

**CITY OF CORAL GABLES
- MEMORANDUM -**

TO:	Planning and Zoning Board	DATE:	September 9, 2015
FROM:	Ramon Trias, AIA AICP LEED AP Director of Planning and Zoning	SUBJECT:	One Merrick Park Executive Summary

Project Information

One Merrick Park is located in the North Industrial Mixed Use Overlay District (MXOD) and is adjacent to the Village of Merrick Park which is to the east and south of the property. The proposed mixed use building includes 13 residential units, all of which are three bedroom units, with ground floor retail.

Site Area	0.25 acres (11,000 sf)
FAR	3.44 FAR (37,863 sf) 3,530 sf Retail 34,333 sf Residential
Height	117'-7" Habitable Height 135'-6" With Architectural Elements
Program	13 three-bedroom residential units
Parking	50 spaces

Applicant's Request

1. Mixed Use Site Plan Review

- Mixed Use Site Plan Review for the mixed use project referred to as One Merrick Park.

Staff Recommendation*

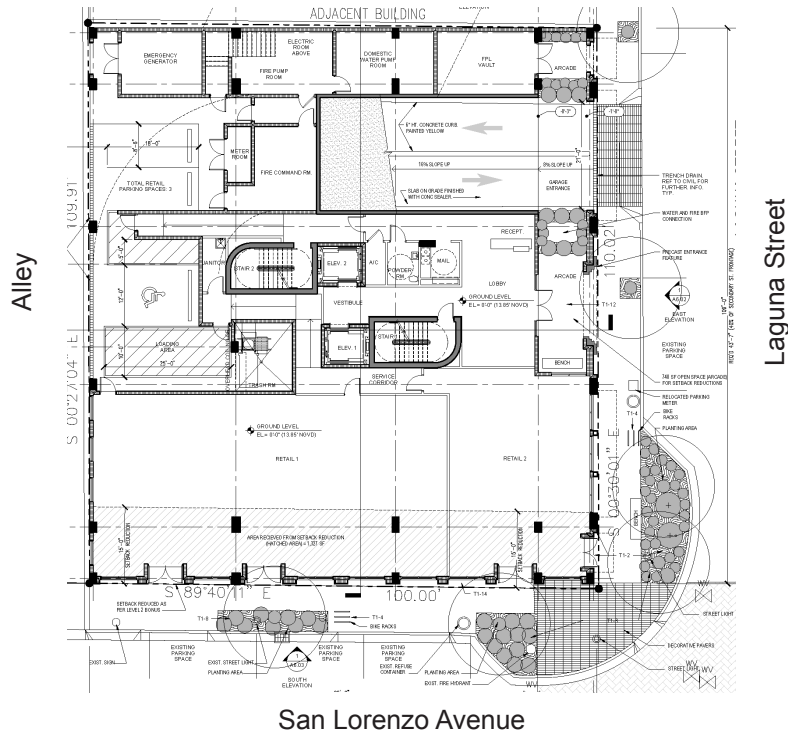
1. Mixed Use Site Plan Review - Approval with conditions

**See Complete Staff Report for more information.*

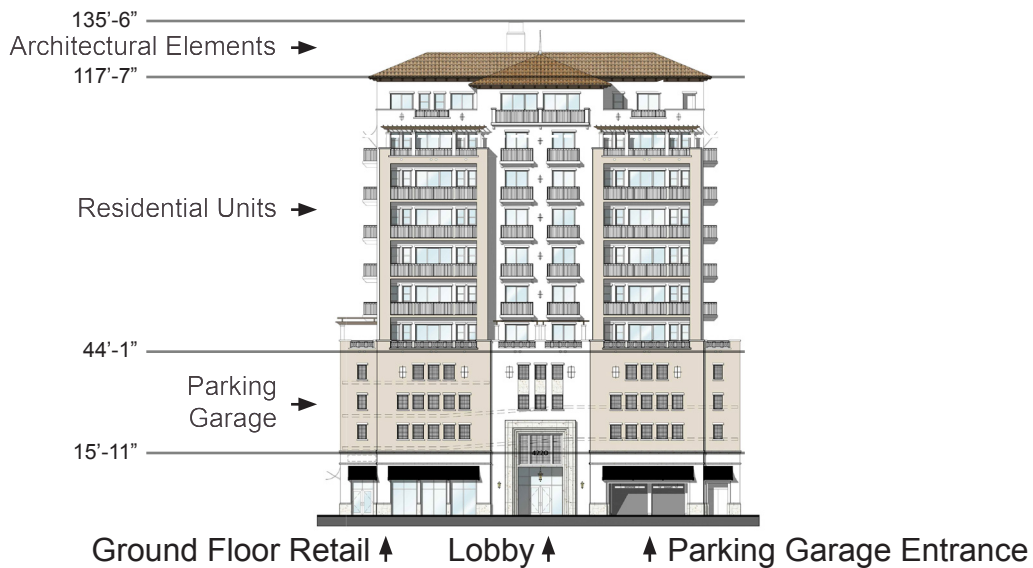
Applicant Request: Mixed Use Site Plan Review

- Mixed Use Site Plan Review for a mixed use project referred to as One Merrick Park
- **Site Area:** 0.25 acres (11,000 sf)
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 - 117'-7" Habitable Height
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- **Program:** 13 Apartment Units
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Site Plan



Laguna Street (East) Elevation





City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	Laguna Merrick, LLC
Applications:	Mixed Use Site Plan Review
Property:	One Merrick Park (351 San Lorenzo Avenue)
Public Hearing - Date/Time/ Location:	Planning and Zoning Board, September 9, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request

Mixed use site plan review for the mixed use project referred to as “One Merrick Park”, as follows:

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.

Mixed use site plans require review and recommendation by the Planning and Zoning Board and City Commission at one (1) public hearing (via Resolution).

Summary of Application

Laguna Merrick, LLC, owners (hereinafter referred to as the “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for mixed use site plan review for consideration at public hearings for the mixed use project referred to as “One Merrick Park” pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) provisions. The application package submitted by the Applicant is provided as Attachment A.

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)

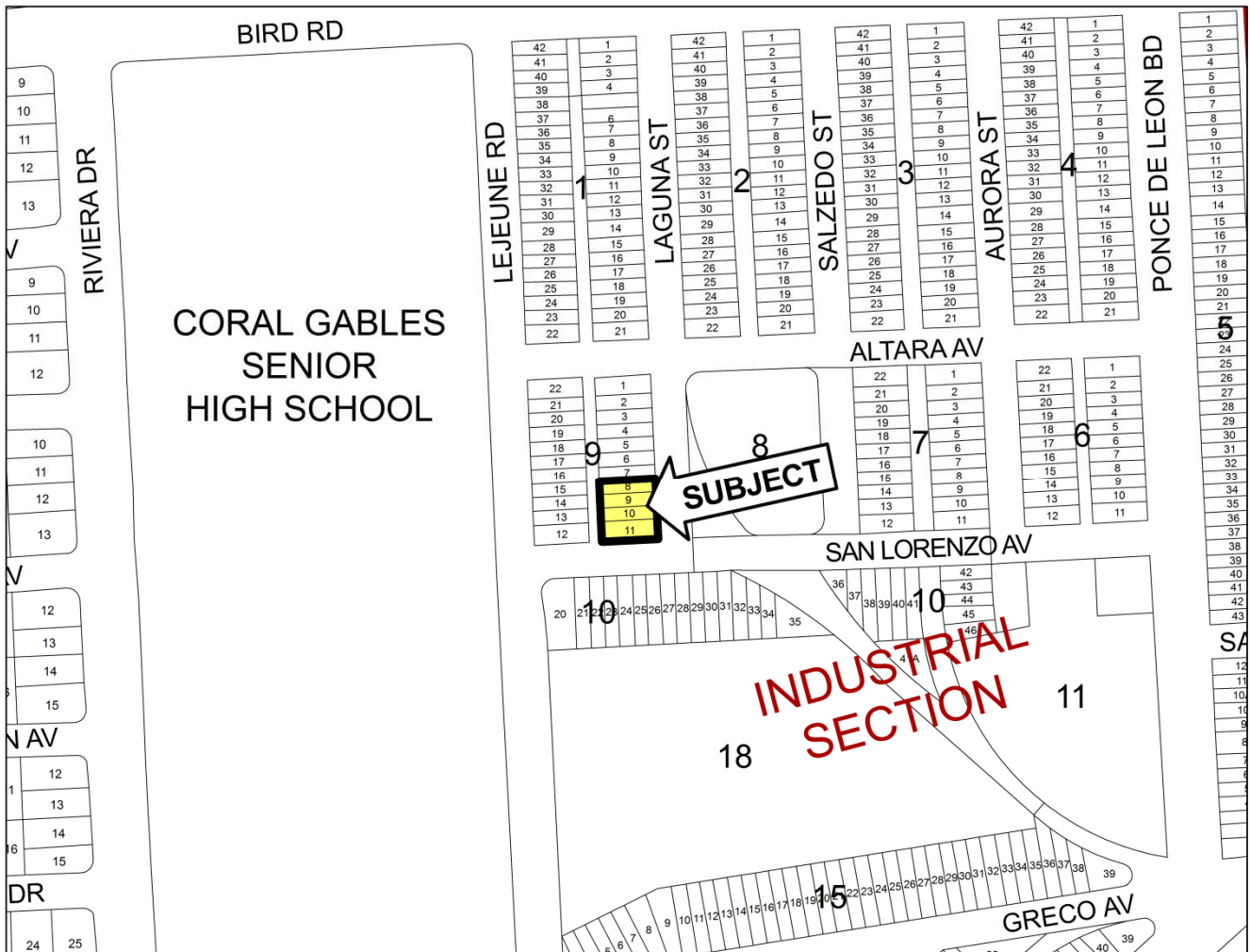
designation of "Industrial Use" and a zoning designation of "Industrial District (I)," which are appropriate designations for the proposed mixed use project.

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

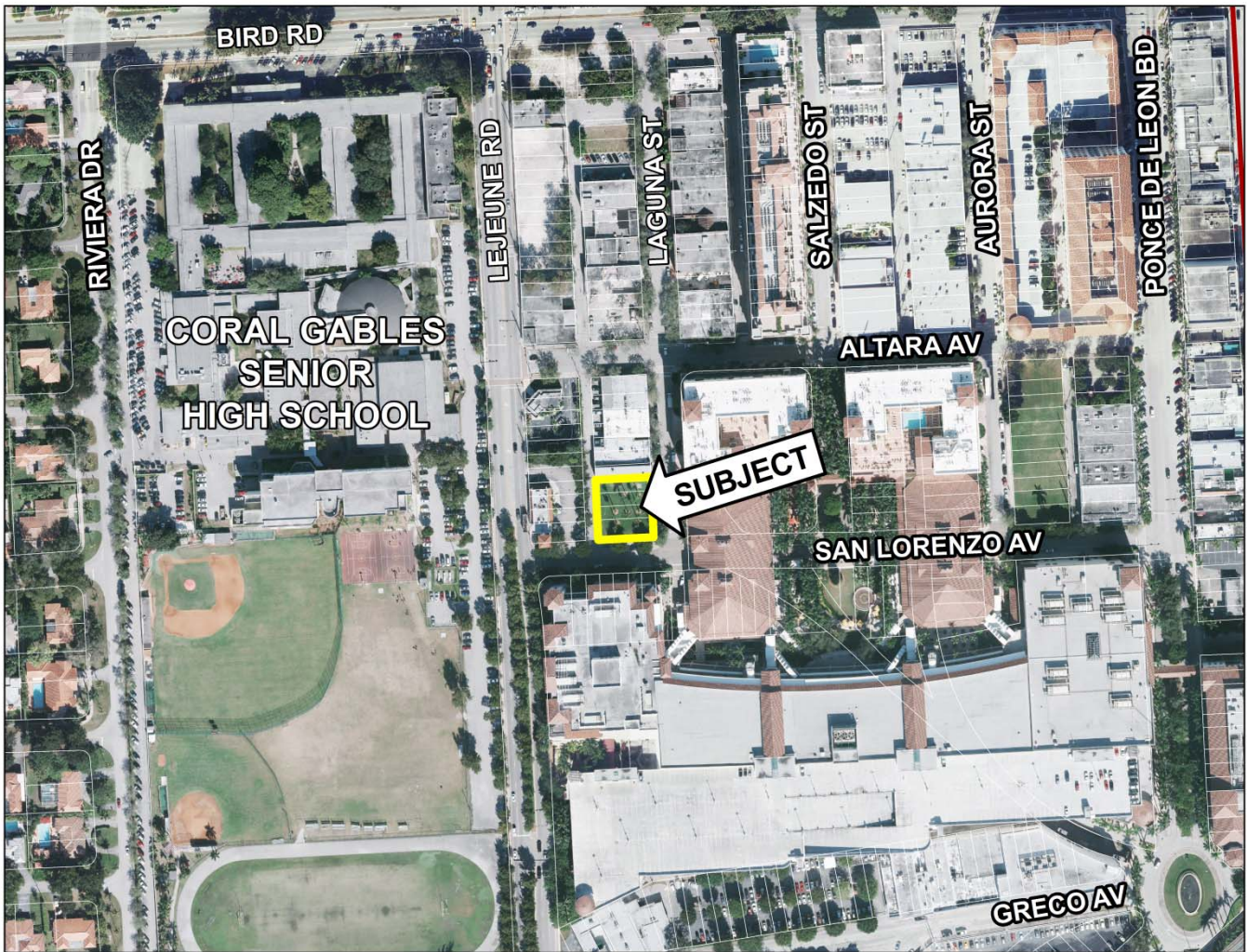
The property is bounded by Laguna Street (east), San Lorenzo Avenue (south), and an alley (west), as shown on the following location map and aerial photo:

44

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline

Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

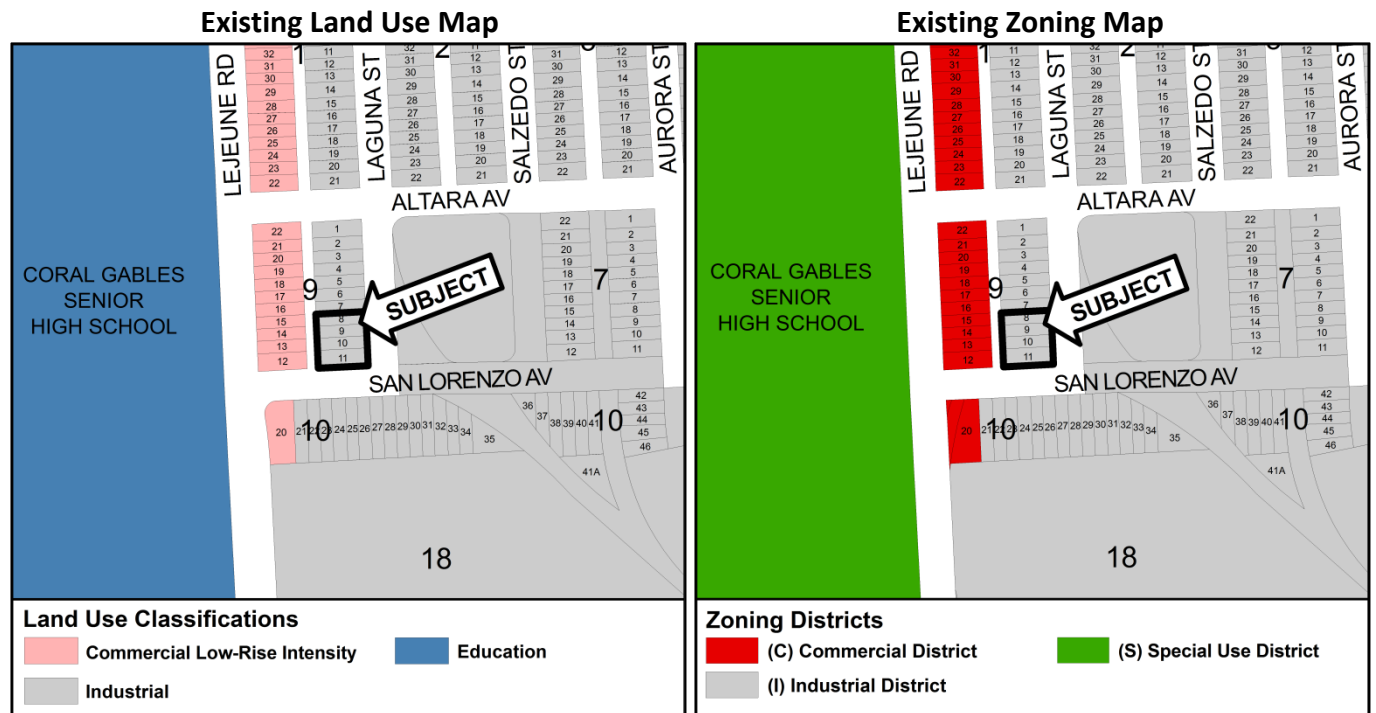
Existing Property Designations

Land Use Map designation	Industrial Use
Zoning Map designation	Industrial District (I)
Mixed Use Overlay District (MXOD)	Yes - North Industrial MXOD
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	2-story commercial building	Industrial	Industrial District (I)
South	The Village of Merrick Park	Industrial	Industrial District (I)
East	The Village of Merrick Park	Industrial	Industrial District (I)
West	1-story commercial building	Commercial Low-Rise Intensity	Commercial District (C)

The Applicant proposes no changes to the property’s existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	03.27.15	Comments provided to Applicant
Board of Architects	03.18.15	Preliminary review and approval of Mediterranean architectural bonuses
Planning and Zoning Board	09.09.15	TBD
City Commission (Resolution – MXD site plan)	TBD	TBD

Proposed Mixed Use Project

Proposal – Mixed Use Project

The Application package submitted by the Applicant (see Attachment A) includes the following:

- 1) Cover letter;
- 2) Application;
- 3) Survey of property;
- 4) Zoning Data;
- 5) Aerial and site photos;
- 6) Architectural plans and elevations;
- 7) 3D Massing Model;
- 8) Landscape plan;
- 9) Utility relocation plan;
- 10) Concurrency impact statement;
- 11) Public school concurrency determination;
- 12) Traffic study executive summary.

Mediterranean Architectural Style

Mediterranean architectural style is required for mixed use projects located within a Mixed Use Overlay District (MXOD). The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 03.27.15.

Site Plan Information:

Type	Permitted	Proposed
Total site area	---	11,000 sq. ft. (0.25 acres)
3.5 FAR x total site area	38,500 sq. ft.	---
Total square footage of building	---	37,863 sq. ft.
Retail square footage	---	3,530 sq. ft.
Residential square footage	---	34,333 sq. ft.
Building height	Up to 100'-0" (City Commission may approve up to an additional 20' of habitable building height)	117'-7"
Number of floors	10 floors	10 floors
Residential unit total	No density limitations (units/acre) within a designated MXOD	13 units (51 units/acre)
Residential unit mix:		
One bedroom		N/A
Two bedrooms		N/A
Three or more bedrooms		13 units

Parking:

Off-street (onsite) parking		
Uses	Required	Proposed
Residential units	29 spaces	----
Retail use	14 spaces	----
Total off-street (on-site) parking	43 spaces	50 spaces (including 2 handicap spaces)
Additional parking provided	---	7 spaces

There are currently six (6) on-street parking spaces, one (1) of these spaces is reserved for taxis, adjacent to the property along San Lorenzo Avenue and Laguna Street. The proposed Ground Level Site Plan indicates that there will be four (4) on-street parking spaces, including one (1) space for taxis, resulting from the proposed development causing a loss of two (2) on-street parking spaces. As a result, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse the City for the costs associated with the loss of on-street parking in accordance with City requirements.

Setbacks:

Type	Required*	Proposed
Front setback (Laguna Street)	Ten (10) feet	Zero (0) feet
Side street setback (San Lorenzo Avenue)	Fifteen (15) feet	Zero (0) feet
Interior side setback (north)	None	Zero (0) feet
Rear setback (alley)	None	Zero (0) feet

* Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. Setback reductions are only permitted for MXD projects subject to providing vertical building setbacks.

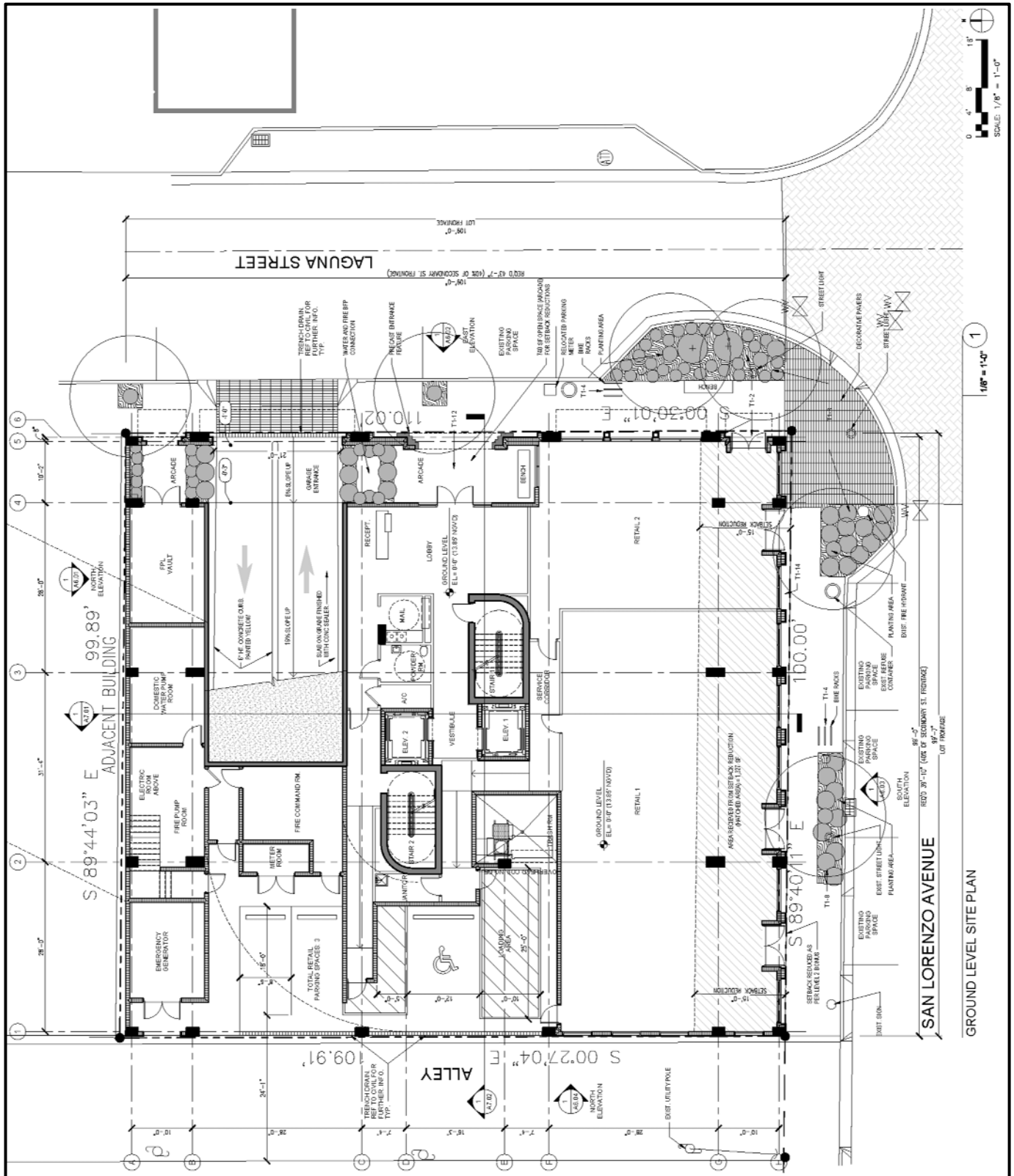
Stepbacks:

Type	Required*	Proposed
Front (Laguna Street)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'; habitable space only
Side street (San Lorenzo Avenue)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'
Interior side (north)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'
Rear (alley)	0'-0" up to 45' and 10"-0' over 45'	10"-0' over 45'

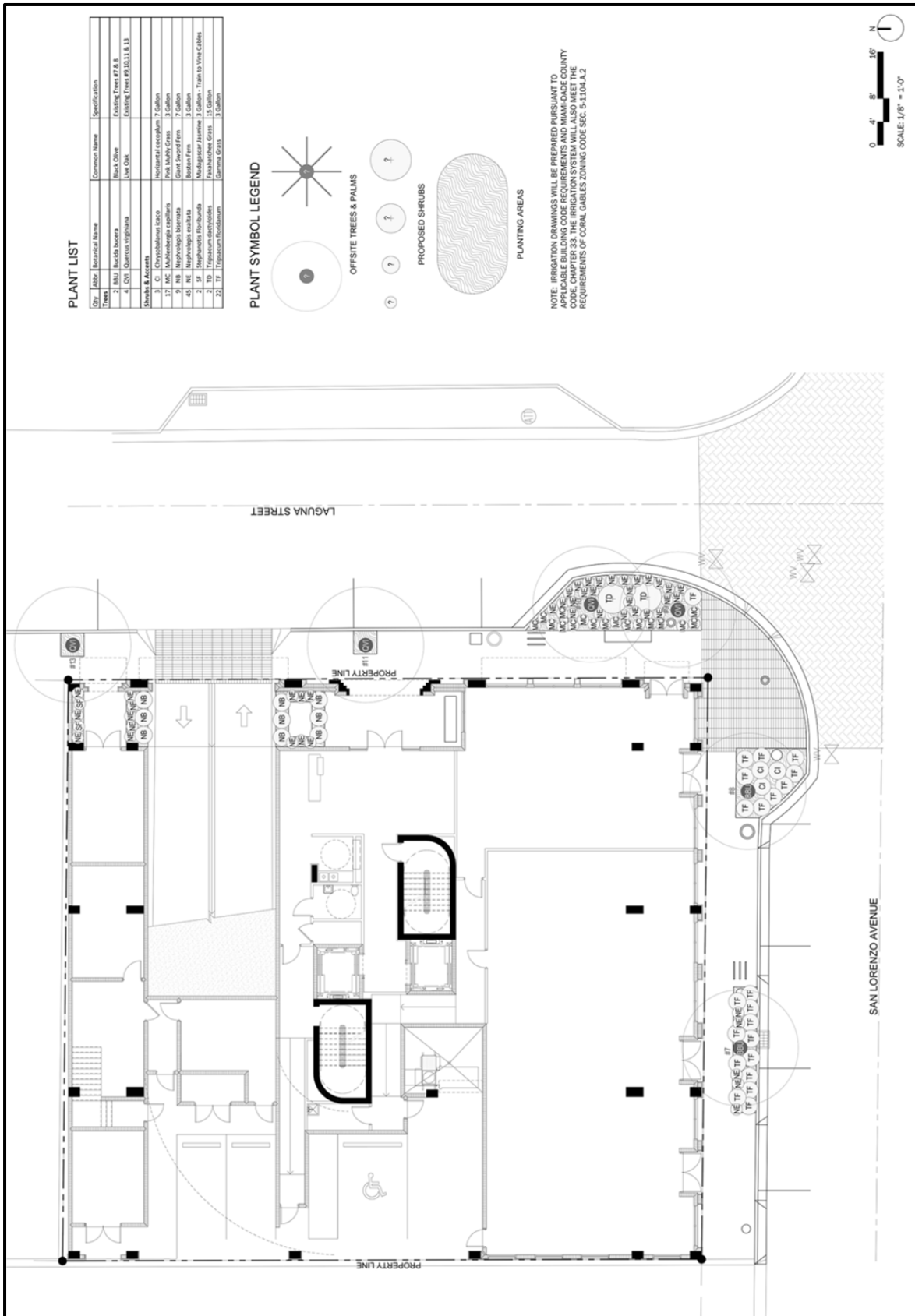
* Vertical building setbacks are required for MXD buildings when setback reductions are requested.

The Applicant’s proposed ground floor plan, landscape plan, and building elevations are provided on the following pages.

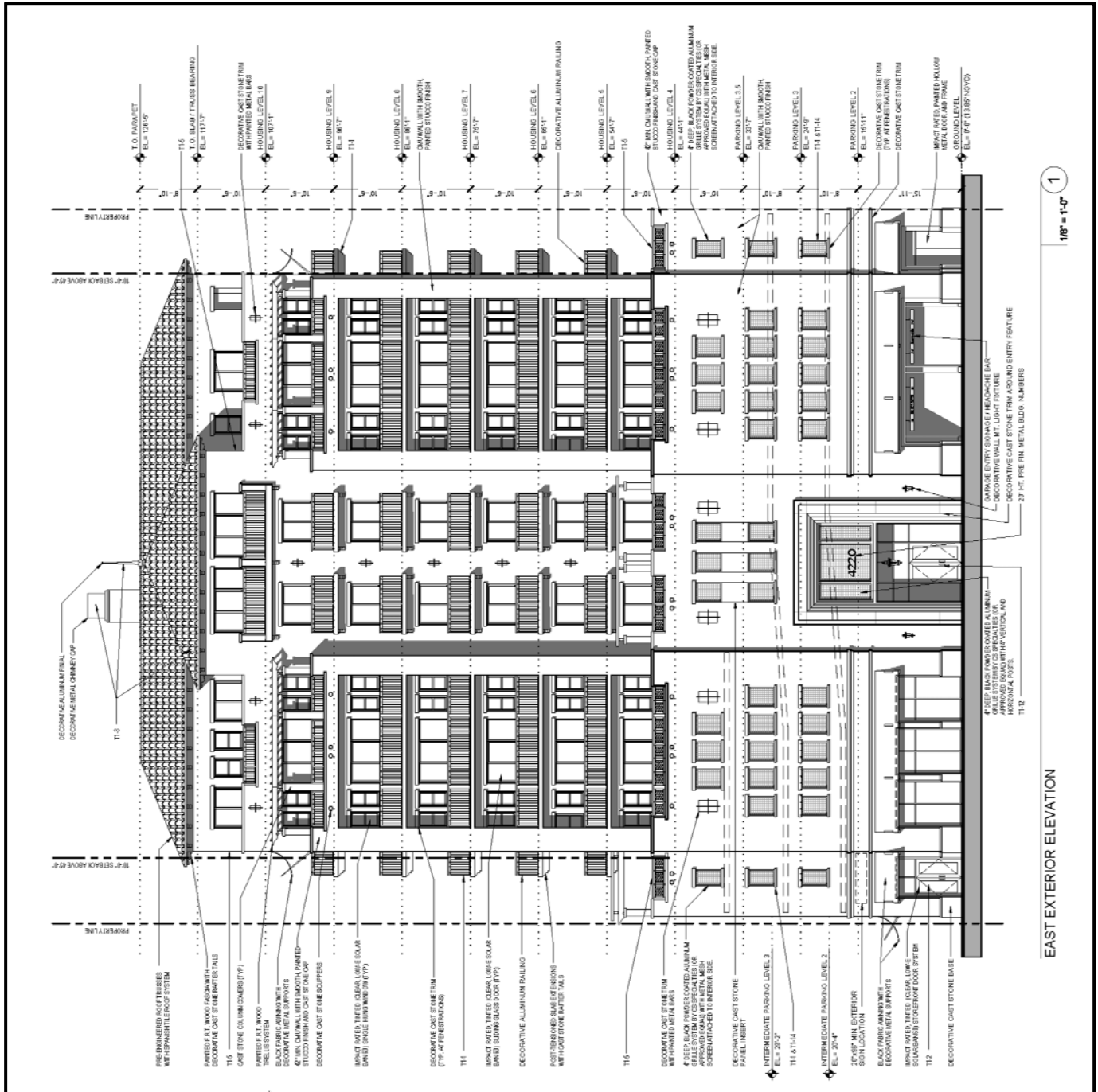
Ground Floor Plan



Landscape Plan



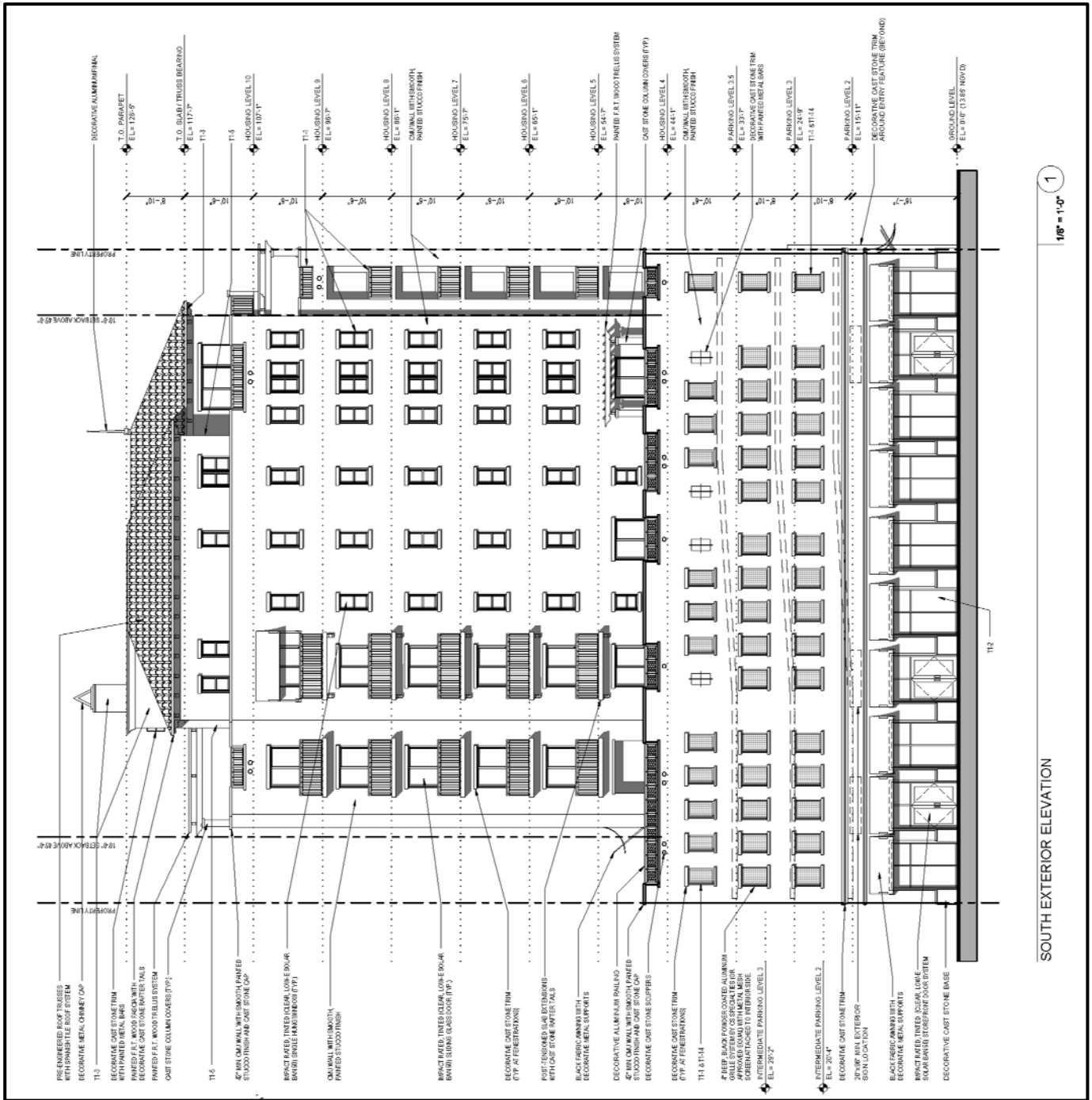
East (Laguna Street) Building Elevation



1/8" = 1'-0"

EAST EXTERIOR ELEVATION

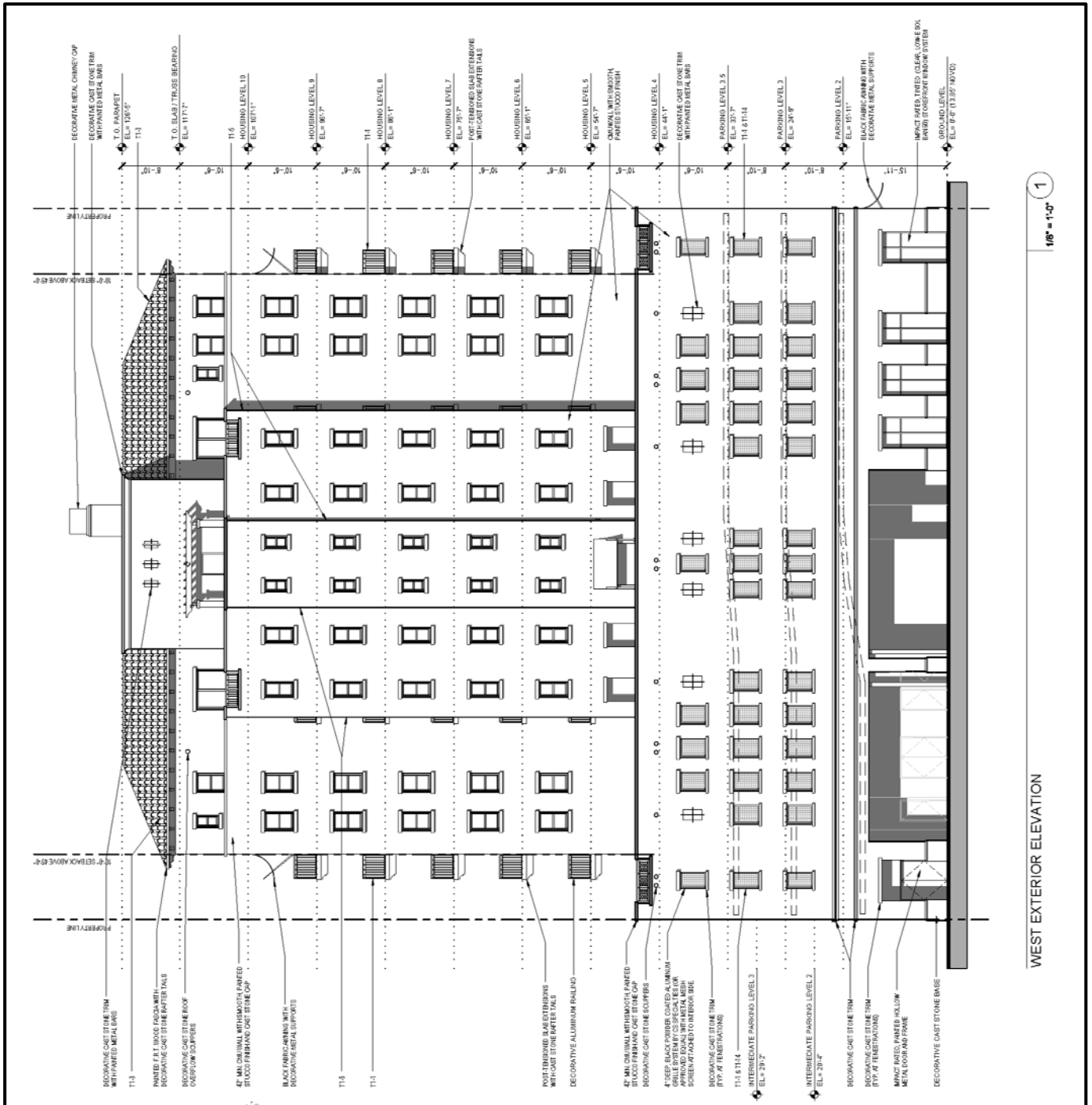
South (San Lorenzo Avenue) Building Elevation



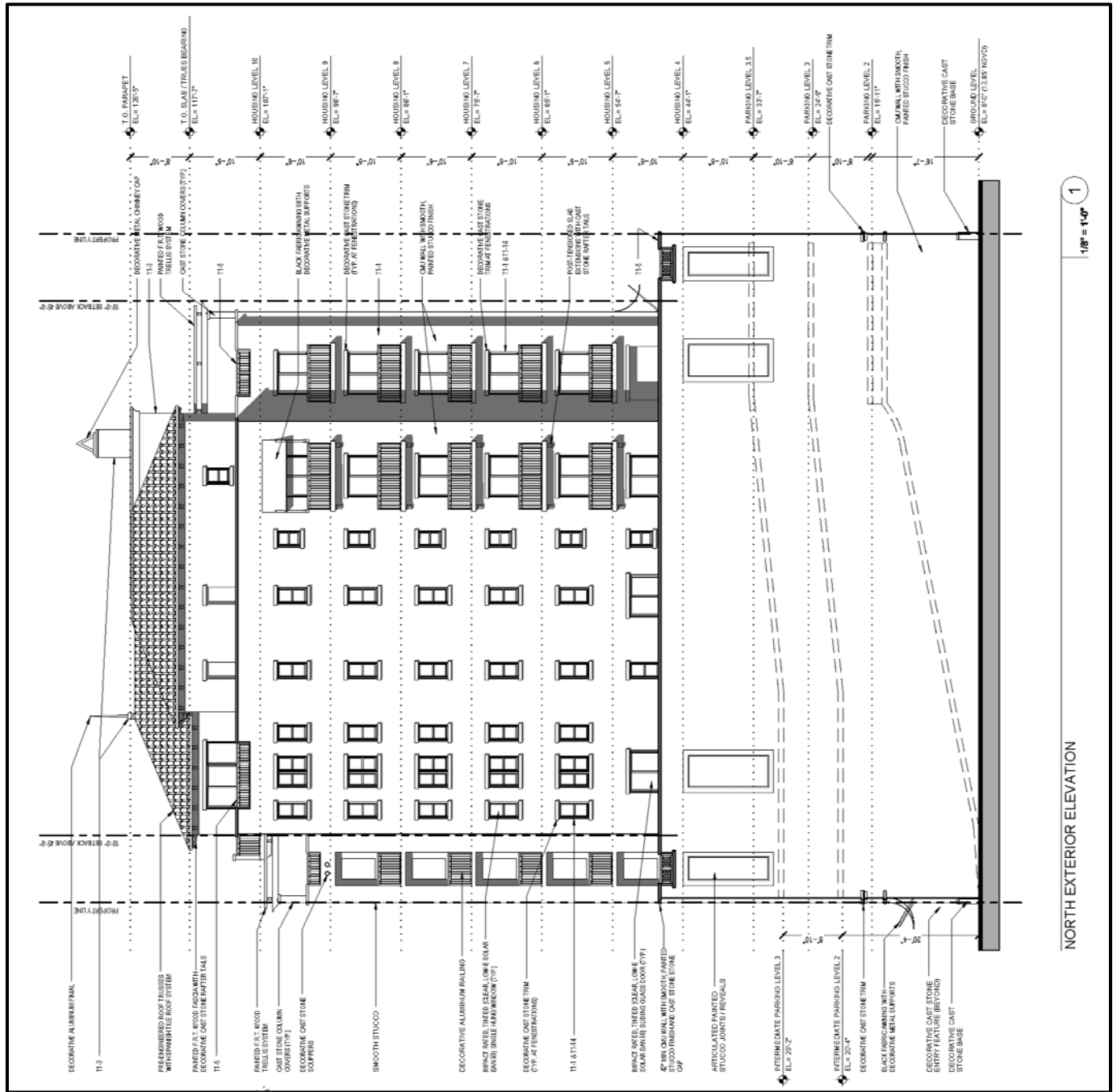
1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION

West (Alley) Building Elevation



North (Interior Side) Building Elevation



Findings of Fact

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact - Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current Zoning Code and Comprehensive Plan mixed use provisions were adopted in 2004 and were updated and revised as a part of the Zoning Code rewrite and Comprehensive Plan update. The Zoning Code and Comprehensive Plan provide for designated North and South Industrial Mixed Use Overlay District (MXOD) geographic areas. The MXODs were created to encourage mixed use development that specifically provided for residential development which was previously not a permitted use within the City's Industrial District. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo conditional use site plan review.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

- 1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment."*

Staff comments: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for mixed use projects.

Conditional Use Review Criteria

Zoning Code, Division 4, Conditional Uses, Section 3-404, General Procedures for Conditional Uses summarizes the procedures for the review of a Conditional Use application:

1. *Provide a report that summarizes the application, including whether the application complies with each of the standards for granting conditional use approval in Section 3-408.*
2. *Provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.*
3. *Provide a recommendation as to whether the application should be approved, approved with conditions, or denied.*
4. *Provide the report and recommendation, with a copy to the applicant, to the Planning and Zoning Board for review.*
5. *Schedule the application for hearing before the Planning and Zoning Board upon completion of the Board of Architect's review.*
6. *Provide notice of the hearing of a conditional use application before the Planning and Zoning Board in accordance with the provisions of Article 3, Division 3 of these regulations.*
7. *Schedule and provide notice before the City Commission of a conditional use application in accordance with the provisions of Article 3, Division 3 of these regulations."*

Zoning Code, Article 3, Development Review, Division 4, Conditional Uses, Section 3-406, "Planning and Zoning Board Recommendation" states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Zoning Code specifically states "the Planning Department, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set out in Zoning Code, Article 3, Development Review, Division 4, Conditional Uses, Section 3-408, "Standards for Review."

Planning Staff's review of the criteria set out in Section 3-408, "Standards for Review" is as follows (*italics indicate Zoning Code verbatim text*):

- A. *"The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan."*

Staff comments: As concluded in this report, this Application is "consistent" with the Comprehensive Plan's Goals, Objectives and Policies with recommended conditions of approval. The Industrial District encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail.

- B. *"The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area"*

Staff comments: The subject property is located within the MXOD North Industrial District which allows for the voluntary development of this property as a mixed use project with residential units. The project is similar to existing mixed use projects in the area and those which are being planned and under construction. The utilization of the site as a mixed use project is consistent with the property's existing "Industrial" land use and Industrial District (I) zoning designations.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

Staff comments: The subject property is surrounded by properties with commercial and industrial land use designations, and is adjacent to the “Village of Merrick Park.” Bird Road, LeJeune Road, Ponce de Leon Boulevard, and South Dixie Highway (U.S. Route 1) serve as arterial transportation corridors and physical boundaries for the Industrial District. The redevelopment of this property as a mixed use project provides additional multi-family residential units to residents of the City and adds to the pedestrian oriented urban environment in the North Industrial MXOD. The ground floor pedestrian uses included in the project shall enhance the redevelopment of the Industrial District.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

Staff comments: The existing Village of Merrick Park is adjacent to this site to the east and south, and an existing two (2) story commercial office building is located to the north of the project. These developments include residential, retail and office uses, which are similar to the proposed mixed use project. The Applicant’s proposal is consistent with the underlying Future Land Use Map and Zoning Map designations and it will not adversely affect the use of other properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that require the provision of a construction staging and service plan during construction, and the designation of a construction information/contact person.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

Staff comments: The planned redevelopment of this property as a mixed use project complies with the intent of the MXOD provisions and design criteria, and is consistent with the redevelopment occurring in the surrounding district.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The subject property is larger than the minimum 10,000 square foot size necessary for a mixed use project within an approved MXOD. The Application accommodates all required parking on-site and Staff has determined that it meets the requirements of the Zoning Code.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: Commercial and industrial zoned properties surround the project site. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract retail, office, and residential developments to the area and to create a pedestrian oriented urban environment. The ground floor pedestrian amenities enhance the redevelopment of the

Industrial District.

- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: The project’s parking garage is accessed from Laguna Street and three (3) parking spaces are provided on the ground level that are accessible from the alley. All service access is located along the alley in the rear of the building, and is physically separated from pedestrian circulation on Laguna Street and San Lorenzo Avenue. Conditions of approval are recommended to assure that adequate service access is provided during the construction of the project.

- I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The proposed project was reviewed by the Zoning Division for concurrency, and the Concurrency Impact Statement (CIS) issued by the Zoning Division for the project indicates that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project. The CIS is included within the Applicant’s submittal package provided as Attachment A.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The Traffic Study submitted with the application has been reviewed and approved by the Public Works Department and the City’s traffic consultant. All traffic issues identified in the City review process have been satisfied and provided on the Applicant’s plans (see Attachment A).

Concurrency Management

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant’s submittal package provided as Attachment A.

Public School Concurrency Review

Pursuant to the Educational Element of the City’s Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three (3) years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. Information was

received from the Miami-Dade County Public School Board dated 04.13.2015 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three (3) school levels and that school capacity has been reserved for a period of one (1) year. A copy of that information is included in the submitted application package provided as Attachment A.

Art in Public Places Program

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects approval before being submitted to the City Commission.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
5.	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. 	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	
6.	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
7.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
8.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
9.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
10.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
11.	Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character.	Complies
12.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
13.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
15.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
16.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
17.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
18.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
19.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
20.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
21.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
22.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
23.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
24.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
25.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City’s existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

Staff Comments: Staff’s determination that this application is “consistent” with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. The Applicant’s plans address the City objectives for encouraging mixed use development in the Industrial Section.

Public Notification and Comments

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the boundary of the entire mixed use overlay district as well as within the boundaries. The notice indicates the following: applications filed; public hearing date/time/location; where the application files can be reviewed; and, provides for an opportunity to submit comments. Approximately 834 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C. A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

Type	Date
Applicant’s neighborhood meeting	07.23.15
Courtesy notification to properties within 1,500 ft. of the entire MXOD and within MXOD	08.28.15
Posting of property	08.28.15
Legal advertisement	08.28.15
Posted agenda on City web page/City Hall	08.28.15
Posted Staff report on City web page	09.04.15

Staff Recommendation

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval of the following subject to all of the conditions of approval as specified herein:

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.

Summary of the Basis for Approval

Staff’s support and recommendation of approval of the mixed use site plan is subject to all recommended conditions of approval. As enumerated in the Findings of Fact contained herein, Planning Staff finds the Application is in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Code requirements, subject to all of the following listed conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, Zoning Code Article 4, “Zoning Districts,” Section 4-201, “Mixed Use District (MXD)” and Article 3, “Development Review,” Division 4, “Conditional Uses,” and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Application is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant’s Planning and Zoning Board submittal package plans dated 08.04.15, prepared by architecture firm PGAL.
 - b. Traffic Impact Study, dated April 2015, prepared by David Plummer & Associates.
 - c. All representations proffered by the Applicant’s representatives as a part of the review of the Application at public hearings.
3. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the

- Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
4. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. Remove the two (2) curb cuts along the sidewalk on San Lorenzo Avenue from Laguna Street to the alley.
 - b. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces as a result of the project.
 - c. All outstanding landscaping issues as identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service.
 - d. Construction information/contact. Provide written notice to all properties within five-hundred (500) feet of the "One Merrick Park" project (351 San Lorenzo Ave), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - e. Comply with all City requirements for Art in Public Places, public art must be reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Historical Resources and Cultural Arts.
 5. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five-hundred (500) feet of the "One Merrick Park" (351 San Lorenzo Ave) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
 6. Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
 - b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, including the alley, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

Attachments

- A. Applicant's submittal package.
- B. 08.28.15 Legal notice published.
- C. 08.28.15 Courtesy notice mailed to all property owners within 1,500 feet and inside the North Industrial MXOD.
- D. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida



One Merrick Park

351 San Lorenzo Avenue, Coral Gables

Site Owner:

Laguna Merrick, LLC
782 NW 42nd Avenue, Suite 550
Miami, FL 33126

Authorized Agent:

Laguna Merrick, LLC
782 NW 42nd Avenue, Suite 550
Miami, FL 33126

Site Address:

351 San Lorenzo Avenue
Coral Gables, FL 33146

Architects:

PGAL

791 Park of Commerce Blvd.
Suite # 400
Boca Raton, FL 33487

Surveyor:

Delta Mapping and Surveying, Inc.
3301 SW 132nd Avenue
Suite # 117
Miami, FL 33186

Structural Engineer:

S&F Engineers, Inc.
2925 West Cypress Creek Road
Miami, FL 33092

Traffic Engineer:

David Plummer & Associates
1750 Ponce de Leon Blvd.
Coral Gables, FL 33134

Landscape Architect:

LandFluent, Inc.
803 2nd Street
Miami Beach, FL 33139

M/E/P Engineer:

OCI Associates, Inc.
600 South Orlando Avenue, Suite 100
Maitland, FL 32751

Civil Engineer:

Consulting Engineering & Science, Inc.
10700 North Kendall Drive, Suite 400
Miami, FL 33176

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10. Public Realm Improvements Plan for Mixed Use Projects
Underground Utilities Plans
11. Concurrency Impact Statement
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April 15, 2015

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, Suite 201
Coral Gables, FL 33134

RE: Planning Division Application for One Merrick Park / Property located at 351 San Lorenzo Avenue, Coral Gables, Florida

Dear Mr. Trias:

On behalf of Laguna Merrick, LLC, the contract purchaser of the above-referenced property (the "Applicant"), please accept this letter as our formal request for the approval of a site plan for a proposed Mixed-Use development entitled One Merrick Park (the "Project") at the property located at 351 San Lorenzo Avenue, Coral Gables, Florida (the "Property"). The Property consists of approximately 11,000 square feet of vacant land and is located at the intersection of San Lorenzo Avenue and Laguna Street as illustrated below.



The Project seeks to integrate the existing mixed-use style of the area with the architectural beauty and cosmopolitan lifestyle of our City Beautiful, giving residents the opportunity to reside adjacent to retail, restaurant and entertainment destinations while enjoying the quintessential Coral Gables lifestyle.

MIA 184486088v1

GREENBERG TRAUIG, P.A. ■ ATTORNEYS AT LAW ■ WWW.GTLAW.COM

333 S.E. 2nd Avenue ■ Suite 4400 ■ Miami, FL 33131-3238 ■ Tel 305.579.0500 ■ Fax 305.579.0717

Land Use and Zoning

The Property is currently designated Industrial as located within the Mixed Use-Overlay District under the City's Future Land Use Map and is zoned Industrial as located within the North Industrial Mixed-Use District under the City's Zoning Atlas. The One Merrick Park project is consistent with both the Mixed Use District regulations of the Comprehensive Plan and the Zoning Code of the City of Coral Gables. The Property also meets the minimum site area for an MXD project within the North Industrial Mixed Use District as provided in Section 4-201(C) of the City of Coral Gables Zoning Code.

Description of One Merrick Park Project

The Applicant seeks to create a unique mixed use project with residential and commercial space in the center of the City's Merrick Park neighborhood. The One Merrick Park project proposes thirteen (13) luxury residential units with related amenities and ground floor retail space which seeks to activate the pedestrian realm of the surrounding area. The Project consists of a single building with a proposed height of ten (10) stories and one hundred twelve (112) feet containing approximately forty-four (44) off-street parking spaces. The increased height will allow the Applicant to locate the entrance to the parking garage along the abutting alley and away from Laguna Avenue as per the Development Review Committee (DRC) recommendation and Board of Architect (BOA) approval.

The Applicant has proposed a total of approximately 38,500 square feet of building floor area at the Property. The Project proposes a limited number of luxury residential units, each consisting of approximately 2,625 square feet of enclosed floor area. The ground floor of One Merrick Park consists of approximately 4,000 square feet of retail space along Laguna Street and San Lorenzo Avenue, complementing the existing adjacent and surrounding retail uses. Four (4) on-street parking spaces located along the perimeter of the Property will further serve the proposed retail uses at the Project. A loggia located along the ground floor of the Project invites residents and visitors to enjoy the Merrick Park neighborhood while providing an entrance feature to the Project's lobby.

Context and Compatibility

The proposed One Merrick Park project is within the context and compatible with the existing uses, architecture and developments of the surrounding areas and vicinity. The Village of Merrick Park, one of the City's premier retail, dining and residential destinations, is located to the South and East of the Property. The Property is also abutted by a restaurant with drive-thru and surface parking facilities to the West and various retail and office structures to the North. The proposed height will be compatible with the existing development within the North Industrial Mixed-Use District.

As discussed above, the One Merrick Park project proposes retail space along the ground floor which is compatible with the existing retail uses located to the North of the Property along Laguna Street, to the West along San Lorenzo Avenue and within the adjacent Village of Merrick Park. The residential component of the One Merrick Park project will encourage its residents to live, dine and shop within walking distance of the Village of Merrick Park. The

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proposed residential uses at the Project are also compatible with the City's vision for redevelopment of the Merrick Park area and the intent of the Mixed Use Overlay District. Accordingly, we believe that the Project will be a positive and thrilling addition to the City of Coral Gables and will contribute to the City's unique lifestyle.

We look forward to your favorable consideration of our request. Should you require any additional information or have any questions regarding this matter, please contact me at (305)579-0821.

Sincerely,

GREENBERG TRAURIG



Jorge L. Navarro



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

General information

Street address of the subject property: 351 San Lorenzo Avenue, Coral Gables, Florida 33146

Property/project name: One Merrick Park

Legal description: Lot(s) 8-11

Block(s) 9 Section (s) Coral Gables Industrial Section PB 28, PG 22

Property owner(s): Laguna Merrick, LLC

Property owner(s) mailing address: 782 NW 42nd Avenue, Suite 550, Miami, FL 33126

Telephone: Business 305-448-4091 Fax 305-448-4916

Other _____ Email roger @ rogerdevelopment.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jorge L Navarro, Esq.

Applicant(s)/agent(s) mailing address: Greenberg Traurig, 333 SE 2 Avenue, Suite 4400, Miami, FL 33131

Telephone: Business 305-579-0821 Fax 305-961-5310

Other _____ Email navarrojo @ gtlaw.com

Property information

Current land use classification(s): Industrial / Mixed-Used Overlay District

Current zoning classification(s): Industrial / North Industrial Mixed-Use District

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

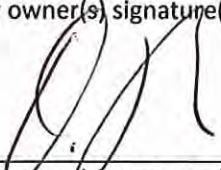
(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



City of Coral Gables Planning Division Application

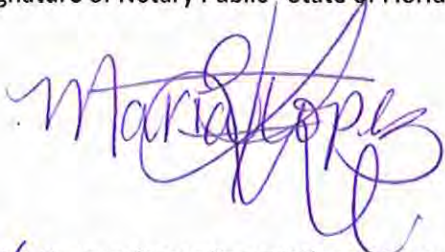
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Laguna Merrick, LLC Oscar Roger	
Property owner(s) signature(s):	Property owner(s) print name:	
Property owner(s) signature(s):	Property owner(s) print name:	
Address: 782 NW 42nd Avenue, Suite 550, Miami, FL 33126		
Telephone: 305-448-4091	Fax: 305-448-4916	Email: oroger@rogerdevelopment.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2nd day of July by Oscar Roger
(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
------------	------	--------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
----------------------------------	-----------------------------------

Address:

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

One Merrick Park**Owner**

Laguna Merrick, LLC
782 NW 42nd Avenue, Suite 550
Miami, FL 33126

Oscar Roger, Manager

oroger@rogerdevelopment.com

T: 305.448.4091

Authorized Agent

Laguna Merrick, LLC
782 NW 42nd Avenue, Suite 550
Miami, FL 33126

Oscar Roger, Manager

oroger@rogerdevelopment.com

T: 305.448.4091

Zoning Attorney

Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, FL 33131

Jorge L. Navarro, Associate

navarroj@qtlaw.com

T: 305.579.0500

Architect

PGAL
791 Park of Commerce Blvd., Suite 400
Boca Raton, FL 33487

Samuel J Ferreri, Principal In-Charge

ferreri@pgal.com

T: 561.988.4002

Landscape Architect

LandFluent, Inc.
803 2nd Street
Miami Beach, FL 33139

Peter Anselmo, Design Director/Principal

peter@landfluent.com

T: 631.495.5588

Traffic Engineer

David Plummer & Associates
1750 Ponce de Leon Blvd
Coral Gables, FL 33134

Timothy J. Plummer PE, President
Juan Espinosa PE, Vice President

tim.plummer@dplummer.com
juan.espinosa@dplummer.com

T: 305.447.0900
T: 305.447.0900

Surveyor

Delta Mapping and Surveying, Inc.
13301 SW 132nd Avenue, Suite 117
Miami, FL 33186

Waldo F. Paez

deltamapping@gmail.com

T: 786.429.1024

Civil Engineer

Consulting Engineering & Science, Inc.
10700 North Kendall Drive, Suite 400
Miami, FL 33176

Richard B. Bochnovich PE, Senior Vice President

richb@CESMIAMI.com

T: 305.378.5555

Structural Engineer

S&F Engineers, Inc.
2925 West Cypress Creek Road, Suite 200
Fort Lauderdale, FL 33309

Sri Sritharan

sri@sfindengineers.com

T: 954.938.0020

M/E/P Engineer

OCI Associates, Inc
2 Harvard Court, Suite 100
West Palm Beach, FL

Randy Stewart, Principal

rstewart@ociassociates.com

T: 407.332.5110

28-202

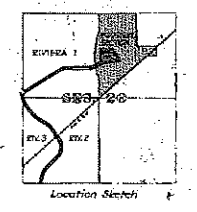
See Book 2733 Page 25
for a Question Concerning
This Plat
E. P. Goshorn, Secy.
C. P. Goshorn, Secy.

I hereby verify that
the subdivision appearing on
this plat is complete and correct
to the best of my knowledge and
belief.
Edward P. Goshorn
AFFIDAVIT Licensed Civil Engineer 1925

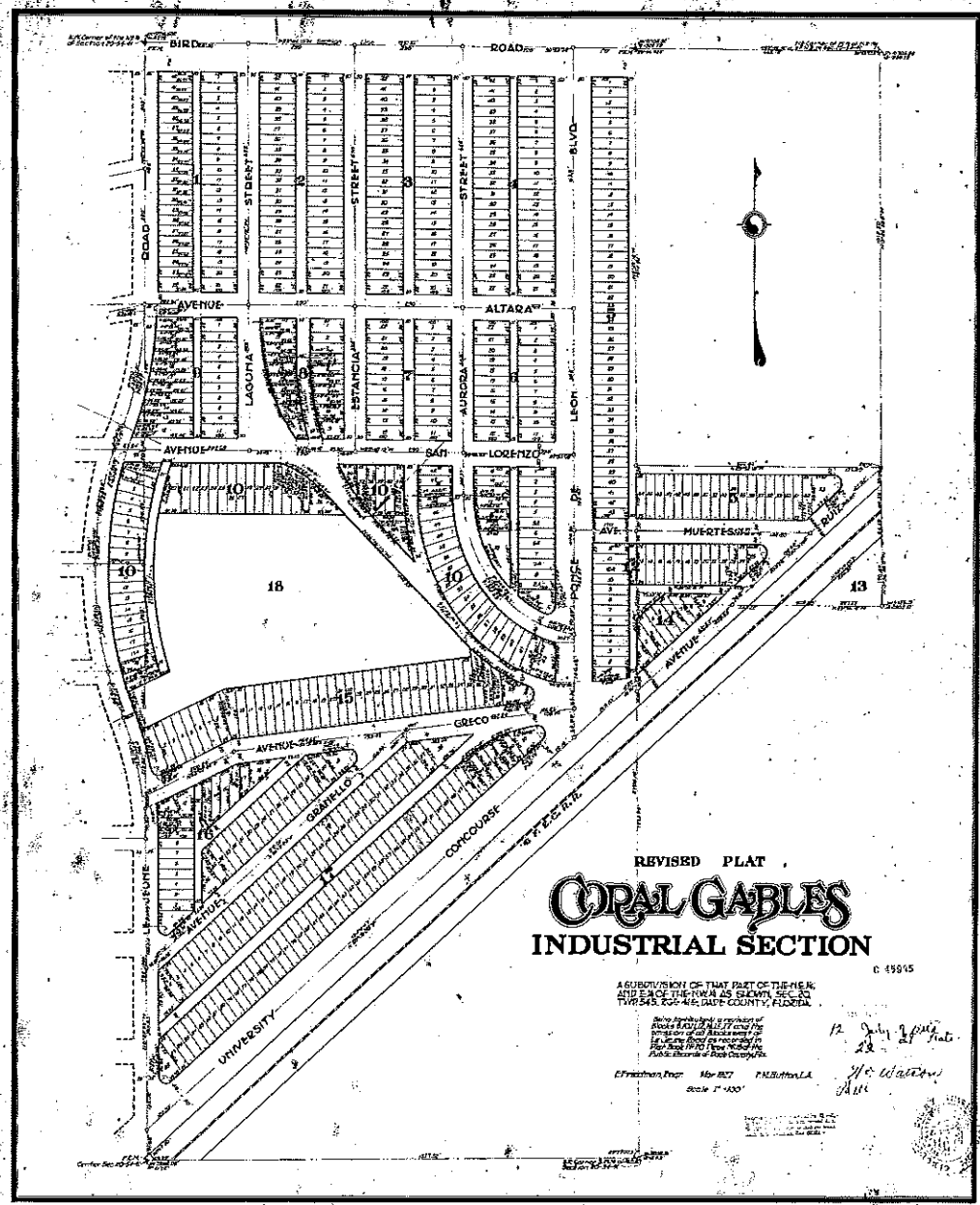
RECORDED AND INDEXED
TO SHOW THE VALIDITY
OF THIS PLAT
IN THE PUBLIC RECORDS
OF DALLAS COUNTY TEXAS
THIS 27th DAY OF JUNE
1925

This plat was approved by resolution
of the Board of Commissioners of
Dallas County Texas, this 17th day of June
1925.
ATTEST: Charles H. Goshorn
County Clerk

APPROVED: *Edith Goshorn*
County Engineer

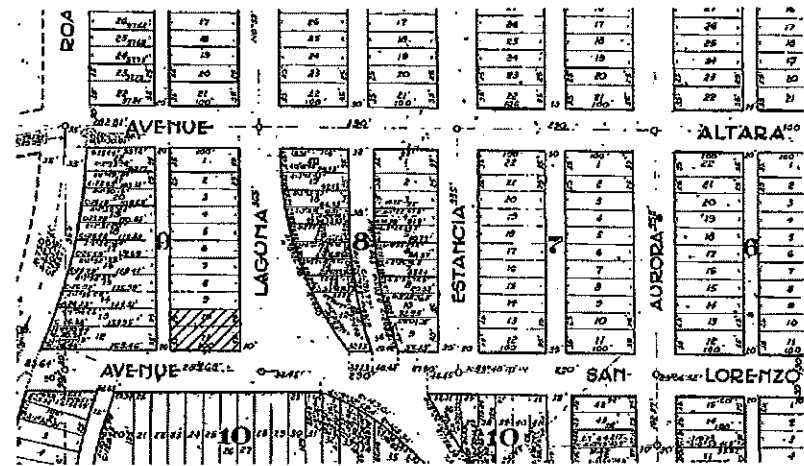


12 July 21 1925
12
J. C. Watson
Att.



REVISED PLAT
CORAL GABLES
INDUSTRIAL SECTION
C. 1925

A SUBDIVISION OF THAT PART OF THE NE 1/4
AND E 1/4 OF SECTION 16, TOWNSHIP 33S, RANGE 15E,
DALLAS COUNTY, TEXAS.
This plat is subject to the provisions of
the Act of the Legislature of the State of Texas,
approved March 27, 1925, Chapter 107, Acts
of the 44th Legislature, 1st Called Session, 1925.
E. P. Goshorn, Secy. No. 207 P.M.B. 1111
C. P. Goshorn, Secy. No. 207 P.M.B. 1111

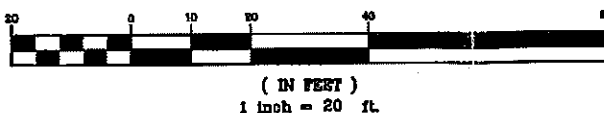


LOCATION SKETCH
NOT TO SCALE



BOUNDARY SURVEY

GRAPHIC SCALE



#	TREE NAME	DIAMETER (DI)	HEIGHT (HT)	SPREAD (ST)
1	ROYAL PALM TREE	20	40	15
2	ROYAL PALM TREE	20	40	15
3	ROYAL PALM TREE	20	40	15
4	ROYAL PALM TREE	20	40	15
5	ROYAL PALM TREE	20	40	15
6	ROYAL PALM TREE	20	40	15
7	BLACK OLIVE TREE	9	20	20
8	BLACK OLIVE TREE	9	20	20
9	OAK TREE	10	25	20
10	OAK TREE	10	25	20
11	OAK TREE	10	25	20
12	OAK TREE	10	25	20
13	OAK TREE	10	25	20

LEGAL DESCRIPTION: Lots 8 through 11 of Block 9, REVSIED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida. FOLIO NO. 03-4120-017-1570

SURVEY FOR: LAGUNA MERRICK, LLC
351 SAN LORENZO AVENUE
CORAL GABLES, FLORIDA 33146

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, NO. 117
MIAMI, FLORIDA 33186 WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7850
STATE OF FLORIDA

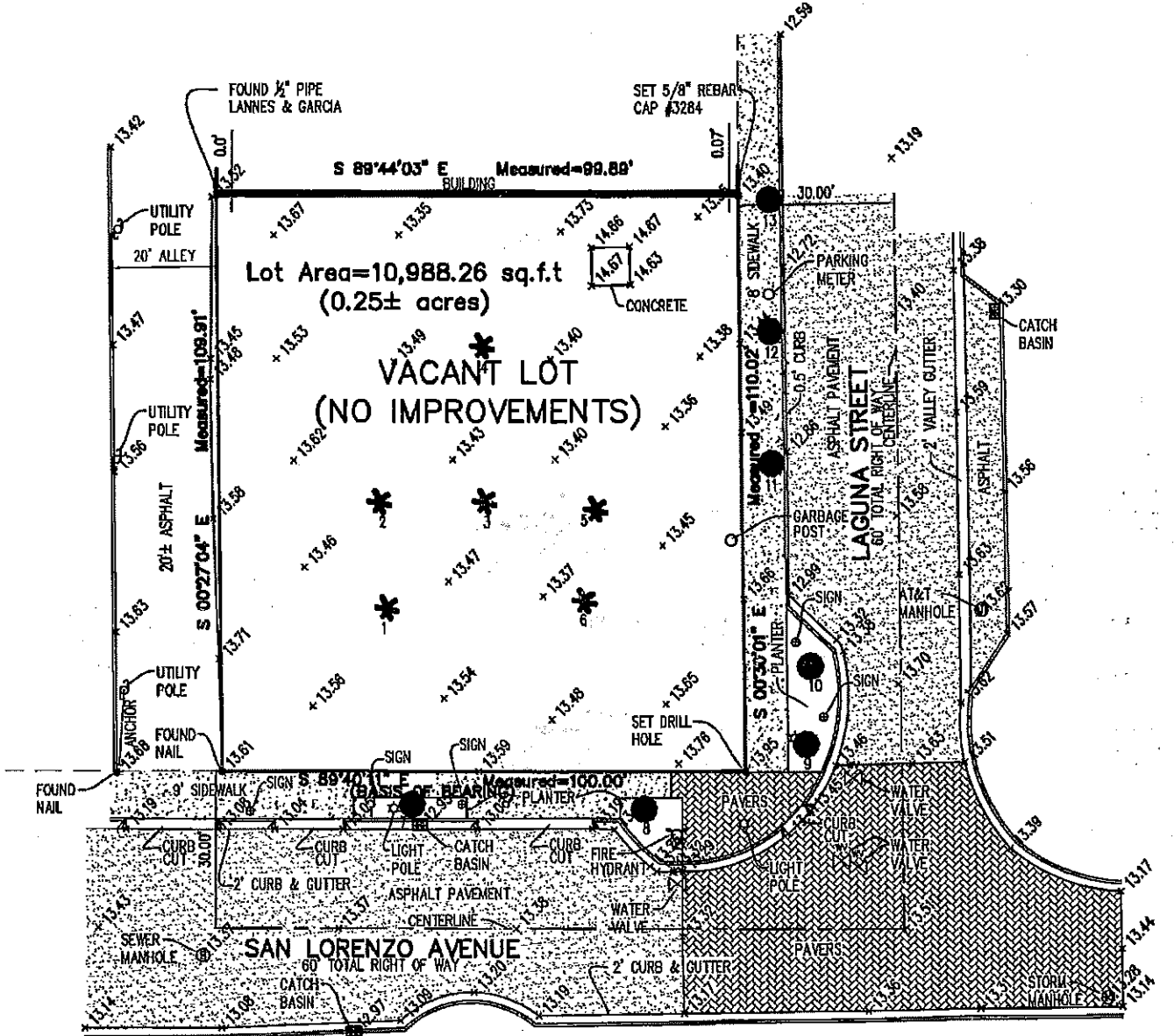
788-429-1024
FAX: 788-592-1152

- 1) FLOOD ZONE: X BASE: PANEL NO. 12086C9457L
COMMUNITY NO. 120639 DATE OF MAP: 09-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. 0.0 DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: _____ ELEVATION: _____
LOCATOR INDEX:

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF SOUTH 89 DEGREES 40 MINUTES 11 SECONDS EAST FOR THE NORTH RIGHT OF WAY LINE OF LINE OF SAN LORENZO AVENUE

FIELD SURVEY DATE: 12-19-14 SCALE: 1" = 20' DRAWN BY: D.G.
DRAWING DATE: 12-23-14 FB: SKETCH DRAWING NO.: 14-1699



Delta Mapping and Surveying, Inc
EST. 2012
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

Surveyors,
Land Planners
& Mappers

BOUNDARY SURVEY

REVISIONS	DATE	REMARKS

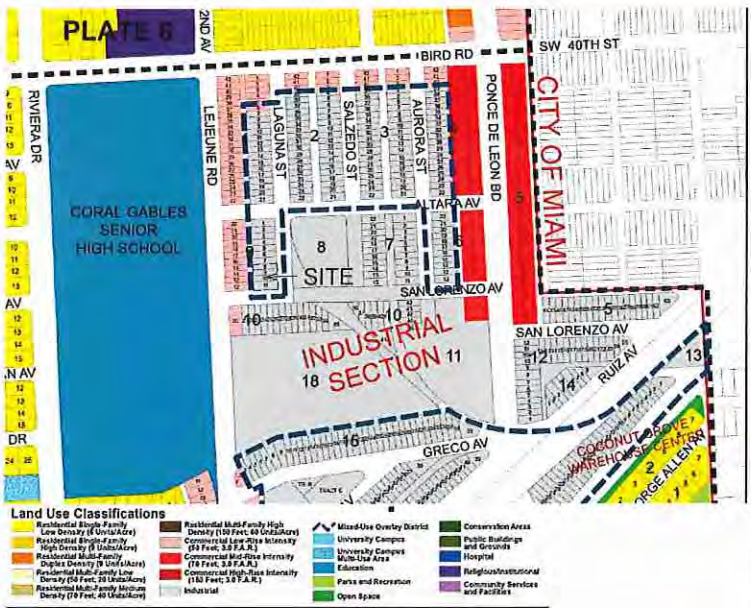
DATE: 12-22-2014
SCALE: 1" = 20'
DRAWN BY: M.A.B.
DRAWING NO: 14-0699 Y



1 CORAL GABLES ZONING MAP



2 CORAL GABLES FUTURE LAND USE MAP



3 SITE DATA

DESCRIPTION	VALUE
ADDRESS	351 SAN LORENZO AVENUE, CORAL GABLES, FL 33148
LEGAL DESCRIPTION	LOTS 8 THROUGH 11 OF BLOCK 9, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTIONS, ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 22 OF FOLIO NO. 03-4120-017-1570
LOT SIZE	10,988.26 SF
ACREAGE	0.252 ACRES

2 BUILDING DATA

CONSTRUCTION TYPE	IB
OCCUPANCY GROUP	RESIDENTIAL
SUBCLASSIFICATION	R-2

3 PROJECT AREAS

DESCRIPTION	VALUE
RETAIL	3,529 SF
RESIDENTIAL	37,863 SF
TOTAL AREA	41,392 SF

5 ZONING DATA

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED
ZONING DISTRICT	INDUSTRIAL	(MXD) MIXED USE
OVERLAY DISTRICT	NORTH INDUSTRIAL MIXED USE DISTRICT	(MXD) MIXED USE
ARCHITECTURAL STYLE	MEDITERRANEAN	CORAL GABLES MEDITERRANEAN - LEVEL 1 BONUS
MIN LOT SIZE	10,000 SF	10,988.26 SF
LOT COVERAGE	NO MIN, NO MAX	10,637 SF
MIN PRIMARY STREET FRONTAGE	100'	110.02'
MIN MIXED USE PERCENTAGE	8% = (38,494 x .08) = 3,079.5 SF	9.2% = 3,529 SF
MAX FAR	3.5 = (10,988.26 x 3.5) = 38,494 SF	38,494 SF
MIN FRONTAGE (SECONDARY) - SAN LORENZO AVE	40% = (95'-7" x .4) = 39'-10"	94'-6" = 94.9%
MIN FRONTAGE (SECONDARY) - LAGUNA ST	40% = (108'-11" x .4) = 43'-7"	108'-11" = 100%
DENSITY	NO MAX	13 D.U. / 0.252 AC = 51.6 D.U./AC
LANDSCAPE OPEN SPACE	10% = 10,988.26 SF x .1 = 1,100 SF	1,100 SF

6 SETBACKS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED
FRONT SETBACK - SAN LORENZO AVE	GROUND: 0'-0"; ABOVE 45': 10'-0"	GROUND: 0'-0"; ABOVE 45': 10'-0"
SIDE STREET - LAGUNA ST	GROUND: 0'-0"; ABOVE 45': 10'-0"	GROUND: 0'-0"; ABOVE 45': 10'-0"
INTERIOR SIDE - NORTH	GROUND: 0'-0"; ABOVE 45': 10'-0"	GROUND: 0'-0"; ABOVE 45': 10'-0"
REAR - WEST	GROUND: 0'-0"; ABOVE 45': 10'-0"	GROUND: 0'-0"; ABOVE 45': 10'-0"
AREA RECEIVED AT GROUND FLOOR DUE TO SETBACK REDUCTIONS ALONG SAN LORENZO		1,327.80 SF
OPEN SPACE REQUIRED DUE TO SETBACK REDUCTIONS ALONG SAN LORENZO	1327.80 SF x .5 = 663.90 SF	ARCADE ALONG LAGUNA ST. = 708 SF

7 HEIGHT

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED
FLOORS	NO MAX	10
MAX HEIGHT	120'	119'-7"
EXCLUSION FROM HEIGHT	ARCHITECTURAL ELEMENTS - 25'	17'-11"

8 PARKING DATA

DESCRIPTION	FACTOR	REQUIRED/ ALLOWED	PROVIDED
MULTI FAMILY - 3+ BEDROOMS	2.25 SPACES PER UNIT	13 x 2.25 = 29.25 SPACES	34 SPACES
RETAIL	1.0 SPACE PER 250 GROSS SF	3,529 SF / 250 = 14.12 SPACES 2 EXIST. STREET PARKING SPACES LOST	16 SPACES
TOTAL REQUIRED PARKING		43.37 SPACES	50 SPACES
LOADING	<100,000 SF = 0 SPACES	0 SPACES	1 SPACE
BICYCLE	5.0 SPACES PER 250 PARKING SPACES	5 SPACES	6 SPACES

9 PERCENTAGE OF GROUND FLOOR OPENNESS

DESCRIPTION	SOLIDS	OPENINGS	PERCENTAGE
SAN LORENZO AVENUE	1,566 SF	695 SF	44%
LAGUNA STREET	1,738 SF	661 SF	38%

9 CORAL GABLES MEDITERRANEAN - LEVEL 1 BONUS

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6. BUILDING LOT COVERAGE - NO MIN. OR MAX. REQUIRED
7. DRIVE THROUGH FACILITIES - N/A
8. LANDSCAPE OPEN SPACE - MIN. 10% FOR MIXED USE PROPERTIES
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11. PORTE COCHERES - N/A
12. SIDEWALKS/ PEDESTRIAN ACCESS - BUILDINGS SHALL HAVE MAIN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS.
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14. WINDOWS ON MEDITERRANEAN BUILDINGS - PROVIDE A MIN. WINDOW CASING DEPTH OF 4"

ROGER
 LAGUNA MERRICK, LLC
 782 N.W. 42ND AVE., SUITE 550
 MIAMI, FL 33126

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 PGAL TBPE REG. No. F-2742
 www.pgal.com
 CONSULTANT

PROJECT TITLE
 ONE MERRICK PARK
 PROJECT LOCATION
 351 SAN LORENZO AVE.
 CORAL GABLES, FL 33146

SUBMITTAL HISTORY

REGISTRATION
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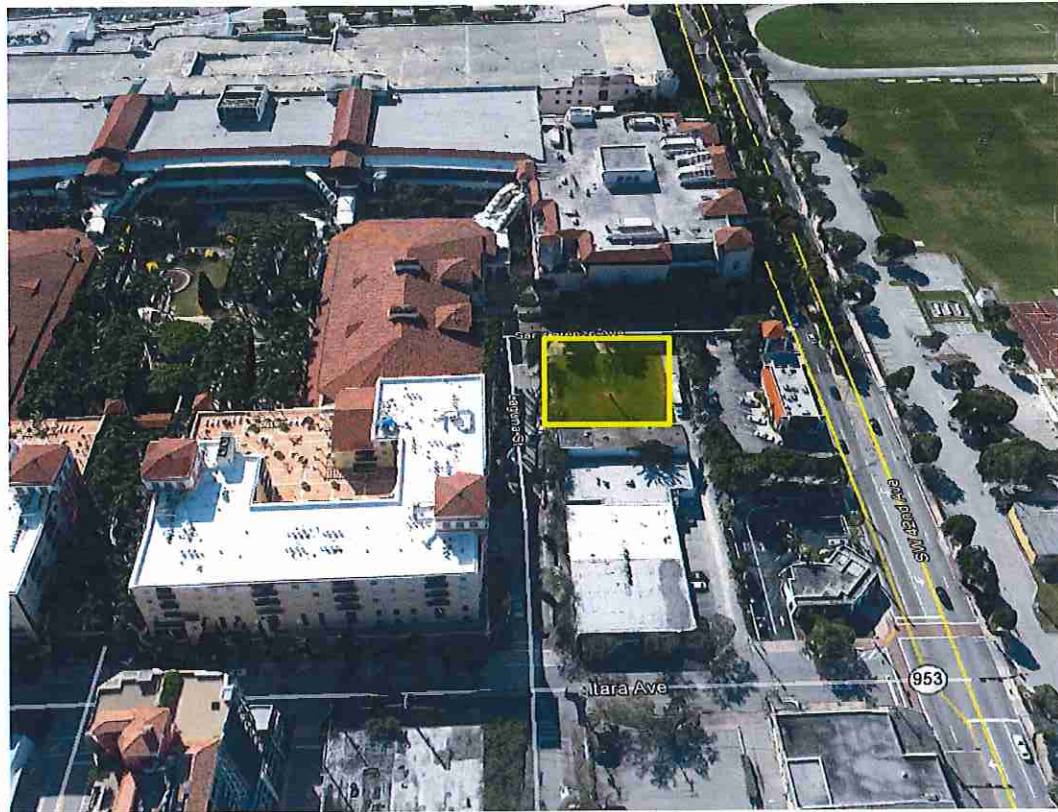
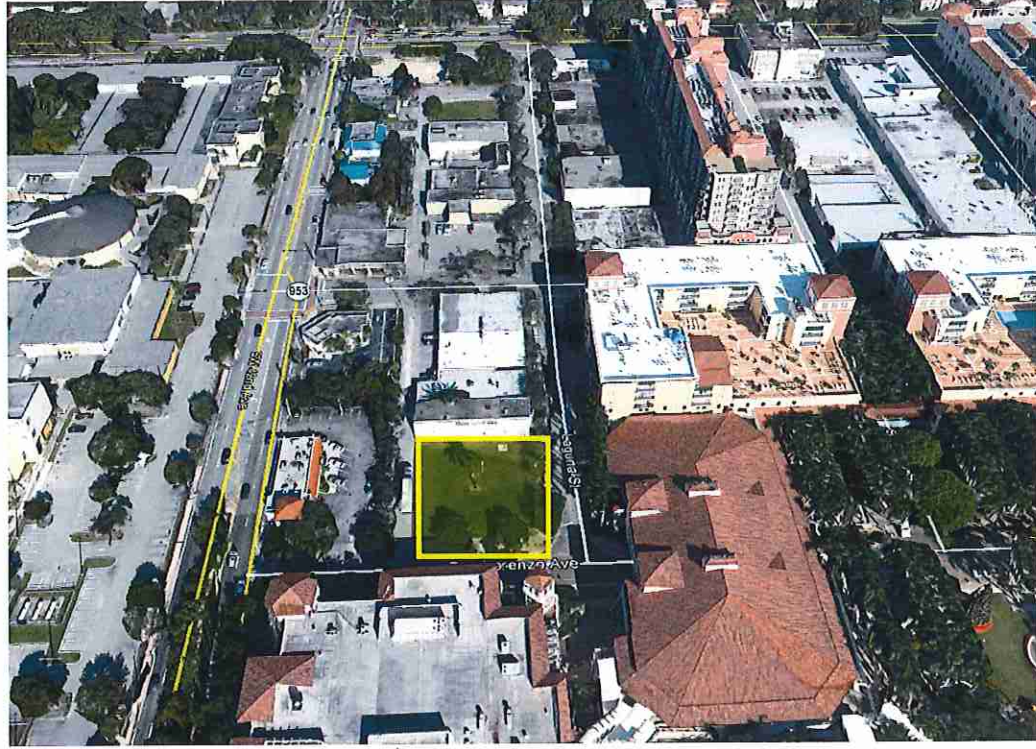
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 CURRENT ISSUE DATE
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 PROJECT DATA

SHEET NUMBER
A1.00

DATE OF PLOT: 11/13/14
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 FILE: 11/13/14

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Aerials of Subject Property



351 San Lorenzo Avenue

South West Corner of Subject Property



South East Corner of Subject Property



351 San Lorenzo Avenue

Adjacent Property to the East



Adjacent Property to the South East

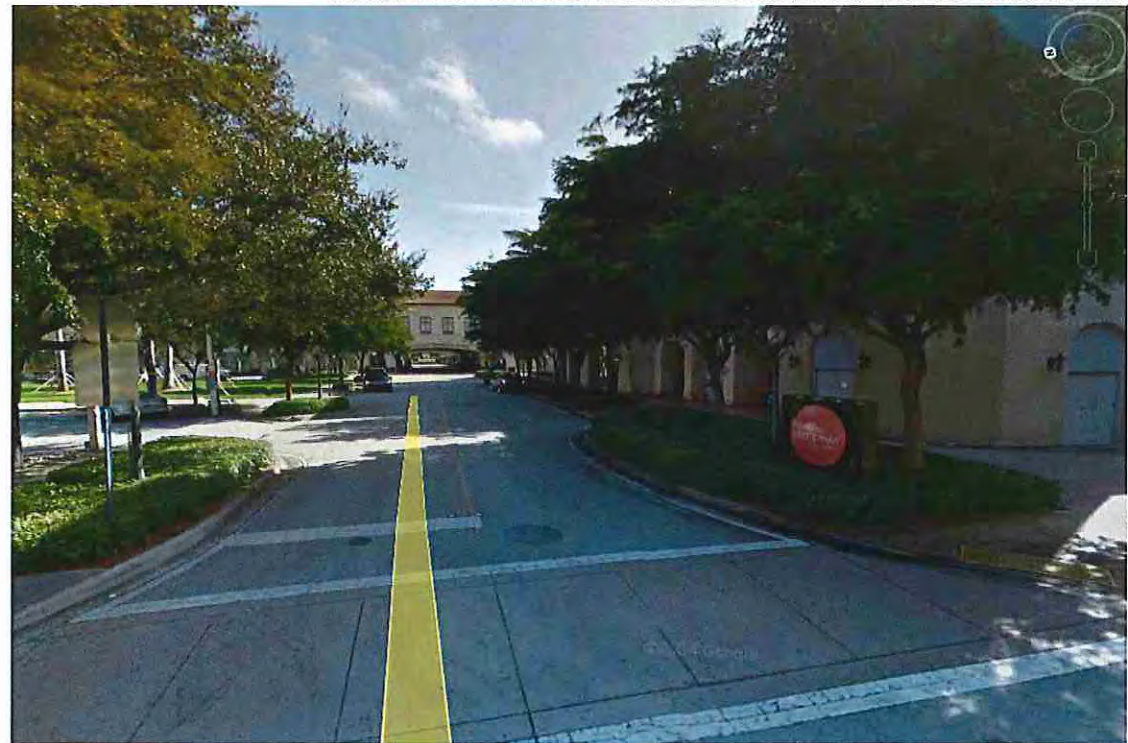


Village of Merrick Park

Adjacent Property to the South



Street View From Intersection at Le Jeune Rd and San Lorenzo Ave



Village of Merrick Park

Adjacent Property to the North



4212 Laguna Street

Property to the North



4210 Laguna Street

Property to the North End of Block on Laguna St

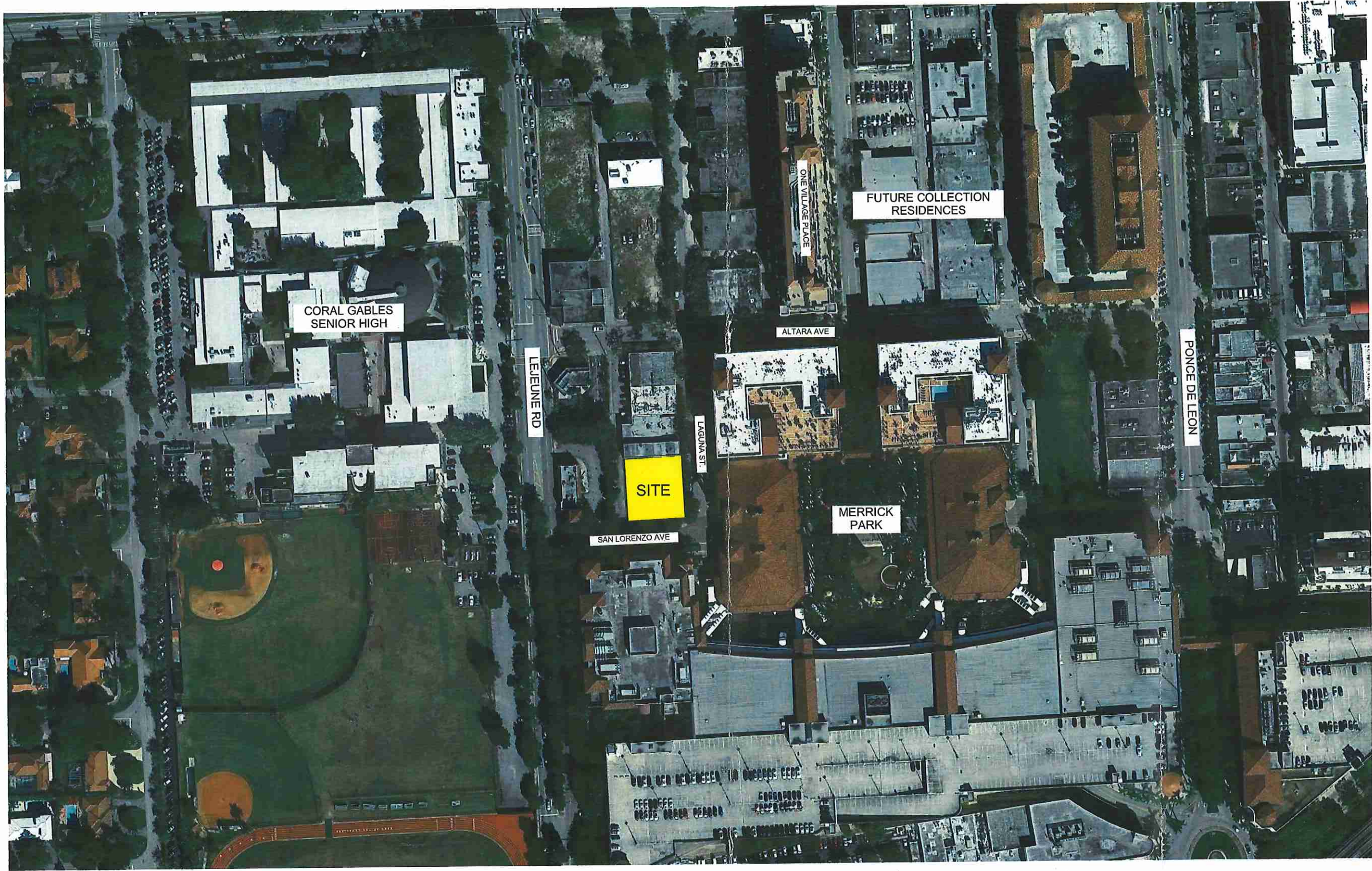


4200-4206 Laguna Street



Adjacent Property to the South

4231 S. Lejeune Road



AERIAL

1" = 80'-0"

