

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE CITY COMMISSION MEMBERS **DATE:** OCTOBER 20, 2020

FROM: STAFF **SUBJECT:** MIRACLE MILE UPDATES TO ZONING CODE

The City Commission has directed Staff to prioritize high-quality and pedestrian-friendly development on Miracle Mile. Below is a summary of proposed changes that are specific to Miracle Mile:

1. Exempting properties on Miracle Mile from 10% open space requirement
 - Section 2-201
2. Prohibiting parking to face Miracle Mile
 - Section 2-402
3. Clarifying Med Bonus heights do not apply when facing Miracle Mile, maximum height shall be 70 feet and 6 stories as required in Zain / Friedman Downtown Overlay District
 - Section 2-402
4. Incorporating mandatory shopfronts of 90% minimum of ground level
 - Sections 2-201.D.9 & 4-206
5. Requiring parking setback of 60ft minimum
 - Sections 2-201.D.9 & 4-206
6. Build-to-line of 0ft
 - Sections 2-201.D.9 & 4-206
7. Prohibit Miracle Mile as a TDR receiver site unless in conjunction with remote off-street parking
 - Section 4-206
8. Prohibiting arcades and loggias on Miracle Mile
 - Section 2-201.D.9
9. Allowing remote parking and payment in lieu for new construction
 - Section 10-109
10. Encouraging rooftop outdoor uses
 - Section 3-315.
11. Requiring minimum storefront height of 15ft
 - Section 2-402