



**City of Coral Gables
CITY COMMISSION MEETING
July 11, 2023**

ITEM TITLE:

Resolution. Conditional Use – Remote Parking.

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 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; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Resolution. Transfer of Development Rights Receiving Site.

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 “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; including required conditions; providing for a repealer provision, severability clause, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their June 6, 2023 meeting discussed and recommended approval with conditions (vote: 5-0) of the conditional use for remote parking and recommended approval with conditions (vote: 5-0) of the Transfer of Development Rights (TDRs).

BRIEF HISTORY:

Applications have been submitted by Mr. Mario Garcia-Serra on behalf of San Lorenzo Property, LLC (the “Applicant”) to the City of Coral Gables for conditional use review for remote parking and for review for receipt of transfer of development rights (TDRs). The Applicant seeks to redevelop 351 San Lorenzo within the Design and Innovation District into a hotel and residences mixed-use project referred as “The Avenue.”

The first request is one hundred percent (100%) remote off-street parking as a conditional use in accordance to meet the proposal’s off-street parking requirements. The Applicant is requesting to remote park 70 spaces at the north garages at Shops at Merrick Park. The requested remote parking spaces are of the 400 City-controlled parking spaces. Additionally, an off-street valet station within the proposed project’s site will offer valet parking services and be operated 24 hours, seven days a week.

The second request is the receipt of transfer development rights (TDRs). The Applicant is requesting to receive development rights from the historically-designated property at 36 Phoenetia Avenue, which is located within the North Ponce Neighborhood Conservation District Overlay. The Applicant seeks to utilize 9,625 square feet of TDRs to increase the permitted gross floor area ratio (FAR) from 3.5 to 4.375. If received, the total floor area will amount to 48,073 square feet.

Additionally, the Applicant is requesting to provide vehicle entry from the front property line, which requires City Commission approval per Section 2-201.D(10)(c) of the Zoning Code. The building site has both an alley and side street. Where these are present, the vehicle entry from the front property line shall require City Commission approval.

The Applicant’s submittal package is provided as Exhibit A. The Draft Resolution for Conditional Use Remote Parking is provided as Exhibit B and the Draft Resolution for the Transfer of Development Rights Receiving Site is provided as Exhibit C.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
05.15.23	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for the Applicant neighborhood meeting.
05.23.23	Applicant neighborhood meeting.
05.23.23	Property posted for Planning and Zoning Board meeting.
05.23.23	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
05.24.23	Planning and Zoning Board legal advertisement.
06.02.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
06.28.23	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
06.30.23	Legal advertisement.
07.06.23	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact:

The approval of the Transfer of Development Rights (TDRs) of 9,625 square feet could result in additional property tax revenue generated from a larger development.

The approval of the Remote Parking of 70 parking spaces at the north garages of Shops at Merrick Park results in a one-time revenue to the City of \$10,000 per Remote Parking space, as well as potential revenue that could be generated from the City property lease with Brookfield.

EXHIBITS:

- A. Applicant's Submittal Package.
- B. Draft Resolution – Conditional Use Remote Parking.
- C. Draft Resolution – Transfer of Development Rights Receiving Site.
- D. 06.06.23 PZB Staff Report
- E. Excerpts from 06.06.23 PZB Meeting Minutes.
- F. PowerPoint Presentation.