City of Coral Gables
Planning and Zoning Staff Report

Property: **299 Minorca (299 Minorca Ave)**

Applicant: Minorca Ventures, LLC

Application: 1. Receipt of Transfer of Development Rights (TDRs)
2. Conditional Use Review for Remote Parking

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **December 17, 2024; 6:00 p.m. – 9:00 p.m.**

Location: Community Meeting Room, Police and Fire Headquarters,
2151 Salzedo Street, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Application requests are Receipt of Transfer of Development Rights (TDRs), and Conditional Use Approval for Remote Parking for a mixed-use project referred to as "299 Minorca".

1. *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 "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

2. *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 commercial project referred to as "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*

An application for conditional use review requires 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 Application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of Minorca Ventures, LLC for Receipt of Transfer of Development Rights (TDRs) and Conditional Use Review for Remote Parking. The site spans 0.237 acres (10,341.5 sq. ft.) and is designated for "Commercial Mid-Rise Intensity" land use, and zoned as a Mixed-Use 2 District (MX2). It is currently utilized as a surface parking lot.

The proposed project is an 8-story, mixed use building, which includes:

1. Approximately 0.237 acre site
2. Total project area of 45,244 square feet, with Med Bonus Level 2 and TDRs
3. Maximum habitable building height of 97’
4. 45 residential condo/hotel units, including 23 one-bedroom units, 12 one-bedroom plus den units, and 10 two-bedroom units
5. 56 remote parking spaces
6. 4,820 square feet of commercial area
7. Approximately 9,049 square feet of transfer of development rights (TDRs)
8. 1,144 square feet (11% of site) of ground-floor open space
9. Streetscape improvement: street trees along Minorca Ave and Salzedo St.

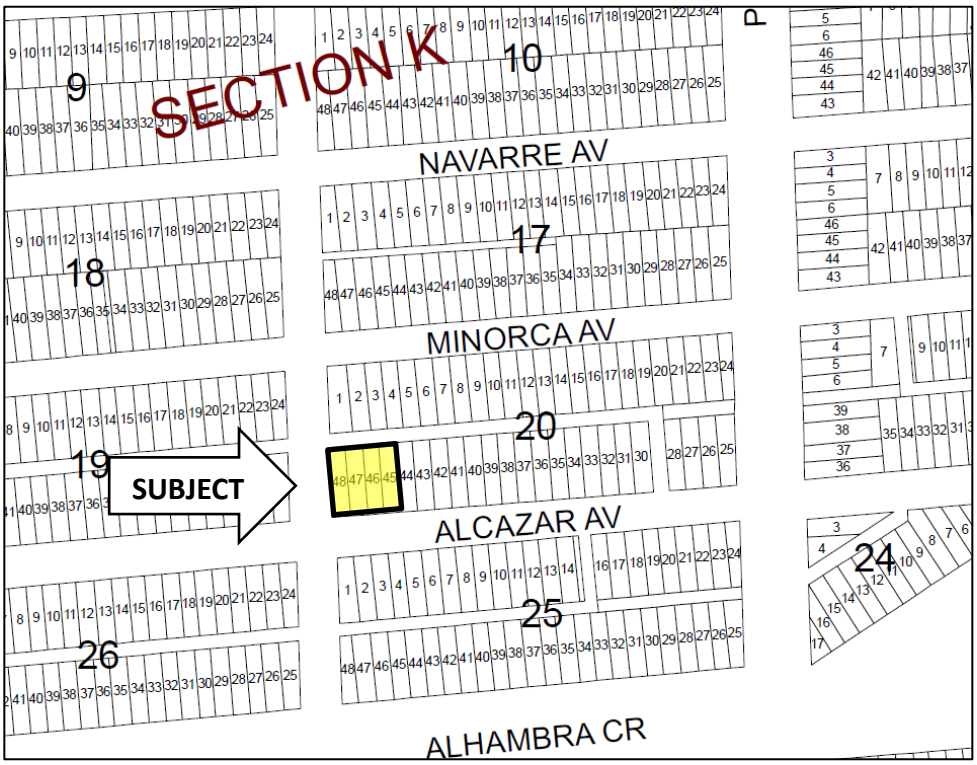
Project Location

The 299 Minorca project is a proposed mixed-use building situated near the northern edge of the Central Business District (CBD), at the northeast corner of Minorca and Salzedo. The site has convenient access to both commercial and residential areas and is within walking distance of Downtown, the Ponce de Leon trolley, and the Freebee rideshare. The site lies in a transitional area between the high-rise and mid-rise commercial properties of Downtown and the medium-density multifamily residential properties of the North Ponce neighborhood. The application package submitted by the Applicant is included as Attachment A.

Existing low-rise apartment and office buildings surround the property to the north and east. The recently constructed Coral Gables Police and Fire Headquarters and the Coral Gables Minorca Garage are located directly across Minorca Avenue, on the block immediately south of the site. To the west, across Salzedo Street, the Sofia Codina—a mixed-use development consisting of a four-story office building and a sixteen-story multifamily residential building—was recently constructed.

The property is generally located at the northeast intersection of Salzedo Street and Minorca Ave, and consists of Lots 45, 46, 47, and 48, less the northern 12 feet thereof, in Block 17, Section “K.”, Coral Gables, Florida. Additionally, a twelve (12) foot wide alley running east/west was deeded to the City in 1964 and abuts the property to the north. The site is shown in the following location map and aerial:

