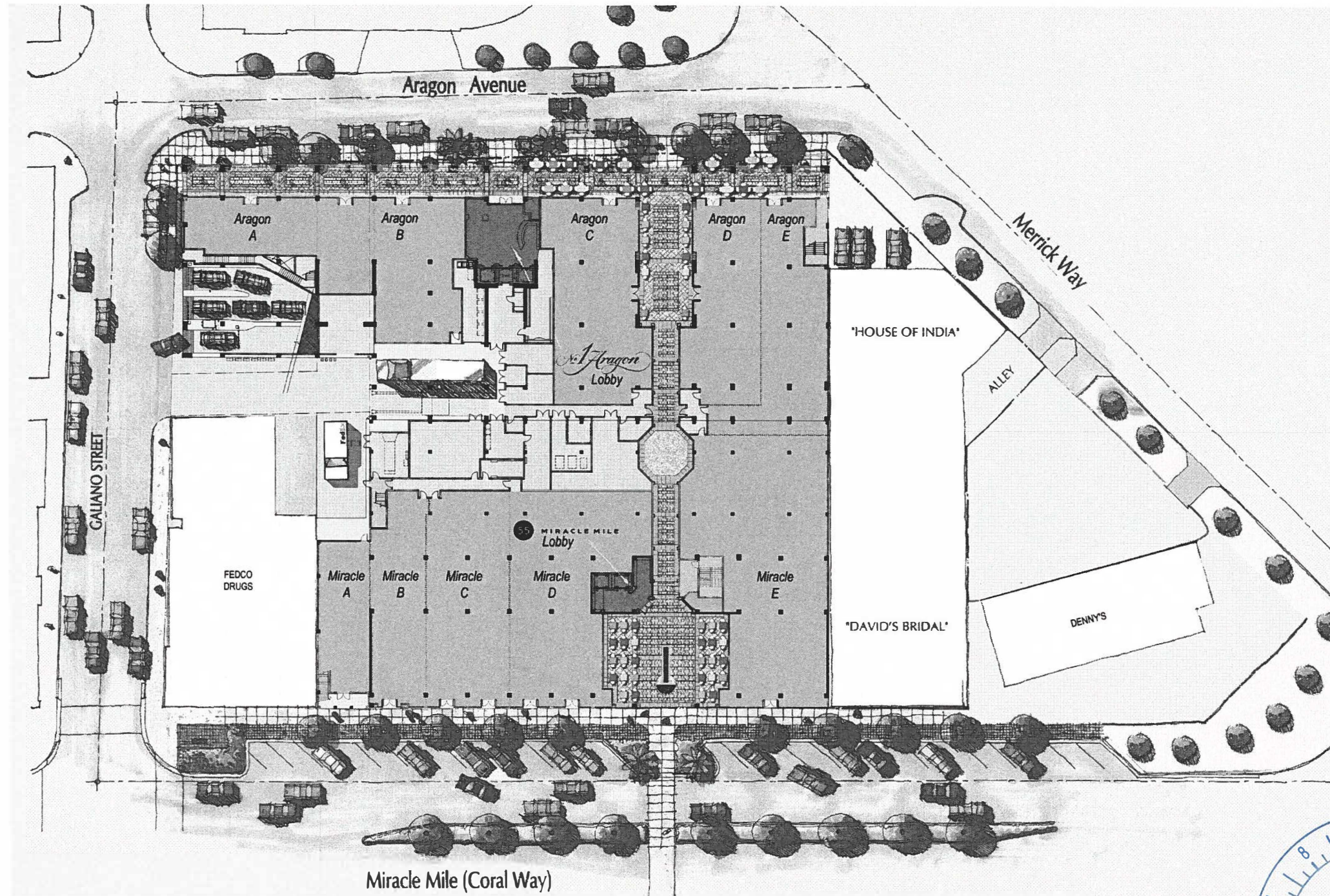
Cleveland
Fort Lauderdale
Washington DC

One Phoenix Plaza, Suite 2400
P.O. Box 1111, Fort Lauderdale, Florida 33304
Phone (954) 234-6888
Fax (954) 234-6888

MIRACLE MILE
Coral Gables, Florida

50
Miracle Mile
Type I Construction

PROJECT DATA
LOCATION MAP
Job No.: 2001-01 - Drawn: Yoon-Hee - Checked: L.L.

