

1

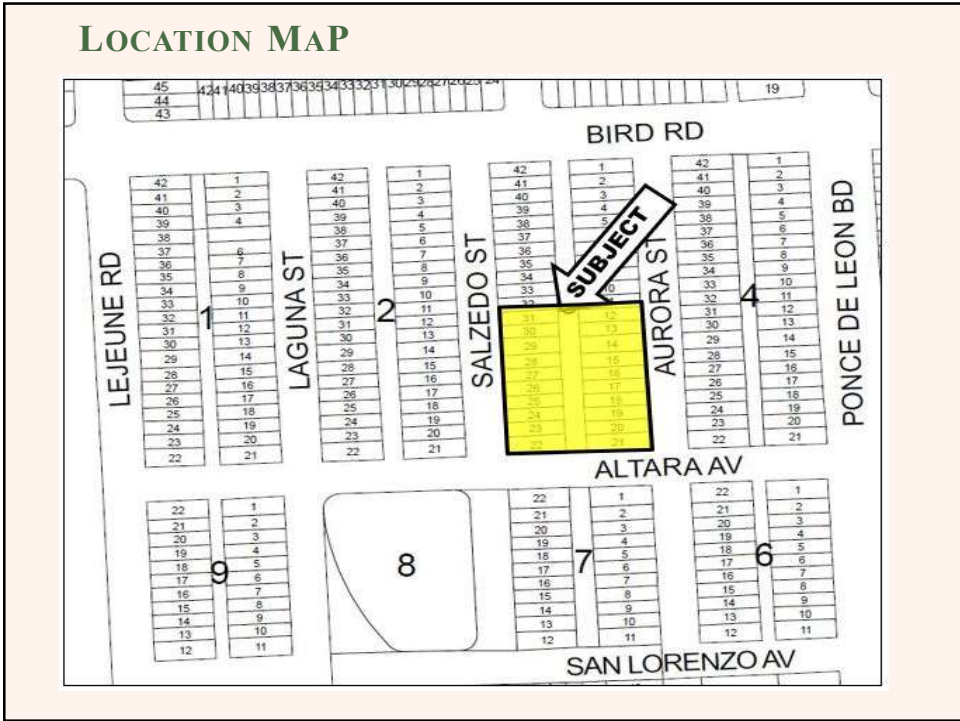
**APPLICATION REQUEST**

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1. AMENDMENT TO ORDINANCE No. 2015-08  
(ALLEY VACATION ORDINANCE)
2. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
3. PLANNED AREA DEVELOPMENT (PAD)
4. ASSISTED LIVING FACILITY (CONDITIONAL USE  
REVIEW)
5. TENTATIVE PLAT

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### LOCATION MAP



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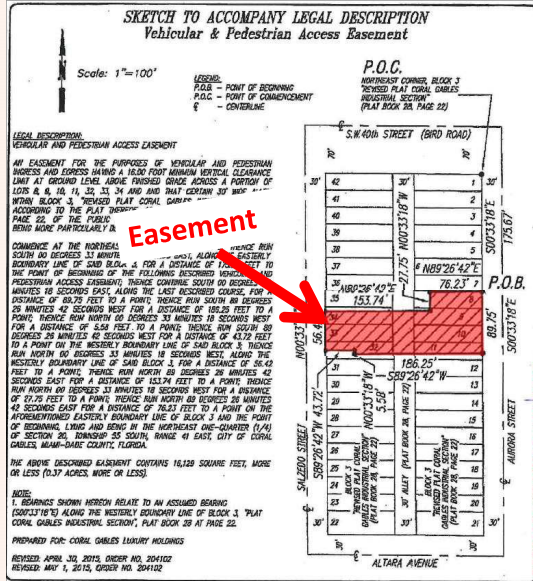
### AERIAL



4

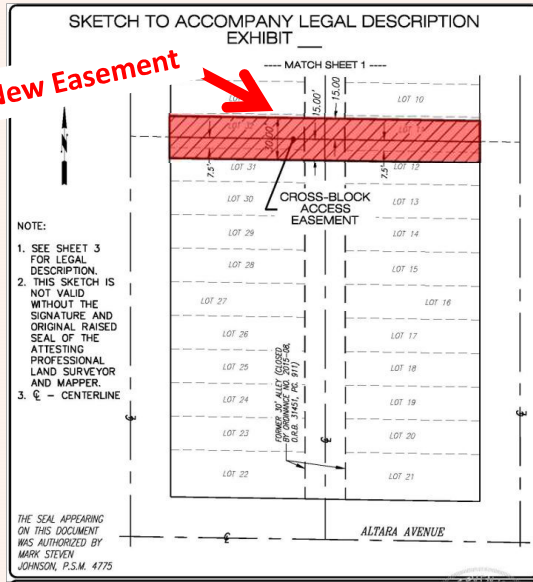


# REQUEST #1 AMENDMENT TO ORDINANCE NO. 2015-08 (ALLEY VACATION ORDINANCE)



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# REQUEST #1 AMENDMENT TO ORDINANCE NO. 2015-08 (ALLEY VACATION ORDINANCE)



