

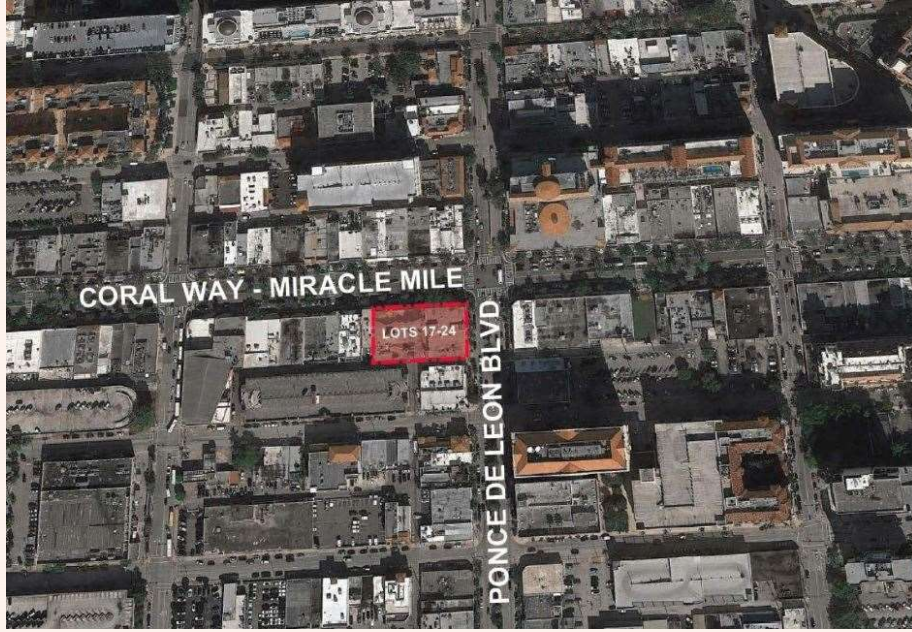


1



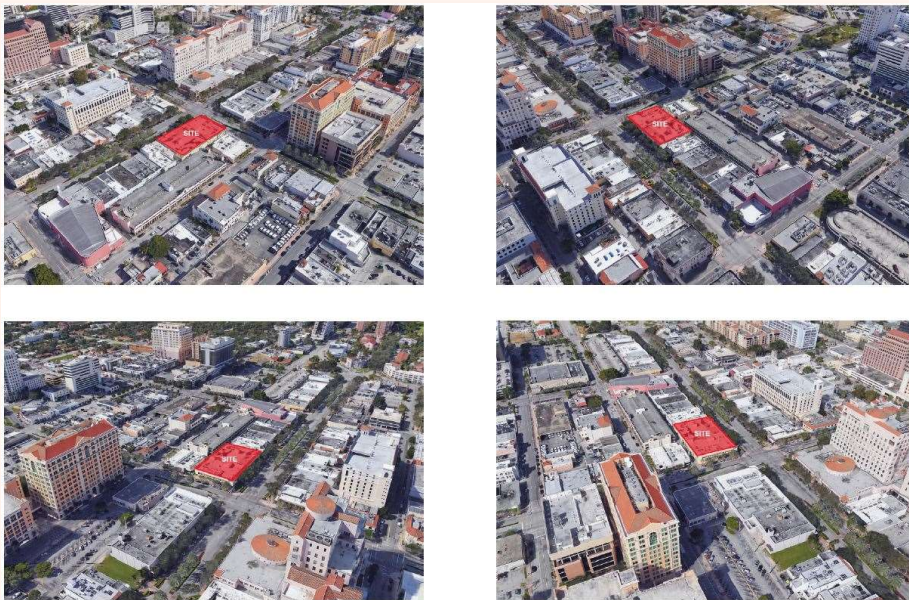
2

**AERIAL**



3

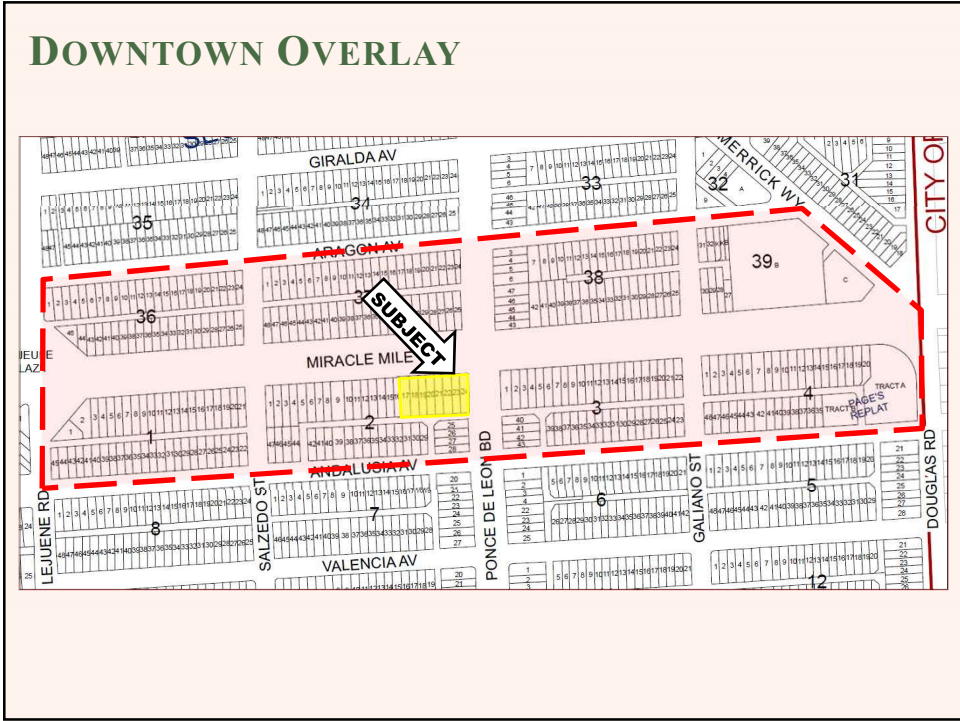
**SITE AERIALS**



4



5



6

**REQUEST #1:**

RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS

**REQUEST #2:**

DOWNTOWN OVERLAY SITE PLAN REVIEW