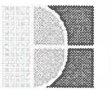


1 SITE PLAN
 LA1 SCALE 7/16" = 1'-0"

FINAL
 ORIGINAL



Date:
 04/01/01
 08/28/01
 09/26/01



**DORSKY
 HODGSON
 PARTNERS**

Architecture
 Planning
 Interiors

Cleveland
 Fort Lauderdale
 Washington DC

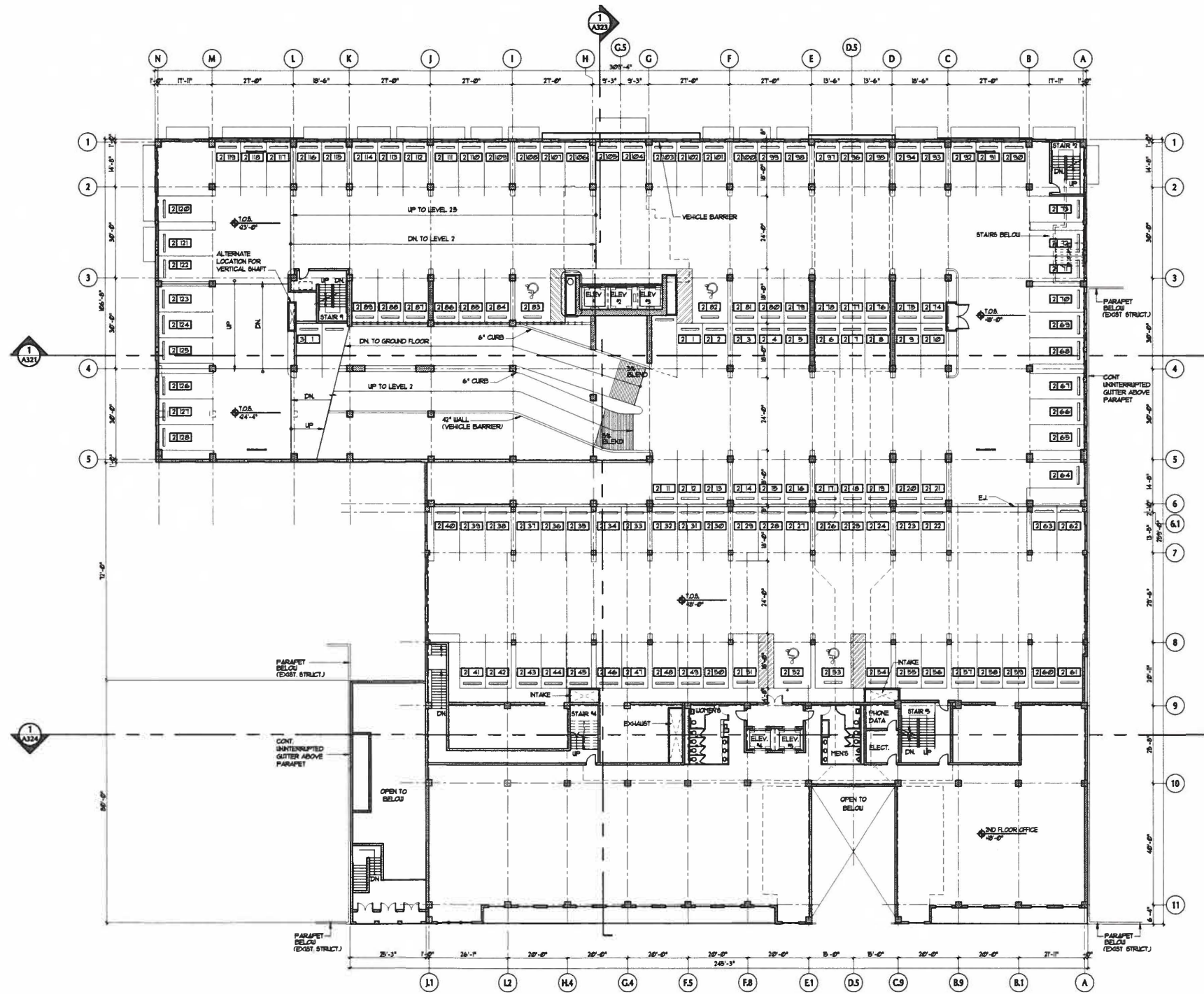
One Financial Plaza, Suite 2400
 Ft. Lauderdale, Florida 33304
 Phone (954) 524-8686
 Fax (954) 524-8604