1



OWNER
LAGUNA MERRICK, LLC
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AERIAL PERSPECTIVE VIEW

N.T.S. ①



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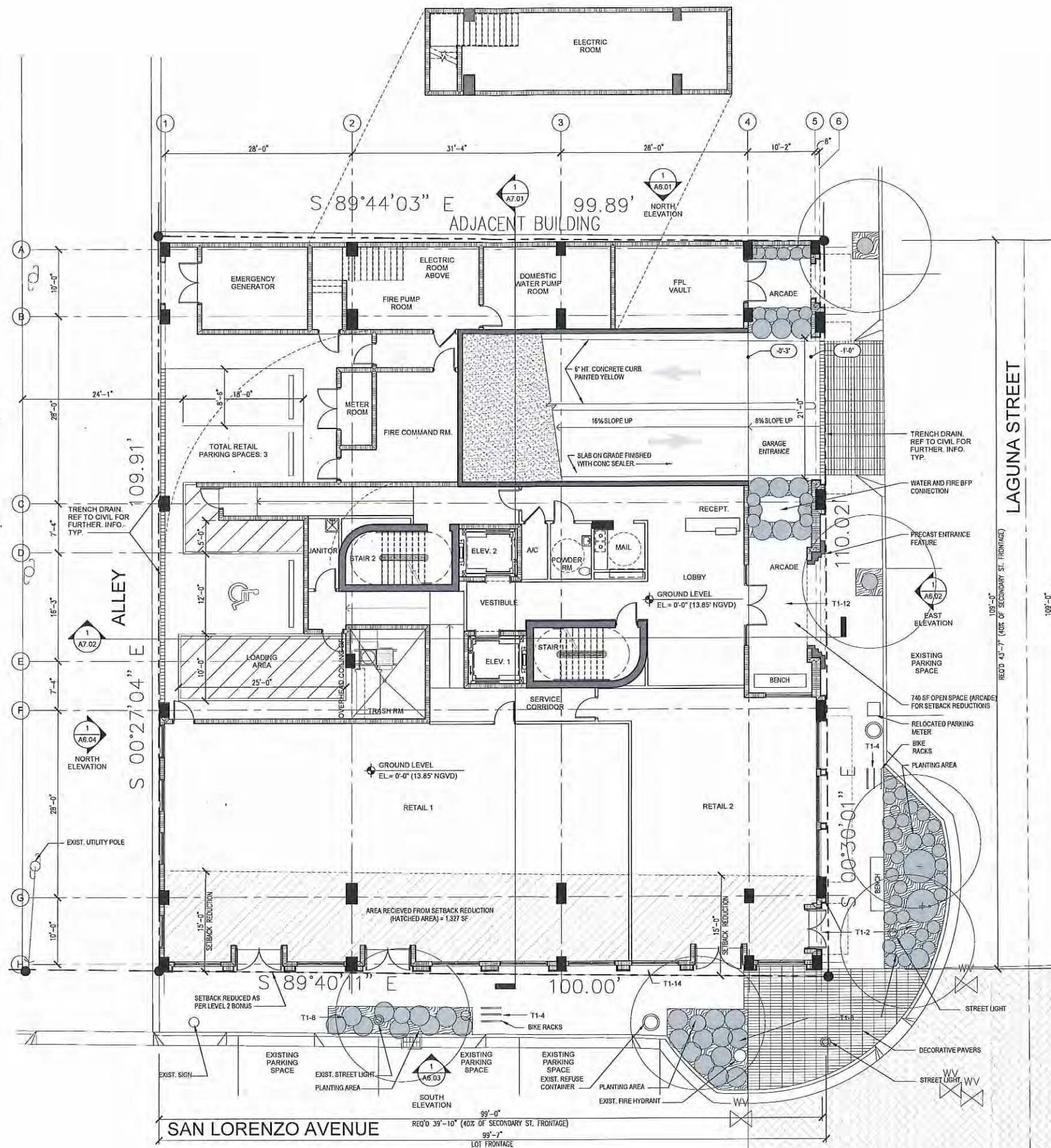
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SHEET TITLE
AERIAL PERSPECTIVE VIEW

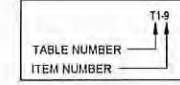
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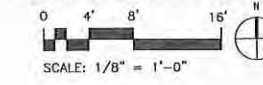


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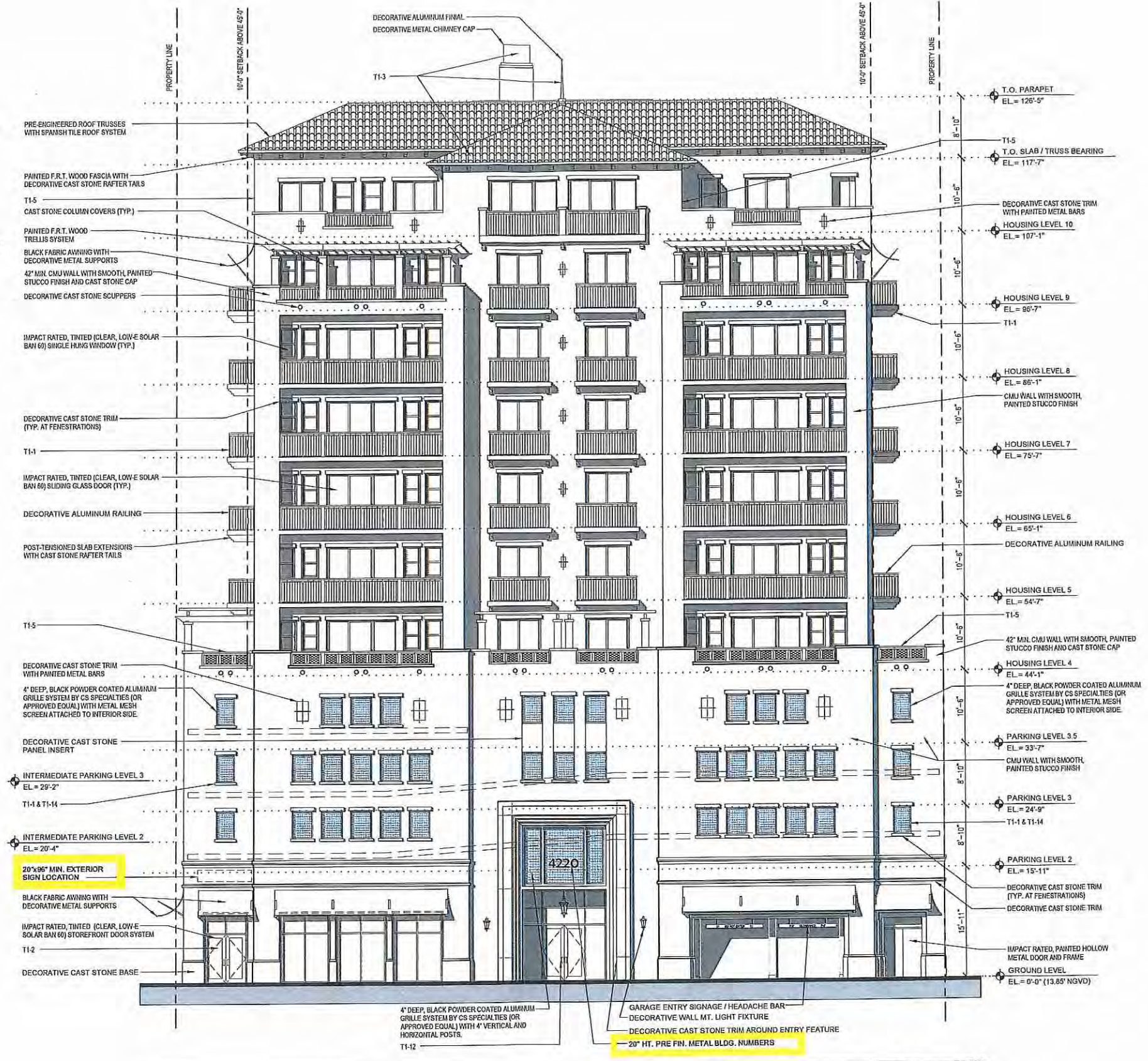
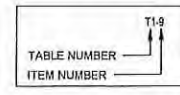
GROUND LEVEL SITE PLAN

1/8" = 1'-0" 1



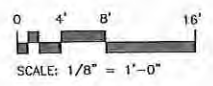
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EAST EXTERIOR ELEVATION

Building Signage Noted In Yellow

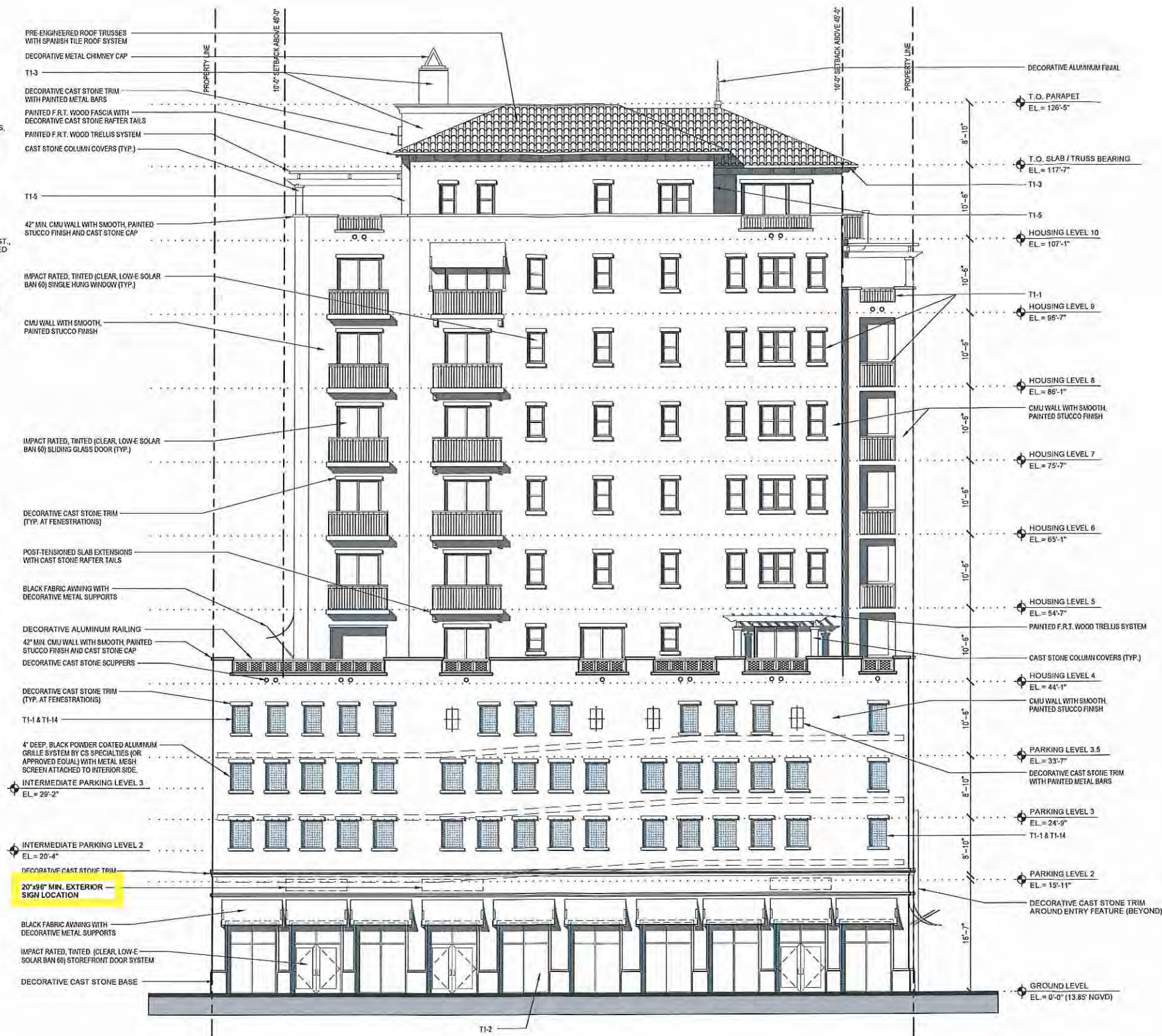
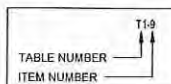


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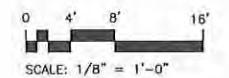
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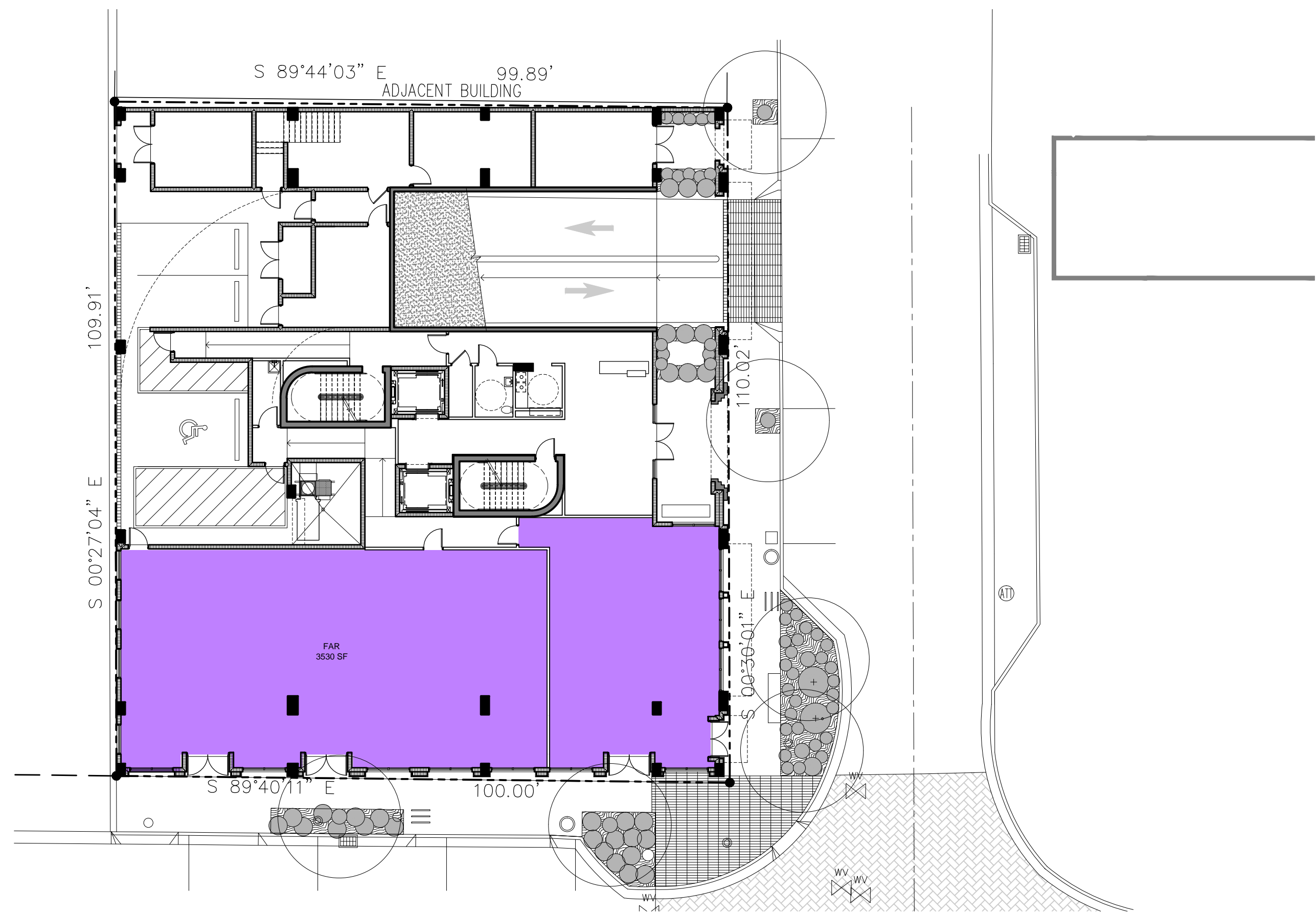
SOUTH EXTERIOR ELEVATION

1/8" = 1'-0" 1

Building Signage Noted In Yellow

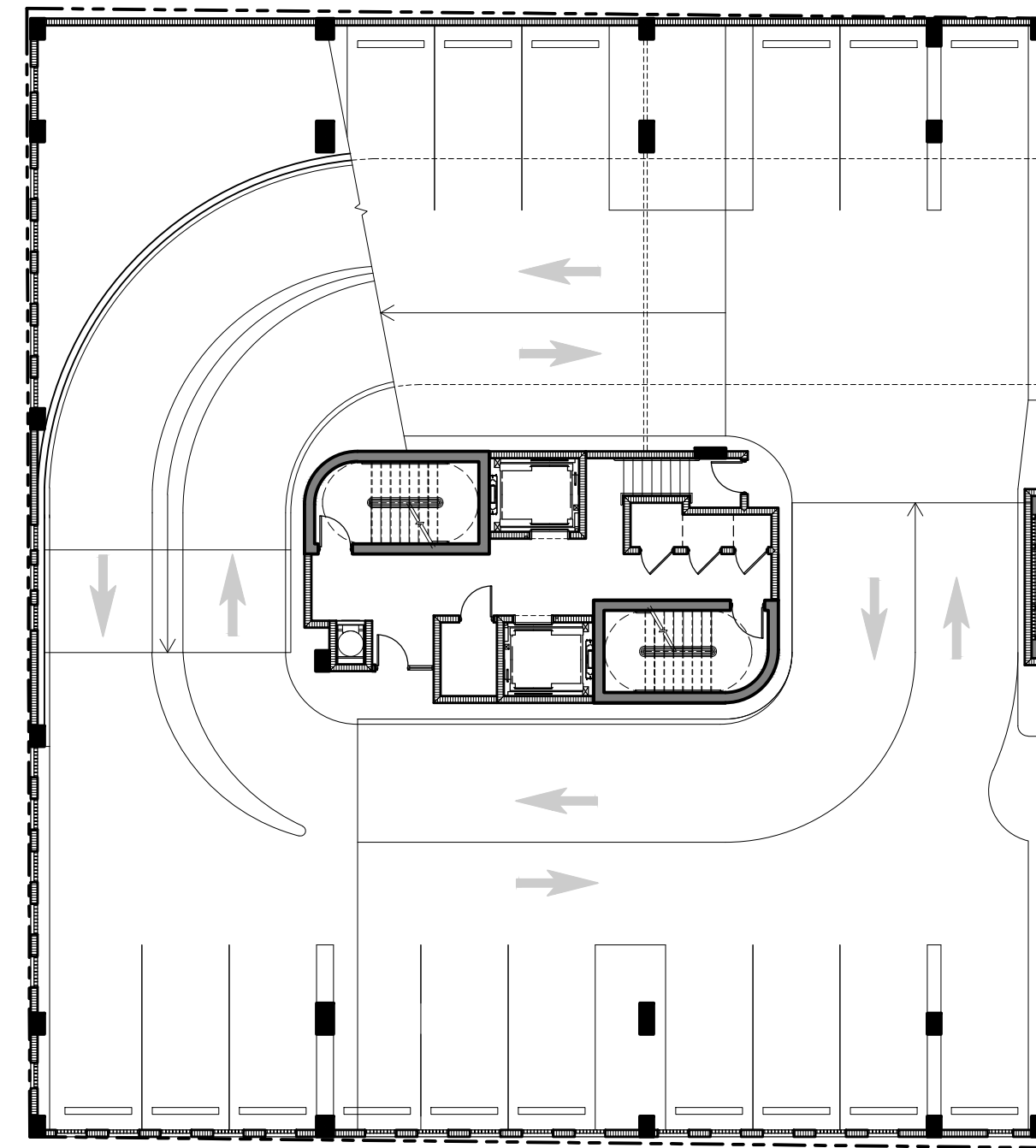


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CHECKED BY: J. HARRIS
SCALE: 1/8" = 1'-0"



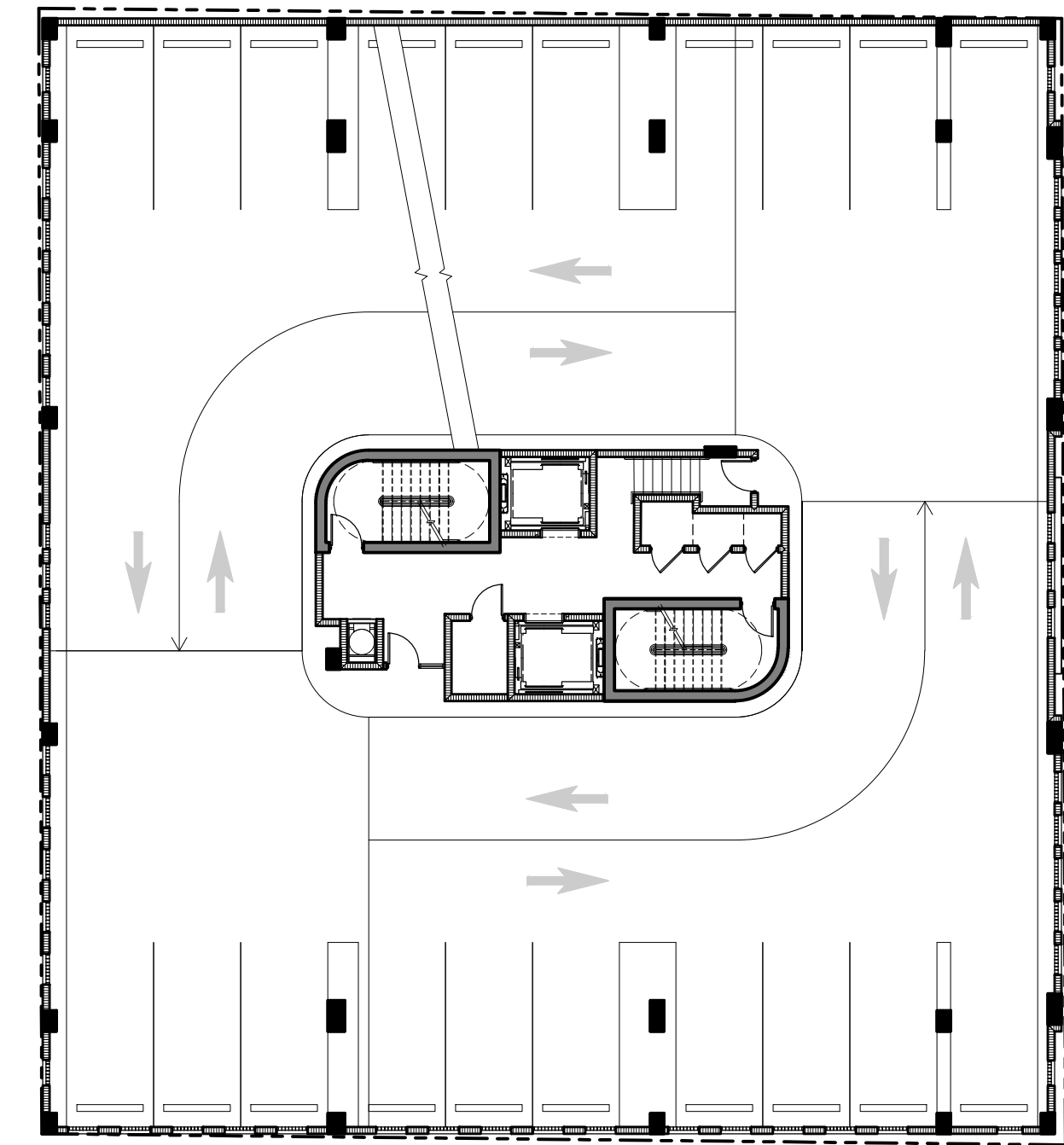
GROUND LEVEL

1/16" = 1'-0" 1



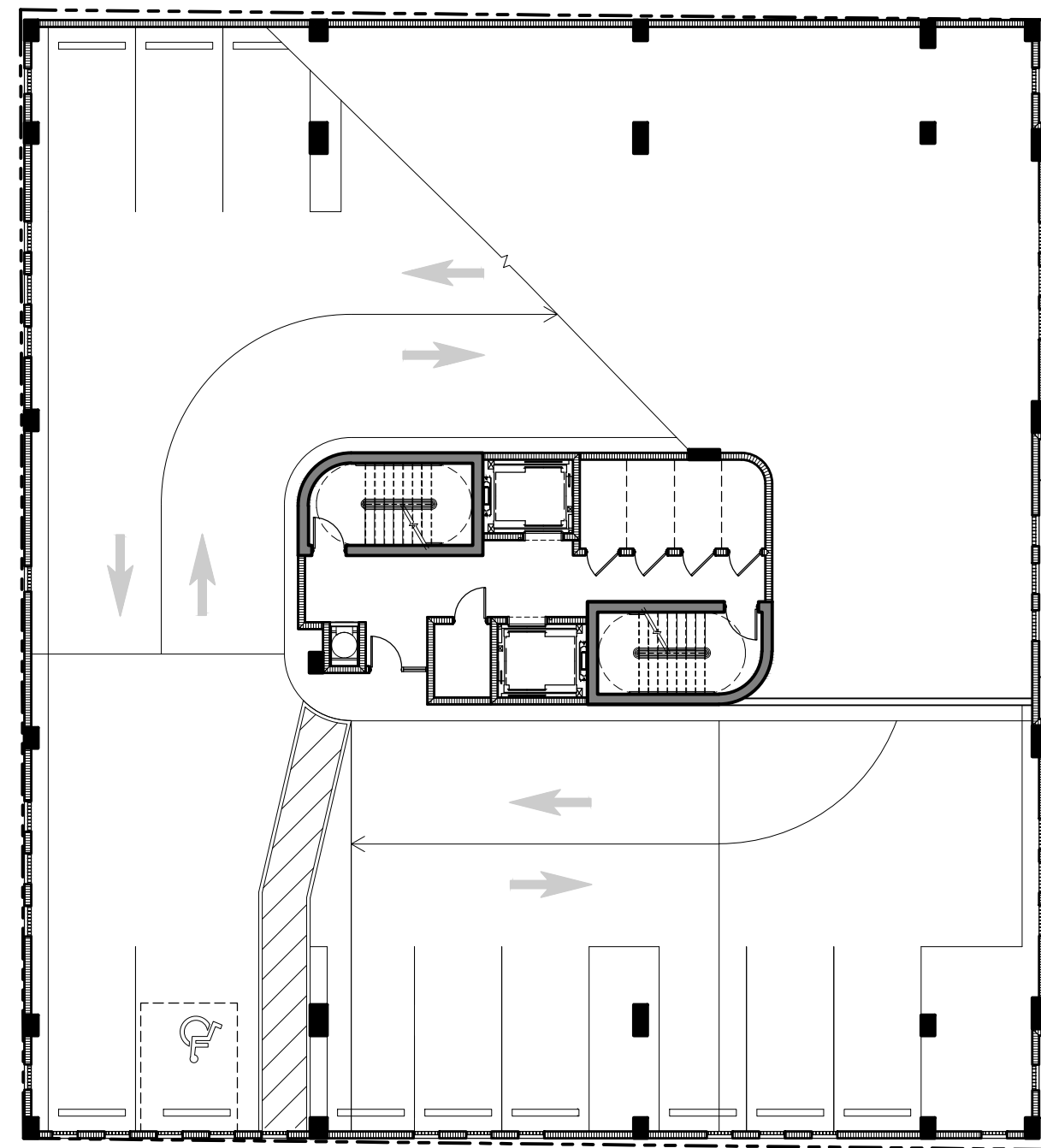
LEVEL 2

1/16" = 1'-0" 2



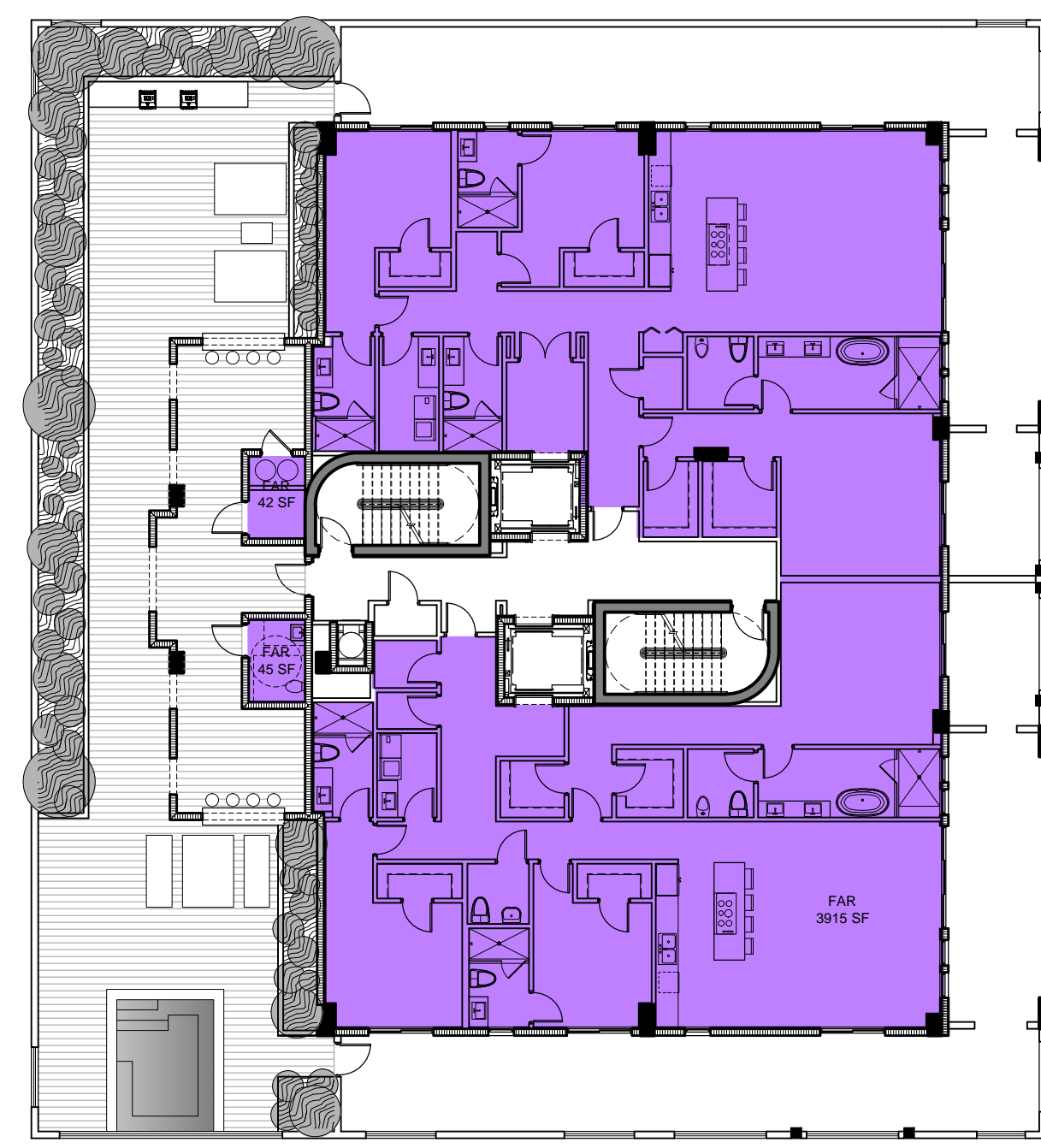
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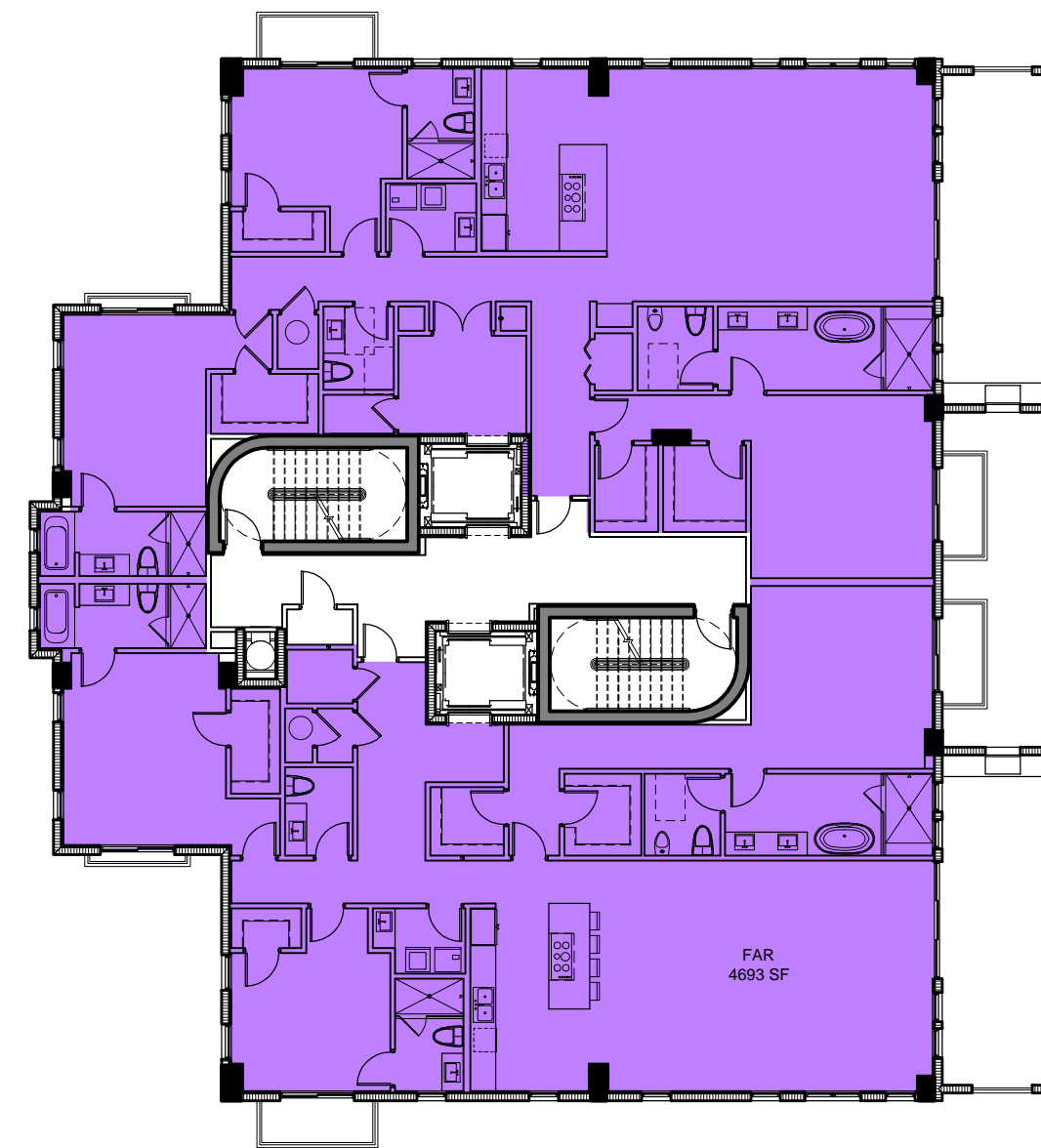
LEVEL 3.5

1/16" = 1'-0" 4



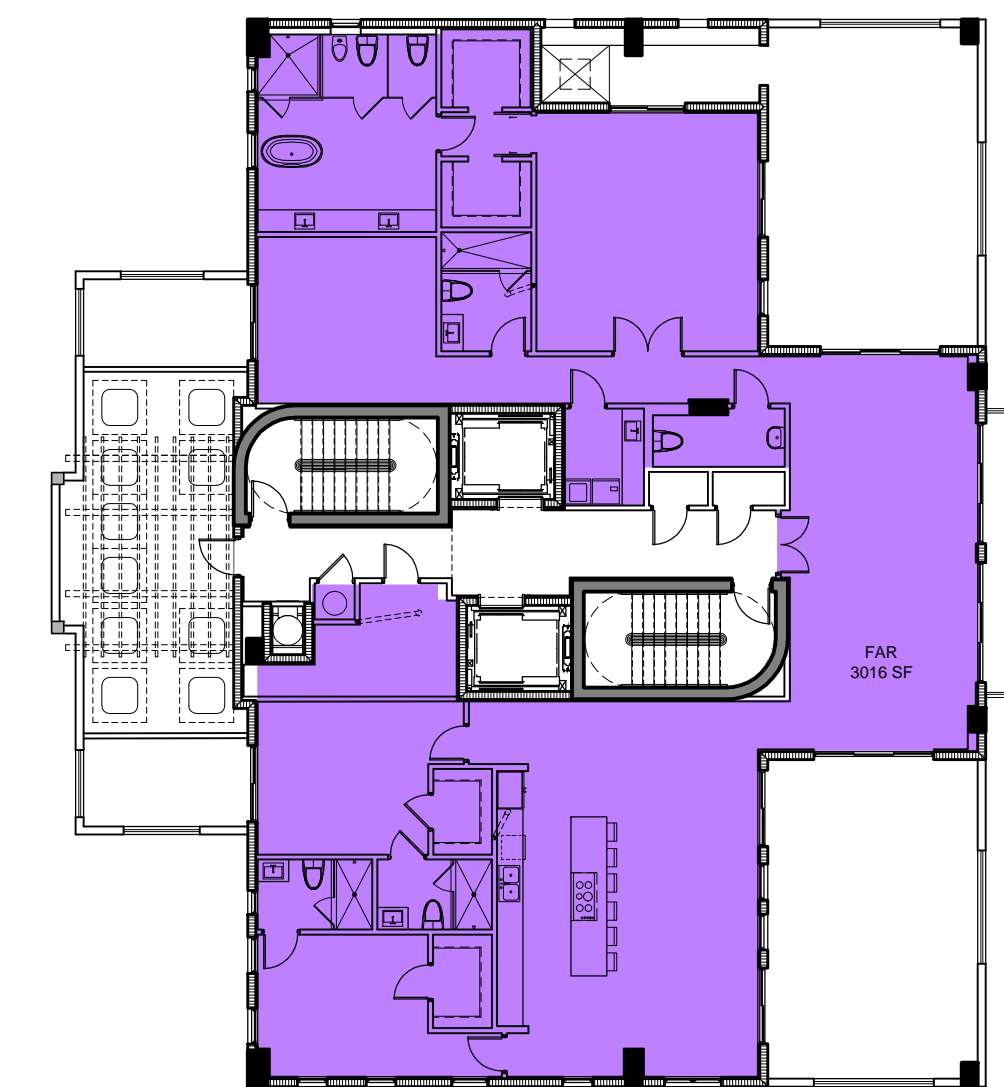
LEVEL 4 - LANAI

1/16" = 1'-0" 5



LEVELS (5-9) - TYPICAL

1/16" = 1'-0" 6

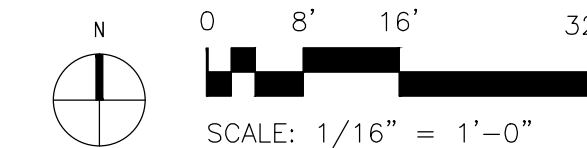


LEVEL 10 - PH

1/16" = 1'-0" 7

F.A.R. AREAS

GROUND LEVEL	3,530 SF	x 1 =	3,530 SF
LEVEL 4	4,624 SF	x 1 =	4,624 SF
LEVELS 5-9	5,247 SF	x 5 =	26,235 SF
LEVEL 10	3,474 SF	x 1 =	3,474 SF
TOTAL	16,875 SF		37,863 SF
MAX ALLOWED			38,494 SF



OWNER
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MIAMI, FL 33126

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FLOOR AREA RATIO PLAN

SHEET NUMBER

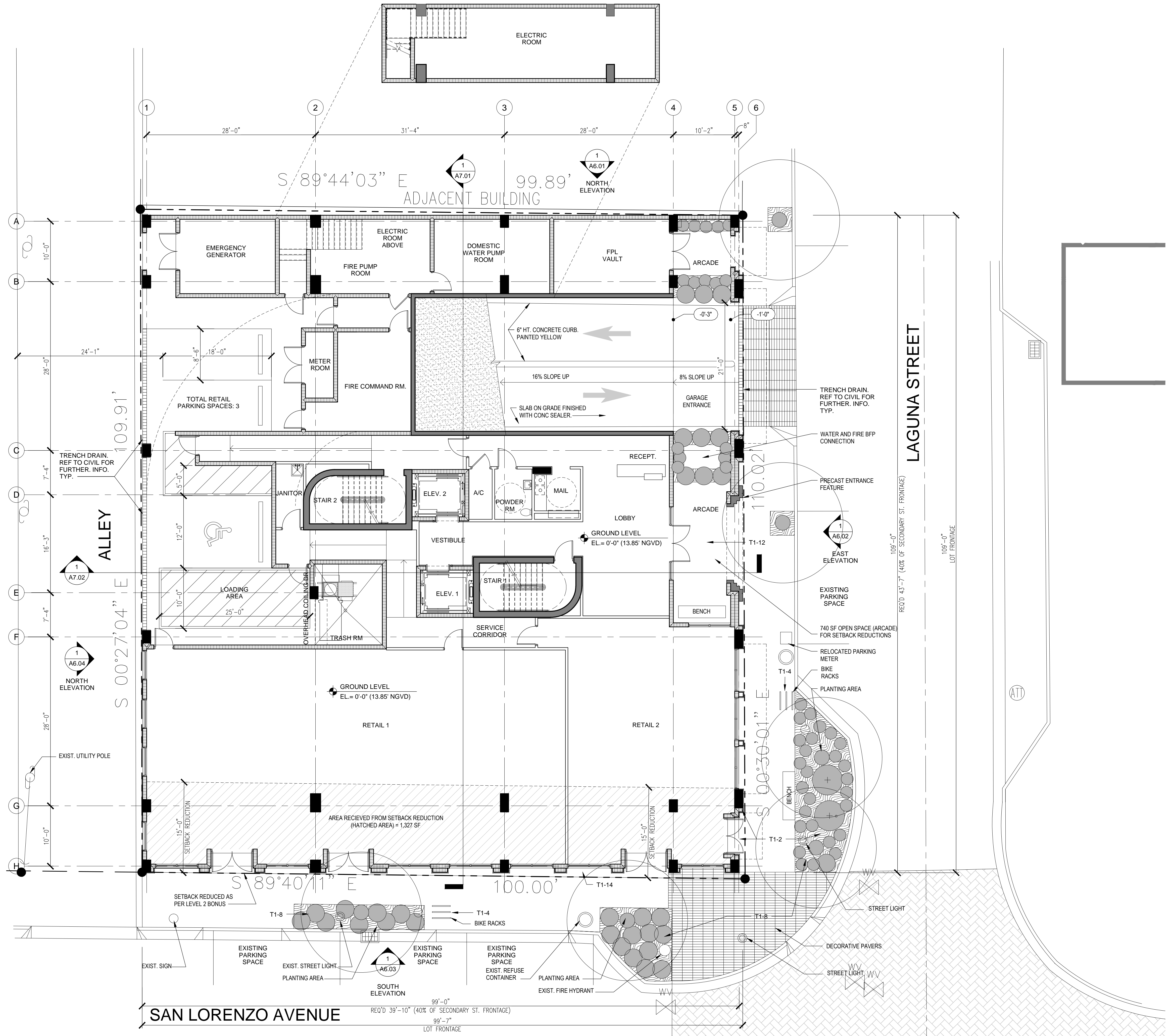
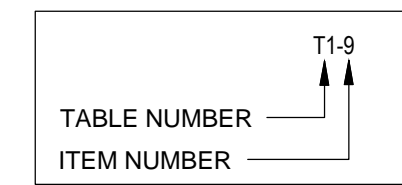
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Pierce Goodwin Alexander & Linville | New Orleans | Los Angeles | Las Vegas | Houston | Dallas | Austin | Boca Raton | Alexandria | Allentown

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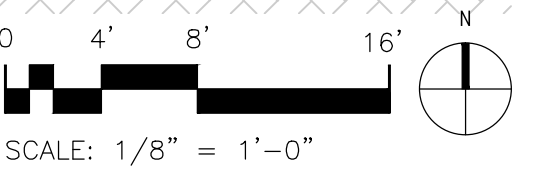
MEDITERRANEAN BONUS REQUIREMENTS
TABLE 1 REQUIRED STANDARDS MUST COMPLY WITH ALL

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2. ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL - DISPLAY WINDOWS, LANDSCAPING, ORNAMENTATION
3. ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF BUILDINGS - HEIGHT EXCLUSION FOR ORNAMENTAL ROOF STRUCTURES
4. BICYCLE STORAGE - PROVIDE 5 SPACES FOR EACH 250 PARKING SPACES
5. BUILDING FACADES - INCORPORATE VERTICAL BREAKS, STEPBACKS, OR VARIATIONS IN BULK/MASSING AT A MIN. OF 100' INTERVALS
6. BUILDING LOT COVERAGE - NO MIN. OR MAX. REQUIRED
7. DRIVE THROUGH FACILITIES - N/A
8. LANDSCAPE OPEN SPACE - MIN. 10% FOR MXD USE PROPERTIES
9. LIGHTING, STREET - LIGHTING SHALL BE PROVIDED ON ALL STREETS/R.O.W.
10. PARKING GARAGES - GROUND FLOOR PARKING NOT PERMITTED ON PRIMARY ST., PERMITTED ON SECONDARY ST. BUT SHALL BE FULLY ENCLOSED/ SURROUNDED BY USES, PERMITTED ON ALLEY FRONTAGES.
11. PORTE COCHERES - N/A
12. SIDEWALKS/ PEDESTRIAN ACCESS - BUILDINGS SHALL HAVE MAIN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS.
13. SOIL, STRUCTURAL - SHALL BE UTILIZED WITHIN ALL R.O.W. LEVEL PLANTING AREAS WITH ROOT BARRIERS.
14. WINDOWS ON MEDITERRANEAN BUILDINGS - PROVIDE A MIN. WINDOW CASING DEPTH OF 4"



