

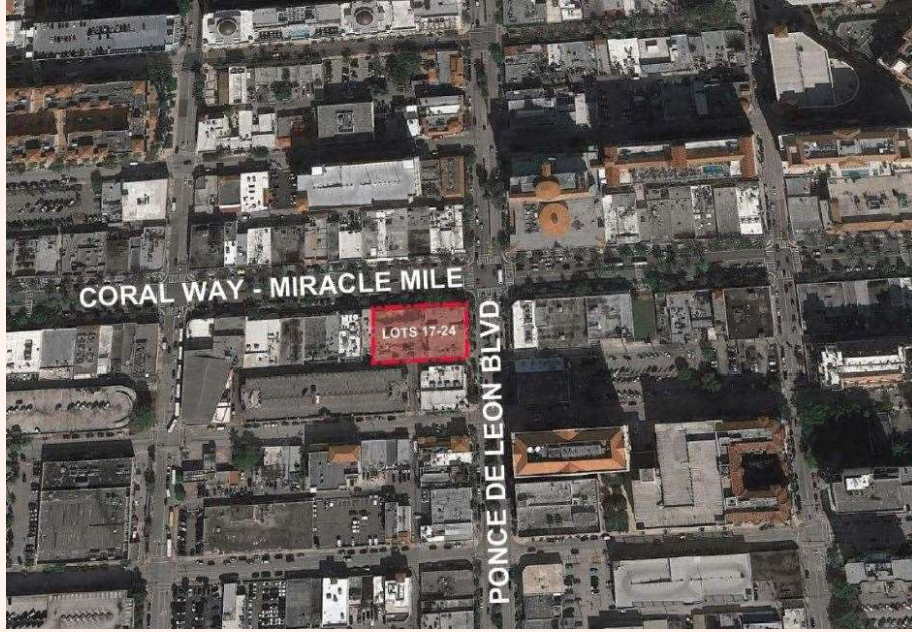


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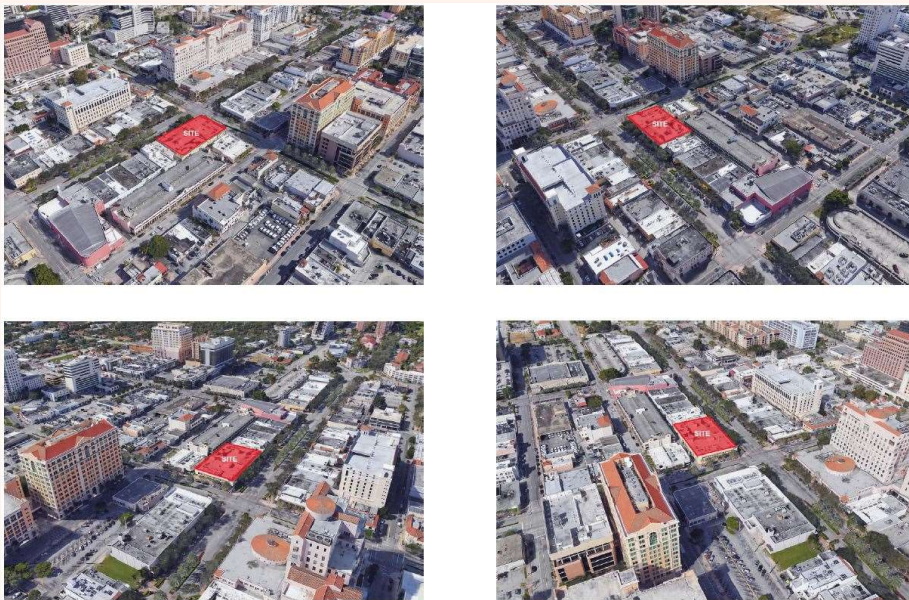
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AERIAL



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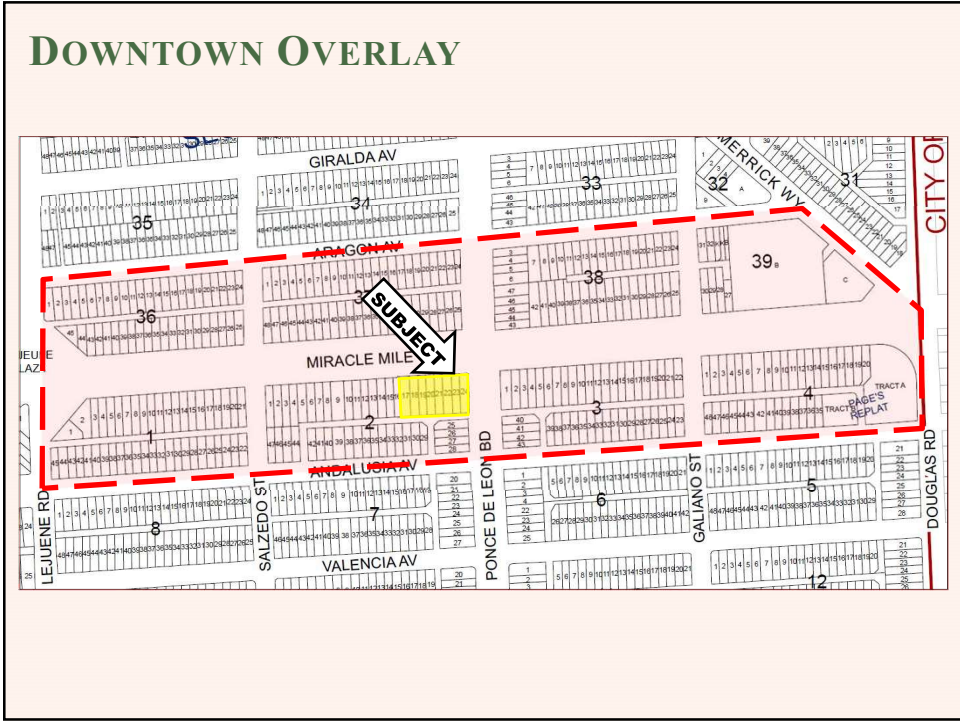
SITE AERIALS



