



City of Coral Gables Planning and Zoning Staff Report

Property: 220 Miracle Mile
Applicant: Gables Miracle Mile, LLC
Application: Receipt of Transfer of Development Rights (TDRs), and
Downtown Overlay Site Plan Review
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: **September 11, 2019; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

APPLICATION REQUEST

The request is for consideration of the following for a project known as “220 Miracle Mile:”

1. Receipt of Transfer of Development Rights (TDRs)
2. Downtown Overlay Site Plan Review (Conditional Use Review)



Proposed project and existing conditions

Project Information

The subject site is located within the Zain/Friedman Miracle Mile Downtown (DO) District, and also within the Central Business District (CBD). The parcel comprised of 8 lots (lots 17-24, Block 2) totaling approximately 23,940 square feet (0.55 acres) in size. The property fronts Miracle Mile with Ponce de Leon Boulevard on the west, as shown in the aerial map below:



There is an existing 2-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 project includes:

- Project Site is approximately 0.55 acres (23,940 square feet)
- FAR: 3.81 (92,242 sq. ft.)
- 7-stories at 83.5 feet (with Level 1 Med Bonus)
- 120 hotel rooms
- 16,000 square feet of ground-floor commercial uses
- Zero parking spaces on-site (Remote Parking)

Summary of Application.

Gables Miracle Mile, LLC (hereinafter referred to as “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for review of the following: 1.) Receipt of Transfer of Development Rights (TDRs); and 2.) Site Plan (Conditional Use Review) for consideration at public hearings pursuant to and in accordance with the City of Coral Gables Zoning Code. The application package submitted by the Applicant is provided in Attachment A.

The requests require four public hearings, including approval by the Historic Preservation Board, review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinance and Resolution under consideration include the following:

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.*
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.*

Site Data and Project Timeline.

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

Comprehensive Plan Map designation	Commercial High-Rise Intensity
Zoning Map designation	Commercial
Within Central Business District (CBD)	Yes
Within Zain/Friedman Miracle Mile Downtown (DO) District	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Commercial building	Commercial High-Rise Intensity	Commercial (C)
South	Commercial building and municipal parking garage	Commercial Mid-Rise Intensity Commercial High-Rise Intensity	Commercial (C)
East	Commercial Building	Commercial High-Rise Intensity	Commercial (C)
West	Commercial Building	Commercial High-Rise Intensity	Commercial (C)

The property’s existing land use and zoning designations, as illustrated in the following maps:

Existing Future Land Use Map

Existing Zoning Map



Land Use Classifications

- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- Mixed-Use
- (CBD) Central Business District
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

Zoning Districts

- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District
- (DO) Downtown Overlay District
- (CBD) Central Business District

City Review Timeline

The proposal has undergone the following City reviews:

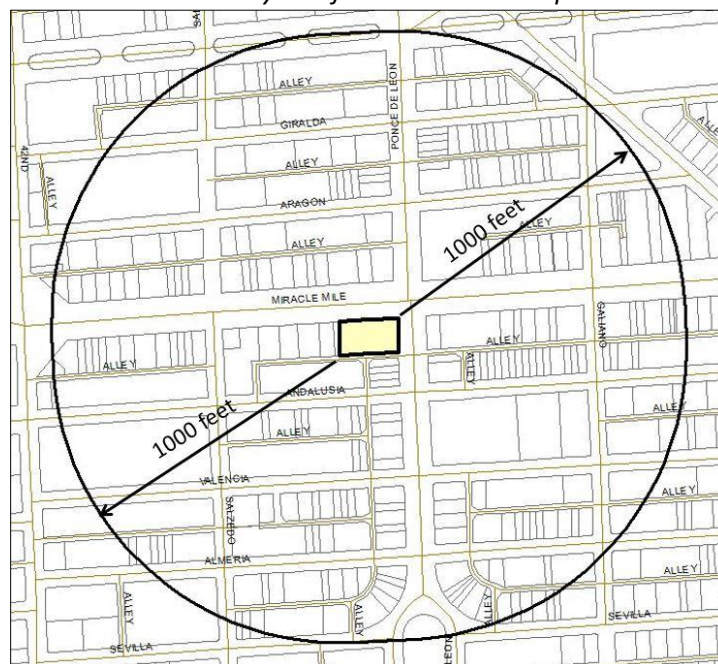
REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	07.26.19
Board of Architects (Preliminary Design and Mediterranean Bonus Level I)	08.15.19 08.22.19
Historic Preservation Board (Transfer and Receipt of TDRs)	TBD
Planning and Zoning Board	09.11.19
City Commission (First & Second Reading)	TBD

STAFF REVIEW				
Department	DRC 07.26.19	Board of Architects 08.22.19	Staff Meeting 08.20.18	Comments Provided?
Historical Resources and Cultural Arts			x	Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency			x	Yes
Police	x			Yes
Fire	x		x	Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects		x	x	Yes
Planning	x		x	Yes
Building			x	Yes
Economic Development			x	Yes

Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting on August 27, 2019 with notification to all property owners within 1,000 feet of the property boundary. A summary of the meeting is provided as Attachment D. The Zoning Code requires that a courtesy notification be provided to surrounding property owners within 1,000 feet. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 790 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment E.

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	08.27.19
Zoning Code Courtesy notification-1,000 ft.	08.30.19
Sign posting of property	08.30.19
Legal advertisement	08.30.19
Posted agenda on City Hall	08.30.19
Posted Staff report on City web page	09.06.19

Application Requests

1. Receipt of Transfer of Development Rights (TDRs)

The project intends to utilize Transfer of Development Rights (TDRs) as a receiver site in order to secure an additional twenty-five percent (25%) Floor Area Ratio (FAR). Property purchasing or transferring the TDRs (referred to as receiver sites) must be zoned C, Commercial and also located within the CBD. The Zoning Code’s stated purpose for the transfer/sending of unused development rights is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties within the CBD.

Section 3-1005 and 3-1006 of the Zoning Code establishes the requirements for the use of TDRs on receiver sites. Those provisions state that the Historic Preservation Board, Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

The Applicant proposes the following:

- A. *“Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated commercial zoning.”*
- B. *“Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five percent (25%) of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted”.*

The subject site is zoned Commercial and located within the boundaries of the Commercial Business District (CBD) therefore, it qualifies as a receiver site. However, it has not been reviewed by the Historic Preservation Board and no Certificate(s) of Transfer of Development Rights were provided at this time.