MIRACLE MILE
 Coral Gables, Florida



Type I Construction

SITE PLAN
 Job No.: 2000-001 • Drawn: Tom Miller • Checked: L.L. 11/01/01

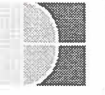


2ND FLOOR PLAN
1/16" = 1'-0"

FINAL
ORIGINAL



Name: TDR
Date: 09/26/01
TDR
Date: 09/26/01



DORSKY
HODSON
PARTNERS

Architecture
Planning
Interiors

Cleveland
Fort Lauderdale
Washington DC

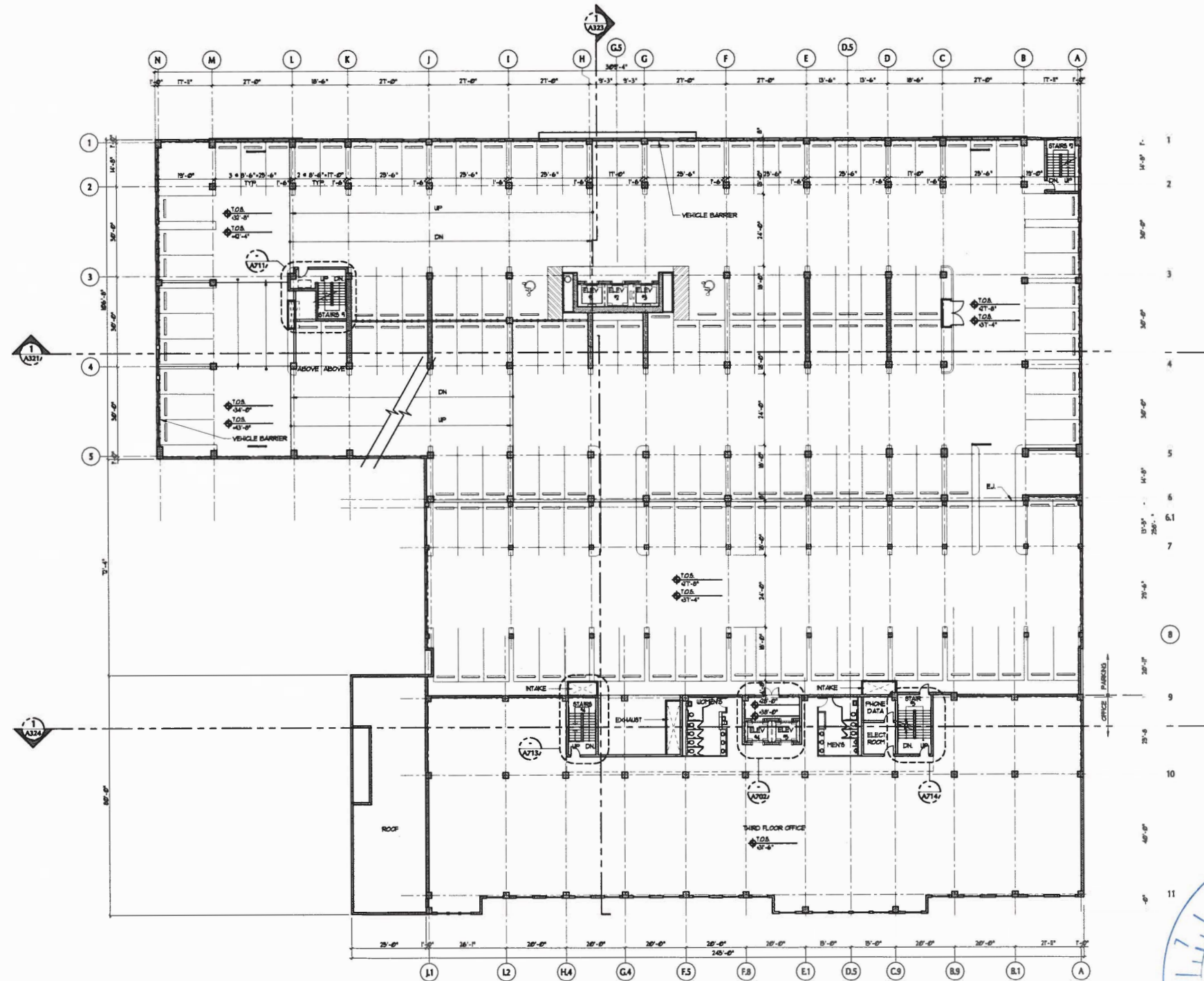
One Financial Plaza, Suite 2400
Fort Lauderdale, Florida 33334
Phone (954) 574-8656
Fax (954) 574-8600