7

**TRANSFER OF DEVELOPMENT RIGHTS (TDRs)**

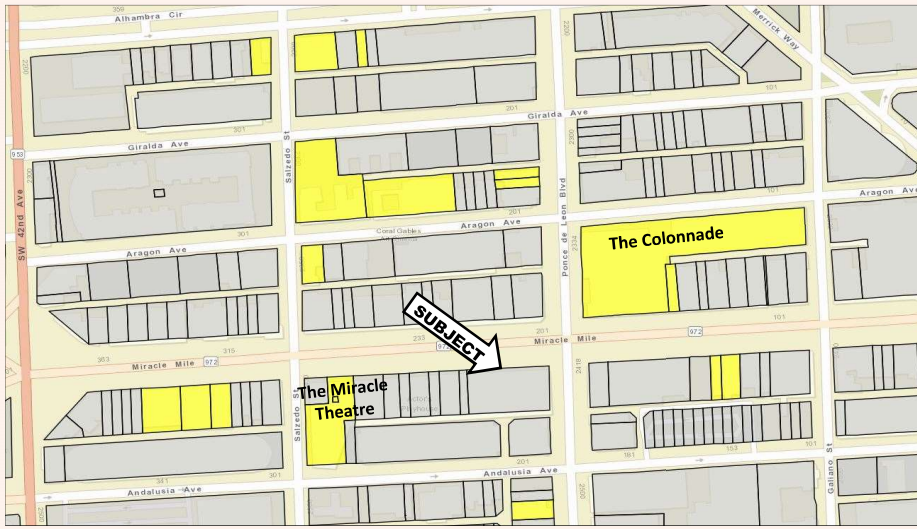
**AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.**

**REVIEW PROCESS FOR APPROVAL**

- HPB REVIEWS AND GRANTS A CERTIFICATE OF TRANSFER FROM THE “SENDING SITE”
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

