

**CITY OF CORAL GABLES
- MEMORANDUM -**

TO: Planning and Zoning Board
FROM: Ramon Trias, AIA AICP LEED AP
Director of Planning and Zoning

DATE: September 9, 2015
SUBJECT: One Merrick Park
Executive Summary

Project Information

One Merrick Park is located in the North Industrial Mixed Use Overlay District (MXOD) and is adjacent to the Village of Merrick Park which is to the east and south of the property. The proposed mixed use building includes 13 residential units, all of which are three bedroom units, with ground floor retail.

Site Area	0.25 acres (11,000 sf)
FAR	3.44 FAR (37,863 sf) 3,530 sf Retail 34,333 sf Residential
Height	117'-7" Habitable Height 135'-6" With Architectural Elements
Program	13 three-bedroom residential units
Parking	50 spaces

Applicant's Request

1. Mixed Use Site Plan Review

- Mixed Use Site Plan Review for the mixed use project referred to as One Merrick Park.

Staff Recommendation*

1. Mixed Use Site Plan Review - Approval with conditions

**See Complete Staff Report for more information.*



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	Laguna Merrick, LLC
Applications:	Mixed Use Site Plan Review
Property:	One Merrick Park (351 San Lorenzo Avenue)
Public Hearing - Date/Time/ Location:	Planning and Zoning Board, September 9, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request

Mixed use site plan review for the mixed use project referred to as “One Merrick Park”, as follows:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)” for the mixed use project referred to as “One Merrick Park” on the property legally described as Lots 8-11, Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

Mixed use site plans require review and recommendation by the Planning and Zoning Board and City Commission at one (1) public hearing (via Resolution).

Summary of Application

Laguna Merrick, LLC, owners (hereinafter referred to as the “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for mixed use site plan review for consideration at public hearings for the mixed use project referred to as “One Merrick Park” pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) provisions. The application package submitted by the Applicant is provided as Attachment A.

This property is located within the City’s North Industrial Mixed Use Overlay District (MXOD) on the northwest corner of the intersection of Laguna Street and San Lorenzo Avenue, and is 0.25 acres (11,000 sq. ft.) in size. The property is bounded by Laguna Street (east), San Lorenzo Avenue (south), and an alley (west). A two (2) story commercial building adjoins the property to the north and a one (1) story commercial building is located on the other side of the alley to the west. The “Village of Merrick Park” is located across Laguna Street to the east and across San Lorenzo Avenue to the south. The site is currently an empty grass lot that contains several palm trees. The property has a Future Land Use Map (FLUM)

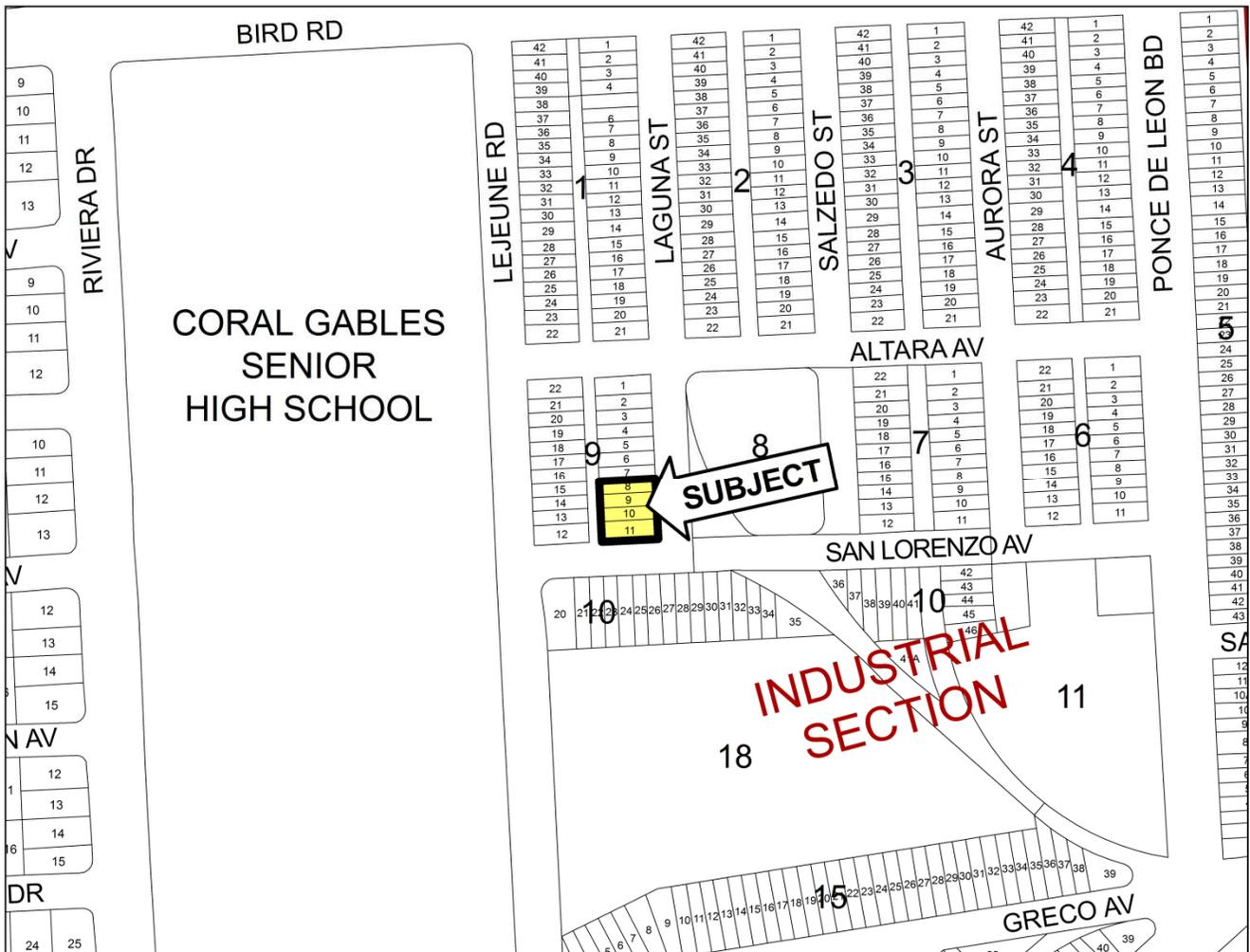
designation of "Industrial Use" and a zoning designation of "Industrial District (I)," which are appropriate designations for the proposed mixed use project.

The project consists of a ten (10) story/117'-7" building containing a total of 37,863 sq. ft., consisting of 3,530 sq. ft. of retail on the ground floor and 34,333 sq. ft. of residential space located on the 4th through 10th floors containing thirteen (13) units with three (3) bedrooms. There are 50 parking spaces proposed, including two (2) handicap spaces. A total of 43 parking spaces are required, as indicated within the application package.