Additionally, the subject site is located within 500 feet of local historic landmarks namely: The Colonnade and the Miracle Theatre. Per Section 3-1006.A.3 of the Zoning Code, the Historic Preservation Board’s review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property. The Historic

Preservation Board will review the proposed project pursuant to Section 3-1006.A.3 of the Zoning Code.

Below is the review and approval process of use of TDR's on receiver sites as set out in Zoning Code Section 3-1006, as follows:

- A. *"An application to transfer development rights to a receiver site shall be reviewed subject to all of the following":*
1. *"In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs."*
 2. *"Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards."*
 3. *"If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property".*
 4. *"Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following":*
 - a. *"Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses".*
 - b. *"The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest".*
 - c. *"The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment".*
 - d. *"The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan".*

2. Site Plan

Zain/Friedman Miracle Mile Downtown Overlay (DO) District

The purpose of the Zain/Friedman Miracle Mile Downtown Overlay (DO) District is to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the Miracle Mile area. The Zoning Code standards provide for the continuance and enhancement of the historic downtown area as the functional and symbolic center of the city.

Mediterranean Architectural Style

The proposed project received preliminary approval of Mediterranean architectural bonuses, Level 1 from the Board of Architects on August 22, 2019.

Site plan information:

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 1 = 95,760 sq. ft.	91,242 sq. ft.
Building height	70 ft. (Downtown Overlay) 83.5 ft. (level1 med bonus)	83.5 ft. (level 1 med bonus)
No. of floors	6 stories (Downtown Overlay) 7 stories (level 1 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 nd Fl. commercial) 3,520 sf. ft. (7 th Fl. Commercial)
Parking Spaces	271	0 spaces on-site 86 spaces remote parking
Landscape Open Space Area	2,394 sq. ft. (10%)	2,547 sq. ft. (11%)

Parking – required parking shall be provided for each use on a building site		
Uses	Proposed	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 nd 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
Total off-street parking	Zero on site 86 spaces via remote parking	271 spaces required

Section 4-203 of the Zoning Code states the objectives of the Zain/Friedman Miracle Mile Downtown Overlay (DO) district is as follows:

1. *Maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables.*
2. *Provide continued protection for residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.*
3. *Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed-use development and pedestrian-friendly design alternatives.*
4. *Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists.*
5. *Generate pride and confidence in the Downtown area.*
6. *Protect property values through quality control.*

Staff comments: The compliance of the Applicant's plans with the Zain/Friedman Miracle Mile Downtown Overlay requirements and performance standards set out in the Zoning Code have been evaluated and provided in the Zoning Analysis during Development Review Committee meeting.

Site Plan Review Criteria

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning and Zoning Division, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set forth in Section 3-408.

Findings of Fact- Site Plan

The Applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

- A. *"The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan."*

Staff comments: The proposed hotel project, with ground floor commercial uses, in context meets with the CP's Goals, Objectives and Policies by encouraging pedestrian activity in the downtown. However, the proposed maximum FAR is dependent on the approval of the use of TDRs on this site and the Applicant will complete the TDR process.

- B. *"The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area".*

Staff comments: The subject property is located on Miracle Mile, a major corridor, and within close proximity to major employment and commercial centers. Therefore, a project with commercial uses and hotel rooms is appropriate in this location as it compliments other uses in the surrounding area.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

Staff comments: The redevelopment of this property as a hotel with ground floor commercial uses fulfills the objective of the City to attract visitors to the downtown area and the creation of a pedestrian oriented urban environment. The proposed ground floor commercial uses and hotel rooms will provide the economic support for the surrounding commercial and retail uses.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

Staff comments: The proposed hotel with ground floor commercial uses is similar and consistent with the development pattern in the area. Adding a hotel use on Miracle Mile will provide additional economic support for the surrounding commercial and retail uses in the entire downtown.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

Staff comments: The planned redevelopment of this property as a hotel with ground floor commercial uses is compatible and complies with the intent of the Downtown Overlay district regulations. However, it is located within 500 feet of local historic landmarks namely: the colonnade and the Miracle Theatre. Per Section 3-1006.A.3 of the Zoning Code, the Historic Preservation Board’s review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property. The Historic Preservation Board has not reviewed the proposed project pursuant to Section 3-1006.A.3 of the Zoning Code at this time.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The subject property is larger than the minimum 20,000 square foot size required for properties located within the designated Downtown Overlay District.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: The project site is surrounded and in close proximity to properties with either commercial, multi-family uses or mixed-use, all of which allow for mid-rise development (70’-0” as-of-right, 97’-0” with Mediterranean bonuses) or high-rise development (150’-0” as-of-right, 190’-6” with Mediterranean bonuses). The project’s ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the Downtown Overlay District.

H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: All vehicular parking for the project is proposed to be provided remotely. The existing alley in the rear will serve as the queuing for drop-off / pick-up for hotel guests. The project’s ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., mid-block paseo, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The project will be required to comply with the City’s Concurrency Management program to ensure that there is adequate infrastructure available to support the project.

Traffic Study and Queuing

This property falls within the Gables Redevelopment Infill District (GRID). The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Trip Generation Analysis to foresee if a traffic impact study is required which may include appropriate traffic mitigation to help offset the impacts. A Traffic Generation Statement and a queuing analysis prepared by David Plummer & Associates are provided in the Applicant’s submittal as Attachment A. Applicant needs to provide a parking, valet, and traffic operations analysis to be reviewed by the Public Works and Parking Departments.

Shared Parking Analysis

The shared parking analysis prepared by David Plummer & Associates, as provided in the Applicant’s submittal, concludes that the required parking for the hotel uses can be satisfied by providing 84 remote parking. The analysis incorrectly states that commercial development on Miracle Mile is exempt from providing off-street parking. The Zoning Code requires off-street parking for all development greater than 1.45 FAR; therefore, parking for the ground floor and upper floors of the proposed project is required. Public Works is currently reviewing the operations on the alley.

Concurrency Management

This project is required to comply with the City’s Concurrency Management program to ensure that there is adequate infrastructure available to support the project.

Art in Public Places Program

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site or providing a contribution to the Art in Public Places Fund. The Applicant proposes providing a contribution to the Art in Public Places Fund in compliance with Zoning Code regulations.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are consistent:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
5.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
6.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies

Staff Recommendation

The overall concept of the project meets the intent of Comprehensive Plan and the objective of the Downtown Overlay which is to encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of high-quality development and pedestrian friendly alternatives.

