



City of Coral Gables
CITY COMMISSION MEETING
April 16, 2024

ITEM TITLE:

Resolution.

A Resolution of the City Commission amending Resolution No. 2023-196 which granted remote parking conditional use approval for the mixed-use project referred to as “The Avenue” Hotel and Residences on the property legally described as Lots 8 through 11, Block 9, revised plat of Coral Gables Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida to replace the requirement that all overhead utilities along the entire alley be underground with an obligation to construct certain public realm improvements in the vicinity of the project.

BRIEF HISTORY:

Pursuant to Resolution No. 2023-196, the City Commission granted remote parking conditional use approval for the mixed-use project referred to as The Avenue (the “Project”) to be located at 351 San Lorenzo. Resolution No. 2023-196 contains the following conditions:

2. Prior to issuance of the first Building Permit, Applicant shall:

...

f. 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.

...

3. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:

...

a. 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.

The property owner has submitted a written request to amend Resolution No. 2023-196 to modify the conditions of approval to remove the requirement that all overhead utilities along the entire alleyway be underground and instead, be replaced with an obligation to construct certain public realm improvements in the vicinity of the project.

1. Resolution No. 2023-196
2. Draft Proposed Resolution