8

**LOCAL HISTORIC LANDMARKS W/IN 500 FEET**



➤ **REQUIRES REVIEW AND APPROVAL FROM THE HISTORIC RESERVATION BOARD**

9

**DOWNTOWN OVERLAY**

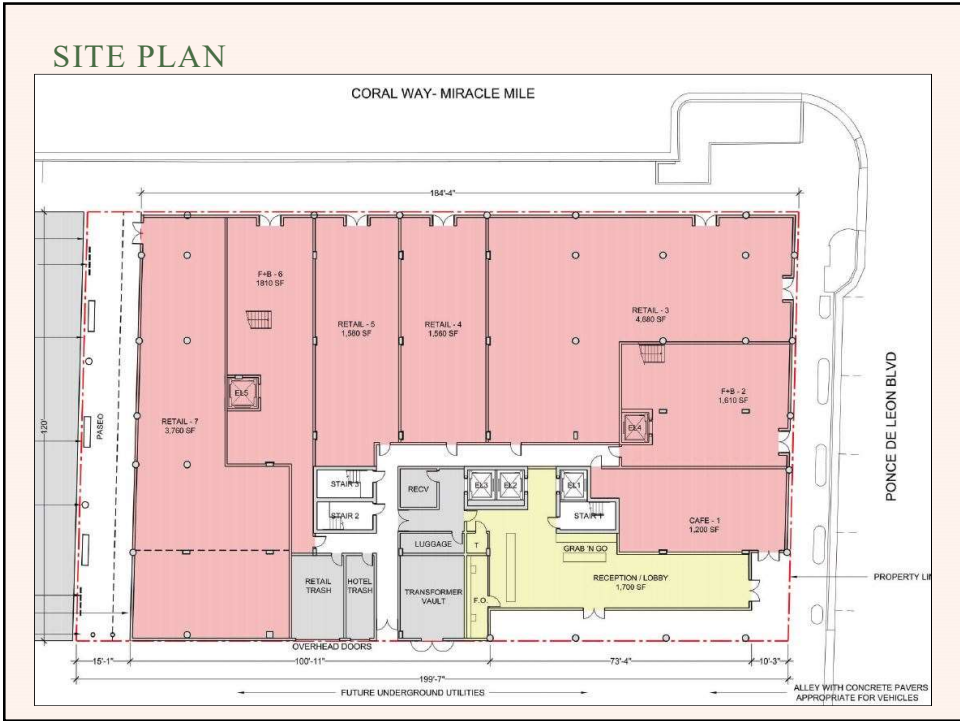
STANDARDS	ALLOWABLE MAXIMUM FLOORS	ALLOWABLE MAXIMUM HEIGHT	FAR	APPROVAL PROCESS
DO	6 STORIES	70 FEET	3.0	AS-OF-RIGHT CITY COMMISSION
LEVEL 1	7 STORIES (+1 STORY)	83.5 FEET (+13.5 FEET)	+2 (3.2)	BOA CITY COMMISSION
LEVEL 2	8 STORIES (+ 1 STORY OR 2 STORIES)	97 FEET (+27 FEET)	+3 (3.5)	BOA CITY COMMISSION

**TRANSFER OF DEVELOPMENT RIGHTS (TDRS)**

	FAR allowed	Total FAR
As-of-right	23,940 sq. ft. x 3.0 = 71,820 sq. ft.	3.0 =71,820 sq. ft.
Level 1	23,940 sq. ft. x 0.2 = 4,788 sq. ft.	3.2 =76,608 sq. ft.
TDR	(71,820 + 4,788) x 25% = 19,152 sq. ft.	4.0 =95,760 sq. ft.

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

10



11



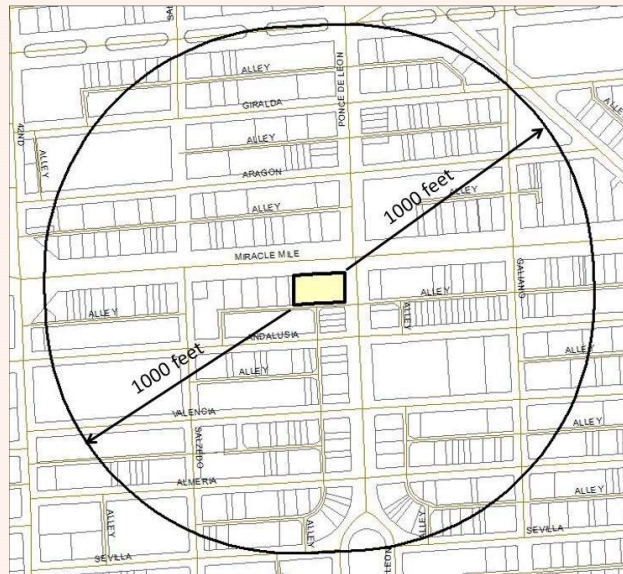
12

## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 07.26.19</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 08.15.19 &amp; 08.22.19</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 08.27.19</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 09.11.19</b>
<b>5</b>	<b>HISTORIC PRESERVATION BOARD: 09.19.19</b>

13

## LETTERS TO PROPERTY OWNERS (1,000 FT.)



14

<b>PUBLIC NOTIFICATION</b>	
<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB, CC
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB, CC
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

15

<b><u>STAFF RECOMMENDATION:</u></b>
<p><b>REQUEST #1:</b> RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS ➤ <b>APPROVAL</b></p>
<p><b>REQUEST #2:</b> DOWNTOWN OVERLAY SITE PLAN REVIEW ➤ <b>APPROVAL, WITH CONDITIONS</b></p>

16



## **PZB RECOMMENDATION:**

### **REQUEST #1: RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS**

#### **➤ APPROVAL**

### **REQUEST #2: DOWNTOWN OVERLAY SITE PLAN REVIEW**

#### **➤ APPROVAL, WITH THE FOLLOWING CONDITIONS:**

1. PROVIDE 120 PARKING SPACES (ONE PER HOTEL ROOM);
2. CERTIFY THAT THE NUMBER OF VALET ATTENDANTS CORRESPONDS TO THE SUBMITTED VALET PLAN;
3. ONLY HOTEL GUESTS ARE ALLOWED TO UTILIZED 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.

17

## **POLICY DECISIONS FOR CONSIDERATION**

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

18



# *220 Miracle Mile*

TRANSFER OF DEVELOPMENT RIGHTS  
DOWNTOWN OVERLAY SITE PLAN REVIEW

220 MIRACLE MILE

CITY COMMISSION  
OCTOBER 8, 2019