However, the use of TDRs particularly on this site requires Historic Preservation Board because it is located within 500 feet of local historic landmarks namely: The Colonnade hotel and the Miracle Mile theatre.

The applicant has not provided the Certificate(s) of TDRs; and, the Historic Preservation Board has not reviewed or approved the proposed project pursuant to Section 3-1006.A.3 of the Zoning Code.

The Applicant has made specific requests, as stated on the Statement of Use in Attachment A, and is entitled to be heard by the Planning and Zoning Board. Staff's review and analysis is based on the Applicant's specific request. Based upon the complete Findings of Fact contained within this report, staff recommends the following:

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.

Staff recommends: **Forward Comments to Commission.**

Staff comments: The Applicant has not provided the Certificate(s) of Transfer of Development Rights. Applicant has been scheduled for consideration of the request by the Historic Preservation Board on September 19, 2019.

Prior to City Commission, the following items are required to be submitted, reviewed, or accepted:

- a. *Corrected parking study with current Zoning requirements.*
- b. *Updated queuing analysis that corresponds to the parking study.*
- c. *Application and required documentation for Remote Parking.*
- d. *Corrected Statement of Use for Commercial as proposed use not Mixed-Use.*
- e. *Updated Zoning Analysis (update proposed use as Commercial; remove reference to penthouse; update Zoning Analysis to Downtown Overlay District standards, include required parking, and remove Paseo dedication; and remove Recessed Entries from open space).*
- f. *Certificate(s) of Transfer of Development Rights.*
- g. *Review and approval from Historic Preservation Board per Section 3-1006.A.3*

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.

Staff recommends: **Forward Comments to Commission.**

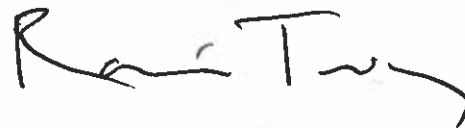
Staff comments: The TDR process has not been completed. The maximum proposed FAR cannot be achieved until the TDR process is approved. The completed remote parking application and required documentation will need to be reviewed and accepted prior to First Reading. The City Commission must approve the overall project request, including proposed remote parking provision as part of the Site Plan approval.

Attachments.

- A. Applicant's Submittal Package.
- B. General Procedures for TDRs.
- C. Traffic review comments from the City's traffic consultant, Lochner, Inc.
- D. 08.21.19 Board of Architects Staff Report for Mediterranean Style Design Level I.
- E. 08.27.19 Neighborhood Meeting invitation and summary.
- F. 08.30.19 Courtesy notice mailed to all property owners and legal ad.
- G. Powerpoint presentation

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Community Development
for Planning and Zoning
City of Coral Gables, Florida

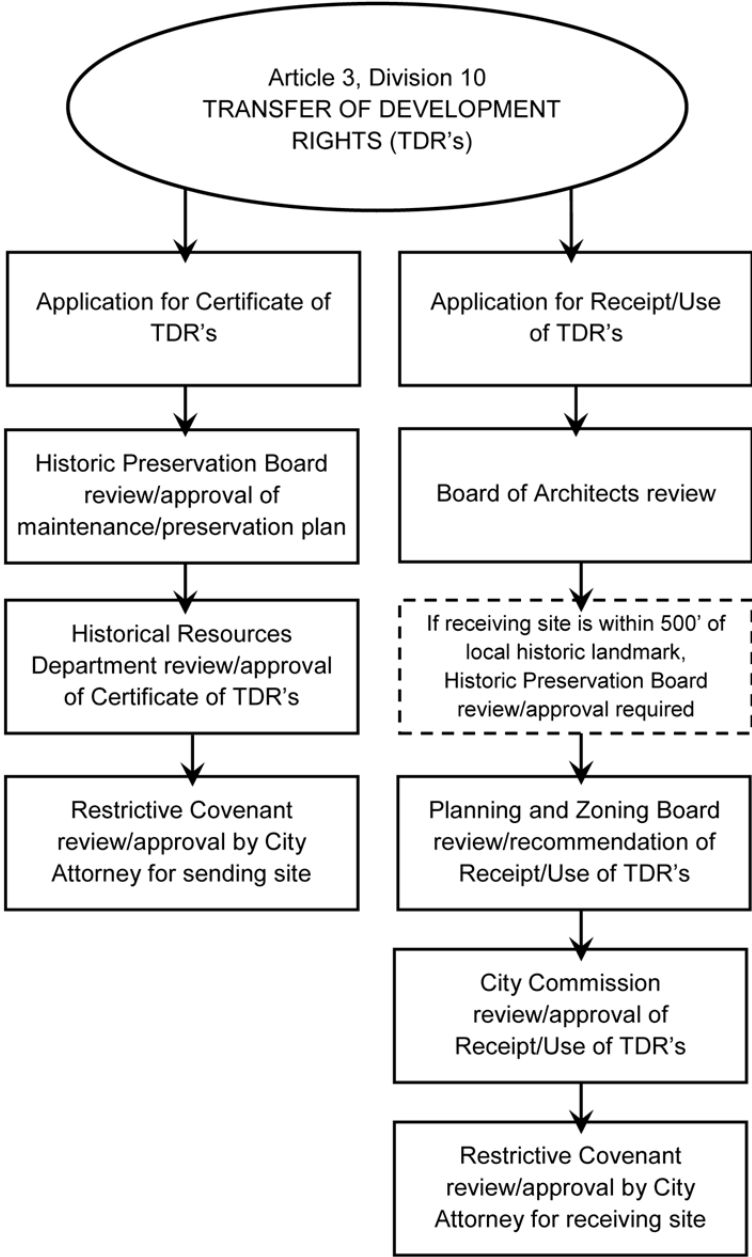
ARTICLE 3 - DEVELOPMENT REVIEW

2. Existing facing of principal buildings of adjoining lots.
 3. Existing platting configuration of adjoining lots.
- C. Required facing of lots and principal buildings in specific cases or certain streets. Except as provided otherwise in this Section, all principal buildings on a lot or corner lots shall face the following streets:
1. Alhambra Circle and South Alhambra Circle.
 2. Country Club Prado.
 3. DeSoto Boulevard.
 4. Indian Mound Trail except in Block 20, Section D.
 5. Maynada Street.
 6. Ponce de Leon Boulevard.
 7. East Ponce de Leon Boulevard shall be deemed to face on said Circle, Boulevard, Trail, Prado and Street, as the case may be.
 8. Ponce de Leon Boulevard. All lots in the one hundred (100) foot strip on either side of Ponce de Leon Boulevard shall be governed by restrictions for lots facing that boulevard.
 9. On Red Road. All lots abutting upon Red Road, from Coral Way to Southwest Eighth Street, shall be deemed to face both Red Road and Country Club Prado, and residences erected upon such lots may face either of such streets.
- D. Setback requirements. Minimum front, side and rear setbacks and setback(s) from a canal, waterway, lake or bay shall be determined based upon City final determination of facing of the lot(s) and building(s). All minimum required setback requirements provided within the applicable assigned zoning districts shall be satisfied, unless specified otherwise in Appendix A, Site Specific Zoning Regulations.

