



**City of Coral Gables
CITY COMMISSION MEETING
July 11, 2017**

ITEM TITLE:

Resolution. Amendment to Village of Merrick Park Site Plan Review. A Resolution of the City Commission of Coral Gables, Florida granting site plan approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," Section 3-402, "General procedures for conditional uses," for an Amendment to the Village of Merrick Park Site Plan for the development project referred to as "Merrick Park Hotel" on the property legally described as Lots 12-22, Block 6, Industrial Section (4241 Aurora 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 05.10.17 meeting recommended approval (vote: 6 - 0) with conditions.

BRIEF HISTORY:

The Application request is for conditional use with site plan review in order to amend the Village of Merrick Park site plan by adding the project referred to as the "Merrick Park Hotel." This parcel is being added to the original site plan approval, which was originally approved on 12.18.1998, in order to optimize the use of parking throughout the Village of Merrick Park site, as no parking is proposed for on-site. The Merrick Park Hotel will have restaurants, retail and 135 hotel rooms.

The property is within the City's Industrial Section and includes the half of the block bounded by Aurora Street (west), Altara Avenue (north) and San Lorenzo Avenue (south). The site is currently vacant with the Village of Merrick Park located to the west and south of the property and existing one (1) story commercial buildings adjacent to the property to the east.

The draft Resolution for conditional use with site plan review with the conditions of approval is provided as Exhibit A. Staff's report and recommendation with attachments is provided as Exhibit B. The comments and issues discussed by the Board at the meeting are provided as 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)
05.10.17	Planning and Zoning Board	Recommended approval (vote: 6-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
04.24.17	Applicant neighborhood meeting.
04.28.17	Courtesy notification.
04.28.17	Sign posting of property.
04.28.17	Planning and Zoning Board legal advertisement.
04.28.17	Posted Planning and Zoning Board agenda on City web page / City Hall.
05.05.17	Posted Planning and Zoning Board staff report on City web page.
06.30.17	City Commission legal advertisement of Resolution heading.
07.07.17	City Commission meeting agenda posted on City web page.

EXHIBITS:

- A. Draft Resolution.
- B. 05.10.17 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 05.10.17 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.