



# City of Coral Gables Planning and Zoning Staff Report

**Property:** **4241 Aurora Street**

**Applicant:** 4241 Aurora, LLC

**Application:** Conditional Use for Remote Parking; Transfer of Development Rights (TDRs) Receiving Site; and Conditional Use for Mixed-Use Site Plan

**Public Hearing:** Planning and Zoning Board

**Date & Time:** **September 21, 2023, 6:00 – 9:00 p.m.**

**Location:** City Commission Chambers, City Hall  
405 Biltmore Way, Coral Gables, Florida, 33134

## 1. APPLICATION REQUEST

The application request is for conditional use review for remote parking, receipt of transfer of development rights (TDRs), and mixed-use site plan review for a project referred to as “4241 Aurora” located at 4241 Aurora St within the Design and Innovation District, generally bounded by Aurora Street to the west and San Lorenzo Avenue to the south.

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 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.*
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 “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.*
3. *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.*

The application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

## 2. APPLICATION SUMMARY

The subject property is approximately 29,500 square feet (0.68 acre), located at the northeast corner of San Lorenzo Avenue and Aurora Street and directly east of the Shops at Merrick Park in the Design and Innovation District. The property is zoned as Mixed-Use 2 (MX2) and has a future land use designation of Industrial. The property owner seeks to develop lots 12 through 22, Block 6, which is currently vacant and undeveloped land into a 12-story (137.5 ft) mixed-use project. The project proposes ground floor commercial space, and upper level office space and 80 residential units.

- Building Site is 29,500 square feet (0.67 acres)
- Building height is 12 stories at 137.5' to the top of the roof
- FAR is 4.375 (total floor area: 129,062 square feet)
- 80 residential units (1-,2-, and 3-bedroom units)
- 8,387 +/- square feet of ground floor retail space
- 9,095 +/- square feet of office use
- 6,683 +/- square feet (32%) open space
- 182 total parking spaces (136 onsite; 46 remote)

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 conditional use review for remote parking, review for receipt of transfer of development rights (TDRs), and mixed-use site plan review for a proposed project referred to as "4241 Aurora." The application package submitted by the Applicant is provided as Attachment A.

First, the Applicant is requesting 46 remote off-street parking spaces as a conditional use in accordance with Section 10-109(A)(2)(d) to meet the proposal's off street parking requirements. The Applicant is requesting to remotely park at a Shops at Merrick Park parking garage, which is less than 800' from the subject property, located at 4250-4251 Salzedo St.

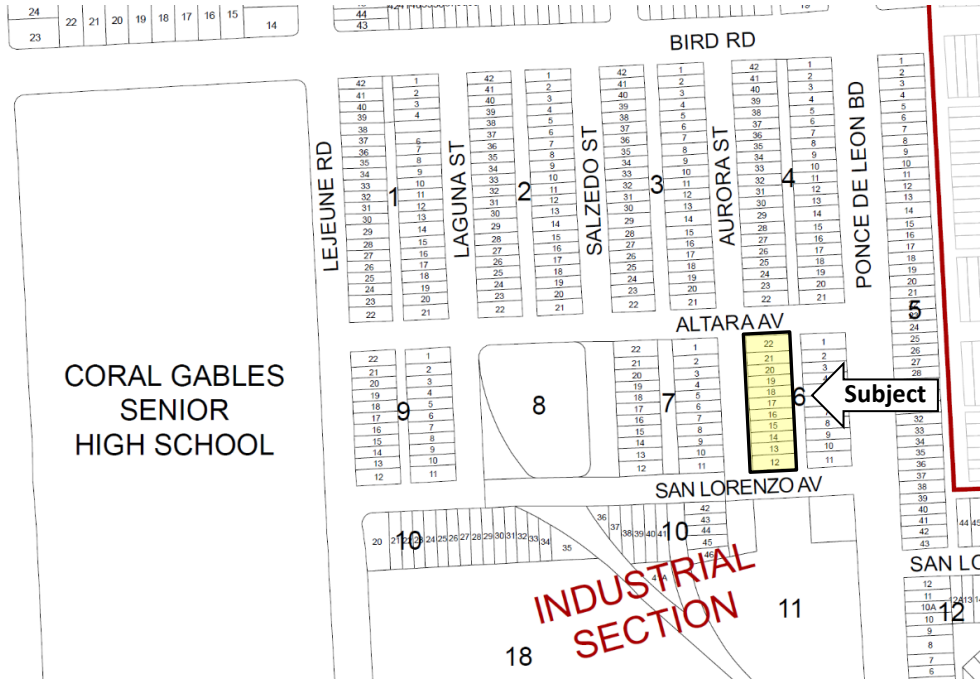
Second, the Applicant is requesting the receipt of transfer development rights (TDRs). The Applicant seeks to utilize 25,812 square feet of TDRs to increase the permitted gross floor area ratio (FAR) from 3.5 to 4.375, which is a 25% increase in FAR. If received, the total floor area will amount to 129,062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

Third, the Applicant is requesting 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, or with street frontage of 200 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.

### Project Location

Location map and aerial shown below:

**Lot, Subdivision, and Plat Map**



**Ariel Map**



**Site Data and Surrounding Uses**

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

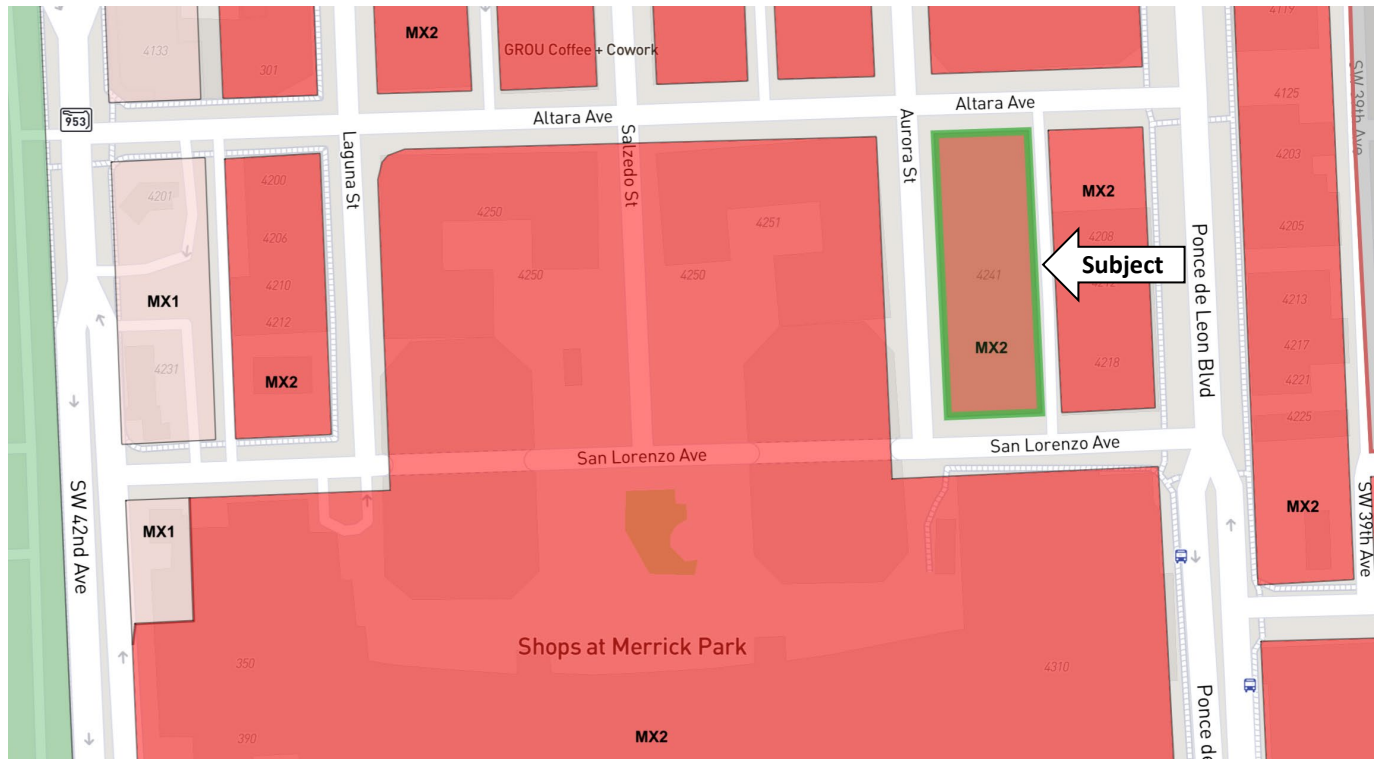
**Existing Property Designations**

Future Land Use Map designation	Industrial Use
Zoning Map designation	Mixed Use 2 (MX2) District
Overlay District	Design & Innovation District Overlay
Mediterranean Architectural District	Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

**Surrounding Land Uses**

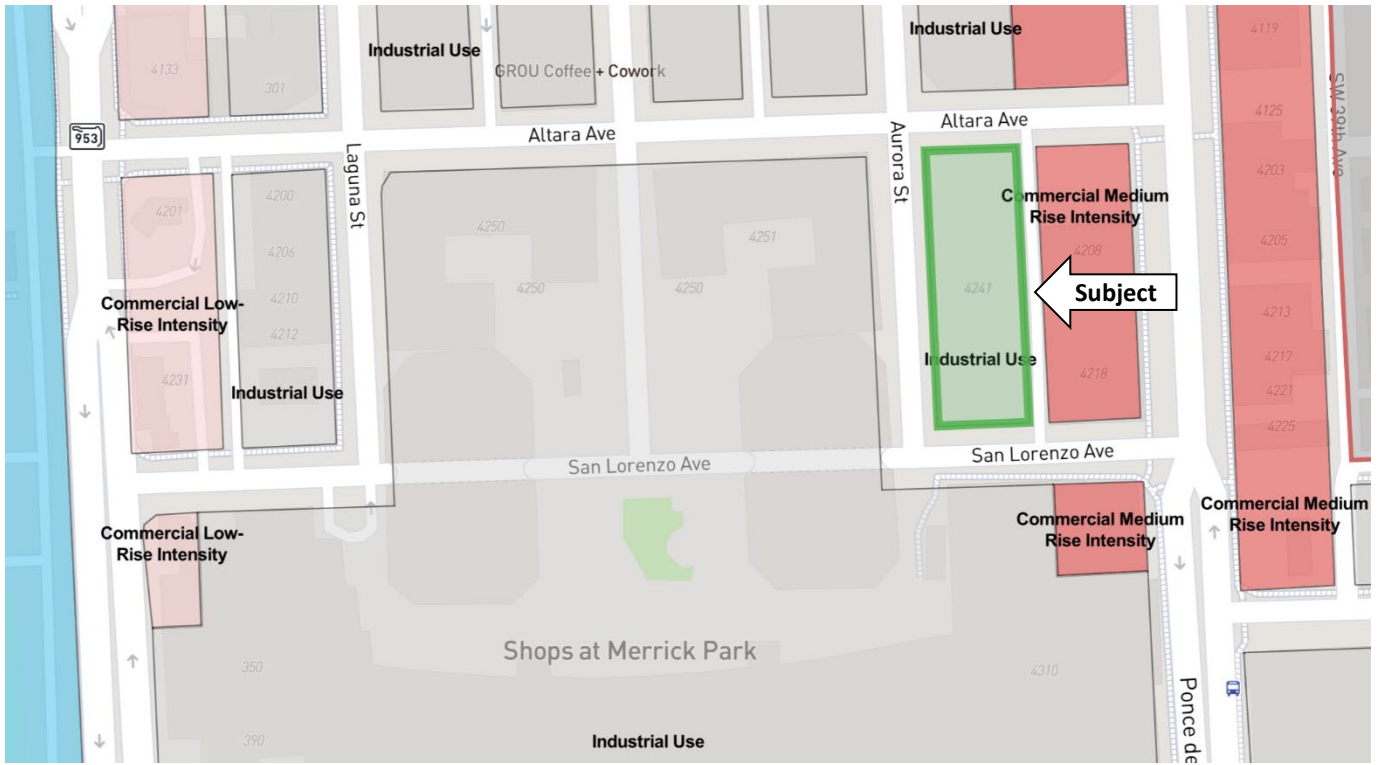
Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	Office	Industrial	Mixed Use 2 (MX2) District
South	The Shops of Merrick Park	Industrial	Mixed Use 2 (MX2) District
East	Commercial	Commercial Medium Rise Intensity	Mixed Use 2 (MX2) District
West	The Shops of Merrick Park	Industrial	Mixed Use 2 (MX2) District