Division 10. Transfer of Development Rights**Section 3-1001. General procedures for Transfer of Development Rights.**

The following graphic summarizes the review and approval procedures for the Transfer of Development Rights (TDRs).

ARTICLE 3 - DEVELOPMENT REVIEW



Section 3-1002. Purpose and applicability.

The purpose of these provisions is to allow the transfer/sending of unused development rights of:

1. Local historic landmarks to other properties within the approved sending areas of the city to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.
2. Parcels designated for open space conveyed to the City to encourage more open space in the city.

ARTICLE 3 - DEVELOPMENT REVIEW

Section 3-1003. Application.

An application to transfer/send and receive TDRs shall be made in writing upon an application form approved by the City. The application to transfer/send shall be filed with the Historical Resources Department and the application to receive TDRs shall be filed with the Planning Department.

Section 3-1004. Transfer/sending of TDRs and issuance of a Certificate of TDRs.

- A. Transfer/sending of TDRs. The TDRs rights eligible to be transferred from the property calculated as follows: the difference between the existing gross floor area on the property and the maximum floor area permitted on the property by the applicable zoning district, including any available development bonuses.
- B. Transfer/sending of TDRs from a sending site. The Historic Preservation Officer shall have the authority to grant approval to transfer/send TDRs if all of the following are satisfied:
 1. The sending site has been designated as a local historic landmark or a contributing property within a local historic district pursuant to Article 3, Division 11.
 2. The sending site is (i) located within the boundaries of the CBD and designated commercial zoning or (ii) located north of Navarre Avenue, east of LeJeune Road, west of Douglas Road, and south of SW 8th Street, is zoned Commercial or MF2.
 3. The Development Services Department has calculated the unused development rights or TDRs eligible to be transferred from the property per Section 3-1004.A.
 4. The property owner(s) have provided a maintenance/preservation plan prepared by a certified architect or engineer of the State of Florida, which sets forth a maintenance schedule and/or rehabilitation treatment if applicable for those architectural elements that contribute the historic integrity of the property or restoration of original features. Those features are identified by the "Review Guide," a section of the local designation report produced by the Historical Resources Department.
 5. Inspection of the property may be completed by the Historic Resources Department to determine compliance with the above criteria.
 6. Historic Preservation Board review and approval of the maintenance/preservation plan to determine compliance with Article 3, Division 11.
 7. A property must not be subject to any Code Enforcement violations, City-imposed liens, unpaid fines, or overdue assessments or fees. The City Attorney, in consultation with City staff, may waive this requirement through a stipulation providing for correction of the Code Enforcement violation under appropriate conditions and settlement of the amounts due.
- C. Transfer/sending of TDRs to create a city park.

The approval to transfer/send shall be via the issuance of a Certificate of TDRs. The Historic Preservation Officer may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

C. Transfer/sending of TDRs to create a city park.

The Parks and Recreation Advisory Board shall review all requests to transfer/send TDRs if all of the following are satisfied:

1. The sending site is identified as a future city park as part of the acquisition of the subject property.

ARTICLE 3 - DEVELOPMENT REVIEW

2. The Development Services Department has calculated the TDRs eligible to be transferred per Section 3-1004.A.
3. The public benefit is demonstrated for the sending site and the potential impacts of the receiver site(s) are studied.
4. Ownership of the sending site is transferred to the City of Coral Gables as part of the application to transfer development rights to the receiver site.

The City Commission shall consider to transfer/send TDRs via Resolution upon the positive recommendation from the Parks and Recreation Advisory Board. The Resolution may include conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1005. Use of TDRs on receiver sites.

- A. Use of TDRs on receiver sites. The receiving sites shall be (i) located within the boundaries of the CBD and designated Commercial zoning or (ii) located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated Commercial zoning.
- B. Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.

Section 3-1006. Review and approval of use of TDRs on receiver sites.

- A. An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:
 1. In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs.
 2. Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards.
 3. If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property.
 4. Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following:
 - a. Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses.
 - b. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.
 - c. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.
 - d. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.

ARTICLE 3 - DEVELOPMENT REVIEW

The Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1007. Approvals and restrictions.

A Restrictive Covenant shall be required on both the sending and receiving properties outlining any/all applicable conditions of approval pursuant to these provisions. The Restrictive Covenant(s) shall require review and approval by the City Attorney prior to recordation. The applicants shall be responsible for all costs associated herein.

Section 3-1008. TDRs list of local historic landmarks.

The Historical Resources Department shall maintain a list of local historic landmark properties eligible as TDRs transfer/sending sites.

Section 3-1009. Expiration of approvals.

- A. Certificates of TDRs shall be valid for up to two (2) years from date of issuance, in accordance with Section 1-111, Time limitation of approvals.

Division 11. Historic Preservation: Designations and Certificates of Appropriateness

Section 3-1101. Purpose and applicability.

The purpose of the designation of historic landmarks and districts is to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation. Furthermore, it is the purpose of this Division to strengthen the economy of the City by stabilizing and improving property values in historic areas and to encourage new buildings and developments that will be harmonious with the existing historic attributes of the City including but not limited to buildings, entrances and fountains. In addition, the provisions of this article will assist the City and property owners to be eligible for federal tax incentives, federal and state grant funds and other potential property tax abatement programs for the purpose of furthering historic preservation activities.

MEMORANDUM

Date: August 26, 2019

To: Melissa Mojarena De Zayas, P.E., City of Coral Gables

cc: Jessica Keller, ENV SP, City of Coral Gables

From: Chuck Hart, P.E. PTOE, Lochner

Re: **Document Review for the Mile Hotel & Shops Project**

Attachments:

- None

At the request of the City of Coral Gables Department of Public Works staff, Lochner performed a review of three documents related to the Mile Hotel & Shops mixed-use property, located on the southwest quadrant of the Miracle Mile/Coral Way and Ponce de Leon Boulevard intersection. These documents, and their related comments are listed below.

