

MXD use Review Sheet – all mix use project require commission approval
 (Requires conditional use approval for mix use building)

Project Name: DYL Merrick Mix Use Project

Project address: 4601 Le Juene Road
 (Greco and Granello side streets)

Project Architect: Cohen – Perkins and Will
 Phone: 305 – 569-1333

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BOA preliminary approval:

BOA Final approval:

MED bonus approval: Table 1:

Table 2:

Table 3:

DRC level 1:

DRC level 2: January 2008

Review Date: November 10, 2007/revised February 26, 2008/revised 3-11-07

Dulce Conde 305-740-6948

CODE SECTION	REQUIRED	PROVIDED
	Legal Description	Lots 1-12, Blk. 16, Revised Plat of Coral Gables Industrial Section PB 28 /PG 20 Tract A,B,C, Blk. 16, Revised Plat of Coral Gables Industrial Section PB 43/PG 50 Alley lying between lots 1-12 / Blk 16 Revised Plat of Coral Gables Industrial Section PB 28 /PG 20 Lengthy legal refer to survey "E"
	Zoning	"C" - Lots 1-12 – Blk 16 "I" – Tract A,B,C – Blk 16
	Comprehensive Land Use Plan	Commercial - Low Rise Intensity 4 stories / 3.0 FAR – Lot 1-12 – Blk 16 Industrial – Tract A,B,C – Blk 16
	Total Site area	98,124 sq. ft. (DOES NOT INCLUDE PARK AREA OF 13,564 SQ. FT.)
Section 4-63 and	Site specific standard do not apply if MXD is approved	Commercial – 6 stories / 72'-0" all Blk 16 Manufacturing – 3 stories / 45'-0" – Tract

4-201-E-1	Bridges over right of way <u>(Overlay district only)</u>	Permitted if both side have same ownership. Only in an overlay district N/A
4-201-E-2	Balcony and awning encroachment	Subject to applicable regulations
4-201-E-3	Permitted FAR	98,124 x 3.0 = 294,372 sq. ft.
	Med. Bonus FAR Max .05 / <u>Must comply with table 1 – table 2 and table 3 of MED bonus – Must get stamp and signature approval from City Architect and Board of Architects</u>	98,124 x .05 = 49,062 sq. ft. <u>Applying for table 1, 2 and 3</u>
	Total Permitted FAR If full MED bonus are obtained	343,434 sq. ft.
	Proposed FAR	328,824 sq. ft.
	Proposed area of ground floor uses.	Building 42,124 sq. ft. Retail
4-201-E-4	Permitted No. of Floors	No minimum or maximum for MXD – <u>CLUP governs stories (6 stories)with MED</u>
4-201-E-5	Floor to floor height	As per the FBC
4-201-E-6	Permitted Height	Industrial up to 100'-0" CLD up to 75'-0" Manufacturing 45'-0" Commercial up to 100'-0" <u>CLUP governs height / 77'-0" with MED-commercial-low rise</u>
CLUP	Land Use Height	Commercial - Low Rise Intensity - 50'-0" / 77'-0" with MED Industrial – no height stated <u>This height governs</u>
CLUP	Land Use No. of Stories	Commercial - Low Rise Intensity - 4 stories or 6 stories with MED Industrial – no stories stated <u>This height governs</u>
	Proposed Height	77'-0" top of 6 th floor up to (110 feet from