Block, Lot and Section Location Map



Aerial

Site Data and Surrounding Uses

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

Existing Property Designations

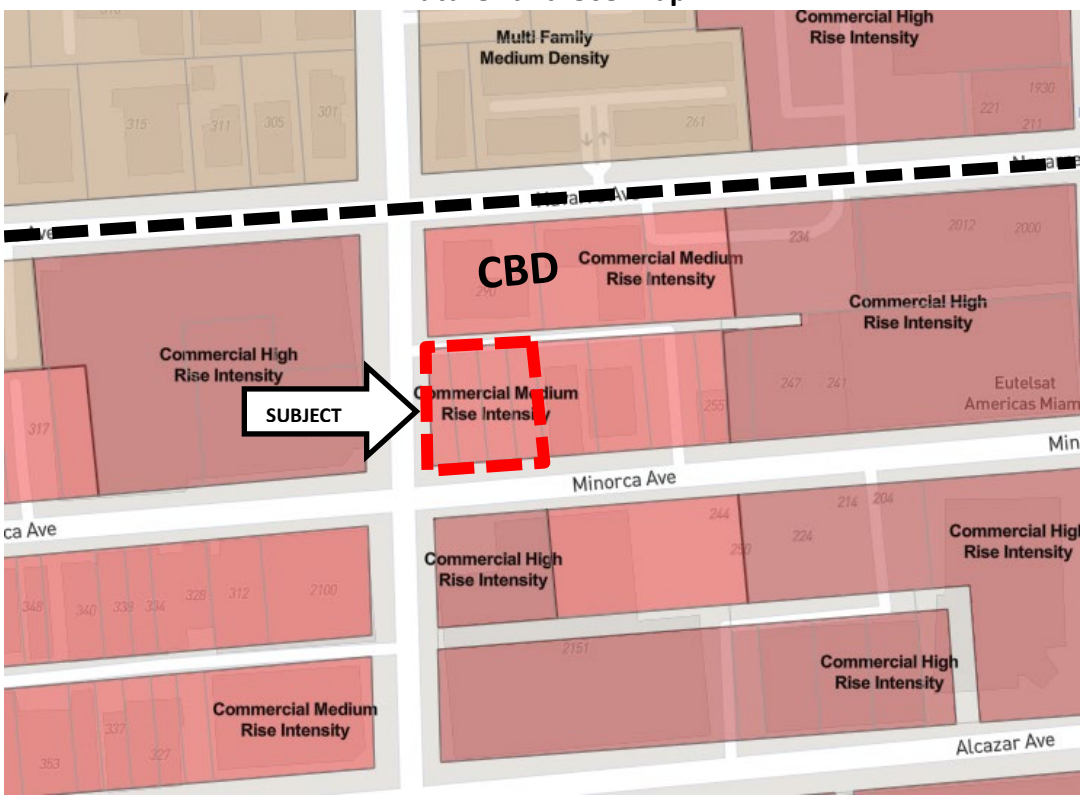
Comprehensive Plan Map designation	Commercial Mid-Rise Intensity
Zoning Map designation	Mixed-Use 2 (MX2)
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

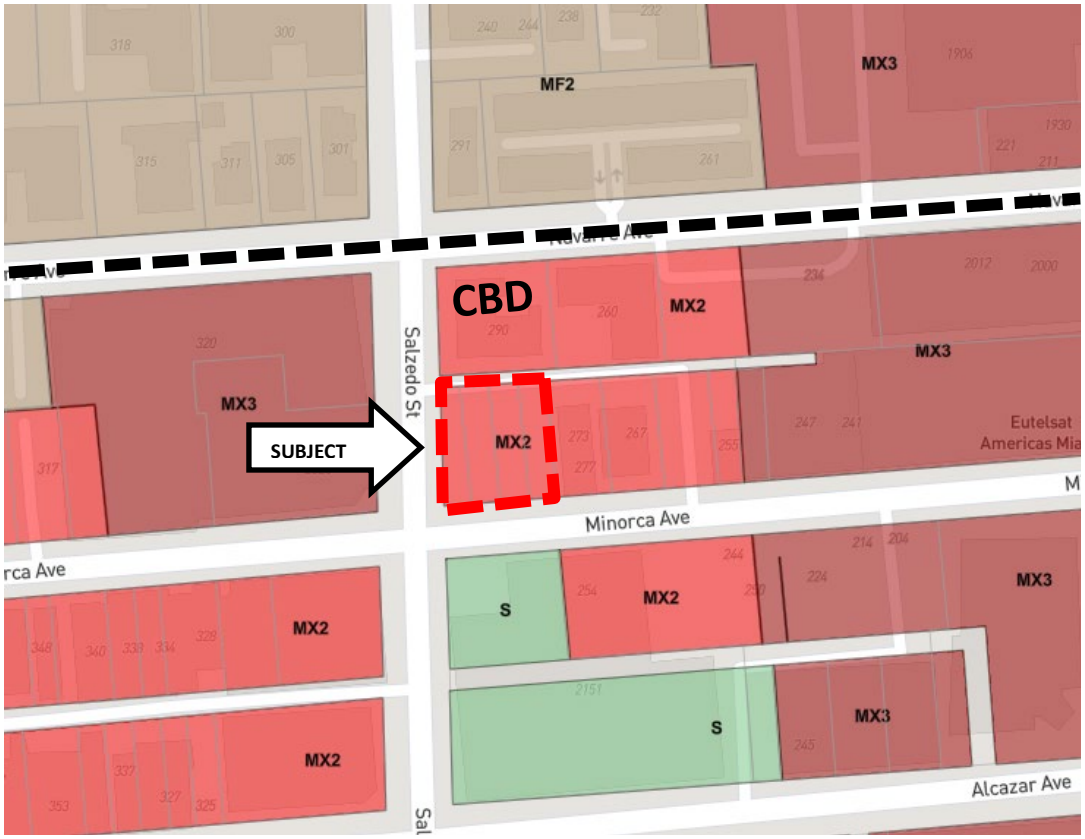
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Multi-Family buildings	Commercial Mid-Rise Intensity	MX-2
South	Coral Gables Police and Fire Department	Commercial High-Rise Intensity	Special Use
East	Office and Retail	Commercial Mid-Rise Intensity	MX-2
West	Mixed-use buildings (Sofia Codina)	Commercial High-Rise Intensity	MX-3

The property's existing land use and zoning designations, as illustrated in the following maps:

Future Land Use Map



Zoning Map



3. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Fact. 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 Applicant is requesting two requests that require Planning & Zoning Board recommendations and City Commission approval.

Site Plan Information:

Type	Allowed/Required	Proposed
Area existing lot	10,000 sq. ft.	10,341.5 sq. ft.
FAR	3.0, or 3.5 with Med Bonus Level 2	3.5 FAR, or 36,195.25 sq. ft.
TDR (25%)	Additional 25% maximum, or 0.875 FAR	9,049 sq. ft.
Grand Total	4.375	4.375, or 45,244 sq. ft.
Building height	70 ft., 97 feet (Med Bonus Level 2)	97 feet
Number of stories	8 floors (Med Bonus Level 2)	**8 stories**
Proposed Uses:		

Type	Allowed/Required	Proposed
Residential	Density: Unlimited (within the CBD)	Density: 190 units/acre **45 units**
Ground Floor Commercial		4,820 sq. ft. (10.6%)
Parking		
Residential Units		
1BR, 35 units @1/unit *Overnight Accommodation @1.125/room*	35 spaces, or 39 spaces	
2BR, 10 units @1.75/unit	17 spaces	
Total Parking	56	56 remote parking spaces
Open Space at ground level	1,033 sq. ft. (10%) of the site area	1,144sq. ft. (11%) on-site

Setbacks	Permitted/Required	Proposed
Primary street frontages Salzedo Street and Minorca Avenue	0 ft. 10 ft above 45 ft	0 feet 10 ft above 45 feet
Side Interior (East)	0 ft. 15 ft above 45 ft	0 feet 15 ft above 45 feet
Rear at Alley (North)	0 ft. 3 ft above 45 ft	0 feet 3 ft above 45 feet

A. Transfer of Development Rights (TDRs)

The purpose and intent of the Transfer of Development Rights provisions, 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 within the CBD and the North Ponce neighborhood.