The Mile Hotel & Shops Trip Generation Memorandum – August 13, 2019

A review of this document was performed and did not identify any issues with the data presented from the *Institute of Transportation Engineers (ITE) Trip Generation Manual*. The ITE codes used were appropriate for the defined property usage. As described in the memorandum, the overall number of trips generated are expected to decrease from the existing property use, and thus do not require a full traffic impact analysis.

The Mile Hotel & Shops Parking Analysis Memorandum – August 13, 2019

This document is intended to address the expected parking demands related to the new hotel property. A previously performed parking study, which established a ratio of parking usage to room occupancy for a nearby hotel, is presented for the purpose of establishing a variance from the City's Zoning Code parking requirements.

Current City of Coral Gables Zoning Codes (Article 5, Division 14, Section 5-1409 (B)) calls for a capacity of 1 1/8 parking spaces per sleeping room, for all properties providing overnight accommodations. Since the proposed property includes 120 rooms, the zoning requirements call for at least 135 parking spaces to accommodate all hotel guests and staff.

Per Section 5-1410 of the same Zoning Code, a parking study may be performed by a licensed professional engineer which looks at overall parking characteristics, operational assessments, impacts of transit usage on parking demand, and the effects of valet operations, to justify decreased parking requirements.

In the parking analysis included with this document, the consultant determined a ratio of 0.70 parking spaces per room, which equates to a need for only 84 parking spaces. The document does note that the analysis was performed in 2017 and as such may require an update due to the possible increased usage of ride sharing programs such as Uber and Lyft. The document suggests that increased use of ride sharing services may show an overall decrease in parking demand at area hotels.

This document discusses that a parking inventory was performed within a 1,000 foot radius around the proposed property, in an effort to show that there is sufficient parking available in the nearby area. In this inventory, 6,175 parking spaces were identified, though only 1,937 spaces are public and potentially available to guests. The document does not present any data to show the occupancy of the existing parking spaces within the 1,000 foot radius, nor what the potential demand is for the other properties within the same radius. The memorandum ultimately proposes to use the available nearby parking instead of including parking within the project's design plans.

Considering the fact that there is considerable existing parking demand in this area, there is no data to support the possibility that the limited number of available parking spaces can support the additional demand associated with the proposed hotel. Additionally, the City must decide if they are willing to set a precedent of allowing a reduction in parking requirements, or as in this case, an outright elimination of the Zoning Code requirements.

The Mile Hotel & Shops Valet Queuing Analysis Memorandum – August 13, 2019

This document is intended to show how valet service can effectively accommodate parking demand and thereby prevent queues from extending into public right-of-way, for the proposed hotel. While this analysis appears to follow appropriate methodologies, and demonstrates the potential effectiveness of a valet service, it is difficult to establish the true effectiveness until the parking location is established.



**CORAL
GABLES**



Board of Architects – Med Bonus Staff Report

PROJECT: *The Mile Hotel – 220 Miracle Mile*

DATE: *August 21, 2019*

APPLICATION REQUEST

Level 1 Design Bonus - Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code.

The Property is located on the southwest corner of the intersection of Miracle Mile and Ponce de Leon. The legal description and Survey may be seen at the Planning Office or the Board of Architects.

TABLE 1 – Required Standards

<i>Standard</i>	<i>Staff Evaluation</i>
<p><i>1. Architectural elements on building facades:</i> <i>Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc.)</i> <i>Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</i></p>	<p><i>Complies.</i> <i>All facades of the Building are well articulated.</i></p>

<p>2. Architectural relief elements at street level: <i>On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:</i></p> <ul style="list-style-type: none"> <i>a. Display windows or retail display area;</i> <i>b. Landscaping; and/or</i> <i>c. Architectural relief elements or ornamentation.</i> 	<p>Complies. <i>Retail stores and display windows are flanking Miracle Mile and Ponce.</i></p>
<p>3. Architectural elements located on the top of buildings: <i>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</i></p> <ul style="list-style-type: none"> <i>a. Air-conditioning equipment room.</i> <i>b. Elevator shafts.</i> <i>c. Elevator mechanical equipment rooms.</i> <i>d. Parapets.</i> <p><i>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</i></p>	<p>Complies. <i>Rooftop restaurant and dining terrace</i></p>
<p>4. Bicycle storage: <i>To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.</i></p>	<p>Complies. <i>Bicycle racks on the paseo and hotel entrance.</i></p>
<p>5. Building facades: <i>Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</i></p>	<p>Complies. <i>Vertical breaks occur on all facades.</i></p>
<p>6. Building lot coverage: <i>No minimum or maximum building lot coverage is required</i></p>	<p>Not Applicable</p>

<p>7. Drive through facilities.: <i>Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</i></p>	<p>Not applicable.</p>
<p>8. Landscape open space area: <i>Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area):</i> <i>a. Five (5%) percent for nonresidential properties;</i> <i>b. Ten (10%) percent for mixed use properties; and</i> <i>c. Twenty-five (25%) percent for residential properties.</i> <i>The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, etc.</i></p>	<p>Complies. <i>Ten percent open space</i></p>
<p>9. Lighting, street: <i>Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.</i></p>	<p>Complies. <i>To be coordinated with Public Works.</i></p>
<p>10. Parking garages: <i>Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.</i> <i>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</i></p>	<p>Complies. <i>Project is negotiating for remote parking at available garages.</i></p>
<p>11. Porte-cocheres: <i>Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</i></p>	<p>Not applicable.</p>

<p>12.Sidewalks/pedestrian access: <i>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</i></p>	<p>Complies. <i>Direct access from Miracle Mile and Ponce to all retail establishments. Hotel access is from Ponce de Leon.</i></p>
<p>13.Soil, structural: <i>Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department</i></p>	<p>To be determined. <i>Project will work with Public Works to comply with this requirement.</i></p>
<p>14.Windows on Mediterranean buildings: <i>Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.</i></p>	<p>Not applicable. <i>However, construction details indicate a perceived depth of 8".</i></p>

Level 1 bonus – Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings.