		Lejuene) 99'-0" remainder of site
	Proposed No. of Stories	6 stories in commercial zoning 8 stories in industrial zoning
4-201-E-7	Height of Arch Element Permitted CLD up to 15'-0" - N/A Commercial and Industrial up to 25'-0" Manufacturing up to 10'-0" - N/A	Below allowable height of 25'-0"
4-201-E-8	Height adjoining residential <u>(Overlay district only)</u>	45'-0" for 100'-0" feet of the adjacent right of way line + 10'-0" for arch elements / N/A
4-201-E-9	Number of building per site	No minimum or maximum required
4-201-E-10	Retail street frontage Minimum 50% of frontage on front street	Required $319 \times .50 = 159$ ln. ft. (Le Juene.) Proposed = 293ln. ft.
4-201-E-11	Retail or public street frontage Minimum 40% of frontage on side street	Required $873 \times .40 = 349$ ln. ft. (Greco and Granello) Proposed = 530 ln. ft.
4-201-E-12	Retail frontage on alleys	None required
4-201-E-13	Density Permitted 125 units per acre $2.2 \text{ acres} \times 125 = 281$ units	$98124/43560 = 2.25$ acres $\times 125 = 281$ units <u>Total units 42</u>
4-201-E-14	Setbacks	
	Required	Proposed
	Front (LeJuene)	
	0'-0" for a building up to 45'-0" in height above 45'-0" high 10'-0" <u>(setback relief required)</u>	0'-0" - Must step back 10'-0" after 3 rd floor or 45'-0" whichever is less for setback relief N/A MED bonus table for setback reduction overrides
	Side Street (Granello and Greco)	
	15'-0" <u>(setback relief required)</u>	0'-0" - Must step back 10'-0" after 3 rd floor or 45'-0" whichever is less for setback relief N/A MED bonus table for setback reduction overrides

	Interior side 0'-0"	0'-0" - Must step back 10'-0" after 3 rd floor or 45'-0" whichever is less for setback relief N/A MED bonus table for setback reduction overrides
	Rear Alley 0'-0"	0'-0" - Must step back 10'-0" after 3 rd floor or 45'-0" whichever is less for setback relief N/A MED bonus table for setback reduction overrides
4-201-E-15	Setback relief requested	Yes
4-201-E-15	Amount of building in required setback area	16,076 sq. ft.
4-201-E-15	Required open space (50%) (16,076 x 50%=8,038) Minimum required area (500 sq. ft) 13'-0" min. height of arcade	12,072 sq. ft provided
4-201-E-15	Setback relief / Vertical Building Stepback Required <u>10'-0" after 3 stories or 45'-0" whichever is less on all facades</u>	Must step back 10'-0" after 3 rd floor or 45'-0" whichever is less for setback relief N/A MED bonus table for setback reduction overrides
4-201-E-16	Setback adjoining residential uses All property abutting a residential land use or district shall be 15'-0". No reductions may be requested	N/A
4-201-E-17	Street frontage - No minimum or maximum in the overlay district / 100' for industrial north-south overlay	N/A
4-201-F-1	Maximum linear length of arcade or loggia <u>(required for overlay district only)</u> 80% of the length of the building or as per approved site plan (building = 1285 lf x 80% = 1028 lf	Proposed length of arcade or loggia 1217 lf – <u>(required for overlay district only)</u>
4-201-F-2	Architectural Relief Elements on all sides of the Building	<u>To be determined by BOA and city architect</u>
4-201-F-3	All support services located within the building	Yes

4-201-F-4	Facade breaks at 100 foot intervals	<u>To be determined by BOA and city architect</u>
4-201-F-5	Decorative street lighting provided (max 35'-0" in height)	Show on plans <u>(to be approved by Public Works and Public Services)</u>
4-201-F-6	Building lighting	<u>Requires Planning, Planning and zoning board and Commission approval – indicate if this is being used</u>
4-201-F-7	Landscape lighting	Is encouraged
4-201-F-8	Storage - Prohibited outside the building	No outside storage provided
4-201-F-9	Overhead doors - Shall not face residential	N/A
4-201-F-10	Paver treatment included at driveway entrances, crosswalks and (sidewalks a minimum of 25 % of the paved surface)	<u>To be determined and approved by public works and public services</u>
4-201-F-11	Parking Garage - Shall include exterior architectural treatment compatible with building	<u>To be determined by BOA and city architect</u>
4-201-F-12	Pedestrian access orientation - Main entrance oriented towards front property line	Main entrance on Le Juene
4-201-F-13	Required pedestrian amenities (All elements must be provided)	
	Benches	<u>2 shown</u>
	Information Kiosks	<u>1 shown – needs to be on property not in the park</u>
	Lighting	<u>To be approved by public works</u>
	Bike racks	<u>2 shown- needs to be on property not in the park</u>
	Refuse Containers	<u>2 shown- needs to be on property not in the park</u>
	Sidewalk pavement treatment	<u>shown</u>
	Statuary	<u>1 shown</u>
	Street crosswalk paver treatment	<u>1 shown- needs to be on property not in the park</u>
	Wall mounted fountains	<u>3 shown</u>
	Water fountains / water features	<u>4 shown</u>