MIRACLE MILE
Orlando, Florida

Joe Tragon
Type I Construction

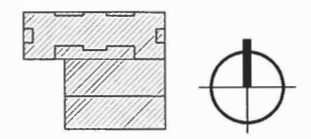
2nd FLOOR PLAN
Job No: 200-003 - Drawn: Tom Miller - Checked: LT

A202



1 A203 3RD-4TH FLOOR PARKING & 3RD FL. OFFICE PLAN
1/16" = 1'-0"

FINAL
ORIGINAL



Date: 08/04/01
 Title: 08/04/01
 Drawn: 08/04/01


**DORSKY
HOBSON
PARTNERS**
 Architecture
 Planning
 Interiors

Cleveland
 Fort Lauderdale
 Washington, DC

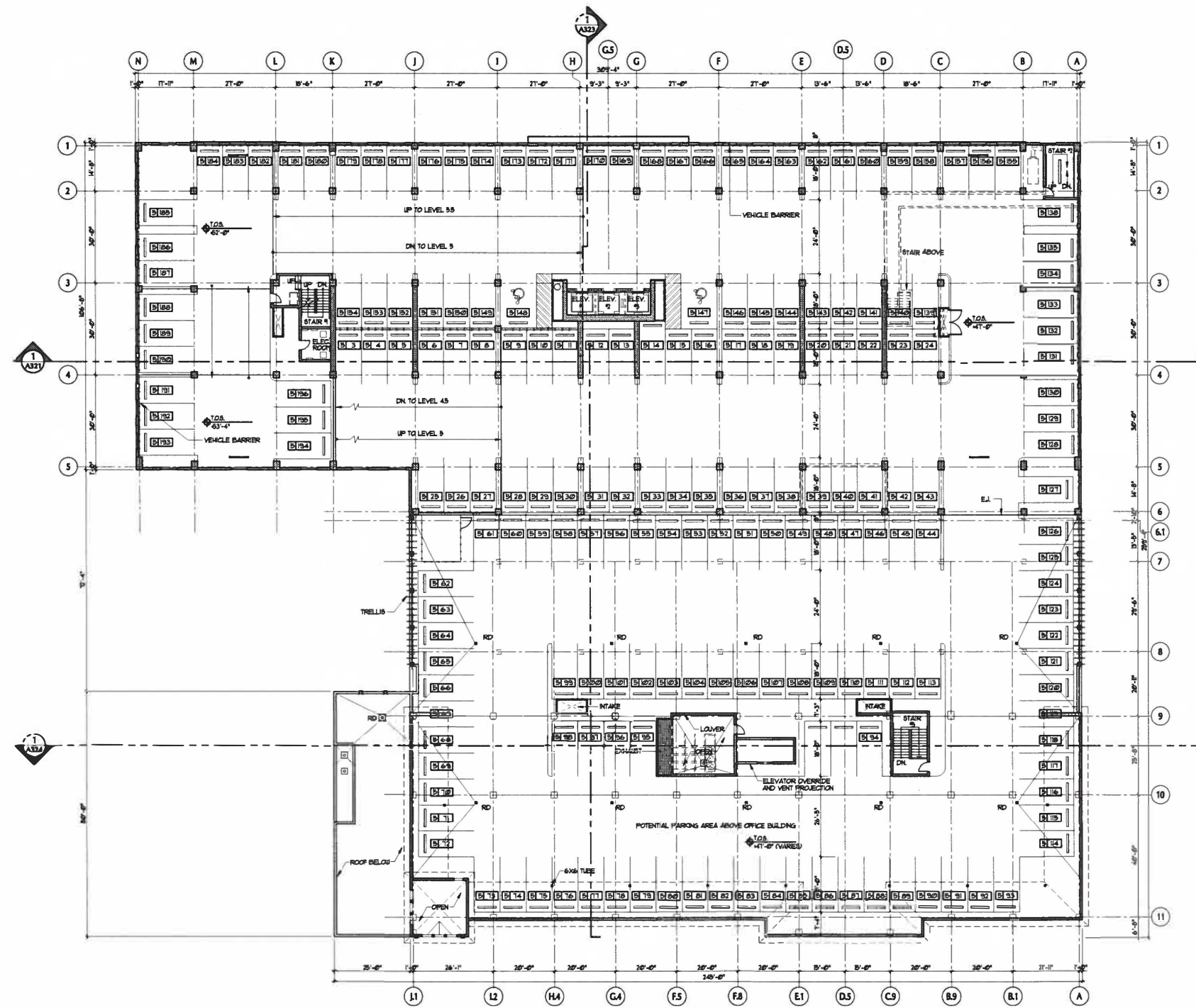
Our Financial Plans, Suite 2400
 Ft. Lauderdale, Florida 33394
 Phone (954) 524-8686
 Fax (954) 524-8604

65