STAFF RECOMMENDATIONS

*Staff recommends **APPROVAL** on the basis that the proposed Hotel complies with the applicable elements of Table 1 as shown above. Additionally, Architectonica has referenced and implemented in many ways the more classical scale and proportions of the Biltmore Hotel.*

*Carlos A. Mindreau / City Architect
City of Coral Gables*

Attachment E

Gables Miracle Mile LLC
801 Arthur Godfrey Road, Suite 600
Miami Beach, FL 33140

Ramon Trias, Director
Planning and Zoning Dept
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

August 28, 2019

RE: 220 Miracle Mile - Summary of Public Information Meeting held according to Section 3-302D of the Coral Gables Code on August 27th, 2019

Dear Ramon,

A public information meeting was held yesterday, August 27, 2019 at 5pm to provide information to attendees about the project proposed for 220 Miracle Mile 14 days prior to the September 11th Planning and Zoning Board hearing. The meeting was held at 220 Miracle Mile, Suite 201. All property owners within 1,000 feet of the building were notified. The list of all notified parties was previously submitted as part of our application for review by the Planning and Zoning Board. 15 people attended the meeting, and the sign-in list of individuals that attended as well as their address and contact information is included as an attachment to this letter.

At the meeting the project architect, Bernardo Fort-Brescia of Arquitectonica, introduced the project prior to providing the public that attended an opportunity to ask questions. The questions covered the following subjects:

- Location of parking, traffic circulation and service vehicle loading
- Name and Category of the hotel as well as the projected opening date
- Finish of the sidewalk and the alley surrounding the building
- Proposed height of the building
- If there was already a scheduled date for this project to be heard at the Planning and Zoning Board.
- Whether the penthouse structure was private rooms or space available to the public

The meeting adjourned just before 6pm. Please see exhibit of attached photographs documenting the meeting.

Gables Miracle Mile, LLC, a Florida limited liability company, its sole Member

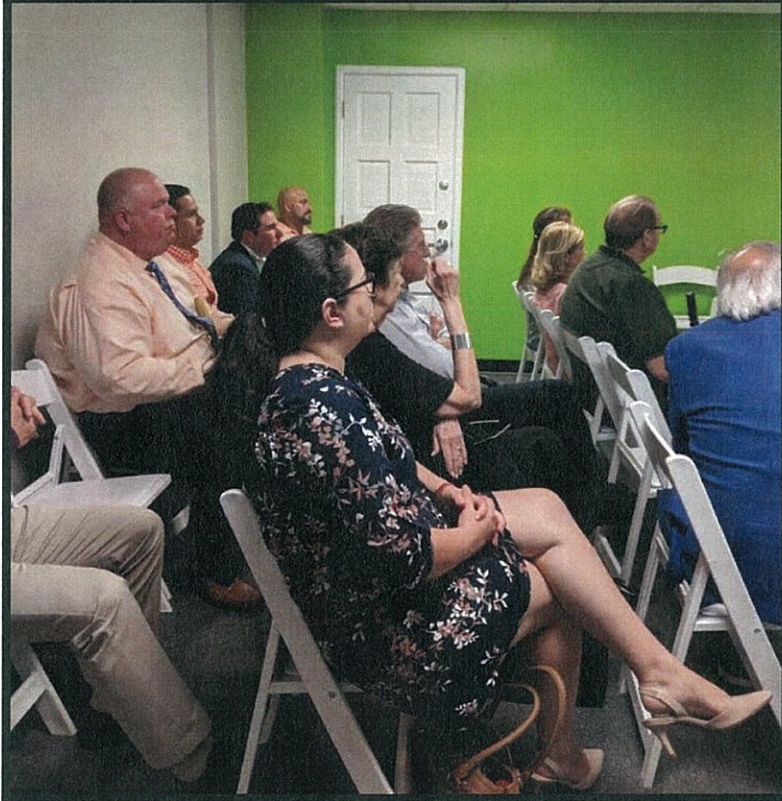
By: Gables Miracle Mile Venture, LLC, a Delaware limited liability company, its sole Member

By: Gables Miracle Mile MM, LLC, a Florida limited liability company, its Managing Member

By: 

Mindy S. McIlroy, Vice-President

220 Miracle Mile – Public Information Meeting – August 27, 2019



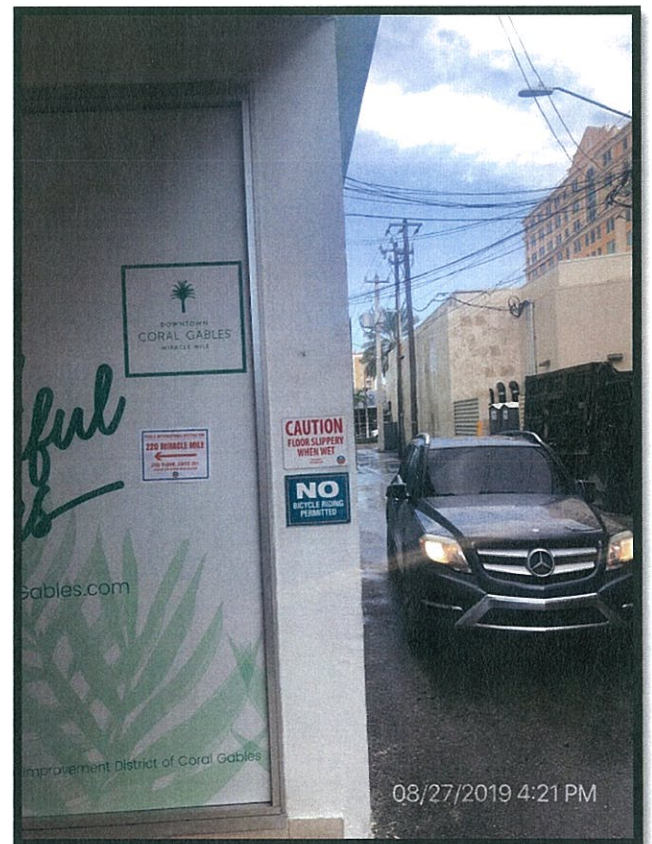
220 Miracle Mile – Public Information Meeting – August 27, 2019





Sign located on NE wall of breezeway



Sign located on SW wall of breezeway



Sign located on SE wall of breezeway

	<p style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</p> <p style="text-align: center;">August 29, 2019</p>	
Applicant:	Gables Miracle Mile, LLC	
Application:	Receipt of Transfer of Development Rights (TDRs) and Site Plan Review	
Property:	220 Miracle Mile	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board September 11, 2019, 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on Wednesday, September 11, 2019 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

This application has been submitted by Gables Miracle Mile, LLC for a hotel with ground floor retail uses located at 220 Miracle Mile, Coral Gables Florida. The project includes 120 hotel rooms with ground floor commercial uses of approximately 16,000 square feet. The proposed building height is 7-stories at 83.5 feet.