4-201-F-14	Pedestrian design features at street level only Display windows Landscaping Architectural building design features	<u>To be determined by BOA and city architect</u>
4-201-F-15	Pedestrian pass through for each 250 feet of building frontage. (le Juene) 10'0" minimum 20'0" combined	<u>189 / 250 = 1 required / 2 provided please label a minimum of 10'</u>
4-201-F-16	Porte cochere on front property line (prohibited)	N/A
4-201-F-17	Roof top screening	Yes
4-201-G-1	Landscape improvements in right of way as per Article 5 Division 11 , sec 5-1104 and sec 5-1105 A and C C districts – 10% min 10'-0" wide 75% may be paved with pervious material 28 large shade trees per acre and 224 shrubs per acre 1 palm or medium shade tree in the alley for every 35'-0" (25% may be palms) and 1 shrub per every 3 linear feet of alley	C districts – 10% min 10'-0" wide 75% may be paved with pervious material 28 large shade trees per acre and 224 shrubs per acre 1 palm or medium shade tree in the alley for every 35'-0" (25% may be palms) and 1 shrub per every 3 linear feet of alley <u>Must be approved by Public Works and Public Services</u>
	Right of way planting requirements if no City Streetscape Master Plan <u>One tree per 35 feet of right of way frontage. (319/35 = 9</u> <u>1 shrub per 1 lf of right of way frontage = 319</u>	<u>Must be approved by Public Works and Public Services</u>
	Median planting must comply with 5-1105-A-4 - Is a median possible?	Is a median possible? <u>Must be determined and approved by Public Works and Public Services</u>
	General Landscaping requirements to comply with Section 5-1104 A 1 thru 11	To comply at permit
MED	MXD landscape requirement – 10% of	23,312 sq. ft.

BONUS Table 1	site = 98,124 x 10% = 9,812	
4-201-H-1	Bicycle storage 1 ten foot rack per 250 parking spaces Required: 5	5 provided – all must be within project property not in the park
4-201-H-2	Boats and trailer shall be parked with an enclosed garage	N/A
4-201-H-3	A 6” curbing required on all streets abutting the project?	Provide at permit
4-201-H-4 5-1409-D 5-1402-B	Loading spaces / non residential floor area (238,396) Less than 100,000 sq ft – 0 100,000 – 199,999 – 1 200,000 – 299,999 – 2 300,000 – 399,999 – 3 Each additional 100,000 – add 1 10 x 25 x 14 high 2 required	2 provided – no dimensions provided make sure to comply with required back up space for parallel parking as per section 5-1402-A-4
4-201-H-5 5-1409-B-1	Parking	
	1/250 sq. ft. Office (187,194) <u>250 is only for overlay district</u>	748 spaces
	1/250 sq. ft. retail 33,482 retail + 9078 BOH = 42,560 / 250 = 170.2 spaces	170.2 spaces
	1/100 sq. ft. restaurant - 1 / 100 sq. ft (8642 sq. ft.)	86.4
4-201-H-9 5-1409-B-1	Residential units Eff, 1 bed, 2 bed x 1.75(36) = 63 3 bed or more x 2.25(6) = 13.5 Overnight accommodations – 1 space + 1 space per sleeping room N/A	63 13.5
	Total Required Parking 748 + 170.2 + 86.4 + 63+ 13.5 = 1081.1	Total Parking provided 1126 spaces
	<u>Surplus</u> / Deficit	45 spaces
4-201-H-6	On street parking	<u>Must be determined and approved by Public</u>

