Exhibit E

CITY OF CORAL GABLES

- MEMORANDUM -

TO:	HONORABLE PLANNING & ZONING BOARD MEMBERS	**DATE:**	JANAURY 15, 2025
FROM:	STAFF	**SUBJECT:**	UPDATES TO 299 MINORCA

At the December 17, 2024, Planning and Zoning Board Meeting, the Board reviewed the application for a mixed-use project within the Central Business District (CBD), located at 299 Minorca Avenue. The project includes 45 residential units and proposes approximately 4,820 square feet of commercial space. The application requests include the Receipt of Transfer of Development Rights (TDRs) and Conditional Use Approval for Remote Parking, with a total of 56 remote parking spaces requested. The Board deferred the application and provided comments, which the Applicant has addressed and incorporated into the updated submittal.

In response to the Board's suggestions, the ground floor was revised to include a two-lane driveway to accommodate additional ingress and egress traffic, while not sacrificing the pedestrian activation on the ground level. Additionally, a dedicated loading space has been incorporated to streamline service operations and minimize disruptions to the surrounding area.

In response to the Board's discussion to further enhance micromobility, the sidewalk has been widened to accommodate a continuous 10-foot-wide sidewalk, while also providing shade trees. This expanded sidewalk is a continuation from the block south that provides ample room for alternative mobility options, such as bicycle and scooter, contributing to a more accessible and pedestrian-friendly environment.

The Board also suggested that additional renderings from different perspectives would help to better illustrate the project. In particular, the inclusion of eye-level renderings can provide a clearer understanding of the project's scale and how it integrates with the street view, offering a realistic representation of how the development will appear to pedestrians and passersby. The applicant provides an additional rendering to address this comment.

The revised Applicant submittal is provided in Attachment A.

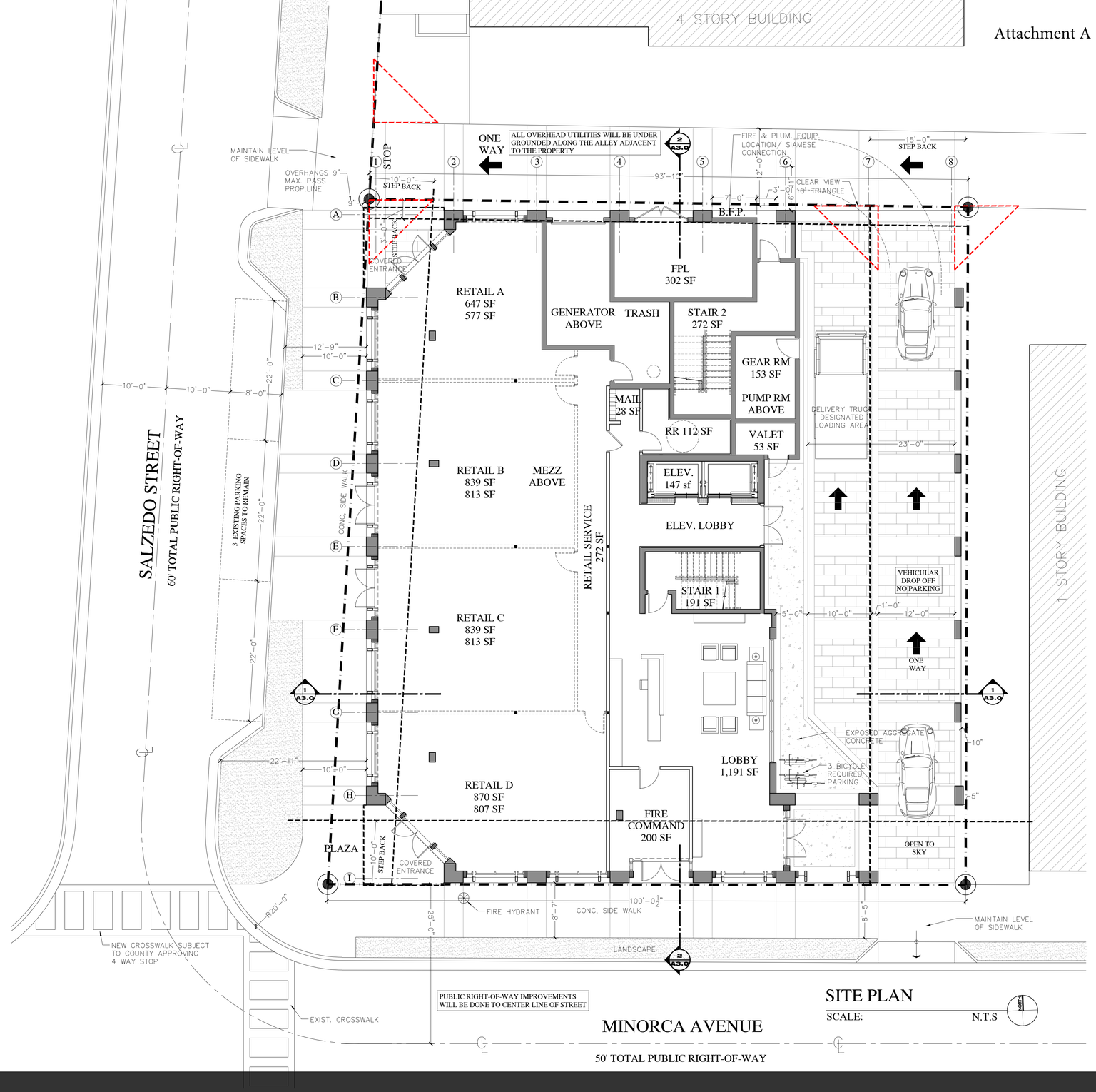
ATTACHMENTS:
Attachment A – Updated Applicant Submittal.
Attachment B – Notice mailed to all property owners within 1,000 feet and legal ad.

