



100 Miracle Mile

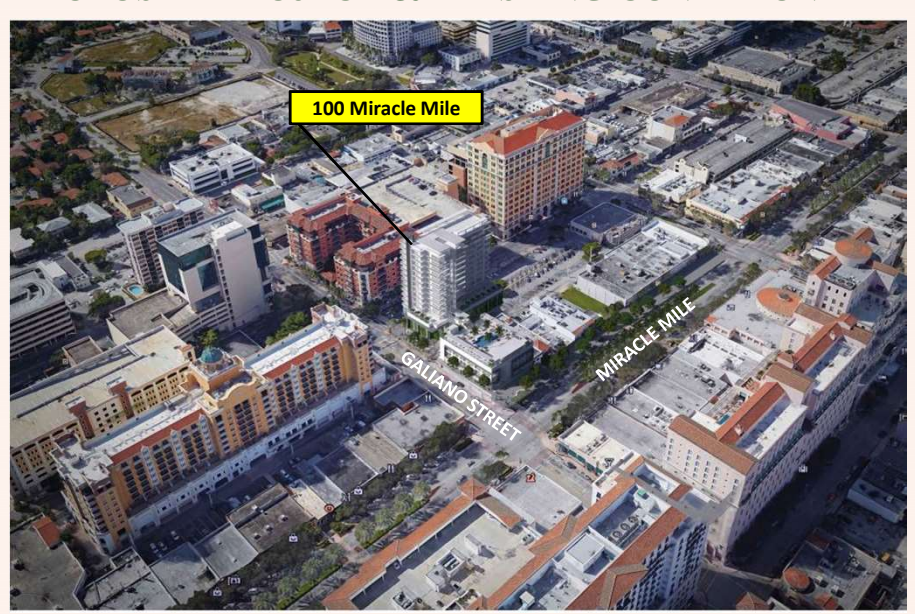
COMPREHENSIVE PLAN MAP AMENDMENT
TRANSFER OF DEVELOPMENT RIGHTS
ENCROACHMENT & MIXED USE SITE PLAN

100 MIRACLE MILE, 151 ANDALUSIA AVE,
2414 GALIANO STREET

CITY COMMISSION
FEBRUARY 26, 2019



PROPOSED PROJECT & EXISTING CONDITION



AERIAL



LOCATION



**REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT**

**REQUEST #2:
RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS**

**REQUEST #3:
ENCROACHMENT & MIXED USE SITE PLAN**

COMP PLAN MAP AMENDMENT

COMMERCIAL MEDIUM DENSITY
COMMERCIAL HIGH-DENSITY

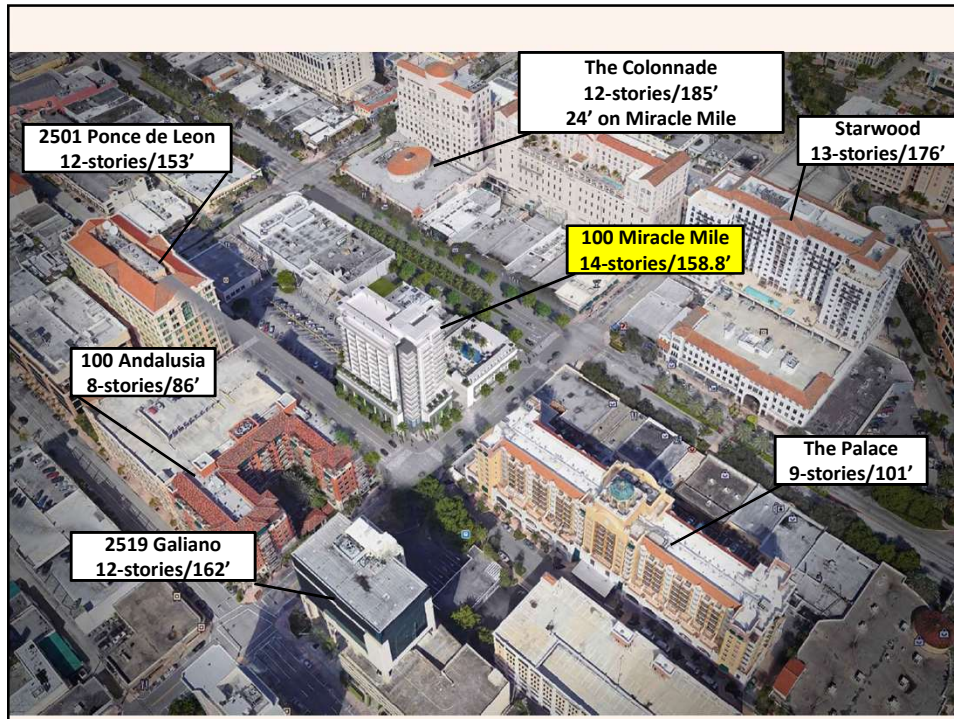
MIXED-USE (MXD)



EXISTING



PROPOSED



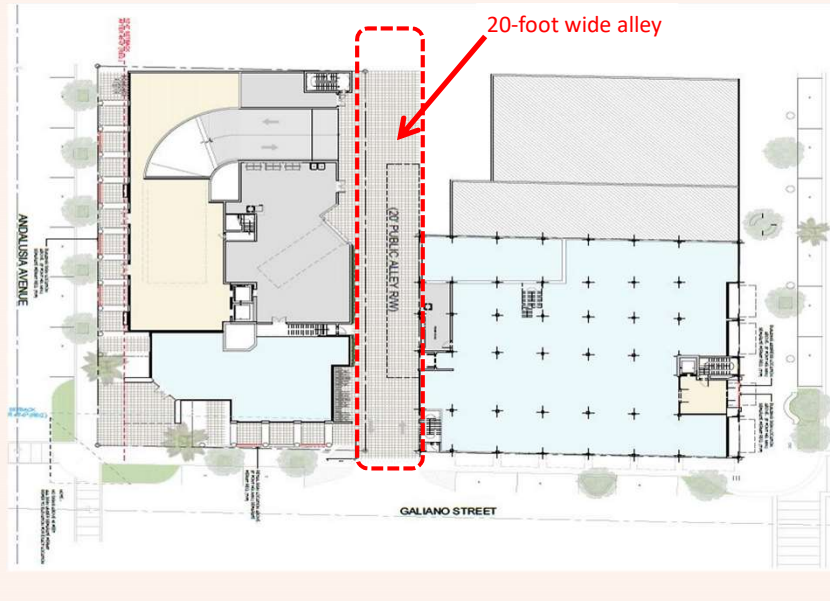
TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

