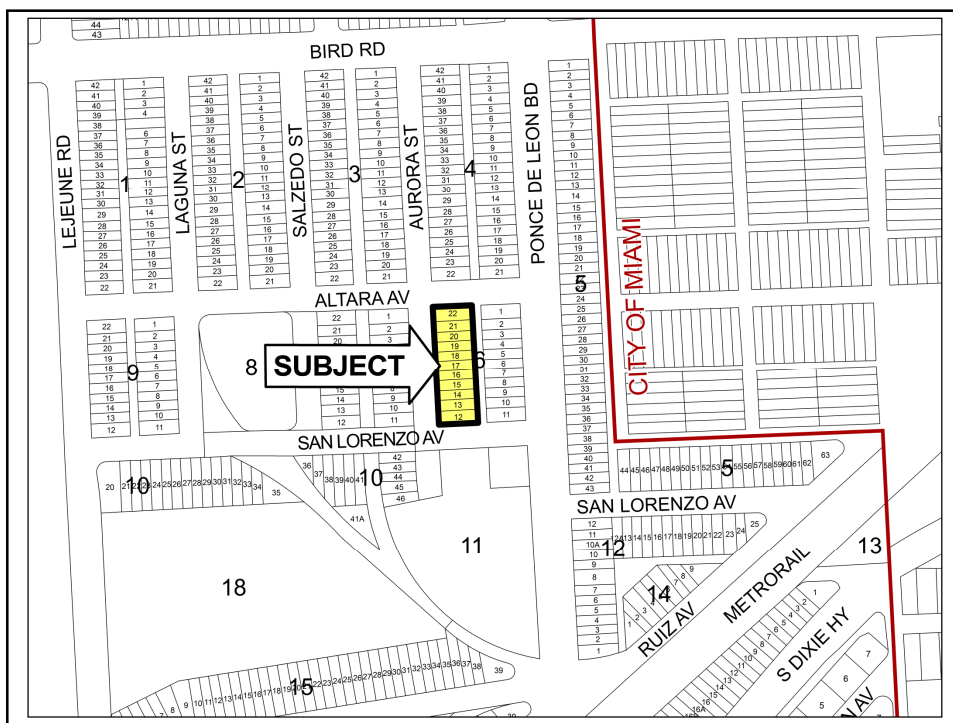
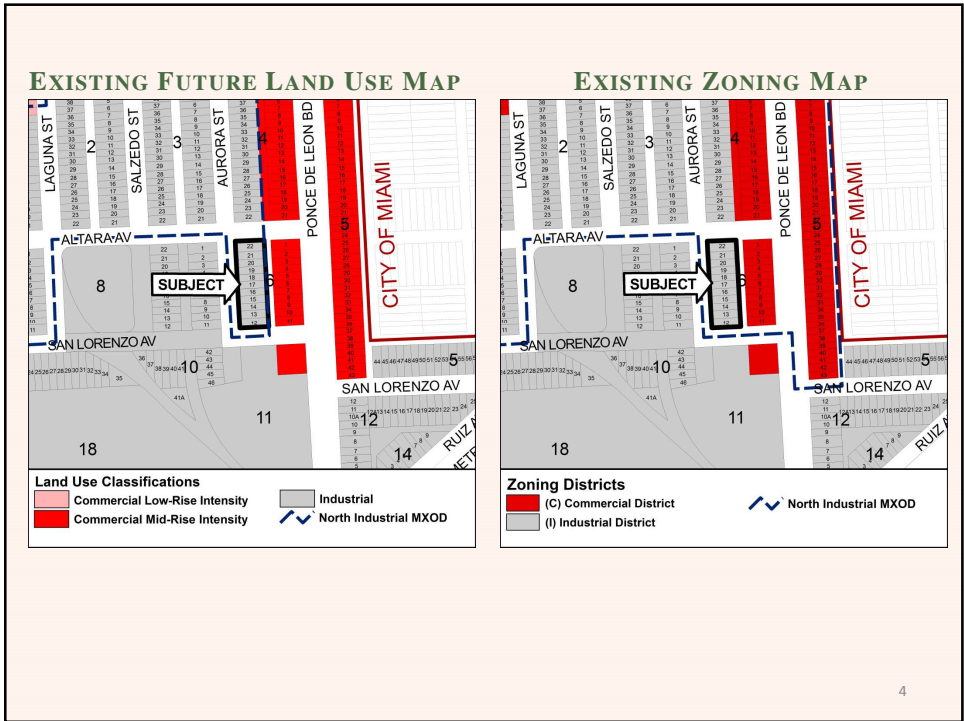