Attachment A

	Use categories	MX2		Proposed
A	**Lot occupation**			
1	Building Site Area Minimum (SF)	2,500	10,000	10,341.5
2	Building Site Width Minimum (Feet)	25	100	100
3	Ground Coverage Minimum	NA	NA	NA
4	Open Space Minimum	10%	10%	11%
B	**Density**			
1	Density (DU/Acre)	125	125	NA
2	Unit Size Minimum (SF)	500	500	500
3	Floor Area Ratio (FAR)	3.0	3.0	NA
4	FAR Med. Bonus I	3.2	3.2	NA
5	FAR Med. Bonus II	3.5	3.5	3.5
C	**Setbacks minimums (feet)**			
1	Principal Front	0	0	0
2	Side Interior	0	0	0
3	Side Street	0	0	0
4	Rear	10	10	NA
5	Rear at Alley	0	0	0
6	Waterway	35	35	NA
D	**Stepbacks minimum (feet)**			
1	Stepback Front	NA	10	10
2	Stepback Side	NA	15	15
3	Stepback Side Street	NA	10	10
4	Stepback Rear	NA	10	NA
5	Stepback Rear at Alley	NA	3	3
E	**Building Height Maximums (Stories/ Feet)**			
1	Principal Building	45	70	NA
2	Mediterranean Bonus I	5 Stories / 63.5	7 Stories / 83.5	NA
3	Mediterranean Bonus II	6 Stories / 77'	8 Stories / 97'	8 Stories / 97'

THE BUILDING WILL BE CERTIFIED NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER IN COMPLIANCE WITH SECTION 3.13.1 b:
All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, CI and CS zones shall be at a minimum certified as Silver or equivalent standards adopted or approved by the City.