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.

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.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com/pzb to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Attachment G



220 Miracle Mile

TRANSFER OF DEVELOPMENT RIGHTS
DOWNTOWN OVERLAY SITE PLAN REVIEW


220 MIRACLE MILE

PLANNING AND ZONING BOARD
SEPTEMBER 11, 2019



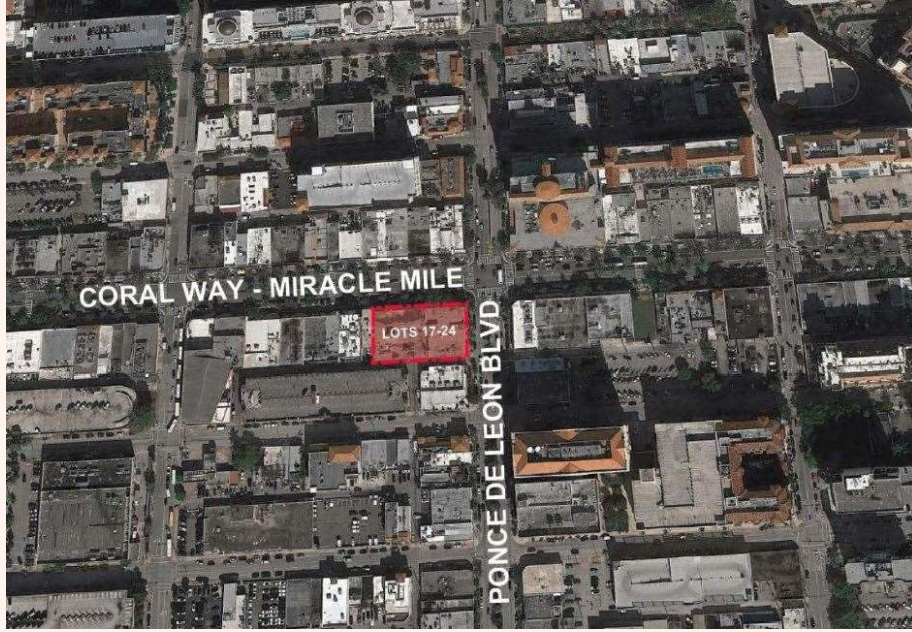
1

PROPOSED PROJECT & EXISTING CONDITION



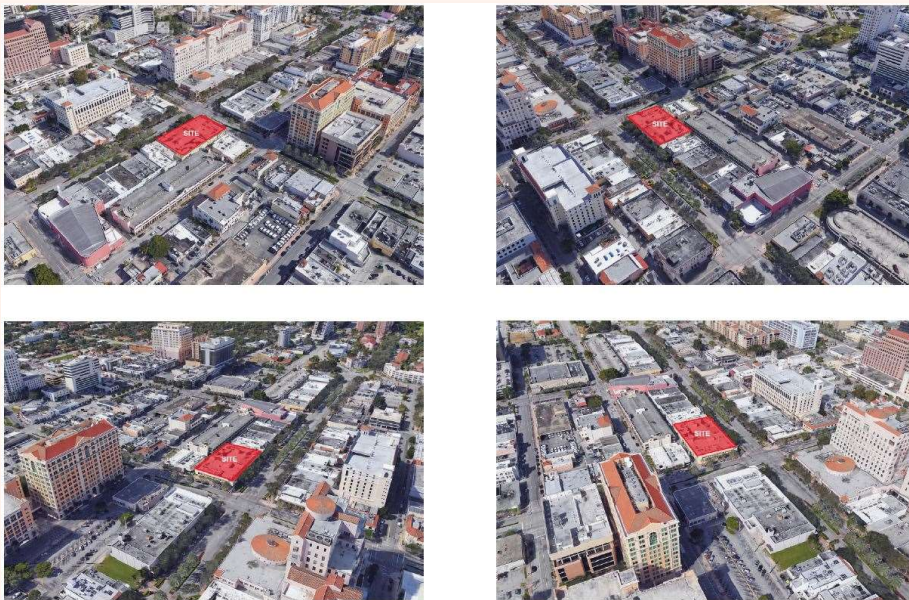
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AERIAL



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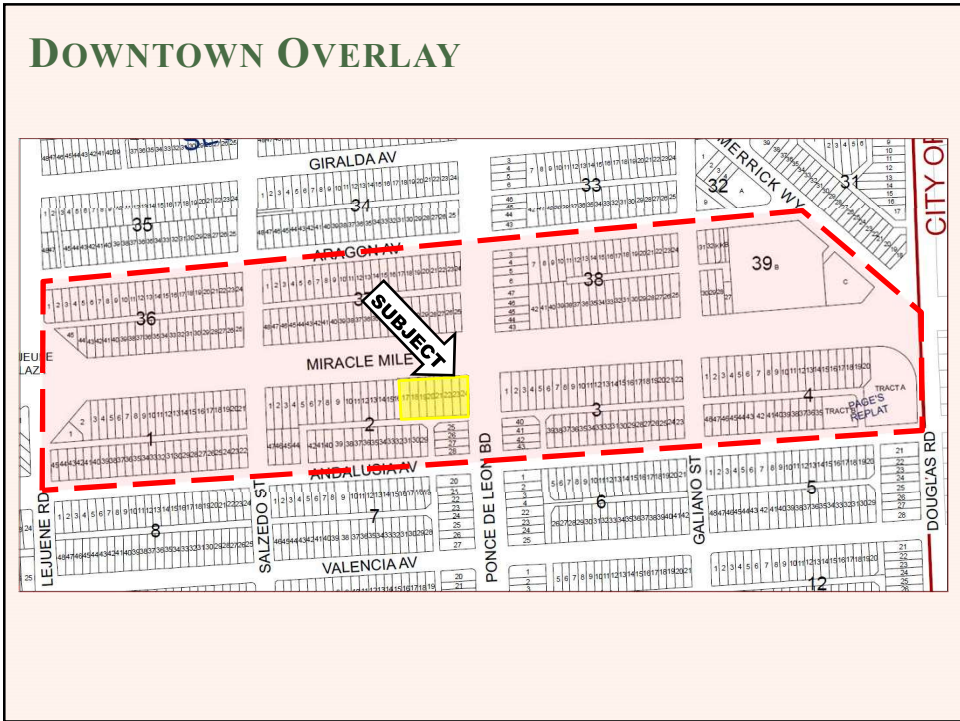
SITE AERIALS



