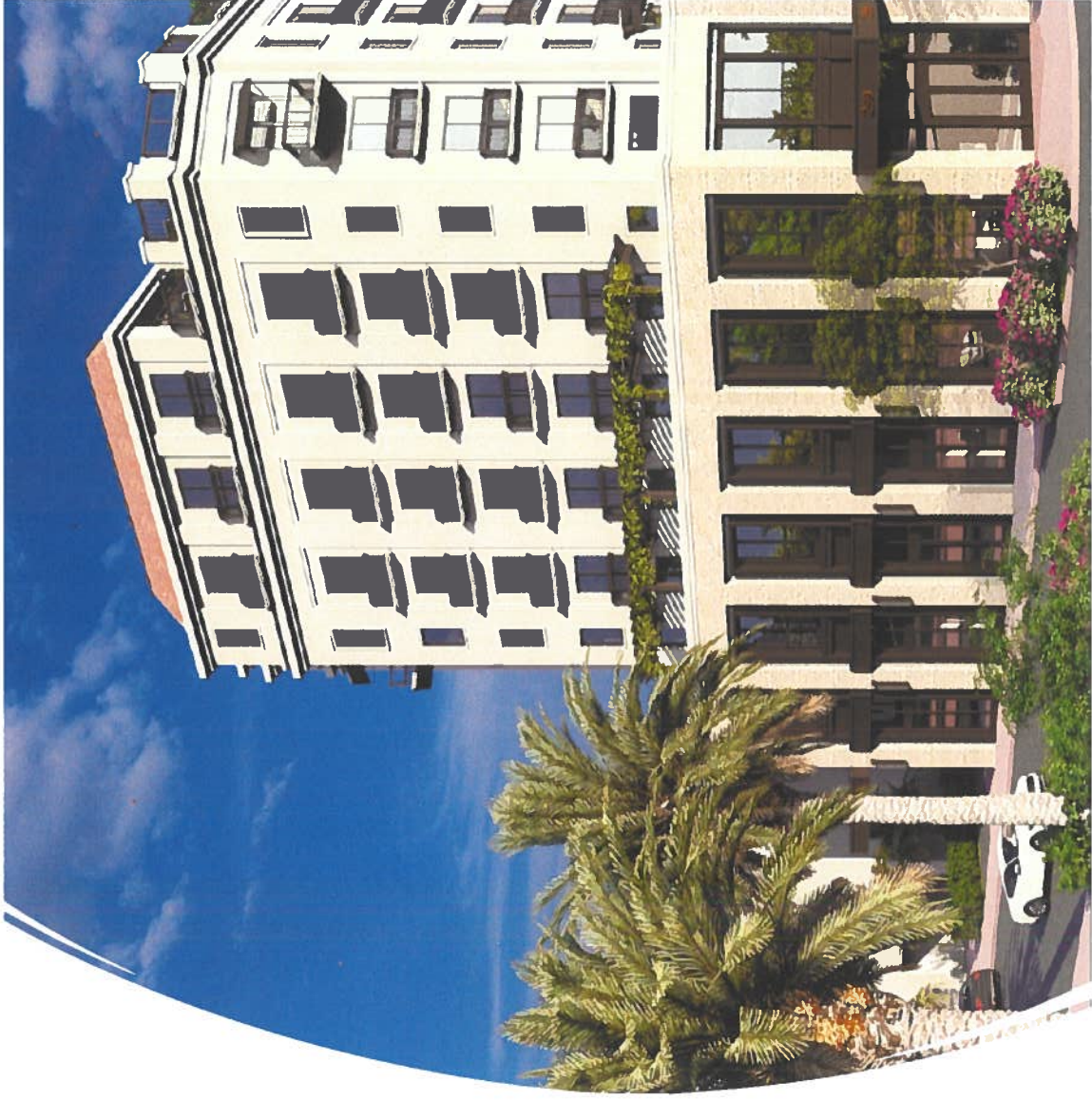


299 MINORCA



**Coral Gables
Parking Advisory Board
11.20.2024**



299 Minorca Project

- Mixed Use Development with 45 Upper Level Units
- 4,820 SF of Ground Floor Commercial Space
- 4.375 FAR /45,244 SF (9,048.75 SF subject to TDR Approval)
- 8 Stories/97'
- **56 Remote Parking Spaces**