**Existing Zoning Map**





**Future Land Use Map**



**Remote Parking Plan**



### 3. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact for Conditional Use Remote Parking. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

#### CONDITIONAL USE FOR REMOTE PARKING

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, “Purpose and Applicability” provides for the following:

*“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

A Conditional Use review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	<b>Yes.</b> The conditional use request to remotely park is consistent with the goals, objectives, and policies of the Comprehensive Plan by reducing the number of parking spaces needed in the Design and Innovation District. The existing parking garages at the Shops at Merrick Park, which are located directly west of the subject property, were built in the early 2000s with surplus parking and a combined capacity of 3,235 parking spaces. A 2016 parking study observed approximately 1,140 excess parking spaces with 90% - 100% retail and office occupancy. David Plummer & Associates confirmed the study is still valid (See Attachment B). The parking garage has sufficient space to meet the 46 remote parking spaces for the 4241 Aurora project.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	<b>Yes.</b> An objective of the Design and Innovation District is to promote high-quality retail and to encourage effective and property development of the former Industrial Section for local employment. The 4241 Aurora project’s architectural scale and use fits the character of the surrounding properties, and enhances the appeal of the Design and Innovation District with its mix of retail, restaurant, and residential uses. The request is utilizing available parking spaces that are not currently being used at the existing parking garage, and therefore, will not alter the scale of the Design and Innovation District and be compatible with the existing urban fabric.

Another objective of the Design and Innovation District is to

STANDARD	STAFF EVALUATION
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	encourage pedestrian activity. Remote parking is appropriate for employees working and customers visiting 4241 Aurora, as well as convenient for walking around the Design and Innovation District that has a variety of retail and restaurant options, including the Shops at Merrick Park, once they have parked. The remote parking concept is compatible with most existing buildings and uses in the Design and Innovation District – as most patrons and visitors park their vehicles remotely in the public parking garages or on street.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	<b>Yes.</b> The needs and character of the Design and Innovation District will not be compromised by remote parking at the Shops of Merrick Park parking garage. As aforementioned, the parking garage has enough available spaces to meet the project’s request for 46 remote parking spaces. Additionally, remote parking does not interfere with the other alternative transportation modes beyond driving and parking cars, such as the City of Coral Gables Trolley, Metrorail Station, Miami-Dade County MetroBus, Rideshare (Uber, Lyft, and Alto), Freebee, and bicycle.
E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.	<b>Yes.</b> The Applicant’s proposal will not adversely or unreasonably affect the use of other buildings to also utilize remote parking at the parking garage at the Shops of Merrick Park and within the Design and Innovation District. Furthermore, remote parking will not lead to a parking shortage within the area.
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<b>Yes.</b> The proposed remote parking is a compatible use with both the existing commercial buildings in the Design and Innovation District that currently only use on-street parallel parking, City Valet Stations, or public parking garages. The proposed remote parking will only use underutilized parking spaces in the parking garage at the Shops at Merrick Park.
G. The nature of the proposed development is not detrimental to the health, safety and general	<b>Yes.</b> The project site comprises of Lots 12 through 22, Block 6, Industrial Section, and is approximately 29,500 square feet (0.68 acres) in size which accommodates all the proposed development features.
development is not detrimental to the health, safety and general	<b>Yes.</b> The proposed development and request for remote parking is not detrimental to the health, safety, and general welfare of the community. As expounded above, remote parking allows the

STANDARD	STAFF EVALUATION
welfare of the community.	utilization of existing off-street parking in the area and does not conflict with the goals and objectives for development in the Design and Innovation District. Additionally, the residential portion will enrich and support the area for retail purposes due to being in close proximity to the Shops at Merrick Park, one of the largest retail centers in the City of Coral Gables.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<b>Yes.</b> The design of “4241 Aurora” includes a garage entry on the ground floor on Altara Avenue, at the northeast corner of the project. The vehicle entry from the front property line is only allowed with City Commission approval when an alley or side street are present. Staff’s proposed conditions of approval require a design that prioritizes pedestrians with an even and leveled sidewalk through the driveway to prevent conflicts with traffic and pedestrian circulation.
I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	<b>Yes.</b> The property is located within the Gables Redevelopment Infill District (GRID) which allows development to move forward regardless of a roadway’s level of service (LOS). Additionally, a traffic impact analysis was prepared by Kimley Horn which indicates that all intersections are expected to operate at an overall level of service (LOS) B or better. Kimley Horn concluded that the project should not impact or negatively affect the surrounding roadway network and intersections.

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Remote Parking Review for the proposed remote parking spaces. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

**TRANSFER OF DEVELOPMENT RIGHTS (TDRs)**

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact for Transfer of Development Rights. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

The purpose and intent of the Transfer of Development Rights according to the Zoning Code Section 14-204, “Purpose and Applicability” is to “*encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.*”

Sections 14-204.5 and 14-204.6 of the Zoning Code establish the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of

approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code. The property purchasing or transferring the TDRs (referred to as receiver sites) must be zoned Mixed-Use and within the Central Business District (CBD), North Ponce de Leon Boulevard Mixed-Use District, or the Design & Innovation District.

The subject site qualifies as a receiver site since it is zoned Mixed-Use and is located within the Design and Innovation District. The Applicant intends to purchase a total of 25,812 square feet of TDRs from City-owned historic properties, which is a 25% increase of permitted gross FAR from 3.5 to 4.375.

The requested TDRs from the City's historic properties will not allow additional height or density to the proposed project. However, the TDRs add to the bulk of the building to accommodate the proposed residential units and commercial space.

A review of Transfer of Development Rights must comply with Zoning Code Section 14-204.6, "Standards for Review" as follows:

- A. An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:
  1. In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs.
  2. Board of Architects review and approval subject to Section 5-100, Design Review Standards.
  3. If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property.
  4. Planning and Zoning Board review and recommendation and City Commission review and approval by resolution the application satisfies all of the following:
    - a. *"Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses".*
    - b. *"The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest".*
    - c. *"The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment".*
    - d. *"The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan".*
  5. Notice of hearings provided in accordance with the provisions of Article 15 of these regulations.



STANDARD	STAFF EVALUATION
A. Applicable site plan review requirements per Section 14-202., General Development Review Procedures and conditional use review requirements per Section 14-203, Conditional Uses.	<p><b>Yes.</b> The project was reviewed by the Development Review Committee on September 30, 2022. The project was reviewed by the Board of Architects for preliminary design review on December 1, 2022, January 26, 2023, February 9, 2023, May 31, 2023, and August 3, 2023. The project was rejected on December 1, 2022, deferred on January 26, 2023, and denied on February 9, 2023. An Appeal Hearing was held on May 31, 2023 and was approved by the Board of Architects Special Master. On August 3, 2023, the project was approved with conditions by the City Architect.</p> <p>Upon recommendation from the Planning &amp; Zoning Board, the City Commission will review the use of remote parking, receipt of TDRs, and mixed-use site plan.</p>
B. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.	<p><b>Yes.</b> The application is consistent with the Zoning Code and City Code, including density, bulk, size, area and use for the public interest. Since the project is proposing to locate some remote off-street parking, the bulk, size, and area are consistent with the Zoning Code limitations and compatible with the existing Design &amp; Innovation District.</p>
C. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.	<p><b>Yes.</b> A major component of the design is to maximize pedestrian movement through the ground floor commercial uses that include retail, restaurant, and entertainment, as well as 6,683 square feet of open space improvements that include shade trees, landscaping, seating areas, and public art. The open space provides a space for gathering and enhances the variety of uses of the area of Merrick Park. Additionally, the off-site remote parking at the parking garage at the Shops at Merrick Park reduces the scale of 4241 Aurora project.</p>
D. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.	<p><b>Yes.</b> The proposed use of TDRs at this location and redevelopment is compatible with the character of the surrounding Design &amp; Innovation District and community, and therefore conforms to the many Goals, Objectives and Policies of the Comprehensive Plan. The district is rapidly redeveloping with mid-rise mixed-use buildings. The requested</p>

STANDARD	STAFF EVALUATION
	transfer of unused square footage from City historic properties to the proposed building does not negatively impact the area.

**Staff's Findings:** The subject site qualifies as a receiver site since it is zoned Mixed-Use and is located within the Design & Innovation District. The Applicant is purchasing the Transfer of Development Rights (TDRs) from City-owned historic properties, which will fund the continued maintenance of public historic buildings. The requested transfer of development rights will not allow additional height or density to the proposed project, but will add to the bulk of the building to accommodate the additional square footage. However, the remote parking of a portion of the required parking will balance the additional bulk, which will result in a building of similar scale and massing as seen in the rest of the built environment within the Design & Innovation District.

**CONDITIONAL USE FOR MIXED-USE SITE PLAN**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for Mixed-Use Site Plan. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

The purpose of the (MX) Mixed Use Districts, per Section 2-201 of the Zoning Code, *“is to accommodate various forms and densities of mixed uses, including commercial and residential, to serve the needs of a diverse community, while ensuring that there is a transition to single-family and duplex neighborhoods that protects the integrity of these neighborhoods.”*

*The Mixed-Use Districts are intended to provide a continuous, pedestrian-friendly urban environment, bringing together the activities of daily living, and reducing dependence on vehicular mobility. The Mixed-Use District regulations are intended to improve the public realm, and to produce functional and beautiful streets and public open spaces with:*

- 1. street level amenities and design elements contributing to the pedestrian experience;*
- 2. pedestrian connectivity augmented in cross block pedestrian passages; and*
- 3. public open spaces that are welcoming, provide a sense of place, and accommodate a range of activities, from walking between destinations, to waiting for transportation, to accommodating social and cultural activities.”*

**Mediterranean Architectural Style**

The proposed project received preliminary approval which included Mediterranean architectural style approval for Levels 1 and 2 from the Board of Architects Special Master on May 31<sup>st</sup> and by the City Architect and on August 3, 2023.

**Site Plan Information:**

Standard	Project Data
Zoning	Mixed-Use 2 (MX2)
Land Use	Commercial Mid-Rise Intensity
Land Area	29,500 sq. ft. (0.68 acres)

	<b>Required/Permitted</b>	<b>Proposed</b>
<b>Building Site</b>	10,000 sq. ft. (minimum required)	29,500 sq. ft. (0.68 acres)
<b>Open Space</b> (ground-level outdoor area, open to the sky)	2,050 sq. ft. (10% of building site)	4,922 sq. ft. (uncovered) 1,761 sq. ft. (covered) 6,683 sq. ft. (total or 32.6%)
<b>Density</b>	Unlimited within the Design & Innovation	80 units total Total density: 117 units per acre
<b>FAR (site area x 3.5)</b> Mediterranean Design Mandatory	29,500 sq. ft. x 3.5 = 103,250 sq. ft. (Med. Bonus II)	103,250 sq. ft.
<b>TDRs (25%)</b>	29,500 sq. ft. x 0.875 = 25,812 sq. ft.	25,812 sq. ft.
<b>Setback up to 45 feet</b>		
<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'
<b>Stepback above 45 feet</b>		
<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'
<b>Building Height</b>	120 ft. (10 stories) with Commission Approval 137.5 ft (no limit on stories) with proposed text amendment	137.5' (12 stories)
<b>Parking</b>		
<i>Office</i>	9,095 sq. ft. (1 space/300 sq. ft.) = 30 spaces	
<i>Residential</i> <ul style="list-style-type: none"> <li>• 32 1-bedroom units</li> <li>• 32 2-bedroom units</li> <li>• 16 3-bedroom units</li> </ul>	(1 space/1 BR) + (1.75/2 BR) + (2.25/3 BR) = 124 spaces	136 onsite 46 remote <b>182 total</b>
<i>Commercial (Retail/Restaurant/Sales)</i>	8,387 sq. ft. (1 space/300 sq. ft.) = 28 spaces	
<i>H.C. Accessible</i>	(136 on site) 101 to 150 = 5 spaces, 1 van space	6 spaces
<i>EV Parking with Charging Station</i>	182 x (2% min.) = 4SP (MIN)	4 spaces
<i>EV Ready</i>	182 x (3% min.) = 6 SP (MIN)	6 spaces
<i>EC Capable</i>	182 x (15% min) = 28 SP (MIN)	28 spaces
<b>Bicycle Storage</b>	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 <b>21 total spaces</b>

Buildings and structures on building sites of 20,000 square feet or more, or with street frontage of two hundred (200) feet or more, require conditional use review and approval per Section 2-201 of the Zoning Code.