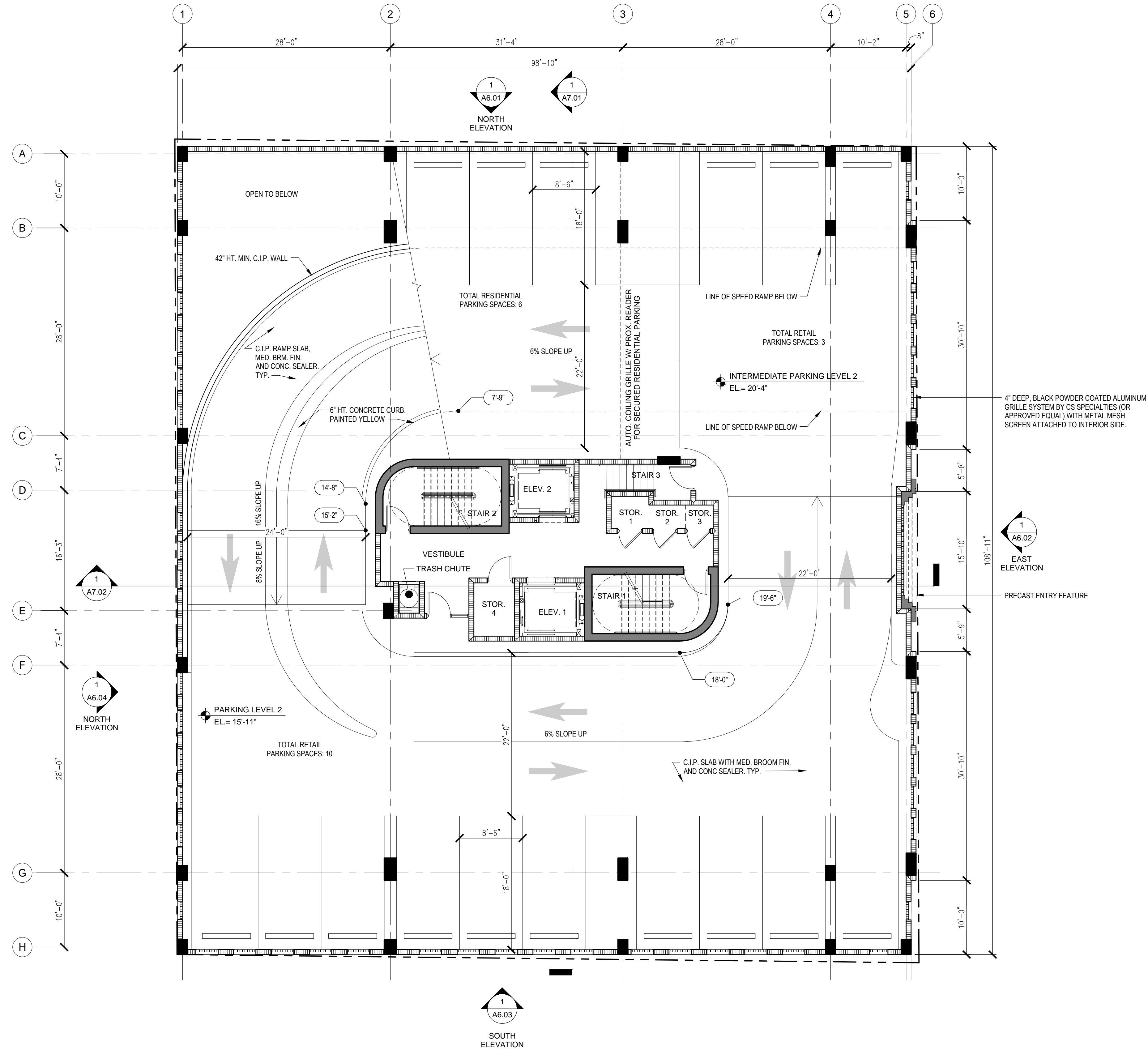
GROUND LEVEL SITE PLAN

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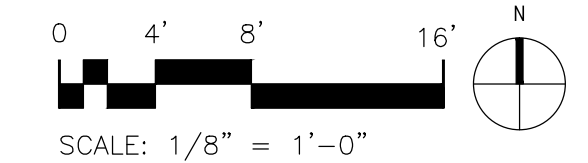
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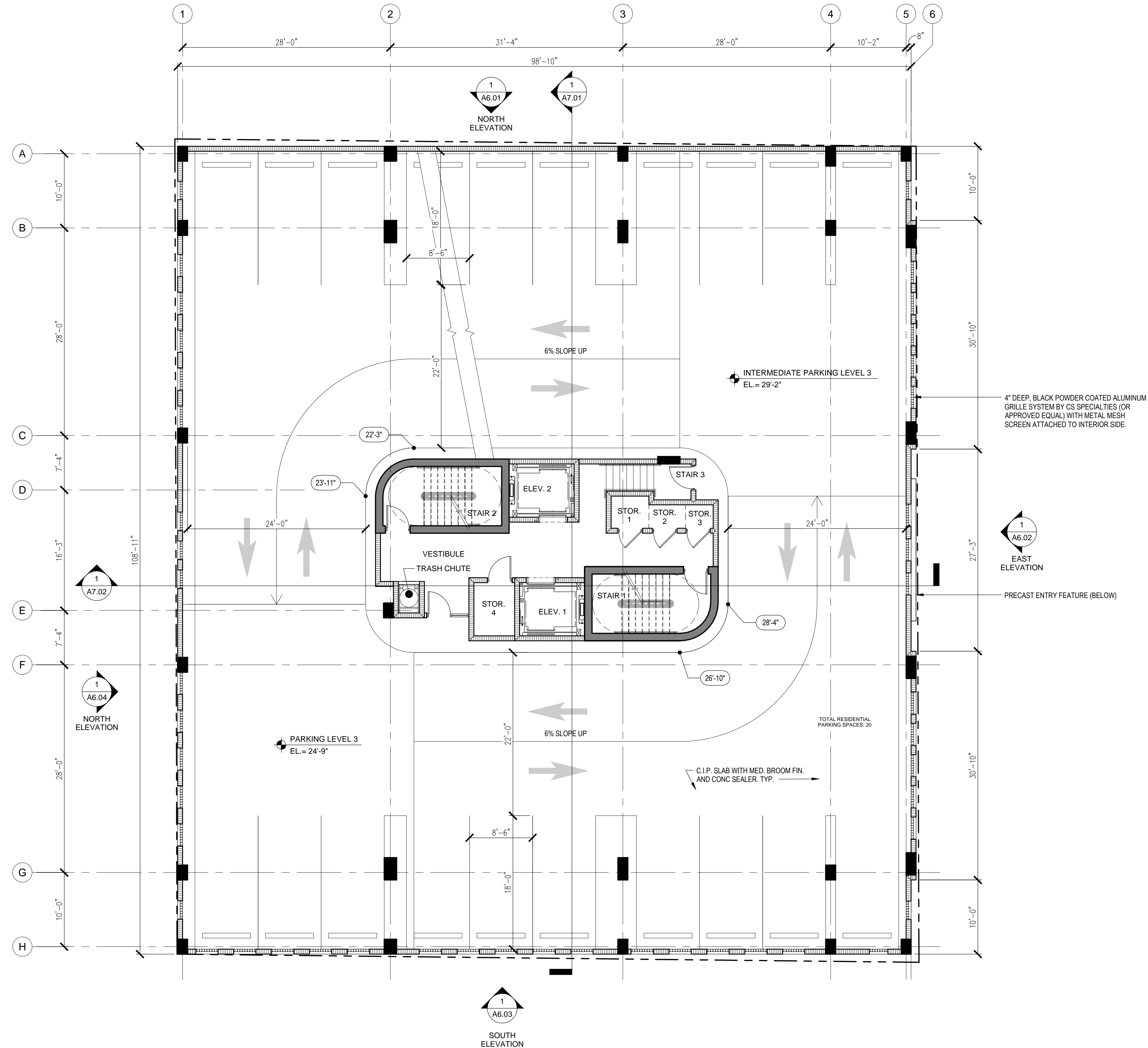
LEVEL 2 PARKING FLOOR PLAN

1/8" = 1'-0" 1



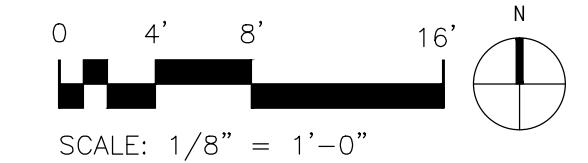
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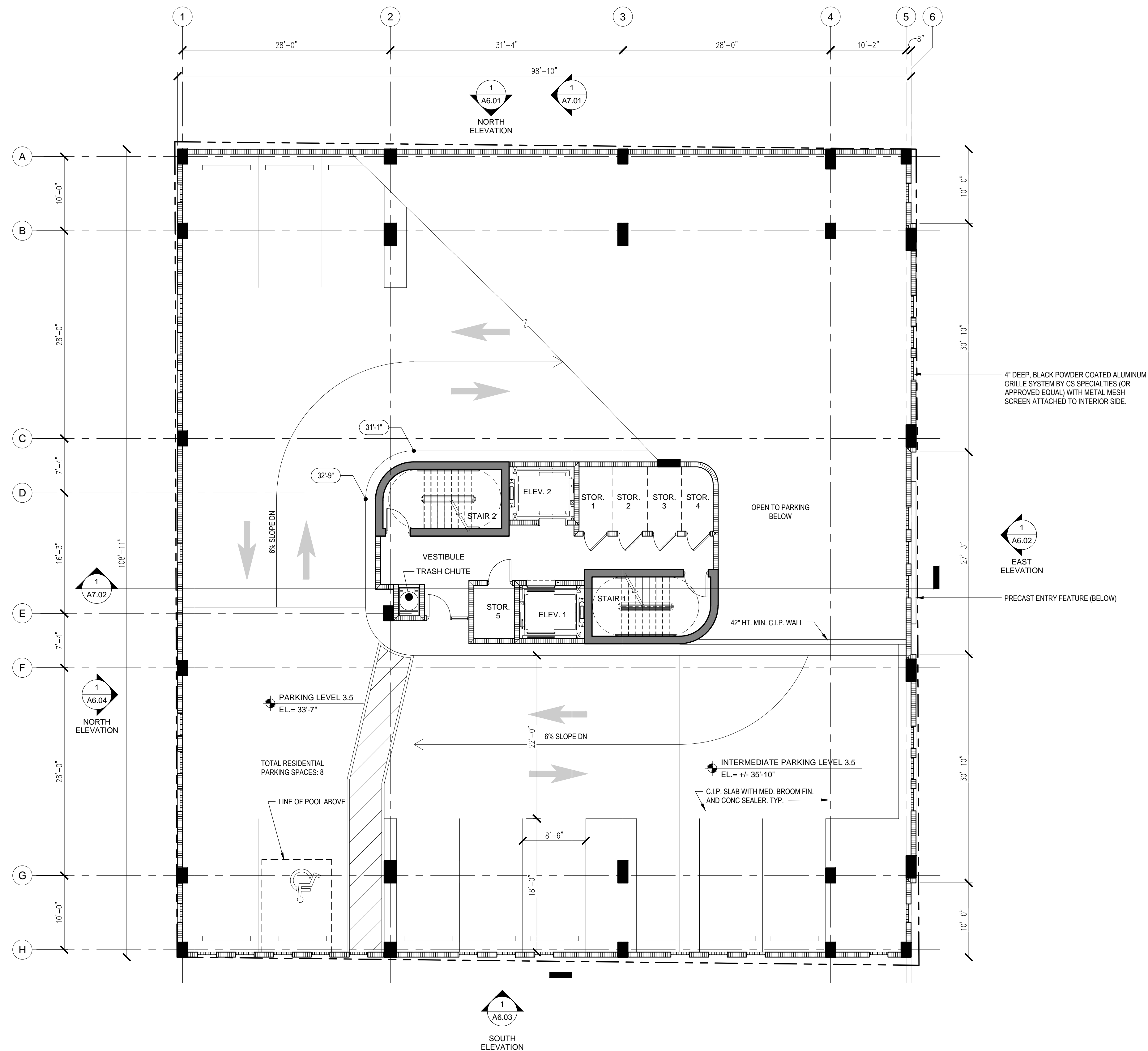
LEVEL 3 PARKING FLOOR PLAN

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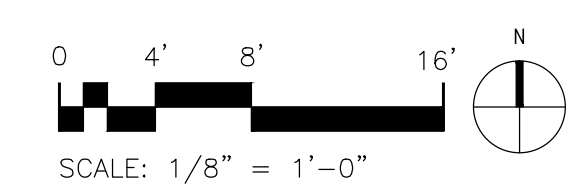
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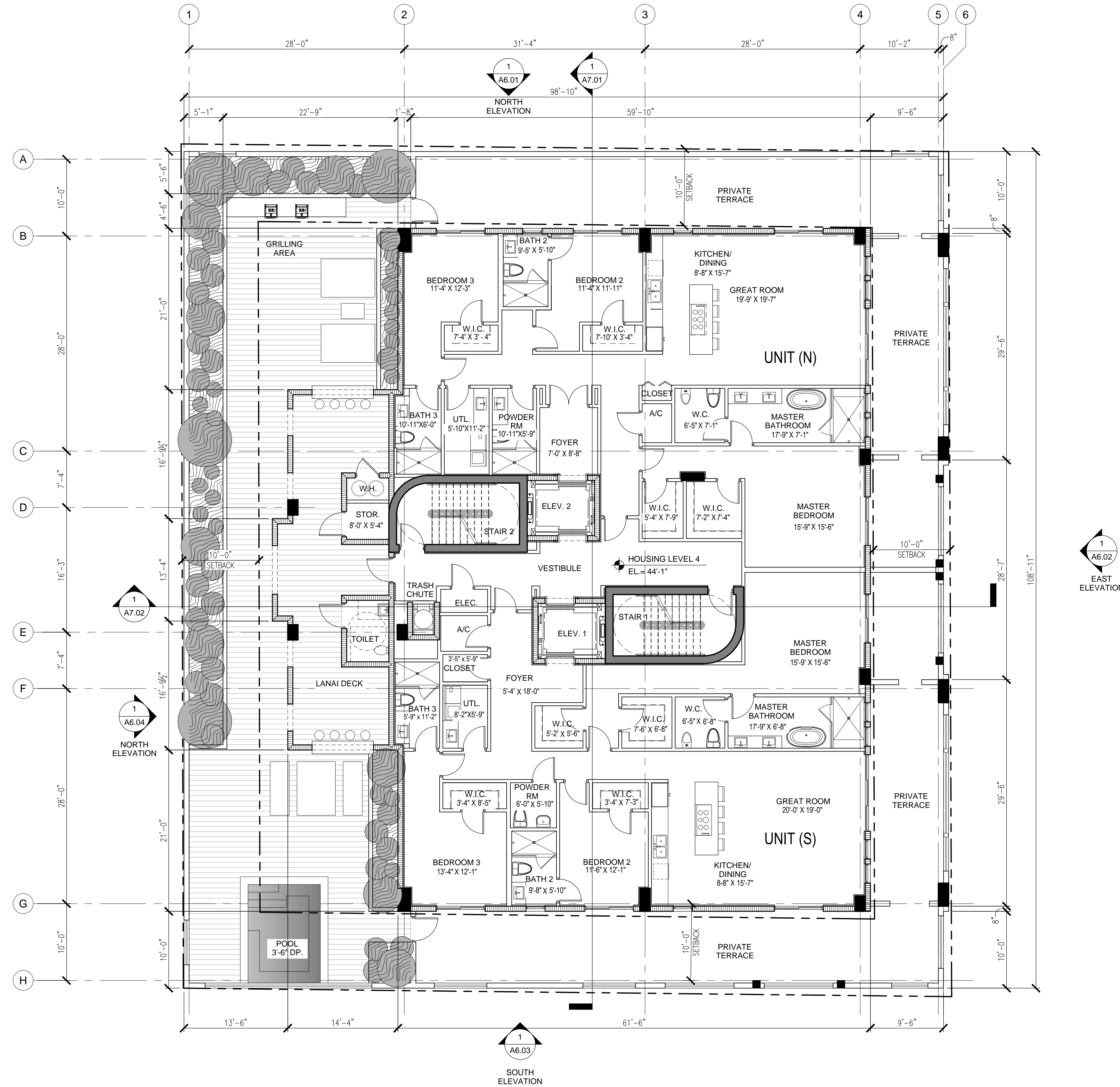
LEVEL 3.5 PARKING FLOOR PLAN

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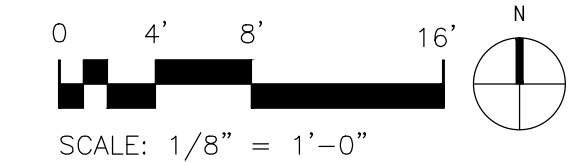
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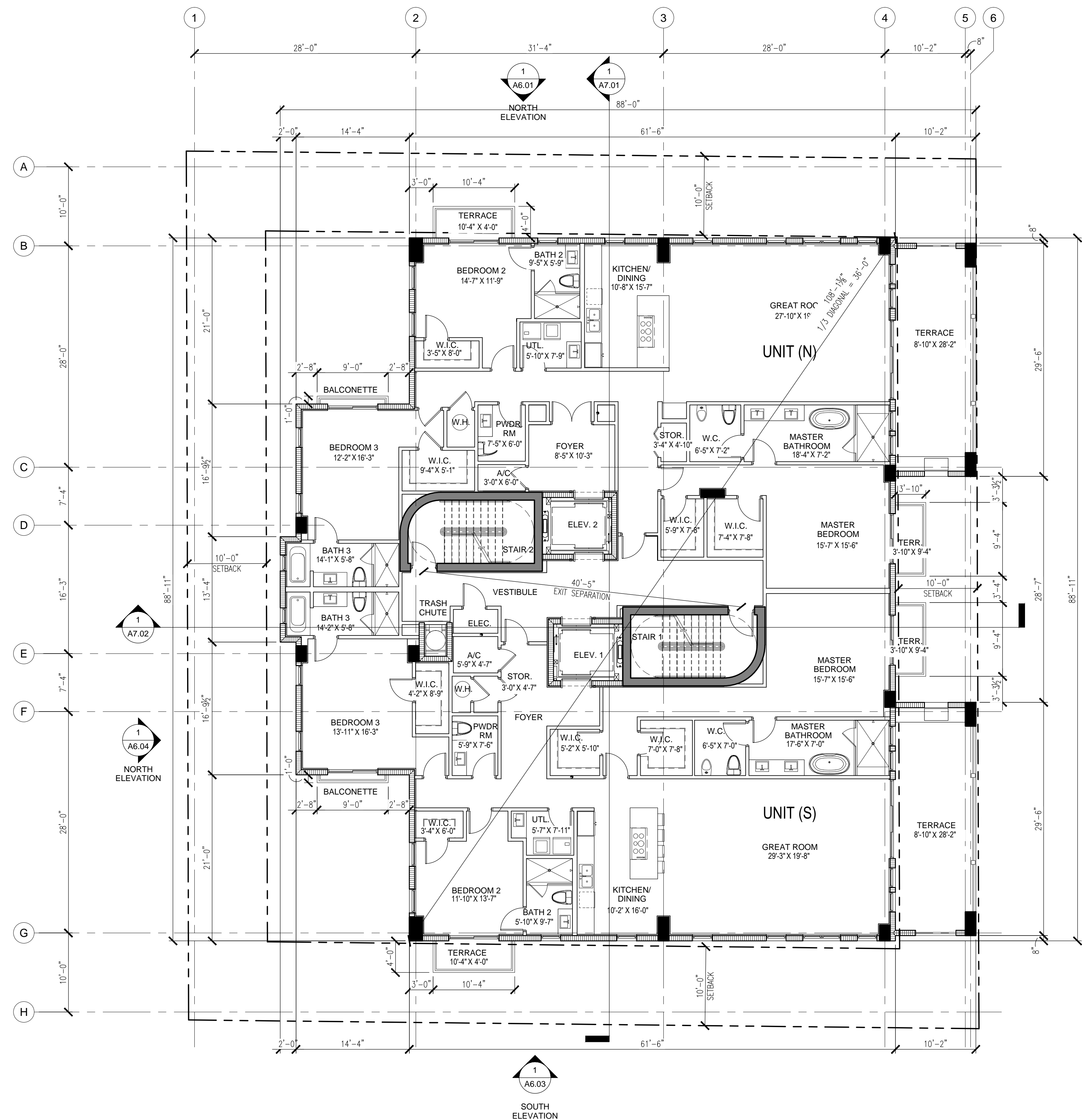
LEVEL 4 FLOOR PLAN

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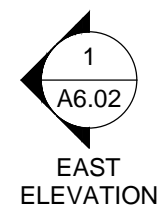


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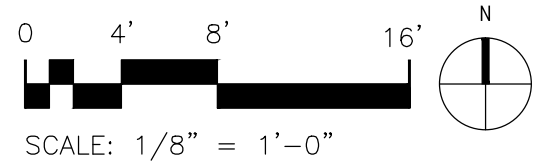


- HOUSING LEVEL 9
EL. = 96'-7"
- HOUSING LEVEL 8
EL. = 86'-1"
- HOUSING LEVEL 7
EL. = 75'-7"
- HOUSING LEVEL 6
EL. = 65'-1"
- HOUSING LEVEL 5
EL. = 54'-7"



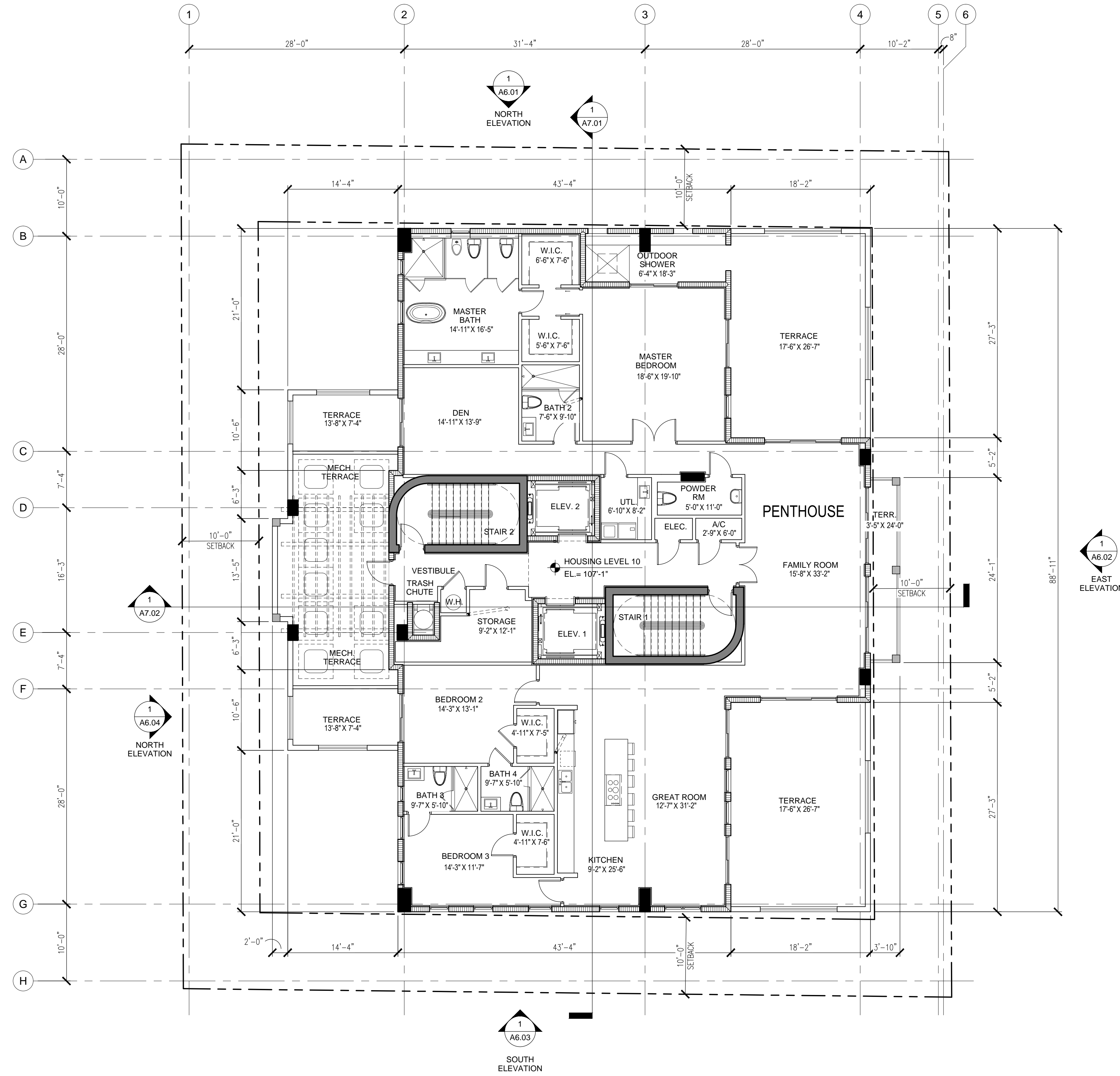
TYPICAL LEVELS 5 THRU 9 FLOOR PLAN

1/8" = 1'-0" 1



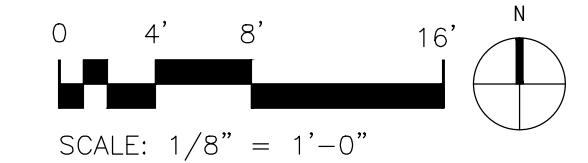
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LEVEL 10 FLOOR PLAN

1/8" = 1'-0" 1

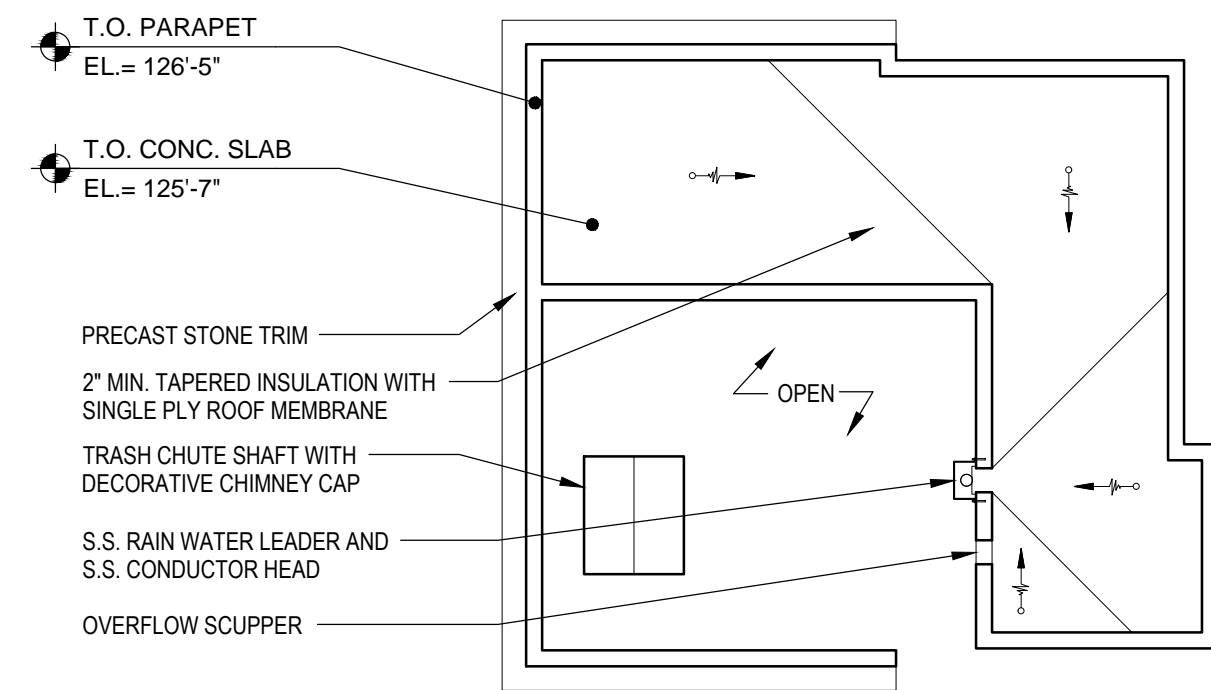
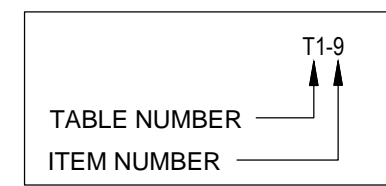


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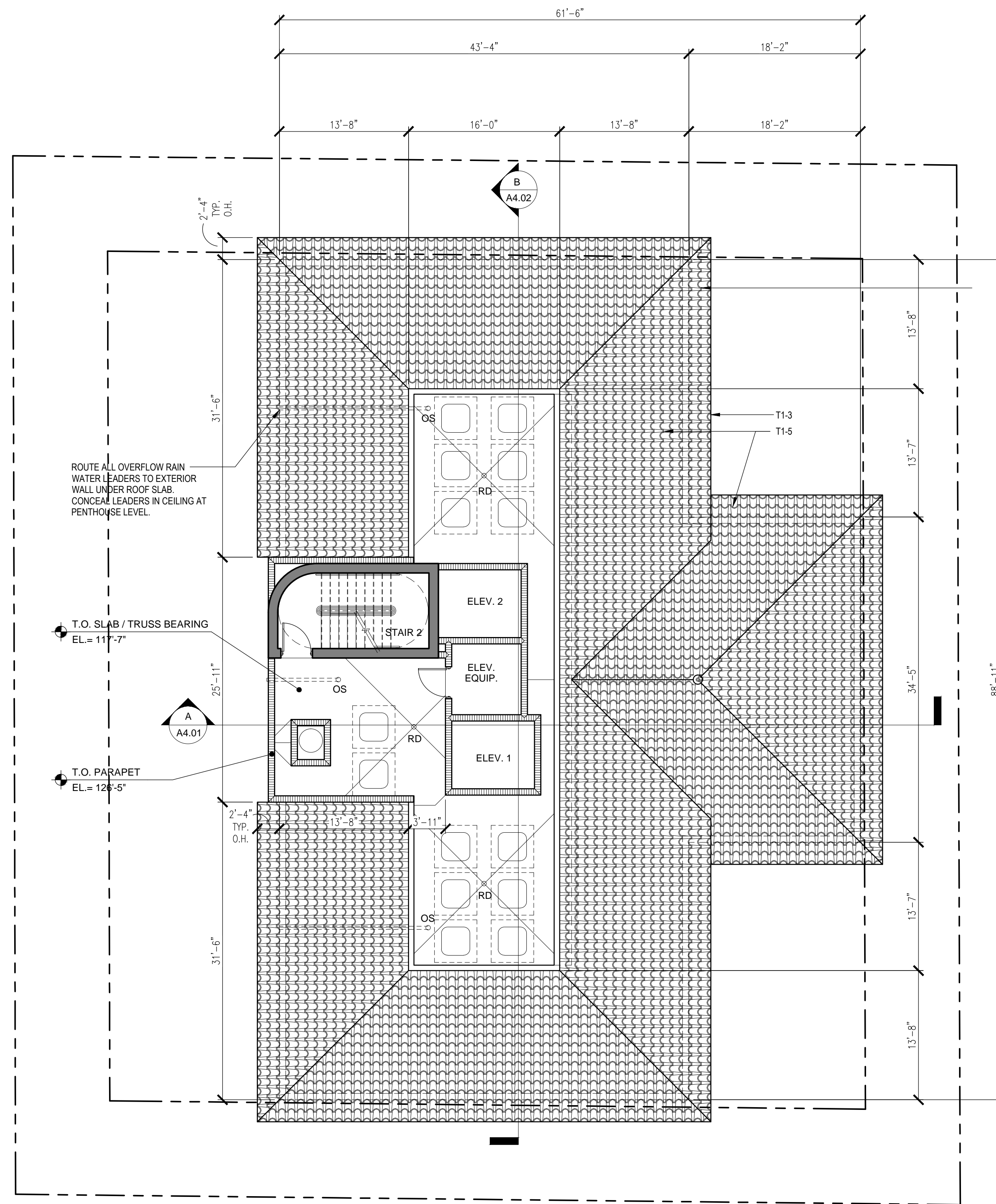
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7. DRIVE THROUGH FACILITIES - N/A
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14. WINDOWS ON MEDITERRANEAN BUILDINGS - PROVIDE A MIN. WINDOW CASING DEPTH OF 4"



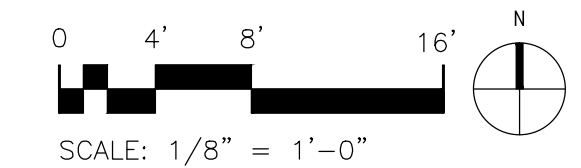
UPPER ROOF PLAN

1/8" = 1'-0" 1



ROOF PLAN

1/8" = 1'-0" 1

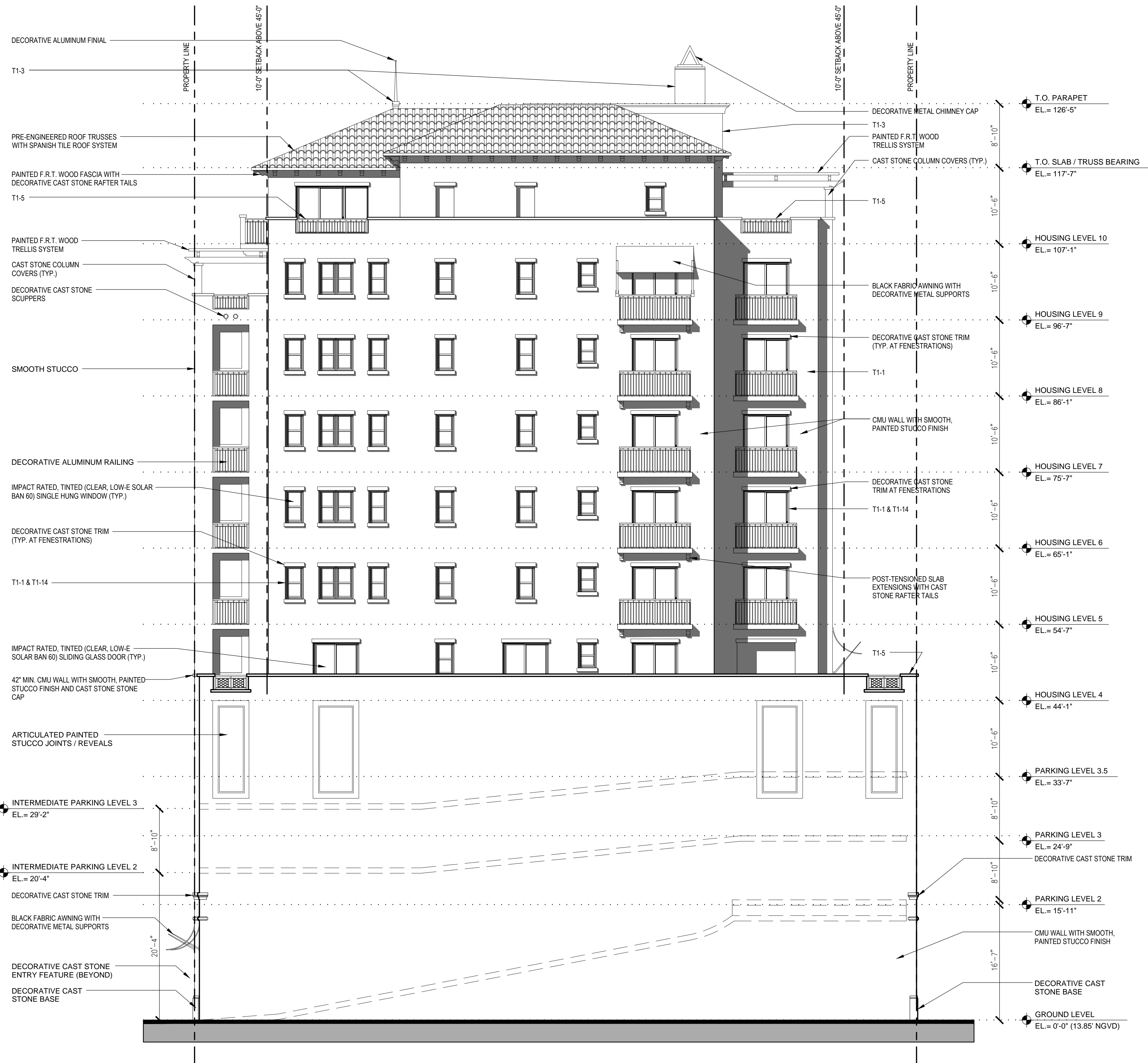
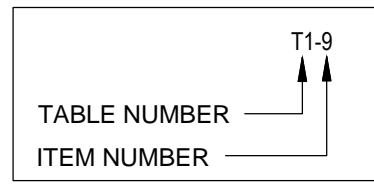


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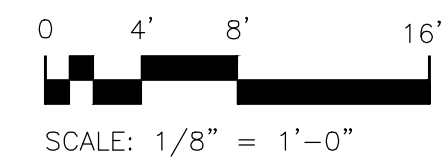
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6. BUILDING LOT COVERAGE - NO MIN. OR MAX. REQUIRED
7. DRIVE THROUGH FACILITIES - N/A
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14. WINDOWS ON MEDITERRANEAN BUILDINGS - PROVIDE A MIN. WINDOW CASING DEPTH OF 4"



NORTH EXTERIOR ELEVATION

1/8" = 1'-0" **1**



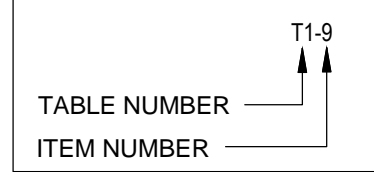
Alexandria | Atlanta | Austin | Boca Raton | Boston | Dallas | Houston | Las Vegas | Los Angeles | New Orleans | Mexico City | Pierce Goodwin Alexander & Linville

Building Signage Noted in Yellow

MEDITERRANEAN BONUS REQUIREMENTS

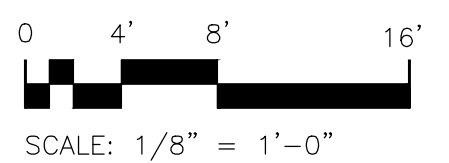
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14. WINDOWS ON MEDITERRANEAN BUILDINGS - PROVIDE A MIN. WINDOW CASING DEPTH OF 4"



SOUTH EXTERIOR ELEVATION

1/8" = 1'-0" **1**



OWNER
LAGUNA MERRICK, LLC
782 N.W. 42ND AVE., SUITE 550
MIAMI, FL 33126

ARCHITECT
PGAL
791 Park of COMMERCE BLVD.
SUITE 400
BOCA RATON, FLORIDA 33487
[T] 561 988 4002
[F] 561 988 3002
PGAL TBPE REG. No. F-2742
www.pgal.com
CONSULTANT

PROJECT TITLE
ONE MERRICK PARK
PROJECT LOCATION
351 SAN LORENZO AVE.
CORAL GABLES, FL 33146
SUBMITTAL HISTORY

REGISTRATION
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PROJECT NUMBER
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SOUTH EXTERIOR ELEVATION

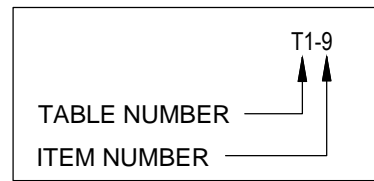
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Signage to be approved by separate permit in accordance with City approval

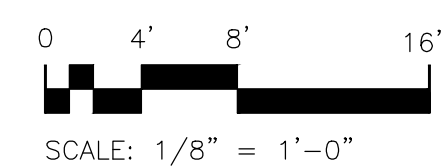
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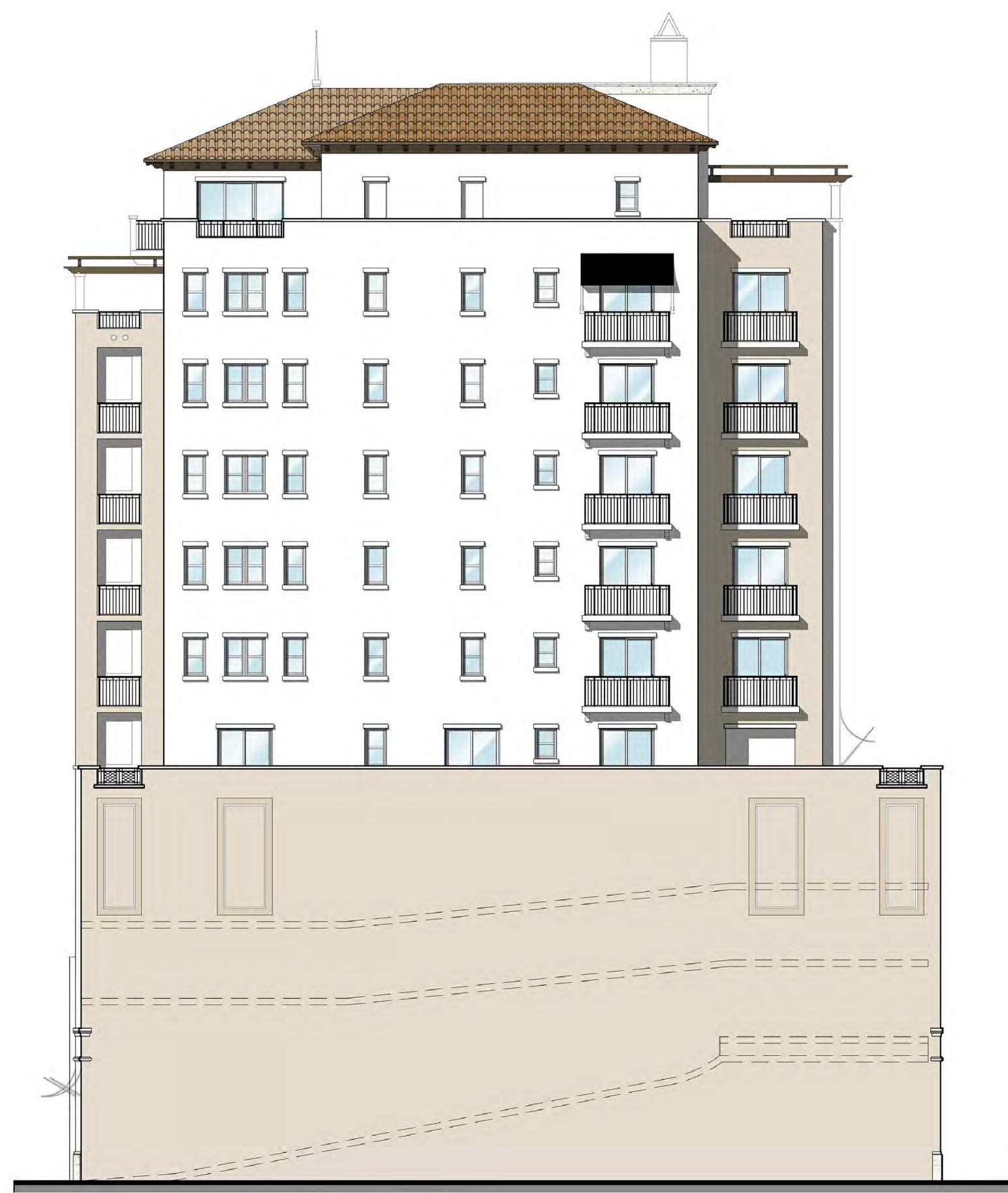
WEST EXTERIOR ELEVATION

1/8" = 1'-0" 1



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NORTH ELEVATION

N.T.S. ④



EAST ELEVATION

N.T.S. ②

- SHERWIN WILLIAMS
SW7004 SNOWBOUND
- SHERWIN WILLIAMS
SW6106 KILIM BEIGE
- SHERWIN WILLIAMS
SW 6991 BLACK MAGIC



SOUTH ELEVATION

N.T.S. ③



WEST ELEVATION

N.T.S. ①



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[T] 561 988 4002
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CONSULTANT

PROJECT TITLE
ONE MERRICK PARK

PROJECT LOCATION
351 SAN LORENZO AVE.
CORAL GABLES, FL 33146

SUBMITTAL HISTORY

REGISTRATION
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PROJECT NUMBER
1002804.00
CURRENT DOCUMENT STAGE
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CURRENT ISSUE DATE
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SHEET NUMBER

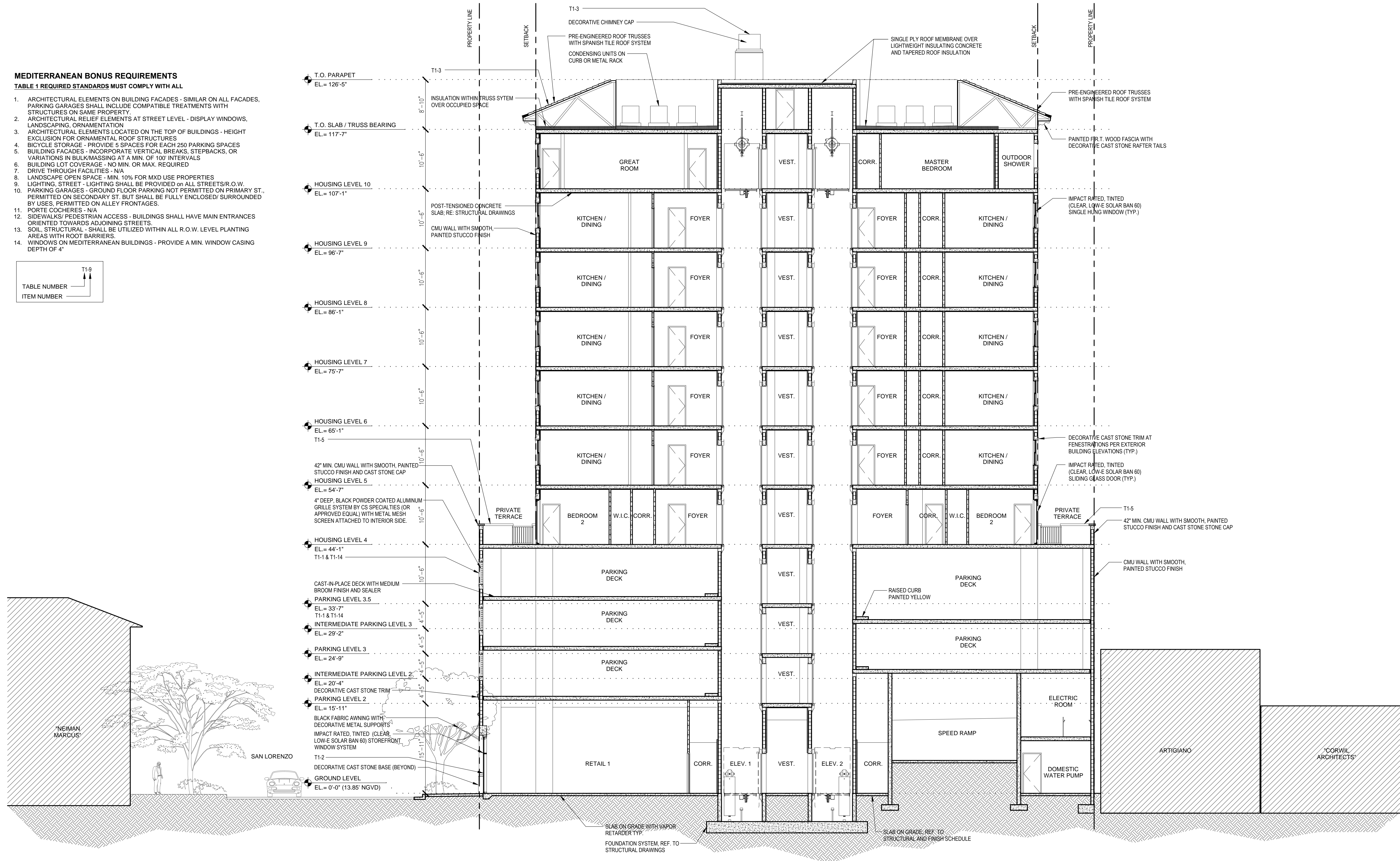
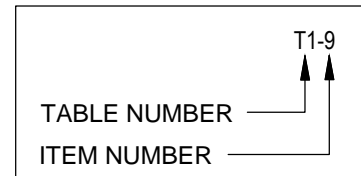
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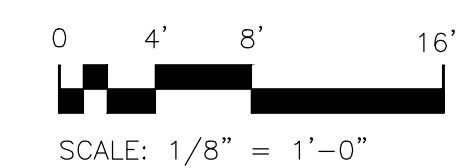
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6. BUILDING LOT COVERAGE - NO MIN. OR MAX. REQUIRED
7. DRIVE THROUGH FACILITIES - N/A
8. LANDSCAPE OPEN SPACE - MIN. 10% FOR MIXD USE PROPERTIES
9. LIGHTING, STREET - LIGHTING SHALL BE PROVIDED ON ALL STREETS/R.O.W.
10. PARKING GARAGES - GROUND FLOOR PARKING NOT PERMITTED ON PRIMARY ST. PERMITTED ON SECONDARY ST. BUT SHALL BE FULLY ENCLOSED/SURROUNDED BY USES, PERMITTED ON ALLEY FRONTAGES.
11. PORTE COCHERES - N/A
12. SIDEWALKS/ PEDESTRIAN ACCESS - BUILDINGS SHALL HAVE MAIN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS.
13. SOIL, STRUCTURAL - SHALL BE UTILIZED WITHIN ALL R.O.W. LEVEL PLANTING AREAS WITH ROOT BARRIERS.
14. WINDOWS ON MEDITERRANEAN BUILDINGS - PROVIDE A MIN. WINDOW CASING DEPTH OF 4"



