



City of Coral Gables Planning and Zoning Staff Report

Applicant: Jose Bochetti
Application: Variance – VARI-25-10-0025
Property: 265 Minorca
Legal Description: Lots 39 & 40 Less N12ft thereof, Blk 17 Coral Gables Section K
Present Owners: TBG Minorca, LLC
Present Use: Vacant/Parking Lot
Zoning District: Mixed-Use 2 (MX2) District w/in the Central Business District (CBD) Overlay
Public Hearing: Board of Adjustment
Date & Time: Monday, December 1, 2025; 9:00 a.m.
Location: First Floor Conference Room
Development Services Department
427 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Request for variances for the property located at 265 Minorca Avenue pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the "Zoning Code."

- 1. Request for a variance to allow mechanical equipment (elevator override) to be 14 feet above the roof deck, where 10 feet is the maximum height allowed, pursuant to Section 2-201.D.8(c) of the Coral Gables Zoning Code.*

2. BOARD OF ARCHITECTS REVIEW

Permit Application BOAR-25-08-1234 was approved by the Board of Architects on August 28, 2025.

3. ADVERTISING

This application was advertised in the Miami Dade County Legal Ads and Public Notices on November 21, 2025. Letters were mailed to properties within one thousand feet of the subject property on November 18, 2025, and the property was posted on November 18, 2025.

4. STAFF OBSERVATION

The subject property, 265 Minorca Avenue, is a vacant site at approximately 5,200 square feet. It is situated on the north side of Minorca Avenue and east of Salzedo Street. To the north there are existing low-rise apartment and office buildings, and across Minorca Avenue are the newly built Coral Gables Police and Fire Headquarters and the Coral Gables Minorca Garage. It is zoned Mixed Use 2 (MX2) District and within the Central Business District (CBD) Overlay.



Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

Land Use Map designation	Commercial Medium Rise Intensity
Zoning Map designation	Mixed Use 2 (MX2) District
Overlay District	Yes – Central Business District (CBD) Overlay

Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	Apartment building	Commercial Medium Rise Intensity	MX2
South	Minorca Garage	Commercial Medium Rise Intensity	MX2
East	Office building	Commercial Medium Rise Intensity	MX2
West	Commercial building	Commercial Medium Rise Intensity	MX2

The applicant proposed redeveloping this site with a four-story mixed-use building and parking will be provided remotely. The project will include a showroom on the ground floor, office space on the second and third levels, residential units on the fourth floor and a rooftop amenity deck. The proposed building height is 45 feet to the flat roof deck. Above the roof, the project includes an amenity deck and an elevator override that rises an additional 14 feet, exceeding the maximum 10 feet permitted in the MX-2 district.

