


CITY OF CORAL GABLES

--MEMORANDUM--



The City Beautiful

TO: Mayor and Commissioners
City Manager, Peter Iglesias
Assistant City Manager, Eduardo Santamaria
City Attorney, Miriam Ramos

FROM: Vice Mayor Vince Lago 

DATE: December 23, 2020

SUBJECT: Zoning Code Rewrite Re: Proposal for Miracle Mile - Updated Proposal

Following the memo dated October 22, 2020 entitled "Zoning Code Rewrite Proposal for Miracle Mile" the following is my updated proposal for Miracle Mile:

- Disallow the use of Transfer Development Rights (TDR) on Miracle Mile.
- Keep parking standards the same on Miracle Mile. If a developer chooses to build a parking pedestal, a reduction in parking standards should not be considered.
- Keep zoning standards the same on Miracle Mile.
- Provide a bonus program relating to parking:
 - a) If the developer chooses to build a parking pedestal, the developer may take advantage of Mediterranean Bonuses (1 and 2) for Floor Area Ratio (FAR).
 - b) If the developer chooses to use remote parking (thereby removing the need for a parking pedestal that takes up room), the developer may not apply for Mediterranean Bonuses (1 and 2) for FAR.

cc: Development Services Director, Suramy Cabrera
Assistant Development Services Director, Devin Cejas
Planning and Zoning Director, Ramon Trias