NORTH / SOUTH BUILDING SECTION

1/8" = 1'-0" 1

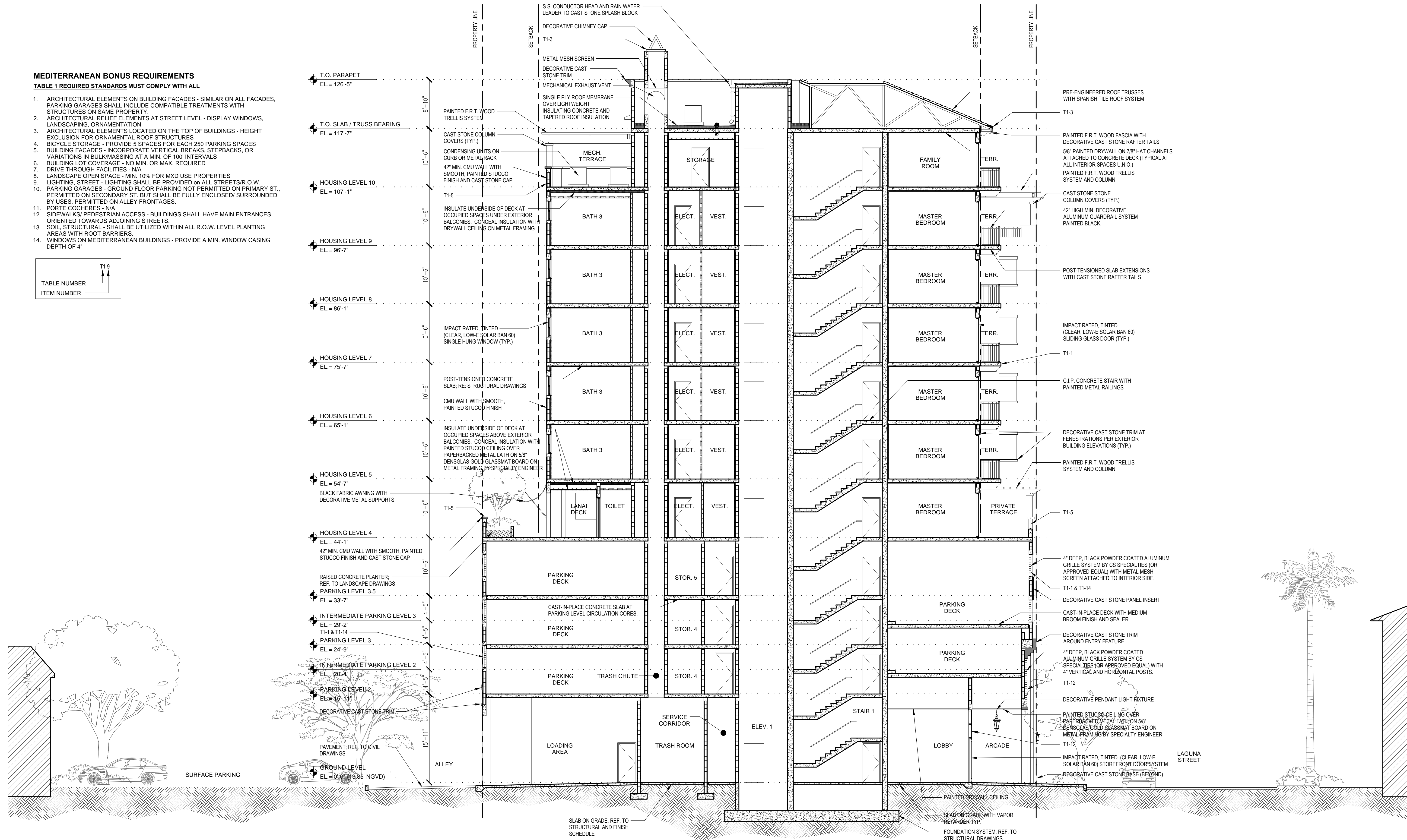
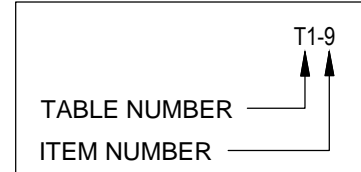


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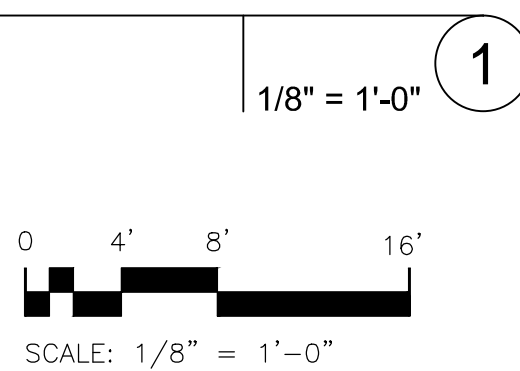
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PROJECT: ONE MERRICK PARK
DRAWING: ARCHITECTURAL SECTION

MEDITERRANEAN BONUS REQUIREMENTS
TABLE 1 REQUIRED STANDARDS MUST COMPLY WITH ALL

1. ARCHITECTURAL ELEMENTS ON BUILDING FACADES - SIMILAR ON ALL FACADES. PARKING GARAGES SHALL INCLUDE COMPATIBLE TREATMENTS WITH STRUCTURES ON SAME PROPERTY.
2. ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL - DISPLAY WINDOWS, LANDSCAPING, ORNAMENTATION
3. ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF BUILDINGS - HEIGHT EXCLUSION FOR ORNAMENTAL ROOF STRUCTURES
4. BICYCLE STORAGE - PROVIDE 5 SPACES FOR EACH 250 PARKING SPACES
5. BUILDING FACADES - INCORPORATE VERTICAL BREAKS, STEPBACKS, OR VARIATIONS IN BULK/MASSING AT A MIN. OF 100' INTERVALS
6. BUILDING LOT COVERAGE - NO MIN. OR MAX. REQUIRED
7. DRIVE THROUGH FACILITIES - N/A
8. LANDSCAPE OPEN SPACE - MIN. 10% FOR MIXD USE PROPERTIES
9. LIGHTING, STREET - LIGHTING SHALL BE PROVIDED ON ALL STREETS/R.O.W.
10. PARKING GARAGES - GROUND FLOOR PARKING NOT PERMITTED ON PRIMARY ST. PERMITTED ON SECONDARY ST. BUT SHALL BE FULLY ENCLOSED/ SURROUNDED BY USES, PERMITTED ON ALLEY FRONTAGES.
11. PORTE COCHERES - N/A
12. SIDEWALKS/ PEDESTRIAN ACCESS - BUILDINGS SHALL HAVE MAIN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS.
13. SOIL, STRUCTURAL - SHALL BE UTILIZED WITHIN ALL R.O.W. LEVEL PLANTING AREAS WITH ROOT BARRIERS.
14. WINDOWS ON MEDITERRANEAN BUILDINGS - PROVIDE A MIN. WINDOW CASING DEPTH OF 4"



EAST / WEST BUILDING SECTION



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PLOT BY: JAC
LAST PLOTTED: 8/4/2015 9:45:54 AM



OWNER

LAGUNA MERRICK, LLC
782 N.W. 42ND AVE., SUITE 550
MIAMI, FL 33126

ARCHITECT

PGAL

791 Park of COMMERCE BLVD.
SUITE 400
BOCA RATON, FLORIDA 33487
[T] 561 988 4002
[F] 561 988 3002
PGAL TBPE REG. No. F-2742
www.pgal.com

CONSULTANT

PROJECT TITLE

ONE MERRICK PARK

PROJECT LOCATION

351 SAN LORENZO AVE.
CORAL GABLES, FL 33146

SUBMITTAL HISTORY

REGISTRATION

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PROJECT NUMBER

1002804.00

CURRENT DOCUMENT STAGE

PLANNING AND ZONING

CURRENT ISSUE DATE

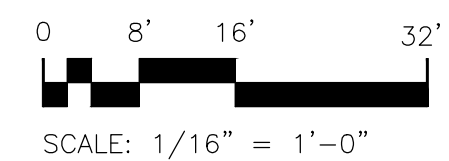
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SHEET TITLE

SITE SECTION

SHEET NUMBER

A1.07



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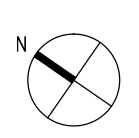
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SOUTHWEST CONTEXT VIEW

N.T.S. 1



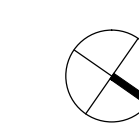
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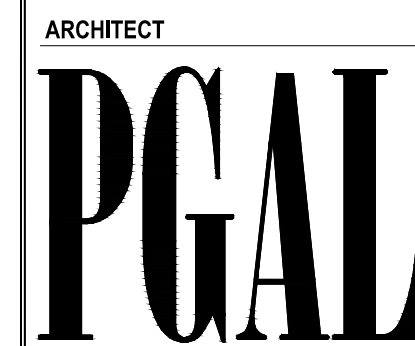


NORTHEAST CONTEXT VIEW

N.T.S. 1



OWNER
LAGUNA MERRICK, LLC
782 N.W. 42ND AVE., SUITE 550
MIAMI, FL 33126



ARCHITECT
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CONSULTANT

PROJECT TITLE
ONE MERRICK PARK

PROJECT LOCATION
351 SAN LORENZO AVE.
CORAL GABLES, FL 33146

SUBMITTAL HISTORY

REGISTRATION
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PROJECT NUMBER
1002804.00
CURRENT DOCUMENT STAGE
PLANNING AND ZONING
CURRENT ISSUE DATE

08/04/15
SHEET TITLE
NORTHEAST
CONTEXT VIEW

SHEET NUMBER

A6.11

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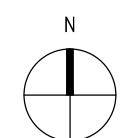
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SHEET: A6.11

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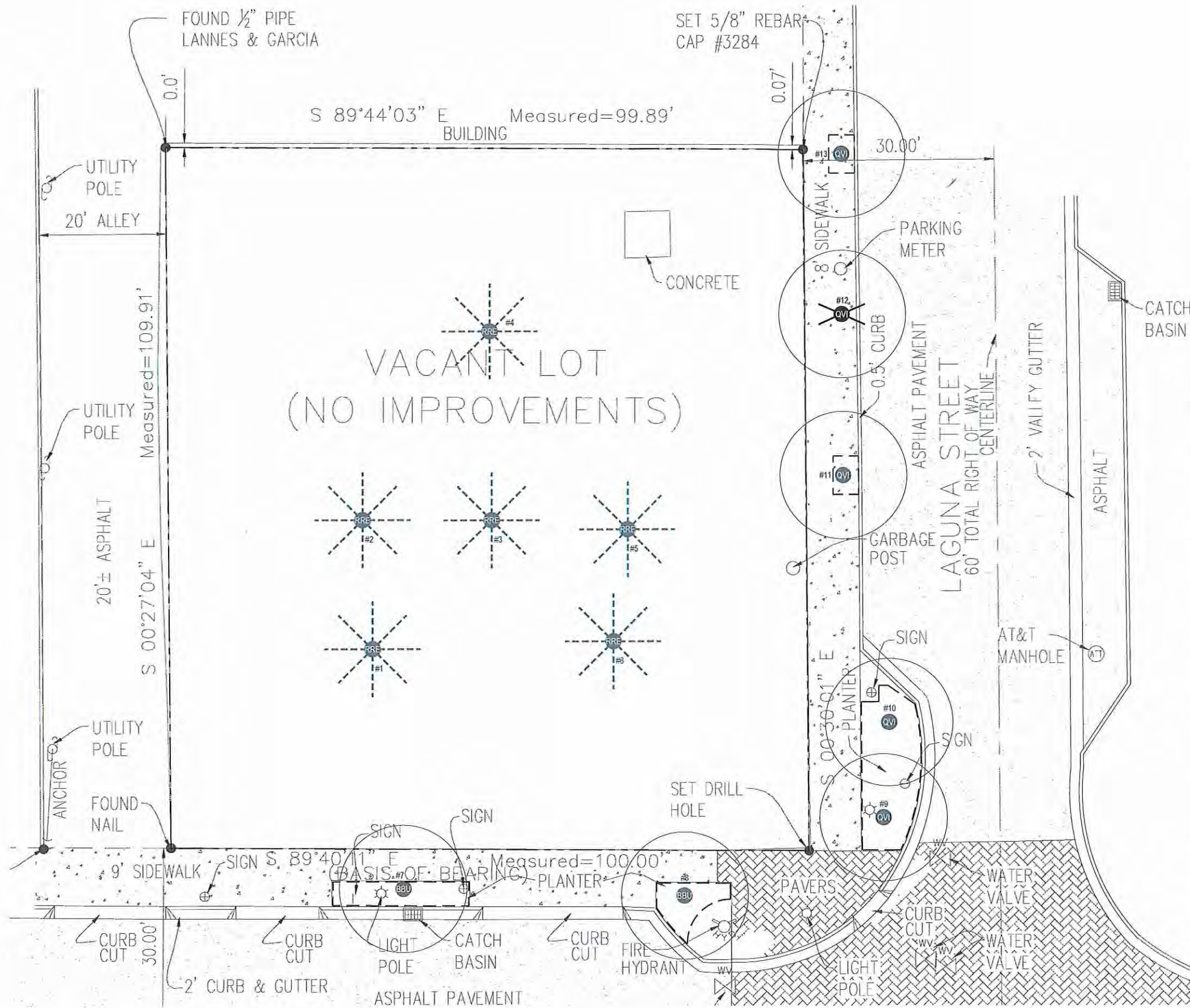


CONTEXT PLAN

1" = 30'-0" 1



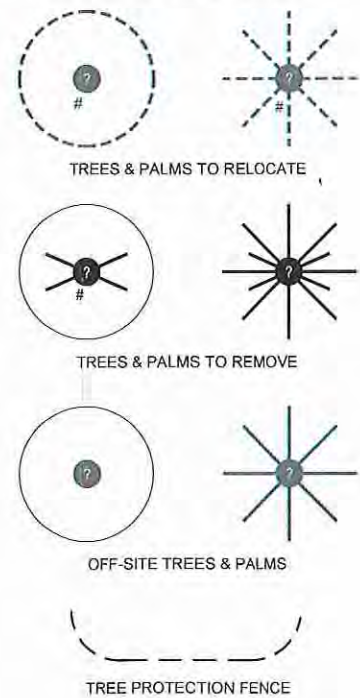
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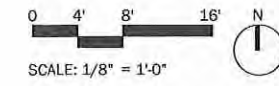
TREE DISPOSITION LIST

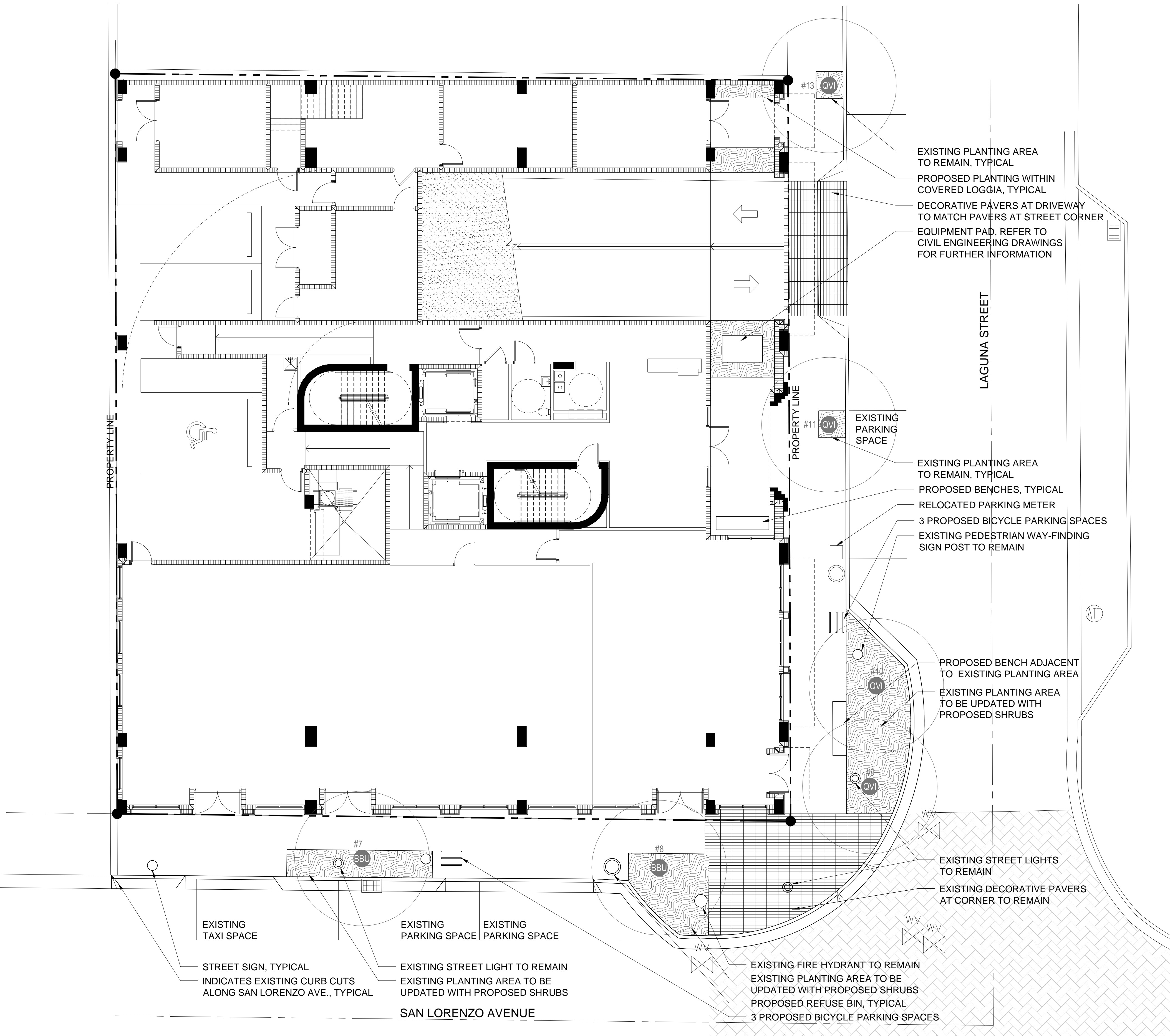
Num.	Abbr.	Botanical Name	Common Name	DBH	Height	Canopy	Disposition - Notes
1	RRE	Roystonea regia	Cuban Royal Palm	20"	40'	15'	Relocate Off-Site
2	RRE	Roystonea regia	Cuban Royal Palm	20"	40'	15'	Relocate Off-Site
3	RRE	Roystonea regia	Cuban Royal Palm	20"	40'	15'	Relocate Off-Site
4	RRE	Roystonea regia	Cuban Royal Palm	20"	40'	15'	Relocate Off-Site
5	RRE	Roystonea regia	Cuban Royal Palm	20"	40'	15'	Relocate Off-Site
6	RRE	Roystonea regia	Cuban Royal Palm	20"	40'	15'	Relocate Off-Site
7	BBU	Bucida buceras	Black Olive Tree	9"	20'	20'	Remain in R.O.W.
8	BBU	Bucida buceras	Black Olive Tree	9"	20'	20'	Remain in R.O.W.
9	QVI	Quercus virginiana	Live Oak	10"	25'	20'	Remain in R.O.W.
10	QVI	Quercus virginiana	Live Oak	10"	25'	20'	Remain in R.O.W.
11	QVI	Quercus virginiana	Live Oak	10"	25'	20'	Remain in R.O.W.
12	QVI	Quercus virginiana	Live Oak	10"	25'	20'	Remove
13	QVI	Quercus virginiana	Live Oak	10"	25'	20'	Remain in R.O.W.

TREE SYMBOL LEGEND

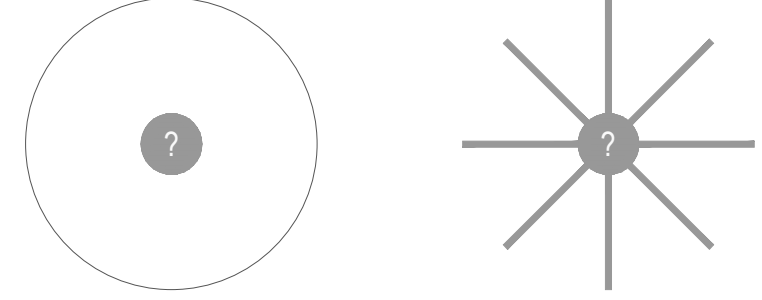


- NOTES:**
- REFER TO L2.14 FOR PROPOSED PLANTING LAYOUT
 - PALMS TO BE RELOCATED OFF-SITE WILL BE INSTALLED ON FUTURE OR CONCURRENT PROJECTS WITHIN THE CITY OF CORAL GABLES.
 - MITIGATION FOR REMOVAL OF TREE #12 WITHIN THE R.O.W. TO BE COORDINATED WITH CITY OF CORAL GABLES.
 - Signage to be approved by separate permit in accordance with City approval

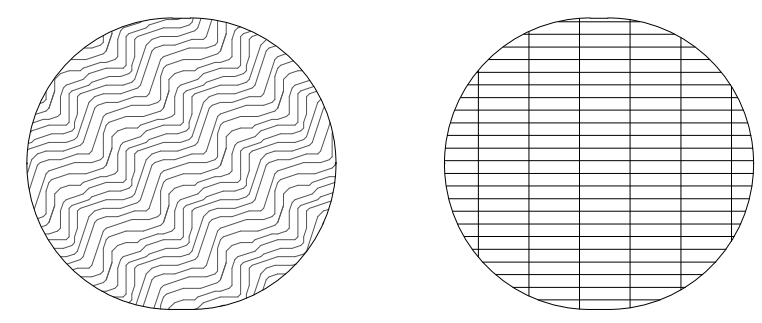




GRAPHIC SYMBOL LEGEND



OFFSITE TREES & PALMS



PLANTING AREAS PAVERS

NOTE: LANDSCAPE OPEN SPACE REQUIREMENTS:
1,100 SF REQUIRED (10% OF SITE)
563 SF PROVIDED IN R.O.W & LOGGIA
586 SF PROVIDED IN PLANTERS AT LEVEL 4
1,149 SF PROVIDED IN TOTAL

NOTE: PEDESTRIAN AMENITIES:
2 BENCHES
3 EXISTING STREET LIGHTS
6 BIKE RACKS
1 EXISTING WAY-FINDING SIGN
2 REFUSE CONTAINERS
563 SF OF PLANTING AREA

EXISTING PLANTING AREA TO REMAIN, TYPICAL
PROPOSED PLANTING WITHIN COVERED LOGGIA, TYPICAL
DECORATIVE PAVERS AT DRIVEWAY TO MATCH PAVERS AT STREET CORNER
EQUIPMENT PAD, REFER TO CIVIL ENGINEERING DRAWINGS FOR FURTHER INFORMATION

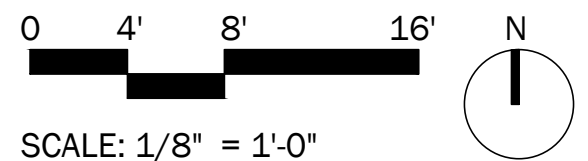
EXISTING PARKING SPACE
EXISTING PLANTING AREA TO REMAIN, TYPICAL
PROPOSED BENCHES, TYPICAL
RELOCATED PARKING METER
3 PROPOSED BICYCLE PARKING SPACES
EXISTING PEDESTRIAN WAY-FINDING SIGN POST TO REMAIN

PROPOSED BENCH ADJACENT TO EXISTING PLANTING AREA
EXISTING PLANTING AREA TO BE UPDATED WITH PROPOSED SHRUBS

EXISTING STREET LIGHTS TO REMAIN
EXISTING DECORATIVE PAVERS AT CORNER TO REMAIN

EXISTING FIRE HYDRANT TO REMAIN
EXISTING PLANTING AREA TO BE UPDATED WITH PROPOSED SHRUBS
PROPOSED REFUSE BIN, TYPICAL
3 PROPOSED BICYCLE PARKING SPACES

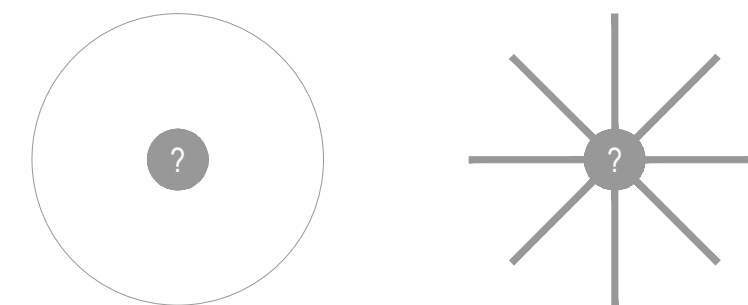
EXISTING TAXI SPACE
EXISTING PARKING SPACE
EXISTING PARKING SPACE
STREET SIGN, TYPICAL INDICATES EXISTING CURB CUTS ALONG SAN LORENZO AVE., TYPICAL
EXISTING STREET LIGHT TO REMAIN
EXISTING PLANTING AREA TO BE UPDATED WITH PROPOSED SHRUBS
SAN LORENZO AVENUE



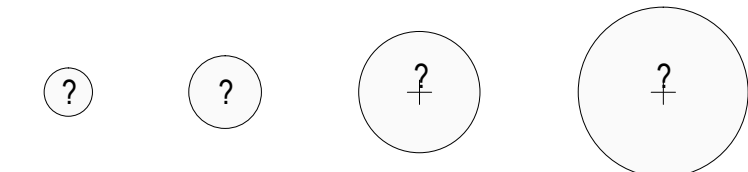
PLANT LIST

Qty	Abbr.	Botan'ca Name	Common Name	Spec'fication
Trees				
2	B3U	Bucida buccera	Black Olive	Exist'ng Trees #7 & 8
4	QVI	Quercus virginiana	Live Oak	Exist'ng Trees #9,10,11 & 13
Shrubs & Accents				
3	CI	Chrysobalanus icaco	Horizontal Cocoplum	7 Gallon
17	MC	Muhlenbergia capillaris	Pink Muhly Grass	3 Gallon
9	N3	Nephrolepis biserrata	Giant Sword Fern	7 Gallon
45	NE	Nephrolepis exaltata	Boston Fern	3 Gallon
2	SF	Stephanotis floribunda	Madagascar Jasmine	3 Gallon - Train to Vine Cables
2	TD	Tripsacum dactyloides	Fakahatchee Grass	15 Gallon
22	T	Tripsacum floridanum	Gamma Grass	3 Gallon

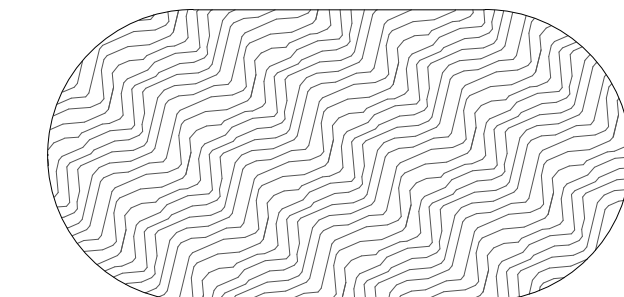
PLANT SYMBOL LEGEND



OFFSITE TREES & PALMS

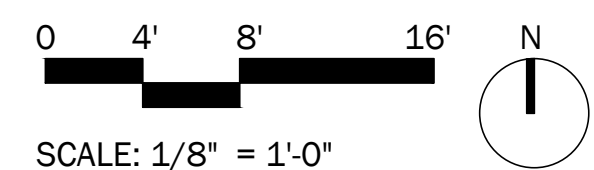
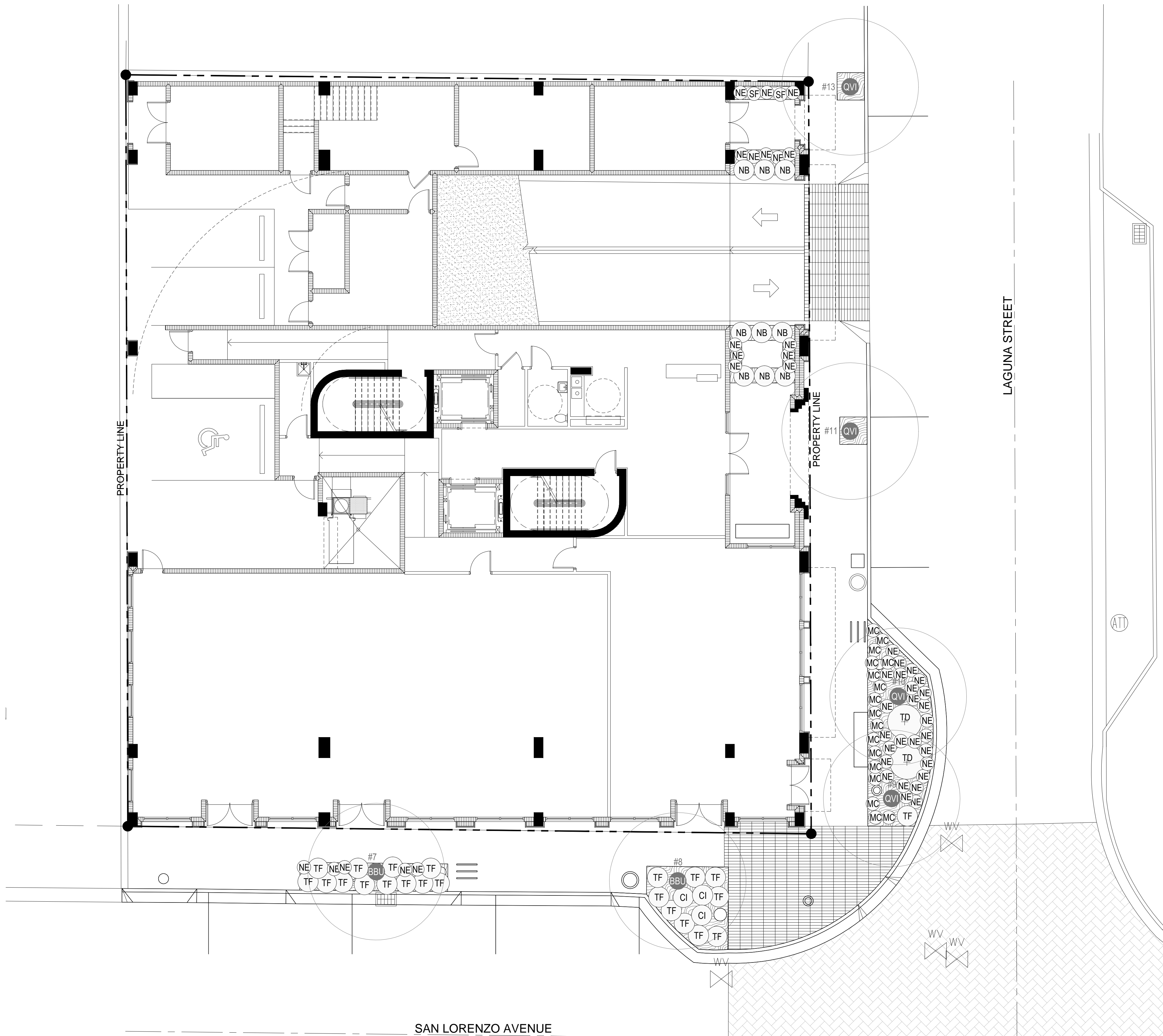


PROPOSED SHRUBS



PLANTING AREAS

NOTE: IRRIGATION DRAWINGS WILL BE PREPARED PURSUANT TO APPLICABLE BUILDING CODE REQUIREMENTS AND MIAMI-DADE COUNTY CODE, CHAPTER 33. THE IRRIGATION SYSTEM WILL ALSO MEET THE REQUIREMENTS OF CORAL GABLES ZONING CODE SEC. 5-1104.A.2



SCALE: 1/8" = 1'-0"

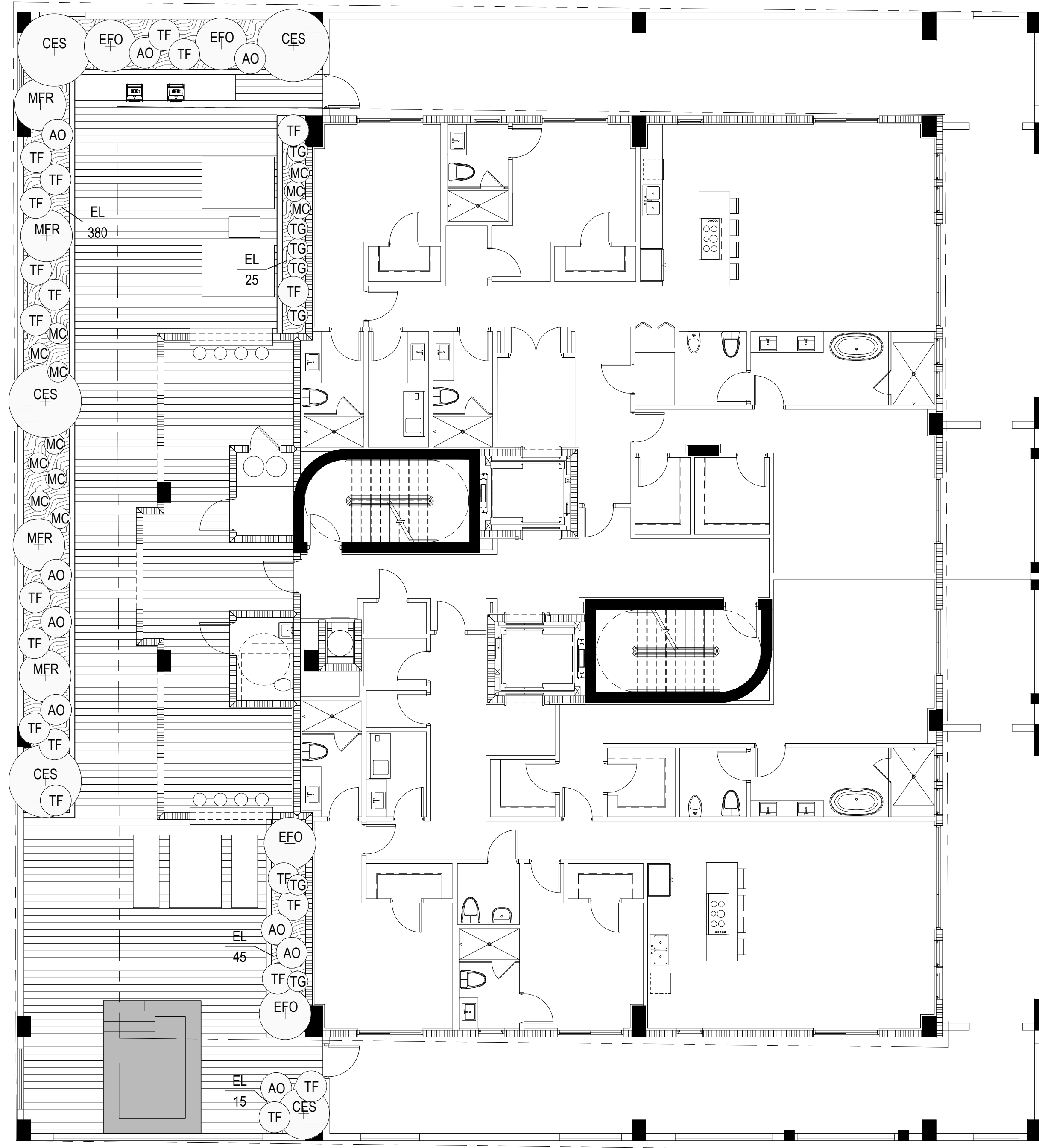
SAN LORENZO AVENUE

LAGUNA STREET

PROPERTY LINE

PROPERTY LINE

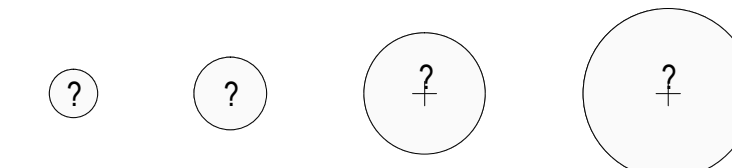
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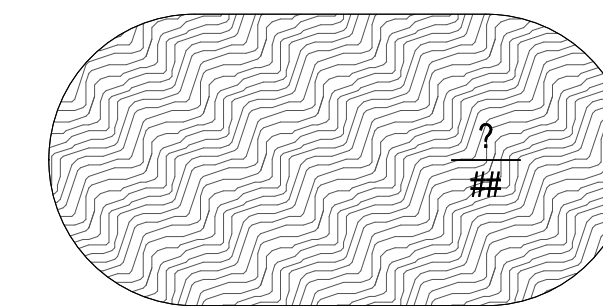
PLANT LIST

Qty	Abb.	Botanical Name	Common Name	Specification
Planter Trees				
5	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood	45 Gallon, 12'-14' Ht.
4	EFO	Eugenia foetida	Spanish Stopper	45 Gallon, 10'-12' Ht.
4	MFR	Myrciaines fragrans	Simpsons Stopper	45 Gallon, 8'-10' Ht.
Planter Accents & Groundcovers				
5	AC	Alcantarea odorata	Silver Bromeliad	7 Gallon
465	E	Errodes titoria	Golden Creeper	2 Gallon @ 2' G.C.
11	MC	Muhlenbergia capensis	Pink Muhly Grass	3 Gallon
7	TG	Thunbergia grandiflora	Blue Sky Vine	3 Gallon
20	TF	Tripsacum floridanum	Gamma Grass	2 Gallon

PLANT SYMBOL LEGEND

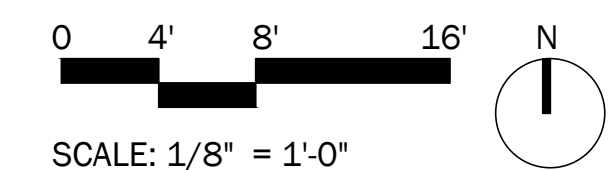


PROPOSED SHRUBS



GROUNDCOVER AREAS

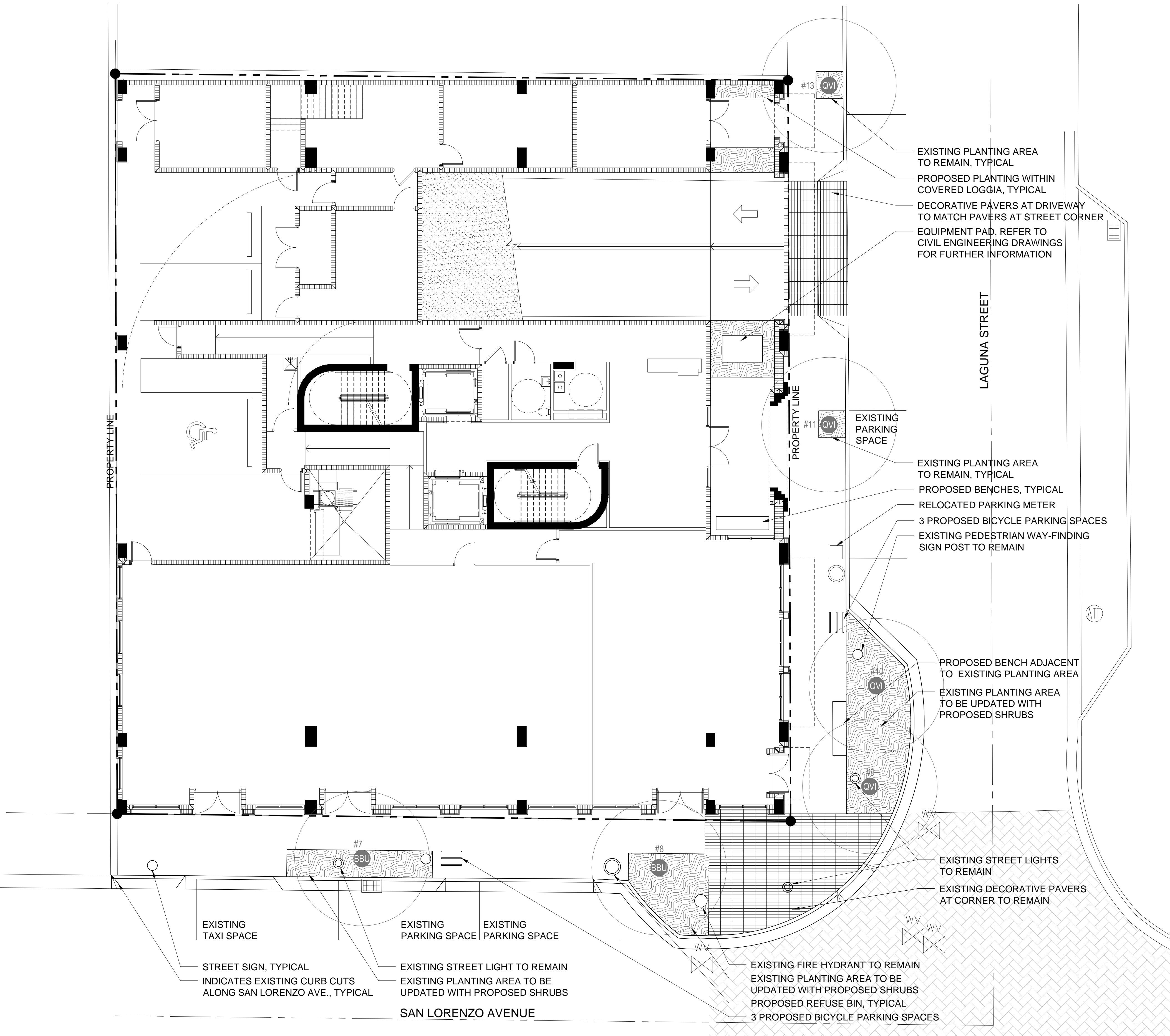
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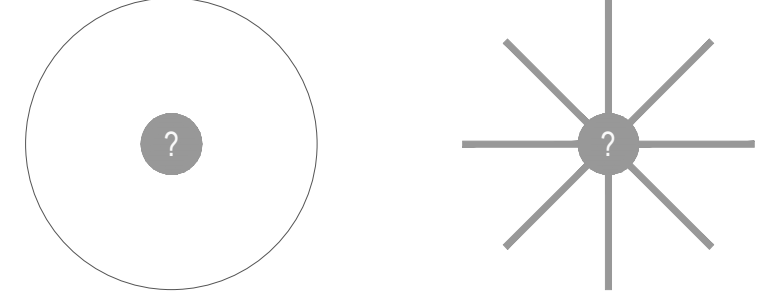
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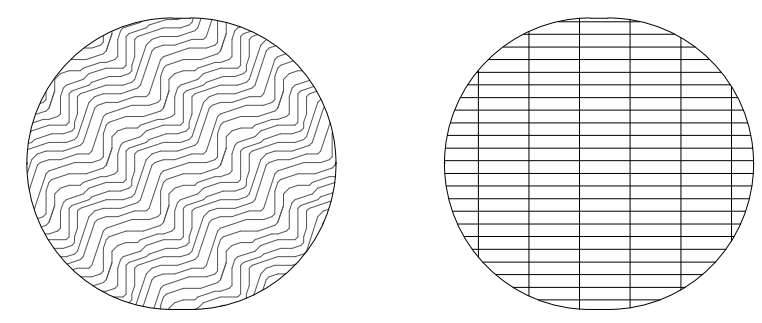
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GRAPHIC SYMBOL LEGEND



OFFSITE TREES & PALMS



PLANTING AREAS PAVERS

NOTE: LANDSCAPE OPEN SPACE REQUIREMENTS:
1,100 SF REQUIRED (10% OF SITE)
563 SF PROVIDED IN R.O.W & LOGGIA
586 SF PROVIDED IN PLANTERS AT LEVEL 4
1,149 SF PROVIDED IN TOTAL

NOTE: PEDESTRIAN AMENITIES:
2 BENCHES
3 EXISTING STREET LIGHTS
6 BIKE RACKS
1 EXISTING WAY-FINDING SIGN
2 REFUSE CONTAINERS
563 SF OF PLANTING AREA

EXISTING PLANTING AREA TO REMAIN, TYPICAL
PROPOSED PLANTING WITHIN COVERED LOGGIA, TYPICAL
DECORATIVE PAVERS AT DRIVEWAY TO MATCH PAVERS AT STREET CORNER
EQUIPMENT PAD, REFER TO CIVIL ENGINEERING DRAWINGS FOR FURTHER INFORMATION

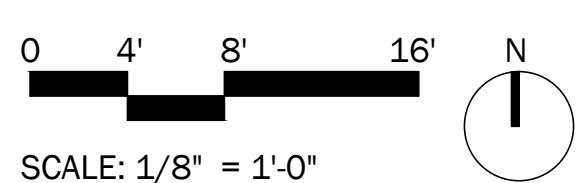
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EXISTING PLANTING AREA TO REMAIN, TYPICAL
PROPOSED BENCHES, TYPICAL
RELOCATED PARKING METER
3 PROPOSED BICYCLE PARKING SPACES
EXISTING PEDESTRIAN WAY-FINDING SIGN POST TO REMAIN

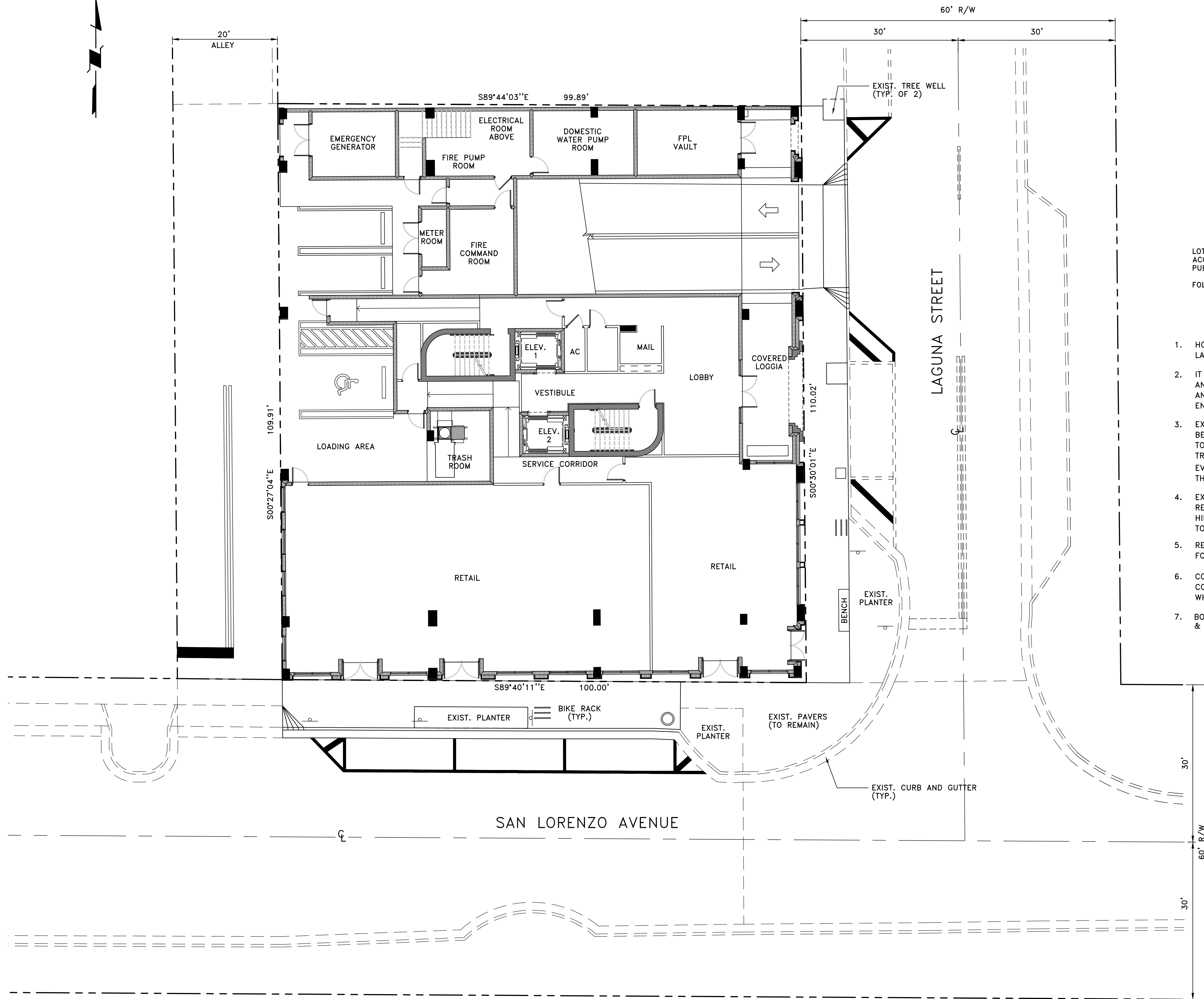
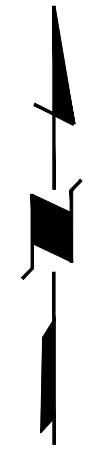
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EXISTING PLANTING AREA TO BE UPDATED WITH PROPOSED SHRUBS

EXISTING STREET LIGHTS TO REMAIN
EXISTING DECORATIVE PAVERS AT CORNER TO REMAIN

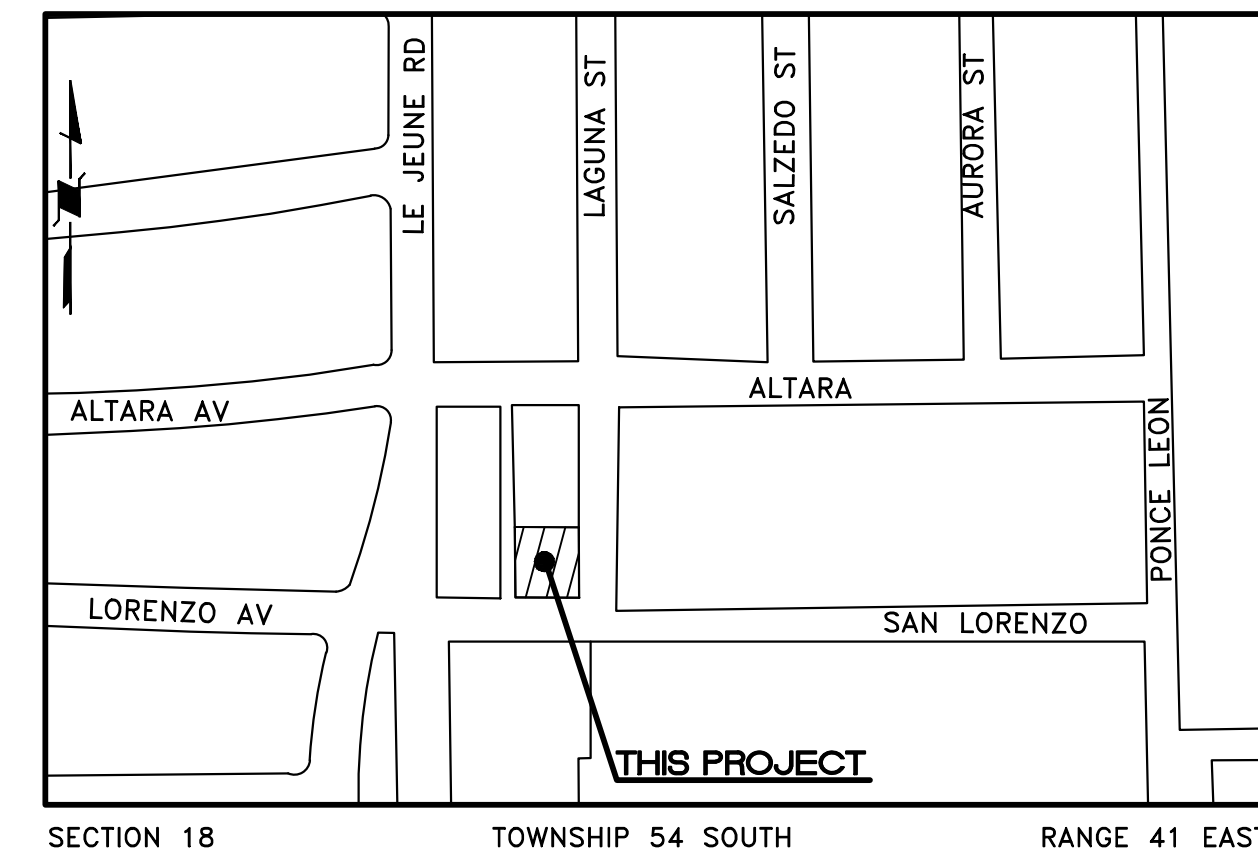
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EXISTING PLANTING AREA TO BE UPDATED WITH PROPOSED SHRUBS
PROPOSED REFUSE BIN, TYPICAL
3 PROPOSED BICYCLE PARKING SPACES

EXISTING TAXI SPACE
EXISTING PARKING SPACE
EXISTING PARKING SPACE
STREET SIGN, TYPICAL INDICATES EXISTING CURB CUTS ALONG SAN LORENZO AVE., TYPICAL
EXISTING STREET LIGHT TO REMAIN
EXISTING PLANTING AREA TO BE UPDATED WITH PROPOSED SHRUBS
SAN LORENZO AVENUE





LAYOUT PLAN
SCALE: 1" = 10'



LOCATION SKETCH
SCALE: 1" = 300'

LEGAL DESCRIPTION

LOTS 8 THROUGH 11 OF BLOCK 9, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

FOLIO NO. 03-4120-017-1570

GENERAL NOTES

- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY DELTA MAPPING & SURVEYING, INC. MIAMI, FLORIDA, DATED 12-22-2014.

