



## 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<br><b>Online:</b> Meeting ID: <b>943 7344 8009</b><br><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

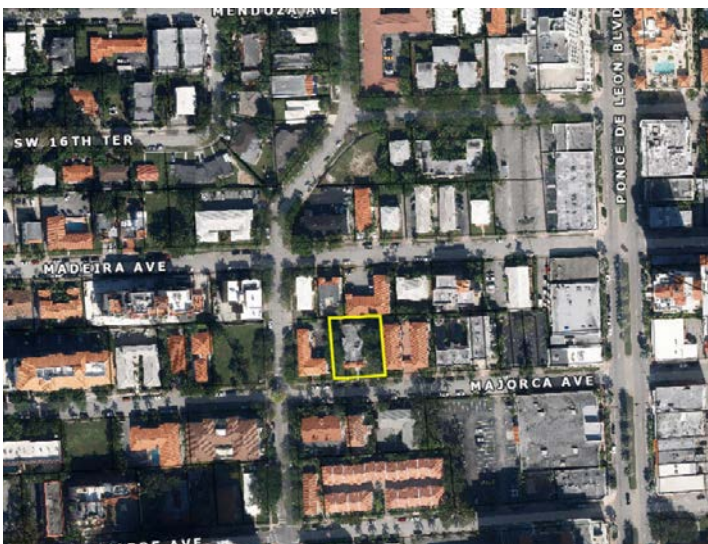
On March 26, 2019, under Resolution 2019-86, the City Commission approved the mixed-use development known as "100 Miracle Mile," a 14-story mixed-use project consisting a total of approximately 117,980 square feet of floor area, of which 23,596.8 square feet was included for the future use of Transfer 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.

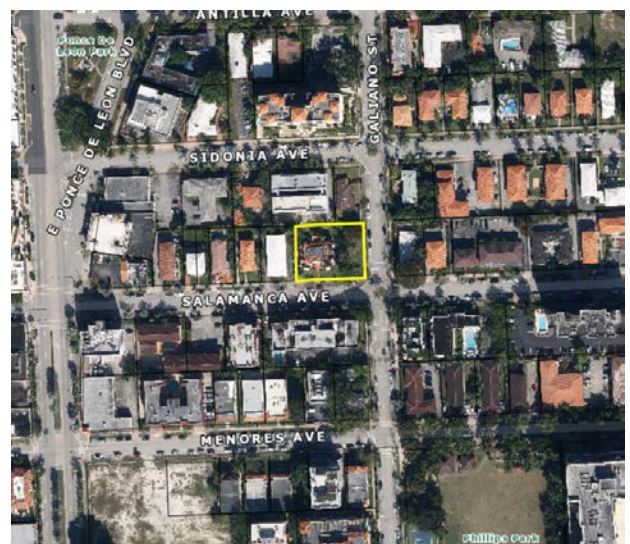
### Aerial Maps



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**

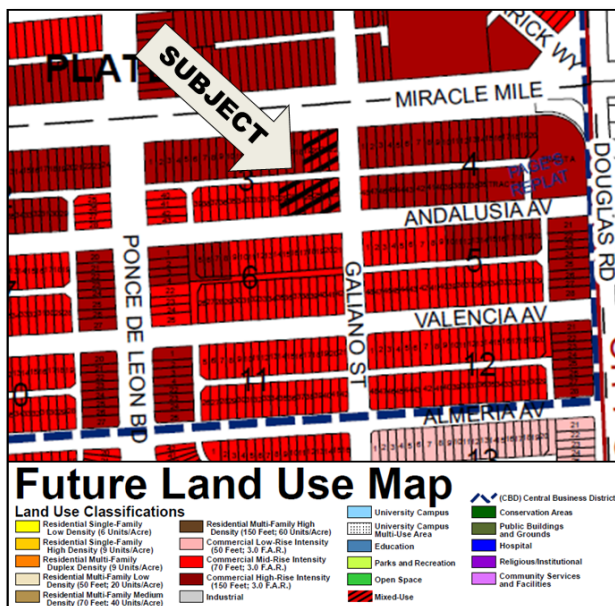
|  |            |
|--|------------|
| Comprehensive Plan Map designation                       | Mixed-Use  |
| Zoning Map designation                                   | Commercial |
| Within Central Business District (CBD)                   | Yes        |
| Within Zain/Friedman Miracle Mile Downtown (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**