As aforementioned, the purpose of a Conditional Use per Section 14-203 of the Zoning Code *“is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

A Conditional Use review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	<b>Yes.</b> The proposed mixed-use site plan is consistent with and furthers the goals, objectives, and policies of the Comprehensive Land Use Plan and purpose of the Zoning Code mixed-use provisions. The 12-story project will develop a currently vacant parcel of land in the area with an array of office, residential, and retail uses. The ground floor will contain high-quality retail spaces and 6,683 square feet of open space with lush landscaping, seating, outdoor dining, and art that will mirror the surrounding mixed-use developments and the Shops of Merrick Park. In turn, this will strengthen the Design and Innovation District’s business opportunities. Moreover, the project’s location enhances the pedestrian friendly streetscape of Aurora Street, while also being near the trolley stop.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	<b>Yes.</b> The Design and Innovation District was created with the intent to uphold luxury retail and foster effective property development of what was previously the Industrial Section. The Mediterranean architectural design, scale, and use is compatible with the character of the district that contains several mixed-use developments, and embellishes the fusion of retail, restaurant, and residential uses of the area.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	<b>Yes.</b> The needs and character of the Design and Innovation District will not be compromised by the development of this project. The mixed-use building provides a public park on the corner of San Lorenzo and Aurora. A Sunshine meeting was held on June 2, 2022, that concluded in the need for additional parks and open space in the District. The proposed office and retail spaces will promote business opportunities, while being beneficial for young professionals and employees who work in offices and retail spaces in the Design and Innovation District and Coral Gables. The project also supplies

STANDARD	STAFF EVALUATION
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	different selections of residential units, such as 1-, 2, and 3-bedroom units, and amenities. Additionally, the project may inspire residents and pedestrians to utilize alternative transportation modes beyond driving, such as the Trolley, Metrorail, and bicycle.
E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.	<b>Yes.</b> The Applicant’s proposal of a mixed-use building is consistent with the underlying Mixed-Use zoning designation. It will not adversely or unreasonably affect the use of other mixed-use buildings on Ponce de Leon Boulevard, San Lorenzo Avenue, and Aurora Street and in the Design and Innovation District. The proposed project, although is taller, provides 6,683 square feet of open space. It is still similar in scale and physical character to the existing buildings in the immediate vicinity. Furthermore, the project encourages residents and pedestrians to utilize amenities and services from other mixed-use projects and at the Shops of Merrick Park within the Design and Innovation District.
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<b>Yes.</b> The proposed project is compatible with the mixed uses in the Design and Innovation District and the Shops at Merrick Park. The project provides availability for housing options, and creates more spaces for offices and commercial spaces in the Design and Innovation District. The project also delivers open spaces and landscape design improvements that invite residents and pedestrians to engage with each other and improve the streetscape. The extra shade and plants, seating areas, outdoor dining, and art enhances the aesthetics and appeals to more people to the area.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<b>Yes.</b> The project site comprises of Lots 12 through 22, Block 6, Industrial Section, and is approximately 29,500 square feet (0.68 acres) in size which accommodates all the proposed development features. Furthermore, the project accommodates 32% open space improvements, when the minimum requirement is 10%.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<b>Yes.</b> The proposed development and request for a mixed-use site plan approval is not detrimental to the health, safety, and general welfare of the community. The project provides ground floor commercial spaces and 32% open space, which ignites a pedestrian friendly setting. The open spaces will include shade trees, lighting, landscaping, seating areas, outdoor dining, and public art that enhances the beauty and the walkability of this urban area, which has health and safety benefits. Walking may support the health of residents and patrons by burning calories and by reducing the risk of



STANDARD	STAFF EVALUATION
	<p>diseases, such as heart disease. Landscaping and lighting improvements foster a sense of safety. Additionally, the residential portion will enrich and support the area for retail purposes due to being in close proximity to the Shops at Merrick Park, one of the largest retail centers in the City of Coral Gables. As a result, the project will strengthen the health, safety, and general welfare of the community.</p>
<p>H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.</p>	<p><b>Yes.</b> The design of “4241 Aurora” includes a garage entry on the ground floor on Altara Avenue, at the northeast corner of the project. The vehicle entry from the front property line is only allowed with City Commission approval when an alley or side street are present. The proposed Staff recommendation prioritizes pedestrians with an even and leveled sidewalk through the driveway to prevent conflicts with traffic and pedestrian circulation.</p>
<p>I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.</p>	<p><b>Yes.</b> The property is located within the Gables Redevelopment Infill District (GRID) which allows development to move forward regardless of a roadway’s level of service (LOS). Additionally, a trip generation analysis was prepared by Kimley Horn. According to the analysis, the proposed project will generate 69 new vehicle AM trips and 73 PM trips during the week. Kimley Horn concluded that the project should not impact or negatively affect the surrounding roadway network and intersections.</p>

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Mixed-Use Site Plan Review. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
2	<b>Goal MOB-2.</b> The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City’s	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	Comprehensive Plan while maintaining the economic viability of the City’s businesses, and continued enhancement of the quality of life for the City’s neighborhoods.	
3	<p><b>Objective MOB-2.2.5.</b> As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City’s GRID. The City shall research the following:</p> <ul style="list-style-type: none"> <li>• The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.</li> <li>• Potential development incentives and/or economic incentives to promote trolley ridership.</li> <li>• Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.</li> </ul>	Complies
4	<b>Objective MOB-3.1.</b> Provide efficient use, availability and notification of parking within the City.	Complies
5	<p><b>Policy MOB-3.1.1.</b> The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• Additional opportunities for visible/clear signage identifying public parking facilities or opportunities to “intercept” vehicle parking patrons.</li> <li>• Wayfinding signage to direct “pedestrian parkers” to their destinations.</li> <li>• Quality pedestrian connections between the parking facility and the initial destination and secondary destination(s), and City trolley.</li> <li>• Creation of an online real-time access to parking location and occupancy information.</li> <li>• Performance based pricing within high demand areas.</li> <li>• Support a “park once” effort, whereas parking patrons become a “pedestrian” of “transit rider” between the City’s downtown, adjoining retail centers, business attractors, employment centers and the University of Miami.</li> <li>• Continue research on the use of shared parking for destinations for public facilities or the overall parking system.</li> </ul>	Complies
6	<b>Policy MOB-3.1.2.</b> Management of existing public facilities or future public facilities shall be based on a Level of Service (LOS) that provide parking for short term users (i.e., visitors) within 500 feet of their initial destination and beyond 500 feet for long term users.	Complies
7	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.	Complies
8	<p><b>Objective FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:</p> <ul style="list-style-type: none"> <li>• Surrounding land use compatibility</li> <li>• Historic resources</li> <li>• Neighborhood identity</li> </ul>	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> <li>• Public facilities including roadways</li> <li>• Intensity/density of the use</li> <li>• Access and parking</li> <li>• Landscaping and buffering</li> </ul>	
9	<b>Policy FLU-1.10.2.</b> The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.	Complies
10	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
11	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
12	<b>Policy DES-1.2.1.</b> Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
13	<b>Objective DES-1.2.</b> Preserve the Coral Gables Mediterranean design and architecture.	Complies
14	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
15	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.	Complies

**Staff Comments:** The above evaluation indicates that this Application for remote parking as a conditional use, receipt of transfer of development rights, and mixed-use site plan as a conditional use for the 4241 Avenue project is “consistent” with the Comprehensive Plan’s goals, objectives, and policies as determined by Staff.

Per Policy MOB-1.1.2. and Objective MOB-3.1., the City intends to “Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use” and “Provide efficient use, availability, and notification of parking within the City.” The request for remote parking encourages using the public parking spaces available at the parking garage at the Shops at Merrick Park, which is less than 1,000 feet of the proposed project. This project and parking remotely at the garage encourages walking around the Shops at Merrick Park and around the Design and Innovation District that offers a variety of retail and restaurant selections.

Per Policy MOB-3.1.1., “The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following: Support a “park once” effort, whereas parking patrons become a “pedestrian” of “transit rider” between the City’s downtown, adjoining retail centers, business attractors,

employment centers and the University of Miami.” The proposed application for remote parking does meet the policy by supporting a “park once” effort. Employees and guests who remotely park in the parking garage at the Shops at Merrick Park and visiting and living at 4241 Aurora can become pedestrians and transit riders along the District and the City.

Per Policy MOB-3.1.2., the City aims to manage “existing public facilities or future public facilities shall be based on a Level of Service (LOS) that provide parking for short term users (i.e., visitors) within 500 feet of their initial destination and beyond 500 feet for long term users.” The adjacent parking garage entry/exit point is within 500 feet of the 4241 Aurora development, and therefore, achieves the City’s policy.

Per Goal FLU-1., The City aspires to “Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play” and DES-1., the City seeks to “Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.” The Design and Innovation District will greatly benefit from this mixed-use development, being residential (80 residential units), 8,387 square feet of retail space on the first floor, and 9,095 square feet of office use. The project complements and augments the area’s residential, retail, employment, and transit center as a mixed-use space. This mixed-use project will make the area a more alluring place to live and visit in the City for residents and visitors alike.

Therefore, Staff’s determination is that this application is “consistent” with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff and proffered by the Applicant. It allows efficient use of existing excess parking within the District via Remote Parking, which encourages alternative modes of transportation and reduces the number of cars on the city’s streets.

**4. REVIEW TIMELINE AND PUBLIC NOTIFICATION**

**City Review Timeline**

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	09.30.22
Board of Architects	12.01.22 01.26.23 02.09.23 05.31.23 08.03.23
Planning and Zoning Board	09.21.23
City Commission	TBD

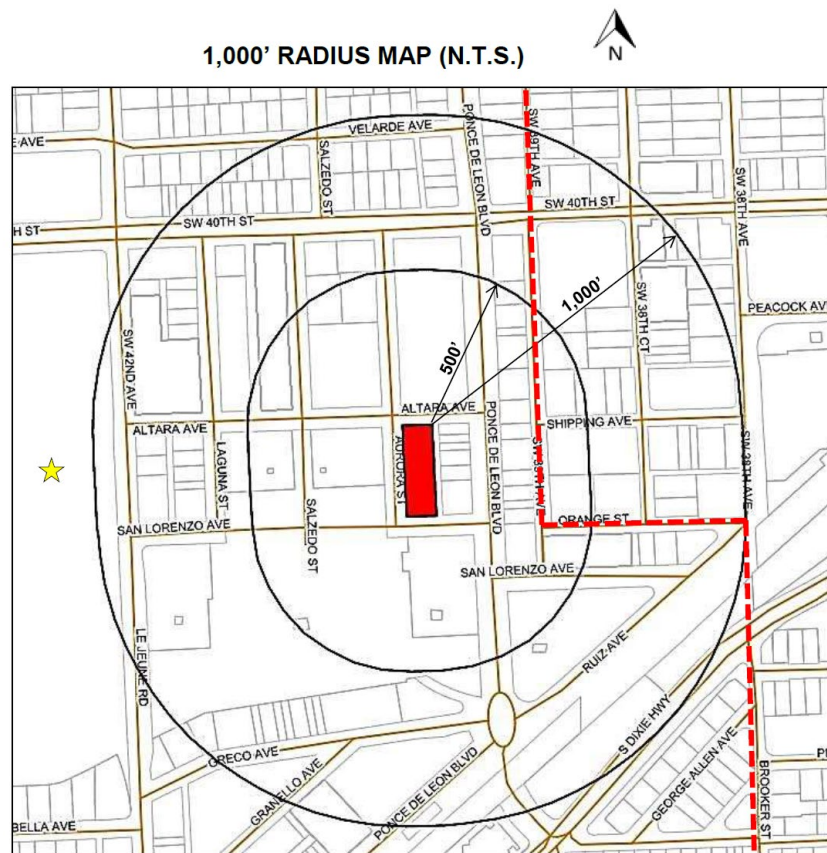
Department	DRC 09.30.22	Board of Architects 01.26.23 & 02.09.23	Comments Provided
Historical Resources and Cultural Arts	X		Y

Art in Public Places	X		Y
Parking	X		Y
Police	X		N
Fire	X		Y
Public Works (Engineering)	X		Y
Public Works (Utilities)	X		N
Zoning	X		Y
Planning	X		Y
Board of Architects	X	X	Y
Building	X		Y
Greenspace Management	X		Y

**Public Notification and Comments**

The Applicant held the mandatory neighborhood meeting on June 27<sup>th</sup>, 2023 with notification to all property owners within 1,000 feet of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division. A summary of the meeting is provided under Attachment A.