- 3.5 = 36,195.25 SF
ADDITIONAL F.A.R. T.DR. OF 0.875
GRAND TOTAL : **4.375 = 45,244 SF**



SITE PLAN
SCALE: N.T.S

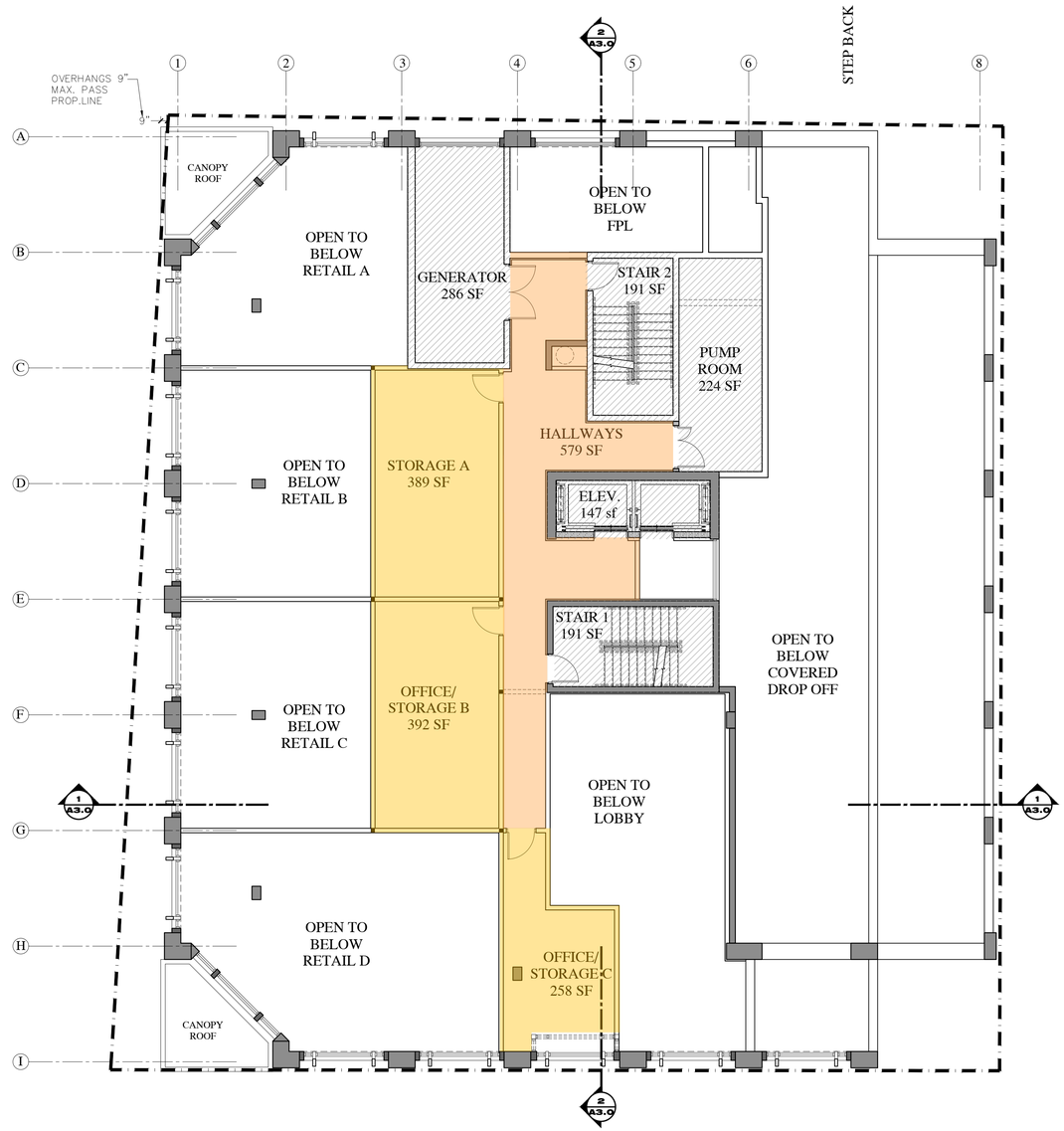
HamedRodriguez architects

CONSTELLATION
SEEKING ALPHA

THE BOSCHETTI GROUP

GROUND FLOOR PLAN

SCALE: N.T.S.



MEZZANINE FLOOR PLAN

SCALE: N.T.S.

GT GreenbergTraurig

Jorge L. Navarro, Esq.
305.579.0821
navarrojo@gtlaw.com

Updated: December 24, 2024

VIA ELECTRONIC SUBMITTAL

Jennifer Garcia, AICP, CNU-A
Planning Official
Planning & Zoning Division of Development Services Department
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Statement of Use / Planning Division Application / Properties Identified by Miami Dade County Folio Nos. 03-4108-006-1250, 03-4108-006-1260, 03-4108-006-1270 and 03-4108-006-1280) (collectively, the "Property")

Dear Ms. Garcia:

On behalf of Minorca Ventures LLC, owner of the Property identified above (the "**Owner**" and "**Applicant**"), please accept this as our Statement of Use in connection with the proposed mixed use development with ground floor retail and upper level multi-family residential units at the Property. Specifically, the Applicant is requesting conditional use review for the following requests: i) Remote Parking and ii) Transfer of Development Rights (TDRs), in addition to City Commission approval for access from a primary frontage (the "**Application**").

I. PROPERTY INFORMATION

The Property is generally located at the northeast intersection of Salzedo Street. The Property consists of Lots 45, 46, 47 and 48, less than North 12 feet thereof, Block 17, of the 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. Per the enclosed survey prepared by Royal Point Land Surveyors, Inc., the Property is comprised of a lot size consisting of approx. 10,341.5 square feet and 0.237 +/- acres is currently improved with a surface parking lot. Additionally, a twelve (12) foot wide alley, running in an East/West direction, abuts the Property to the North (the "**Alley**")[1].

[1] Per the enclosed City Resolution Nos. 10428 and 11369, the North twelve feet (12') of the Property was conveyed to the City for "alley purposes in the commercial area..."

Image: Property Aerial View

The Property is currently designated Commercial Medium-Rise Intensity pursuant to the City's Future Land Use Map (FLUM). Additionally, the Property is zoned Mixed-Use 2 (MX2) and is located within the Central Business District (CBD) on the City's Zoning Map as reflected in the images below.