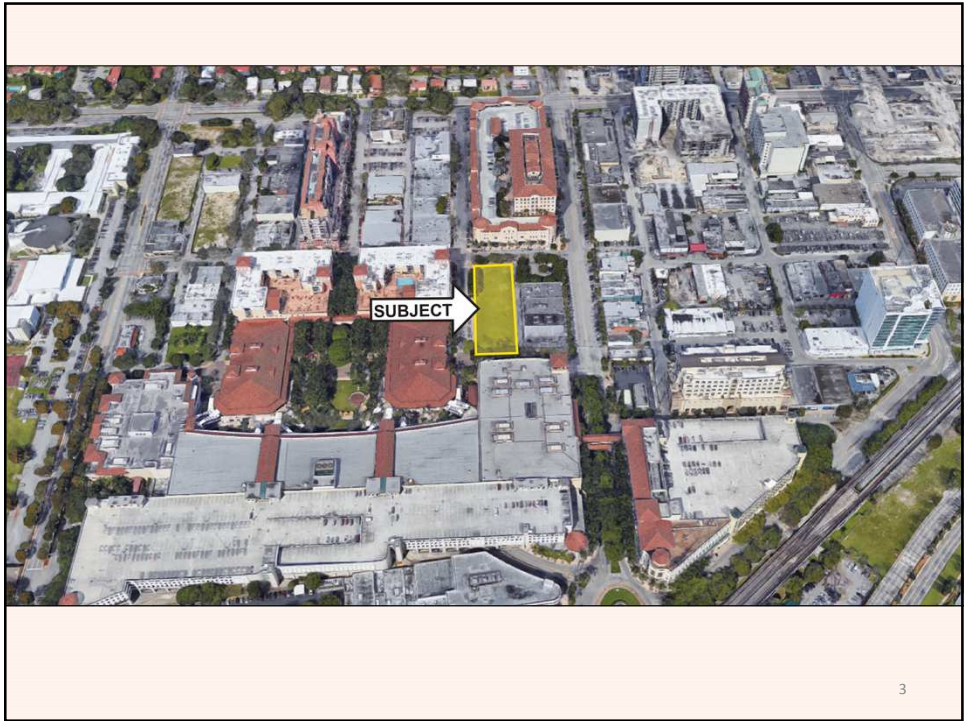




