



City of Coral Gables
CITY COMMISSION MEETING
October 24, 2023

ITEM TITLE:

Resolution. Transfer of Development Rights Receiving Site.

1. 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 "4241 Aurora" on the property legally described as Lots 12 through 22, Block 6, Coral Gables Industrial Section (4241 Aurora St), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Resolution. Conditional Use – Mixed-Use Site Plan

2. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "4241 Aurora" on the property legally described as Lots 12 through 22, Block 6, Coral Gables Industrial Section (4241 Aurora St), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their September 21, 2023 meeting recommended approval of the Transfer of Development Rights (vote: 7-0), and recommended approval with conditions for the mixed-use site plan as a conditional use (vote: 7-0).

BRIEF HISTORY:

Applications have been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of 4241 Aurora, LLC (the "Applicant") to the City of Coral Gables for a mixed-use project, referred as "4241 Aurora," on vacant land at 4241 Aurora St within the Design and Innovation District.

The first request is for the receipt of transfer development rights (TDRs). The Applicant seeks to utilize 25,812 square feet of TDRs to increase the permitted gross floor area ratio (FAR) from 3.5 to 4.375, which is a 25% increase in FAR. If received, the total floor area will amount to 129,062 square feet.

The second request is for mixed-use site plan approval. Per Section 2-200.D. of the Zoning Code, buildings and structures on buildings sites of 20,000 square feet or more require conditional use review and approval. Because the project's building site is 29,500 square feet, the proposed mixed-use project site plan must be reviewed before the Planning and Zoning Board and approved by City Commission. Additionally, the Applicant is requesting to utilize the proposed legislation referred to as the Parks Incentives program that provides additional publicly accessible ground-floor open space and allows incremental additional height depending on the amount of additional open space provided. The proposed Parks Incentives legislation requires adoption prior to the Applicant's site plan approval. The Applicant is proceeding at their own risk assuming the adoption of the proposed legislation.

Planning & Zoning Board

At the September 21, 2023 the Planning and Zoning Board meeting, the Applicant advised of an error in the Zoning Chart and Open Space Calculations, and clarified that project is providing a total of 26% open space on the site. The updated zoning chart with the open space calculations and open space diagram are provided as Exhibit A.

The Applicant had initially proposed a remote parking request as a conditional use in accordance with Section 10-109(A)(2)(d) to meet the proposal's off street parking requirements. Shortly after the Planning and Zoning Board September 21, 2023 meeting, the Applicant finalized the shared parking study from the City's independent parking consultant and parking director. Based on the results of study, the remote parking request is no longer required for this application and applicable conditions were included in the Resolution to provide valet service, prohibit separation between parking areas, and encourage trip reduction and alternative means of transportation. The shared parking study is provided as Exhibit A.

Below is the site plan information:

	Required/Permitted	Proposed
Building Site	10,000 sq. ft. (minimum required)	29,500 sq. ft. (0.68 acres)
Open Space (ground-level outdoor area, open to the sky)	2,950 sq. ft. (10% of building site)	5,408 sq. ft. (uncovered) 1,390 sq. ft. (covered) 7,681 sq. ft. (26%) (total)
Density	Unlimited within the Design & Innovation	80 units total Total density: 117 units per acre
FAR (site area x 3.5) Mediterranean Design Mandatory TDRs (25%)	29,500 sq. ft. x 3.5 = 103,250 sq. ft. (Med. Bonus II) TDRs (25%)	103,250 sq. ft. + 25,812 sq. ft. of TDRs = 129,062 sq. ft. total
Setback up to 45 feet		
<i>Principal front (Aurora St)</i>	0'	0'
<i>North side (Altara Ave)</i>	0'	0'
<i>South side (San Lorenzo Ave)</i>	0'	53'-5" (Varies)
<i>Rear (Interior alley)</i>	0'	0'
Stepback above 45 feet		
<i>Principal front (Aurora St)</i>	10'	15'-7"
<i>North side (Altara Ave)</i>	10'	16'-8"
<i>South side (San Lorenzo Ave)</i>	10'	10'
<i>Rear (Interior alley)</i>	0'	0'

Building Height	120 ft. (10 stories) with Commission Approval 137.5 ft (no limit on stories) with proposed text amendment	137.5' (12 stories)
Parking	126 spaces	136 spaces
Bicycle Storage	1 bicycle space per four (4) residential units 1 bicycle space per 20,000 sq. ft. of non-residential use	20 residential spaces 1 nonresidential space 21 total spaces

The Draft Resolution for the Transfer of Development Rights Receiving Site is provided as Exhibit B. The Draft Resolution for Conditional Use for the Mixed-Use Site Plan is provided as Exhibit C.

EXHIBIT(S):

- A. Revised Applicant Submittal Package
- B. Draft Resolution – Transfer of Development Rights Receiving Site.
- C. Draft Resolution – Conditional Use Mixed Use Site Plan.
- D. 09.21.23 PZB Staff Report with Attachments B, C, and D.
- E. Excerpt from 09.21.23 PZB Meeting Minutes.
- F. PowerPoint Presentation.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.27.23	Applicant neighborhood meeting.
09.08.23	Property posted for Planning and Zoning Board meeting.
09.07.23	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.08.23	Planning and Zoning Board legal advertisement.
09.15.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.11.23	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
10.13.23	Legal advertisement.
10.17.23	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 25,812 square feet could result in additional property tax revenue generated from a larger development and potential sale of City-owned transfer of development rights (TDRs) to fund historic properties owned by the City.

The approval of the Site Plan would result in tax revenue from the proposed commercial, business, and residential components of the proposed building.