

City of Coral Gables
CITY COMMISSION MEETING
October 13, 2015

ITEM TITLE:

Resolution. Mixed Use Site Plan Review. 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 09.09.15 meeting recommended approval (vote: 5 yes – 0 no) of the mixed use site plan with conditions.

BRIEF HISTORY:

The request is for mixed use site plan review for a project referred to as "One Merrick Park." The Planning and Zoning Board, at their 09.09.15, meeting unanimously recommended approval with Staff's conditions.

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 fifty (50) parking spaces proposed, including two (2) handicap spaces. A total of forty-three (43) parking spaces are required, as indicated within the application package.

The draft Resolution for mixed use site plan review is provided as Exhibit A. Staff's report and recommendation with attachments is provided as Exhibit B, and the comments and issues discussed by the Board at the meeting are presented in the meeting minutes provided in Exhibit C. The Powerpoint presentation that will be presented by Staff is provided as Exhibit D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

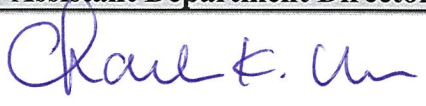
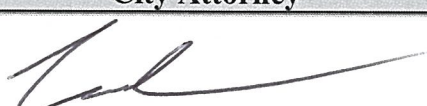
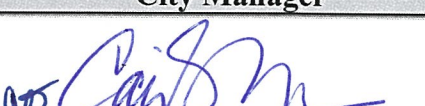
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
09.09.15	Planning and Zoning Board	Recommended approval (vote: 5 yes – 0 no) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
08.28.15	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
08.28.15	Property posted for Planning and Zoning Board meeting.
08.28.15	Legal advertisement published for Planning and Zoning Board meeting.
08.28.15	Planning and Zoning Board meeting agenda posted at City Hall.
09.04.15	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
10.09.15	City Commission meeting agenda posted on City web page.

APPROVED BY:

Assistant Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Resolution – Mixed Use Site Plan Review.
- B. 09.09.15 Planning Division Staff report and recommendation with attachments.
- C. 09.09.15 Excerpts of Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.