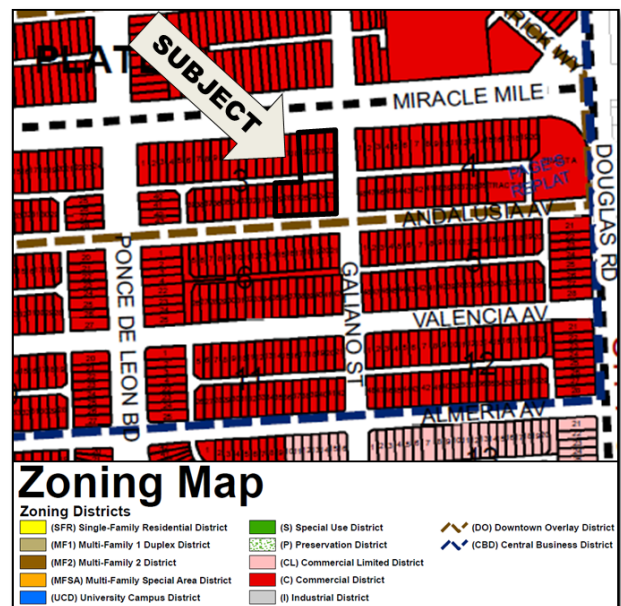
| Location | Existing Land Uses                       | CP Designations   | Zoning Designations |
|----------|--|---|---------------------|
| North    | Commercial building                      | Commercial High-Rise Intensity                                  | Commercial (C)      |
| South    | Mixed-Use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

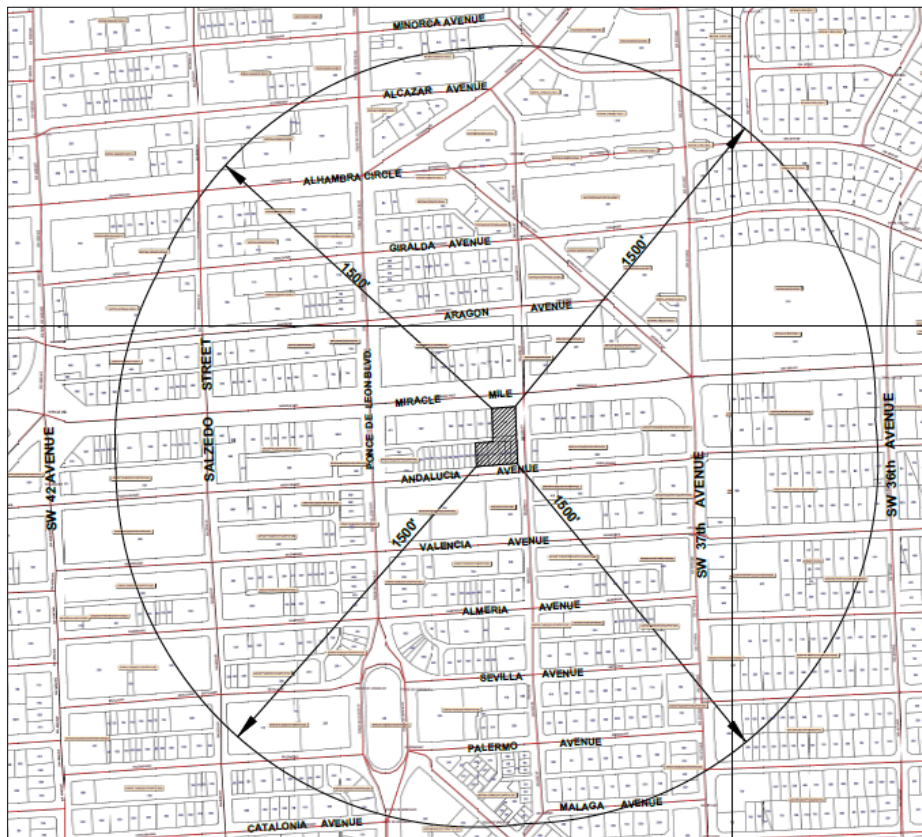
| REVIEW COMMITTEES AND BOARDS                                 | DATE     |
|--|----------|
| Commission Approval of the Mixed-Use Project                 | 03.26.19 |
| Historic Preservation Board                                  | 03.04.20 |
| Planning and Zoning Board                                    | 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





Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

STAFF REPORT

**CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS  
FROM THE PROPERTY AT  
111 SALAMANCA AVENUE  
A LOCAL HISTORIC LANDMARK**