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

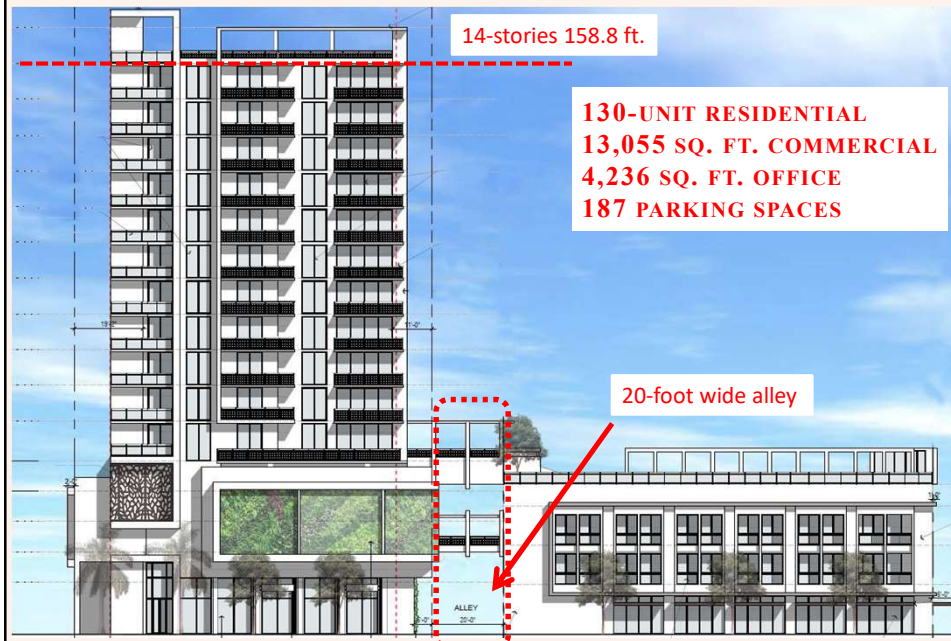
REVIEW PROCESS FOR APPROVAL

- 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

ENCROACHMENT & MIXED-USE SITE PLAN



ENCROACHMENT & MIXED-USE SITE PLAN



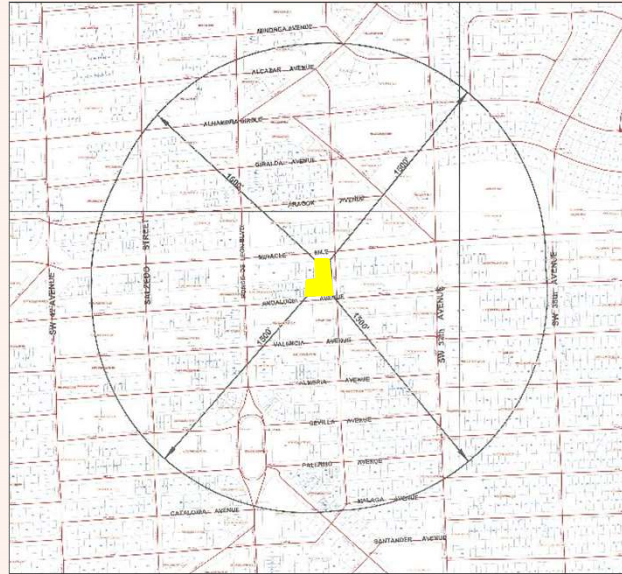
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 06.29.18
2	BOARD OF ARCHITECTS: 09.06.18
3	NEIGHBORHOOD MEETING: 11.20.18
4	PLANNING AND ZONING BOARD: 12.12.18

STAFF REVIEW

DEPARTMENT	DRC 06.29.18	STAFF MEETING 10.15.18	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE		X	YES
FIRE		X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES

LETTERS TO PROPERTY OWNERS (1,500 FT.)



PUBLIC NOTIFICATION

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

SUMMARY

LAND USE CHANGE ALLOWS FOR AN INCREASE IN HEIGHT		
	Existing / Permitted	Proposed
	Commercial High-Rise along Miracle Mile Commercial Mid-Rise along Andalusia	Mixed-Use
Maximum Height	Up to 97 feet with Med Bonus	158-8 feet with level 1 Med Bonus
TDR ALLOWS AN INCREASE OF FAR UP TO 25%		
Maximum FAR	94,387 sq. ft. (level 1 med bonus)	94,387 sq. ft. (level 1 med bonus) + 23,593 sq. ft. (TDRs) TOTAL = 117,980 sq. ft.
ENCROACHMENT & MIXED-USE SITE PLAN		
Residential Use	Only allowed in Mixed-Use Project	130 units

STAFF RECOMMENDATION:

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT.
APPROVAL

REQUEST #2: TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
DEFERRAL

REQUEST #3: ENCROACHMENT & MIXED USE SITE PLAN
DEFERRAL



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ENCROACHMENT & MIXED USE SITE PLAN

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