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**REQUEST NO. # 2**

**TRANSFER OF DEVELOPMENT RIGHTS (TDRS)**

**AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.**

**REVIEW PROCESS FOR APPROVAL**

- HPB REVIEWS AND GRANTS A CERTIFICATE OF TRANSFER FROM THE “SENDING SITE”
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

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**REQUEST NO. # 3**

**PLANNED AREA DEVELOPMENT (PAD)**

- **MINIMUM SITE AREA ONE (1) ACRE**
- **MINIMUM LOT WIDTH 200 FEET**
- **MINIMUM LOT DEPTH 100 FEET**
- **LANDSCAPE OPEN SPACE 20%**
- **PROVIDES SUBSTANTIAL PUBLIC BENEFIT**

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## REQUEST NO. # 4 CONDITIONAL USE REVIEW FOR ALF



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### SITE PLAN INFORMATION

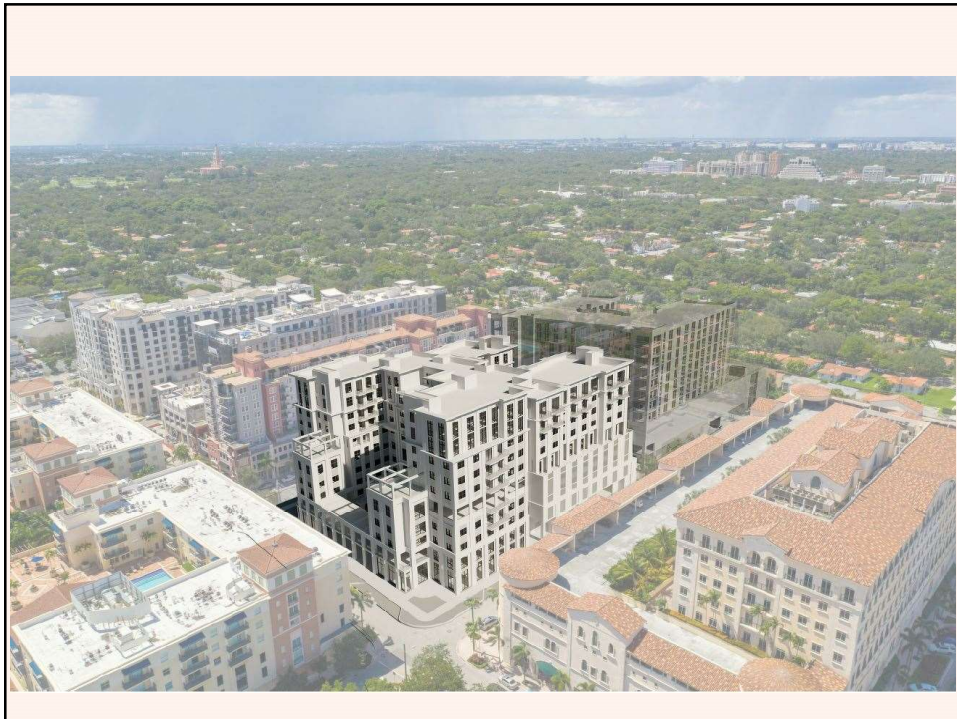
Type	Permitted in North Industrial MXD	Proposed
Site area	Min 10,000 sq. ft.	61,569 sq. ft. (1.41 acres)
Floor area ratio (FAR)	3.5 FAR	
25% TDRs		3,000 sq. ft.
Total FAR	4.375 (3.5 + TDRs)	3.54 (218,466 sq. ft.)
Building height	10 stories / Up to 100' or 120 with Commission Approval	10 stories at 120' to top of habitable space
<b>Proposed Uses</b>		
Assisted Living		232 units
Commercial Use on ground floor	17,478 sq. ft. (8%)	18,157 sq. ft. (8.3%)
Landscape open space	20%	28%
<b>Total on-site parking</b>	<b>177 spaces</b>	<b>208 spaces</b>
ALF (0.5 space per unit)	116 (232 X .5)	
Retail (1 space/300 sq. ft.)	61 (18,157 / 300)	