**Merrick Park
Hotel**
 4241 AURORA STREET
 AMENDMENT TO VILLAGE OF
 MERRICK PARK
 SITE PLAN REVIEW
 CITY COMMISSION
 JULY 11, 2017



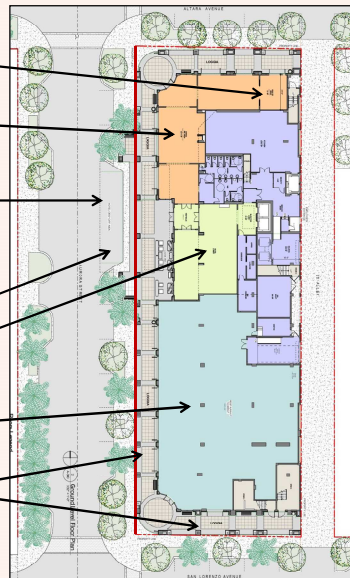
REQUEST: AMENDMENT TO VILLAGE OF MERRICK PARK SITE PLAN REVIEW

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SITE PLAN

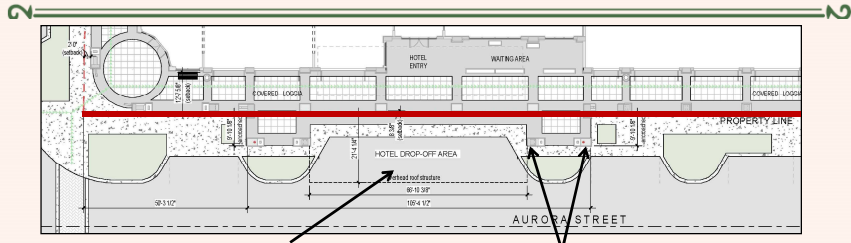


- Private Dining
- Dining/Bar
- Right-of-Way Encroachment for Pool Deck and Porte-Cochere
- Hotel Valet Drop-Off
- Hotel Lobby
- Restaurant
- Pedestrian Arcades along Rights-of-Way