**SENDING SITE**

**Proposal:** The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer

**Owner:** C. Michael Saenz

**Legal Description:** Lots 10 & 11 and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida

**Date of Construction:** 1924

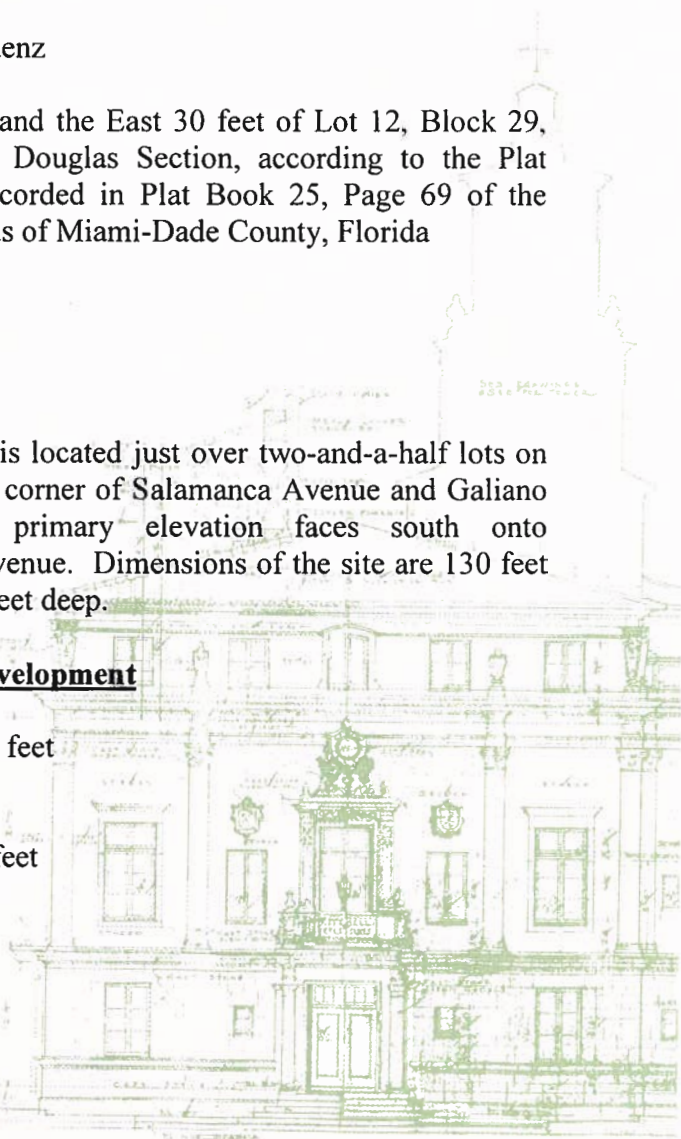
**Date of Designation:** May 22, 2008

**Siting:** The property is located just over two-and-a-half lots on the northwest corner of Salamanca Avenue and Galiano Street. The primary elevation faces south onto Salamanca Avenue. Dimensions of the site are 130 feet wide by 110 feet deep.

**Unused Development**

**Rights Available for Transfer:** 17,151 square feet

**Amount requested to be transferred:** 6,588 square feet





### **BACKGROUND / EXISTING CONDITIONS**

Permitted in 1924 (permit #826 issued by the City of Coral Gables), the structure at 111 Salamanca Avenue was designed by H. George Fink, one of the most prominent architects in Coral Gables and cousin to City founder George Merrick. Designed in the Mediterranean Revival style of architecture, the building is an excellent example of the type of apartment buildings constructed in the City of Coral Gables during the height of its development. The building has undergone minor alterations and has maintained its character and integrity, contributing to the historic fabric of the City. Due to progress and development in this area of the City, this structure is one of a few that remain intact. The property has maintained its architectural integrity and continues to contribute to the historic architectural fabric of the City.

Standing at two stories tall, the apartment building exhibits features that are characteristic of the Mediterranean Revival style. Features including: barrel tiles, cast sills, rough textured stucco, two predominant chimneys, exposed rafter ends, twisted columns, arched openings and shaped wing walls, add detail and charm to the structure.

The two-story structure is designed with a U-shaped floor plan, symmetrical around a central receiving courtyard with a decorative stucco fountain, from which the main access into the units was provided. To the rear (north) of the courtyard is a loggia demarcated by a grouping of three decorative arches with twisted Corinthian columns. The courtyard is flanked with a pair of tiled staircases that provide access to a second floor open walkway. While the plan of the building is symmetrical in nature, the projecting bays of the front façade have slightly different first floor features. The bay to the west has a grouping of three casement windows inset between wooden columns and scored stucco. The east bay has a pair of decorative wood French doors that open onto a screened balcony.

### **STAFF OBSERVATIONS**

The attached Historic Preservation Board Application contains a Historic Building Conditions Report and Stabilization & Maintenance Plan with Schedule (see pages 37-38 of Report) done by Martinez Alvarez Architecture that is dated November 26, 2019. This report evaluates the general condition of the building and site, identifies those areas that require remedial work, proposes corrective actions, proposes a maintenance schedule and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in good condition overall. The report recommends certain remedial work to be performed within six months. Thereafter the condition of the building will be reviewed annually by staff. Staff recommends that no building permit for the receiving site proposed at 100 Miracle Mile be issued until the remedial work is completed.

