



The Avenue

351 San Lorenzo Avenue

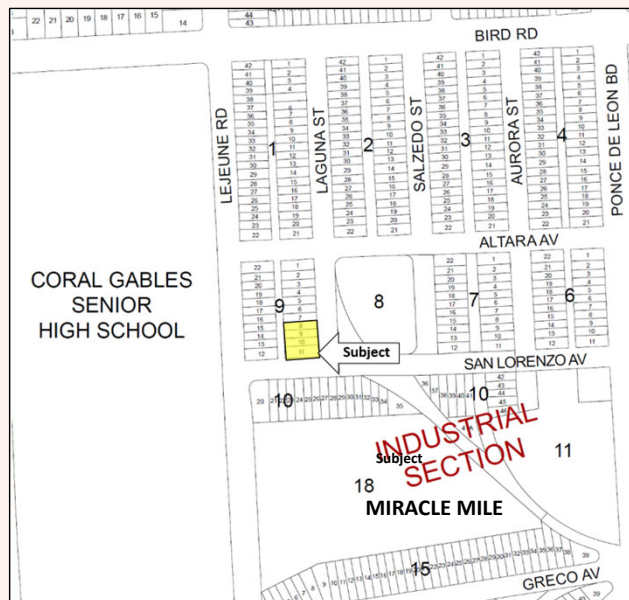
CONDITIONAL USE FOR REMOTE PARKING AND
TRANSFER OF DEVELOPMENT RIGHTS(TDRs)
RECEIVING SITE

CITY COMMISSION
JULY 11, 2023



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LOCATION



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351 SAN LORENZO AVE



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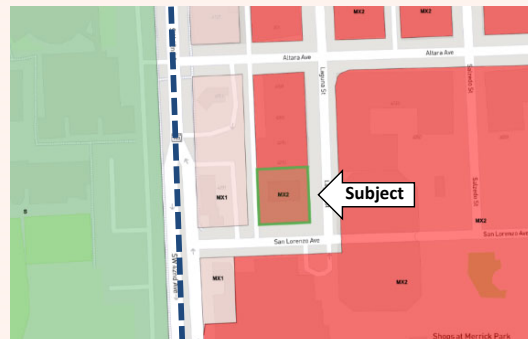
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LAND USE AND ZONING MAPS

Future Land Use: Industrial



Zoning: MX2 and within the Design & Innovation District



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EXISTING CONDITIONS

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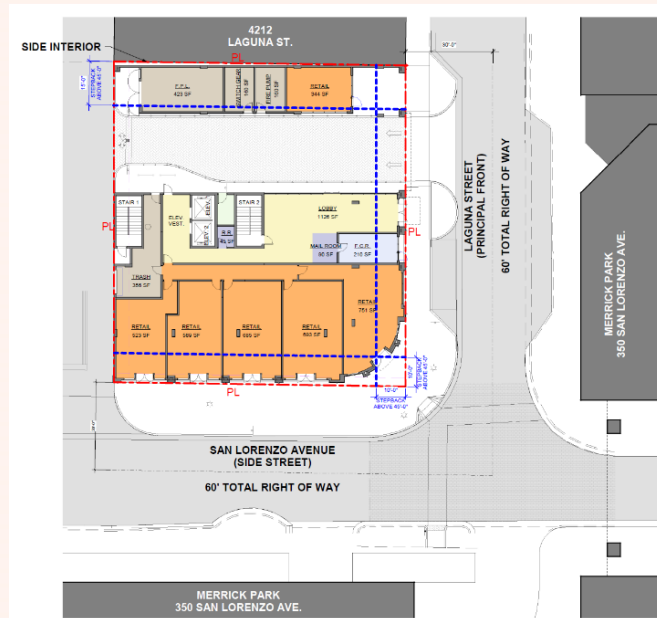
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REQUEST 1: CONDITIONAL USE – REMOTE PARKING

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“THE AVENUE”



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“THE AVENUE”

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	10,988 sq. ft. (0.25 acres)
Landscaped Open Space (ground-level outdoor area, open to the sky)	1,099 sq. ft. (10% of building site)	1,440 sq. ft. (13%)
Density	Unlimited within the Design & Innovation	6 units (one unit per level)
FAR (site area x 3.5) Mediterranean Design Mandatory	3.5 = 38,458 sq. ft.	
TDRs (25%)	9,625 sq. ft.	
Total FAR	4.375 (3.5 + TDRs)	4.375 = 48,073.64 sq. ft.
Setback up to 45 feet	0 on all sides up to 45 ft.	0 on all sides up to Level 2
Stepback above 45 feet		
Principal front (east, Laguna Street)	10	7'-4"
Side interior (north)	15	6'-7"
Side Street (south, San Lorenzo Ave)	10	7'-4"
Rear (alley)	0	0
Building Height	8 stories /97' 10 stories/120' w/ Commission Approval	7 stories/83'
Parking		
Hotel (1.125 x 48)	54 spaces	
Retail (3,861 / 300)	13 spaces	
	67 parking spaces total	70 remote parking spaces