Article 15, "Notices," Section 15-100 of the Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on June 14<sup>th</sup>, 2023. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed; and provides for an opportunity to submit comments. There were 864 notices, including 5 international, mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.



**Notification Radius Map**



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Mailed notification for neighborhood meeting	06.14.23
Applicant neighborhood meeting	06.27.23
Mailed Notification for PZB meeting	09.07.23
Sign posting of property	09.08.23
Legal advertisement	09.08.23
Posted Staff report on City web page	09.15.23

**5. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL**

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 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.*

Staff recommends **Approval, with conditions.**

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 "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.*

Staff recommends **Approval, with conditions.**

Staff comments: *The Applicant has not provided any details of the sending sites and no Certificates of Transfer of Development Rights were provided. Applicant needs to provide details of this request and start the process with the Historic Preservation Board.*

3. *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.*

Staff recommends **Approval, with conditions.**

## Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 1. Application/Supporting Documentation. Construction of the proposed project shall be in substantial conformance with all of the following:**
  - a. The Applicant's submittal package to PZB prepared by Arquitectonica to include:
    - i. Maximum building height shall not exceed 12 stories/137.5 ft.
    - ii. 4.375 FAR (total floor area: 129,062 square feet)
    - iii. 46 remote parking spaces
    - iv. 6,683 sq. ft. (32.6%) open space, including 4,922 sq. ft. public park
  - b. Revised site plan for a continuous and leveled sidewalk through the proposed curbcut and driveway.
  - c. All representations preferred by the Applicant's representatives as a part of the review of the Application at public hearings.
  
- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  
- 3. Prior to Building Permit application,** Applicant is required to obtain all Transfer of Development Rights (TDRs) and complete the TDR process prior to Building Permit issuance.
  
- 4. Prior to issuance of the first Building Permit,** Applicant shall:
  - a. **Remote Parking.** The one-time payment into the Parking Trust Fund for use of Remote Parking shall be paid for twenty-five percent of the requested 46 remote parking spaces and shall be collected prior to the issuance of a building permit in the amount established by the City Commission.
  - b. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
  - c. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9-103(B).
  - d. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
  - e. **Signage.** Provide a Signage Master Plan indicating code compliant size and location of all proposed exterior signage.

- f. **Parking Garage Design.** All parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.
  - g. **Ground Floor Design.** The ground floor of all sides of all buildings shall continue to be designed to optimize pedestrian activity and access.
  - h. **Public Realm Improvements.** Prior to issuance of the first City permit for vertical construction, all proposed traffic flow modifications including street design, valley gutters on San Lorenzo and Aurora, crosswalk(s) on Altara and pedestrian signal at Ponce de Leon Boulevard and Altara Avenue, landscaped bumpouts, and shade trees on opposite sides of the streets shall require approval of Miami-Dade County and the City. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
  - i. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
  - j. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  - k. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
  - l. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
  - m. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
  - n. **Construction staging.** Submit a construction staging plan to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Altara and San Lorenzo. No equipment, outriggers, tracks, tires, RTU or vehicles permitted within the sidewalk area at any time.
  - o. **Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all utilities along the entire alleyway, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
5. **Prior to issuance of the first Certificate of Occupancy of Temporary Certificate of Occupancy, Applicant shall:**
- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.

- b. **Underground utilities.** Complete the undergrounding of all new utilities along the entire alley, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning.
  - c. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required at the Applicant's expense.
  - d. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
  - e. **Public Realm improvements.** Installation of all right-of-way improvements and all landscaping, public realm, and streetscape improvements identified on the Applicant's approved plans, including crosswalks on Altara Ave and pedestrian signal at Ponce de Leon Boulevard and Altara Avenue, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, three-and-a-half (3.5) inch caliper, and regularly spaced at 25 to 35 feet on-center. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by the Landscape Division. Silva cells under sidewalks near proposed trees shall be provided at 32" minimum in depth within the public right-of-way and subject property. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, and Planning and Zoning.
  - f. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for the public park located at the corner of San Lorenzo and Aurora. The Easement Agreement shall include the following:
    - i. The Aurora/San Lorenzo Park shall be accessible to the public from dawn to dusk, daily.
    - ii. All open spaces and any associated park furniture and amenities shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.
    - iii. Pets are permitted in designated areas only. Where allowed, pets must be kept on a hand-held leash no longer than 6 feet and be well behaved. Service animals are welcome in all areas of the park. Pet owners are responsible for any waste.
    - iv. Hammock use and any other associated lines are not permitted.
6. **Prior to issuance of the first Certificate of Occupancy of Temporary Certificate of Occupancy, Applicant shall:**
- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
    - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
    - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

## 6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 2016 Shared Parking Study.
- C. Notice mailed to all property owners within 1,000 feet of the property and legal ad.
- D. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information 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,



Jennifer Garcia, AICP, CNU-A  
City Planner  
City of Coral Gables, Florida



**DAVID PLUMMER & ASSOCIATES**

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

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November 30, 2016

Mr. Robert Hazard  
 Sr VP, Acquisitions & Development  
 Hersha Hospitality Trust  
 510 Walnut Street, 9<sup>th</sup> Floor  
 Philadelphia, PA 19106  
 Phone: (215) 717-2746 x2107  
 E-mail: [robert.hazard@hersha.com](mailto:robert.hazard@hersha.com)

**Re: Merrick Park Hotel Parking Occupancy Study - #14253**

Dear Mr. Hazard:

David Plummer & Associates (DPA) conducted a parking analysis for the proposed Merrick Park Hotel project located on the southeast corner of the Altara Avenue / Aurora Street intersection in Coral Gables, Florida (see Exhibit 1). The Merrick Park Hotel project proposes a new 135-room hotel and either a 10,000 SF of retail space (Option A) or 10,000 SF of restaurant (Option B). Parking requirements for the proposed project were calculated to be 192 parking spaces for Option A and 272 parking spaces for Option B. The calculation was done based on the city's zoning code and is summarized in Exhibit 2.

**Exhibit 2**  
**Parking Requirement**

Land Use	Units	Parking Requirement <sup>1</sup>	Required Parking Spaces	
			Option A	Option B
Hotel	135 Rooms	One and one-eighth (1 1/8) spaces per sleeping room.	152	152
Retail	10,000 SF	One (1) space per 250 square feet of floor area	40	---
Restaurant	10,000 SF	Twelve (12) spaces per 1,000 square feet of floor area	---	120
<b>Total Parking Spaces Required</b>			<b>192</b>	<b>272</b>

<sup>1</sup>Coral Gables Off-Street Parking Requirement (Zoning Code Article 5-1409, B1)





# EXHIBIT 1

## Merrick Park Hotel





As part of the parking analysis, DPA conducted a parking occupancy study at the Shops at Merrick Park (SMP). SMP is directly adjacent to the proposed Merrick Park Hotel site and has residential, office and retail components. SPM has four parking garages. Following is a description of the parking garages:

**South Deck Garage:** this parking garage has 2,023 parking spaces. However, 178 of those parking spaces are used for service and loading areas leaving a total of 1,845 available parking spaces. The parking garage serves the retail center. Access to this parking garage is via two two-way driveways from Ponce de Leon Boulevard and from LeJeune Road (SW 42<sup>nd</sup> Avenue).

**East Deck Garage:** this parking garage has 1,080 parking spaces and serves primarily the office building. This parking garage has access via three two-way driveways: one from San Lorenzo Avenue and two from Ruiz Avenue.

**Aurora Garage:** this parking garage has 246 parking spaces of which 155 parking spaces are available for the general public. The other 91 parking spaces are reserved for residents. This parking garage serves the residential buildings and the retail center. This garage has access via a two-way driveway from Aurora Street.

**Laguna Garage:** this parking garage has 248 parking spaces of which 155 parking spaces are available for the general public. The other 93 parking spaces are reserved for residents. This parking garage serves the residential buildings and the retail center. This garage has access via a two-way driveway from Laguna Street.

The purpose of the occupancy study is to assess if the existing parking facilities have enough parking capacity to satisfy the parking demand of the proposed Merrick Park Hotel project. The project proposes a valet-only system with attendants parking cars in the existing SMP parking decks. The study also quantified the number of on-street parking spaces within a 1,000-foot radius of the site.

The occupancy study was conducted from 9:00 AM to 10:00 PM on Wednesday, December 10, 2014 and Saturday, December 13, 2014. At the request of the city, more recent data was collected on Thursday, November 10, 2016. Counts at the four parking garages were collected every hour by floor/area. Collected hourly occupancy data is provided in Attachment A. It should be noted that during the time the data was collected in 2014, the office building was 100% occupied and the retail center was over 90% occupied. During the time the data was collected in 2016, the office building was 100% occupied and the retail center was 91% occupied. Furthermore, the 2014 data was collected during the peak season for retail activity, hence the study represents a very conservative estimate of the parking occupancy.

On-street parking spaces were counted on Wednesday December 10, 2014. A total of 491 on-street parking spaces were counted within a 1,000-foot radius of the site. On-street parking data is also provided in Attachment A.

The number of parked vehicles at each parking garage were combined and an occupancy percentage was calculated based on a total capacity of 3,235 parking spaces open to the public for the SMP. The highest combined occupancy of 76% (2,458 parked vehicles) was observed on Wednesday, December 10, 2014 at 2:00 PM. The highest combined occupancy on Saturday, December 13, 2014 was 64.8% (2,095 parked vehicles) observed at 2:00 PM and the highest combined occupancy on Thursday, November 10, 2016 was 64.5% (2,088 parked vehicles) observed at 2:00 PM. Exhibit 3, 4 and 5 provide the combined occupancy summary for the weekdays and weekend.

**Exhibit 3  
Combined Occupancy Summary – Weekday 2014**

Wednesday, December 10, 2014 9:00 AM - 10:00 PM				
Combined Total	Capacity	Highest Occupancy		
		Parked	Available	% Occupied
	3,235	2,458	777	76.0%
Time Observed: 2:00 PM				

Source: David Plummer and Associates

**Exhibit 4  
Combined Occupancy Summary – Weekend 2014**

Saturday, December 13, 2014 9:00 AM - 10:00 PM				
Combined Total	Capacity	Highest Occupancy		
		Parked	Available	% Occupied
	3,235	2,095	1,140	64.8%
Time Observed: 2:00 PM				

Source: David Plummer and Associates

**Exhibit 5  
Combined Occupancy Summary – Weekday 2016**

Thursday, November 10, 2016 9:00 AM - 10:00 PM				
Combined Total	Capacity	Highest Occupancy		
		Parked	Available	% Occupied
	3,235	2,088	1,147	64.5%
Time Observed: 2:00 PM				

Source: David Plummer and Associates



The data collected shows that at the highest occupancy hour on a peak season weekday and weekend, the existing facilities have between 777 and 1,140 available parking spaces respectively. The recently collected data on a regular weekday shows an availability of 1,147 parking spaces at the highest occupancy hour. This is enough available capacity to accommodate the required total number of parking spaces for Options A and B.