		<u><i>Works and Public Services</i></u>
4-201-H-7	Parking garages No ground floor parking is allowed fronting a primary street	<u><i>N/A</i></u>
4-201-H-8	Parking space may be assigned	N/A
4-201-H-10	Surface parking Prohibited on front primary streets	N/A
4-201-H-11	Valet parking (required for overlay district only) Valet drop off must be on site. In overlay districts tandem and stacking prohibited	2 tandem provided
4-201-I-1	Trash room location A/C Fully enclosed and lockable	In the building - Must be approved by waste management
4-201-J-1	Signs As per Article 5 Division 19	Under separate permit
4-201-K-1	Alley and street vacation	<u><i>Must be determined and approved by Public Works- provide documentation</i></u>
4-201-K-2	Driveways – Access must be from a side street or alley	<u><i>Greco and Granello – side streets</i></u>
4-201-K-3	Sidewalks Min. 4'-0" Connect to one another/ separated from vehicular traffic	Not identified on plans- <u><i>Must be determined and approved by Public Works and Public Services</i></u>
4-201-L-1	Underground utilities All utilities must be installed underground as per Article 5, Division 22	<u><i>Must be determined and approved by Public Works and Public Services</i></u>
4-201-L-2	Above ground utilities Must be screened and comply with	<u><i>Must be determined and approved by Public Works and Public Services</i></u>

	Division 5, Article 11 and 18	
4-201-M-1	Configuration of land Parcel shall be contiguous	Complies
4-201-M-2	Easement – City may request them as a condition for approval	N/A
4-201-M-3	Encroachment into public right of way	<u>Must be determined and approved by Public Works and Public Services</u>
4-201-M-4	Live work units	N/A
4-201-M-5	Public Realm improvements Only required in an overlay district (required for overlay district only)	<u>To be determined by planning, public service and public works</u>
	Notes	
		<p>1. Commercial requirements 4-302 – FOR REFERENCE ONLY</p> <ul style="list-style-type: none"> • FAR 3.0 • Minimum parcel less than 45’-0” high 2500 sq. ft • Minimum parcel over 45’-0” high 200 street frontage and 20,000 sq. ft. • Minimum parcel dimension 25w x 100d • Setback • Front 15’-0” or less 0’-0” above 15’-0” 10’-0” at cornice line/parking pedestal or 40’-0” • Interior Side 45’-0” or less 0’-0” above 45’-0” – 15’-0” + 1’ for each 3’ above 45’-0” • Side street -15’-0” • Rear – alley 0’-0” no alley 10’-0” • Canal 35’-0” • Height – as per comp land use plan or site specific • Height within 100’-0” of SFR or MF1 3 stories 45’-0” • Mix use – 8% commercial • Parking - office 1/ 300 – retail 1/250 /
		<p>1. Industrial requirements 4-303</p> <ul style="list-style-type: none"> • Residential not a permitted use

		<ul style="list-style-type: none"> • FAR 3.0 • Minimum parcel less than 45'-0" high 2500 sq. ft Minimum parcel over 45'-0" high 200 street frontage and 20,000 sq. ft. • Minimum parcel dimension 25w x 100d Setback <ul style="list-style-type: none"> • Front 15'-0" or less 0'-0" above 15'-0" 10'-0" at cornice line/parking pedestal or 40'-0" • Interior Side 0'-0" • Side street -15'-0" • Rear – alley 0'-0" no alley 10'-0" • Height – Manufacturing 45'-0" / other use 72'-0" • Height within 100'-0" of SFR or MF1 3 stories 45'-0" • Balconies cantilever 6'-0" • Parking - office 1/ 300 – retail 1/250 – restaurant 12 / 1000
		<ol style="list-style-type: none"> 2. Further review required 3. MED bonus to determined by City Architect and Board of Architects - MXD must satisfy all of table 1 and 8 out of 12 on table 2/ C must satisfy all of table 1 and 8 out of 12 on table
		<ol style="list-style-type: none"> 4. Parking to be 1'-0" away from walls 5. Dimension all parking stalls, aisles, radius and driveways 6. Only planter facing street will count in landscape requirement. Provide landscaping plans.
		<ol style="list-style-type: none"> 7. Provide materials on all elevations and sections 8. Further review required