Please note that the Local Historic Designation Report for the property is included as an attachment to the Historic Building Conditions Report and Stabilization & Maintenance Plan for reference.

**CALCULATION OF AVAILABLE TDRS**

|                               |                             |
|-------------------------------|-----------------------------|
| PROPERTY ADDRESS              | 111 Salamanca Avenue        |
| LOT SIZE                      | 14,300 SF                   |
| PERMISSIBLE FAR               | 14,300 SF X 1.5 = 21,450 SF |
| EXISTING FAR OF BUILDING      | 4,299 SF                    |
| TOTAL AIR RIGHTS              | 21,450 - 4,299 = 17,151 SF  |
| AVAILABLE TDRs                | 17,171 SF                   |
| AVAILABLE TDRs AFTER TRANSFER | 17,171 - 6,588 = 10,563 SF  |

**STAFF RECOMMENDATION**

The Historic Preservation Staff recommends the following:

**APPROVAL** of the Conditions Assessment Report and Maintenance Plan and Schedule

**AND**

**APPROVAL** of the issuance of Certificates of Transfer of 6,588 square feet from **111 Salamanca Avenue**, legally described as Lots 10 & 11 and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida

**AND**

**RECOMMEND TO THE CITY COMMISSION** that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.

Respectfully submitted,



Kara N. Kautz

Interim Historic Preservation Officer



TDR 2019-003  
SENDING SITE  
March 4, 2020

Historical Resources &  
Cultural Arts

## STAFF REPORT

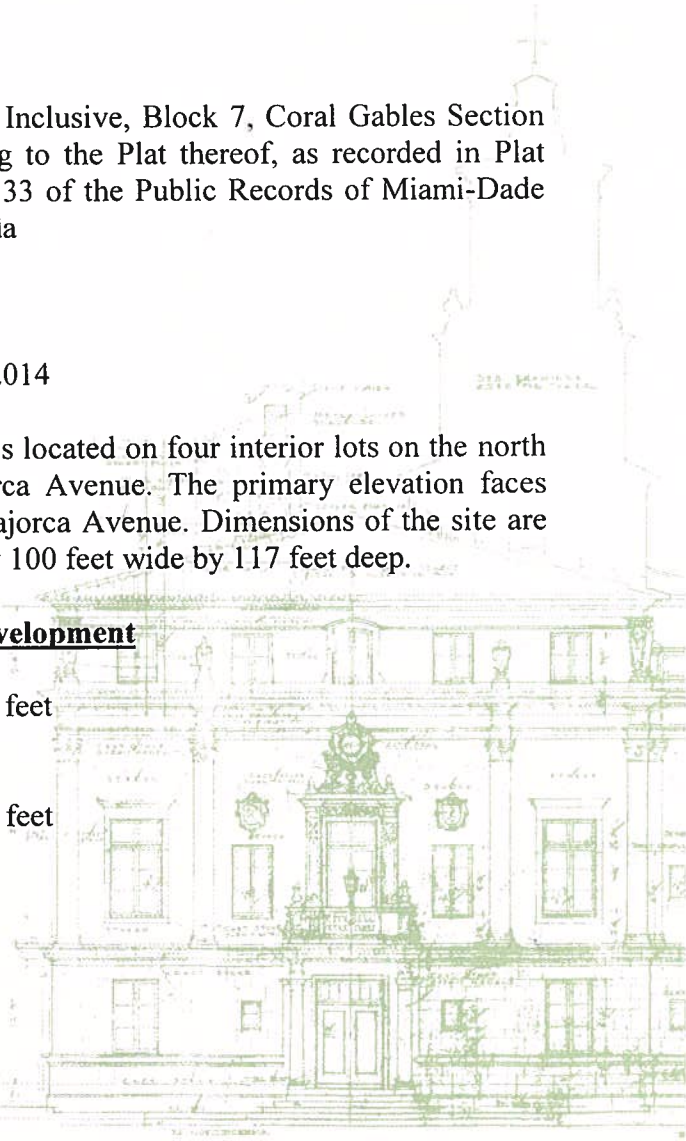
2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

### CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FROM THE PROPERTY AT 235 MAJORCA AVENUE A LOCAL HISTORIC LANDMARK