Field observations conducted at the four parking garages support the data; the parking capacity at SMP is not being utilized to its entirety. In the east deck (office) garage, an area of the first floor is reserved for valet; however, this area remained mostly empty with little movement throughout the day. In the south deck (retail) garage, parking spaces located on the first floor ramps were chained off to facilitate access to the garage during the busy holiday season. Furthermore, the Collection car dealership uses 169 parking spaces on the roof level of south deck. These spaces can partially or completely be made available for the use of the proposed development.

The results of the parking occupancy show that the site has enough parking capacity to accommodate the parking requirements of the proposed Merrick Park Hotel project (both Options A and B). In addition, the area has 491 on-street parking spaces within walking distance of the proposed site that can be used by hotel guest/visitors. Therefore, based on the data collected and field observations, we conclude that the required parking for the proposed project can be satisfied at the existing Shops at Merrick Park parking garages with a valet parking program.

Should you have any questions, please call me at (305) 447-0900.

Sincerely,



**Attachment A**  
**Data Collection - 2014**



**Merrick Park Hotel  
VMP Parking Garages #14253  
Combined Occupancy**

Location	Number of Parking Spaces	9:00		10:00		11:00		0:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
A) South Deck (Retail)	1815	478	1367	687	1158	908	937	1126	719	1341	504	1356	489	1288	557	1286	559	1163	682	1152	693	1063	782	971	874	638	1207	341	1504
B) East Deck (Office)	1080	654	426	771	309	899	181	892	168	846	233	879	201	895	185	873	207	714	366	479	601	204	876	98	982	49	1031	39	1041
C) Residential West (Laguna)	155	73	82	81	74	106	49	118	37	120	35	109	46	108	47	93	62	114	41	112	43	100	55	91	64	77	78	56	99
D) Residential East (Autora)	155	45	110	65	90	77	78	87	68	117	38	114	41	115	40	105	50	92	63	91	64	101	54	118	37	109	46	63	92
<b>Combined Total Parked Vehicles</b>	<b>1250</b>	<b>1604</b>		<b>1990</b>		<b>2223</b>		<b>2421</b>		<b>2458</b>		<b>2406</b>		<b>2157</b>		<b>2083</b>		<b>1834</b>		<b>1168</b>		<b>1278</b>		<b>871</b>		<b>899</b>			
<b>Combined Available Spaces</b>	<b>3235</b>	<b>1985</b>		<b>1631</b>		<b>1245</b>		<b>1012</b>		<b>811</b>		<b>777</b>		<b>829</b>		<b>878</b>		<b>1152</b>		<b>1401</b>		<b>1767</b>		<b>1957</b>		<b>2362</b>		<b>2736</b>	
<b>Combined Occupancy Percentage</b>	<b>38.6%</b>	<b>49.6%</b>		<b>61.5%</b>		<b>68.7%</b>		<b>71.9%</b>		<b>76.0%</b>		<b>74.1%</b>		<b>72.9%</b>		<b>61.4%</b>		<b>56.7%</b>		<b>45.4%</b>		<b>39.5%</b>		<b>27.0%</b>		<b>15.4%</b>			

Wednesday December 10, 2014

A) South Deck (Retail)	1815	751	1094	1032	813	1318	527	1550	295	1728	117	1619	226	1651	194	1701	144	1556	289	1427	418	1271	574	1096	749	937	908	605	1240
B) East Deck (Office)	1080	59	1021	87	993	94	986	103	977	107	973	186	894	185	895	149	931	129	951	94	986	74	1006	59	1021	52	1028	46	1034
C) Residential West (Laguna)	155	72	83	90	65	108	47	119	36	116	39	144	11	110	45	101	54	134	21	131	74	105	50	109	46	80	75	72	83
D) Residential East (Autora)	155	49	106	56	99	66	89	105	50	130	25	146	9	130	25	123	32	143	22	141	14	144	31	153	2	143	12	133	22
<b>Combined Total Parked Vehicles</b>	<b>931</b>	<b>1265</b>		<b>1586</b>		<b>1877</b>		<b>2081</b>		<b>2095</b>		<b>2076</b>		<b>2071</b>		<b>1962</b>		<b>1793</b>		<b>1591</b>		<b>1417</b>		<b>1212</b>		<b>856</b>			
<b>Combined Available Spaces</b>	<b>3235</b>	<b>2304</b>		<b>1970</b>		<b>1619</b>		<b>1358</b>		<b>1154</b>		<b>1140</b>		<b>1159</b>		<b>1161</b>		<b>1273</b>		<b>1112</b>		<b>1641</b>		<b>1818</b>		<b>2023</b>		<b>2579</b>	
<b>Combined Occupancy Percentage</b>	<b>28.8%</b>	<b>39.1%</b>		<b>49.0%</b>		<b>58.0%</b>		<b>64.3%</b>		<b>64.8%</b>		<b>64.2%</b>		<b>61.1%</b>		<b>60.6%</b>		<b>55.4%</b>		<b>49.3%</b>		<b>43.8%</b>		<b>37.5%</b>		<b>26.5%</b>			

Saturday December 13, 2014

**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/10/2014

Analyst: Nick

A1) South Deck  
(Retail) Garage

Section 1	Number of Parking Spaces	9:00		10:00		11:00		0:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00		
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	
F Ramp	24	0		0		0		0		0		0		0		0		0		0		0		0		0		0		
A	44	46		59		59		59		57		56		55	1	59	0	58	1	59	0	59	0	59	0	45	14	18		
B	67	36		66		68		68		66		66		67	0	67	0	66	1	67	0	67	0	67	0	11	16	18		
C	81	12		20		42		56		51		50		64	17	72	9	70	11	72	9	75	6	75	6	31		13		
E2 Ramp	41	13		30		32		42		44		44		42		44		41		41	3	44	0	41	0	27	17	12		
A2	49	10		16		27		24		62		61		57	7	58	7	57	2	57	2	50	9	55	4	11	28	10		
B2	67	8		18		23		51		67		67		52	15	62	5	58	9	54	13	54	13	46	21	11	33	14		
C2	78	2		10		17		59		78		78		51	17	57	21	57	26	47	31	48	30	29		17		8		
E3 Ramp	41	5		9		12		28		44		44		36	8	30	14	11	13	11	13	22	22	19	25	12		6		
A3	61	17		27		29		38		60		60		48	12	51	10	32		30		25		19		12		4		
B3	70	10		13		17		28		51	17	51	16	49	21	45	25	31		30		26		23		17		10		
C3	81	6		7		11		11		30		29		45	36	39	42	28		59	22	24		19		14		8		
F4 Ramp	41	3		5		6		6		14		15		11		11		10		7		5		4		2		1		
A4	65	0		0		0		0		1		1		1		1		0		0		0		0		0		0		
B4	78	50		50		50		58		50		50		50		50		50		50		50		50		50		50		
C4	92	53		53		53		53		53		53		53		53		53		53		53		53		53		53		
Section 1 Total Parked Vehicles		271		383		446		581		730		728		690		693		639		657		602		562		396		225		
Available Spaces	1018		747		635		572		437		288		290		328		325		379		361		416		466		622		793	





**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/13/2014

Analyst: Mick

A1) South Deck  
(Retail) Garage

Section I	Number of Parking Spaces	9:00		10:00		11:00		0:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00			
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E		
F:Kamp	28	0		0		0		0		0		0		0		0		0		0		0		0		0		0			
A	54	53	6	59	0	58	0	59	0	59	0	59	0	59	0	59	0	59	0	59	0	59	0	59	0	51	8	33	26		
B	67	55	22	67	0	67	0	67	0	67	0	67	0	67	0	67	0	67	0	67	0	67	0	68	1	53	14	37	30		
C	81	22		59	22	62	13	71	10	74	7	80	11	73	8	72	9	69	12	76	5	72	9	72	9	56	25	21			
E	44	26	16	44	0	43	1	43	1	44	0	41	3	43	1	43	1	42	2	42	2	43	1	40	4	39	5	30			
A2	59	9		29	30	58	1	59	0	59	0	55	4	59	0	58	1	57	2	49	10	51	8	52	7	29	30	22			
B2	67	5		19		67	0	69	0	67	0	64	3	61	6	64	3	62	5	47	20	42	25	54	14	32	35	19			
C2	78	5		18		52	26	78	0	78	0	65	13	64	14	73	5	48	20	48	30	46	32	32		32	46	11			
E2	44	6		14		32	12	44	0	44	0	44	0	41	0	43	1	44	0	35	9	32	12	23	21	12		9			
A3	61	15		23		31		61	0	61	0	56	5	61	0	61	0	45	3	56	5	36	25	14		9		4			
B3	70	7		15		18		70	0	68	2	59	11	70	0	65	2	66	4	59	11	46	24	26		15		10			
C3	81	6		10		29		71	10	81	0	75	6	81	0	79	2	68	13	63	17	44	37	29		21		16			
D3	41	1		4		25		41	0	42	0	38	6	33	11	43	1	32	12	21	23	20	24	15		3		10			
A4	65	0		0		1		10		65	0	56	7	48	17	62	3	44	21	39	26	28		24		21		19			
B4	78	46	32	46	32	46	32	46	32	46	32	46	32	46	32	46	32	46	32	46	32	46	32	44	35	43	35	43	35		
C4	92	59	33	59	33	59	33	59	33	59	33	59	33	59	33	59	33	59	33	59	33	59	33	59	33	59	33	59	33		
Total Parked Vehicles		307		466		655		849		916		856		868		897		834		767		691		607		475		343			
Available Spaces		1018		711		552		363		169		102		162		150		121		187		251		327		411		543		675	

**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/13/2014

Analyst: Teresia

A2) South Deck  
(Retail) Garage

Section 2	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
I	14	0		0		0		0		0		0		0		0		0		0		0		0		0		0	
II	75	75	0	75	0	75	0	75	0	75	0	70	5	72	3	74	1	75	0	75	0	74	1	74	1	74	1	56	19
III	66	66	0	66	0	66	0	64	0	66	0	66	0	66	0	66	0	65	1	64	0	66	0	63	3	61	5	46	20
IV	42	42	0	42	0	42	0	42	0	42	0	42	0	42	0	42	0	42	0	42	0	42	0	42	0	42	0	31	11
V	22	7		19	3	22	0	22	0	22	0	22	0	22	0	22	0	22	0	22	0	22	0	16	6	14	8	8	14
VI	74	32		47	7	74	0	74	0	74	0	72	2	74	0	74	0	74	0	61	11	59	15	45	29	47	27	14	
VII	66	47	19	58	8	65	1	65	1	65	1	62	4	65	1	65	1	64	2	41	5	58	8	50	16	47	19	15	
VIII	42	22		42	0	42	0	42	0	42	0	38	4	42	0	42	0	42	0	41	3	41	2	36	6	35	7	12	
IX	22	1		2		18	4	22	0	22	0	17	5	13	9	21	1	12	10	11	13	11	13	11	13	7	15	5	
X	75	48		63	12	75	0	75	0	75	0	73	2	74	1	75	0	54	21	47	28	34		17		14		11	
XI	67	53	14	44	3	65	2	47	0	67	0	65	2	66	1	47	0	58	9	50	17	37		30		31		16	
XII	42	14		24	18	42	0	42	0	42	0	42	0	40	2	42	0	39	3	46	6	75	17	19		16		7	
XIII	22	1		1		2		6		22	0	22	0	22	0	22	0	19	3	16	6	11	11	9		7		4	
XIV	85	17		21		36		20		85	0	79	6	79	6	82	3	71	14	56	29	44	41	30		27		14	
XV	71	19		22		38		64	7	71	0	64	7	66	5	70	1	53	14	42	19	19	32	31		30		16	
XVI	42	0		0		1		19		42	0	28	13	40	2	40	2	31	11	26	16	20	22	18		10		7	
Total Parked Vehicles		444		566		663		701		812		763		783		804		725		660		580		489		462		262	
Available Spaces		827	383	261	164	126	11	64	44	23	102	167	247	338	365	565													