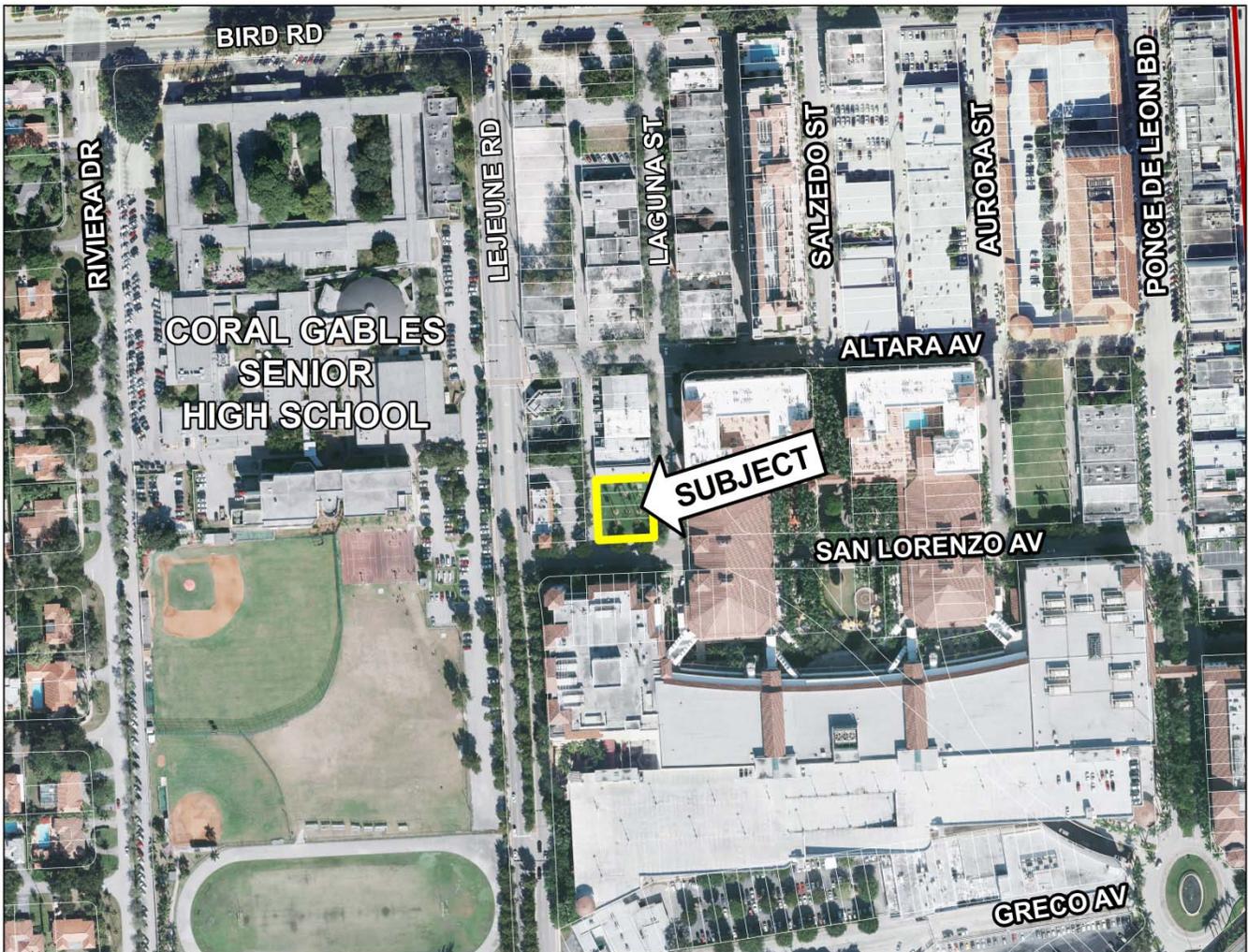
The property is bounded by Laguna Street (east), San Lorenzo Avenue (south), and an alley (west), as shown on the following location map and aerial photo:

44

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline

Site Data and Surrounding Uses

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

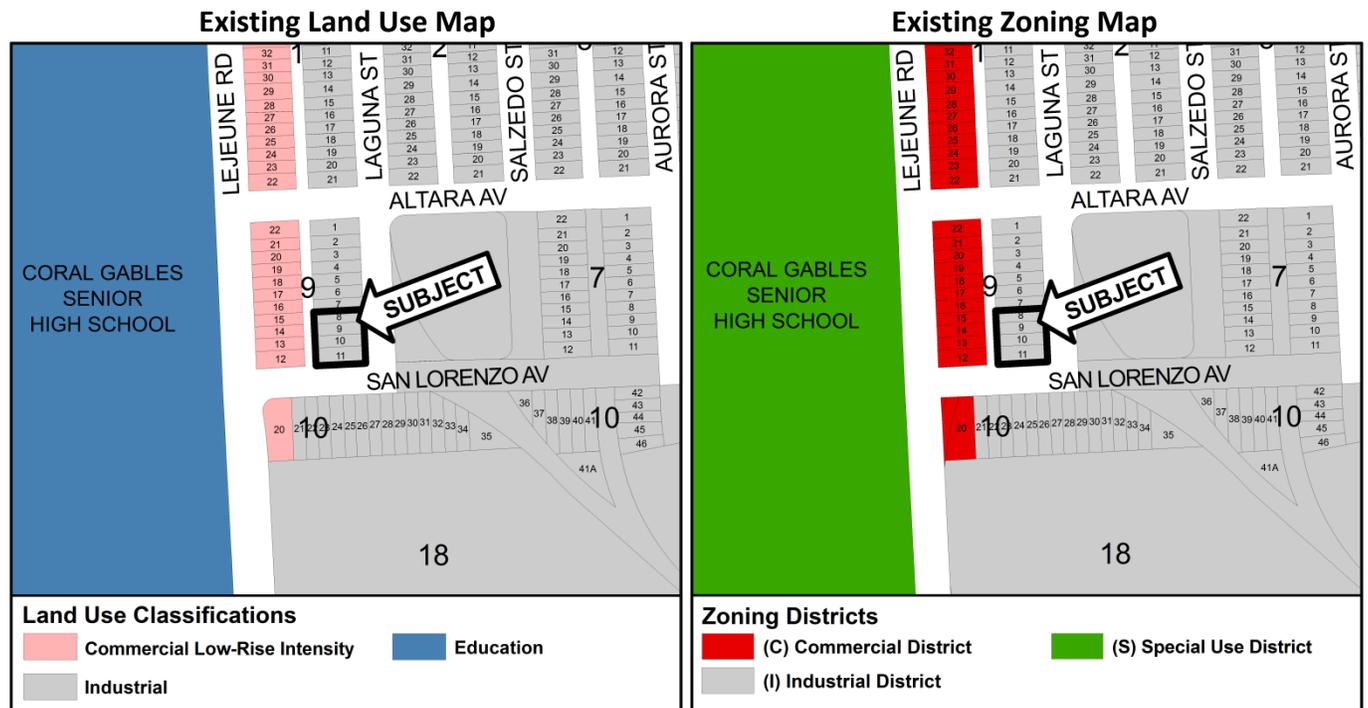
Existing Property Designations

Land Use Map designation	Industrial Use
Zoning Map designation	Industrial District (I)
Mixed Use Overlay District (MXOD)	Yes - North Industrial MXOD
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	2-story commercial building	Industrial	Industrial District (I)
South	The Village of Merrick Park	Industrial	Industrial District (I)
East	The Village of Merrick Park	Industrial	Industrial District (I)
West	1-story commercial building	Commercial Low-Rise Intensity	Commercial District (C)

The Applicant proposes no changes to the property’s existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	03.27.15	Comments provided to Applicant
Board of Architects	03.18.15	Preliminary review and approval of Mediterranean architectural bonuses
Planning and Zoning Board	09.09.15	TBD
City Commission (Resolution – MXD site plan)	TBD	TBD

Proposed Mixed Use Project

Proposal – Mixed Use Project

The Application package submitted by the Applicant (see Attachment A) includes the following:

- 1) Cover letter;
- 2) Application;
- 3) Survey of property;
- 4) Zoning Data;
- 5) Aerial and site photos;
- 6) Architectural plans and elevations;
- 7) 3D Massing Model;
- 8) Landscape plan;
- 9) Utility relocation plan;
- 10) Concurrency impact statement;
- 11) Public school concurrency determination;
- 12) Traffic study executive summary.