☎ 305.460.5093  
✉ hist@coralgables.com

#### SENDING SITE

|   |  |
|---|--|
| <b><u>Proposal:</u></b>                           | The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer   |
| <b><u>Owner:</u></b>                              | RGBS LLC   |
| <b><u>Legal Description:</u></b>                  | Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida                                 |
| <b><u>Date of Construction:</u></b>               | 1925   |
| <b><u>Date of Designation:</u></b>                | February 20, 2014  |
| <b><u>Siting:</u></b>                             | The property is located on four interior lots on the north side of Majorca Avenue. The primary elevation faces south onto Majorca Avenue. Dimensions of the site are approximately 100 feet wide by 117 feet deep. |
|   | <b><u>Unused Development</u></b>   |
| <b><u>Rights Available for Transfer:</u></b>      | 17,009 square feet   |
| <b><u>Amount requested to be transferred:</u></b> | 17,009 square feet   |



### **BACKGROUND / EXISTING CONDITIONS**

In 1925, permit number 1272 was issued for the construction of the apartment building at 235 Majorca Avenue. The two-story apartment building is a good example of a Mediterranean Revival apartment building designed by architect Frank Wyatt Woods. Woods had a prolific architectural career, practicing within Miami-Dade County from the 1920s through the early 1960s. His early work in Coral Gables helped to create the fabric of Mediterranean Revival architecture which characterized the City during the 1920s. The property has maintained its architectural integrity and continues to contribute to the historic architectural fabric of the City.

The apartment building is basically rectangular in plan and two stories in height. The main mass of the building has a flat roof. A shed roof portion is central to the main (south) elevation, connecting hip roof towers at the building's southeast and southwest corners. The shed and hip roof portions have a decorative cornice line. The flat roof has a smooth finish at the roofline, and simple parapets are located on the east and west elevations.

The main entrance is central to the south elevation, accessed from within a full width front porch. The porch entrance is raised, and defined by a tripartite arched opening supported by decorative columns. The other first floor porch openings are rectangular, and each has a small column central to the opening, resting on a cast masonry sill. Beams are exposed in the ceiling of the front porch. A stringcourse runs below the second floor windows on the hip and shed roof portions of the building.

### **STAFF OBSERVATIONS**

The attached Historic Preservation Board Application contains a Historic Building Conditions Report and Stabilization & Maintenance Plan with Schedule (see pages 41-42 of Report) done by Martinez Alvarez Architecture that is dated November 26, 2019. This report evaluates the general condition of the building and site, identifies those areas that require remedial work, proposes corrective actions, proposes a maintenance schedule and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in good condition overall. The report recommends certain remedial work to be performed within six months, some of which will require an architectural conservator. Thereafter the condition of the building will be reviewed annually by staff. Staff recommends that no building permit for the receiving site proposed at 100 Miracle Mile be issued until the remedial work is completed.

Please note that the Local Historic Designation Report for the property is included as an attachment to the Historic Building Conditions Report and Stabilization & Maintenance Plan for reference.



**CALCULATION OF AVAILABLE TDRS**

|                          |                             |
|--------------------------|-----------------------------|
| PROPERTY ADDRESS         | 235 Majorca Avenue          |
| LOT SIZE                 | 11,800 SF                   |
| PERMISSIBLE FAR          | 11,800 SF X 1.9 = 22,420 SF |
| EXISTING FAR OF BUILDING | 5,411 SF                    |
| TOTAL AIR RIGHTS         | 22,420 – 5,411 = 17,009 SF  |
| AVAILABLE TDRs           | 17,009 SF                   |

**STAFF RECOMMENDATION**

The Historic Preservation Staff recommends the following:

**APPROVAL** of the Conditions Assessment Report and Maintenance Plan and Schedule

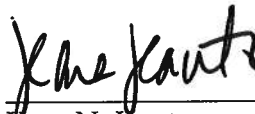
**AND**

**APPROVAL** of the issuance of Certificates of Transfer of 17,009 square feet from **235 Majorca Avenue**, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section “K,” according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida

**AND**



**RECOMMEND TO THE CITY COMMISSION** that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.

Respectfully submitted,



Kara N. Kautz

Interim Historic Preservation Officer

|   |  |   |
|---|--|---|
|  | <p align="center"><b>City of Coral Gables<br/>Notice of Public Hearing<br/>HYBRID FORMAT</b></p> <p align="center"><b>November 12, 2020</b></p>  |  |
| <p><b>Applicant:</b></p>  | <p><b>Ponccat Miracle Mile, LLC</b></p>  |   |
| <p><b>Application:</b></p>  | <p><b>Receipt of Transfer of Development Rights (TDRs)</b></p>   |   |
| <p><b>Property:</b></p>   | <p><b>100 Miracle Mile</b></p>   |   |
| <p><b>Public Hearing</b></p> <p><b>Date/Time/<br/>Location:</b></p>               | <p><b>Planning &amp; Zoning Board<br/>Hybrid Meeting (public participation on the ZOOM platform)<br/>November 12, 2020, 6:00 p.m.</b></p> <p><b>Online: Meeting ID: <u>943 7344 8009</u></b><br/> <b>Phone: (305) 461-6769</b><br/> <b>email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a></b></p> |   |

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a **Hybrid Public Hearing** on Thursday, November 12, 2020, 6:00 p.m.