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**EXISTING CONDITION**



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**CONCEPTUAL RENDERING (FACING SALZEDO)**



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**CONCEPTUAL RENDERING (FACING ALTARA)**



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## PUBLIC SPACE



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## REQUEST NO. # 5 TENTATIVE PLAT



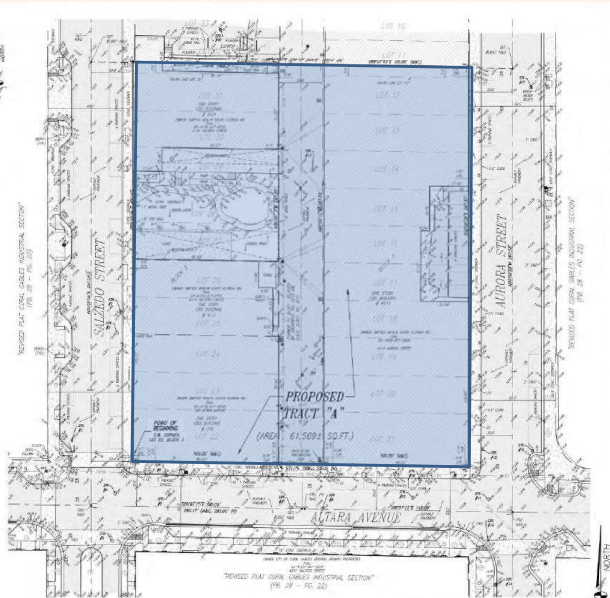
LOCATION SKETCH  
Scale: 1" = 400'  
A PORTION OF SECTION 20, T4S, R1E, S12W, DEER CREEK SURVEY

### TRACT A BELMONT RESIDENCES AT CORAL GABLES

ALL BUILDING IMPROVEMENTS TO BE REMOVED.

PROVISION:  
THIS TENTATIVE PLAT IS SUBMITTED TO THE CITY OF CORAL GABLES FOR REVIEW AND APPROVAL. THE CITY OF CORAL GABLES HAS THE AUTHORITY TO APPROVE OR DENY THIS TENTATIVE PLAT. THE CITY OF CORAL GABLES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS TENTATIVE PLAT. THE CITY OF CORAL GABLES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS TENTATIVE PLAT.

Sheehan & Associates, Inc.  
DATE: 08/14/2024  
BY: [Signature]



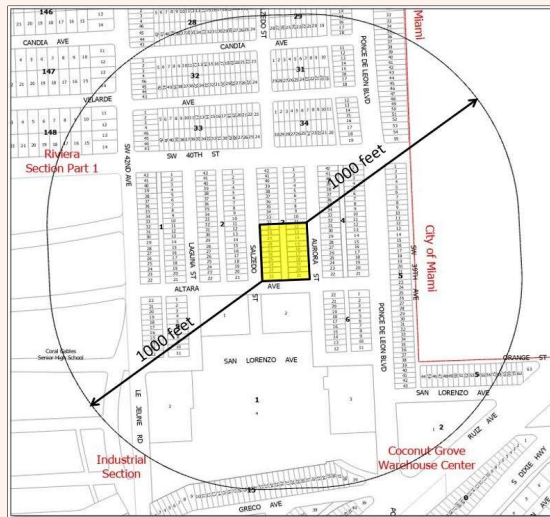
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## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 09.27.19</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 10.24.19</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 12.05.19</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 02.12.20</b>

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## LETTERS TO PROPERTY OWNERS (1,000 FT.)



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<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB, CC
<b>2 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB, CC

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<b>REQUEST</b>
<ol style="list-style-type: none"> <li>1. AMENDMENT TO ORDINANCE No. 2015-08 (ALLEY VACATION ORDINANCE)</li> <li>2. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)</li> <li>3. PLANNED AREA DEVELOPMENT (PAD)</li> <li>4. ASSISTED LIVING FACILITY (CONDITIONAL USE REVIEW)</li> <li>5. TENTATIVE PLAT</li> </ol>

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## RECOMMENDATION

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions enumerated in the staff report.
- ❖ The Planning and Zoning Board recommends **approval** including staff's conditions and the following:
  1. **Improve and landscape the entire paseo, including that portion of the cross-block easement on the abutting north parcel.**
  2. **Include traffic calming devices near accessible parking spaces.**

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*Belmont Village*

ASSISTED LIVING FACILITY

4111 SALZEDO STREET

CITY COMMISSION  
MARCH 10, 2020



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