Mediterranean Architectural Style

Mediterranean architectural style is required for mixed use projects located within a Mixed Use Overlay District (MXOD). The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 03.27.15.

Site Plan Information:

Type	Permitted	Proposed
Total site area	---	11,000 sq. ft. (0.25 acres)
3.5 FAR x total site area	38,500 sq. ft.	---
Total square footage of building	---	37,863 sq. ft.
Retail square footage	---	3,530 sq. ft.
Residential square footage	---	34,333 sq. ft.
Building height	Up to 100'-0" (City Commission may approve up to an additional 20' of habitable building height)	117'-7"
Number of floors	10 floors	10 floors
Residential unit total	No density limitations (units/acre) within a designated MXOD	13 units (51 units/acre)
Residential unit mix:		
One bedroom		N/A
Two bedrooms		N/A
Three or more bedrooms		13 units

Parking:

Off-street (onsite) parking		
Uses	Required	Proposed
Residential units	29 spaces	----
Retail use	14 spaces	----
Total off-street (on-site) parking	43 spaces	50 spaces (including 2 handicap spaces)
Additional parking provided	---	7 spaces

There are currently six (6) on-street parking spaces, one (1) of these spaces is reserved for taxis, adjacent to the property along San Lorenzo Avenue and Laguna Street. The proposed Ground Level Site Plan indicates that there will be four (4) on-street parking spaces, including one (1) space for taxis, resulting from the proposed development causing a loss of two (2) on-street parking spaces. As a result, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse the City for the costs associated with the loss of on-street parking in accordance with City requirements.

Setbacks:

Type	Required*	Proposed
Front setback (Laguna Street)	Ten (10) feet	Zero (0) feet
Side street setback (San Lorenzo Avenue)	Fifteen (15) feet	Zero (0) feet
Interior side setback (north)	None	Zero (0) feet
Rear setback (alley)	None	Zero (0) feet

* Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. Setback reductions are only permitted for MXD projects subject to providing vertical building setbacks.

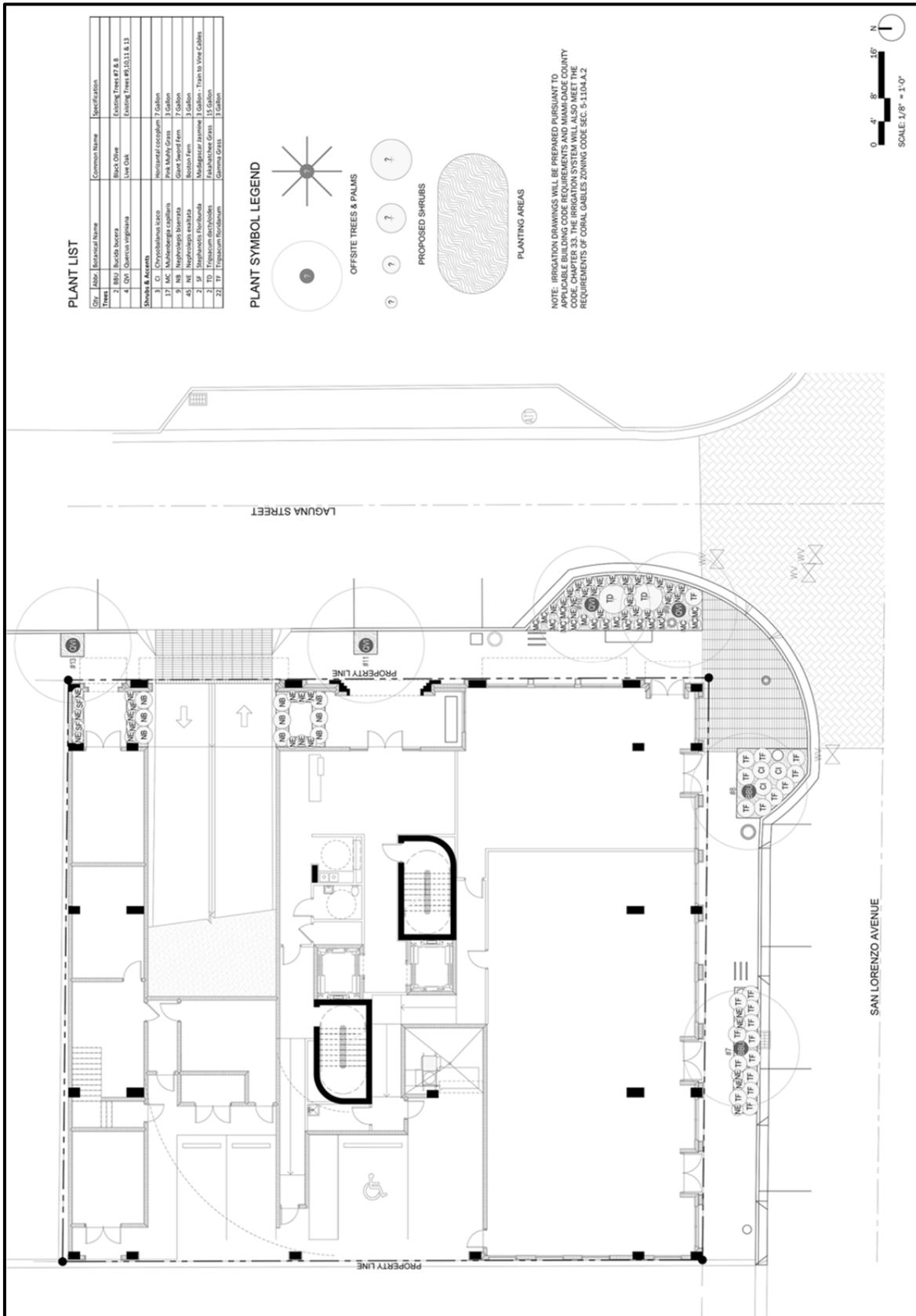
Stepbacks:

Type	Required*	Proposed
Front (Laguna Street)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'; habitable space only
Side street (San Lorenzo Avenue)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'
Interior side (north)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'
Rear (alley)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'