The project site is eligible to use Transfer of Development Rights (TDRs) as a receiving site, as it is located within the boundaries of the Central Business District (CBD) and designated for mixed-use zoning. According to the City's Comprehensive Plan Table FLU-2, Commercial Land Uses, "up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for TDRs." The Applicant is requesting the receipt of 9,049 square feet of TDRs, which would result in an additional FAR of 0.875 with the approved Med Bonus Level 2, reflecting the allowed 25% increase.

The requested TDRs 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.

The Planning and Zoning Board may recommend, and the City Commission may impose conditions of approval that are necessary to ensure compliance with the standards set out herein.

Findings of Fact – Transfer of Development Rights (TDRs)

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. **Complies.**
    2. Board of Architects review and approval subject to Section 5-100, Design Review Standards. **Approved on September 12, 2024.**
    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. **Approved by HPB on October 16, 2024.**
    4. Planning and Zoning Board review and recommendation and City Commission review and approval by resolution the application satisfies all of the following:

STANDARD	STAFF EVALUATION
1. Applicable site plan review requirements per Section 14-202., General Development Review Procedures and conditional use review requirements per Section 14-203, Conditional Uses.	**Yes.** The proposed design was reviewed by the Development Review Committee on June 28th, 2024, reviewed by the Board of Architects on August 29th and September 12th, and was approved on September 12th, 2024. Upon recommendation from the Planning & Zoning Board, the City Commission will review the receipt of TDRs, along with the Conditional Use review for Remote Parking.
2. 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.	**Yes.** The Application aligns with the Zoning Code and City Code in terms of density, bulk, size, area, and use, serving the public interest. This project will provide benefits to residents, guests, retailers within the building, and surrounding properties. It will transform the current surface parking lot into a high-quality mixed-use development, featuring ground floor commercial spaces and upper-level units in the heart of the City's Central Business District. The proposed ground floor commercial spaces are designed to activate both streetscapes, promote pedestrian activity, and create a vibrant and welcoming atmosphere for residents, visitors, and patrons alike.
3. The physical design of the proposed site plan and the	**Yes.** The proposed site plan prioritizes pedestrian movement and safety by incorporating design elements that effectively

STANDARD	STAFF EVALUATION
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.	separate and control vehicular traffic, such as wider and continuous sidewalks and minimal driveway access. Additionally, the project includes approximately 1,144 square feet of open space and embraces Mediterranean architecture, which enhances the visual appeal and integrates with the surrounding environment. These design features are complemented by the amenities of natural light and air circulation along the street and alley frontages. Recreational opportunities for residents are offered at the rooftop, and overall visual enjoyment of the infill building benefites residents, guests, and pedestrians alike.
4. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.	**Yes.** The proposed project is compatible with the character of the surrounding downtown and community, and aligns with several goals, objectives, and policies of the Comprehensive Plan, including Goal FLU-1, Objective FLU-1.9, Policy FLU-1.9.1, Goal DES-1, Objective DES-1.1, Policy DES-1.1.1, among others. The area is experiencing rapid redevelopment with mid-rise and high-rise mixed-use buildings, many of which are taller and larger than the proposed project due to the inclusion of on-site parking in recent developments. The requested transfer of square footage to the proposed building will not have a negative impact on the area. A more detailed analysis of the project's consistency with the Comprehensive Plan is provided below.

5. Notice of hearings provided in accordance with the provisions of Article 15 of these regulations. **Complied.**

Staff Comments: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Transfer of Development Rights (TDRs) for the proposed project. The Applicant is requesting the utilization of 9,049 sq. ft. of TDRs for this project. The proposed building's density, bulk, size, area, and use are fully consistent with the development standards permitted for the property. The site plan incorporates various improvements, including pedestrian amenities, street trees, and options for multi-modal transportation. The project prioritizes pedestrian movement and landscaped open spaces along the right-of-way. Additionally, the inclusion of ground-floor commercial spaces and upper-floor residential units aligns with the goals, objectives, and policies of the Comprehensive Plan, which promote mixed-use development and urban housing options near downtown to reduce the need for driving.

B. 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.	The proposed remote parking request for 56 spaces is consistent with the goals, objectives, and policies of the Comprehensive Plan by reducing the number of parking spaces needed in the downtown business district. The existing parking garage (255 Alhambra Cir garage) is located approximately 330 feet south of the proposed project at the southeast corner of the Salzedo Street and Alcazar Avenue intersection. The Parking Occupancy Report submitted by the applicant, included as part of Attachment A, indicates that the garage contains a total of 568 spaces and is underutilized. According to the Applicant, the office space at 255 Alhambra Circle is 80% occupied, and no other remote parking agreements associated with the garage. Therefore, even at full occupancy, the report data indicates sufficient parking spaces to accommodate the remote parking request. Consistent with the goals, objectives, and policies of the Comprehensive Plan, remote parking will be beneficial for utilizing an existing garage that is being underused in the Downtown District. In addition, although the area has alternative transportation modes, such as the Gables Trolley, Freebee, and other parking supplies, this provides residents, customers and employees using the retail and restaurant spaces an opportunity to park close to the site.

Standard	Staff Evaluation
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.	An objective of the Central Business District is to preserve the aesthetic and urban character of Downtown Coral Gables, which supports higher density. This is achieved by utilizing the existing adjacent parking facility for remote parking. The request effectively makes use of current existing parking spaces in the garage, ensuring that it does not place additional strain within the District and remains compatible with the existing urban fabric. Another purpose of the Central Business District is to encourage pedestrian activity through appropriate densities of mixed-use development. Remote parking is suitable for both residents of and visitors to 299 Minorca, providing convenient access for walking throughout the Central Business District after parking. This remote parking concept is compatible with most existing buildings and uses in the area, further promoting a pedestrian-friendly environment.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	The needs and character of Central Business District will not be compromised by remote parking at the adjacent garage. Remote parking will utilize available parking spaces, and provide residents and patrons another area to park in the District that is close to the site. 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, City of Miami Trolley, Miami-Dade County MetroBus, Rideshare (Uber, Lyft, and Alto), Freebee, and bicycle.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	The Applicant's proposal will not adversely or unreasonably affect the use of other buildings to also utilize remote parking within the Central Business District.
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	The proposed remote parking is a compatible use with many existing downtown buildings that currently use on-street parallel parking, City Valet stations, private or public parking garages. The proposed remote parking will only use underutilized parking spaces in the garage, and does not remove any residential parking that is private/reserved.