On March 26, 2019, under Resolution 2019-86, the City of Coral Gables approved the development of a 14-story mixed-use project consisting of 13,000 square feet of ground floor retail and 130 upper level residential units, for a total of approximately 117,980 square feet of floor area, of which 23,596.8 square feet was included for the Use of Transfer of Development Rights (TDRs) from two historically designated properties located at 235 Majorca Avenue and 111 Salamanca Avenue.

This application for the approval of Use for Transfer of Development Rights (TDRs) has been submitted by Ponccat Miracle Mile, LLC and requires three public hearings including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

*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 Planning and Zoning Board will be holding its regular board meeting on Thursday, November 12, 2020 using a **Hybrid Format**, commencing at 6:00 p.m. Only the Board Members and City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. City Hall will be closed to the general public. All interested persons may be heard via the Zoom platform used by the Development Services Department for live remote comments.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/94373448009>). 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: 943 7344 8009. The public may comment on an item on the agenda using the City's already established e-comment function which may be found on the City's website at: (<https://coralgables.legistar.com/Calendar>) or by sending an email to [planning@coralgables.com](mailto: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/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,

*City of Coral Gables, Florida*



**City of Coral Gables, Florida  
 Notice of Public Hearing  
 HYBRID MEETING on Zoom platform**

|  |   |
|--|---|
| <b>City Public Hearing Dates/Times</b> | <b>Local Planning Agency / Planning and Zoning Board<br/>Thursday, November 12, 2020, 6:00 p.m.</b>   |
| <b>Location</b>                        | <b>City Commission Chamber, City Hall<br/>405 Biltmore Way, Coral Gables, FL 33134<br/>(ONLY BOARD MEMBERS AND CITY STAFF WILL BE PHYSICALLY PRESENT IN THE CHAMBERS)</b> |

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a HYBRID Meeting on the Zoom platform on 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.*
- An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2018-43, which granted the conditional use approval for a private yacht basin on property zoned single-family residential, legally described as a portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida, by increasing the number of dock slips from eight (8) to nine (9), all other conditions of approval contained in Ordinance No. 2018-43 shall remain in effect; providing for a repealer provision, providing for a severability clause, and providing for an effective date.*

The Planning and Zoning Board will be holding its regular board meeting on Thursday, November 12, 2020 using a Hybrid Format, commencing at 6:00 p.m. Only the Board Members and City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. All interested persons may be heard via the Zoom platform used by the Development Services for live remote comments.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/94373448009>). 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: 943 7344 8009.

The public may comment on an item on the agenda using the City's already established e-comment function which may be found on the City's website at: (<https://coralgables.legistar.com/Calendar>) or by sending an email to [planning@coralgables.com](mailto: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/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

**NOTE: CITY HALL WILL BE CLOSED; BOARD MEMBERS WILL NEED TO WEAR MASK AND PRACTICE SOCIAL DISTANCING.**

Sincerely,

*City of Coral Gables, Florida*

Ramon Trias  
 Assistant Director of Development Services  
 Planning & Zoning Division  
 City of Coral Gables, Florida

(PUBLISH DATE: October 30, 2020)





*100 Miracle Mile*

TRANSFER OF DEVELOPMENT RIGHTS

100 MIRACLE MILE, 151 ANDALUSIA AVE,  
2414 GALIANO STREET

PLANNING AND ZONING BOARD  
NOVEMBER 12, 2020



1

**REQUEST:**

RECEIPT OF  
**TRANSFER OF DEVELOPMENT RIGHTS  
(TDRs)**

CORAL GABLES | PLANNING AND ZONING BOARD | 11.12.2020 2

2

## BACKGROUND



APPROVED ON  
MARCH 26, 2019  
UNDER RESOLUTION  
2019-86  
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).

CORAL GABLES | PLANNING AND ZONING BOARD | 11.12.2020

3

3

## SENDING SITES

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:



111 SALAMANCA AVENUE



235 MAJORCA AVENUE

CORAL GABLES | PLANNING AND ZONING BOARD | 11.12.2020

4

4

## BACKGROUND

THE RECEIPT OF TDRS WAS INCLUDED AS A CONDITION OF APPROVAL TO COMPLETE THE TDR PROCESS WITHIN 6 MONTHS. THE CITY COMMISSION APPROVED TWO 6-MONTH EXTENSIONS:

1. OCTOBER 8, 2019 PER RESOLUTION No. 2019-300
2. APRIL 21, 2020 PER RESOLUTION No. 2020-87.

THEREFORE, THE APPLICANT IS NOW REQUESTING APPROVAL OF TDRS TO CONTINUE TO THE PERMITTING PROCESS.