PAB Application Review

☐ Remote Parking for 56 parking spaces

"Where a proposal for remote parking is for more than 25 parking spaces, **the parking advisory board shall review the proposal for any impacts it may have on the public parking system.**"

-Section 74-172(d), Coral Gables Code

Remote Parking

Created in 2021 with Zoning Code Update via Ordinance 2021-07



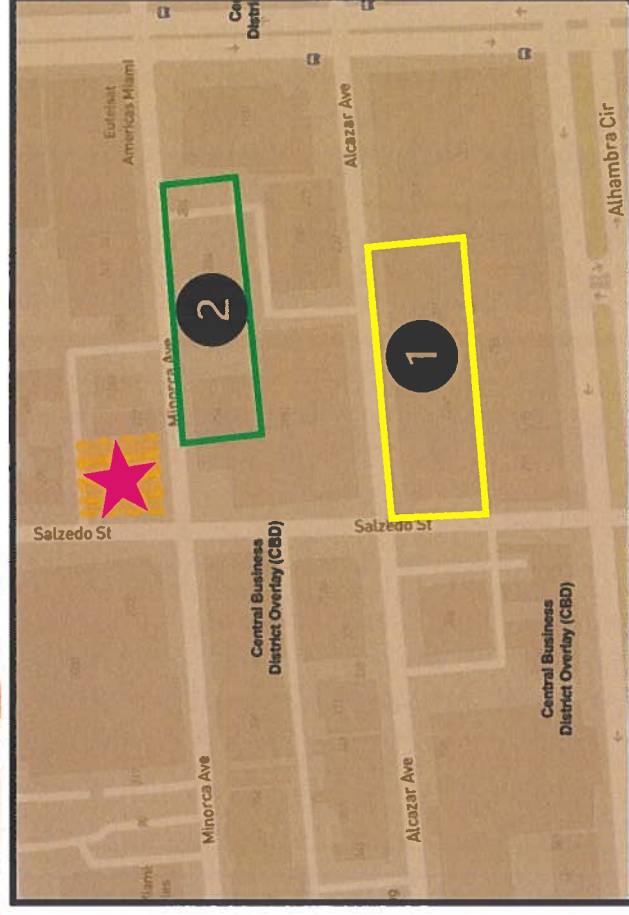
Benefits:

- Use of underutilized parking facilities to provide better efficiency - there are existing parking garages that are underutilized during certain hours of the day
- Better designed buildings with active frontages and pedestrian connectivity
- Allows for the development of smaller projects (i.e. smaller parcels) rather than large scale developments
- Allows residents to live and park near where they work – more likely to walk, bike or use the trolley – promoting a more pedestrian friendly environment
- Increase private investment in public parking facilities in the City via payment to Parking Trust Fund

Remote Parking Standards

- ☐ **Building Site & Remote Parking Locations:** Must be located within the Central Business District (CBD), Design & Innovation District, or within 100 ft. of Ponce de Leon Blvd (south of SW 8th Street).
- ☐ **Distance:** Remote Parking must be located within 1,000 ft. of Building Site.
- ☐ **Remote Parking Spaces Maximum:** A minimum 10 remote parking spaces shall be requested and up to 100% of the Code required off-street parking.
- ☐ **Remote Parking Fee:** One-time payment into the Parking Trust Fund for 100% of the remote parking spaces requested collected prior to the issuance of a building permit in the amount established by the City Commission.