Standard	Staff Evaluation
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	The project site comprises of Lots 45 through 48, Block 17, Section K, and is approximately 10,341.5 square feet (0.237 acres) in size which accommodates all the proposed residential units and retail.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	The proposed development and request for remote parking is not detrimental to the health, safety, and general welfare of the community. As explained above, remote parking allows the utilization of existing off-site and off-street parking in the area and does not conflict with the goals and objectives for development in the Central Business District.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	The design of "299 Minorca" includes an off-street drop-off/pick-up area that is accessed from the front street of Minorca. 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 driveway design ensures smooth vehicular circulation, while clear pedestrian pathways are integrated to prioritize safety. The sidewalk is level and continuous across the driveway, reducing potential conflicts between vehicles and pedestrians and promoting a harmonious coexistence of both forms of circulation. Additionally, the layout is well-defined, guiding both vehicles and pedestrians safely through the space.
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.	The property is located within the Gables Redevelopment Infill District (GRID) which allows review of development regardless of a roadway's level of service (LOS). A trip generation analysis was prepared by David Plummer & Associates. According to the analysis, the proposed project will generate less than 50 two-way vehicle trips, and therefore, would not require a Traffic Impact Study. Additionally, the Queuing Study submitted by the applicant indicates that the driveways will operate at an acceptable level of service, with queues having a de minimis impact on Minorca Avenue and Salzedo Street.

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 56 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.

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	**Objective MOB-1.1** Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
2	**Policy MOB-1.1.2.** Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
3	**Objective MOB-2.2.5.** 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: • 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. • Potential development incentives and/or economic incentives to promote trolley ridership. • Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.	Complies
4	**Objective MOB-3.1.** Provide efficient use, availability and notification of parking within the City.	Complies
5	**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: • Additional opportunities for visible/clear signage identifying public parking facilities or opportunities to "intercept" vehicle parking patrons. • Wayfinding signage to direct "pedestrian parkers" to their destinations. • Quality pedestrian connections between the parking facility and the initial destination and secondary destination(s), and City trolley. • Creation of an online real-time access to parking location and occupancy information. • Performance based pricing within high demand areas.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	• 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. • Continue research on the use of shared parking for destinations for public facilities or the overall parking system.	
6	**Policy MOB-3.1.2.** 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	**Policy MOB 3.1.3.** Adopt by 2009, a payment in lieu of parking system allowing the development community to reduce parking requirements where alternative transportation or existing parking supply can support new development. Rigid adherence to development of excessive additional parking supply can only exacerbate roadway capacity limitations.	Complies
8	**Goal FLU-1.** 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
9	**Objective FLU-1.2.** Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
10	**Objective FLU-1.7.2.** 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: • Surrounding land use compatibility • Historic resources • Neighborhood identity • Public facilities including roadways • Intensity/density of the use • Access and parking • Landscaping and buffering	Complies
11	**Goal DES-1.** Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12	**Objective DES-1.1.** 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
13	**Policy DES-1.2.1.** Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	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.	
14	**Objective DES-1.2.** Preserve the Coral Gables Mediterranean design and architecture.	Complies

Staff Comments: The above evaluation indicates that this Application for remote parking as a conditional use and for transfer of development rights for the proposed 299 Minorca project is “consistent” with the Comprehensive Plan’s goals, objectives, and policies as determined by Staff.

In accordance with Policy MOB-1.1.2 and Objective MOB-3.1, the request for remote parking encourages the use of public parking spaces at the 255 Alhambra Cir parking garage, located within 1,000 feet of the proposed project. Parking remotely at this garage promotes walking throughout the Central Business District, which offers a variety of retail and dining options.

Per Policy MOB-3.1.1., The proposed application for remote parking does meet the policy by supporting a “park once” effort. Residents and visitors who park remotely at the 255 Alhambra Cir parking garage can easily transition to pedestrians, enhancing the walkability of the District and the City. In accordance with Policy MOB-3.1.2, the garage's entry and exit points are within 500 feet of the project, thus satisfying the City's policy. Furthermore, per Policy MOB-3.1.3, the remote parking request efficiently utilizes the existing parking supply, which is equipped to handle the project’s demand.

In line with Goal FLU-1, Objective FLU-1.2, and DES-1, the City seeks to "maintain the City as a livable city, attractive in its setting and dynamic in its urban character." This project will contribute to the vitality of the Central Business District (CBD) by diversifying its mix of uses. The project introduces additional residential options within the CBD and proposes a mix of uses that will further develop and beautify the District, providing easy access for residents and visitors to the downtown area.

Per Objective FLU-1.7.2 and Objective DES-1.1, the project incorporates architectural elements on the building facades and at the rooftop, as well as relief elements at street level, to achieve the Mediterranean architectural design bonus. The project’s design and its Med Bonus Level 2 were approved by the Board of Architects on September 12th, 2024. Additionally, the project redevelops an underutilized site, is compatible with surrounding land uses, enhances the mixed-use identity of the area, and provides remote parking.

Additionally, the Parking Occupancy and Queuing Study report submitted by the applicant has been reviewed and accepted by both the Public Works Department and the Parking and Mobility Services Department. The report has been included as part of Attachment A.

Therefore, Staff's determination is that this application is "consistent" with the Comprehensive Plan (CP) Goals, Objectives, and Policies identified above, based on compliance with the conditions of approval

recommended by Staff and accepted by the Applicant. This request allows for efficient use of excess parking within the District via remote parking, which encourages alternative transportation modes and reduces vehicular congestion on the City's streets.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS

City Review Timeline

The submitted applications have undergone the following City reviews:

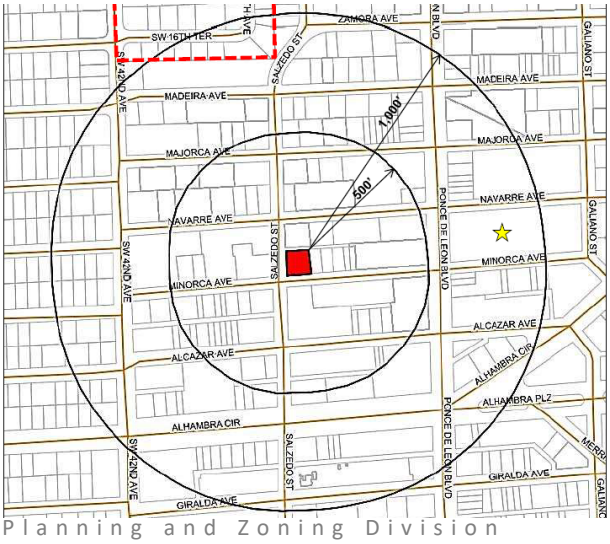
TYPE OF REVIEW	DATE
Development Review Committee	06.28.24
Board of Architects (Preliminary Design and Mediterranean Architecture)	08.29.24
Board of Architects (Preliminary Design and Mediterranean Architecture)	09.12.24
Historic Preservation Board	10.16.24
Parking Advisory Board	11.20.24
Planning and Zoning Board	12.17.24
School Community Relations Committee	12.18.24
City Commission	TBD

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on October 29, 2024 with notification to all property owners. A summary of the meeting is provided in Attachment C.