Image: Property FLUM Designation

Image: Property Zoning Map Designation

II. PROPOSED PROJECT

As detailed in the updated plans prepared by Hamed Rodriguez Architects, Inc. (the "**Plans**"), the Applicant seeks to develop the Property with an 8-story, mixed use building containing approximately 4,820 +/- square feet of ground floor commercial space and approximately forty five (45) upper level residential units upper level residential units with the ability for overnight accommodations via a professionally managed operator (the "**Project**") and remote parking facilities. The Project has been designed in accordance with the MX-2 zoning regulations. The Project will replace the surface parking lot at the Property with a high quality, mixed use development that integrates ground floor commercial space and upper level units within the core of the City's Central Business District. The proposed ground floor commercial space (i.e. cafe, retail shops and/or restaurants) aims to activate the streetscape encouraging pedestrian engagement and fostering a vibrant and inviting environment for both residents, visitors and patrons. To further enhance the pedestrian experience, the right of way improvements along Salzedo Street include a 10'+ sidewalk providing ample space for alternative mobility storage options, such as bicycle and scooter parking.

The multi-family programming, designed with forty five (45) upper level residential units, offers a unique blend of upscale living that offers the flexibility for overnight accommodation rentals to meet the various housing and lodging demands within the Central Business District. This unique residential program enhances the City's housing options by catering to individuals who seek to live within the heart of the City's CBD, while also providing luxurious, up-scale, hotel-quality accommodations for the City's visitors and guests.

Additionally, as reflected in the image provided below, the Project provides a Mediterranean architectural design, in accordance with the Coral Gables Mediterranean Architectural standards. The Project's classical proportions and building massing are also consistent with the existing developments in the immediate area and will further contribute to the enhancement and beautification of this neighborhood. As such, the Board of Architects approved the preliminary design and Mediterranean Architectural Level 2 for the Project on September 12, 2024.

III. REMOTE PARKING REQUEST

The Applicant seeks conditional use review and approval for the use of remote parking to serve the Project's off-street parking requirements, in accordance with Section 10-109(A) of the Zoning Code. The proposed programming for the Project requires approximately fifty-six (56) parking spaces. The Central Business District regulations provide for mixed-use developments in an urban area that offers multimodal alternatives, including the Coral Gables Trolley, and that contains a variety of parking garages conveniently located within walking distance of the Property. As such, the Project is designed where all of its required parking will be located at the off-site parking

garage located at 255 Alhambra Circle, conveniently located less than 500 feet from the Property and also situated within the Central Business District[2].

The Project is designed with an internalized valet area that has been revised with a two-lane driveway for ingress and egress purposes in addition to a dedicated loading space, per the Planning and Zoning Board's recommendation. The updated ground floor Plan allows for more streamlined and efficient vehicular circulation with minimal impact on the surrounding streets and traffic patterns[3]. In furtherance of these efforts, the Project will incorporate adequate bicycle parking to promote the use of and improve access to alternative forms of transportation to and from the Property.

IV. TRANSFER OF DEVELOPMENT RIGHTS – RECEIVING SITE

In connection with the Project, the Applicant is seeking the Transfer of Development Rights ("**TDRs**") in accordance with Section 14-204 of the City's Zoning Code. Specifically, pursuant to Section 14-204.5(A) of the Zoning Code, the Property is eligible for TDRs as a receiver site due to its current MX2 (mixed use zoning) zoning designation and its location within the Central Business District. The Applicant intends to utilize TDRs in order to provide an additional 9,049 +/- square feet of FAR per Section 14-204.5(B) of the Zoning Code. The Applicant is working with the City to identify the historic sending sites and purchase the requisite TDRs from the City for the Project[4].

V. CONCLUSION

Based on the foregoing, the proposed Project is consistent with the goals of the Comprehensive Plan and Mixed-Use 2 Zoning District regulations under the Zoning Code. As such, we look forward to your favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

Jorge L. Navarro, Esq.

[2] Please refer to the enclosed Parking Occupancy and Queuing Study prepared by David Plummer & Associates dated October 10, 2024, that identifies two (2) nearby parking garages that contain surplus parking to accommodate the Project.
[3] Per the previously referenced Parking Occupancy and Queuing Study.
[4] Please note, the Project is scheduled before the Historic Preservation Board on October 16, 2024 for review of the Project as a receiving site.

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** **Wednesday, January 15, 2025, 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 **Wednesday, January 15, 2025** 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

Public Notice - Planning and Zoning Board

Coral Gables | Publish Date: Jan 3, 2025

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 Wednesday, January 15, 2025, at 6:00 p.m.