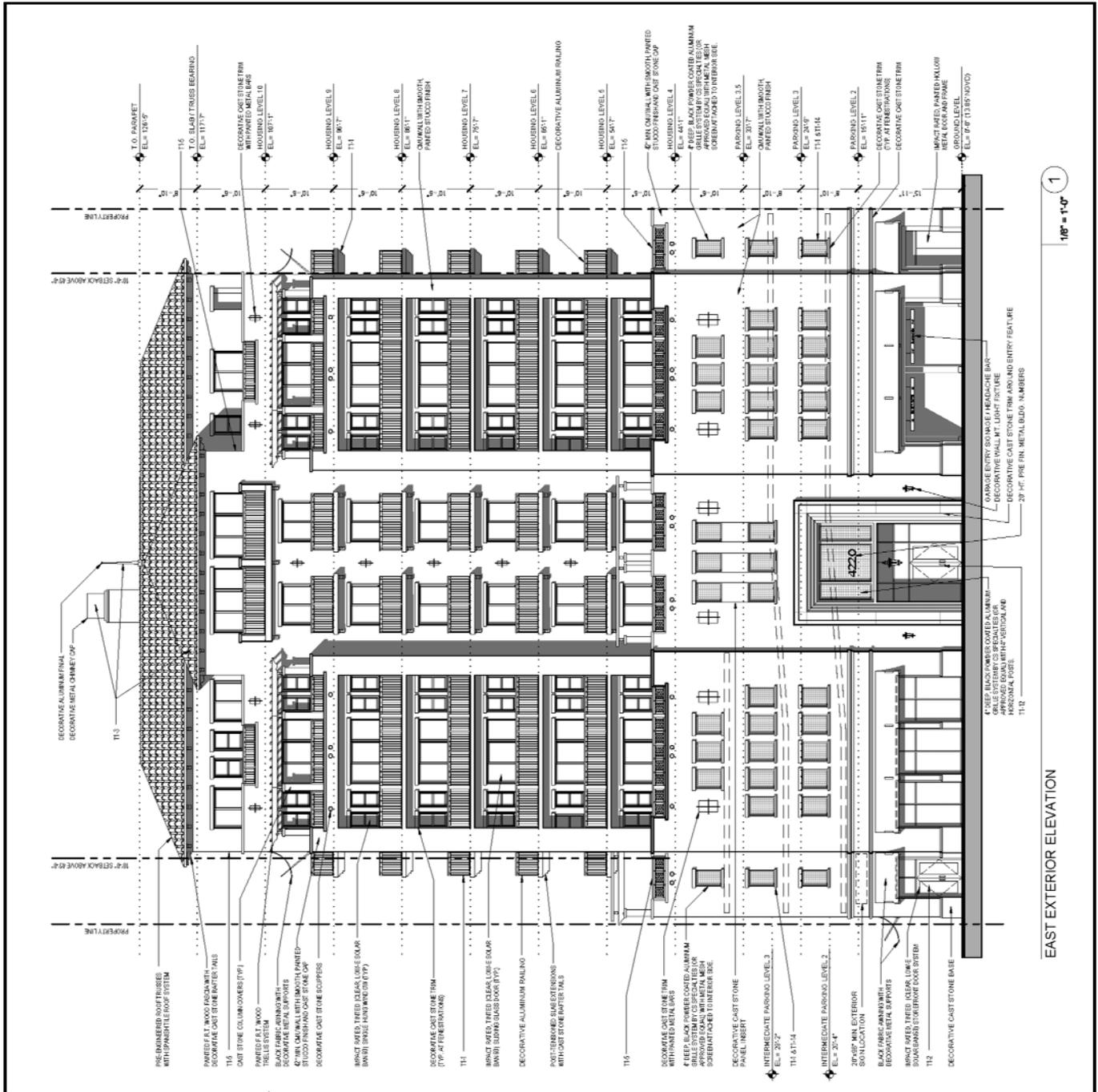
* Vertical building setbacks are required for MXD buildings when setback reductions are requested.

The Applicant’s proposed ground floor plan, landscape plan, and building elevations are provided on the following pages.

