

CITY OF CORAL GABLES

--MEMORANDUM--



The City Beautiful

TO: Coral Gables City Commission
City Manager, Peter Iglesias
Assistant City Manager, Eduardo Santamaria
City Attorney, Miriam Soler Ramos

FROM: Vice Mayor Vince Lago

A handwritten signature in cursive script, likely belonging to Vince Lago.

DATE: October 22, 2020

SUBJECT: Zoning Code Re-write Proposal – Miracle Mile

As we consider proposals to make changes to the Coral Gables Zoning Code, it is important to strategically plan for the long-term development of the downtown area, and specifically Miracle Mile. After numerous meetings with developers and planners, I have developed a suggested plan for your consideration.

If a developer chooses to build a project on properties adjacent to Miracle Mile, they must abide by these standards below in addition to the 70 feet maximum height limitation as set for the in the Zain/Friedman Miracle Mile overlay, a maximum 3.5 FAR (with the use of Mediterranean bonuses), and all applicable setbacks and step backs:

- Provide for the ability to remote park or pay-in-lieu the proposed developments parking requirement (without reductions).
- Not be eligible to apply for Transfer Development Rights.

Note 3: It is my policy goal, that Mediterranean standards be applied strictly in conformance with the provisions of the Zoning Code.

The purpose of the options mentioned above is to allow developers to keep all of their development rights while choosing a plan that would not compromise the future of Miracle Mile and preserving the historic integrity of this planned area. I would like to further discuss my suggestion at the October 27th Commission Meeting, and I look forward to having a fruitful discussion on the matter.