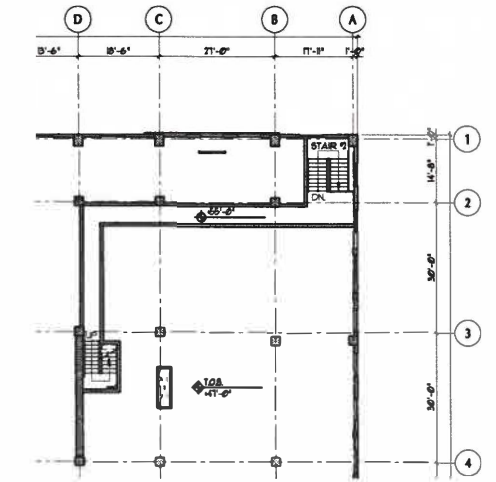
 CORAL GABLES, FLORIDA
 Type I Construction

3RD-4TH FLOOR PARKING &
 3RD FLOOR OFFICE PLAN
 Job No.: 200-008 • Drawn: Tom Drake • Checked: LL

A203



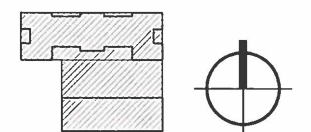
1 5TH FLOOR PLAN
1/16" = 1'-0"



2 LEVEL 5.5 TRANSITION
1/16" = 1'-0"



FINAL
ORIGINAL



DATE: 08/04/01
DRAWN: GREGORY
CHECKED: GREGORY



**DORRKY
HODGSON
+
PARTNERS**
Architecture
Planning
Interiors

Cleveland
Fort Lauderdale
Washington DC

One Planned Place, Suite 2400
P.O. Box 11394
Miami, FL 33101
Phone (305) 324-6600
Fax (305) 324-6604