The Zoning Code requires that a mailed notification be provided to all property owners within 1,000 feet of the property. The notification was sent on December 4, 2024. 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. Approximately 917 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment B. A map of the notice radius is provided below.

Mailed Notification Radius Map



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

Public Notice

TYPE	DATE
Posted Development Review Committee agenda on city webpage	06.20.24
Sign posting of property for Development Review Committee	06.18.24
Sign posting of property for Board of Architects meeting	08.23.24
Posted Board of Architects agenda on City webpage	08.23.24
Sign posting of property for Board of Architects meeting	09.06.24
Posted Board of Architects agenda on City webpage	09.06.24
Sign posting of property for Historic Preservation Board meeting	10.06.24
Mailed Notification for Historic Preservation Board meeting	10.02.24
Legal advertisement for Historic Preservation Board meeting	10.03.24
Posted Historic Preservation Board agenda on city webpage	10.11.24
Applicant neighborhood meeting	10.29.24
Posted Parking Advisory Board agenda on city webpage	11.15.24
Sign posting of property for PZB meeting	12.06.24
Mailed Notification for PZB meeting	12.04.24
Legal advertisement for PZB meeting	12.04.24
Posted PZB Agenda and Staff report on City web page	12.12.24

5. Staff Recommendation.

The Planning Division based upon the complete Findings of Fact contained within this Report 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 HamedRodriguez Architects to include:
        i. Maximum building height shall not to exceed 97'-0" feet.
        ii. 4.375 FAR (45,244 sq. ft.), including 9,049 sq. ft. of TDRs
        iii. 45 residential units
        iv. 56 remote parking spaces at 255 Alhambra Circle
        v. 1,144sq. ft. (11%) open space

b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.

2. **Prior to the issuance of the first Building Permit**, Applicant shall:
   a. **Ground Floor Design.** The ground floor of all sides of all buildings, including the Pedestrian paseo, shall continue to be designed to optimize pedestrian activity and access.
   b. **Sidewalk Improvement.** The sidewalk along Salzedo Street shall maintain a consistent width of 8 feet to enhance pedestrian-friendliness. Bump-outs must be designed to maximize landscape area while maintaining the 8-foot sidewalk width.
   c. **Remote Parking.** The one-time payment into the Parking Trust Fund for use of Remote Parking shall be paid for one hundred percent of the requested remote parking spaces and shall be collected prior to the issuance of a building permit in the amount established by the City Commission per Ordinance 2023-04.
   d. **Covenant.** Submit an appropriate covenant which shall run with the land and declaration of restrictions for the remote parking spaces in recordable form acceptable to the City Attorney and acceptable in substance to the Director of Development Services, including at least all of the following:
      i. The owner of the remote parking spaces must confirm that the remote parking spaces are a surplus of the required parking spaces that serve an existing development. The City has the right to access and inspect remote parking spaces if the spaces are leased.
      ii. An application must be submitted to amend the remote parking approval if the Applicant proposes to relocate remote parking spaces to a different location at least 90 days before the termination of the remote parking agreement. The same application requirements apply.
      iii. The Applicant must report any unplanned changes in the application facts OR create a remote parking arrangement approved by the Director of Development Services within 5 business days of unplanned changes, AND submit a remedial plan consistent with the subsection 8 within 10 business days from the unplanned changes. The Director of Development Services is responsible for approving the remedial plan and setting the time of implementation.
      iv. The City is authorized to inspect the remote parking spaces to determine the continuing adequacy of the remote parking arrangement during operation hours.
      v. The Applicant must submit an affidavit annually to confirm the facts of initial approval.
      vi. The Applicant must submit renewed documents and affidavits at the time of entering into a new lease or renewing a lease.
      vii. If the Applicant fails to meet the requirements provided for herein, the Applicant will be subject to compliance with the parking requirements of the Zoning Code applicable to the property. The Director of Development Services determines the materiality of the failure to comply with the requirements provided for herein.
      viii. The survey must show the exact location, traffic flow, and current physical layout of the proposed remote parking spaces.
   e. **Parking Lease Agreement**. The Parking Lease Agreement shall be prepared and reviewed by Directors of Planning and Zoning, and Parking.

f. **Underground overhead utilities.** Applicant shall coordinate with the Public Works Department and the applicable utility providers to develop and submit to the City all necessary plans, drawings, and documents to underground all utilities along alley adjacent to the project. Applicant shall obtain approval from the applicable utility providers and the City (including the Directors of Public Works, Greenspace Management, and Planning and Zoning).

g. **Sewer Improvements.** The applicant shall be responsible for all necessary sewer improvements, as follows:

   i. Applicant shall provide the City with sewer load calculations. Based on these calculations and the capacity of the existing sewer system, applicant may be required to implement necessary sewer system improvements to accommodate the projected loads.

   ii. In accordance with Section 78-103(b) of the Code, the applicant will be required to reimburse the Regency Parc development for sewer improvements funded downstream of the project location. Details regarding this reimbursement shall refer to the Regency Parc Sewer Improvement Agreement.

h. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall provide protected access to all neighboring businesses at 273-277 Minorca, and maintain pedestrian access and circulation along Minorca with sidewalks to remain open throughout construction. Existing alley shall remain open during construction, or alternate egress provided.

i. **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.

j. **Construction dust protection.** All demolition and construction dust shall be minimized to protect the neighboring properties.

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

   a. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, including the 4-way stop and crosswalk across Salzedo Street and landscaped bumpouts, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

   b. **Underground utilities.** Complete the undergrounding of all overhead utilities along alley as indicated in the approved undergrounding permit plans.

   c. **Alley improvements.** The Applicant shall install the appropriate signage along the alley to ensure that all deliveries, loading, unloading, and similar activities are prohibited in the alley.

d. **Lease of Remote Parking.** The Applicant shall submit a copy of the executed lease for the off-site parking spaces of 56 spaces with the existing parking garage at 255 Alhambra Circle.