ADA COMPLIANCE NOTE:

THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION OF THE FLORIDA BUILDING CODE - 2010 EDITION. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

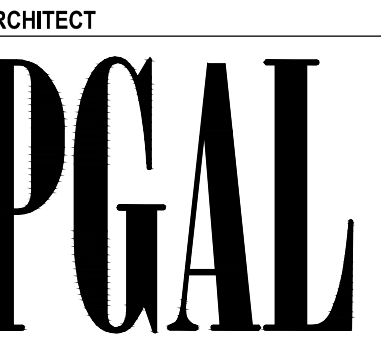
SITE DESIGN, ACCESS, AND PARKING HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE SECTIONS.

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 10700 N. KENDALL DRIVE SUITE 400
 MIAMI, FLORIDA 33176 (305) 378-5555
 EB-0003255

FOR THE FIRM: RICHARD B. BOCHNOVICH
 CES PROJECT: 15023 PE-19853 (CIVIL)



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CONSULTANT

PROJECT TITLE
ONE MERRICK PARK

PROJECT LOCATION
351 SAN LORENZO AVE.
CORAL GABLES, FL 33146

SUBMITTAL HISTORY

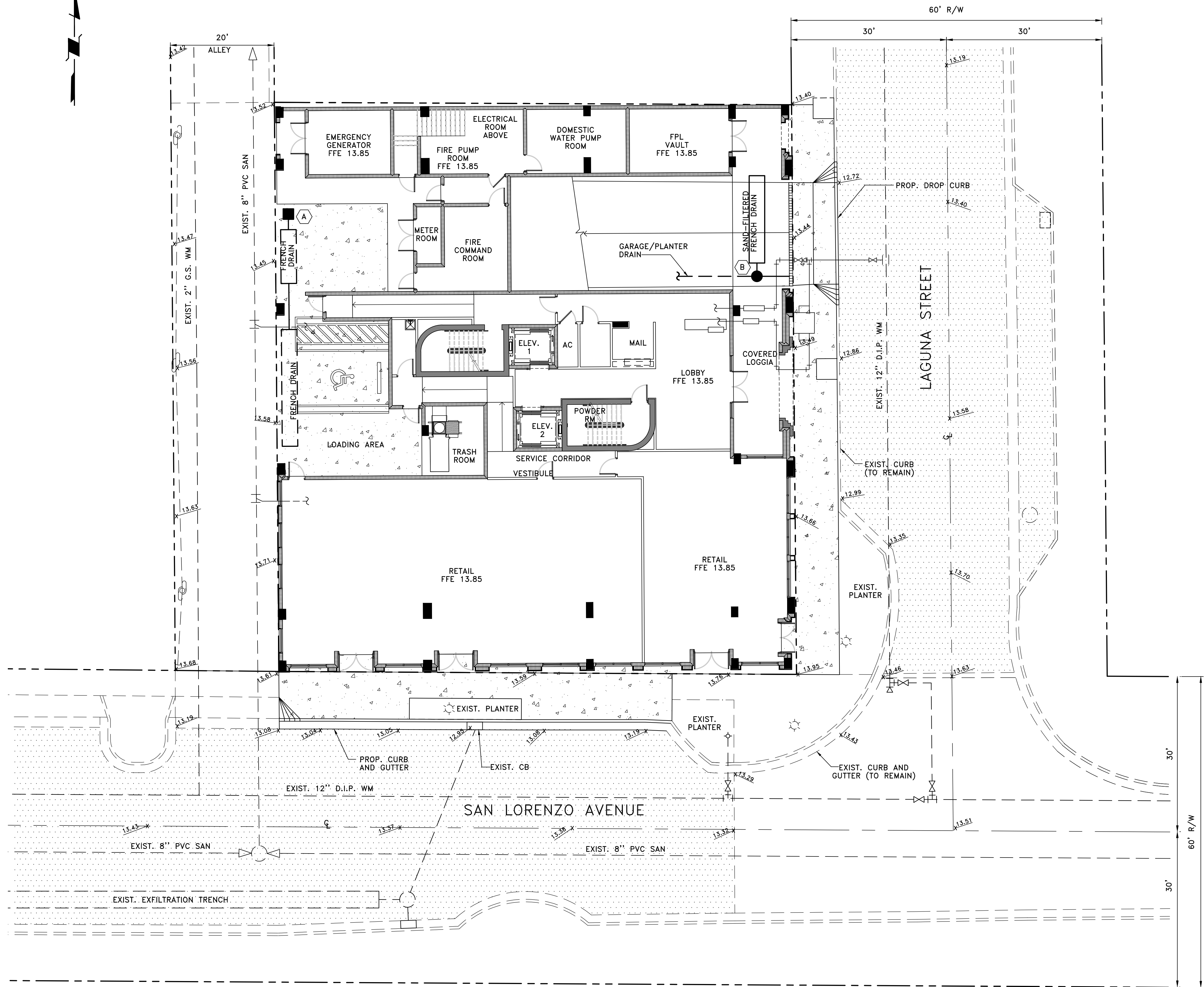
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ORIGINAL ISSUE DATE

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER



LEGEND

- EXISTING PAVEMENT
- NEW ASPHALTIC CONCRETE PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- SPECIALTY PAVEMENT (COORD. W/ ARCH. DWG'S)
- CATCH BASIN & ID
- FRENCH DRAIN
- DRAINAGE PIPE
- AREA DRAIN
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION

PAVING-GRADING-DRAINAGE NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
3. DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. 2. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE, CORRUGATED ALUMINUM OR BITUMINOUS COATED CORRUGATED STEEL.
4. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
5. ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE 5-3 ASPHALTIC CONCRETE, AS SHOWN IN THESE DRAWINGS.
6. CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
7. CONTRACTOR SHALL REPLACE ALL DAMAGED EXISTING CURB/GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGES REGARDLESS OF CAUSE OF DAMAGE.
8. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
9. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
10. TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLYING.

PAVING-GRADING-DRAINAGE PLAN
SCALE: 1" = 10'

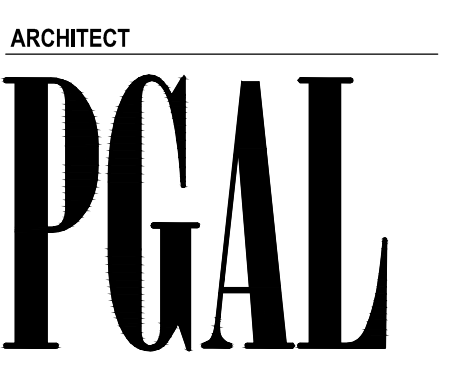
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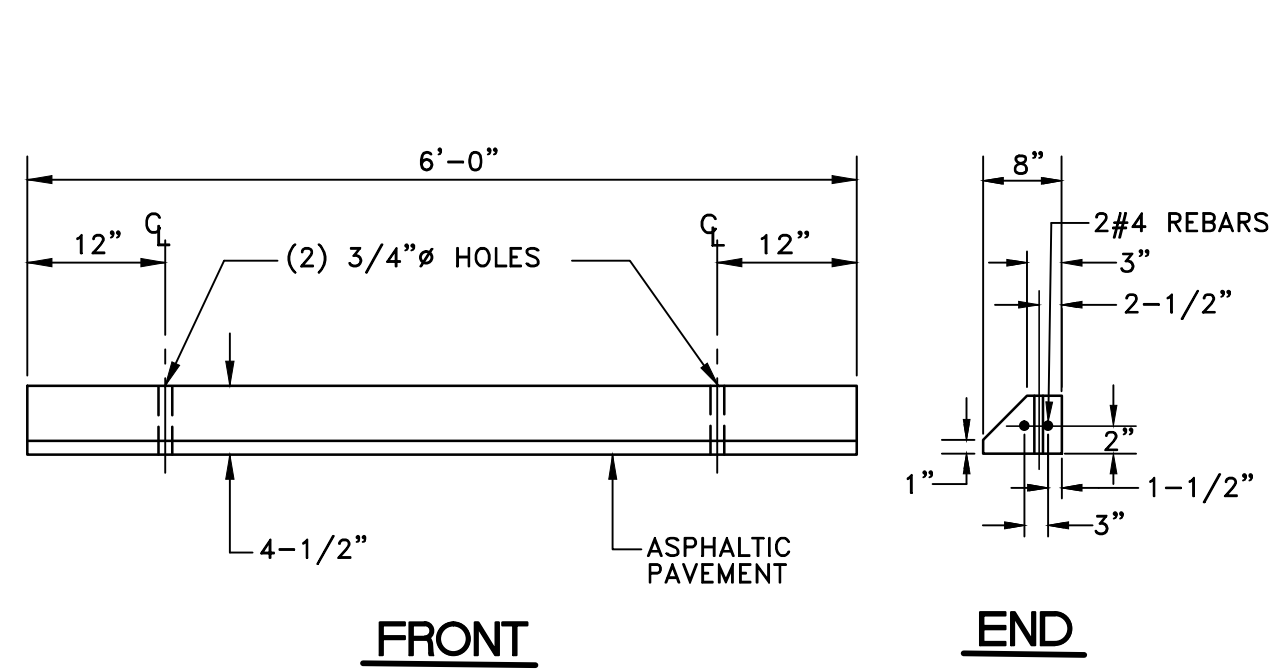
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-DRAINAGE PLAN
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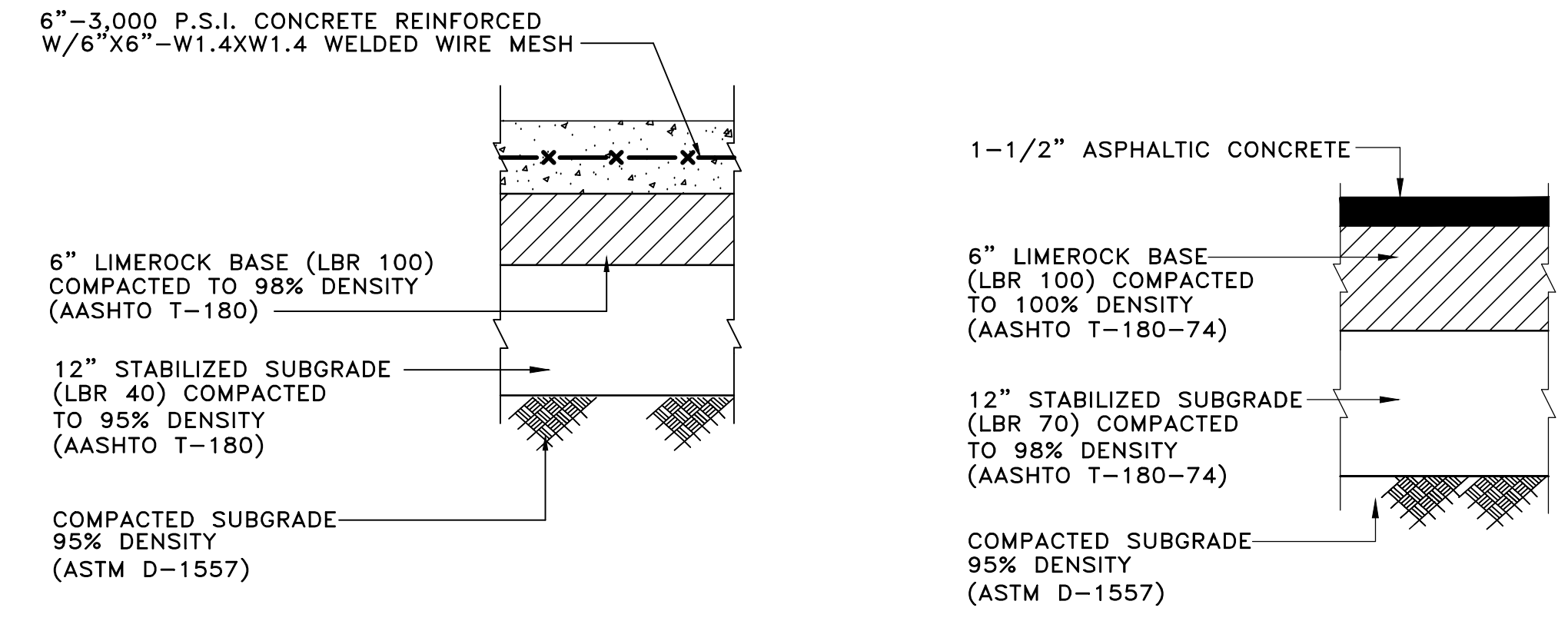
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DATE: 08/06/15
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN
PROJECT: ONE MERRICK PARK
SHEET: C-2



NOTE:
EACH WHEEL STOP TO BE SECURED BY TWO 30" LONG #5 REBARS IN ASPHALTIC PAVT.; BY EPOXY CEMENT IN CONC. PAVT.

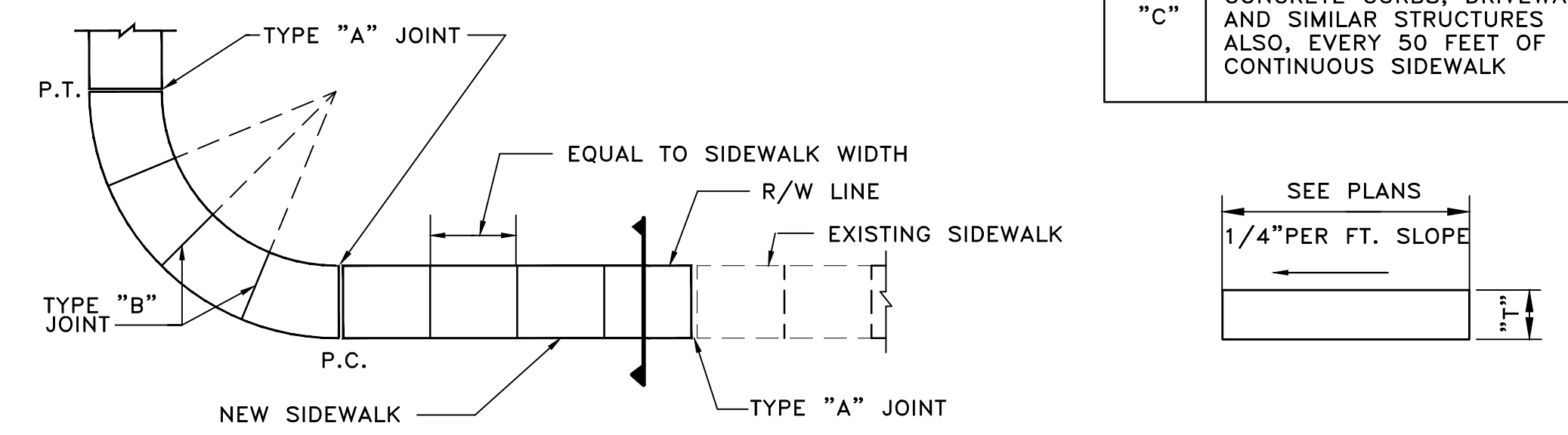
WHEEL STOP DETAIL
N.T.S.



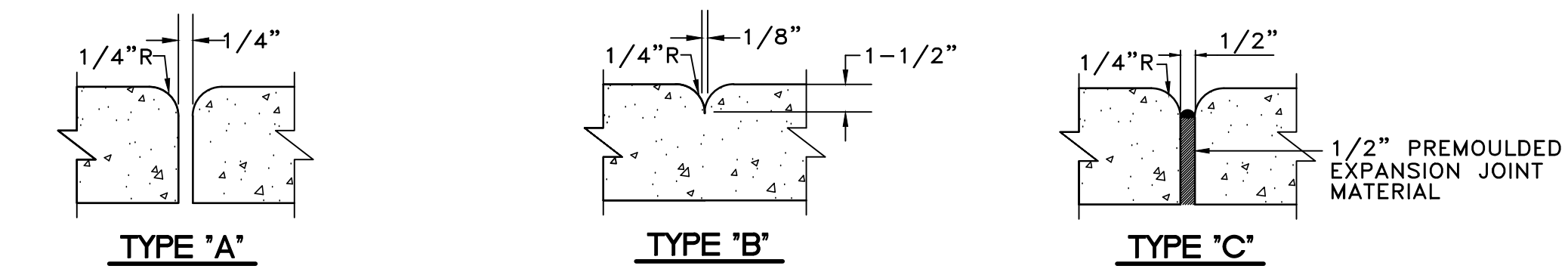
CONCRETE PAVEMENT N.T.S. **ASPHALTIC PAVEMENT** N.T.S.

TABLE OF SIDEWALK THICKNESS 'T'	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

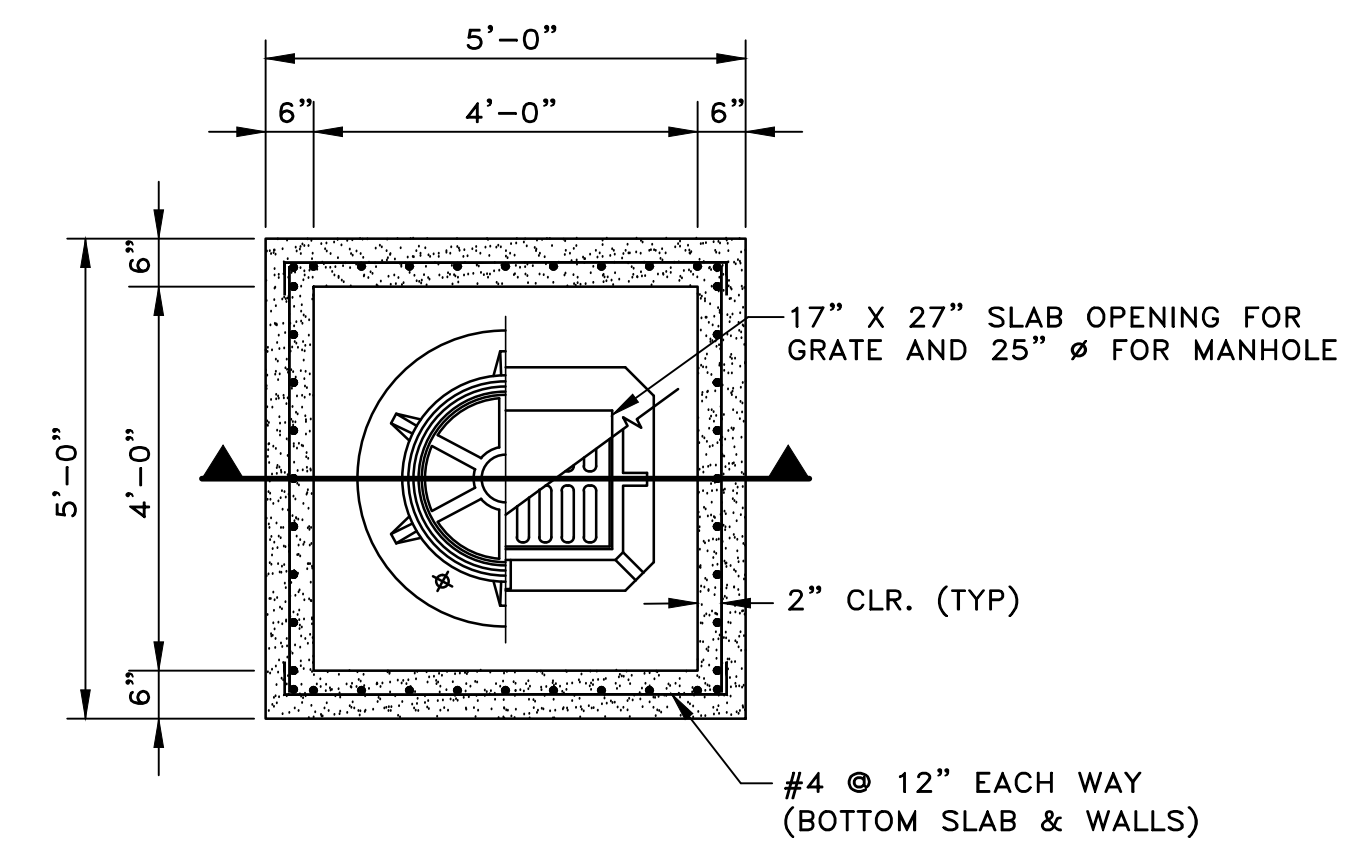
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	6'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES ALSO, EVERY 50 FEET OF CONTINUOUS SIDEWALK



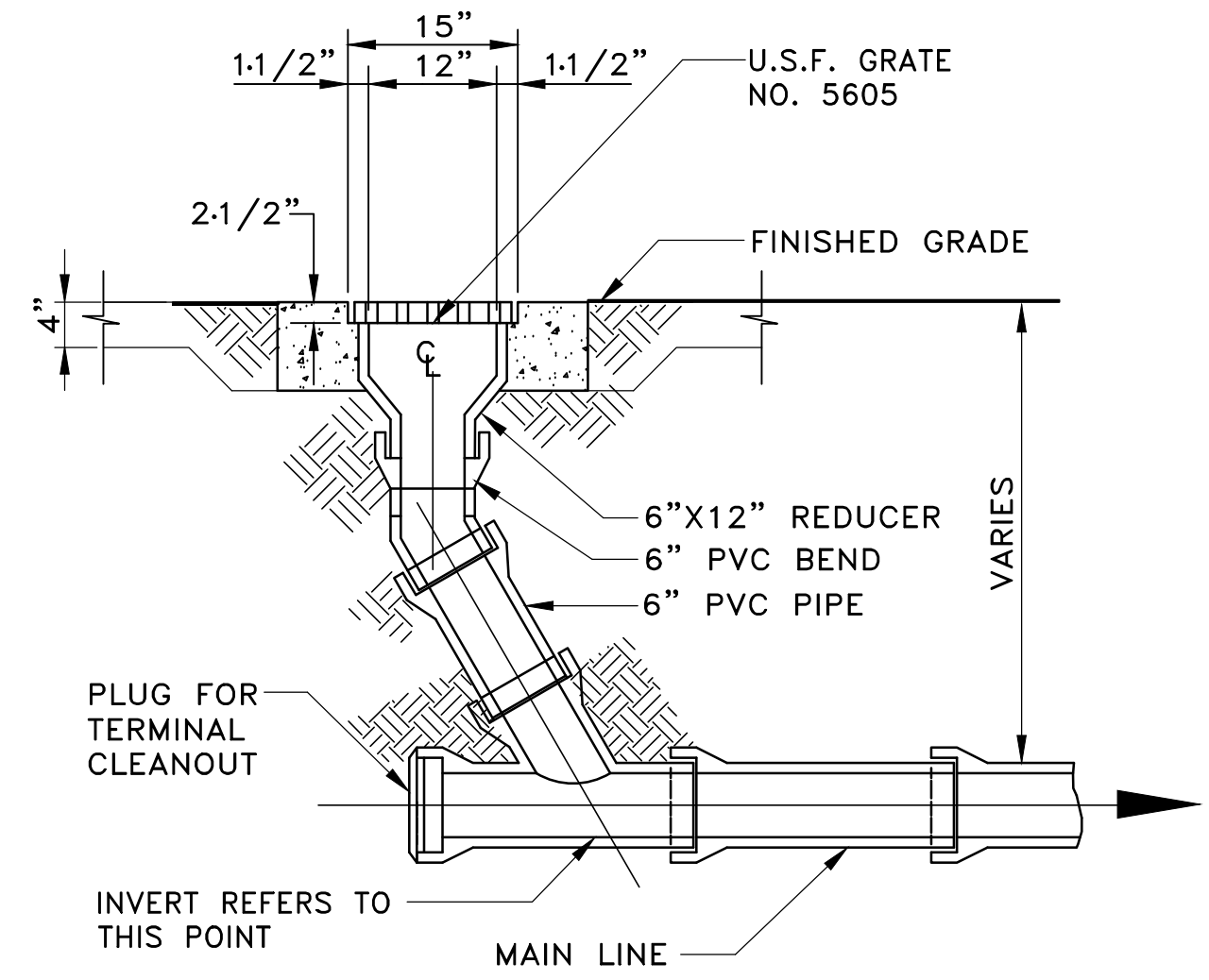
SIDEWALK PLAN **SECTION**



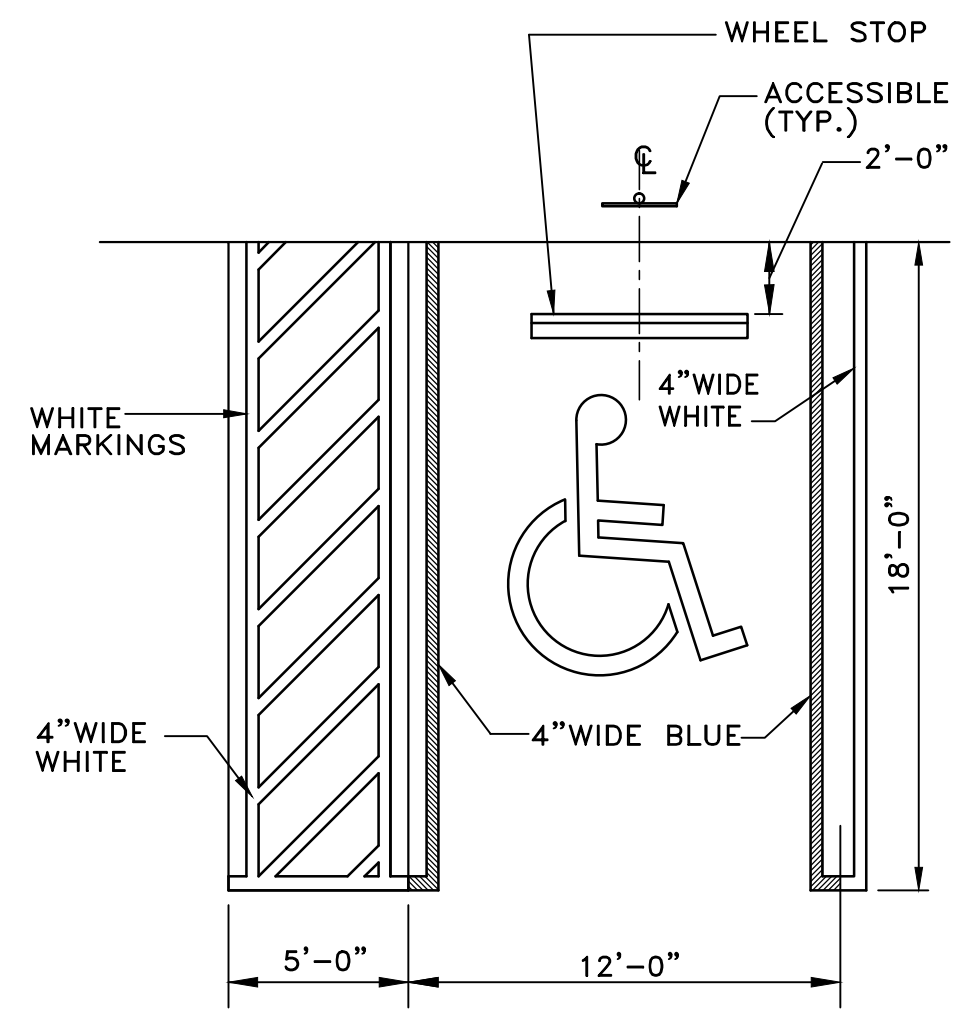
SIDEWALK JOINTS
STANDARD SIDEWALK CONSTRUCTION
N.T.S.



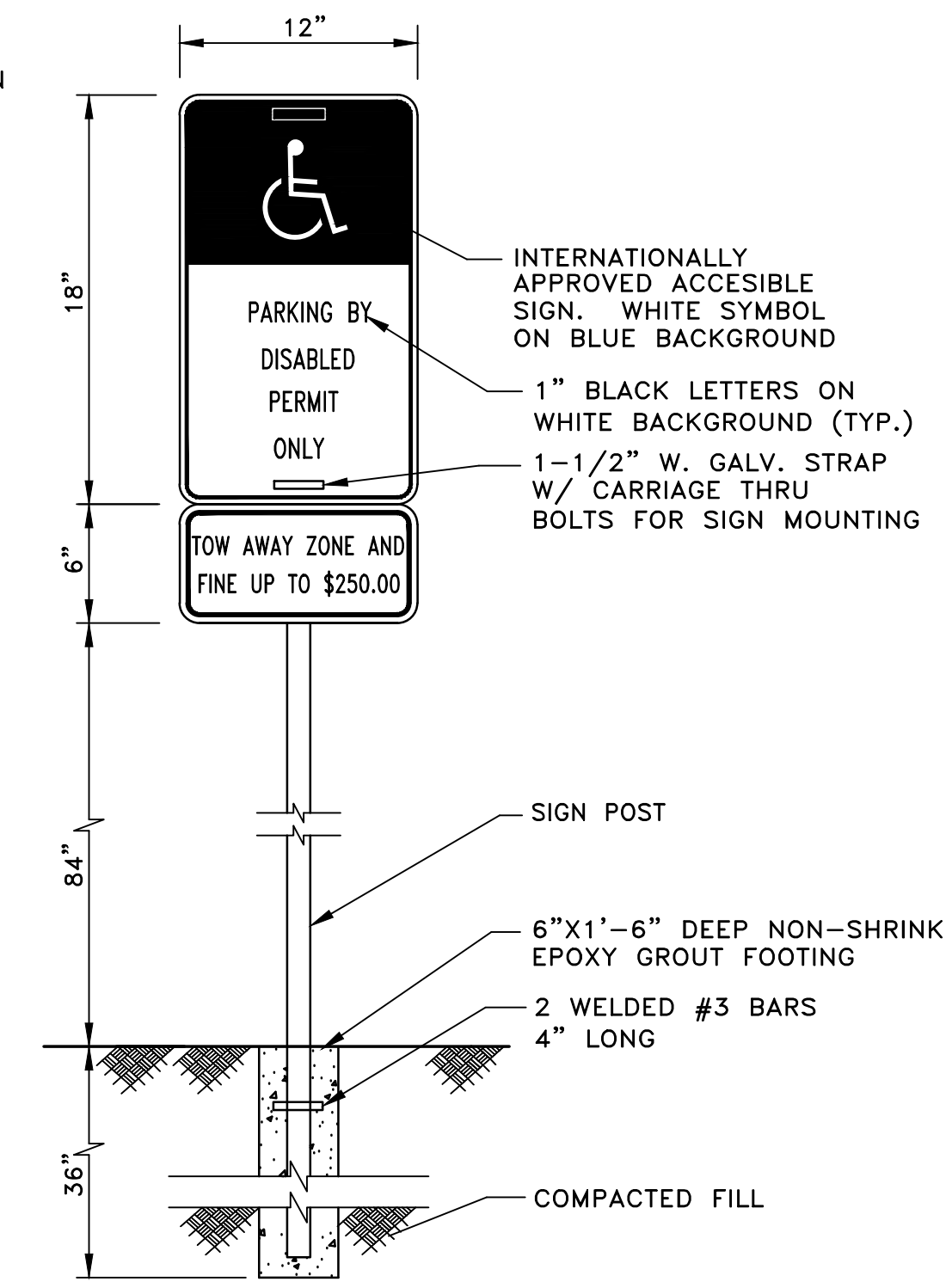
PLAN



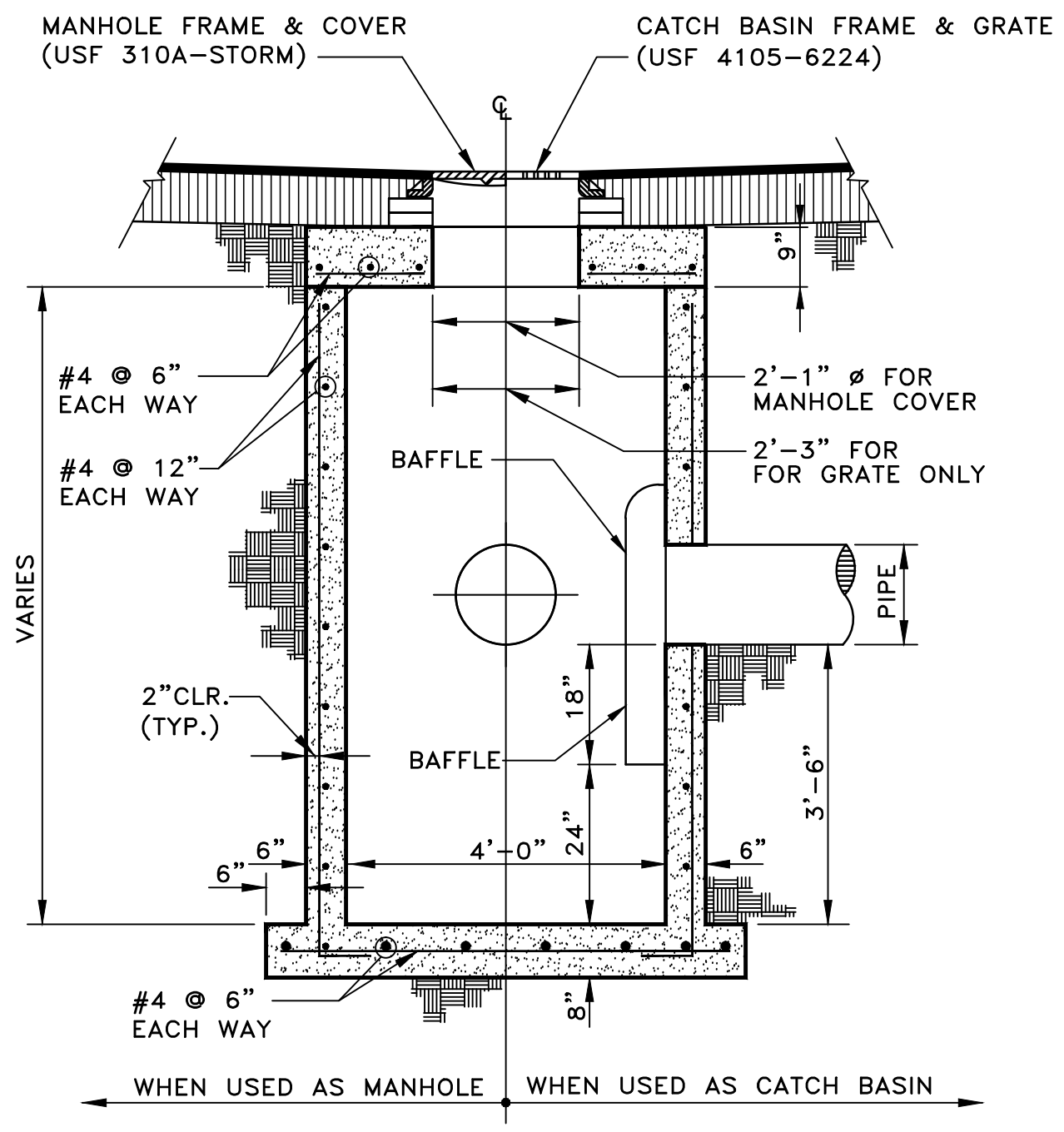
AREA DRAIN DETAIL
SCALE: N.T.S.



ACCESSIBLE PARKING SPACE
SCALE: 3/16" = 1'-0"

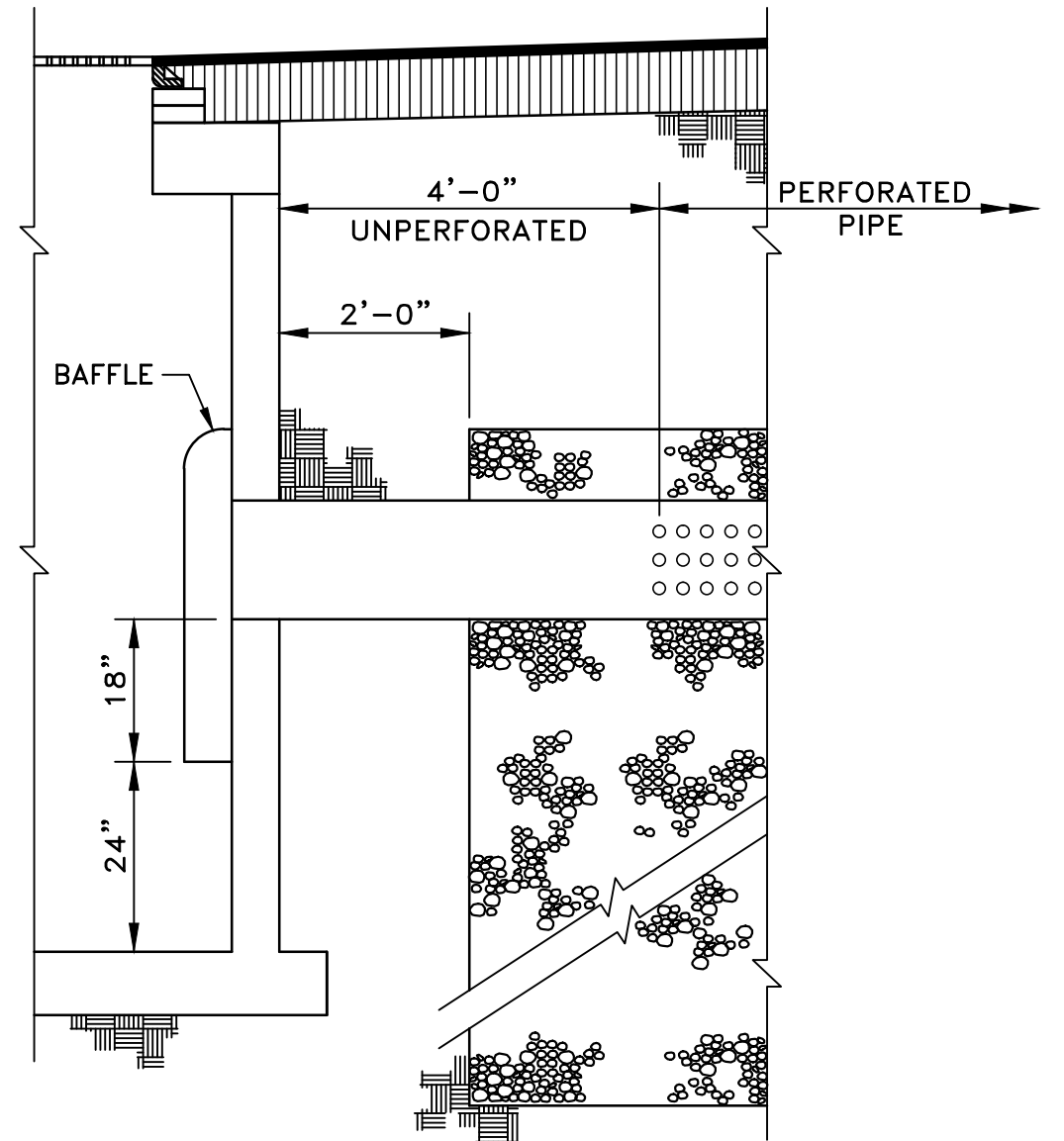


ACCESSIBLE SIGN
N.T.S.



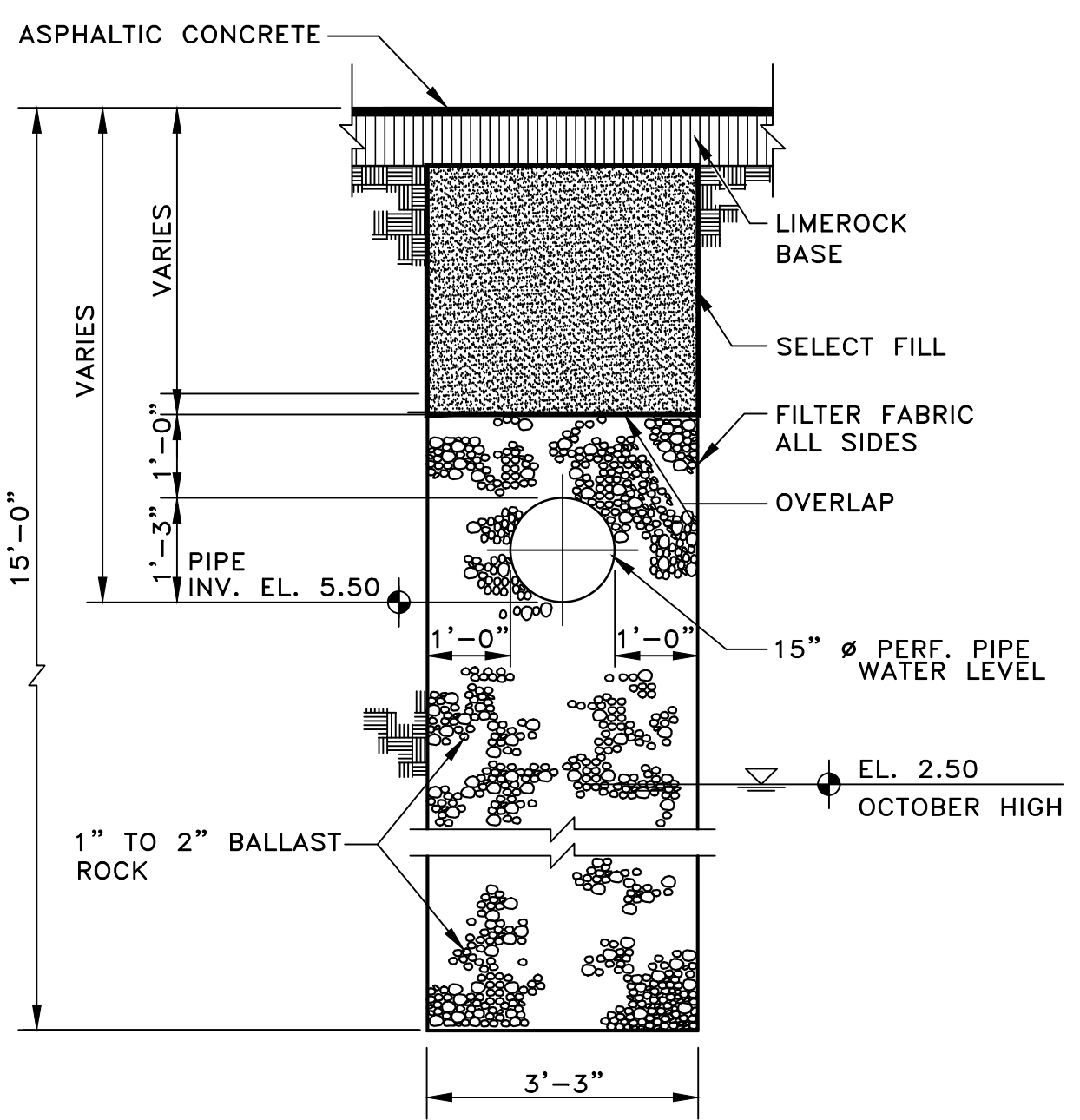
SECTION

CATCH BASIN/MANHOLE DETAIL
N.T.S.

