

**City of Coral Gables
CITY COMMISSION MEETING
October 11, 2016**

ITEM TITLE:

Resolution. Mixed Use Site Plan Review. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use 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 "The Henry" on the property legally described as Lots 22-38, Block 2, Industrial Section (4015 - 4131 Laguna Street), Coral Gables, Florida; including required conditions and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with Conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 09.14.16 meeting recommended approval (vote: 5 - 0) 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 "The Henry." The Planning and Zoning Board at their 09.14.16 meeting recommended approval with Staff's conditions, and one additional condition:

- Provide an easement over all portions of the arcades and paseo to ensure that they are accessible to the public at all times.

Items discussed during the Board meeting included a desire for more ground level landscaped open space in the project, although the project meets the Mixed-Use and Mediterranean Design requirements for open space and landscaping.

The Henry is a mixed-use project within the North Industrial Mixed-Use District and within walking distance of The Village of Merrick Park, Douglas Road Metrorail Station, and the Ponce de Leon Trolley.

The property is approximately 1 acre in size (43,495 square feet) and comprises nearly half of a block. There are currently one- and two-story commercial buildings on the site; these buildings will be demolished.

The site is bounded by Altara Avenue to the south, Laguna Street to the west, Lots 39-42, Block 2, Industrial Section to the north, and a 30' wide alley to the east. A six-story mixed-use building with ground floor retail, structured parking, and residential units, which is a part of the Shops at Merrick Park, is located to the south. Vacant lots and a two-story office building are located to the west. A one-story convenience store is located to the north, and a 10-story mixed-use building, referred to as Village Place, with ground floor retail, structured parking, and residential units, is located to the east.

The property's land use designation is Industrial with Mixed Use Overlay District, and the zoning designation is Industrial with the North Industrial Mixed-Use District.

The project includes:

1. Approximately 1 acre site
2. Total project area of 152,232 square feet
3. Maximum building height of 120'
4. 122 residential units
5. 229 parking spaces
6. 12,586 square feet of ground-floor commercial space
7. 6,489 square feet of landscaped open space
8. Paseo and Arcades connecting to all street frontages

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

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		




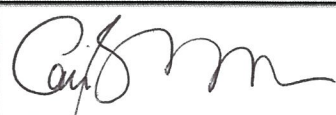
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
09.14.16	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.07.16	Applicant neighborhood meeting.
09.02.16	Courtesy notification.
09.02.16	Sign posting of property.
09.01.16	Planning and Zoning Board legal advertisement.
09.09.16	Posted Planning and Zoning Board agenda on City web page / City Hall.
09.09.16	Posted Planning and Zoning Board staff report on City web page.
09.30.16	City Commission legal advertisement of Resolution heading.
10.07.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

EXHIBIT(S):

- A. Applicant's Submittal.
- B. Draft Resolution – Mixed Use Site Plan Review.
- C. 09.14.16 Planning Division Staff report and recommendation
- D. 09.14.16 Excerpts of Planning and Zoning Board Meeting Minutes.
- E. 10.11.16 PowerPoint Presentation.