4. **Following issuance of the first Certificate of Occupancy**, Applicant shall:
   a. **Annual Renewal.** The Applicant shall, prior to the annual renewal of the certificate(s) of use, submit an affidavit and any renewed documentation of the remote parking affirming that the matters originally approved remain in effect, which shall be reviewed by the Development Services Director per Section 10-109 of the Zoning Code. The certificate(s) of use shall not be issued unless the affidavit and documentation demonstrate that all the Remote Parking requirements of Section 10-109 continue to be met for the remote parking arrangement as it was approved.
   b. **Remedial Plan**. If the remote parking agreement is terminated or otherwise no longer available, the Applicant shall comply with the Remedial Plan options of Section 10-109 of the Zoning Code.
   c. **Alley Clearance:** All deliveries, loading, pick-ups, drop-offs, and similar activities shall occur exclusively within the designated areas on private property and maintain alley clearance at all times. Obstruction of the alley is strictly prohibited.

ATTACHMENTS

A. Applicant's submittal package.
B. Notice mailed to all property owners within 1,000 feet and legal ad.
C. Summaries and Invitations of Neighborhood Meetings.
D. Historic Preservation Board TDR Approval Letter.
E. 11 20 24 Parking Advisory Board Meeting Minutes Draft.
F. PowerPoint Presentation.

Please visit the City's webpage at 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
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

City of Coral Gables
Public Hearing Notice

Applicant:	**Minorca Ventures, LLC**
Application:	**1. Receipt of Transfer of Development Rights (TDRs)** **2. Conditional Use Review for Remote Parking**
Property:	**299 Minorca Avenue**
Public Hearing - Date/Time/ Location:	**PLANNING & ZONING BOARD** **Tuesday, December 17, 2024, 6:00 p.m.** Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board will conduct a Public Hearing on **Tuesday, December 17, 2024** on the following applications at the Coral Gables Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida.

The Application has been submitted by Jorge L. Navarro, Esq. on behalf of Minorca Ventures, LLC for a mixed-use project located at 299 Minorca Avenue. The project includes 45 residential units. The total number of requested remote parking spaces is 56 spaces. Approximately 4,820 square feet of commercial space is proposed, as well as 1,144 square feet of open space. The proposed building is 97 feet tall and 8 stories high. The 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 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 "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

2. *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 commercial project referred to as "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", 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. Please forward to other interested parties.

The meeting will also be held via Zoom at 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 prior to the meeting.

Sign up to receive future public notices via email at https://shorturl.at/N3X6w.

Sincerely,

City of Coral Gables, Florida

Legal Ads and Public Notices

Share:

FILTERS

Search Legal Ads & Public Notices

SELECTED FILTERS

Coral Gables X Clear Filters

Sort By: Newest

Public Hearing - Planning and Zoning Board Meeting December

Coral Gables | Publish Date: Dec 4, 2024

The Planning and Zoning Board will be holding its regular meeting on Tuesday, December 17th commencing at 6:00 p.m., Community Meeting Room at Coral Gables Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida 33134. 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.

Project Information Meeting

Applicant:	Minorca Ventures, LLC
Application Requests:	Remote Parking, Transfer of Development Rights (TDRs) and Primary Street Frontage Access
Property:	Property located at NE corner of Salzedo Street and Minorca Avenue (299 Minorca Avenue) Parcels identified as Folio Nos. 03-4108-006-1250, 03-4108-006-1260, 03-4108-006-1270 and 03-4108-006-1280 Coral Gables, Florida 33134
Meeting Date/Time/Location:	275 Minorca Avenue Coral Gables, FL 33134 October 29, 2024 at 6:00 p.m. – 7:00 p.m.

Dear Neighbor:

On behalf Minorca Ventures, LLC, we would like to invite you to a neighborhood information meeting regarding the proposed “299 Minorca” project and corresponding application requests for the properties referenced above.

The information meeting will be held on October 29, 2024 at 6:00 p.m., at the next door property located at 275 Minorca Avenue, Coral Gables, Florida 33134.

Additional information and future notices can be found at the link and QR Code to the City of Coral Gables Notice website provided below.

survey123.arcgis.com/share/9567f0907fb84214b2d6abc3987b98f5

We thank you for the opportunity to speak with you and look forward to meeting you.

Sincerely,

The 299 Minorca Team
8950 SW 74 Ct, Suite 1906
Miami, FL 33156

299 Minorca Project
10/29/2024 Neighborhood Meeting

The neighborhood meeting took place at 275 Minorca Avenue, conveniently abutting the development site for the proposed project. Notice of the neighborhood meeting was provided by U.S. Mail and doorhangers to properties within 1,000 feet of the proposed mixed use development site generally located on the NE corner of Salzedo Street and Minorca Avenue (299 Minorca Avenue)[1], in the City of Coral Gables, Florida (the "**Project**").

There were approximately 5-7 local residents and business owners in attendance throughout the entirety of the neighborhood meeting. A sign-in sheet was provided at the meeting, and reflects the names and contact information of approximately 4 attendees. Please note that some attendants failed to complete the enclosed sign-in sheet.

Jorge Navarro (Legal Representative) and Hamed Rodriguez (Project Architect) introduced the Project and provided a detailed narrative of the proposed site plan and operations for the Project. Mr. Rodriguez presented various visuals of the proposed Project, including floorplans, elevations and renderings.

The majority of attendees expressed strong support for the Project, noting that the proposed development aligns well with the character and scale of other developments in the area. Specific questions were raised regarding the remote parking operations for the Project. The development team explained that two garages, both located in close proximity to the Project site, have been selected as potential remote parking locations. The development team further provided that the proposed remote parking garages are pending review from the Parking Advisory Board with final approval from the Coral Gables City Commission.

Various members of the development team addressed each of these items with those neighbors in attendance. The meeting ended at approximately 7:00pm.

[1] Parcels identified as Folio Nos. 03-4108-006-1250, 03-4108-006-1260, 03-4108-006-1270 and 03-4108-006-1280.

Attachment D

November 27, 2024

Minorca Ventures, LLC (c/o Jose Boschetti Jr.)
8950 SW 74th Court, Suite 1906
Miami, FL, 33156

Historical Resources & Cultural Arts

2327 Salzedo Street
Coral Gables
Florida, 33134

P: 305-460-5093
E: hist@coralgables.com

Re: Case File TDR 2024-001 Determination if the Transfer of Development Rights to 299 Minorca Avenue (receiving site), legally described as Lots 45 through 48, Block 17, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida, would adversely affect the historic, architectural, or aesthetic character of the two Local Historic Landmarks that are within 500 feet of the property.