5

## LOCATION



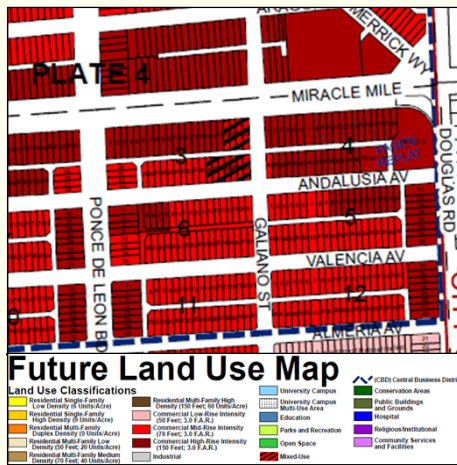
6

# AERIAL



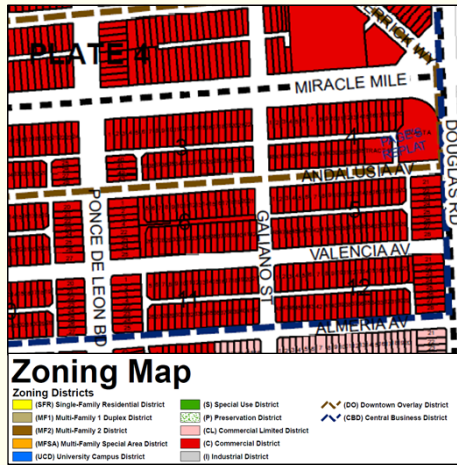
7

## EXISTING FUTURE LAND USE MAP



MIXED - USE

## EXISTING ZONING MAP

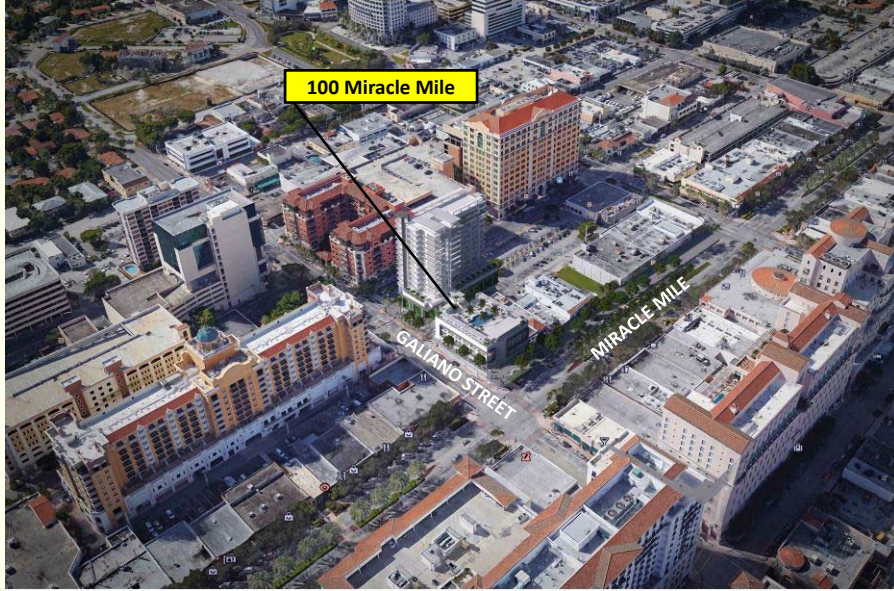


COMMERCIAL

8



## PROPOSED PROJECT (RECEIVING SITE)

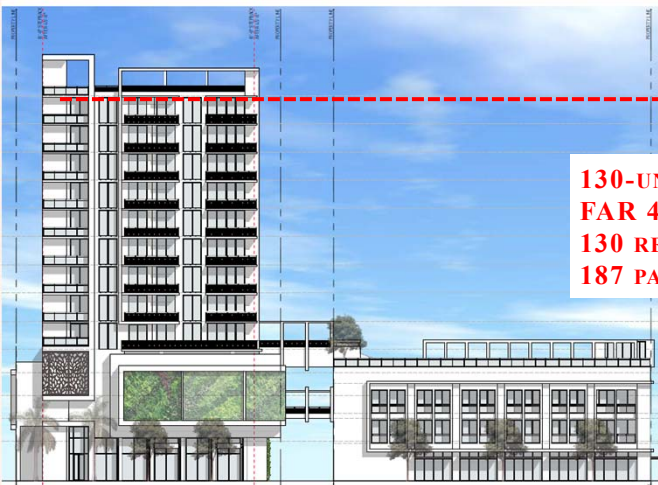


CORAL GABLES | PLANNING AND ZONING BOARD | 11.12.2020

9

9

## CONCEPTUAL ELEVATION



14 STORIES – 145'8"

**130-UNIT RESIDENTIAL  
FAR 4.00 (117,984 SQ. FT.)  
130 RESIDENTIAL UNITS  
187 PARKING SPACES**

MIRACLE MILE

CORAL GABLES | PLANNING AND ZONING BOARD | 11.12.2020

10

10

## TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

|             | FAR allowed                              | Total FAR             |
|-------------|--|-----------------------|
| As-of-right | 29,496 sq. ft. (.67 acres) sq. ft. x 3.0 | 3.0 = 88,488 sq. ft.  |
| Level 1     | 29,496 sq. ft. x 0.2 = 5,899 sq. ft.     | 3.2 = 94,387 sq. ft.  |
| TDR         | (88,488 + 5,899) x 25% = 23,597 sq. ft.  | 4.0 = 117,984 sq. ft. |

➤ THE APPLICANT SECURED LEVEL 1 DESIGN BONUS AND PROPOSING TO USE TDRS

11

## 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” AND MAKES RECOMMENDATION
- CITY COMMISSION APPROVES

12

| <b>REVIEW TIMELINE</b> |  |
|------------------------|--|
| <b>1</b>               | <b>COMMISSION APPROVAL OF THE MIXED-USE PROJECT: 03.26.2019</b>                          |
