



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**October 8, 2019**

**ITEM TITLE:**

**Ordinances on First Reading. Receipt of Transfer Development Rights (TDRs).**

1. An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the proposed project referred to as "220 Miracle Mile", on the property legally described as Lots 17-24, Block 2, Crafts Section (220 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

**Resolution. Site Plan Review.** *(This Resolution is not for consideration at this time and will be included with the above ordinance on Second Reading if approved on First Reading.)*

2. A Resolution of the City Commission of Coral Gables, Florida requesting a Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-203, "Zain/Friedman Miracle Mile Downtown Overlay (DO)," for the proposed project referred to as "220 Miracle Mile" on the property legally described as Lots 17-24, Block 2, Crafts Section (220 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

1. Receipt of Transfer of Development Rights (TDRs) – Approval
2. Downtown Overlay Site Plan Review – Approval, with conditions

**PLANNING AND ZONING BOARD RECOMMENDATION:**

1. Receipt of Transfer of Development Rights (TDRs) – Approval, with conditions (4-2)
2. Downtown Overlay Site Plan Review – Approval, with conditions (Vote 4-2)

**BRIEF HISTORY:**

**Project Summary**

The subject site is located within the Zain/Friedman Miracle Mile Downtown (DO) District, and also within the Central Business District (CBD). There is an existing two-story commercial/office building fronting Miracle Mile.

The Applicant seeks to redevelop the site and is proposing a hotel with ground floor retail uses. The project includes 120 hotel rooms with ground floor commercial uses of approximately 16,000 square feet and upper floor commercial of approximately 11,000 square feet. The proposed building height is 7-stories at 83.5 feet with Level 1 Mediterranean Style Design bonus. The application package submitted by the Applicant is provided as Exhibit A.

The proposed project received preliminary approval of Mediterranean architectural bonuses, level one from the Board of Architects on August 22, 2019; and approval from the Historic Preservation Board on September 19, 2019. Site Plan Information should the request be approved:

Type	Required/Permitted	Proposed
Total site area	Min. 20,000 sq. ft.	23,940 sq. ft. (.55 acres)
Floor Area Ratio (FAR) with Mediterranean bonuses	3.0 (as-of-right) + 0.2 (level 1 med bonus)	3.81 FAR (level 1 med bonus) including 25% use of TDRs
FAR x total site area	71,820 sq. ft. (as-of-right) +4,788 sq. ft. (level 1 med bonus) +19,152 sq. ft. (25% TDRs) Max with Level one = 95,760 sq. ft.	91,242 sq. ft.
Building height	70 ft. (Downtown Overlay) 83.5 ft. (level one med bonus)	83.5 ft. (level 1 med bonus)
No. of floors	6 stories (Downtown Overlay) 7 stories (level one med bonus)	7 stories (level 1 Med bonus)
Setbacks		
Primary street frontages (Miracle Mile)	0'	0'
Side street (Ponce de Leon Blvd)	0'	0'
Interior side (west side)	0'	15' paseo
Total Hotel Rooms	No limitation	120 rooms
Ground Floor Commercial	No limitation	15,882 sq. ft.
Upper floors Commercial	No limitation	7,820 sf. ft. (2 <sup>nd</sup> Fl. commercial) 3,520 sf. ft. (7 <sup>th</sup> Fl. Commercial)
Parking Spaces	271	Zero on site 86 spaces via remote parking
Landscape Open Space Area	2,394 sq. ft. (10%)	2,484 sq. ft. (10%)

Parking – required parking shall be provided for each use on a building site		
Uses		Required
Hotel (1.125/room)	120 rooms	135 spaces
Retail on ground floor (1/250 sq. ft.)	15,882 sq. ft.	63 spaces
Retail on 2 <sup>nd</sup> floor (1/250 sq. ft.)	7,820 sq. ft.	31 spaces
Restaurant on rooftop (12/1,000 sq. ft.)	3,520 sq. ft.	42 spaces
<b>Total off-street parking</b>	<b>Zero on site</b> <b>86 spaces via remote parking</b>	<b>271 spaces required</b>

The Planning and Zoning Board recommended approval (vote: 4-2) at the September 11, 2019, meeting with conditions including the following:

1. Provide 120 parking spaces (one per hotel room);
2. Certify that the number of valet attendants corresponds to the submitted valet operations plan;
3. Only hotel guests are allowed to utilize valet service;
4. Remote parking agreement should be for 5-10 years with the ability to modify; and
5. Study the possibility of making the alley one-way for the segment of the project.

The conceptual information that is being presented for first reading is for Commission discussion about policy direction that will determine the future of Miracle Mile. The following are requested policy decisions, for discussion.

1. Remote parking for new multi-story buildings;
2. No parking for ground level uses on Miracle Mile;
3. Reduction of required parking for hotel use; and
4. Utilization of the alley for valet operations.


The Commission will consider the request at a later meeting (second reading), when the Resolution for the Site Plan is under consideration. Updated plans and required documentation are anticipated to be submitted by the Applicant to be reviewed by staff prior to second reading.

The Applicant's submittal is provided as Exhibit A. The draft Ordinance for Transfer Development Rights (TDRs) is provided as Exhibit B. The draft Resolution for Site Plan Review with conditions of approval for reference is provided as Exhibit C. The Planning and Zoning Staff Report and excerpts of meeting minutes are provided as Exhibits D and E. The Historic Resources Department background information regarding the Transfer Development Rights (TDRs) is provided as Exhibit F. Staff's PowerPoint Presentation is provided as Exhibit G.

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
08.27.19	Applicant neighborhood meeting.
08.30.19	Courtesy notification for Planning & Zoning.
08.30.19	Sign posting of property.
08.30.19	Planning and Zoning Board legal advertisement.
08.30.19	Posted Planning and Zoning Board agenda on City web page / City Hall.
09.06.19	Posted Planning and Zoning Board staff report on City web page.
09.25.19	Courtesy notification for City Commission First Reading.
10.01.19	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Applicant's Submittal.
- B. Draft Ordinance – Transfer Development Rights (TDRs).
- C. Draft Resolution – Site Plan.
- D. 09.11.19 Planning and Zoning Board Staff report, recommendation, and attachments.
- E. Excerpts of 09.11.19 Planning and Zoning Board Meeting Minutes.
- F. TDR Background Information – 09.19.19 Historic Resources Staff Reports and Excerpts of 09.19.19 Historic Preservation Board Meeting Minutes.
- G. PowerPoint Presentation.