MIRACLE MILE
55
Coral Gables, Florida

Joey Aragon
Type I Construction

5th FLOOR PLAN

Job No.: 000000 - Drawn: Tom Miller - Checked: LL

A204



93 Miracle Mile

87 Coral Way

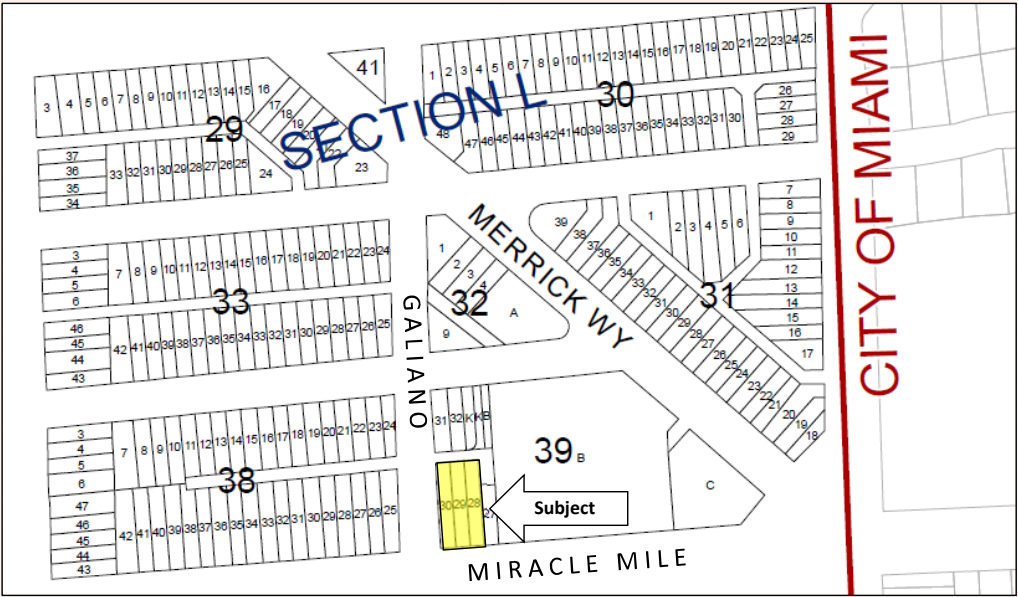
CONDITIONAL USE
REMOTE PARKING

PLANNING & ZONING BOARD
JUNE 6, 2023



1

LOCATION



2

87 CORAL WAY



3

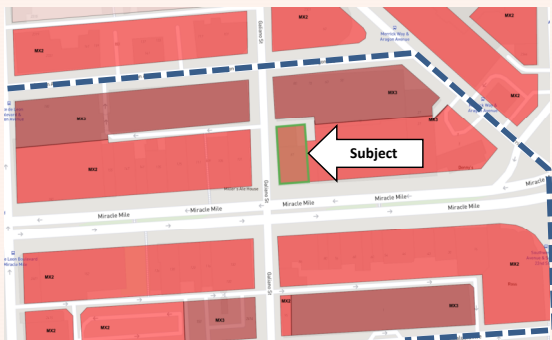
3

LAND USE AND ZONING MAPS

Future Land Use: Commercial High-Rise Intensity



Zoning: MX2 and within the Zain/Friedman Miracle Mile Overlay



4

EXISTING CONDITIONS

2

2



5

REQUEST:
CONDITIONAL USE – REMOTE PARKING

6

6

ZAIN/FRIEDMAN MIRACLE MILE OVERLAY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2021-13

