



City of Coral Gables
CITY COMMISSION MEETING
February 11, 2025

ITEM TITLE:

Resolution. Conditional Use – Remote Parking.

1. A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, “Process”, Section 14-203, “Conditional Uses,” for proposed Remote Parking associated with the commercial project referred to as “299 Minorca” on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section “K”, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Resolution. Transfer of Development Rights Receiving Site.

2. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, “Process,” Section 14-204.6, “Review and approval of use of TDRs on receiver sites,” for the receipt and use of TDRs for a Mixed-Use project referred to as “299 Minorca” on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section “K”, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their January 15, 2025 meeting recommended approval with conditions (vote: 7-0) of the conditional use for remote parking and recommended approval with conditions (vote: 7-0) of the Transfer of Development Rights (TDRs).

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.16.24	Historic Preservation Board	Recommended approval of the TDR receiving site (Vote 8-0).
01.15.25	Parking Advisory Board	Recommended approval of the Remote Parking (Vote 4-0).

BRIEF HISTORY:

The Application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of Minorca Ventures, LLC for Receipt of Transfer of Development Rights (TDRs) and Conditional Use Review for Remote Parking. The site spans 0.237 acres (10,341.5 sq. ft.) and is designated for "Commercial Mid-

Rise Intensity" land use, and zoned as a Mixed-Use 2 District (MX2). It is currently utilized as a surface parking lot.

The proposed project is an 8-story, mixed use building, which includes:

1. Approximately 0.237 acre site
2. Maximum 4.375 FAR (45,244 sq. ft.), including 9,049 sq. ft. of TDRs
3. Maximum habitable building height of 97'
4. 45 residential condo/hotel units, including 23 one-bedroom units, 12 one-bedroom plus den units, and 10 two-bedroom units
5. 56 remote parking spaces
6. 4,534 square feet of commercial area
7. 9,049 square feet of transfer of development rights (TDRs)
8. 1,197 square feet (11% of site) of ground-floor open space
9. Streetscape improvements: street trees along Minorca Ave and Salzedo St.

The first request is remote off-street parking as a conditional use in accordance to meet the off-street parking requirements. The Applicant is requesting to remote park 56 spaces at the 255 Alhambra Circle garage. The existing private parking garage is located approximately 330 feet south of the proposed project at the southeast corner of the Salzedo Street and Alcazar Avenue intersection, and able to provide the spaces as requested.

The second request is the receipt of transfer development rights (TDRs). The Applicant is requesting to receive development rights and seeks to utilize 9,049 square feet of TDRs to increase the permitted floor area ratio (FAR) from 3.5 to 4.375. If received, the total floor area will amount to 45,244 square feet.

Additionally, the Applicant is requesting to provide vehicle entry from the front property line, which requires City Commission approval per Section 2-201.D(10)(c) of the Zoning Code. The building site has both an alley and side street. Where these are present, the vehicle entry from the front property line shall require City Commission approval.

Planning & Zoning Board

At the December 17, 2024 Planning and Zoning Board meeting, the Board discussed improving the design of loading area and service circulation to accommodate additional ingress and egress traffic. Based on discussions at the meeting with the Chief of Police, the Board requested that the Applicant continue to meet with the Police Department to address their concerns. Some Board members suggested that additional parking spaces be included with the request. Additional renderings from the eye-level perspective were also requested by the Board to better illustrate the proposed building. One Board member discussed how to further enhance street design and multi-mobility. After a lengthy discussion, the Board deferred the application so that Applicant could address all the comments.

After addressing all the comments from the Planning & Zoning Board, the Applicant was appeared before the Board's January 15, 2025 meeting. The Board discussed the revised plans, responded to the Police Chief's security concern, and recommended approval with conditions (vote: 7-0).

The Applicant's submittal package is provided as Exhibit A. The Draft Resolution for Conditional Use Remote Parking is provided as Exhibit B and the Draft Resolution for the Transfer of Development Rights Receiving Site is provided as Exhibit C.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
06.20.24	Posted Development Review Committee agenda on city webpage
06.18.24	Sign posting of property for Development Review Committee
08.23.24	Sign posting of property for Board of Architects meeting
08.23.24	Posted Board of Architects agenda on City webpage
09.06.24	Sign posting of property for Board of Architects meeting
09.06.24	Posted Board of Architects agenda on City webpage
10.06.24	Sign posting of property for Historic Preservation Board meeting
10.02.24	Mailed Notification for Historic Preservation Board meeting
10.03.24	Legal advertisement for Historic Preservation Board meeting
10.11.24	Posted Historic Preservation Board agenda on city webpage
10.29.24	Applicant neighborhood meeting
11.15.24	Posted Parking Advisory Board agenda on City webpage
12.06.24	Sign posting of property for PZB meeting
12.04.24	Mailed Notification for PZB meeting
12.04.24	Legal advertisement for PZB meeting
12.12.24	Posted PZB Agenda and Staff report on City web page
01.03.25	Sign posting of property for PZB meeting
01.02.25	Mailed Notification for PZB meeting
01.03.25	Legal advertisement for PZB meeting
01.10.25	Posted PZB Agenda and Staff report on City web page
01.13.25	Posted Parking Advisory Board agenda on City web page
01.28.25	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
01.31.25	Legal advertisement.
02.04.25	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact:

The approval of the Transfer of Development Rights (TDRs) of 9,049 square feet could result in the purchase of City-owned TDRs. The larger development may contribute to additional property tax revenue.

EXHIBITS:

- A. Applicant’s Submittal Package.
- B. Draft Resolution – Conditional Use Remote Parking.
- C. Draft Resolution – Transfer of Development Rights Receiving Site.
- D. 12 17 24 - 299 Minorca - PZB Staff Report w attachments B – F
- E. 01 15 25 299 Minorca Staff Memo w Attachments
- F. Excerpts from 12.17.24 PZB Meeting Minutes.

- G. Excerpts from 01.15.25 PZB Meeting Minutes.
- H. PowerPoint Presentation.