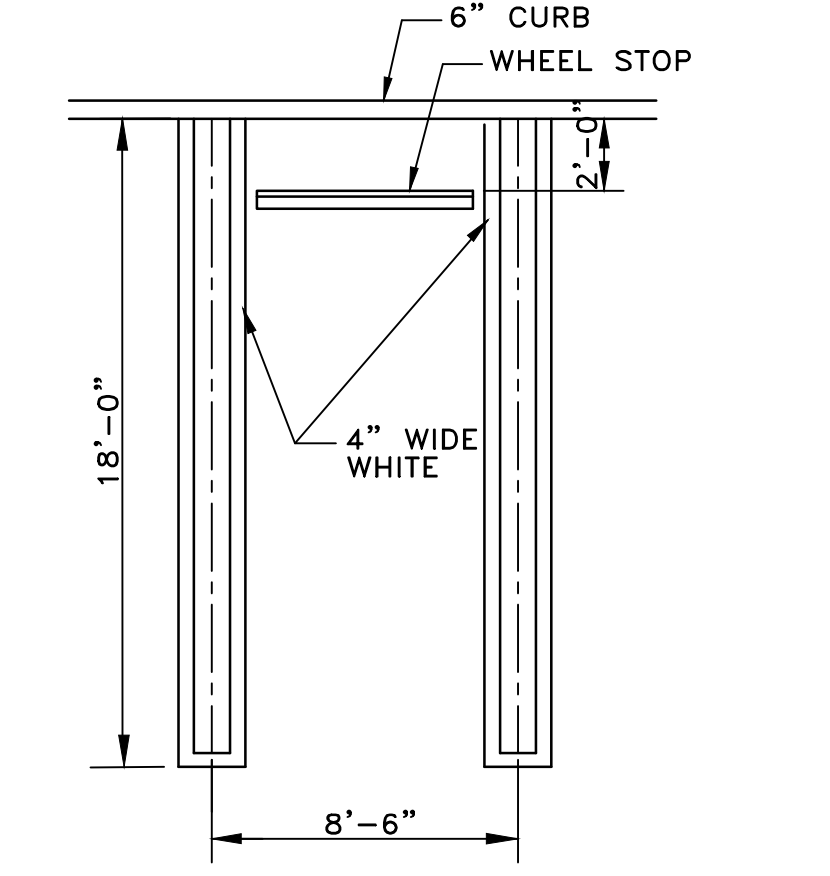


NOTES:
1. PROVIDE BAFFLE WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE TYPE S-15 HYDRO-BAFFLE AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR APPROVED EQUAL.

FRENCH DRAIN CONNECTION DETAIL
N.T.S.



FRENCH DRAIN SECTION
N.T.S.



STANDARD PARKING SPACE
SCALE: 3/16" = 1'-0"



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CONSULTANT

PROJECT TITLE
ONE MERRICK PARK

PROJECT LOCATION
351 SAN LORENZO AVE.
CORAL GABLES, FL 33146

SUBMITTAL HISTORY

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SHEET TITLE

**SITE & DRAINAGE
DETAILS**

SHEET NUMBER

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EB-0003255

FOR THE FIRM: RICHARD B. BOCHNOVICH
CES PROJECT: 15023 PE-19853 (CIVIL)

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

- ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
- ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP'S NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
- ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
- CONTRACTOR'S SUBMITTALS:
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
 - IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
 - SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
 - HAZARDOUS MATERIAL SPILL CONTROL PLAN.
 - STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
 - BRIDGE CONSTRUCTION METHOD AND SEQUENCING (IF APPLICABLE).
 - DEWATERING PLAN (IF APPLICABLE).
- NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.
- ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
- DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
- COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
- CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION ID4" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.
- STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
- INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
- ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
- THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

- CONSTRUCTION ACTIVITY:
DEMOLITION, DRAINAGE AND UTILITY INSTALLATION, NEW BUILDING, LAND DEVELOPMENT.

PROJECT LIMITS:
351 SAN LORENZO AVENUE, CORAL GABLES, FLORIDA.

PROJECT DESCRIPTION:
LAND DEVELOPMENT AT THE ONE MERRICK PARK PROJECT WILL INCLUDE A NEW MULTI-STORY BUILDING WITH AT-GRADE AND INTERIOR PARKING. THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF RAINWATER LEADERS, AREA DRAINS, CATCH BASINS AND EXFILTRATION TRENCHES.
- MAJOR SOIL DISTURBING ACTIVITIES:
CLEARING AND GRUBBING; EXCAVATION FOR FOUNDATIONS, STORMWATER FACILITIES AND OTHER UTILITIES; AND, SITE GRADING.
- TOTAL PROJECT AREA: 0.25 ACRES
TOTAL AREA TO BE DISTURBED: 0.25 ACRES
- LOCATIONS OF DRAINAGE AREAS AND OUTFALLS:
SEE ATTACHED PLAN.
- THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE A LOCAL CANAL AT LATITUDE AND LONGITUDE 25°43'47.83" N/80°15'51.86" W.
- AREA OF DISCHARGE FOR THIS PROJECT IS 0.25 ACRES = 11,000 SF
- SOILS ARE CLASSIFIED AS URBAN LAND AND QUALITY OF DISCHARGE IS LIMESTONE FILL AND SAND.
- LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 25°43'56.51" N/80°15'40.91" W AND LATITUDE AND LONGITUDE OF THE LOCAL CANAL IS 25°43'47.83"N/80°15'51.86" W.

C. CONTROLS

NARRATIVE – SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.
CONSTRUCTION OF THE ONE MERRICK PARK PROJECT AT 351 SAN LORENZO AVENUE, CORAL GABLES, AND ASSOCIATED DRAINAGE SYSTEM WILL INCLUDE EXFILTRATION TRENCHES.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION:
DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

- (1) STABILIZATION PRACTICES:
- TEMPORARY SODDING
 - TEMPORARY GRASSING
 - PERMANENT SODDING, SEEDING OR SEED & MULCH
 - TEMPORARY MULCHING
 - ARTIFICIAL COVERING
 - BUFFER ZONES
 - PRESERVATION OF NATURAL RESOURCES

OTHER:

- (2) STRUCTURAL PRACTICES:
- SAND BAGGING
 - SILT FENCES
 - ROCK BAGS
 - BERMS
 - DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
 - PIPE SLOPE DRAINS
 - FLUMES
 - ROCK BEDDING AT CONSTRUCTION EXIT
 - TIMBER BEDDING AT CONSTRUCTION EXIT
 - DITCH LINER
 - SEDIMENT TRAPS (DURING DE-WATERING)
 - SEDIMENT BASINS
 - STORM INLET SEDIMENT TRAP
 - STONE OUTLET STRUCTURES
 - CURBS AND GUTTERS
 - STORM SEWERS
 - VELOCITY CONTROL DEVICES
 - TURBIDITY BARRIER
 - RIP RAP

2. DESCRIPTION OF STORM WATER MANAGEMENT:

THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF RAINWATER LEADERS, AREA DRAINS AND CATCH BASINS THAT CONVEY STORMWATER INTO THE EXFILTRATION TRENCHES THAT TREAT THE WATER QUALITY AND WATER QUANTITY REQUIREMENTS.

OTHER CONTROLS

3. IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

- (2) OFFSITE VEHICLE TRACKING:
- HAUL ROADS DAMPENED FOR DUST CONTROL
 - LOADED HAUL TRUCKS TO BE COVERED WITH TARPULIN
 - EXCESS DIRT ON ROAD REMOVED DAILY
 - STABILIZED CONSTRUCTION ENTRANCE

OTHER:

(3) SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

(4) FERTILIZERS AND PESTICIDES:
FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

(5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER). DEWATERING IS NOT ANTICIPATED.

REMARKS:
IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) SHALL BE CONTACTED AT THEIR HOTLINE: (305) 372-6955.

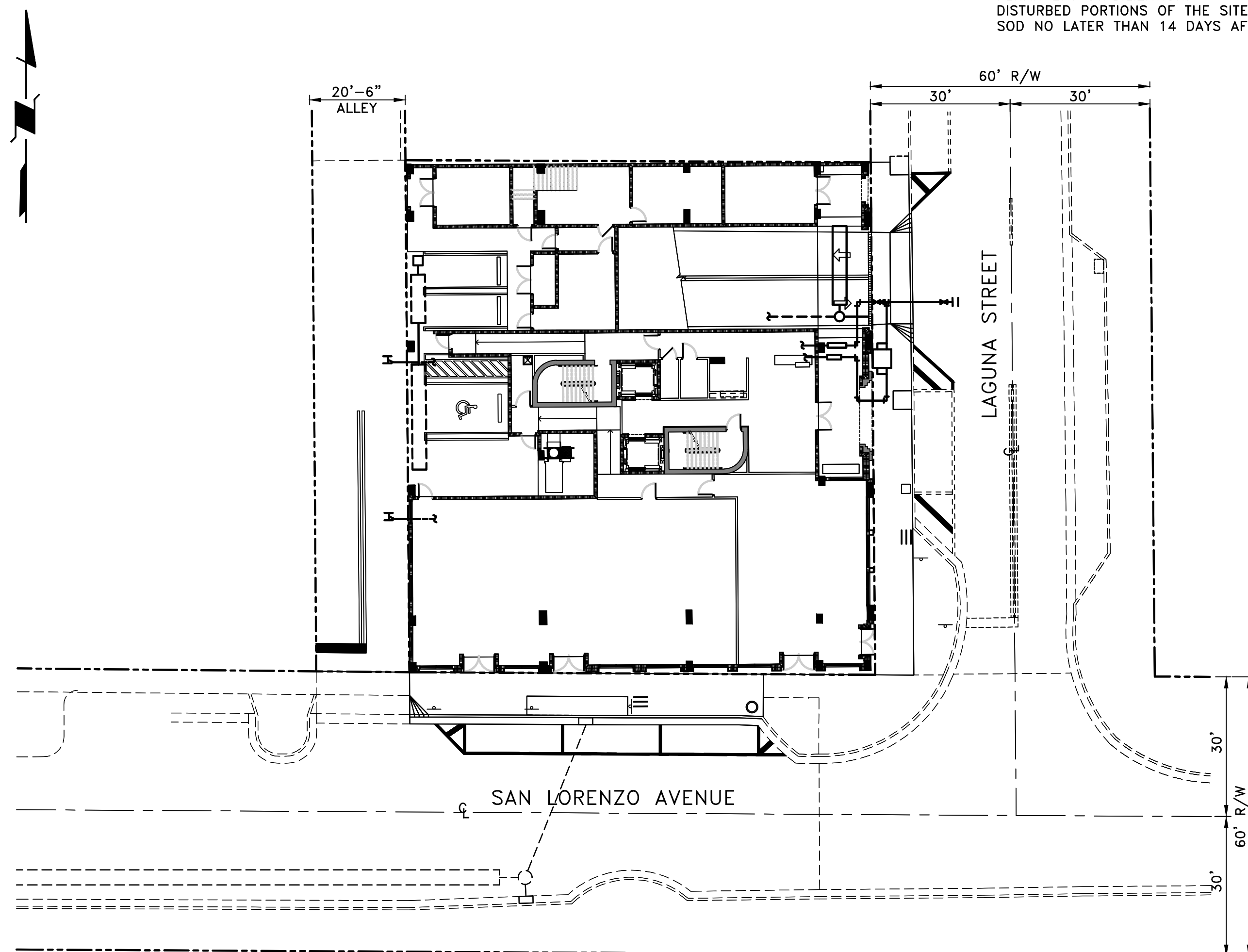
4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:
VILLAGE OF PALMETTO BAY BUILDING DEPARTMENT FLORIDA DEPARTMENT OF TRANSPORTATION AND MIAMI-DADE COUNTY RER.

D. MAINTENANCE

ITEM: SILT FENCE	MAINTENANCE: ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.
CONSTRUCTION ENTRANCE GRAVEL BED	WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS. A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



- GRAVEL BED (No. 25 ROCK)
- STAKED SILT FENCE

- NOTES:
- INSTALLATION OF ANY STAKED SILT FENCE SHALL BE IN ACCORDANCE WITH FDOT 2010 INDEX No. 102.
 - INSTALLATION OF HAY BALES SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.
 - PLACEMENT OF ROCK BAGS (IF USED) SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 20'



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REGISTRATION

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**STORMWATER
POLLUTION
PREVENTION PLAN**

SHEET NUMBER

C-4

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10700 N. KENDALL DRIVE SUITE 400
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EB-0003255

FOR THE FIRM: RICHARD B. BOCHNOVICH
CES PROJECT: 15023 PE-19833 (CIVIL)

Pierce Goodwin Alexander & Linville
New Orleans | Mexico City
Las Vegas | Los Angeles | Houston | Dallas | Boston | Boca Raton | Austin | Atlanta

- ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
- COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
- ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
- ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
- ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
- ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
- FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
- CONTRACTOR MUST CALL M-DWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
- CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
- WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT.
 - EASEMENTS, IF REQUIRED.
 - CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
 - ABSOLUTE BILL OF SALE.
 - CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT).
 - DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
 - "AS-BUILT" PRINTS 24"x36" SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED FLORIDA SURVEYOR, ALONG WITH PRINTS OF "AS-BUILT" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). THE DEPARTMENT RESERVES THE RIGHT TO REQUIRE SUBMITTAL ON ELECTRONIC MEDIA IN ACCORDANCE WITH SEC. 01775 "MAGNETIC MEDIA SUBMITTAL".
 - H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
 - BILL OF SALE SKETCH (96"x11") FOR WATER AND SEWER, SEPARATELY.
- ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
- AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
- UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

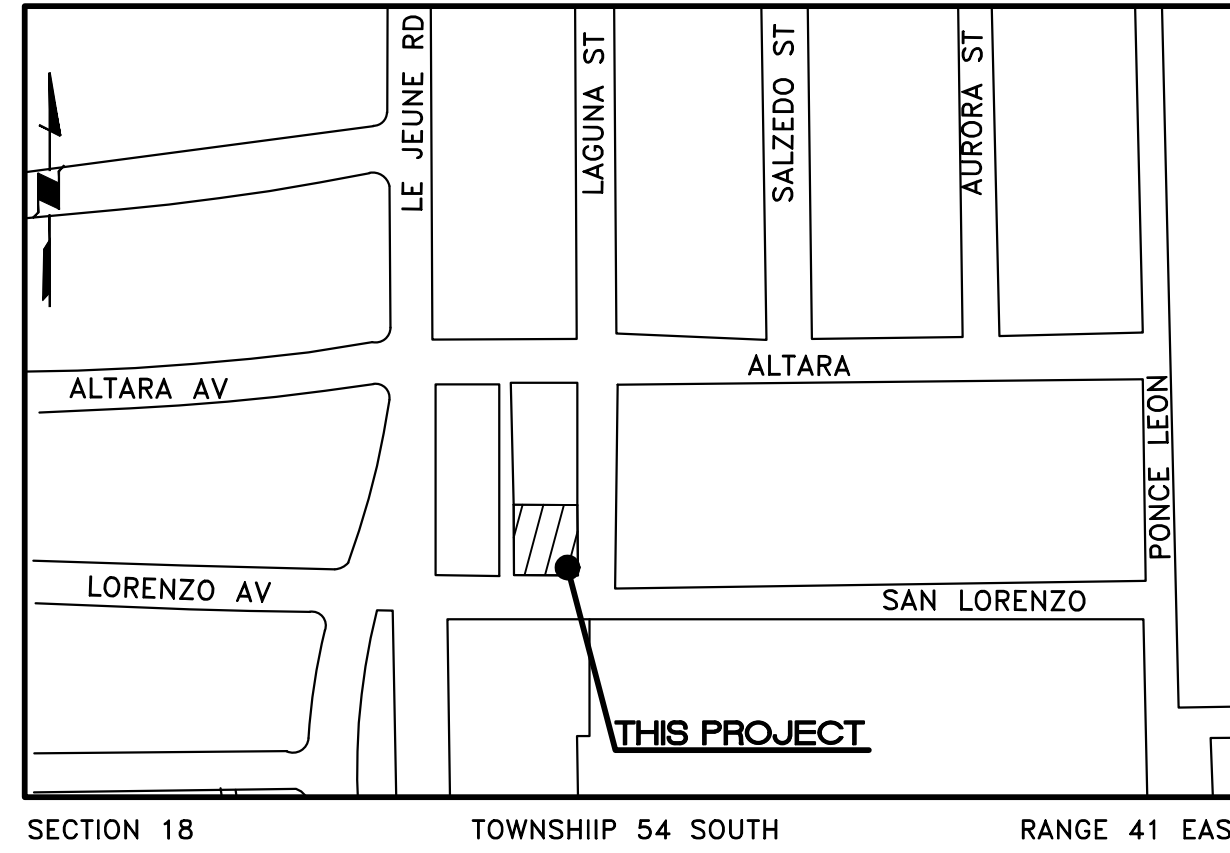
ISSUE DATE	APPROVED BY	STANDARD DETAIL	GS
03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	0.5
			SHEET 1 of 2

- AT THE COMPLETION OF ANY WATER AND SEWER JOB, EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
 - AS-BUILT PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. (QTY. OF PRINTS, AS REQUIRED BY THE DEPARTMENT.)
- "AS-BUILT" FORMAT:
 - 24"x36" PRINTS
 - LOCATION MAP SCALE SHOULD BE 1"=300' AND SECTION-TOWNSHIP-RANGE SHOULD BE SHOWN.
 - THE WORD "AS-BUILT" IN LARGE LETTERS.
 - TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION.
 - PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*.
 - STREET NOMENCLATURE.
 - SEPARATE AS-BUILTS FOR WATER AND SEWER.
 - SEPARATE WATER AND SEWER PROFILE.
 - STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E., C. & G., ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN.
 - EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.
 - IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
 - ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY "AS-BUILT" INFORMATION REFLECTED IN DRAWINGS.
- WATER "AS-BUILTS" MUST INCLUDE:
 - PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS AND FITTINGS AT THE MANLINE (IF PERPENDICULAR TO IT), AND AT MAIN AND END OF SERVICES IF ANY, OTHER ANGLE, AND DEFLECTION OF PIPE, IF ANY.
 - PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
- SEWER "AS-BUILTS" MUST INCLUDE:
 - PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, IF ANY (FORCE MAIN ONLY), AND LOCATION OF LATERALS WITH REFERENCE TO MANHOLE.
 - PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT EACH 0+00 AT DOWNSTREAM MANHOLE.
- FORCE MAIN "AS-BUILT" SAME AS WATER MAIN ABOVE.
- EACH AS-BUILT SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	GS
03/11/2009	V.F.C.	"AS-BUILT" REQUIREMENTS	0.5
			SHEET 2 of 2



LOCATION SKETCH

SCALE: 1" = 300'

LEGAL DESCRIPTION

LOTS 8 THROUGH 11 OF BLOCK 9, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

FOLIO NO. 03-4120-017-1570

REGULATORY AND ECONOMIC RESOURCES RER NOTES ON WATER-SEWER INSTALLATION

(NOT A PART OF M-DWASD NOTES OR APPROVAL)

- A PREFERRED HORIZONTAL DISTANCE (OUTSIDE TO OUTSIDE) OF 10 FEET OR MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET ONLY FOR GRAVITY SEWERS WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
 - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE
 - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
 - THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
- A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
 - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
- THE CONTRACTOR SHALL VERIFY NATURE, DEPTH AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- ALL OTHER PUBLIC OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED AT LEAST 5 FEET FROM ANY WATER AND SEWER MAIN AS MEASURED FROM THE OUTSIDE BELL OF THE WATER OR THE UTILITY PIPE.
- WHEN THE 5 FEET SEPARATION BETWEEN PROPOSED AND EXISTING LINE IS NOT POSSIBLE, THE CONTRACTOR SHALL HAND DIG OR EXPOSE THE WATER AND SEWER PIPES BEFORE PROCEEDING WITH POWER EQUIPMENT EXCAVATION.
- IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH PARALLEL AND ABOVE AN EXISTING WATER OR SEWER PIPES EXCEPT WHERE THEY CROSS. ANY DEVIATION FROM NOTES 3, 4 AND 5 SHALL BE APPROVED IN WRITING BY THE RESPONSIBLE WATER AND SEWER UTILITY.
- IN HIGHLY CONGESTED AREAS, WHERE EITHER WATER OR SEWER FACILITIES ARE EXISTING OR THE SEPARATION REQUIREMENTS CANNOT BE MET, SPECIAL CONSIDERATION MAY BE GIVEN SUBJECT TO SUBMITTAL OF DOCUMENTATION SHOWING THAT THE PROPOSED ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
- GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE PVC-900 OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE INFILTRATION, INFILTRATION OR LEAKAGE FOR GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR RESIDENTIAL LAND USE AND TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR NON-RESIDENTIAL LAND USE WITH NO ALLOWANCES FOR MANHOLES OR LATERALS. THE MAXIMUM ALLOWABLE INFILTRATION, INFILTRATION OR LEAKAGE IN GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY. THE DURATION OF ALL TESTS SHALL BE A MINIMUM OF TWO (2) HOURS. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- FORCE MAIN SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE EITHER DUCTILE IRON OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
 - FOR DUCTILE IRON PIPE, EXFILTRATION RATE SHALL NOT BE GREATER THAN THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI.
 - FOR REINFORCED CONCRETE PRESSURE SANITARY SEWER, EXFILTRATION RATE SHALL NOT BE GREATER THAN HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI.
- A NON-RESETTABLE ELAPSED TIME METER SHALL BE INSTALLED AT EACH PUMP TO RECORD THE TOTAL NUMBER OF OPERATING HOURS OF THE STATION.

NOTE
ALL EXISTING MAINS IMPACTED BY THIS PROJECT AND ALL PROP. WATER & SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0



GENERAL NOTES

(NOT A PART OF M-DWASD NOTES OR APPROVAL)

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.

HEALTH DEPARTMENT NOTES

(NOT A PART OF M-DWASD NOTES OR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

M-DWASD SPECIAL NOTES

- FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED:
 - ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE, AS APPLICABLE.
 - ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.



OWNER

LAGUNA MERRICK, LLC
782 N.W. 42ND AVE., SUITE 550
MIAMI, FL 33126

ARCHITECT



791 Park of COMMERCE BLVD.
SUITE 400
BOCA RATON, FLORIDA 33487
[T] 561 988 4002
[F] 561 988 3002

PGAL TBPE REG. No. F-2742

www.pgal.com

CONSULTANT

PROJECT TITLE

ONE MERRICK PARK

PROJECT LOCATION

351 SAN LORENZO AVE.
CORAL GABLES, FL 33146

SUBMITTAL HISTORY

REGISTRATION

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PROJECT NUMBER

1002804.00

CURRENT DOCUMENT STAGE

DESIGN DEVELOPMENT

CURRENT ISSUE DATE

08/06/15

ORIGINAL ISSUE DATE

SHEET TITLE

WATER & SEWER
NOTES

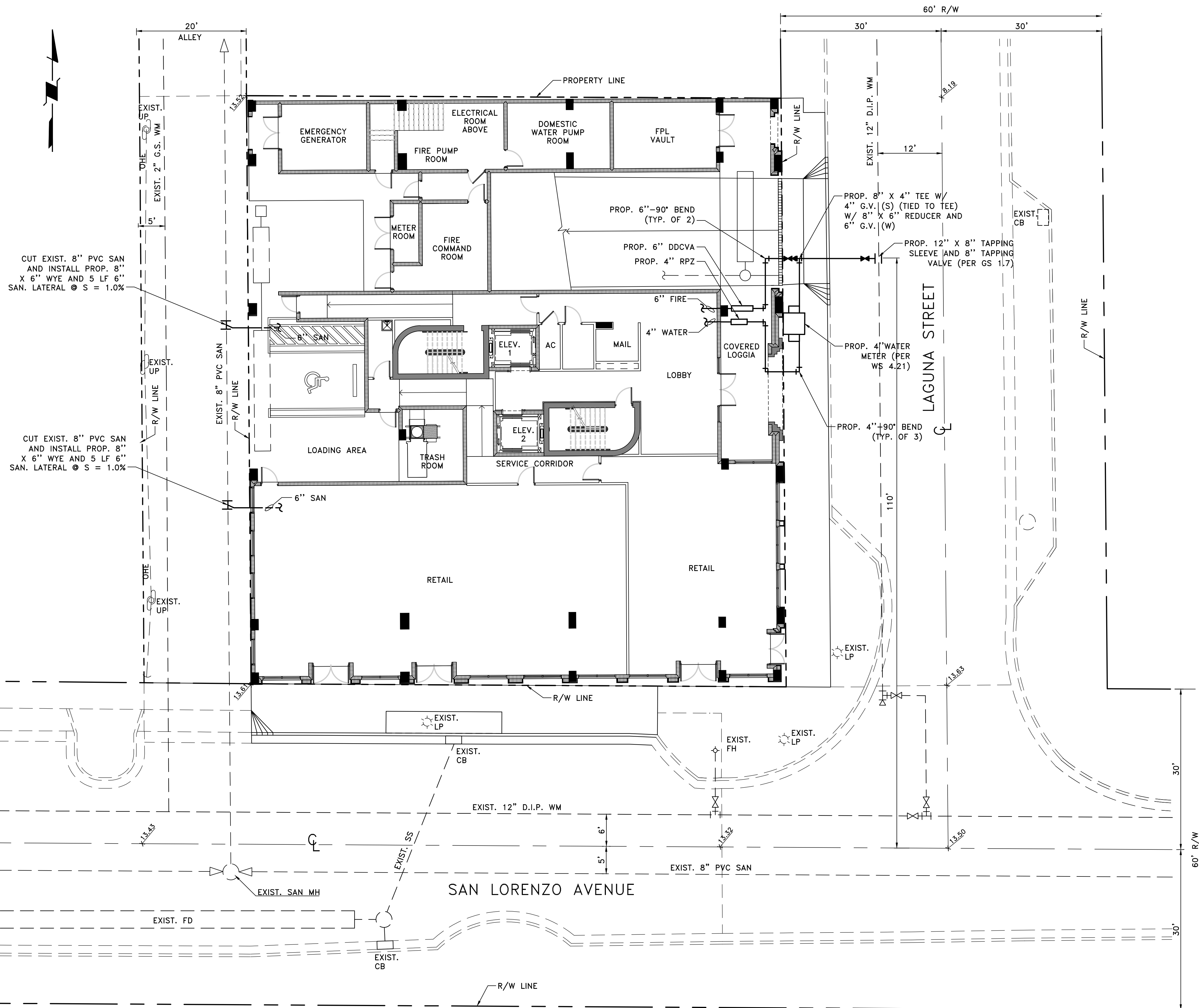
SHEET NUMBER

WS-1

M-DWASD AGREEMENT ID#

Alexandria | Atlanta | Austin | Boca Raton | Boston | Dallas | Las Vegas | Los Angeles | New Orleans | Mexico City | Pierce Goodwin Alexander & Linville

DATE PLOTTED: 08/06/15 10:40 AM
PLOT FILE: C:\Users\jgibson\Documents\1508150021 - One Merrick Park (DWG) - 1508150021.dwg
PLOT DEVICE: HP DesignJet T1100e



CUT EXIST. 8" PVC SAN AND INSTALL PROP. 8" X 6" WYE AND 5 LF 6" SAN. LATERAL @ S = 1.0%

CUT EXIST. 8" PVC SAN AND INSTALL PROP. 8" X 6" WYE AND 5 LF 6" SAN. LATERAL @ S = 1.0%

LEGEND

EXISTING		PROPOSED
WM	WATER MAIN	WM
FH	FIRE HYDRANT	FH
SM	SEWER MANHOLE	SM
SAN	SEWER MAIN	SAN
N/A	SEWER CLEANOUT	CO

WATER SERVICE PROVIDED BY:
MIAMI-DADE WATER & SEWER DEPARTMENT
3575 SOUTH LE JEUNE ROAD
MIAMI, FLORIDA 33130
(305) 665-7471

SEWER SERVICE PROVIDED BY:
CITY OF CORAL GABLES SEWER DEPARTMENT
2800 S.W. 72nd AVENUE
MIAMI, FLORIDA 33155
(305) 460-5005

WATER AND SEWER PLAN
SCALE: 1" = 10'

Always call 811 two full business days before you dig

Sunshine811.com

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003255

FOR THE FIRM: RICHARD B. BOCHNOVICH
CES PROJECT: 15023 PE-19833 (CIVIL)

DATE: 08/06/15
DRAWN BY: R. BOCHNOVICH
CHECKED BY: R. BOCHNOVICH
DATE: 08/06/15
PROJECT: ONE MERRICK PARK, LAGUNA MERRICK, LLC
SHEET: WS-2

Pierce Goodwin Alexander & Linville | New Orleans | Mexico City | Las Vegas | Los Angeles | Dallas | Houston | Boston | Boca Raton | Austin | Atlanta

March 27, 2015

CONCURRENCY REVIEW

DR #: 15-03-4137

APPLICANT: LAGUNA MERRICK LLC

PROJECT NAME: LAGUNA MERRICK

JOB ADDRESS: 351 SAN LORENZO AVE

REVIEWER: SEBRINA BROWN, CONCURRENCY ADMINISTRATOR

PHONE NUMBER: (305) 460-5236

E-MAIL ADD.: SBROWN@CORALGABLES.COM

COMMENTS:

- **PLANNING & ZONING APPROVAL REQUIRED.**
- **WHEN READY TO PROCEED WITH THE PERMITTING PROCESS, SUBMIT (2) SETS OF PLANS TO THE DEVELOPMENT SERVICES DEPARTMENT, LOCATED AT 405 BILTMORE WAY, 3RD FLOOR**
- **MUST TAKE PLANS TO MIAMI-DADE DERM PLAN REVIEW OFFICE, LOCATED AT 11805 CORAL WAY, MIAMI, FL. (786-315-2800) OR 701 NW 1ST COURT (305) 372-6789.**
- **PRIOR TO TAKING PLANS TO DERM, SUBMIT A DERM SEWER CAPACITY CERTIFICATION APPLICATION TO THE CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT, SANITARY SEWER DIVISION, LOCATED AT 2800 S.W. 72ND AVENUE (305) 460-5002.**
- **OBTAIN AN ALLOCATION LETTER FROM MIAMI-DADE DERM SANITARY SEWER DIVISION, LOCATED AT 11805 CORAL WAY AND 701 NW 1ST COURT.**
- **PROVIDE COPY OF SERVICE AGREEMENT OR BILLING RECEIPT FROM MIAMI-DADE WATER & SEWER DEPT., 11805 CORAL WAY AND 3575 LE JEUNE ROAD.**

- TAKE PLANS TO THE MIAMI-DADE ROAD IMPACT FEE OFFICE FOR PAYMENT OF ROAD AND SCHOOL IMPACT FEES, LOCATED AT 11805 CORAL WAY.
- MUST APPLY FOR A CERTIFICATE OF USE AFTER PLANS ARE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT TO BEGIN THE PERMITTING PROCESS.
- CONCURRENCY FEES ARE APPLICABLE AT \$761.25 PER UNIT AND \$0.30 CENTS PER S.F. FOR THE REMAINDER OF THE BUILDING, INCLUDING THE PARKING GARAGE AREA. (NOTE: FEES ARE DUE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT).
- SUBMIT A CONCURRENCY IMPACT STATEMENT TO RESERVE CAPACITY AFTER FINAL BOARD OF ARCHITECTS APPROVAL. (CIS APPLICATION PROCESSING FEE \$190.31).
- MUST PROVIDE MINIMUM PARKING REQUIRED FOR ALL USES.
- FUTURE TENANTS MUST OBTAIN A CERTIFICATE OF USE.
- WASTE MANAGEMENT APPROVAL REQUIRED. CONTACT CARLOS SOTORRIO OF WASTE MANAGEMENT FOR COMMENTS AT (305-547-6022).
- ADDITIONAL COMMENTS MAY BE APPLICABLE.

CORAL GABLES CONCURRENCY MANAGEMENT



Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.

Laguna Merrick
351 San Lorenzo Avo
Coral Gables, FL

Multi Family Dwellings: 13 units
Department Store: 3900 Sq.Ft.
STATUS=P

Date Printed: 3/24/2015
Development Order: 0
Record Number: 3257
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
23	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	231			OK	Within Urban Infill Area
Golf Course	0.0021666878	47.41	0.4001568028	OK	
Tennis Courts	0.0218666845	40.35	4.0015663945	OK	
Recquetball Courts	0.0028275	6.23	0.5222775	OK	
Basketball Courts	0.009205	15.34	1.716895	OK	
Ball Diamonds	0.0058175	6.27	1.0744675	OK	
Playing Fields	0.0058175	7.27	1.0744675	OK	
Swimming Pools	0.00065	3.13	0.11945	OK	
Equipped Playing Areas	0.0065	6.34	1.201	OK	
Spectal Recreation Facilities	0.0975	93.84	17.914	OK	
Neighborhood Parks (acres)	0.024375	6.62	4.502575	OK	
Mini Parks (acres)	0.0013	0.97	0.2401	OK	
Open Space (acres)	0.00325	1.53	0.60115	DK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31
Application Date: 3/24/2015
Expiration Date: N/A

Statement Issued by:

Comments: PROPOSED NEW DEVELOPMENT OF (13) MULTI-FAMILY UNITS WITH (3,825.0) S.F. RETAIL

Although the proposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT INVOICE
CONCURRENCY INVOICE
405 Biltmore Way - Coral Gables, FL 33134**

(305) 460-5235

Site Address: 351 SAN LORENZO AVE
CORAL GABLES, FL 33146

PERMIT NUMBER: CC-15-03-4061

PARCEL NUMBER: 03-4120-017-1570

Project Name:
Legal Description:

CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 10 & 11 BLK 9 LOT SIZE 6000 SQUARE FEET OR
19518-3167 0201 6(3) - GEORGE J BAYA & W MARY PHILLIPS GEORGE J BAYA & W MARY P OR 13836-0060
1286 5 RONALD T THOMPSON

Applicant:
LAGUNA MERRICK LLC
782 NW 42 AVE
550
MIAMI, FL 33126

Owner:
ROUSE-CORAL GABLES PROPERTY
PO BOX 617905
CHICAGO, IL 60661-7905

Contractor:

Tenant:

Qualifier:
Bus. License:

Project Description:

CONCURRENCY IMPACT STATEMENT - SEE FOLIO'S: 03-4120-017-1570, 03-4120-017-1560 & 03-4120-017-1550

CHANGE (INCREASE) OF USE S.F. 0

FEES

CONCURRENCY IMPACT STATI 190.31

TOTAL: **\$190.31**

Warning to owner: A recorded notice of commencement might be required to be submitted prior to inspection scheduling.

Issued Date:

Expiration Date: 03/09/2015

**CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL 1-800-432-4770**



Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION. 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB. WWW.CORALGABLES.COM
BUILDING & ZONING: 305-460-5245-FIRE: 305-460-5563
PUBLIC WORKS: 305-460-5025/26



MAR 06 2015

CITY OF CORAL GABLES CONCURRENCY APPLICATION

AN APPLICATION FEE OF \$100.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

PROPOSED PROJECT INFORMATION:

APPLICANT: JORGE L. NAVARRO, ESQ.

DEVELOPMENT NAME: LADUNA MERRICK

SITE ADDRESS: 351 SAN LORENZO AVENUE
CORAL GABLES, FL 33146

FOLIO: 30-4120-017-1550/1560 & 1570

CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

INFORMATIONAL

IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: _____

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: _____

TOWNHOUSES NUMBER OF UNITS: _____

MULTI-FAMILY NUMBER OF UNITS: proposed: 13 UNITS

PROPOSED LAND USES:

COMMERCIAL

SERVICE STATION NUMBER OF PUMPS: _____

SUPERMARKET 1,000 S.F. GFA: _____

DISCOUNT STORE 1,000 S.F. GFA: _____

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: _____

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: proposed: 3,825 SF

AUTO SUPPLY 1,000 S.F. GFA: _____

NEW CAR DEALER 1,000 S.F. GFA: _____

CONVENIENCE STORE 1,000 S.F. GFA: _____

SHOPPING CENTER

1/4 TO 1 MILLION SQ. FT. 1,000 S.F. GFA: _____

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: _____

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: _____

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: _____

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: _____

PLUS NUMBER OF BAYS: _____

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: _____

INDUSTRIAL PARK 1,000 S.F. GFA: _____

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: _____

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: _____

GENERAL OFFICE 1,000 S.F. GFA: _____

MEDICAL OFFICE 1,000 S.F. GFA: _____

PROFESSIONAL OFFICE 1,000 S.F. GFA: _____

CIVIC CENTER 1,000 S.F. GFA: _____

RESEARCH CENTER 1,000 S.F. GFA: _____

RESTAURANTS

QUALITY 1,000 S.F. GFA: _____

OTHER SIT-DOWN 1,000 S.F. GFA: _____

FAST FOOD 1,000 S.F. GFA: _____

NUMBER OF SEATS: _____

BANKS 1,000 S.F. GFA: _____

HOSPITALS

GENERAL NUMBERS OF BEDS: _____

CHILDREN NUMBER OF BEDS: _____

CONVALESCENT NUMBER OF BEDS: _____

UNIVERSITY NUMBER OF BEDS: _____

VETERANS NUMBER OF BEDS: _____

NURSING HOME NUMBER OF BEDS: _____

CLINICS NUMBER OF BEDS: _____

EDUCATIONAL

ALL NUMBER OF STUDENTS: _____

4-YEAR UNIVERSITY NUMBER OF STUDENTS: _____

JR. COLLEGE NUMBER OF STUDENTS: _____

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: _____

ELEMENTARY SCHOOL NUMBER OF STUDENTS: _____

COMBINED ELEM./SEC. NUMBER OF STUDENTS: _____

LIBRARY NUMBER OF STAFF: _____

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: _____

MOTEL NUMBER OF ROOMS: _____

RESORT HOTEL NUMBER OF ROOMS: _____



**City of Coral Gables
Development Services Department
Public School Concurrency**

Application Information	
Application Type:°	
Application Sub-type:	
Application Name:°	LATINA MERRICK
Telephone number:°	305-579-0821
E-mail address:°	NAVARROJO@gflaw.com
Project address:°	351 SAN LORENZO AVE
Contact Information	
Contact Information	Jorge L. Navarro, Esq.
Telephone number:°	305-579-0821
E-mail address:°	NAVARROJO@gflaw.com
Local Government Name:	City of Coral Gables
Local Government Telephone Number:	305-460-5235
Local Government E-mail:	Schoolconcurrency@coralgables.com
Local Government Application Number:	(OFFICE USE ONLY)
Property Details	
Master Parcel/Folio Number:°(No dashes)	30-4120-017-1550
Additional Parcel/Folio Numbers: (Separate by a comma (,))	30-4120-017-1560 & 1570
Total Acreage:°	
Previous Use:	
Total Number of Existing Units:	
Demolition Permit#: _____ Date: _____	
Proposed Use:	Mixed Use: Multi-family Apartment / Ground Floor Retail
Single Family Detached Increase in Units:°	
Single Family Attached Increase in Units:°	
Multi-Family Attached Increase in Units:°	13 dwelling units
Total Number of Units Increased:°	13 dwelling units

Owner/Architect/Contractor Name (Please circle one) **ATTORNEY-IN-FACT**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 4 day of March 2015, by Jorge Navarro
Who is personally known to me,
() has produced a _____ as identification.

NOTARY PUBLIC

(SEAL)



Navarro, Jorge L. (Assoc-Mia-LDZ-RE)

From: Rodriguez, Ivan M. <IRodrigu@dadeschools.net> on behalf of Concurrency Management <concurrency@dadeschools.net>
Sent: Monday, April 13, 2015 2:00 PM
To: Navarro, Jorge L. (Assoc-Mia-LDZ-RE)
Cc: Concurrency Management; sbrown@coralgables.com; Rijo-conde, Ana F.; Levine, Michael; Villaamil, Vivian G.; Rodriguez, Ivan M.
Subject: School Concurrency Determination for DR-15-03-0123 Laguna Merrick
Attachments: Laguna Merrick DR-15-03-0123 SP0315XXX217.pdf

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and as such, capacity has been reserved for a one year period, under Master Concurrency Number MA0315032700217.

The reservation term for this Site Plan will expire on April 3, 2016. Concurrency reservation may be extended for additional one-year periods, provided: 1) the City of Coral Gables confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by the City of Coral Gables.

Should you have any questions, please feel free to contact me at 305-995-4501.

Thank you.

Ivan M. Rodriguez, R.A., Director I
Planning, Design and Sustainability
Miami-Dade County Public Schools
1450 NE 2 Avenue, Room 540-A
Miami, Florida 33132
(305) 995-4501



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP0315032700217 Local Government (LG): Coral Gables
 Date Application Received: 3/27/2015 1:24:59 PM LG Application Number: DR-15-03-0123
 Type of Application: Site Plan Sub Type: Public

Applicant's Name: Laguna Merrick
 Address/Location: 351 San Lorenzo Ave
 Master Folio Number: 0341200171550
 Additional Folio Number(s): 0341200171560, 0341200171570,

PROPOSED # OF UNITS 13
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 13

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5561	FRANCES S TUCKER ELEMENTARY	32	0	0	YES	Current CSA
6741	PONCE DE LEON MIDDLE	27	0	0	YES	Current CSA
7071	CORAL GABLES SENIOR	-592	0	0	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 22.36% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: MA0315032700217 Total Number of Units: 13
 Issue Date: 4/3/2015 2:00:08 PM Expiration Date: 4/3/2016 2:00:08 PM
 Capacity Reserved: Elementary:0 / Middle:0 / Senior: 0


 MDCPS Administrator


 MDCPS Authorized Signature

Maria Lopez

From: RIVEROJO@gtlaw.com
Sent: Thursday, March 05, 2015 2:11 PM
To: mlopez@rogerdevelopment.com
Subject: FW: 351 San Lorenzo Ave

From: Spain, Dona [<mailto:dspace@coralgables.com>]
Sent: Thursday, March 05, 2015 1:56 PM
To: Navarro, Jorge L. (Assoc-Mia-LDZ-RE)
Subject: RE: 351 San Lorenzo Ave

Yes, that is correct. A Historical Significance Determination is not necessary on a vacant parcel.

Dona M. Spain
Historic Preservation Officer
City of Coral Gables, Florida
(305)460-5095

From: navarrojo@gtlaw.com [<mailto:navarrojo@gtlaw.com>]
Sent: Wednesday, March 04, 2015 7:28 PM
To: Spain, Dona
Subject: 351 San Lorenzo Ave

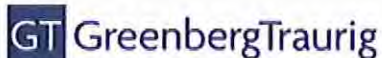
Dona,

I am working on the submittal of a Development Review Committee Application for the development of a Mixed-Use building at the property located at 351 San Lorenzo Avenue (Folio Nos. 03-4120-017-1550/1560 & 1570). The property is currently comprised of .25 Acres of vacant unimproved land. I have attached an aerial of the property for your review. Please confirm that since the property is currently vacant, a Historical Significance Letter will not be required for this particular project.

We appreciate your assistance. Should you have any questions, please do let me know.

Best Regards,

Jorge L. Navarro
Associate
Greenberg Traurig, P.A. | 333 S.E. 2nd Avenue | Miami, FL 33131
Tel 305.579.0821 | Fax 305-961-5310
navarrojo@gtlaw.com | www.gtlaw.com



If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at postmaster@gtlaw.com, and do not use or disseminate such information. Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

One Merrick Park Traffic Analysis Methodology

March 2, 2015

DPA will undertake a Traffic Impact Analysis as required by the City of Coral Gables. The analyses are for the existing conditions, future conditions with committed development, and the future conditions with project and committed developments.

Location: 351 San Lorenzo Avenue in Coral Gables, FL.

Existing Site: Vacant

Proposed Plan: New residential development consisting of 13 condominium units and 4,000 SF of retail space

The methodology is outlined below:

- Traffic Counts (Intersections) – Two-hour turning movement counts will be collected for the AM (7-9 AM) and PM (4-6 PM) hours on a typical weekday at the following intersection:
 - - Le Jeune Road / Altara Avenue (S)
 - Laguna Street / San Lorenzo Avenue (U)
 - Laguna Street / Altara Avenue (U)

S= Signalized
U=Un-signalized

- Signal Location and Timing – Existing signal phasing and timing for the signalized intersection will be obtained from Miami-Dade County.
- Trip Generation – project trips will be estimated using trip generation information published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.
- Trip Distribution / Trip Assignment – Net new external project traffic will be assigned to the adjacent street network using the appropriate cardinal distribution from the Miami-Dade Long Range Transportation Plan Update, published by the Metropolitan Planning Organization. Normal traffic patterns will also be considered when assigning project trips.

- Background Traffic - Available Florida Department of Transportation (FDOT) and Miami-Dade County (MDC) counts will be consulted to determine a growth factor consistent with historical annual growth in the area. The growth factor will be applied to the existing traffic volumes to establish background traffic.
- Future Transportation Projects – The 2014 TIP and the 2035 LRTP will be reviewed and considered in the analysis at project build-out.
- Committed Developments – Committed developments will be provided by the city.
- Intersection analysis will be done using Highway Capacity Software (HCS) based on the 2010 Highway Capacity Manual (HCM) or the Synchro software. Operation analysis at driveways providing access to/from the site will also be conducted.

w:\15\15120\methodology_1.docx



ONE MERRICK PARK
TRAFFIC STUDY

DAVID PLUMMER & ASSOCIATES
APRIL 2015

ONE MERRICK PARK

TRAFFIC STUDY

PREPARED BY:
David Plummer & Associates

PREPARED FOR:
Rodger Development Group, Inc.

PREPARED IN:
April 2015

DPA JOB #:
15120

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EXECUTIVE SUMMARY

The One Merrick Park project will be located at 351 San Lorenzo Avenue in Coral Gables, Florida. The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The project proposes a new development consisting of a 13 condominium units and 4,000 SF of retail space. Access to and from the proposed parking garage will be provided on a two-way driveway located on Laguna Street. The onsite parking garage provides 45 parking spaces. The provided spaces meet the city's parking requirement.

This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. For the purpose of this traffic study, project buildout is anticipated in 2017.

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. All intersections analyzed are currently and projected to operate within the city's LOS standard during the morning and afternoon peak periods.

1.0 INTRODUCTION

1.1 Project Background

The One Merrick Park project will be located at 351 San Lorenzo Avenue in Coral Gables, Florida (See Exhibit 1). The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The project proposes a new development consisting of a 13 condominium units and 4,000 SF of retail space. Access to and from the proposed parking garage will be provided on a two-way driveway located on Laguna Street. The onsite parking garage provides 45 parking spaces. The provided spaces meet the city's parking requirement. See Appendix A for site plan.