*Total Parked Vehicles	751	1032	1318	1550	1728	1619	1651	1701	1556	1427	1271	1096	917	615	
Available Spaces	1845	1091	813	527	295	117	226	194	144	289	418	574	719	908	1240
Occupancy Percentage	40.7%	55.9%	71.4%	84.0%	93.7%	87.8%	89.5%	92.2%	81.3%	77.3%	68.9%	59.4%	50.8%	32.8%	

**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/10/2014

Analyst: Alex / Bert

(Office)

Garage

Floor	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
1	63	27		27		27		31		34		30		34		33		28		18		14		6		4		2	
Ramp 1-2	0	0		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	126	55		23		118	8	115	11	99	27	107	19	114	12	114	12	56		39		27		14		7		7	
Ramp 2-3	40	26		22	18	35	5	33	7	32	8	34	6	32	8	32	8	28		19		9		5		0		0	
3	132	132	0	131	1	132	0	128	4	132	0	132	0	132	0	132	0	94	38	50		19		10		9		9	
Ramp 3-4	48	48	0	48	0	48	0	47	1	47	1	48	0	48	0	43	5	33	15	16		6		2		1		1	
4	129	127	2	129	0	127	2	127	2	127	2	129	0	128	1	125	4	106	24	52		17		8		6		4	
Ramp 4-5	48	48	0	48	0	38	0	46	0	40	8	48	0	47	1	43	5	37	11	23		12		4		0		0	
5	129	106	23	129	0	129	0	125	4	117	12	127	2	129	0	127	2	118	11	88	41	25		8		4		1	
Ramp 5-6	48	16		48	0	48	0	45	3	41	7	43	5	45	3	43	5	41	7	31	17	12		7		1		1	
6	129	51		121	8	127	2	129	0	120	9	123	6	123	6	122	7	116	13	93	36	30		14		6		4	
Ramp 6-7	48	1		8		13		16		13		13		14		12		13		13		8		6		2		2	
7	140	17		37		47		48		44		45		49		47		45		37		25		14		9		8	
Total Parked Vehicles		654		771		899		892		846		879		895		873		714		479		204		98		49		39	
Available Spaces	1080		426		309		181		188		234		201		185		207		366		601		876		982		1031		1041
Occupancy Percentage		60.6%		71.4%		83.2%		82.6%		78.3%		81.4%		82.9%		80.8%		66.1%		44.4%		18.9%		9.1%		4.5%		3.6%	

**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/12/2014

Analyst: Francisco Edna

(Office)

Garage

Floor	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
1	63	7		14		13		15		14		14		13		13		11		8		6		4		3		2	
Ramp 1-2	0	0		0		0		0		0		0		0		0		0		0		0		0		0		0	
2	126	8		18		20		23		28		96		93	33	67		64		44		33		22		19		16	
Ramp 2-3	40	2		2		3		3		4		16		21		14		11		7		4		4		3		3	
3	132	20		26		29		32		30		32		32		32		21		14		10		10		8		6	
Ramp 3-4	48	4		4		4		4		4		4		4		3		3		3		3		2		2		2	
4	129	3		4		4		4		5		5		5		4		4		4		4		4		4		4	
Ramp 4-5	48	0		0		0		0		0		0		0		0		0		0		0		0		0		0	
5	129	4		5		5		5		5		5		4		4		4		3		3		3		3		3	
Ramp 5-6	48	0		0		0		0		0		0		0		1		1		1		1		1		0		0	
6	129	2		3		3		4		4		3		3		1		1		1		1		1		1		1	
Ramp 6-7	48	1		1		1		1		1		1		1		1		1		1		1		1		1		1	
7	140	8		10		12		12		12		10		9		9		8		8		8		8		8		8	
Total Parked Vehicles		59		87		91		103		107		186		185		149		129		91		74		59		52		46	
Available Spaces	1080		1021		993		986		977		973		894		895		931		951		980		1006		1021		1028		1034
Occupancy Percentage		5.5%		8.1%		8.7%		9.5%		9.9%		17.2%		17.1%		13.8%		11.9%		8.7%		6.9%		5.5%		4.8%		4.3%	



**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/10/2014

Analyst: Gaby

**C) Residential West  
(Laguna) Garage**

Floor	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
1	8	6	2	7		8	0	8	0	8	0	4	4	6	2	4	4	8	0	7	1	8	0	6	2	6	2	6	2
Ramp 1-2	12	10	2	9	3	12	0	12	0	12	0	12	0	11	1	9	3	12	0	8	4	12	0	10	2	8	4	6	
2	2	0		1		1		2		1	1	2	0	2	0	1	1	2	0	2	0	2	0	0		2		1	
Ramp 2-3	24	2		5		12		19	5	22	2	21	3	13	6	17	7	18	6	17	7	9	15	11	13	11		8	
3	6	2		3		3	3	3	3	6	0	6	0	4	2	3	3	2	4	1	5	2	4	4	2	4		2	
Ramp 3-4	12	2		3		6	6	10	2	12	0	12	0	12	0	10	2	7	5	5	7	5	7	5	7	4		3	
4	2	1		1		1		1		2	0	2	0	2	0	0		9	2	5	1	1	1	0		0	2	0	
Ramp 4-5	24	7		10		15		13		12	12	9		6		8		17	7	20	4	14	10	10		3		2	
5	39	34	5	35	4	35	4	35	4	30	9	29	10	32	7	29	10	36	3	37	2	35	4	34	5	25	14	16	
Ramp 5-6	26	9		7		13	13	15		15	11	12		12		12		12		14	12	12	14	11	15	14		12	
Total Parked Vehicles		73		81		106		118		120		109		108		93		114		112		100		91		77		56	
Available Spaces	155		82		74		49		37		35		46		47		62		41		43		55		64		78		99
Occupancy Percentage		47.1%		52.3%		68.4%		76.1%		77.4%		70.3%		69.7%		60.0%		73.5%		72.3%		64.5%		58.7%		49.7%		36.1%	

**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/15/2014

Analyst: Katrina

C) Residential West  
(Laguna) Garage

Floor	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00			
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E		
1	7	3		6	1	7	0	6	1	7	0	7	0	5	2	6	1	7	0	7	0	6	1	6	1	3	4	3	4		
Ramp 1-2	39	11		20	19	26	13	32	7	34	5	39	0	33	6	36	1	39	0	36	3	29	10	11	4	30	9	26	13		
2	5	2		2	3	2	3	2	3	2	3	5	0	5	0	1	4	3	2	3	2	3	2	1	1	1	4	1			
Ramp 2-3	39	13		20	19	26	13	32	7	29	10	36	1	26	13	17	22	36	3	32	2	23		22	17	13		11			
3	39	34	5	31	8	35	4	35	4	30	9	36	3	25	14	27	12	35	4	34	5	31	8	29	10	21	18	19			
Ramp 3-4	26	9		11		12	14	12	14	14	12	18	7	16	10	14	12	14	12	14	12	13		13		12		12			
4	0																														
Ramp 4-5	0																														
5	0																														
Ramp 5-6	0																														
Total Parked Vehicles		72		90		108		119		116		144		110		101		131		131		105		109		80		72			
Available Spaces		155		83		65		47		36		39		11		45		64		21		24		50		46		75		83	
Occupancy Percentage		46.5%		58.1%		69.7%		76.8%		74.8%		92.9%		71.0%		65.2%		86.3%		84.5%		67.7%		70.3%		51.6%		46.5%			

**Merrick Park Hotel  
Parking Garage #14253**

Date: 12/10/2014

Analyst: Gaby

D) Residential East  
(Aurora) Garage

Floor	Number of Parking Spaces	9:00		10:00		11:00		0:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
1	8	7	1	7	1	5	3	7	1	7	1	6	2	8	0	8	0	6	2	7	1	6	2	6	2	6	2	6	2
Ramp 1-2	12	9	3	12	0	12	0	11	1	12	0	12	0	12	1	12	1	10	2	10	2	12	0	12	0	9	3	9	3
2	2	2		1	1	2	0	2		2	0	2	0	2		1	1	2	0	2	0	2	0	2	0	2	0	1	1
Ramp 2-3	21	5		11	13	14	10	13	11	23	1	21	3	18	6	21	3	19	5	21	3	25	9	18	6	17	7	13	11
3	6	1		3	3	4	2	4	2	6	0	3	3	3	3	3	3	3	3	3	3	2	4	1	3	5	1	4	2
Ramp 3-4	12	0		2		3		4		8	4	7	5	7	5	4	8	6	6	5	7	3	9	7	5	10	2	6	
4	2	0		0		0		0		1	1	2	0	2		1	1	2	0	1	1	1	1	2	0	1	1	0	
Ramp 4-5	24	3		3		4		11		21	3	21	3	19	5	16	8	19	5	21	3	16	8	23	1	18	6	13	
5	39	5		14		22		24	15	26	13	28	11	30	9	27	12	14		11		34	5	31	8	27	12		22
Ramp 5-6	26	13		12		11		11		11		12		15		13		11		10		14		14	12	14	12	11	
Total Parked Vehicles		45		65		77		87		117		114		115		105		92		91		101		118		109		63	
Available Spaces	155		110		90		78		68		38		41		40		50		63		64		54		37		46		42
Occupancy Percentage		29.0%		41.9%		49.7%		56.1%		75.5%		73.5%		74.2%		67.7%		59.4%		58.7%		65.2%		76.1%		70.3%		40.6%	



Merrick Park Hotel  
 Parking Garage #14253

Date: 11/12/2014

Analyst: GAVIN

D:\Residential East

(Aurora) Garage

Floor	Number of Parking Spaces	9:00		10:00		11:00		0:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00		
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	
1	7	4	3	5	2	5	2	1	1	4	1	7	0	7	0	6	1	7	0	7	0	7	0	7	0	7	0	7	0	
Ramp 1-2	43	17		21		27		35	8	38	5	43	0	43	0	38	5	40	3	40	4	42	2	43	0	41	2	40	3	
2	2	0		0		1		1		1		2		2		2		2		2		2		1		2		2	0	
Ramp 2-3	38	3		3		3		19	10	36	2	38	0	30	8	34	4	37	1	35	3	36	2	38	0	34	4	33	6	
3	39	18		17		20		34	5	34	5	39	0	31	8	29	10	32	7	34	5	36	3	38	1	38	1	31	8	
Ramp 3-4	26	7		10		10		10		15		17	9	17	9	14		25	1	25	1	22	4	26	0	21	5	21	5	
4	0																													
Ramp 4-5	0																													
5	0																													
Ramp 5-6	0																													
Total Parked Vehicles		49		56		66		105		130		146		130		123		143		141		144		153		143		133		
Available Spaces	155		106		89		50		25		9		25		32		32		12		14		11		2		12		22	
Occupancy Percentage		31.6%		36.1%		42.6%		67.7%		83.9%		91.2%		83.9%		79.4%		92.3%		91.0%		92.9%		98.7%		92.3%		85.8%		85.8%

**Merrick Park Hotel**  
**On-Street Parking #14253**

Date: 12/10/2014

Analyst: Nick

**On-Street Parking 1000' R**

<b>Roadway</b>	<b>Direction</b>	<b>Number of Parking Spaces</b>
SW 42nd Street	NB / SB	0
Laguna Street	NB / SB	51
Salzedo Street	NB / SB	34
Aurora Street	NB / SB	41
Ponce de Leon Boulevard	NB / SB	106
SW 39th Avenue	NB / SB	7
SW 40th Street	EB / WB	0
Altara Avenue	EB / WB	55
San Lorenzo Avenue	EB / WB	121
Greco Avenue	EB / WB	61
Ruiz Avenue	EB / WB	12
Orange Street	EB / WB	3
<b>Total On-street Parking Spaces</b>		<b>491</b>