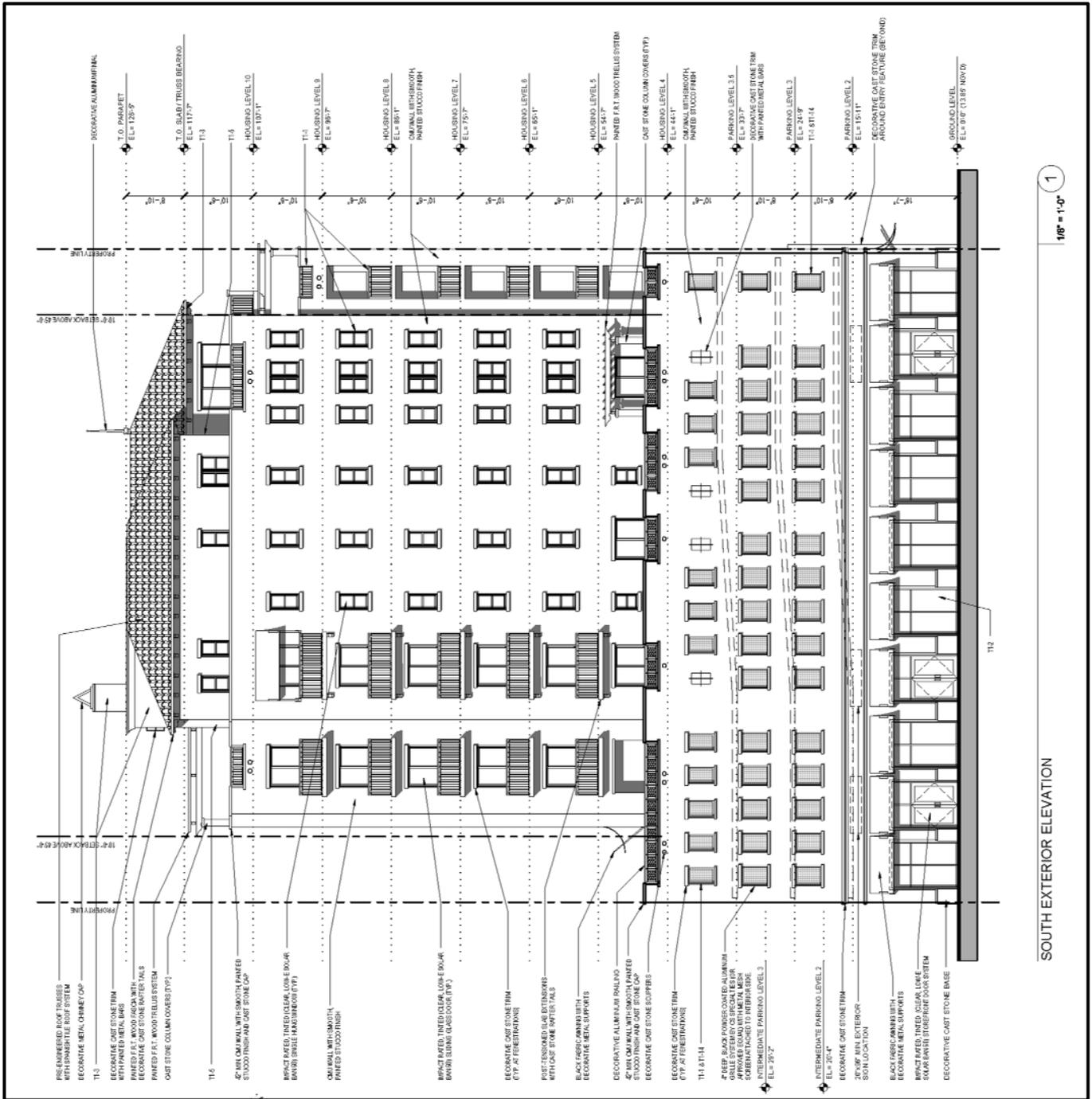
Landscape Plan



East (Laguna Street) Building Elevation



South (San Lorenzo Avenue) Building Elevation



SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

Findings of Fact

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact - Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current Zoning Code and Comprehensive Plan mixed use provisions were adopted in 2004 and were updated and revised as a part of the Zoning Code rewrite and Comprehensive Plan update. The Zoning Code and Comprehensive Plan provide for designated North and South Industrial Mixed Use Overlay District (MXOD) geographic areas. The MXODs were created to encourage mixed use development that specifically provided for residential development which was previously not a permitted use within the City's Industrial District. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo conditional use site plan review.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

- 1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment."*

Staff comments: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for mixed use projects.

Conditional Use Review Criteria

Zoning Code, Division 4, Conditional Uses, Section 3-404, General Procedures for Conditional Uses summarizes the procedures for the review of a Conditional Use application:

1. *Provide a report that summarizes the application, including whether the application complies with each of the standards for granting conditional use approval in Section 3-408.*
2. *Provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.*
3. *Provide a recommendation as to whether the application should be approved, approved with conditions, or denied.*
4. *Provide the report and recommendation, with a copy to the applicant, to the Planning and Zoning Board for review.*
5. *Schedule the application for hearing before the Planning and Zoning Board upon completion of the Board of Architect's review.*
6. *Provide notice of the hearing of a conditional use application before the Planning and Zoning Board in accordance with the provisions of Article 3, Division 3 of these regulations.*
7. *Schedule and provide notice before the City Commission of a conditional use application in accordance with the provisions of Article 3, Division 3 of these regulations."*

Zoning Code, Article 3, Development Review, Division 4, Conditional Uses, Section 3-406, "Planning and Zoning Board Recommendation" states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Zoning Code specifically states "the Planning Department, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set out in Zoning Code, Article 3, Development Review, Division 4, Conditional Uses, Section 3-408, "Standards for Review."

Planning Staff's review of the criteria set out in Section 3-408, "Standards for Review" is as follows (*italics indicate Zoning Code verbatim text*):

- 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."*

Staff comments: As concluded in this report, this Application is "consistent" with the Comprehensive Plan's Goals, Objectives and Policies with recommended conditions of approval. The Industrial District encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail.

- 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"*.

Staff comments: The subject property is located within the MXOD North Industrial District which allows for the voluntary development of this property as a mixed use project with residential units. The project is similar to existing mixed use projects in the area and those which are being planned and under construction. The utilization of the site as a mixed use project is consistent with the property's existing "Industrial" land use and Industrial District (I) zoning designations.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

Staff comments: The subject property is surrounded by properties with commercial and industrial land use designations, and is adjacent to the “Village of Merrick Park.” Bird Road, LeJeune Road, Ponce de Leon Boulevard, and South Dixie Highway (U.S. Route 1) serve as arterial transportation corridors and physical boundaries for the Industrial District. The redevelopment of this property as a mixed use project provides additional multi-family residential units to residents of the City and adds to the pedestrian oriented urban environment in the North Industrial MXOD. The ground floor pedestrian uses included in the project shall enhance the redevelopment of the Industrial District.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

Staff comments: The existing Village of Merrick Park is adjacent to this site to the east and south, and an existing two (2) story commercial office building is located to the north of the project. These developments include residential, retail and office uses, which are similar to the proposed mixed use project. The Applicant’s proposal is consistent with the underlying Future Land Use Map and Zoning Map designations and it will not adversely affect the use of other properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that require the provision of a construction staging and service plan during construction, and the designation of a construction information/contact person.

- 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”.*

Staff comments: The planned redevelopment of this property as a mixed use project complies with the intent of the MXOD provisions and design criteria, and is consistent with the redevelopment occurring in the surrounding district.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The subject property is larger than the minimum 10,000 square foot size necessary for a mixed use project within an approved MXOD. The Application accommodates all required parking on-site and Staff has determined that it meets the requirements of the Zoning Code.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: Commercial and industrial zoned properties surround the project site. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract retail, office, and residential developments to the area and to create a pedestrian oriented urban environment. The ground floor pedestrian amenities enhance the redevelopment of the

Industrial District.

- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: The project’s parking garage is accessed from Laguna Street and three (3) parking spaces are provided on the ground level that are accessible from the alley. All service access is located along the alley in the rear of the building, and is physically separated from pedestrian circulation on Laguna Street and San Lorenzo Avenue. Conditions of approval are recommended to assure that adequate service access is provided during the construction of the project.

- I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The proposed project was reviewed by the Zoning Division for concurrency, and the Concurrency Impact Statement (CIS) issued by the Zoning Division for the project indicates that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project. The CIS is included within the Applicant’s submittal package provided as Attachment A.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The Traffic Study submitted with the application has been reviewed and approved by the Public Works Department and the City’s traffic consultant. All traffic issues identified in the City review process have been satisfied and provided on the Applicant’s plans (see Attachment A).

Concurrency Management

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant’s submittal package provided as Attachment A.

Public School Concurrency Review

Pursuant to the Educational Element of the City’s Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three (3) years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. Information was

received from the Miami-Dade County Public School Board dated 04.13.2015 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three (3) school levels and that school capacity has been reserved for a period of one (1) year. A copy of that information is included in the submitted application package provided as Attachment A.

Art in Public Places Program

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects approval before being submitted to the City Commission.

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.	CP Goal, Objective and Policy	Staff Review
1.	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
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	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
4.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
5.	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. 	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	
6.	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
7.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
8.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
9.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
10.	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
11.	Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City’s historic character.	Complies
12.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
13.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for 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.	Complies
15.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
16.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
17.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies

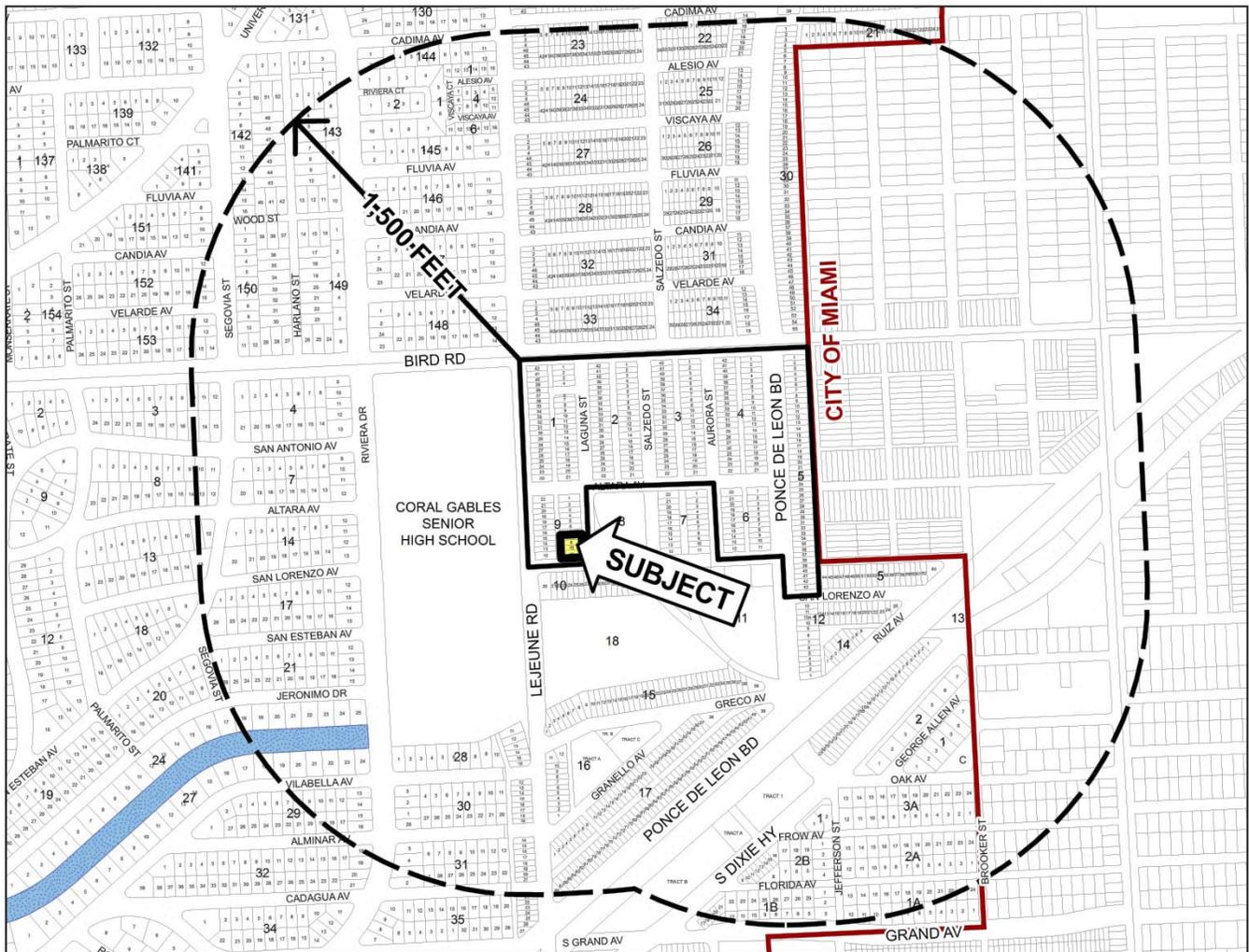
Ref. No.	CP Goal, Objective and Policy	Staff Review
18.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
19.	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
20.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
21.	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
22.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
23.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
24.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
25.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

Staff Comments: Staff's determination that this application is "consistent" with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. The Applicant's plans address the City objectives for encouraging mixed use development in the Industrial Section.

Public Notification and Comments

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the boundary of the entire mixed use overlay district as well as within the boundaries. The notice indicates the following: applications filed; public hearing date/time/location; where the application files can be reviewed; and, provides for an opportunity to submit comments. Approximately 834 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C. A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant’s neighborhood meeting	07.23.15
Courtesy notification to properties within 1,500 ft. of the entire MXOD and within MXOD	08.28.15
Posting of property	08.28.15
Legal advertisement	08.28.15
Posted agenda on City web page/City Hall	08.28.15
Posted Staff report on City web page	09.04.15

Staff Recommendation

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval of the following subject to all of the conditions of approval as specified herein:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)” for the mixed use project referred to as “One Merrick Park” on the property legally described as Lots 8-11, Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

Summary of the Basis for Approval

Staff’s support and recommendation of approval of the mixed use site plan is subject to all recommended conditions of approval. As enumerated in the Findings of Fact contained herein, Planning Staff finds the Application is in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Code requirements, subject to all of the following listed conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, Zoning Code Article 4, “Zoning Districts,” Section 4-201, “Mixed Use District (MXD)” and Article 3, “Development Review,” Division 4, “Conditional Uses,” and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Application is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant’s Planning and Zoning Board submittal package plans dated 08.04.15, prepared by architecture firm PGAL.
 - b. Traffic Impact Study, dated April 2015, prepared by David Plummer & Associates.
 - c. All representations proffered by the Applicant’s representatives as a part of the review of the Application at public hearings.
3. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the

- Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
4. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. Remove the two (2) curb cuts along the sidewalk on San Lorenzo Avenue from Laguna Street to the alley.
 - b. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces as a result of the project.
 - c. All outstanding landscaping issues as identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service.
 - d. Construction information/contact. Provide written notice to all properties within five-hundred (500) feet of the "One Merrick Park" project (351 San Lorenzo Ave), 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.
 - e. Comply with all City requirements for Art in Public Places, public art must be reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Historical Resources and Cultural Arts.
 5. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five-hundred (500) feet of the "One Merrick Park" (351 San Lorenzo Ave) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
 6. Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
 - b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, including the alley, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

Attachments

- A. Applicant's submittal package.
- B. 08.28.15 Legal notice published.
- C. 08.28.15 Courtesy notice mailed to all property owners within 1,500 feet and inside the North Industrial MXOD.
- D. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and 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,

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD - PUBLIC HEARING - SEPTEMBER 9, 2015

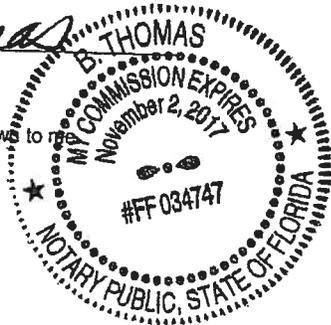
in the XXXX Court,
was published in said newspaper in the issues of
08/28/2015

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
28 day of AUGUST A.D. 2015

(SEAL)

O.V. FERBEYRE personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

City Public Hearing Local Planning Agency/
Planning and Zoning Board
Dates/Times Wednesday, September 9, 2015,
6:00 - 9:00 p.m.
Location City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 through 4 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Residential Multi-Family High Density" for the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Residential Multi-Family High Density" Land Use Classifications to provide a maximum 100 units/acre density for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

4. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
5. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "One Merrick Park" on the property legally described as Lots 8-11, Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

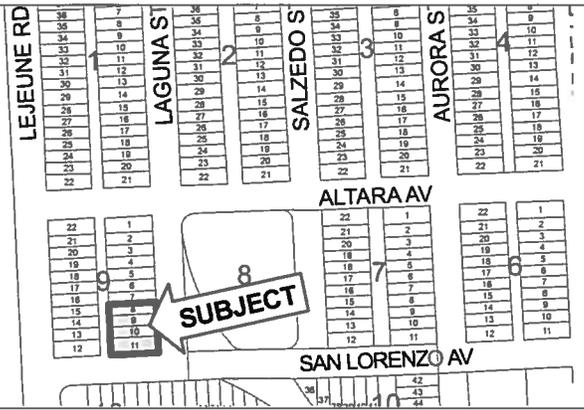
Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.