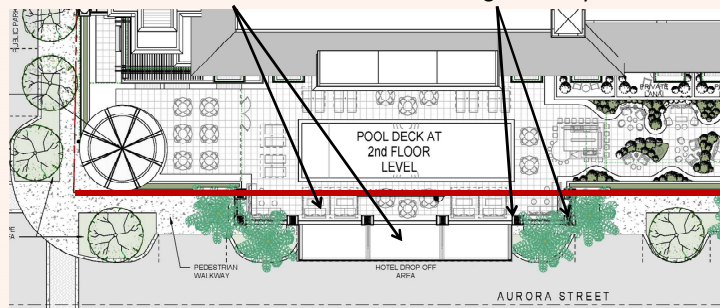
6

ENCROACHMENT PLAN

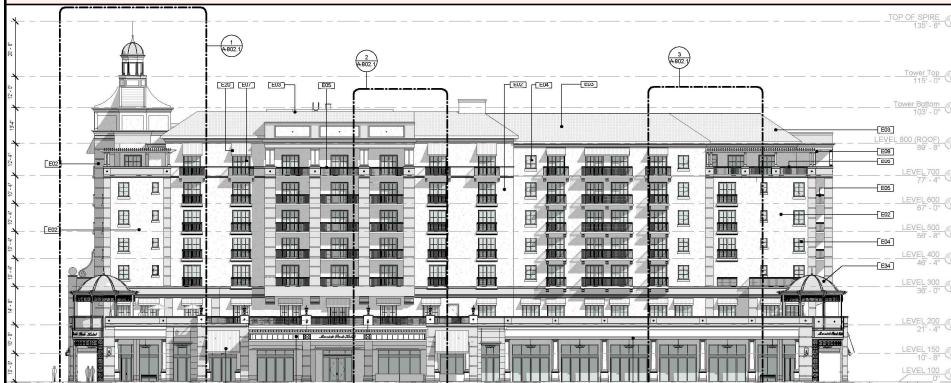


Right-of-Way Encroachment for Pool Deck and Porte-Cochere

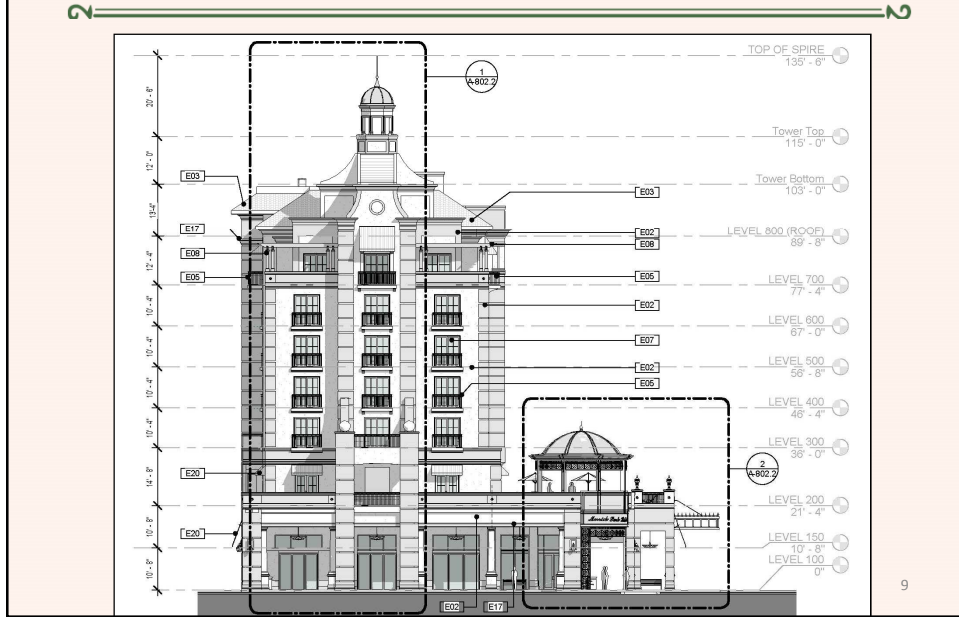
Columns to be located within Right-of-Way



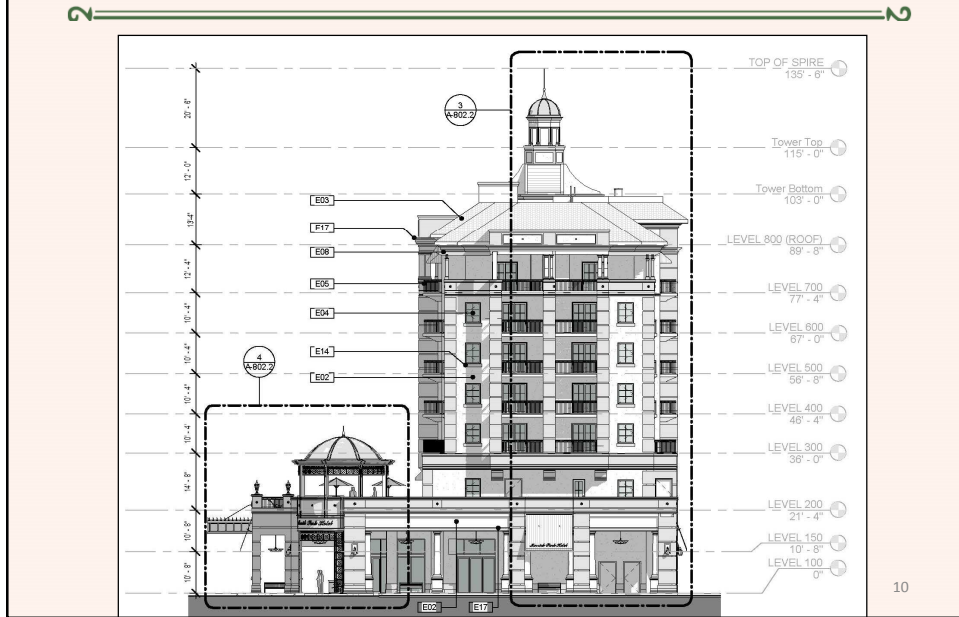
WEST ELEVATION (AURORA ST)



NORTH ELEVATION (ALTARA AVE)



SOUTH ELEVATION (SAN LORENZO AVE)



REVIEW TIMELINE	
1	DEVELOPMENT REVIEW COMMITTEE: 08.26.16
2	BOARD OF ARCHITECTS: 11.03.16
3	NEIGHBORHOOD MEETING: 04.24.17
4	PLANNING AND ZONING BOARD: 05.10.17
11	