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE PURSUANT TO ZONING CODE ARTICLE 14, "PROVISIONS RELATING TO 'MIRACLE MILE'"; (1) AMENDING SECTION 14-212, "ZONING CODE TEXT AMENDMENTS," BY AMENDING THE FOLLOWING PROVISIONS RELATING TO 'MIRACLE MILE': (1) AMENDING "ZONING DISTRICTS," REDUCING THE MAXIMUM BUILDING HEIGHT AND MODIFYING AND CONFORMING ASSUMPTIONS INCLUDING, GROUND FLOOR SETBACKS, VEHICLE ACCESS, AND SITE PLAN REQUIREMENTS; (2) AMENDING THE 'ZAIN/FRIEDMAN MIRACLE MILE DISTRICT OVERLAY (DO) AND THE MIXED-USE DISTRICT FACING MIRACLE MILE'; (3) AMENDING ARTICLE 4, "DESIGN AND PUBLIC IMPROVEMENT STANDARDS," SECTION 4-109, "CLARIFYING A BUILD-TO-LINE; (4) AMENDING ARTICLE 10 "PARKING," SECTION 10-109, REQUIRING REMOTE OFF-STREET PARKING; AND (5) AMENDING ARTICLE 14 "PROCESS," SECTION 14-204.5, PROHIBITING USE OF TRANSFER OF DEVELOPMENT RIGHTS (TDRS) AS RECEIVER SITES; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

1.2. The building height of the development of the properties shall be limited to not more than ~~six-four (6-4)~~ seventy-five (7-50) feet of building height or, whichever is less, measured from finished floor to the tie-beam on the top floor for properties from Miracle Mile to the centerline of the alley to the north or south of Miracle Mile. Additional height or stories available from architectural incentives shall not apply on Miracle Mile.

2.3. A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building entries. Minimum ground floor height shall be fifteen (15) feet to create high-quality shopfronts.

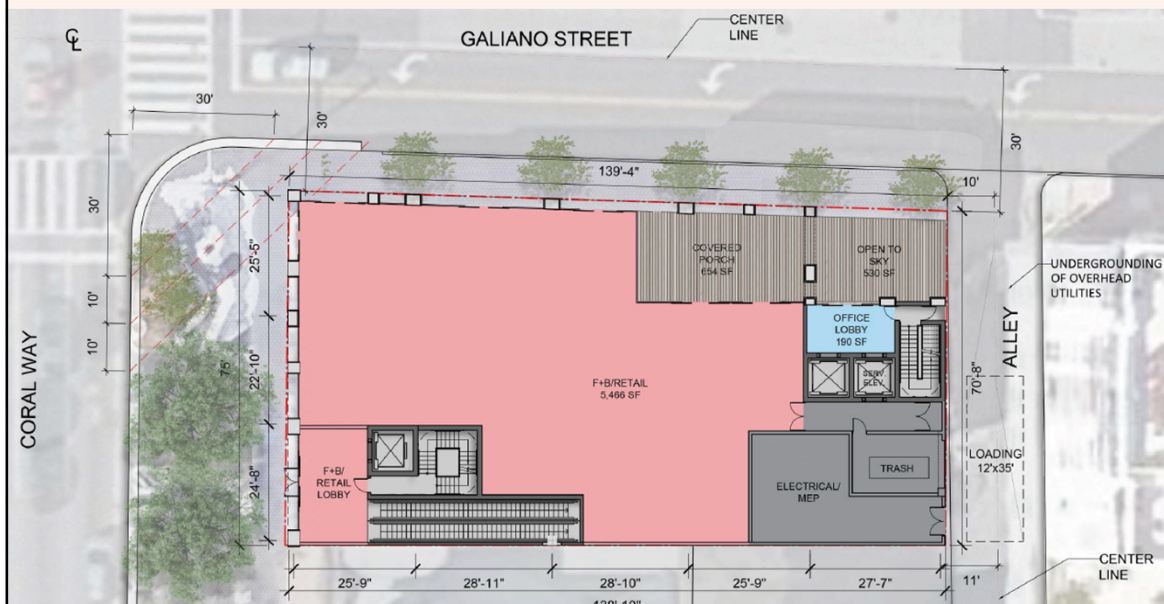
3.4. Except for pedestrian building entrances and pedestrian courtyards, there shall be a mandatory zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along Miracle Mile to ensure a continuous pedestrian scale facade up to the third floor, with the maximum allowable setback possible that does not impede the property owner's use of allowable FAR, above the third floor. Where possible, a ten (10) foot minimum setback above the third floor, shall be required if it does not impede the property owner's use of allowable FAR.