| <b>2</b>               | <b>HISTORIC PRESERVATION BOARD: 03.04.20</b>   |
| <b>3</b>               | <b>PLANNING AND ZONING BOARD: 11.12.20</b>   |
| <b>4</b>               | <b>COMMISSION MEETING (1<sup>ST</sup> AND 2<sup>ND</sup> READINGS): TO BE DETERMINED</b> |

CORAL GABLES | PLANNING AND ZONING BOARD | 11.12.2020 13

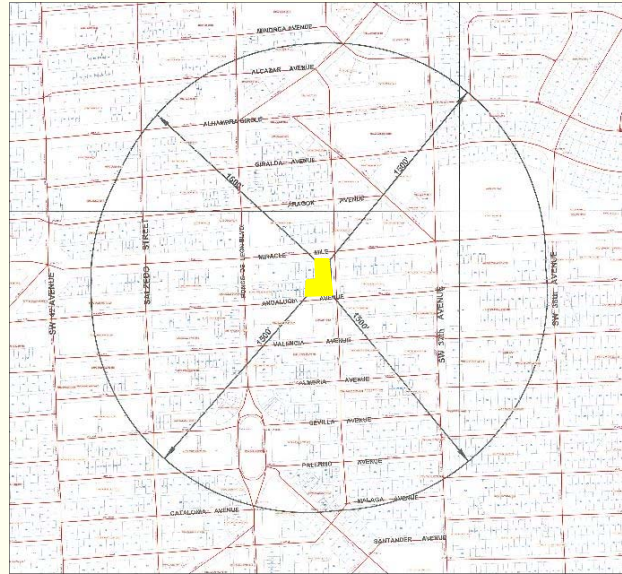
13

| <b>PUBLIC NOTIFICATION</b> |   |
|----------------------------|---|
| <b>3 TIMES</b>             | <b>LETTERS TO PROPERTY OWNERS</b><br>NEIGHBORHOOD MEETING, HISTORIC PRESERVATION BOARD, PZB |
| <b>2 TIMES</b>             | <b>PROPERTY POSTING</b><br>HISTORIC PRESERVATION BOARD, PZB                                 |
| <b>2 TIMES</b>             | <b>WEBSITE POSTING</b><br>HISTORIC PRESERVATION BOARD, PZB                                  |
| <b>2 TIMES</b>             | <b>NEWSPAPER ADVERTISEMENT</b><br>HISTORIC PRESERVATION BOARD, PZB                          |

CORAL GABLES | PLANNING AND ZONING BOARD | 11.12.2020 14

14

## LETTERS TO PROPERTY OWNERS (1,500 FT.)



15

### STAFF RECOMMENDATION:

STAFF RECOMMENDS:

#### APPROVAL, WITH CONDITION

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.

16



# *100 Miracle Mile*

TRANSFER OF DEVELOPMENT RIGHTS

100 MIRACLE MILE, 151 ANDALUSIA AVE,  
2414 GALIANO STREET

PLANNING AND ZONING BOARD  
NOVEMBER 12, 2020