This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. For the purpose of this traffic study, project buildout is anticipated in 2017.

1.2 Study Objective

The purpose of the study is to provide a traffic study that meets the requirements of the city of Coral Gables for the project. This study includes vehicular flow, trip generation, intersection analyses.



■ Project Location

Exhibit 1

Location Map



1.3 Study Area and Methodology

The analysis undertaken follows the study methodology previously discussed with and approved by the city of Coral Gables Public Works Department (See Appendix B). A synopsis of the methodology is as follows:

- Traffic Counts (Intersections) – Two-hour turning movement counts were collected for the AM (7-9 AM) and PM (4-6 PM) hours on March 17, 2015 at the following intersections:
 - Le Jeune Road / Altara Avenue (S)
 - Laguna Street / San Lorenzo Avenue (U)
 - Laguna Street / Altara Avenue (U)

- Background Traffic. Average Annual Daily Traffic (AADT) volumes were reviewed to determine the appropriate background growth applicable to this area. This growth rate was applied to existing traffic counts to establish future traffic conditions without project for the anticipated project buildout year.

- Committed Developments. The city was consulted to determine any committed development in the vicinity of the project site. Traffic associated with these projects was considered in the analysis.

- Project Traffic. Trip generation for the project was estimated using trip generation information published by the Institute of Transportation Engineers (ITE) publication Trip Generation Manual, 9th Edition. Net new external project traffic was assigned to the adjacent street network using the appropriate cardinal distribution from the Miami-Dade 2040 Long Range Transportation Plan, published by the Metropolitan Planning Organization.

- Future Traffic Conditions. Project traffic was combined with projections of future traffic without project. Intersection capacity analyses were performed for this condition.

2.0 DATA COLLECTION

Data collection for this study included roadway characteristics, intersection traffic counts, signal timing, and seasonal adjustment factors. The data collection effort is described in the following sections.

2.1 Roadway Characteristics

LeJeune Road

LeJeune Road is a major arterial that provides north/south access throughout Miami-Dade County. LeJeune Road is a two-way, four-lane, divided roadway. On-street parking is prohibited. FDOT has jurisdiction of this roadway. The speed limit is 40 mph.

Laguna Street

Laguna Street is a local roadway that provides north/south access from SW 40th Street (Bird Road) to San Lorenzo Avenue. Laguna Street is a two-way, two-lane, undivided roadway with on-street parallel parking on both sides of the roadway. The city of Coral Gables operates and maintains Laguna Street. The speed limit is not posted within the study limits.

San Lorenzo Avenue

San Lorenzo Avenue within the project area is a local roadway that provides east/west access between LeJeune Road and Ruiz Avenue. Between LeJeune Avenue and Ponce de Leon Boulevard, San Lorenzo Avenue is a two-way, two-lane, undivided roadway with on-street parallel parking on portions of the roadway. The city of Coral Gables operates and maintains San Lorenzo Avenue. The speed limit is not posted within the study limits.

Altara Avenue

Altara Avenue is a local roadway that provides east/west access within the study area. Altara Avenue is a two-way, two-lane, undivided roadway with on-street parallel parking on both sides of

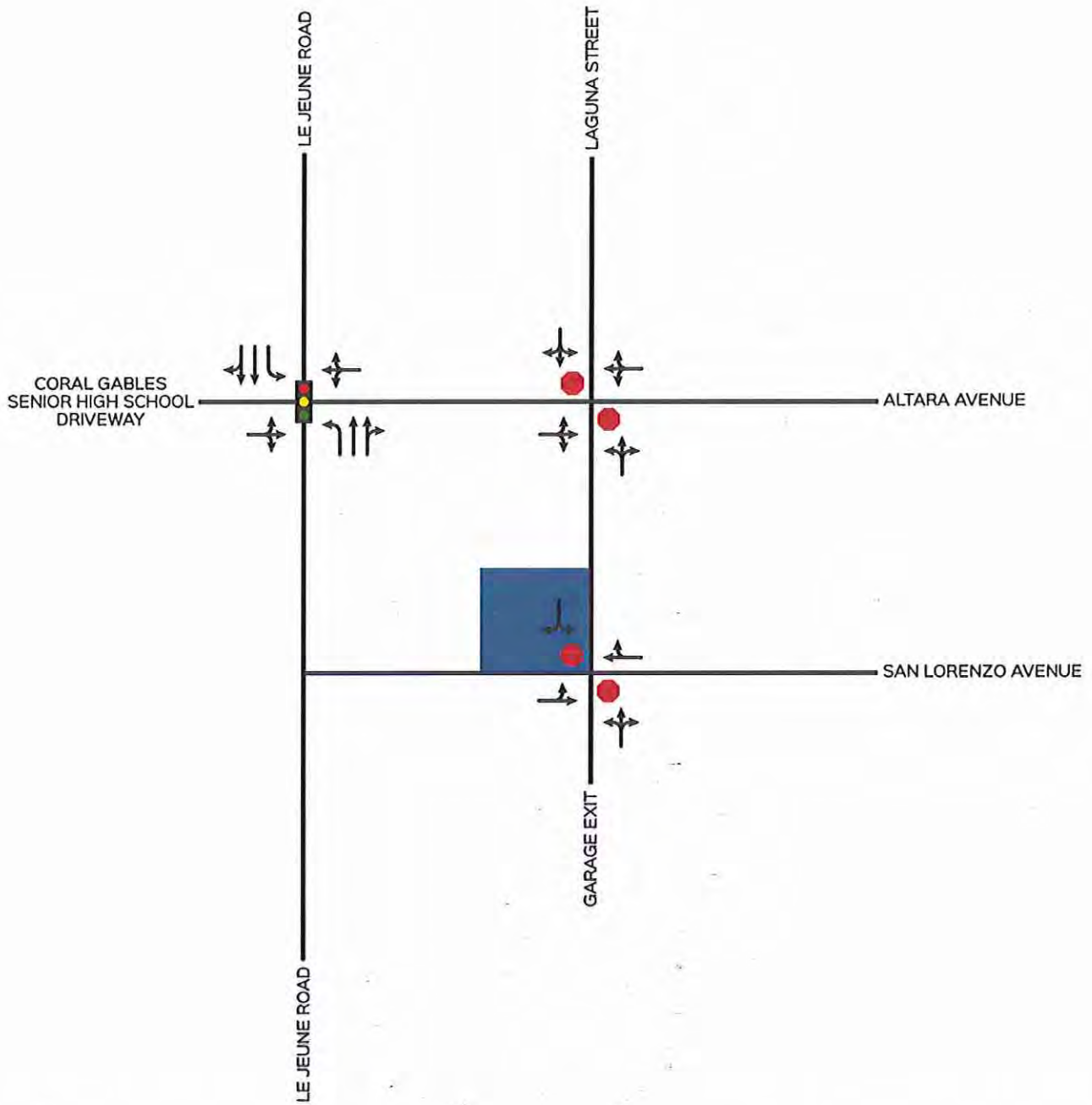
the roadway. The city of Coral Gables operates and maintains Altara Avenue. The speed limit is not posted within the study limits.

2.2 Traffic Counts

Vehicle turning movement counts were taken on March 17, 2015 at the study intersections during the AM and PM peak periods. The counts were adjusted to reflect average annual daily traffic conditions using the latest weekly volume adjustment factors were obtained from FDOT. A weekly volume adjustment factor of 0.99 (Miami-Dade County South) corresponding to the dates of the counts was used. Traffic counts and FDOT season factors are provided in Appendix C.

2.3 Intersection Data

Signal timing data was obtained from Miami-Dade County for the signalized intersection analyzed in this study. This information was used for the signal phasing and timing required for the intersection capacity analysis. A field survey was also conducted to obtain the intersection lane configurations to be used in the intersection analysis. Exhibit 2 shows the existing lane configurations at the analyzed intersections. Existing volumes for the morning and afternoon peak period at the intersections analyzed are shown in Exhibit 3. The signal timings are also provided in Appendix C.

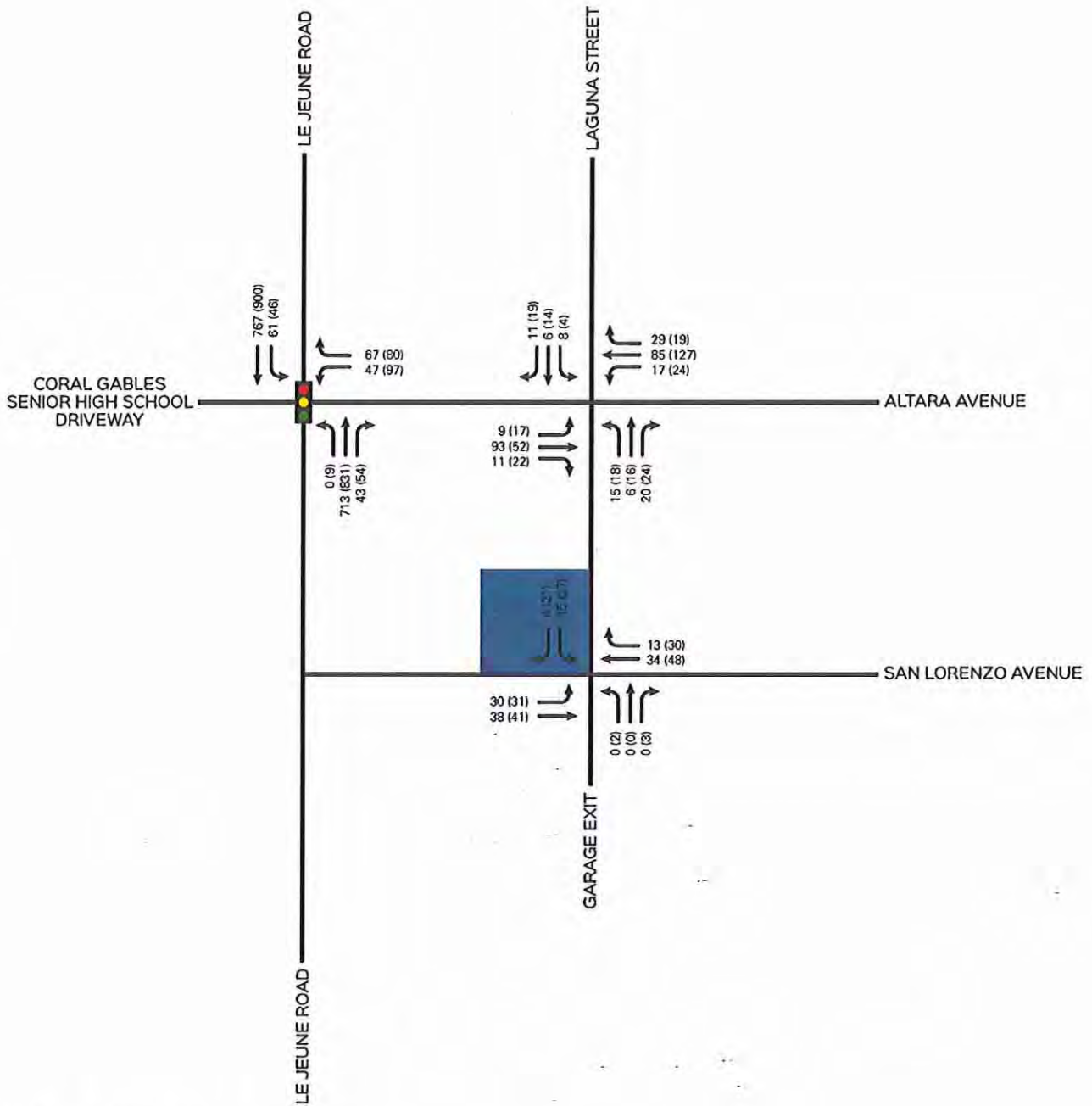


■ Project Location

Exhibit 2

Existing Lane Configurations





00 AM Peak Hour Volume
 (00) PM Peak Hour Volume

■ Project Location

Exhibit 3

Existing AM & PM Peak Period Traffic Hour Volumes



2.4 Walking / Other Modes of Transportation

Pedestrian activity is an essential element within the CBD of Coral Gables. The Coral Gables Trolley service (which traverses the Ponce de Leon Boulevard corridor) provides frequent service to the area. The Douglas Road Metrorail Station is approximately 0.4 miles from the project site. This area is also serviced by Miami-Dade transit bus routes 56 with bus stop located within 0.1 of a mile from the project site. The project site is located in an area where pedestrian activity is common between existing site and surrounding properties such as:

Village of Merrick Park – located just south of Altara Avenue

The Collection – located west of the project site

2.5 Intersection Capacity Analysis

The proposed project is located within the city of Coral Gables Redevelopment and Infill District (GRID), which is a Transportation Concurrency Area established by the city to promote development within its boundaries. In essence, this ordinance establishes that roadways within the geographical area of the GRID are exempt from the citywide traffic LOS Standards.

The Synchro software was used to perform intersection capacity analysis at the analyzed intersections. Synchro is a macroscopic analysis and optimization software application that implements the Intersection Capacity Utilization method for determining intersection capacity. Exhibit 4 shows the resulting LOS for existing conditions during morning and afternoon peak periods. The results show that all intersections operate within the city's LOS standards (LOS E). Analysis worksheets are included in Appendix D.

Exhibit 4
Existing Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Le Jeune Road / Altara Avenue	S	NB	A	A	E
		SB	A	A	E
		WB	E	E	E
		<i>Overall</i>	A	A	E
*Laguna Street / San Lorenzo Avenue	U	NB	A	A	E
		SB	B	A	E
*Laguna Street / Altara Avenue	U	NB	B	B	E
		SB	B	B	E

*Eastbound/westbound movements are free-flow and do not receive a LOS.

Source: David Plummer & Associates

3.0 PLANNED AND PROGRAMED ROADWAY IMPROVEMENTS

The 2014 Miami-Dade County Transportation Improvement Program (TIP) and the 2040 Long Range Transportation Program were reviewed to identify any programmed or planned projects within the limits of the study area established. These documents show no officially programmed or planned capacity improvement projects within the study area.

4.0 FUTURE TRAFFIC CONDITIONS

4.1 Background Traffic and Committed Developments

Average Daily Traffic counts published by the Miami-Dade Public Works Department and the FDOT were reviewed to determine historic growth in the area. This analysis indicated that the annual growth rate is 0.4%. However, a conservative 1.0% annual growth rate was used for the study. Historic growth rate documentation is included in Appendix C.

The city was consulted to determine any committed development in the vicinity of the project site. Five committed development were considered for estimating future traffic volumes in this study: The Collection Residences, Merrick Manor, and 4311 Ponce. Exhibit 5 provides a tabulation of AM and PM peak hour trips generated by the committed development, along with the approved land uses. Committed development information is included in Appendix E.

**Exhibit 5
Committed Development Trip Generation***

Project	ITE Land Use	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Merrick Manor	Apartments Land Use 220	188 DU	19	77	96	79	42	121
	Specialty Retail Land Use 826	1,900 SF	0	0	0	2	3	5
	Restaurant Land Use 931	5,600 SF	3	2	5	28	14	42
4311 Ponce	Office Building Land Use 710	24,133 SF	33	5	38	6	30	36
	Specialty Retail Land Use 826	11,457 SF	0	0	0	14	17	31
	Residential Condominiums (Land Use 230)	8 DU	1	6	7	5	3	8
The Collection Residences	Residential Condominiums (Land Use 230)	130 DU	11	53	64	50	25	75
	Automobile Sales (Land Use 841)	12,000 SF	17	6	23	13	18	31
	Supermarket (Land Use 850)	20,000 SF	42	26	68	97	93	190

* Gross vehicle trip ends. Appendix D reflects adjustments for existing land uses, pass-by, internal, and transit trips.

4.2 Future Without Project Intersection Capacity Analysis

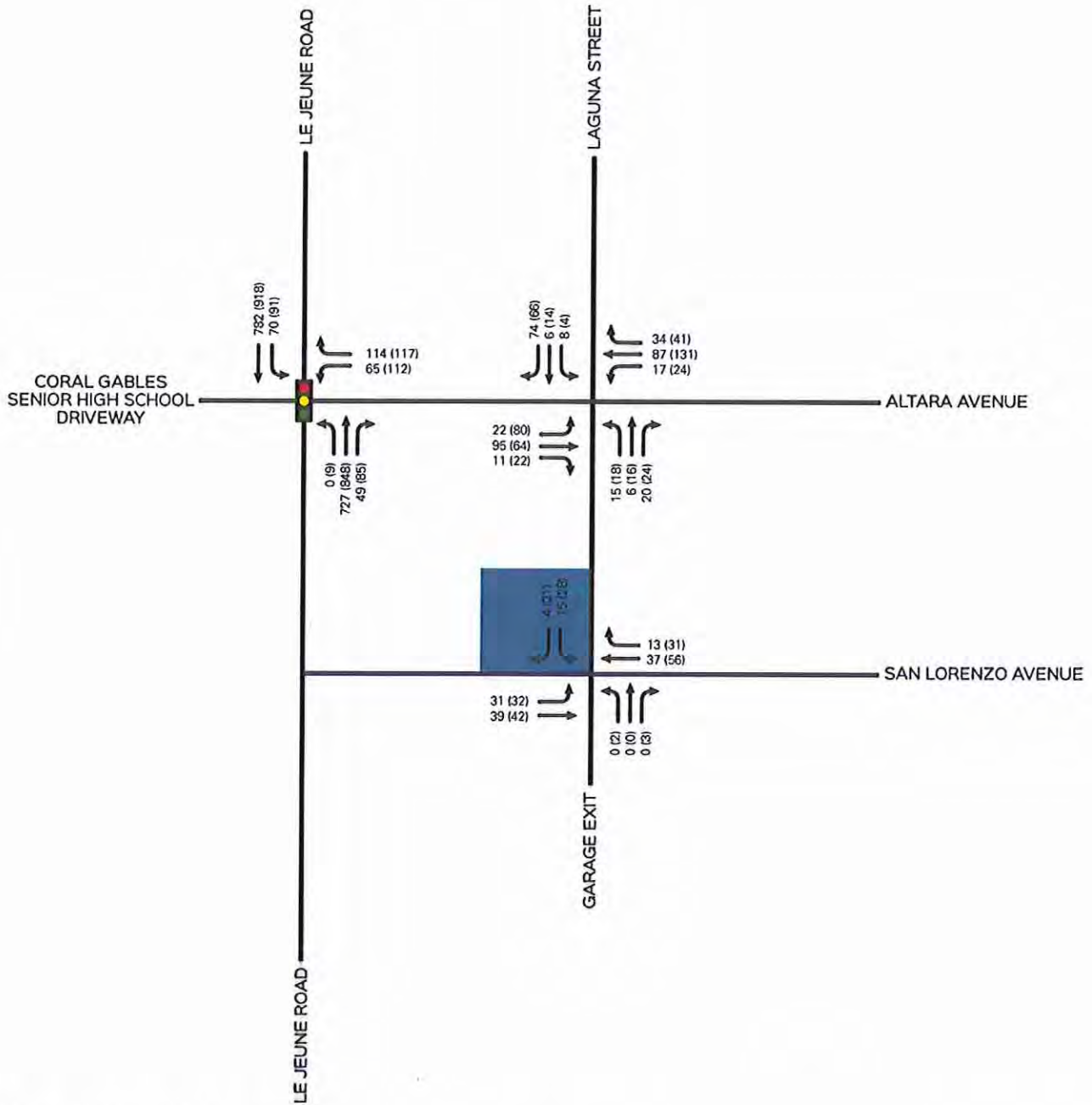
Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 6 shows the resulting LOS for morning and afternoon peak conditions for future without project. Exhibit 7 shows the projected turning movements for future without project traffic. All intersections operate within the city's LOS standards (LOS E). Capacity worksheets are included in Appendix D.

Exhibit 6
Future without Project Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Le Jeune Road / Altara Avenue	S	NB	A	A	E
		SB	A	A	E
		WB	E	E	E
		<i>Overall</i>	B	B	E
*Laguna Street / San Lorenzo Avenue	U	NB	B	B	E
		SB	B	B	E
*Laguna Street / Altara Avenue	U	NB	A	A	E
		SB	B	A	E

*Eastbound /Westbound movements are free-flow and do not receive a LOS.

Source: David Plummer & Associates



00 AM Peak Hour Volume
(00) PM Peak Hour Volume

■ Project Location

Exhibit 7

Future Without Project Intersection Capacity Analysis



4.3 Project Trip Generation

Trip generation for the proposed project and the existing use was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. See Appendix F for project trip generation worksheets.

The proposed development plan incorporates residential and retail land uses, which can satisfy the work trip, dining, and retail needs for some residents, employees, and visitors without making a trip off-site. An internalization matrix was developed to establish the appropriate number of internal project trip. Internal capture rates used are also included in Appendix F.

The project site is located in an area where pedestrian activity is common between the existing site and surrounding properties. The project site is about 0.2 miles from the Coral Gables trolley which can connect to bus routes from Miami-Dade Transit and the Douglas Road Metrorail Station. This area is also serviced by Miami-Dade transit bus routes 0.1 mile from the project site. However for a conservative analysis the adjustment to account for other modes of transportation was not applied. The project trip generation summary is provided in Exhibit 8.

**Exhibit 8
Project Trip Generation Summary**

Proposed ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Residential Condominium (Land Use 230)	13 DU	2	8	10	8	3	11
		$Ln(T) = 0.80Ln(X) + 0.26$			$Ln(T) = 0.82Ln(X) + 0.32$		
		17% In		83% Out	67% In		33% Out
Specialty Retail (Land Use 826)	4,000 SF	0	0	0	5	6	11
		--			$Rate = \frac{2.71 \text{ Trips}}{1000 \text{ SF GFA}}$		
		-- In		-- Out	44% In		56% Out
Subtotal Gross Trips		2	8	10	13	9	22
Internalization ²	AM 0% PM 9.1%	-0	-0	-0	-1	-1	-2
Net External Trips (Proposed)		2	8	10	12	8	20

¹ Based on ITE Trip Generation Manual, Ninth Edition

² Based on ITE Trip Generation Manual User's Guide and Handbook, Ninth Edition,

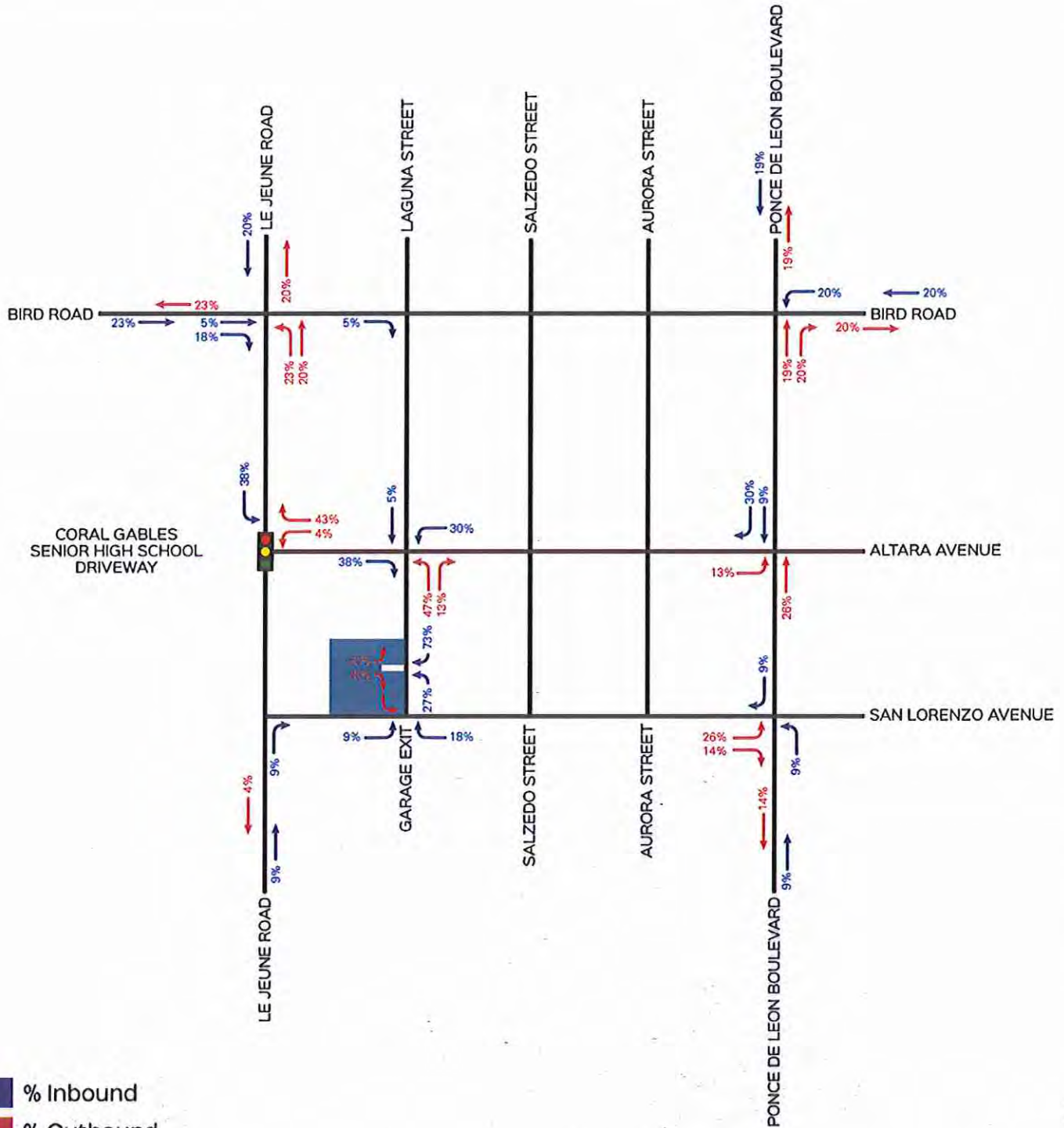
4.4 Project Trip Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1081 shown in Exhibit 9. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. The distribution can be summarized as follows: 39.12% to the north, 17.95% to the south, 19.15% to the east, and 23.43% to the west. For estimating trip distribution for the project traffic, consideration was given to conditions such as the roadway network accessed by the project traffic, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project trip distribution for the proposed project is shown in Exhibit 10.

Exhibit 9
Cardinal Distribution (TAZ 1081)

Direction	Distribution
NNE	21.09%
ENE	12.76%
ESE	6.79%
SSE	3.45%
SSW	14.49%
WSW	13.18%
WNW	10.26%
NNW	18.03%
Total	100.00%

Source: Miami-Dade Long Range Transportation Plan



- % Inbound
- % Outbound
- Project Location

Exhibit 10

Project Trip Distribution



4.5 Future With Project Intersection Capacity Analysis

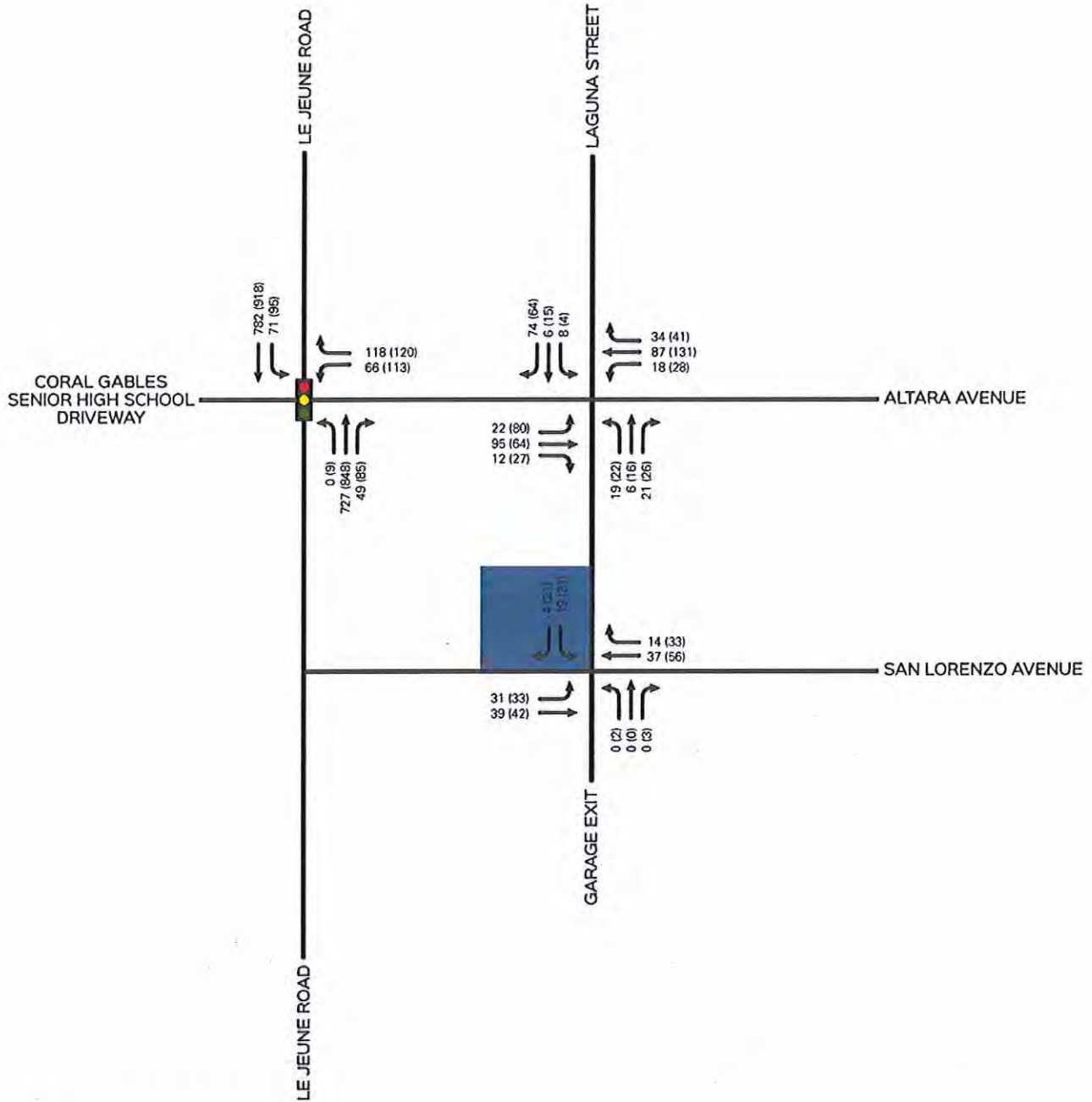
The trip assignments in the previous section, traffic projections for the project, committed developments and background growth were combined to obtain future traffic with project at the analyzed intersections. Exhibit 11 shows the resulting LOS for the morning and afternoon peak conditions for future with project. Capacity worksheets are included in Appendix D. Exhibit 12 shows the projected turning movement volumes for future with project. The analysis shows that all intersections analyzed are projected to operate within the city's LOS standard during the morning and afternoon peak periods.

Exhibit 11
Future with Project Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Le Jeune Road / Altara Avenue	S	NB	A	A	E
		SB	A	A	E
		WB	E	E	E
		<i>Overall</i>	B	B	E
*Laguna Street / San Lorenzo Avenue	U	NB	A	A	E
		SB	B	A	E
*Laguna Street / Altara Avenue	U	NB	B	B	E
		SB	B	B	E
Laguna Street / Project Driveway	U	EB	A	A	N/A

*Eastbound/Westbound movements are free-flow and do not receive a LOS.

Source: David Plummer & Associates



00 AM Peak Hour Volume
00 PM Peak Hour Volume

■ Project Location

Exhibit 12

Future With Project Intersection Capacity Analysis



6.0 CONCLUSIONS

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. All intersections analyzed are currently and projected to operate within the city's LOS standard during the morning and afternoon peak periods.

One Merrick Park Report _April 2015

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared
O.V. FERBEYRE, who on oath says that he or she is the
VICE PRESIDENT, Legal Notices of the Miami Daily Business
Review f/k/a Miami Review, a daily (except Saturday, Sunday
and Legal Holidays) newspaper, published at Miami in Miami-Dade
County, Florida; that the attached copy of advertisement,
being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES LOCAL PLANNING AGENCY/PLANNING
AND ZONING BOARD - PUBLIC HEARING - SEPTEMBER 9, 2015

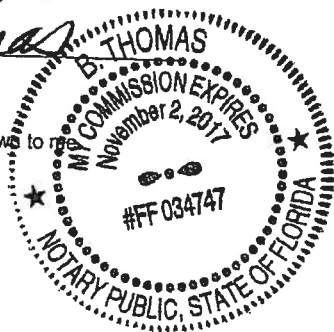
in the XXXX Court,
was published in said newspaper in the issues of
08/28/2015

Affiant further says that the said Miami Daily Business
Review is a newspaper published at Miami in said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Miami-Dade County,
Florida, each day (except Saturday, Sunday and Legal Holidays)
and has been entered as second class mail matter at the post
office in Miami in said Miami-Dade County, Florida, for a
period of one year next preceding the first publication of the
attached copy of advertisement; and affiant further says that he or
she has neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose
of securing this advertisement for publication in the said
newspaper.

Sworn to and subscribed before me this
28 day of AUGUST A.D. 2015

(SEAL)

O.V. FERBEYRE personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

City Public Hearing Local Planning Agency/
Planning and Zoning Board
Dates/Times Wednesday, September 9, 2015,
6:00 - 9:00 p.m.
Location City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida,
Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will
conduct Public Hearings on the following:

Items 1 through 4 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Residential Multi-Family High Density" for the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Residential Multi-Family High Density" Land Use Classifications to provide a maximum 100 units/acre density for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

4. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
5. 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.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

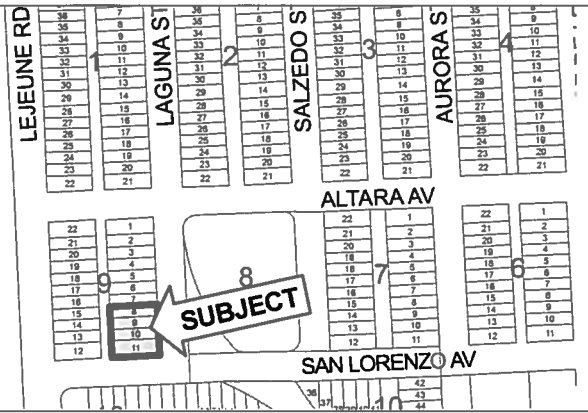
Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.



**City of Coral Gables
Courtesy Public
Hearing Notice**

August 28, 2015



Applicant:	Laguna Merrick, LLC
Application:	Mixed-Use Site Plan Review
Property:	One Merrick Park (351 San Lorenzo Avenue)
Public Hearing - Date/Time/ Location:	Planning and Zoning Board September 9, 2015, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

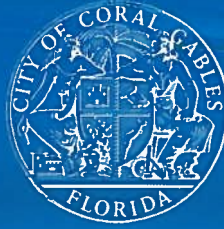
PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on September 9, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

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.

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Sincerely,

City of Coral Gables, Florida



Planning and Zoning Board

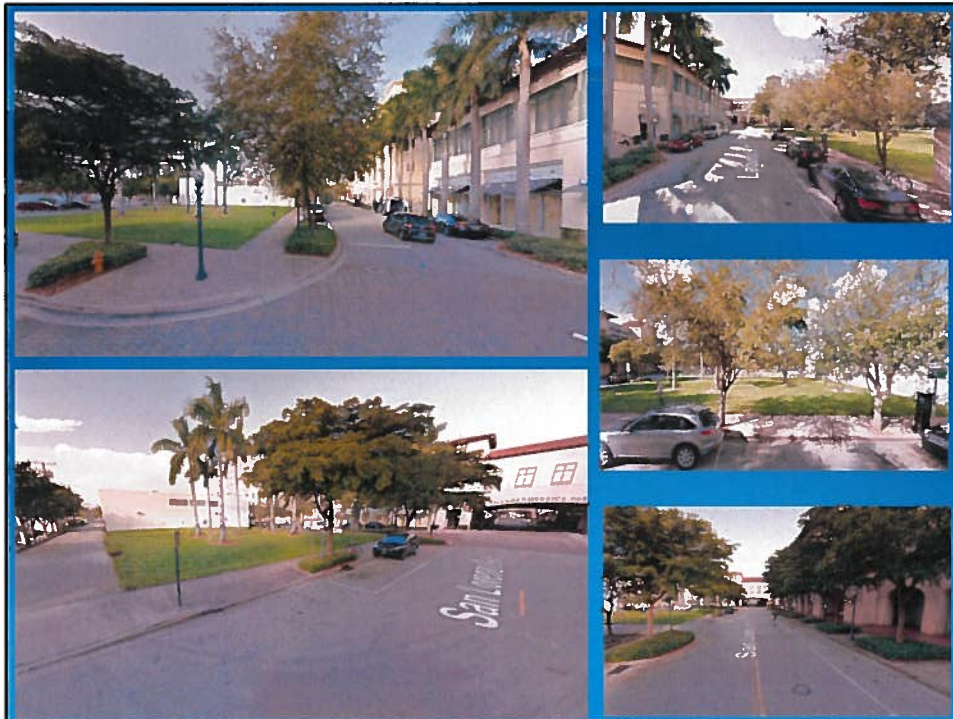
One Merrick Park (351 San Lorenzo Ave)

Mixed Use Site Plan Review
September 9, 2015

Application Request

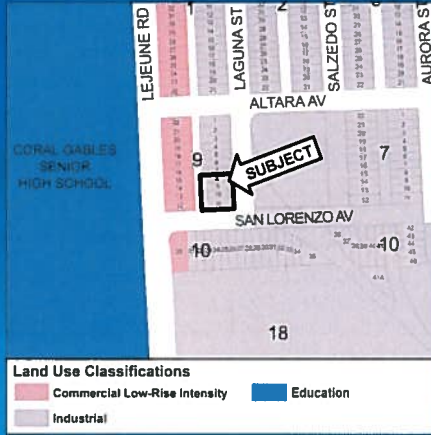
- ❖ Mixed Use Site Plan Review



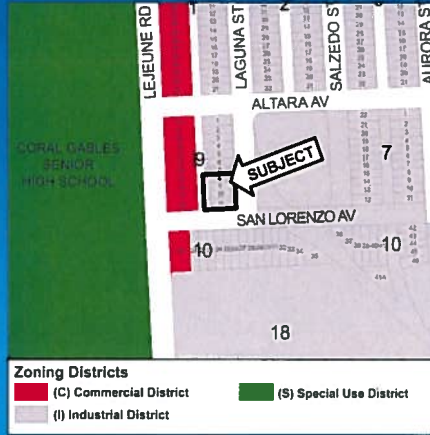


Existing Designations

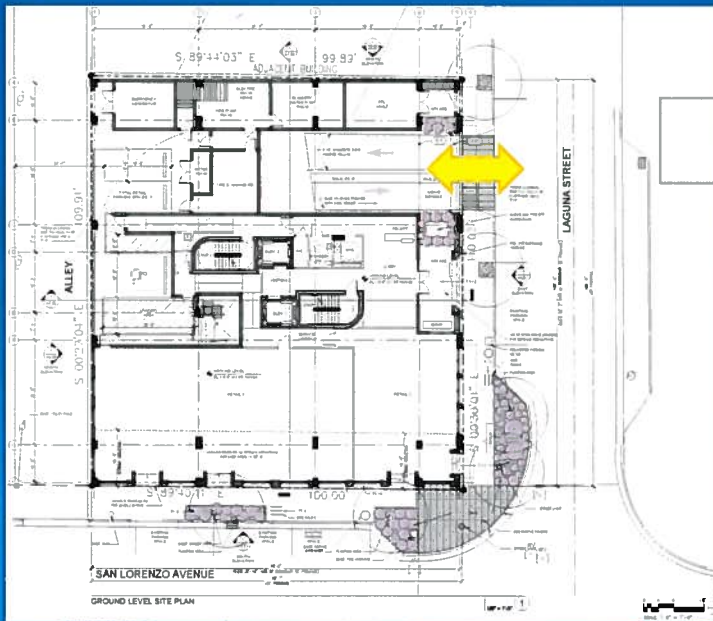
Existing Land Use Map



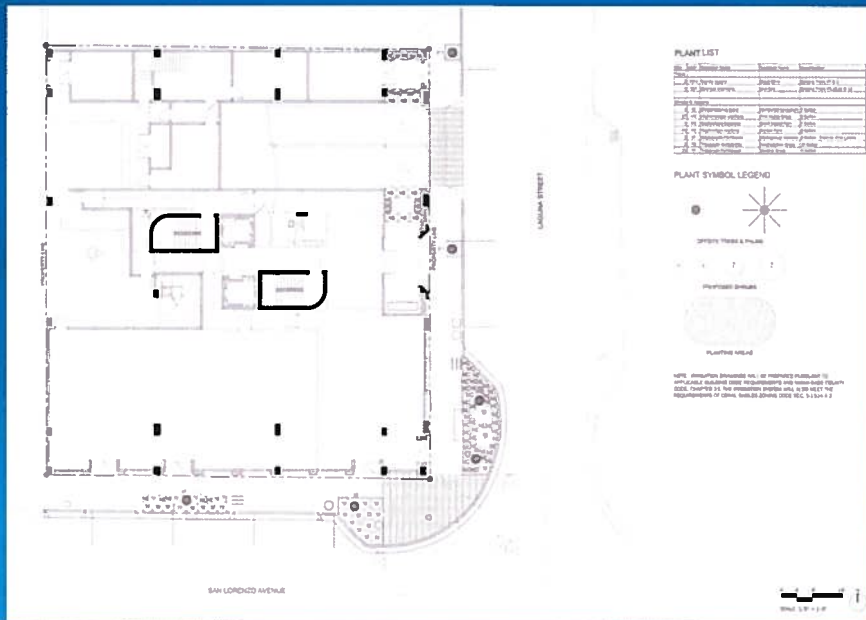
Existing Zoning Map



Ground Floor Plan



Landscape Plan



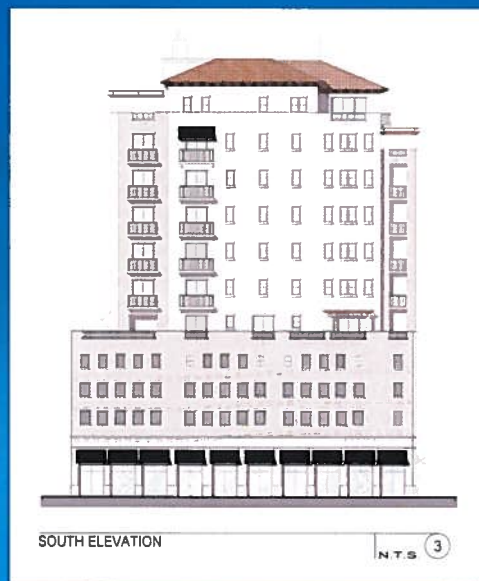
3D Rendering



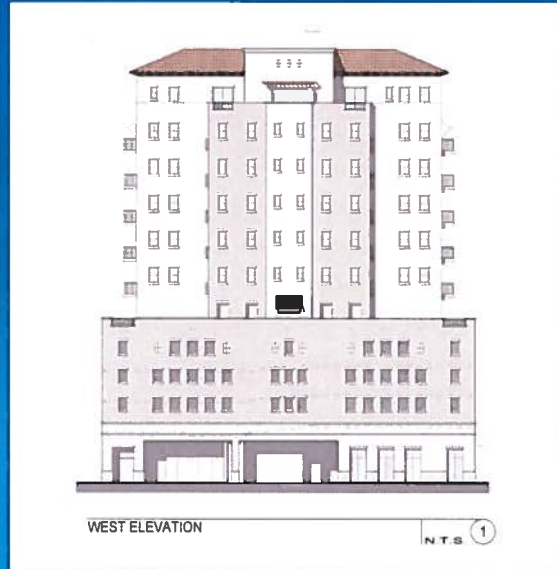
East Elevation (Laguna Street)



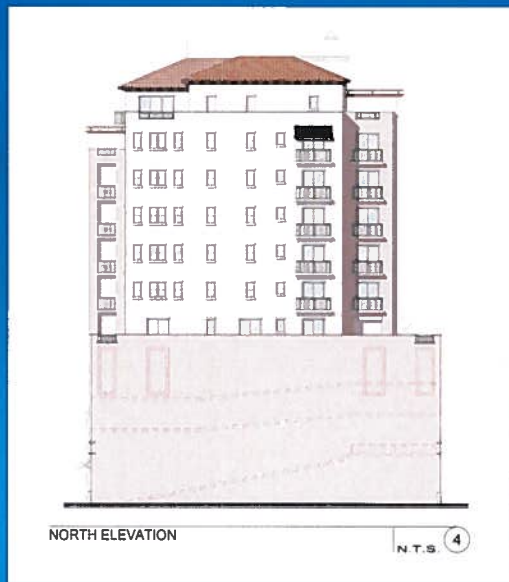
South Elevation (San Lorenzo Avenue)



West Elevation (alley)



North Elevation



Site Plan Information

Type	Permitted	Proposed
Total site area	---	11,000 sq. ft. (0.25 acres)
Floor area ratio (FAR)	3.5 FAR	3.44 FAR
FAR x total site area =	38,500 sq. ft.	---
Total square footage of building	---	37,863 sq. ft.
Building height	10 floors / Up to 100' (City Commission may approve up to an additional 20')	10 floors / 117'-7"
Retail	---	3,530 sq. ft.
Residential	No density limitation within MXOD	13 units (51 units/acre)

Off-Street (on-site) Parking Information

Uses	Required	Proposed
Residential units	29 spaces	---
Retail Use (1 space per 250 sq. ft.)	14 spaces	---
Total off-street parking	43 spaces	50 spaces
Additional parking provided	---	7 spaces

Public Notifications

- ❖ The following has been completed to solicit input and provide notice of the application:

Type	Date
Public information meeting	07.13.15
Courtesy notification - mailed to property owners within 1,500 feet of MXOD boundary and within MXOD	08.28.15
Posting of property	08.28.15
Legal advertisement	08.28.15
Posted agenda on City web page/City Hall	08.28.15
Posted Staff report on City web page	09.04.15

Application History

- ❖ Board of Architects gave preliminary design approval and approval of Mediterranean Arch. bonuses on 03.18.15
- ❖ March 27, 2015: Application presented to Development Review Committee (DRC)
 - ❖ Applicant satisfactorily resolved all DRC comments

Findings of Fact – Mixed Use Site Plan Review

Staff finds the Application **satisfies** the provisions of the Comprehensive Plan and Zoning Code for mixed use projects

- ❖ The Application satisfies the provisions of Zoning Code Sec. 4-201, “Mixed Use District (MXD)”
- ❖ The Application satisfies the provisions of Zoning Code Sec. 3-408, “Standards for Review,” subject to conditions of approval
- ❖ The Application is consistent with the Comprehensive Plan
- ❖ “Industrial Use” Future Land Use Map designation and “Industrial District (I)” zoning designation are appropriate for the proposed mixed use development

Staff Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions of approval (pages 21-22)
- ❖ Typical conditions of approval are recommended by Staff as well as the following:
 - ❖ Remove curb cuts along sidewalk on San Lorenzo Avenue
 - ❖ Payment to City required for the loss of two (2) on-street parking spaces
 - ❖ Landscaping issues identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service



Planning and Zoning Board

One Merrick Park

(351 San Lorenzo Ave)

Mixed Use Site Plan Review

September 9, 2015