**City of Coral Gables
Courtesy Public
Hearing Notice**

August 28, 2015



Applicant:	Laguna Merrick, LLC
Application:	Mixed-Use Site Plan Review
Property:	One Merrick Park (351 San Lorenzo Avenue)
Public Hearing - Date/Time/ Location:	Planning and Zoning Board September 9, 2015, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on September 9, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "One Merrick Park" on the property legally described as Lots 8-11 , Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida



Planning and Zoning Board

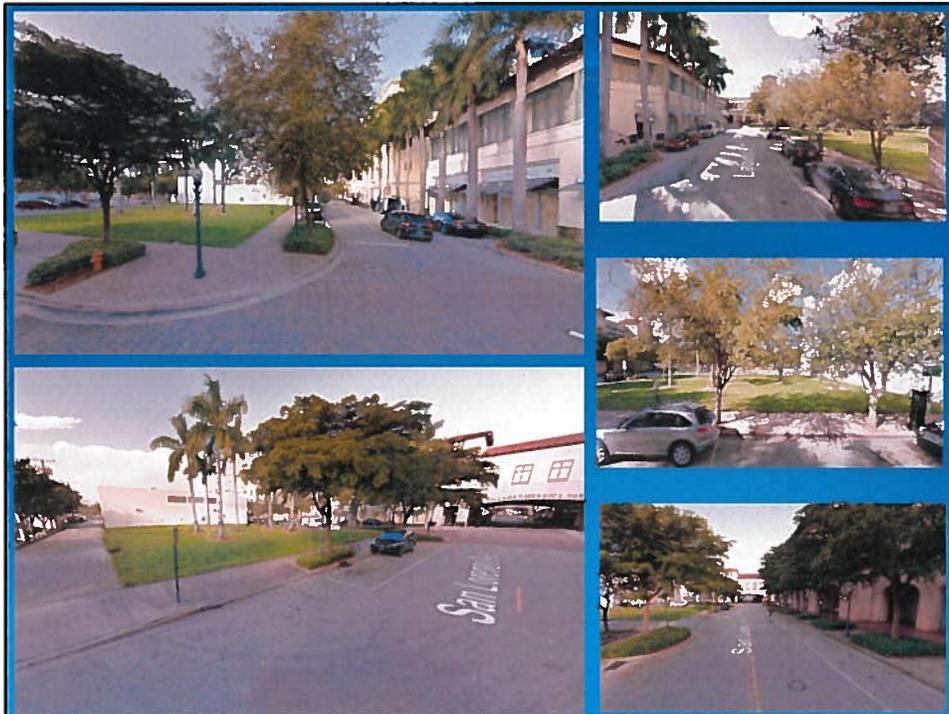
One Merrick Park (351 San Lorenzo Ave)

