



100 Miracle Mile

TRANSFER OF DEVELOPMENT RIGHTS

100 MIRACLE MILE, 151 ANDALUSIA AVE,
2414 GALIANO STREET

PLANNING AND ZONING BOARD
NOVEMBER 12, 2020



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REQUEST:

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

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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).

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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

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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.

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LOCATION



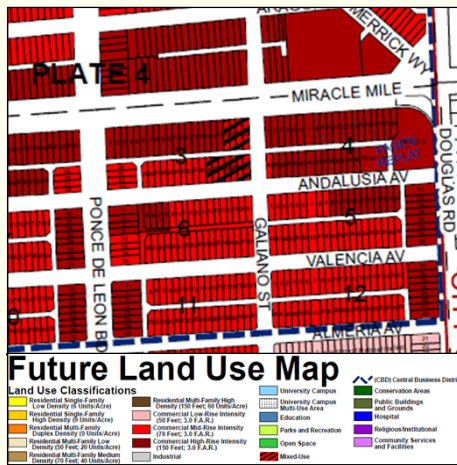
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AERIAL



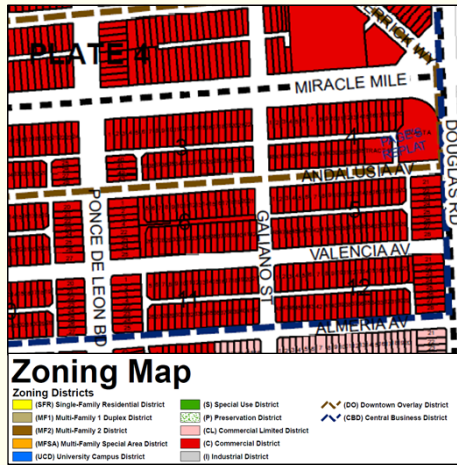
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EXISTING FUTURE LAND USE MAP



MIXED - USE

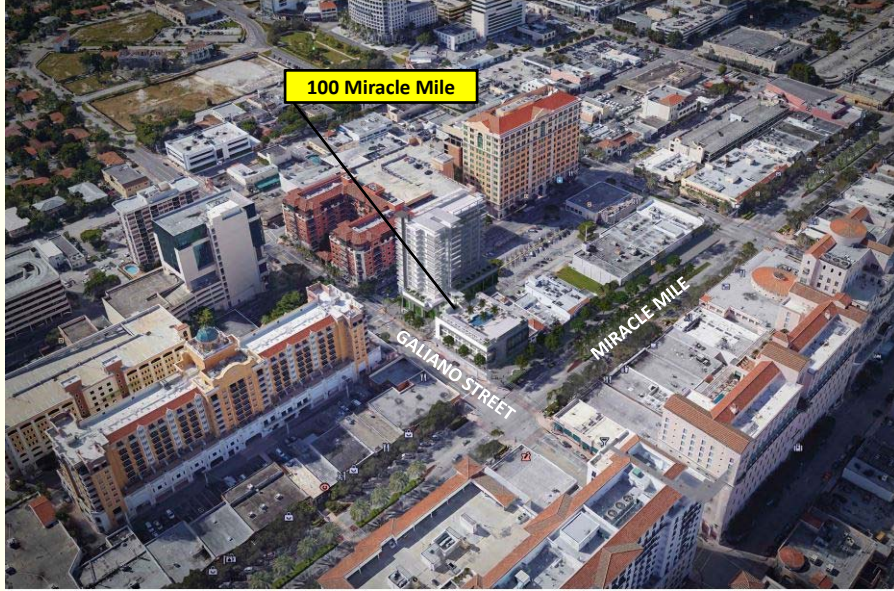
EXISTING ZONING MAP



COMMERCIAL

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PROPOSED PROJECT (RECEIVING SITE)

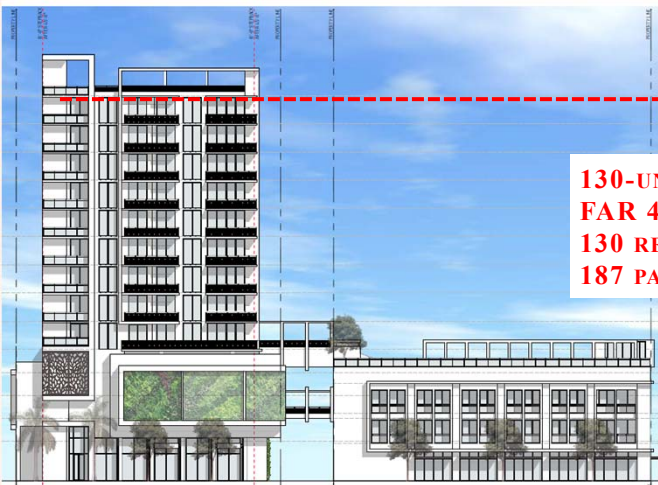


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CONCEPTUAL ELEVATION



14 STORIES – 145'8"

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

MIRACLE MILE

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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**

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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

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

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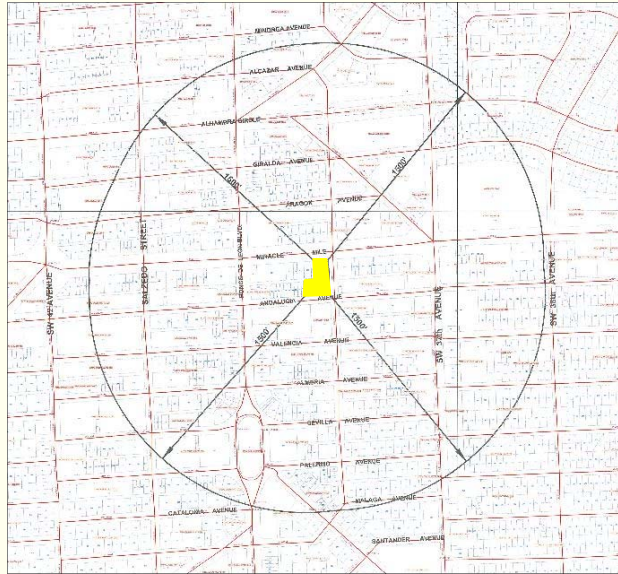
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PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, HISTORIC PRESERVATION BOARD, PZB
2 TIMES	PROPERTY POSTING HISTORIC PRESERVATION BOARD, PZB
2 TIMES	WEBSITE POSTING HISTORIC PRESERVATION BOARD, PZB
2 TIMES	NEWSPAPER ADVERTISEMENT HISTORIC PRESERVATION BOARD, PZB

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LETTERS TO PROPERTY OWNERS (1,500 FT.)



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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.

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