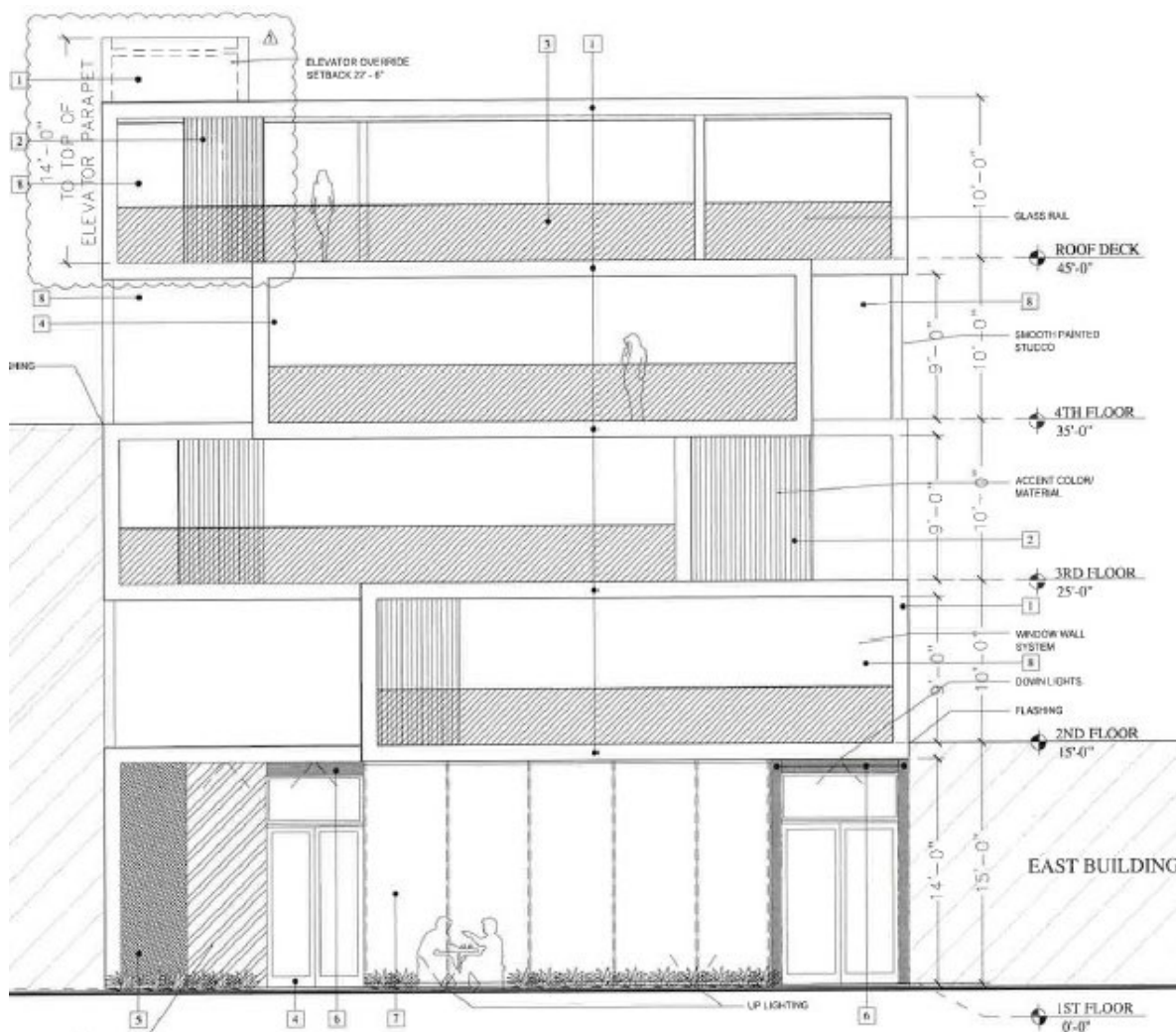
The applicant has an option to secure Mediterranean Style Design Standards bonuses where mechanical equipment areas and decorative roof structures are excluded from the computation of building height if it does not have a combined area of twenty-five (25%) percent of the floor area immediately below. The design and height of such exclusion shall be subject to the Board of Architects review and approval.

In addition to what the underlying MX-2 zoning allows, Mediterranean Style Design Standards offers bonuses and/or incentives for additional floors and height as summarized in the table below:

Standards	FAR	Maximum bldg. height	Maximum height above roof
MX-2	3.0	45 feet	10 feet
Level 1	0.2	+1 story/13.5 feet = 5 stories/ 63.5 feet	Excluded from height subject to BOA approval
Level 2	0.3	+1 story/13.5 feet = 6 stories/ 77 feet	

The applicant opted not to pursue the Mediterranean Style Design bonus, which would have excluded the elevator override from height calculation and eliminated the need for a variance.

This request requires a public hearing, including review and approval by the Board of Adjustment. The Board provides relief from hardships and errors in the application of the regulations.