**Attachment B**  
**Data Collection - 2016**

Merrick Park Hotel  
 VMP Parking Garages #14253  
 Combined Occupancy

Location	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
A) South Deck (Retail)	181	381	1464	652	1193	769	1076	847	998	1058	787	1088	757	950	855	887	875	970	770	1075	687	1158	571	1274	393	1452	161	1684	
B) East Deck (Office)	1080	587	493	815	205	873	207	873	257	803	277	854	216	835	245	304	566	514	318	752	161	919	68	1012	39	1041	19	1061	
C) Residential West (Laguna)	155	61	54	50	65	84	71	91	64	97	58	87	68	87	68	78	77	78	85	70	75	80	60	95	34	121	27	128	
D) Residential East (Aunres)	155	12	143	17	138	35	120	48	107	65	90	59	86	58	97	53	107	55	100	61	94	58	97	64	91	61	48	107	
<b>Combined Total Parked Vehicles</b>		1041		1574		1761		1809		2023		2088		1970		1865		1573		1214		981		763		527		255	
<b>Combined Available Spaces</b>	<b>3235</b>			1661		1474		1126		1212		1147		1265		1370		1662		1991		2251		2472		2708		2900	
<b>Combined Occupancy Percentage</b>		32.2%		48.7%		54.1%		55.9%		62.5%		64.5%		60.9%		57.2%		48.6%		38.5%		30.1%		23.6%		16.3%		7.9%	

Merrick Park Hotel  
 Parking Garage #14253

Date: 11/02/2018

Analyst: Jan

A1) South Deck  
 (Retail) Garage

Section 1	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
E Ramp	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A	59	46	13	54	5	54	5	56	1	58	1	55	4	58	1	52	7	56	3	55	4	52	7	47	12	28	11	11	
B	67	41	26	57	10	59	8	61	6	67	0	64	3	59	8	57	10	62	5	57	10	60	7	49	18	21	10	10	
C	81	8	73	29	26	32	73	8	26	32	73	8	73	8	67	14	61	19	16	16	16	19	11	11	7	7	4	4	
F2 Ramp	44	14	30	32	30	43	16	30	14	43	1	43	1	33	11	32	12	37	7	38	8	40	31	31	24	14	14	14	
A2	59	13	31	33	26	33	26	43	16	58	1	49	10	44	15	38	21	34	25	38	21	28	17	17	14	14	4	4	
B2	67	12	24	29	29	56	11	29	29	56	11	55	12	34	33	33	34	36	35	35	28	28	17	17	14	14	2	2	
C2	78	11	12	11	18	32	36	18	18	32	36	36	36	32	32	36	36	33	30	30	30	30	26	26	21	21	4	4	
F3 Ramp	44	5	11	15	17	20	23	17	17	20	23	23	23	22	19	19	19	21	20	20	16	16	14	14	11	11	3	3	
A3	61	13	31	33	30	43	18	30	18	43	18	44	17	43	18	44	17	43	18	24	24	20	20	14	14	11	11	2	2
B3	70	10	20	33	29	41	43	29	29	41	43	27	43	27	38	33	33	34	29	29	25	25	19	19	16	16	1	1	
C3	81	5	11	13	19	26	27	19	19	26	27	27	27	23	18	18	18	21	19	19	16	16	13	13	9	9	1	1	
F4 Ramp	44	4	5	5	5	6	11	5	5	6	11	11	11	13	13	13	8	8	6	6	5	5	5	5	5	5	3	3	
A4	65	0	0	0	0	1	1	0	0	1	1	1	1	1	1	1	2	2	1	1	2	2	2	2	2	2	1	1	
B4	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C4	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
Section 1 Total Parked Vehicles	182	301	346	372	483	524	494	551	646	535	524	494	551	467	437	437	581	406	369	369	341	265	265	183	183	835	835	958	
Available Spaces	1018	836	717	672	646	535	494	551	646	535	524	494	551	467	437	437	581	406	369	369	341	265	265	183	183	753	753	677	677

\* Total after Section 2 data sheet

**Merrick Park Hotel  
Parking Garage #14253**

Date: 11/10/2016

Analyst: Ferrando

A2) South Deck  
(Retail) Garage

Section 2	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00		
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	
10 Ramp	14	0		0		0		0		0		0		0		0		0		0		0		0		0		0		
H1	75	12		35		53	22	74	1	75	0	74	1	69	5	73	2	64	11	64	11	74	1	66	4	47	28	24		
G1	66	16		53	13	65	1	65	1	65	1	64	2	64	2	64	2	65	1	58	8	65	1	59	2	38	28	14		
D1	42	34	8	42	0	40	2	39	3	42	0	40	2	39	3	42	0	42	0	42	0	40	2	39	1	31	11	15		
F1 Ramp	22	7		11		15	2	16	6	22	0	19	3	16	5	18	4	19	3	6		11		9		5		3		
EC	74	2		15		25		36		73	1	64	10	50	24	43	31	35		25		19		13		7		4		
G2	66	18		28		45	21	47	19	63	3	56	10	48	18	54	12	39	22	43	23	23		18		11		4		
D2	42	19		39	3	35	2	40	2	41	1	37	5	34	8	32	10	35	2	30	12	19		19		14		7		
F2 Ramp	22	2		4		2		2		9		12	10	7		6		7		6		7		5		3		3		
H3	75	31		48		57	18	62	13	73	2	75	0	72	3	71	4	58	16	43	32	24		22		13		8		
G3	67	43	24	53	14	59	8	58	9	67	0	66	1	65	2	60	7	53	10	40	27	27		23		16		7		
D3	42	14		22		26	10	30	12	36	6	40	2	36	5	36	6	37	5	32	10	25	17	24		18		8		
F3 Ramp	22	0		1		0		1		1		1		1		1		0		0		0		0		0		0		
H4	85	0		0		0		0		0		3		8		8		6		4		4		3		3		2		
G4	71	0		0		1		3		6		10		12		12		7		7		7		5		4		2		
H4	42	1		0		0		2		2		3		2		1		1		1		1		1		0		0		
Section 2 Total Parked Vehicles		199		351		423		475		575		564		523		521		469		401		316		306		210		101		
Available Spaces	827		628		476		401		352		262		261		304		306		358		426		481		521		617		726	
* Total Parked Vehicles		381		652		769		847		1058		1038		990		958		875		770		687		571		393		161		
Available Spaces	1845		1164		1193		1076		998		787		757		855		887		970		1075		1154		1274		1452		1684	
Occupancy Percentage		20.7%		35.5%		41.7%		45.9%		57.3%		59.0%		51.7%		51.9%		47.4%		41.7%		37.2%		30.9%		21.3%		8.7%		

\* Total of Section 1 & Section 2 data sheets

**Merrick Park Hotel  
Parking Garage #14253**

Date: 11/10/2016

Analyst: Nalia P.

**B) East Deck  
(Office) Garage**

Floor	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
1	63	26		34		47		40		39		39		38		35		21		10		4		3		2		2	
Ramp 1-2	0	0		0		0		0		0		0		0		0		0		0		0		0		0		0	
2	126	59		87		105		79		94		104		95		86		65		34		23		18		7		5	
Ramp 2-3	40	24		27		35		33		33		35		34		32		20		17		5		3		2		1	
3	132	115		123		114		120		118		121		121		103		51		24		14		9		7		5	
Ramp 3-4	48	53		52		58		45		51		52		51		44		21		15		7		1		1		0	
4	129	123		122		123		122		113		122		120		114		75		36		21		7		5		3	
Ramp 4-5	48	41		51		51		51		48		51		50		50		39		18		7		5		2		0	
5	129	93		124		123		117		113		121		120		116		93		55		22		8		6		3	
Ramp 5-6	48	11		51		52		48		39		42		41		38		37		22		7		2		1		0	
6	129	38		122		115		120		111		120		117		112		101		67		29		7		3		0	
Ramp 6-7	48	0		4		17		17		17		18		19		18		18		15		10		3		2		0	
7	140	4		18		33		31		27		29		29		27		25		20		12		2		1		0	
Total Parked Vehicles		587		815		875		825		803		854		835		776		566		328		161		68		39		19	
Available Spaces	1080		493		265		207		257		277		226		245		314		514		752		919		1012		1041		1061
Occupancy Percentage		54.4%		75.5%		80.8%		76.2%		74.4%		79.1%		77.3%		71.9%		52.4%		30.4%		14.9%		6.3%		3.6%		1.8%	



**Merrick Park Hotel  
Parking Garage #14253**

Date: 11/10/2016

Analyst: Guelsi P

C) Residential West  
(Laguna) Garage

Floor	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00	
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E
1	22	19		18		20		17		20		19		20		17		15		15		10		16		5		5	
Ramp 1-2																													
2	30	13		18		20		19		27		27		28		25		22		20		17		18		11		9	
Ramp 2-3																													
3	103	29		54		44		55		50		41		39		36		40		50		48		26		18		13	
Ramp 3-4																													
4																													
Ramp 4-5																													
5																													
Ramp 5-6																													
Total Parked Vehicles		61		90		84		91		97		87		87		78		77		85		75		60		34		27	
Available Spaces	155		94		65		71		64		58		68		68		77		78		70		80		95		121		128
Occupancy Percentage		39.4%		58.1%		54.2%		58.7%		62.6%		56.1%		56.1%		50.3%		49.7%		54.8%		48.4%		38.7%		21.9%		17.4%	




**Merrick Park Hotel  
Parking Garage #14253**

Date: 11/10/2016

Analyst: Qwelel

D) Residential East  
(Aurora) Garage

Floor	Number of Parking Spaces	9:00		10:00		11:00		12:00		1:00		2:00		3:00		4:00		5:00		6:00		7:00		8:00		9:00		10:00			
		P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E		
1	22	3		3		9		9		11		13		13		13		17		16		16		14		14		12			
Ramp 1-2																															
2	30	3		5		7		6		6		6		7		6		8		9		9		12		13		11			
Ramp 2-3																															
3	103	6		9		19		33		48		40		38		34		30		36		33		38		34		25			
Ramp 3-4																															
4																															
Ramp 4-5																															
5																															
Ramp 5-6																															
Total Parked Vehicles		12		17		35		48		65		59		58		53		55		61		58		64		61		48			
Available Spaces		155		143		138		120		107		90		96		97		102		100		94		97		91		94		107	
Occupancy Percentage		7.7%		11.0%		22.6%		31.0%		41.9%		38.1%		37.1%		31.2%		35.5%		39.5%		37.4%		41.3%		39.4%		31.0%			

	<b>City of Coral Gables Public Hearing Notice</b>	
<b>Applicant:</b>	<b>4241 Aurora, LLC</b>	
<b>Application:</b>	<b>1. Conditional Use – Remote Parking 2. Transfer of Development Rights Receiving Site Plan 3. Conditional Use – Mixed-Use Site Plan</b>	
<b>Property:</b>	<b>4241 Aurora Street</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>PLANNING &amp; ZONING BOARD Thursday, September 21, 2023, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a></b>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Thursday, September 21, 2023** on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These 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 project includes 32 one-bedroom units, 32 two-bedroom units, and 16 three-bedroom units for a total of 80 residential units. The total number of parking spaces proposed is 182, where 136 spaces are provided onsite and 46 spaces are remote. Approximately 8,387 square feet of commercial space and 9,095 square feet of office space are proposed, as well as 6,683 square feet of open space that include shade trees, landscaping, seating areas, outdoor dining, and public art along Aurora St, Altara Ave, and San Lorenzo Ave. The proposed building is 137.5 feet tall. The application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

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 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.*
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 “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.*

3. *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.*

Additional information may be found at [www.coralgables.com](http://www.coralgables.com). Please forward to other interested parties.