Minorca Proposed Remote Parking Sites

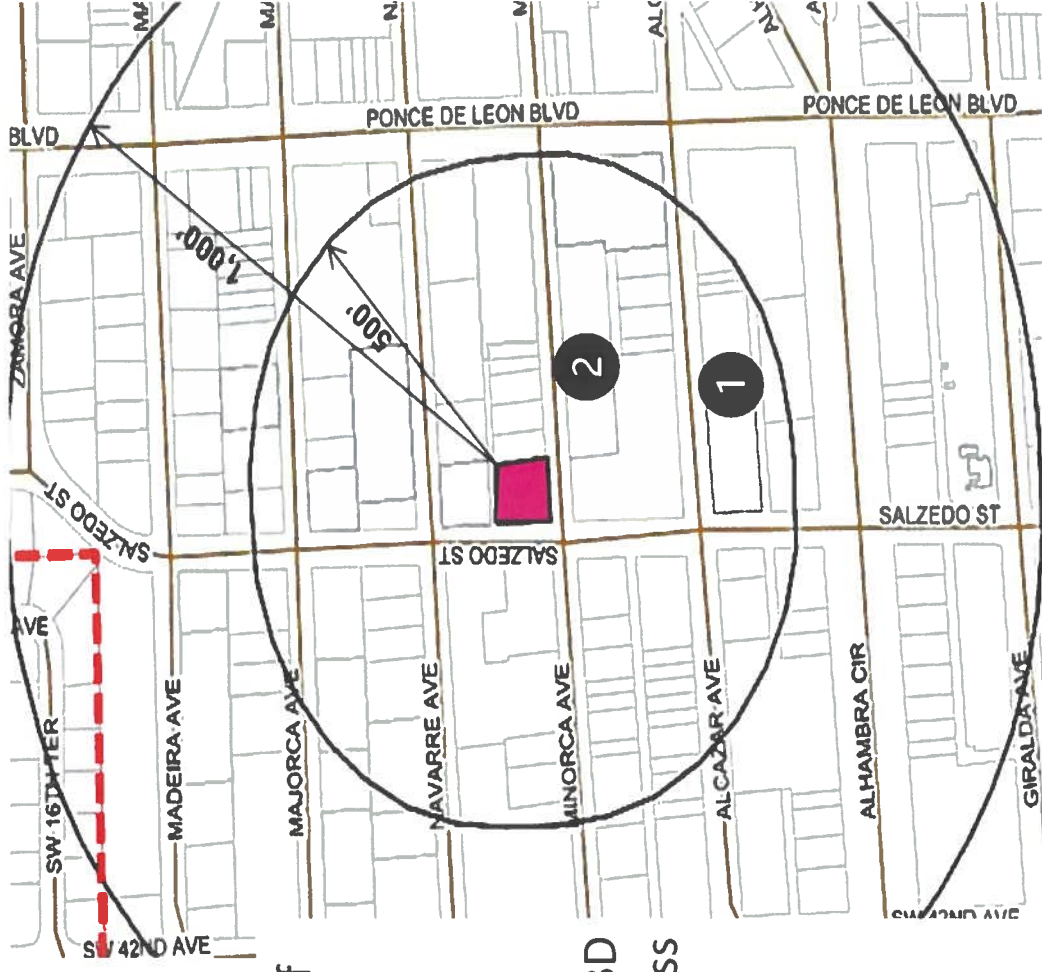


- Project Location
- 1 255 Alhambra Parking Garage
 - 2 254 Minorca Parking Garage

Minorca Project

Proposed Remote Parking

- ✓ 56 Remote Parking Spaces Requested (100% of Required Parking for Minorca Project)
- ✓ Minorca Project Site located within CBD
- ✓ Potential Remote Parking Garages located in CBD
 1. Private Parking Garage (255 Alhambra) Less than 500 ft. from Minorca Project Site
 2. City Parking Garage (254 Minorca): Less than 200 ft. from Minorca Project Site
- ✓ Approx. \$700,000 payment to Parking Trust Fund (\$12,500/remote parking space for CBD)



Remote Parking Occupancy: Private Garage (255 Alhambra)

Thursday, September 26, 2024												
Parking Level	# of Parking Spaces	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	
1	44	21	26	30	28	29	24	22	18	13	3	
2	35	10	20	21	21	22	22	21	19	15	14	
3	45	18	27	27	26	26	25	19	13	11	5	
4	50	33	35	34	33	34	34	28	28	14	8	
5	47	47	46	47	47	45	46	45	39	19	6	
6	50	50	50	50	47	47	49	44	37	24	10	
7	47	19	23	23	25	27	25	24	23	13	7	
8	50	50	47	48	50	50	48	46	43	24	10	
9	50	42	46	45	43	43	40	38	37	27	9	
10	50	20	21	22	23	22	22	21	21	15	8	
11	49	5	6	5	4	4	4	4	3	2	0	
12	51	0	0	0	0	0	0	0	0	0	0	
Total Parked Vehicles		315	347	352	347	349	339	312	281	177	80	
Available Spaces	568	253	221	216	221	219	229	256	287	391	488	
Occupancy Percentage		55%	61%	62%	61%	61%	60%	55%	49%	31%	14%	