Dear Property Owner:

This letter is to confirm the results of the Historic Preservation Board meeting of Wednesday, October 16, 2024. The board met to determine if the Transfer of Development Rights to the property at 299 Minorca Avenue (receiving site), legally described as Lots 45 through 48, Block 17, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida, would adversely affect the historic, architectural, or aesthetic character of the two Local Historic Landmarks that are within 500 feet of the property.

The two properties are:

2120-2140 Salzedo Street (also known as 301-305 Alcazar Avenue), legally described as Lots 25 through 30, Block 19, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, page 33 of the Public Record of Miami-Dade County, Florida.

235 Majorca Avenue, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

We are pleased to inform you that the Historic Preservation Board determined that the Transfer of Development Rights to the proposed development at 299 Minorca Avenue will not adversely affect the historic, architectural, or aesthetic character of the Local Historic Landmarks within 500 feet of the property.

Please note that this proposal requires review by the Planning and Zoning Board and the City Commission.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,

Anna C. Pernas
Historic Preservation Officer

Enclosed: Certificate of Appropriateness

cc: File TDR 2024-001 – 299 Minorca Avenue
Michael Maxwell, Chairman, Historic Preservation Board
Billy Y. Urquia, City Clerk
Douglas Ramirez, Development Services Deputy Director
Jennifer Garcia, City Planner
Analyn Hernandez, Permit Clerk Supervisor

CORAL GABLES PARKING ADVISORY BOARD
Minutes of November 20, 2024
Parking & Mobility Services Conference Room
204 Minorca Avenue, Coral Gables FL 33134

MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTED BY
Ada Holian	P	P	P	P	P	P		P	P	P	P		Mayor Vince Lago
Blanca Famadas	P	P	P	E	P	A		P	P	P	P		Vice Mayor Rhonda Anderson
Stuart McGregor	P	P	P	P	V	P		V	A	V	A		Commissioner Kirk Menendez
Lisa De Tournay	P	P	P	P	P	P		P	P	P	P		Commissioner Ariel Fernandez
Fernando Valdes	P	P	P	P	P	A		P	P	P	P		Commissioner Melissa Castro

SUPPORT STAFF

Monica Beltran, Parking & Mobility Services Director
John Kowalchik, Parking Operations Asst Director
Matt Anderson, Mobility & Sustainability Asst Director
Ivette Amaya Piedra, Parking Data Specialist Lead
Diego Cancel-Montalvo, Mobility & Sustainability Manager

N=No Meeting
A=Absent
E=Excused
P=Present
V=Virtual

GUESTS

Minorca Ventures LLC
- Joe Jimenez
- Devon Vickers

David Plummer & Associates
- David Plummer

The Boschetti Group
- Jose Boschetti

The PAB began at 05:30 P.M.

Call to Order

Public Comment – there was no public comment.

Item 1: Approval of October 16, 2024, Meeting Minutes

a. On a motion by board member Valdes, seconded by board member De Tournay, the PAB approved the meeting minutes of October 16, 2024.

Item 2: Development Review Projects

a. Representatives of Minorca Ventures LLC presented on behalf of 299 Minorca Avenue building project (presentation attached). Key points discussed:
    1. 45 units.
    2. 4,800 sq ft of retail.
    3. There is no onsite parking designed for this development. They require 56 parking spaces, which will be remote parking spaces. They prefer 254 Minorca Ave garage but are also speaking to 255 Alhambra Circle.
    4. 8 stories building.
    5. Remote parking fee $12,500/space and owner pays monthly permit.
    6. Discussed parking study conducted by David Plummer & Associates.
    7. There will be no changes to the on-street parking. The 3 metered parking spaces on Salzedo St. will remain enforce.

Item 3: Discuss/Review Resolution Draft

a. Parking Director, Monica Beltran, suggested that the Public Parking Resolution being developed should be split in two, 1) Loss of Public Parking and 2) Cost of Remote & In-lieu of parking. The current draft Resolution will be sent back to the Legal Department to be revised and separated into 2 Resolutions.

Item 4: 2025 Board Meeting Dates

a. Motion by board member Famadas to not have a PAB meeting in December, seconded by board chair Holian.
b. Motion by board member De Tournay to continue meeting on the third Wednesday of every month at 5:30 p.m. for calendar year 2025, seconded by board member Valdes. Next PAB meeting will be held on January 15, 2024.

ADJOURNMENT

The PAB adjourned at 7:13 P.M.

Approved: Attest:

_____ _____

Chairman Secretary

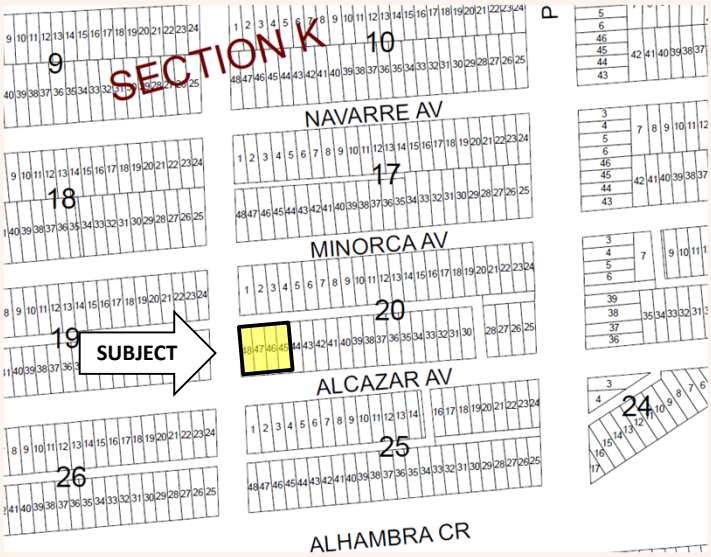
299 Minorca

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

PLANNING & ZONING BOARD
DECEMBER 17, 2024

1

LOCATION



2

2

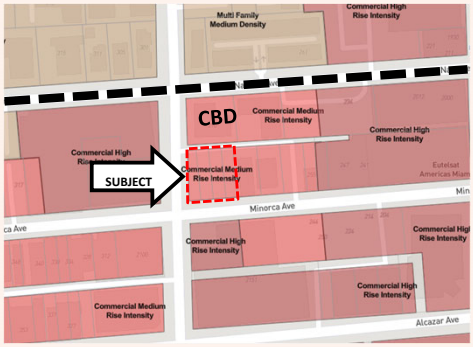
Location

3

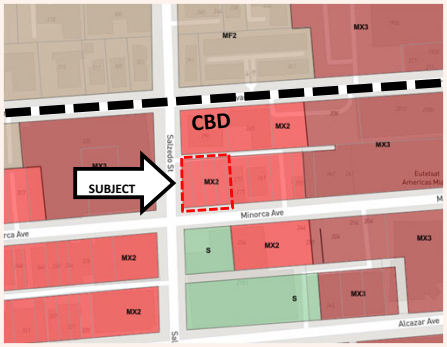
3

Land Use and Zoning Maps

Future Land Use: *Commercial Mid-rise Intensity*



Zoning: *MX2 and within the Central Business District*



4

Existing Conditions

5

Request 1:
Conditional use – Remote Parking

6

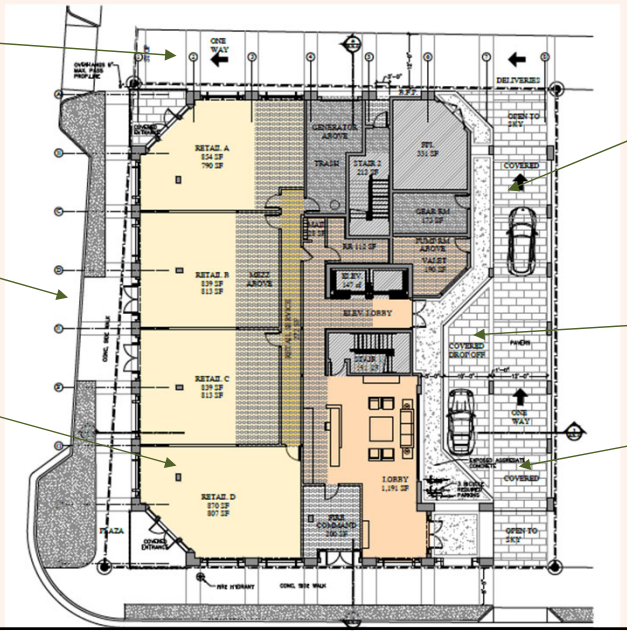
6

Site Plan

Existing Alley

On-street parking

Ground floor commercial



Deliveries/ Loading

Dropoff/Pickup

Additional queueing

7

299 Minorca

Type	Allowed/Required	Proposed
Proposed Uses:		
Residential	Density: Unlimited (within the CBD)	Density: 190 units/acre 45 units
Ground Floor Commercial		4,820 sq. ft.
Parking:		
Residential Units		
1BR, 35 units @1/unit Overnight Accommodation @1.125/room	35 spaces, Or 39 spaces	
2BR, 10 units @1.75/unit	17 spaces	
Total Parking	56	**56 remote parking spaces**

8

Remote Parking

Request:
56 remote parking spaces

Location:
255 Alhambra Cir
Parking Garage

10

10

Request 2:
Transfer of Development Rights (TDRs) Receiving Site

11

11

299 Minorca

Type	Allowed/Required	Proposed
Area existing lot	sq. ft.	10,341.5 sq. ft.
FAR	3.0, or 3.5 with Med Bonus Level 2	3.5 FAR, or 36,195.25 sq. ft.
Transfer of Development Rights (TDRs)	**Additional 25% FAR or 0.875 FAR**	**Additional 0.875 FAR, or 9,049 sq. ft.**
Grand Total	**4.375 FAR**	**4.375, or 45,244 sq. ft.**
Building height	70 ft., 97 feet (Med Bonus Level 2)	97 feet
Number of stories	8 floors (Med Bonus Level 2)	8 stories
Proposed Uses:		
Residential	Density: 125 units/acre 30 units	Density: 187.5 units/acre 45 units
Ground Floor Commercial		4,820 sq. ft. (10.6%)
Open Space at ground level	1,033 sq. ft. (10%) of the site area	1,144sq. ft. (11%) on-site

12

12

Transfer of Development Rights

Receiving Site – 299 Minorca Ave

9,049 square feet of TDRs

13

13

14

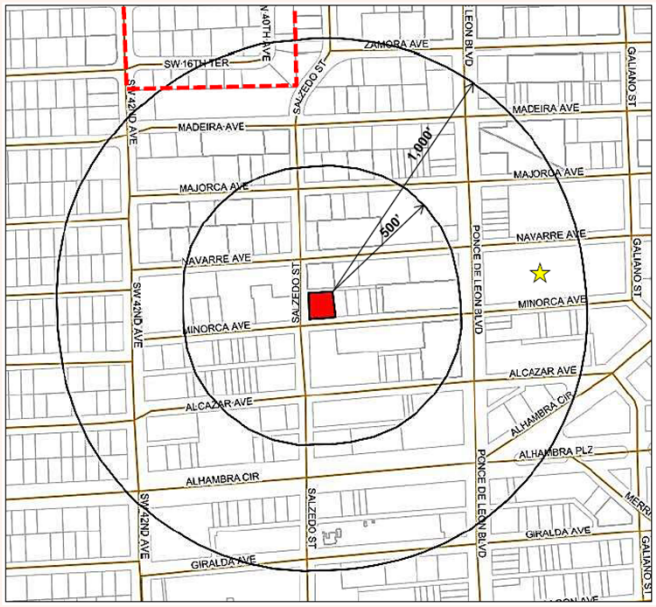
Review Timeline

1	Development Review Committee: 06.28.24
2	Board of Architects: 08.29.24
3	Board of Architects: 09.12.24
4	Historic Preservation Board: 10.16.24
4	Neighborhood Meeting: 10.29.24
5	Planning and Zoning Board: 12.17.24
6	School Community Relations Committee: 12.18.24
7	City Commission: TBD

16

16

Letters to Property Owners (1,000 ft)



17

17

Public Notification

2 Times	**Letters to Property Owners** Neighborhood Meeting, PZB
3 Times	**Property Posting** DRC, BOA, PZB
3 Times	**Website Posting** DRC, BOA, PZB
1 Time	**Newspaper Advertisement** PZB

18

18

Comprehensive Plan Consistency

Staff's determination is that this application is **CONSISTENT** with the Comprehensive Plan Goals, Objectives and Policies.

19

Staff Recommendations

Staff Recommendation:

Staff recommends **Approval with conditions**.

The Application **Complies** with the Findings of Fact.

The standards for Approval are **Satisfied, subject to conditions of approval**.

20

CONDITIONS OF APPROVAL

- Pedestrian and vehicular circulation along **sidewalks and alley maintained** during construction
- Pedestrian streetscape improvements on Salzedo and Minorca with **crosswalk/4-way stop, landscape, and bumpouts**
- **Alley improvements** (signage, undergrounding of adjacent utilities, etc)
- Deliveries, loading, pick-up/drop-off is **prohibited in alley**

21

299 Minorca

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

PLANNING & ZONING BOARD
DECEMBER 17, 2024

22