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REQUEST #1:

RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS

REQUEST #2:

DOWNTOWN OVERLAY SITE PLAN REVIEW

7

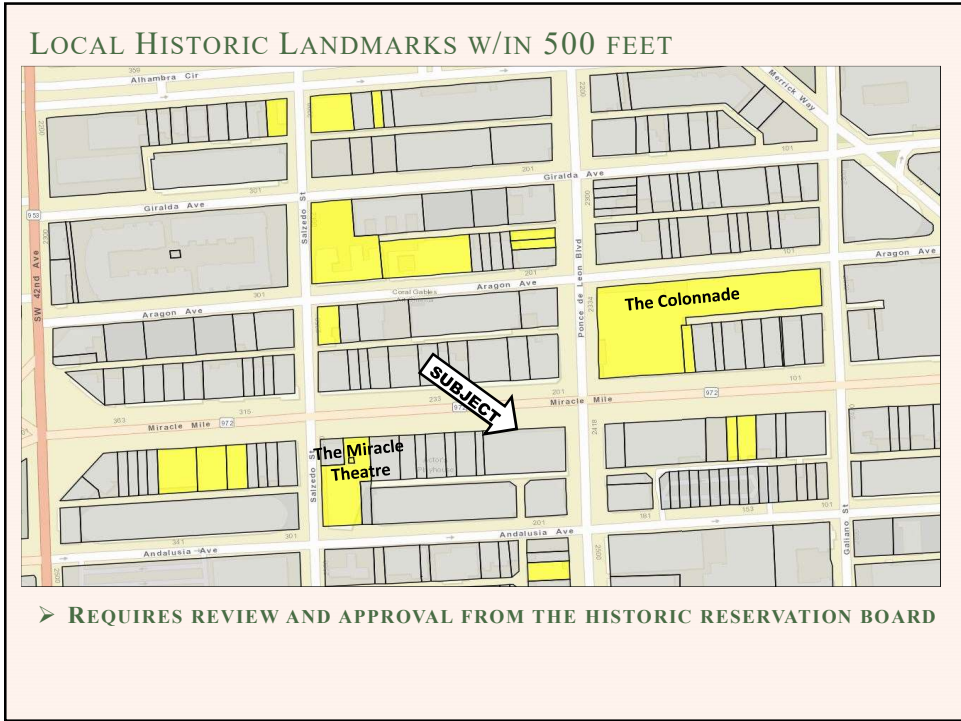
TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

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



9

DOWNTOWN OVERLAY

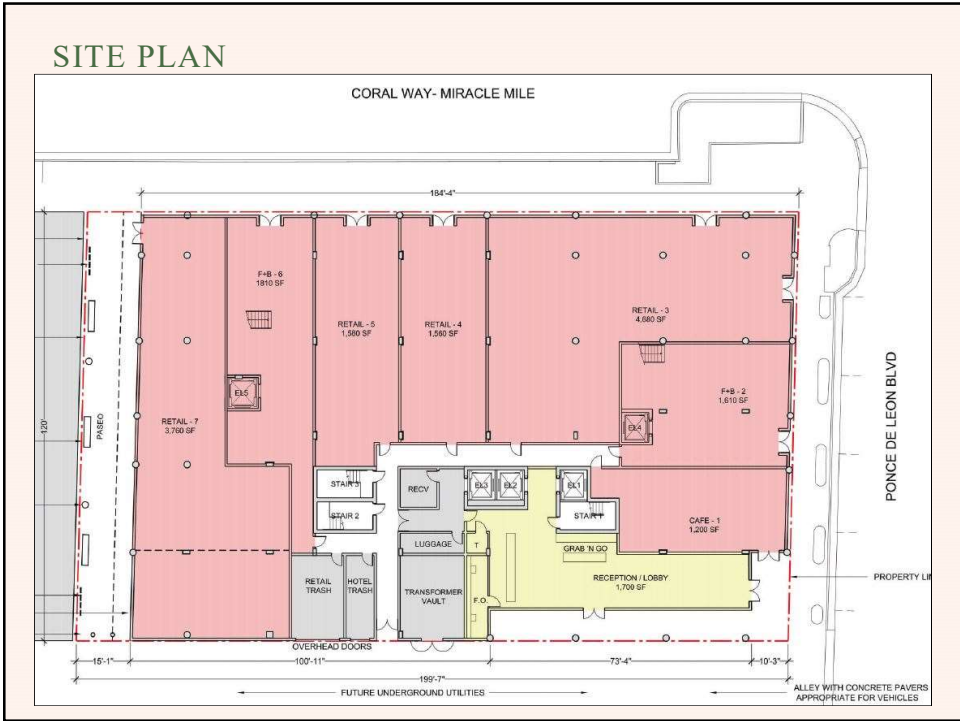
STANDARDS	ALLOWABLE MAXIMUM FLOORS	ALLOWABLE MAXIMUM HEIGHT	FAR	APPROVAL PROCESS
DO	6 STORIES	70 FEET	3.0	AS-OF-RIGHT CITY COMMISSION
LEVEL 1	7 STORIES (+1 STORY)	83.5 FEET (+13.5 FEET)	+2 (3.2)	BOA CITY COMMISSION
LEVEL 2	8 STORIES (+ 1 STORY OR 2 STORIES)	97 FEET (+27 FEET)	+3 (3.5)	BOA CITY COMMISSION

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

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

13

LETTERS TO PROPERTY OWNERS (1,000 FT.)



14

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

15

<u>STAFF RECOMMENDATION:</u>	
REQUEST #1:	
RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS	
➤ FORWARD COMMENTS TO CITY COMMISSION	
REQUEST #2:	
DOWNTOWN OVERLAY SITE PLAN REVIEW	
➤ FORWARD COMMENTS TO CITY COMMISSION	

16



220 Miracle Mile

TRANSFER OF DEVELOPMENT RIGHTS
DOWNTOWN OVERLAY SITE PLAN REVIEW

220 MIRACLE MILE

PLANNING AND ZONING BOARD
SEPTEMBER 11, 2019