-Exhibit 2, 299 Minorca Avenue Project: Parking Occupancy and Queuing Study

Remote Parking Occupancy: City Garage (254 Minorca) Weekday

254 Minorca Parking Garage Parking Occupancy (Weekday)

Wednesday, September 25, 2024													
Parking Level	# Parking Spaces	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	56	42	41	39	36	35	34	25	24	21	17	18	20
Ramp 2	20	11	11	12	10	10	10	6	5	4	4	3	3
3	59	42	45	44	43	42	39	37	29	11	8	6	5
Ramp 3	20	7	8	8	6	6	7	6	2	0	0	0	0
4	59	17	20	23	22	21	19	18	16	4	3	3	4
Ramp 4	20	0	0	0	1	1	1	1	1	1	1	1	1
5	49	2	3	3	3	5	7	5	4	2	1	2	1
5 (MB)	10	9	9	10	9	10	10	10	10	10	10	10	10
Ramp 5 (MB)	20	19	19	19	20	19	19	19	19	19	19	19	19
6 (MB)	59	53	52	53	56	57	57	58	57	57	57	57	57
Ramp 6 (MB)	20	13	13	15	14	14	14	14	14	14	14	14	14
7 (MB)	61	45	45	47	46	48	47	48	47	47	47	47	47
Total Parked Vehicles	260	266	273	266	268	268	264	247	228	190	181	180	181
Available Spaces	453	193	187	180	187	185	189	206	225	263	272	273	272
Occupancy %		57%	59%	60%	59%	59%	58%	55%	50%	42%	40%	40%	40%
Parked Vehicles without MB		121	128	129	121	120	117	98	81	43	34	33	34
Available Spaces without MB		332	325	324	332	333	336	355	372	410	419	420	419
Non-MB Occupancy %		27%	28%	28%	27%	26%	26%	22%	18%	9%	8%	7%	8%
*(MB) are the parking spaces leased to the nearby Mercedes Benz dealership													

*(MB) are the parking spaces leased to the nearby Mercedes Benz dealership

- Exhibit 4, 299 Minorca Avenue Project: Parking Occupancy and Queuing Study

Remote Parking Occupancy: City Garage (254 Minorca) Weekend

254 Minorca Parking Garage Parking Occupancy (Weekend)

Saturday, September 28, 2024													
Parking Level	# Parking Spaces	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	56	27	25	22	20	19	19	19	21	19	18	21	21
Ramp 2	20	3	3	3	3	3	3	3	3	3	3	3	3
3	59	6	8	7	7	7	1	1	1	1	1	1	1
Ramp 3	20	2	2	2	3	2	0	0	0	0	0	0	0
4	59	2	2	2	2	2	2	2	2	1	1	1	1
Ramp 4	20	1	2	2	2	2	2	2	2	2	2	1	1
5	49	1	1	1	1	1	1	1	1	1	1	1	1
5 (MB)	10	10	10	10	10	10	10	10	10	10	10	10	10
Ramp 5 (MB)	20	19	19	19	19	19	19	19	19	19	19	19	19
6 (MB)	59	59	59	59	59	59	59	59	59	58	58	58	58
Ramp 6 (MB)	20	15	15	15	15	15	15	15	15	16	16	16	16
7 (MB)	61	51	51	51	51	51	51	51	51	51	51	51	51
Total Parked Vehicles		196	197	193	192	190	182	182	184	181	180	182	182
Available Spaces	453	257	256	260	261	263	271	271	269	272	273	271	271
Occupancy Percentage		43.3%	43.5%	42.6%	42.4%	41.9%	40.2%	40.2%	40.6%	40.0%	39.7%	40.2%	40.2%
Parked Vehicles without MB		42	43	39	38	36	28	28	30	27	26	28	28
Available Spaces without MB		411	410	414	415	417	425	425	423	426	427	425	425
Non-MB Occupancy %		9%	9%	9%	8%	8%	6%	6%	7%	6%	6%	6%	6%

*(MB) are the parking spaces leased to the nearby Mercedes Benz dealership

- Exhibit 4, 299 Minorca Avenue Project: Parking Occupancy and Queuing Study

Thank You



Development Approval Timeline