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REQUEST #1:

RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS

REQUEST #2:

DOWNTOWN OVERLAY SITE PLAN REVIEW

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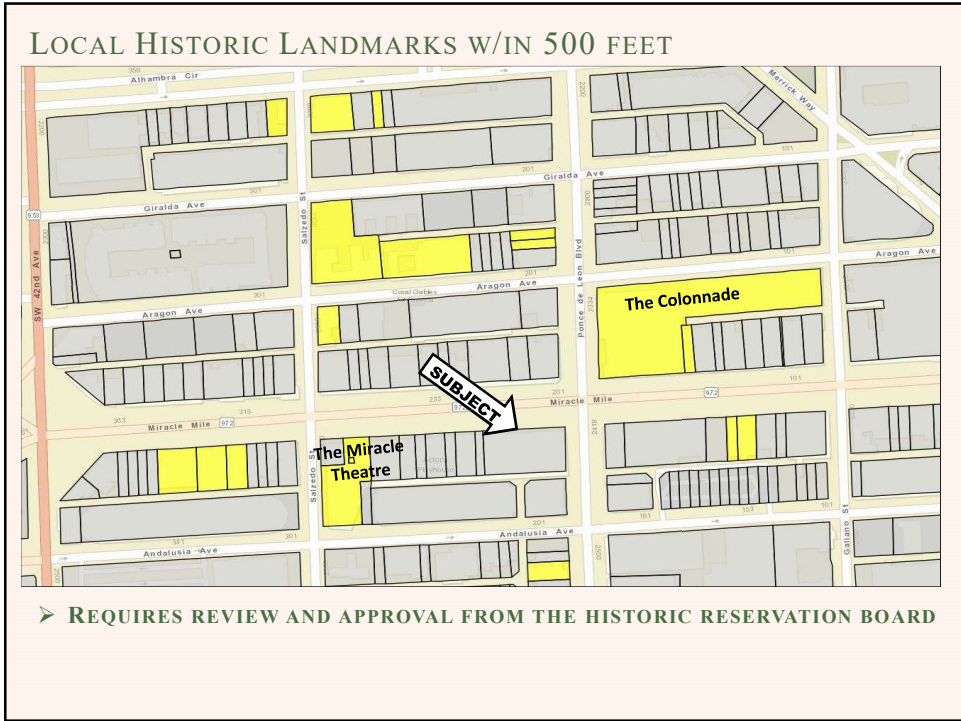
TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

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” PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

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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**

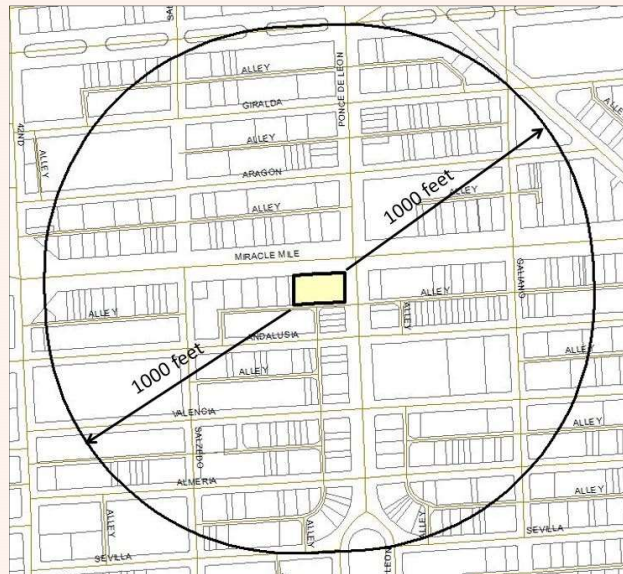
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REVIEW TIMELINE

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

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LETTERS TO PROPERTY OWNERS (1,000 FT.)



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

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

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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.

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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

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220 Miracle Mile

TRANSFER OF DEVELOPMENT RIGHTS
DOWNTOWN OVERLAY SITE PLAN REVIEW

220 MIRACLE MILE

CITY COMMISSION
OCTOBER 8, 2019