Site Plan Information:

Standard	Required/Permitted	Proposed
Building Site	2,500 sq. ft.	5,222 sq. ft.
Landscaped Open Space (ground-level outdoor area, open to the sky)	520 sq. ft. (10% of building site)	670 sq. ft. (12.9%)
Density	Unlimited within the CBD	3 units (on 4 th level)
FAR	3.0 = 15,606 sq. ft.	2.4 = 12,758 sq. ft.
Setback up to 45 feet		
<i>Front (Minorca Avenue)</i>	zero up to 45 ft	8'-6"
<i>Side (East)</i>	zero up to 45 ft	0'-4"
<i>Side (West)</i>	zero up to 45 ft	0'-4"
<i>Rear (Alley)</i>	zero up to 45 ft	2'-0"
Building Height	45 feet	45 feet (no Med Bonus)
with Med Bonus level 1	5 stories/63.5 ft	
with Med Bonus level 2	6 stories/77 ft	
Parking		
<i>Retail</i>	Exempt on ground floor w/in CBD	4 on-site 23 Remote parking
<i>Office 7,190 sq. ft./300</i>	23.9	
<i>Residential</i>	3.75	

5. STAFF RECOMMENDATION

Pursuant to Section 14-207 Standards for Variances of the “Zoning Code,” the Zoning Division staff finds as follows in regard to the applicant’s proposal as presented in their application for a variance from the provision of Ordinance No. 2021-07, as amended and known as the “Zoning Code,” and makes the following findings:

- 1) **That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

Does not meet the standard required for authorization of variance.

It is a typical lot configuration in blocks within the Central Business District and other commercial areas in the city. This requirement is applicable not only in the MX-2 district but to all Mixed Used zoned properties with a building site of 2,500 square feet or more for projects not pursuing the Mediterranean Style Design bonus. Staff does not find special conditions and circumstances that exist which are peculiar to the land that warrants granting additional height as requested.

- 2) **That the special conditions and circumstances do not result from the actions of the applicant.**

Does not meet the standard required for authorization of variance.

The project opted not to pursue the Mediterranean Style Design bonus, which would have excluded the elevator override from height calculation and eliminated the need for a variance. Staff does not find special conditions and circumstances that exist which are peculiar to the land that warrants additional height.

- 3) That granting the variances requested will not confer on the applicant a special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.**

Does not meet the standard required for authorization of variance.

This requirement is applicable not only in the MX-2 district but to all Mixed Used zoned properties with a building site of 2,500 square feet or more for projects not pursuing the Mediterranean Style Design bonus.

- 4) The literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant (see also definition of “necessary hardship”).**

Does not meet the standard required for authorization of variance.

There are available flexibilities that would allow this project to comply with the height requirements. Therefore, the literal interpretation of the provisions of these regulations would not deprive the applicant the ability to develop this project in accordance with the regulations.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of land, building or structure.**

Does not meet the standard required for authorization of variance.

There are available flexibilities that would allow this project to comply with the height requirements and still develop the project to its maximum possible and reasonable use.

- 6) That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.**

Does meet the standard required for authorization of variance.

The proposed development is a Mixed Use project which is a permitted use in this district. Granting the variances requested will not change the use to one that is not permitted in the zoning district.

- 7) That the granting of the variance will be in harmony with the general intent and purpose of these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Does meet the standard required for authorization of variance.

The variance requested is for mechanical equipment (elevator override) that rises an additional 14 feet, exceeding the maximum 10 feet permitted in the MX-2 district. Granting the variance requested will not be detrimental to public welfare.

- 8) The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.**

Not applicable.

The property is not a historic landmark or in a historic landmark district.

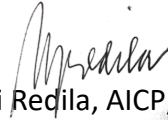
The Planning and Zoning Division staff recommend **DENIAL** as the request fails to meet all the criteria for granting said variances.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Property Appraiser Summary Report.
- C. Legal advertisement published and notice mailed to all property owners within 1,000 feet.

Please visit the City website at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Arceli Redila, AICP, LEED AP
Zoning Administrator
City of Coral Gables, Florida