STAFF REVIEW				
DEPARTMENT	DRC 08.26.16	BOARD OF ARCHITECTS 11.03.16	STAFF MEETING 04.14.17	COMMENTS PROVIDED?
HISTORICAL RESOURCES AND CULTURAL ARTS	X			YES
PARKING	X		X	YES
PUBLIC SERVICE	X		X	YES
CONCURRENCY	X			YES
POLICE	X			YES
FIRE	X			YES
PUBLIC WORKS	X		X	YES
BOARD OF ARCHITECTS	X	X		YES
PLANNING AND ZONING	X		X	YES
BUILDING	X		X	YES
12				

PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC
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REQUEST: SITE PLAN REVIEW

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS** OF THE APPLICATION FOR AN AMENDMENT TO THE VILLAGE OF MERRICK PARK SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR CONDITIONAL USE REVIEW ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

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REQUEST: SITE PLAN REVIEW

PLANNING AND ZONING BOARD **RECOMMENDATION:**

THE PLANNING AND ZONING BOARD AT THEIR MEETING ON MAY 10, 2017 RECOMMENDED **APPROVAL WITH CONDITIONS** (VOTE: 6-0) OF THE APPLICATION FOR AN AMENDMENT TO THE VILLAGE OF MERRICK PARK SITE PLAN.

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CONDITIONS OF APPROVAL:

PRIOR TO ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL:

1. TRANSFER OWNERSHIP OF THE LAND TO THE CITY OF CORAL GABLES IN ORDER TO INCORPORATE THE PROPOSED DEVELOPMENT INTO THE VILLAGE OF MERRICK PARK SITE PLAN.
2. PROVIDE EXECUTED RESTRICTIVE COVENANT, CERTIFICATES OF REQUIRED INSURANCE AND EVIDENCE THAT ALL ENCROACHMENTS HAVE BEEN APPROVED BY FDOT AND MIAMI-DADE COUNTY.
3. ENCROACHMENTS MUST COMPLY WITH FLORIDA BUILDING CODE.
4. SUBMIT A PARKING MANAGEMENT PLAN.
5. COMPLY WITH ART IN PUBLIC PLACES REQUIREMENTS.
6. PAYMENT SHALL BE PROVIDED FOR THE LOSS OF ANY ON-STREET PARKING SPACES AS A RESULT OF THE PROJECT.
7. EXISTING DRAINAGE SYSTEM ABUTTING THE PROPERTY SHALL BE SUBJECT TO ASSESSMENT AND/OR IMPROVEMENTS.
8. INCORPORATE LANDSCAPE AND PEDESTRIAN LIGHTING INTO ALLEYWAY.
9. ENHANCE STREETScape CONNECTION BETWEEN VALET DROP-OFF AND PARKING GARAGE ENTRANCE ACROSS STREET.

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CONDITIONS OF APPROVAL:

1. UPDATE TRAFFIC STUDY ONE (1) YEAR AFTER CERTIFICATE OF OCCUPANCY IS ISSUED. IF ANY RECOMMENDATIONS FOR MITIGATION ARE PROPOSED, THEY SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
2. PARKING STUDY. COMPLETE A PARKING STUDY ONE (1) YEAR AFTER THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY AND IF IT IS DETERMINED THAT ADDITIONAL PARKING IS REQUIRED THEN THE APPLICANT SHALL PROVIDE COMPENSATION TO THE CITY, SUBJECT TO REVIEW AND APPROVAL BY THE DIRECTOR OF PARKING.
3. LEED. WITHIN TWO (2) YEARS OF THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY INDIVIDUAL BUILDING, SUCH INDIVIDUAL BUILDING MUST ACHIEVE LEED SILVER OR EQUIVALENT CERTIFICATION.

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Merrick Park Hotel

4241 AURORA STREET

AMENDMENT TO VILLAGE OF
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