



City of Coral Gables
CITY COMMISSION MEETING
October 26, 2021

ITEM TITLE:

Resolution. Transfer of Development Rights. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code 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, 115 Andalusia, and 2414 Galiano), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date; including required conditions; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 11.12.20 meeting recommended approval of the receipt and use of Transfer of Development Rights (TDRs) (vote: 5-0)

BRIEF HISTORY:

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.

The Applicant states that the requested TDRs will be applied to the new 14-story building facing Andalusia, and not be applied to the existing 3-story building facing Miracle Mile. This is consistent with the Commission's vision and direction to prohibit TDRs to be received on Miracle Mile, as adopted in the Zoning Code in March 2021.

The Applicant's updated Statement of Use is provided as Exhibit A. The Applicant's submittal drawings are provided as Exhibit B. The draft Resolution for the Transfer of Development Rights (TDRs) is provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
03.26.19	Resolution	Approved Conditional Use mixed use site plan.


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
03.04.20	Historic Preservation Board	Approved sending sites and receiving site plan.
11.12.20	Planning and Zoning Board	Recommended approval (vote: 5-0) of the receipt of Transfer of Development Rights (TDRs).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.30.20	Notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning & Zoning Board meeting.
10.29.20	Posted property for Planning & Zoning Board meeting.
10.30.20	Legal advertisement for Planning & Zoning Board meeting.
10.30.20	Post agenda at City Hall for Planning & Zoning Board meeting.
10.30.20	Posted PZB agenda, staff report, legal notice and all attachments on City web page.
10.13.21	Notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
10.15.21	Legal Advertisement.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Applicant's Updated Statement of Use.
- B. Applicant's Submittal Plans.
- C. Draft Resolution.
- D. 11.12.20 Staff report and recommendation with attachments.
- E. Excerpts of 11.12.20 Planning and Zoning Board Meeting Minutes.