The meeting will also be via Zoom at [www.zoom.us/j/83788709513](https://www.zoom.us/j/83788709513). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sincerely,

*City of Coral Gables, Florida*

**MIAMI-DADE**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:**

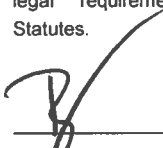
Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - SEPT. 21, 2023

in the XXXX Court, was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

09/08/2023

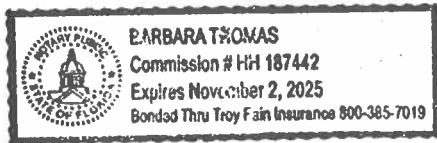
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this 8 day of SEPTEMBER, A.D. 2023



(SEAL)  
ROSANA SALGADO personally known to me



**CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING HYBRID MEETING ON ZOOM PLATFORM**

**City Public Hearing Dates/Times** Local Planning Agency / Planning and Zoning Board Thursday, September 21, 2023, 6:00 p.m.  
**Location** City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed-Use" for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review) (07 12 23 PZB meeting - deferred by Applicant)
2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)

CITY OF CORAL GABLES - Public Hearing  
Sept. 21, 23

4. 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 "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)
5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 2 "Zoning Districts," Section 2-405 "Residential Infill Regulations Overlay District (RIR)" of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; providing for severability, repealer, codification, and an effective date. (06 06 23 and 07 12 23 deferred by PZB)
6. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses," Section 3-315, "Restaurant, open air dining at ground level and other location," to provide a minimum clear distance for outdoor seating within any arcade or loggia, providing for repealer provision, severability clause, codification, and providing for an effective date.
7. 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 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.
8. 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.
9. 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.

The Planning and Zoning Board will be holding its board meeting on Thursday, September 21, 2023, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
9/8

23-59/000682875M



# 4241 Aurora

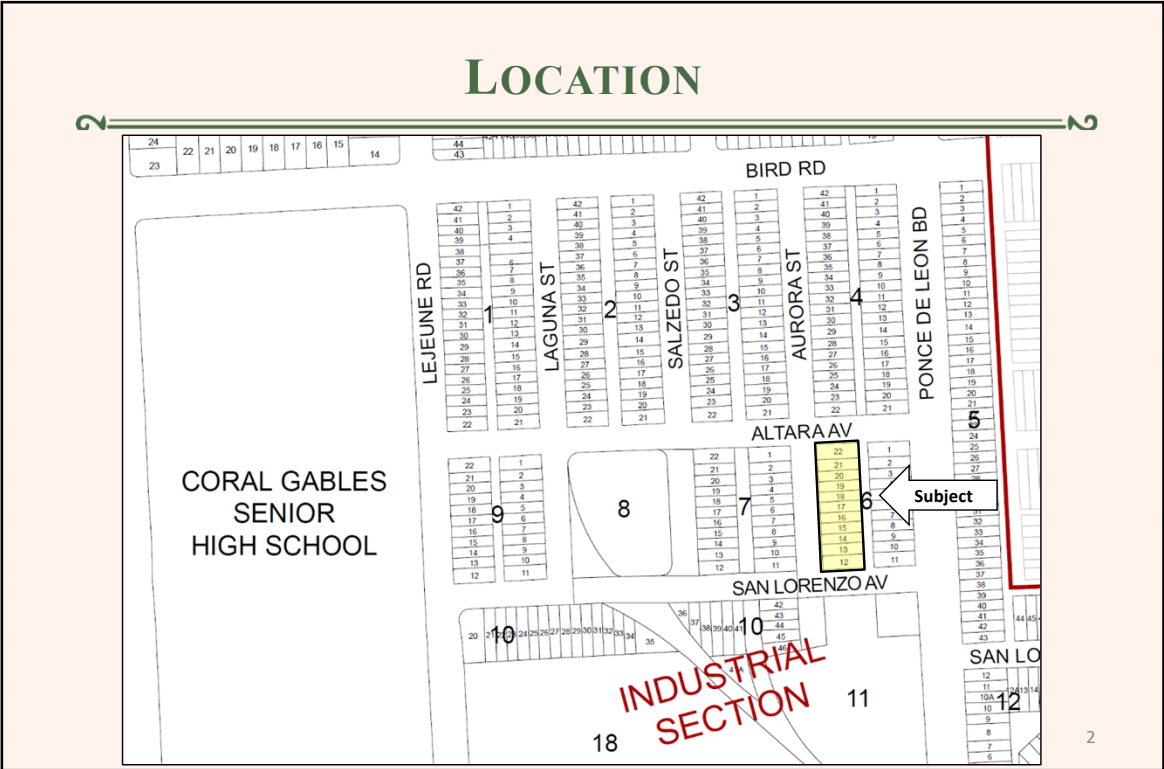
- 1. CONDITIONAL USE – REMOTE PARKING
- 2. TRANSFER OF DEVELOPMENT RIGHTS  
RECEIVING SITE
- 3. CONDITIONAL USE – MIXED-USE SITE PLAN

PLANNING & ZONING BOARD  
SEPTEMBER 21, 2023



1

## LOCATION



2



## LOCATION



3

## FUTURE LAND USE AND ZONING MAPS



4

## EXISTING CONDITIONS

2

2



Subject



Subject

Shops of Merrick Park

5

5

### REQUEST #1:

CONDITIONAL USE – REMOTE PARKING

### REQUEST #2:

TRANSFER OF DEVELOPMENT RIGHTS RECEIVING SITE

### REQUEST #3:

CONDITIONAL USE – MIXED USE SITE PLAN

6

6



**REQUEST #1:**  
CONDITIONAL USE – REMOTE PARKING

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**REMOTE PARKING**



8

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**REQUEST #2:**  
TRANSFER OF DEVELOPMENT RIGHTS (TDRs)  
RECEIVING SITE

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## TRANSFER OF DEVELOPMENT RIGHTS



*Receiving Site – 4241 Aurora St*

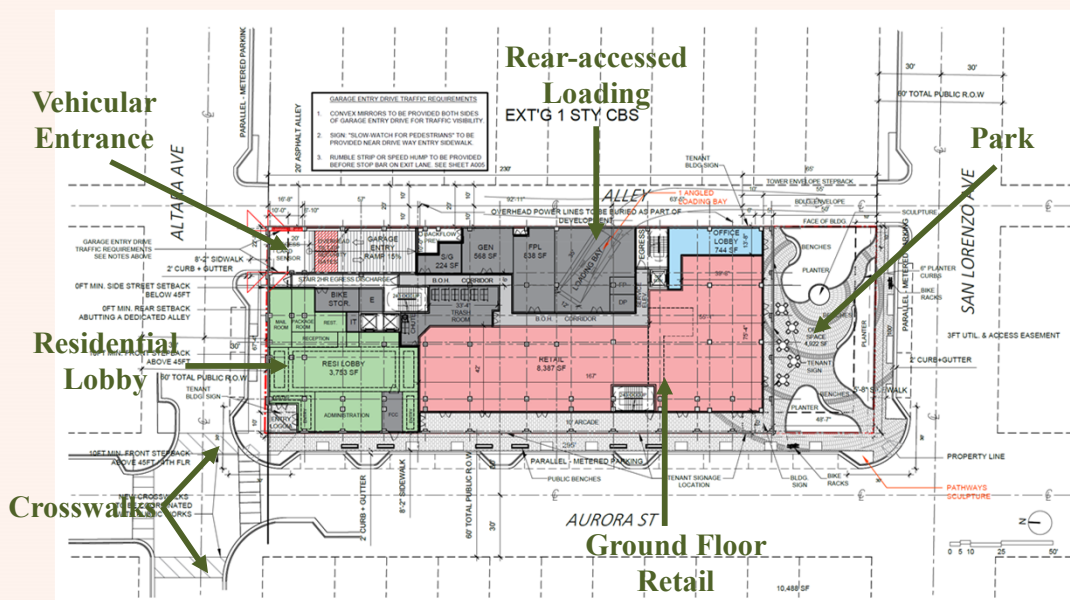


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**REQUEST #3:**  
**CONDITIONAL USE – MIXED USE SITE PLAN**

**“4241 AURORA” MIXED-USE SITE PLAN**



# “4241 AURORA”

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	29,500 sq. ft. (0.68 acres)
Landscaped Open Space (ground-level outdoor area, open to the sky)	1,099 sq. ft. (10% of building site)	6,683 sq. ft. (uncovered and covered)
Density	Unlimited within the Design & Innovation	80 units total
FAR (site area x 3.5) Mediterranean Design Mandatory	29,500 sq. ft. x 3.5 = 103,250 sq. ft.	103,250 sq. ft.
TDRs (25%)	25,812 sq. ft.	25,812 sq. ft.
Setback up to 45 feet	0' on all sides up to 45 ft.	0' on all sides except on the south side (San Lorenzo Ave) which is 53'-5" (Varies)
Stepback above 45 feet		
Principal front (Aurora St)	10'	15'-7"
North side (Altara Ave)	10'	16'-8"
South side (San Lorenzo Ave)	10'	10'-0"
Rear (Interior alley)	0'	0'
Building Height	120 ft. (10 stories) – Design and Innovation District Overlay with Commission Approval 137.5 ft. (No limit on Stories) – with Text Amendment	137.5' (No limit on Stories) – with proposed Text Amendment
Parking	Total required spaces: 182	Remote: 46 spaces Onsite: 136 spaces Total: 182 spaces
Uses		
Office		9,095 sq. ft.
Commercial		8,387 sq. ft.
Residential		80 units

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## REVIEW TIMELINE

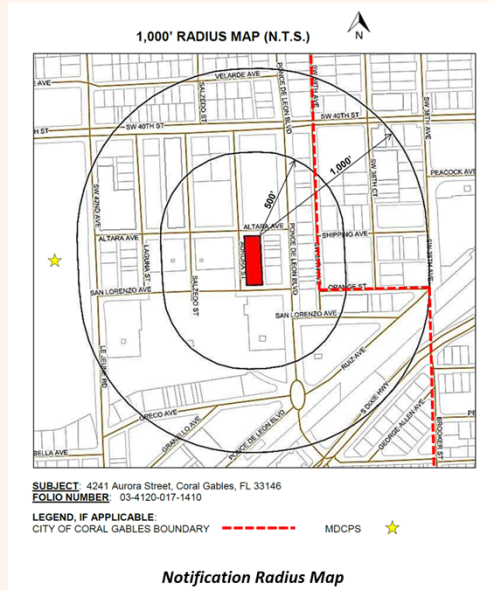
<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 09.30.22</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 12.01.22; 01.26.23; 02.09.23; 05.31.23; 08.03.23</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 6.27.23</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 09.21.23</b>
<b>5</b>	<b>CITY COMMISSION: TBD</b>

14

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## LETTERS TO PROPERTIES (1,000 FT)

2



15

15

## PUBLIC NOTIFICATION

<b>2 TIMES</b>	<b>LETTERS TO PROPERTIES</b> NEIGHBORHOOD MEETING, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB
<b>1 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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## COMPREHENSIVE PLAN CONSISTENCY

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

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

1. **PARK OPEN TO PUBLIC FROM DAWN TO DUSK**
2. **CONSTRUCTION STAGING MUST KEEP SAN LORENZO AVE AND ALTARA AVE SIDEWALKS OPEN THROUGHOUT CONSTRUCTION**
3. **UNDERGROUND OVERHEAD UTILITIES ALONG ENTIRE ALLEYWAY.**
4. **LANDSCAPE REQUIREMENTS SHALL EXCEED REQUIREMENTS PROVIDED IN ARTICLE 6 OF THE ZONING CODE**
5. **STREETScape IMPROVEMENTS ON SAN LORENZO, AURORA, AND ALTARA, AND PEDESTRIAN CROSSWALK AT PONCE AND ALTARA**
6. **TRAFFIC MONITORING FOR 3 YEARS BEGINNING 1 YEAR FROM FIRST TEMPORARY CERTIFICATE OF OCCUPANCY**

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# 4241 Aurora

1. CONDITIONAL USE – REMOTE PARKING
2. TRANSFER OF DEVELOPMENT RIGHTS  
RECEIVING SITE
3. CONDITIONAL USE – MIXED-USE SITE PLAN

**PLANNING & ZONING BOARD  
SEPTEMBER 21, 2023**