Mixed Use Site Plan Review
September 9, 2015

Application Request

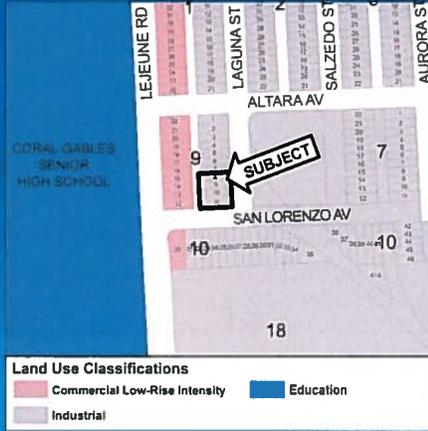
- ❖ Mixed Use Site Plan Review



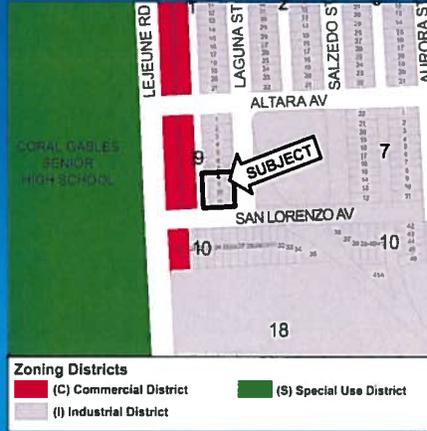


Existing Designations

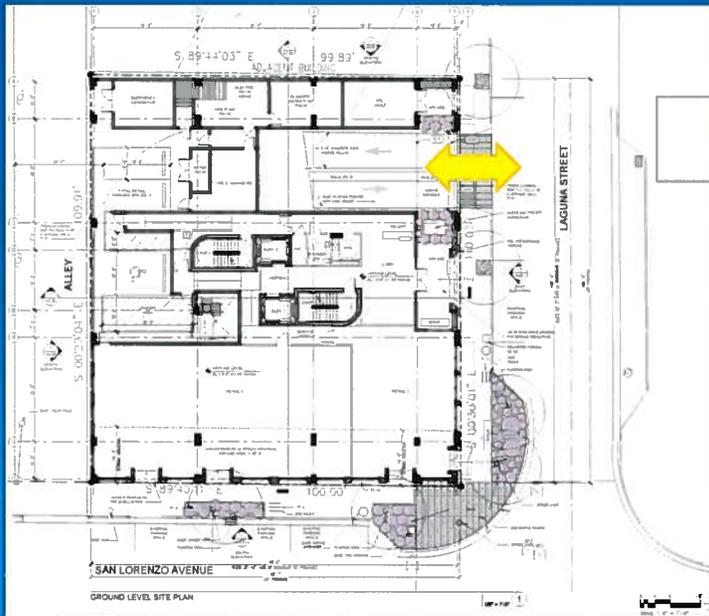
Existing Land Use Map



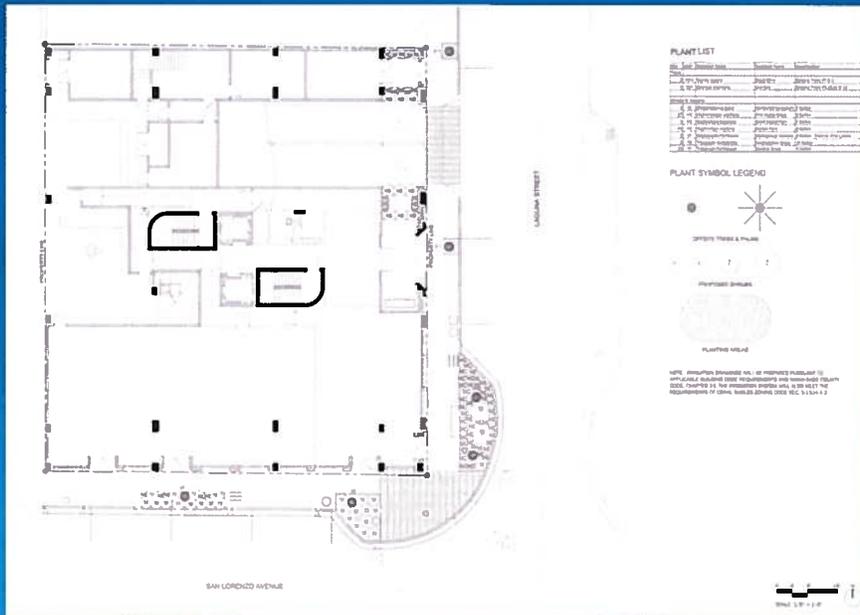
Existing Zoning Map



Ground Floor Plan



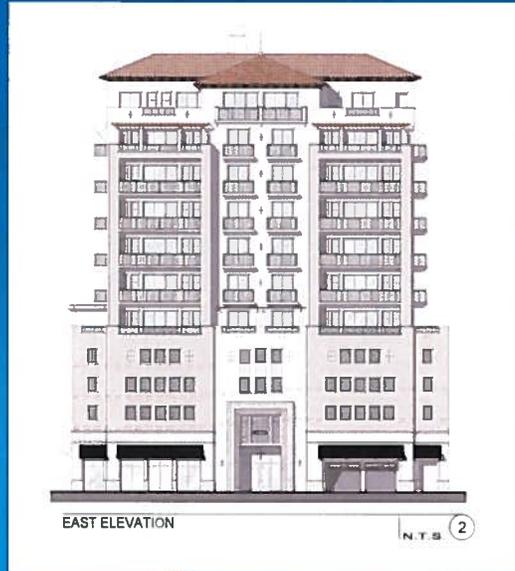
Landscape Plan



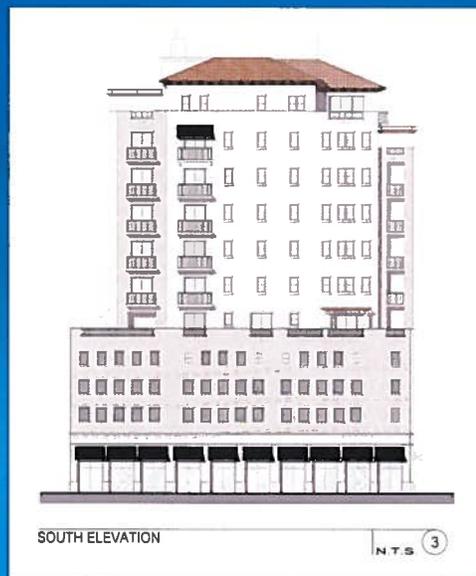
3D Rendering



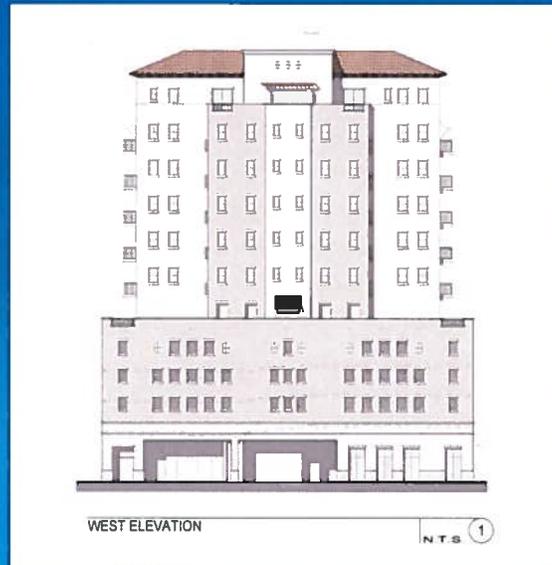
East Elevation (Laguna Street)



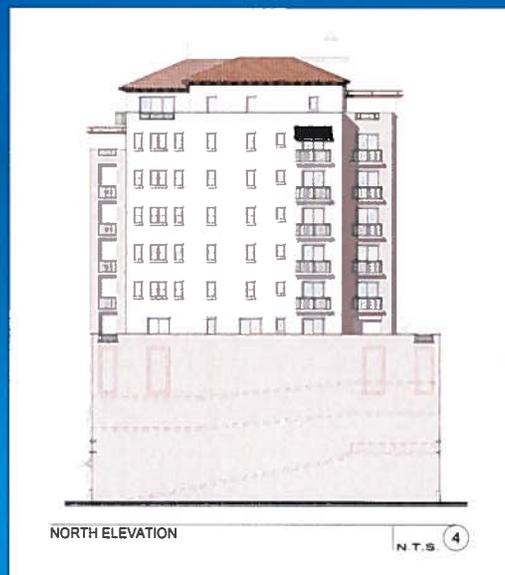
South Elevation (San Lorenzo Avenue)



West Elevation (alley)



North Elevation



Site Plan Information

Type	Permitted	Proposed
Total site area	---	11,000 sq. ft. (0.25 acres)
Floor area ratio (FAR)	3.5 FAR	3.44 FAR
FAR x total site area =	38,500 sq. ft.	---
Total square footage of building	---	37,863 sq. ft.
Building height	10 floors / Up to 100' (City Commission may approve up to an additional 20')	10 floors / 117'-7"
Retail	---	3,530 sq. ft.
Residential	No density limitation within MXOD	13 units (51 units/acre)

Off-Street (on-site) Parking Information

Uses	Required	Proposed
Residential units	29 spaces	---
Retail Use (1 space per 250 sq. ft.)	14 spaces	---
Total off-street parking	43 spaces	50 spaces
Additional parking provided	---	7 spaces

Public Notifications

- ❖ The following has been completed to solicit input and provide notice of the application:

Type	Date
Public information meeting	07.13.15
Courtesy notification - mailed to property owners within 1,500 feet of MXOD boundary and within MXOD	08.28.15
Posting of property	08.28.15
Legal advertisement	08.28.15
Posted agenda on City web page/City Hall	08.28.15
Posted Staff report on City web page	09.04.15

Application History

- ❖ Board of Architects gave preliminary design approval and approval of Mediterranean Arch. bonuses on 03.18.15
- ❖ March 27, 2015: Application presented to Development Review Committee (DRC)
 - ❖ Applicant satisfactorily resolved all DRC comments

Findings of Fact – Mixed Use Site Plan Review

Staff finds the Application **satisfies** the provisions of the Comprehensive Plan and Zoning Code for mixed use projects

- ❖ The Application satisfies the provisions of Zoning Code Sec. 4-201, “Mixed Use District (MXD)”
- ❖ The Application satisfies the provisions of Zoning Code Sec. 3-408, “Standards for Review,” subject to conditions of approval
- ❖ The Application is consistent with the Comprehensive Plan
- ❖ “Industrial Use” Future Land Use Map designation and “Industrial District (I)” zoning designation are appropriate for the proposed mixed use development

Staff Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions of approval (pages 21-22)
- ❖ Typical conditions of approval are recommended by Staff as well as the following:
 - ❖ Remove curb cuts along sidewalk on San Lorenzo Avenue
 - ❖ Payment to City required for the loss of two (2) on-street parking spaces
 - ❖ Landscaping issues identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service



Planning and Zoning Board

One Merrick Park

(351 San Lorenzo Ave)

Mixed Use Site Plan Review

September 9, 2015