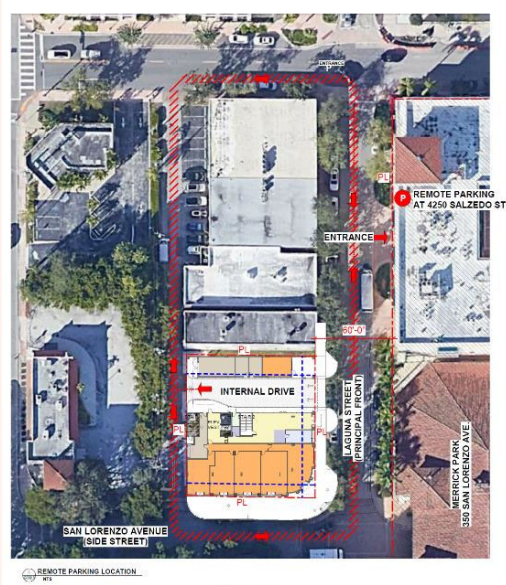
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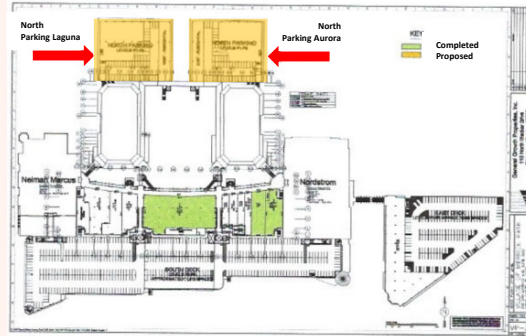
REMOTE PARKING

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70 remote parking spaces



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REQUEST 2: TRANSFER OF DEVELOPMENT RIGHTS (TDRS) RECEIVING SITE

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TRANSFER OF DEVELOPMENT RIGHTS

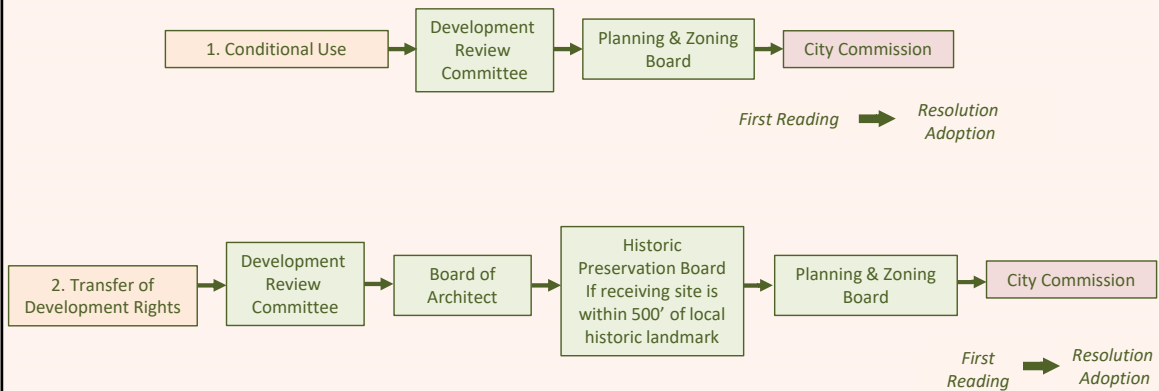
Sending Site – 36 Phoenetia Ave (9,615 square feet of TDRs)



Receiving Site – 351 San Lorenzo Ave



REVIEW PROCESS



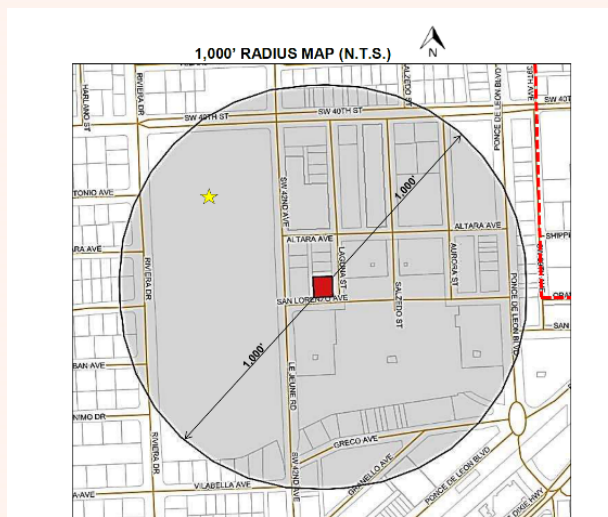
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 11.18.22
2	BOARD OF ARCHITECTS: 02.09.23
3	BOARD OF ADJUSTMENT: 04.03.23
4	NEIGHBORHOOD MEETING: 05.23.23
5	PLANNING AND ZONING BOARD: 06.06.23
6	CITY COMMISSION: 07.11.23

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LETTERS TO PROPERTY OWNERS (1,000 FT)



SUBJECT: 351 San Lorenzo Avenue, Coral Gables, FL 33146
FOLIO NUMBER: 03-4120-017-1570

LEGEND:
 CITY OF CORAL GABLES BOUNDARY - - - - - MDCPS ★

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PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC
2 TIMES	PROPERTY POSTING DRC, PZB
3 TIMES	WEBSITE POSTING DRC, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC

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COMPREHENSIVE PLAN CONSISTENCY

STAFF’S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

- Comply with all the **Remote Parking requirements** outlined in the Zoning Code (e.g. Covenant, Annual Renewal, Remedial plan, and other requirements)
- Maintain **pedestrian access** during construction along Laguna and San Lorenzo
- Payment for the loss of **5 on-street parking spaces**
- Improved **pedestrian crossing, signage, and ramping** on both sides of San Lorenzo

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