4. Required parking is prohibited on properties facing Miracle Mile and shall be provided remotely per Section 10-109.

7

7

"93 MIRACLE MILE"



8

“93 MIRACLE MILE”

Site Area	0.23 acres (10,164 square feet)
FAR	2.9 FAR (29,524 square feet)
Height	4-stories at 50 feet + 10 feet mechanical equipment and roof structure
Program (total)	Office: 7,839 square feet (ground level and Level 4) Retail: 21,292 square feet (ground level, Level 2, Level 3) Garden: 4,14 square feet (Level 4 and Rooftop Level)
Parking	79 remote parking spaces provided at 10 Aragon Ave

9

9

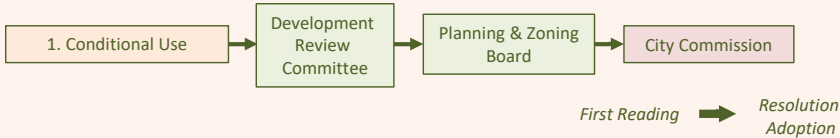
“93 MIRACLE MILE”



10

10

REVIEW PROCESS

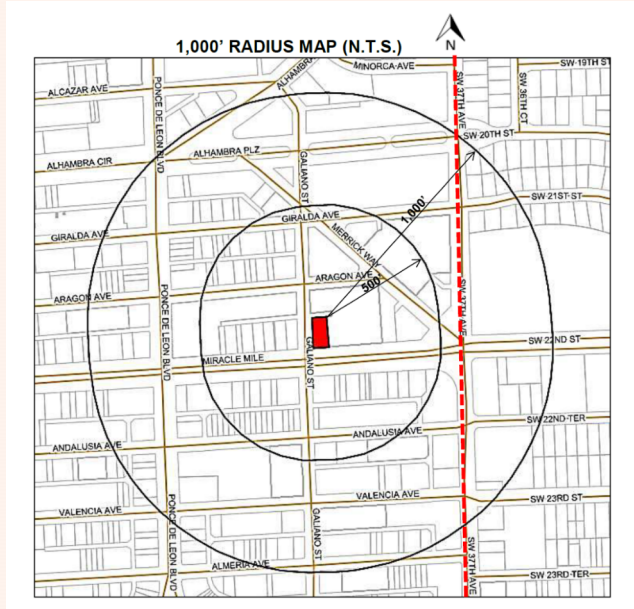


A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the commercial project referred to as "93 Miracle Mile" on the property legally described as Lots 28 through 30, Block 39, "Section L" (87 Coral Way), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date."

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 09.30.22
2	BOARD OF ARCHITECTS: 03.16.23
3	NEIGHBORHOOD MEETING: 05.22.23
4	PLANNING AND ZONING BOARD: 06.06.23
5	CITY COMMISSION: TBD

LETTERS TO PROPERTY OWNERS (1,000 FT)



13

13

PUBLIC NOTIFICATION

2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
2 TIMES	PROPERTY POSTING DRC, PZB
2 TIMES	WEBSITE POSTING DRC, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

14

14

COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

15

STAFF RECOMMENDATIONS



STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL



- Comply with all the **Remote Parking requirements** outlined in the Zoning Code (e.g. Covenant, Annual Renewal, Remedial plan, and other requirements)
- Maintain **pedestrian access** during construction along Miracle Mile and Galiano; not impact the **Miracle Mile pavers**; and maintain access within **public alleyway**
- Install the **street trees, widen sidewalk on Galiano**, and install other public realm improvements
- **Hours of Operation and Noise** regulations per Section E.1(B)(3) of Zoning Code

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93 Miracle Mile

87 Coral Way

CONDITIONAL USE
REMOTE PARKING

PLANNING & ZONING BOARD
JUNE 6, 2023



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