

DYL MIXED USE DEVELOPMENT AT THE VILLAGE OF MERRICK PARK, CORAL GABLES

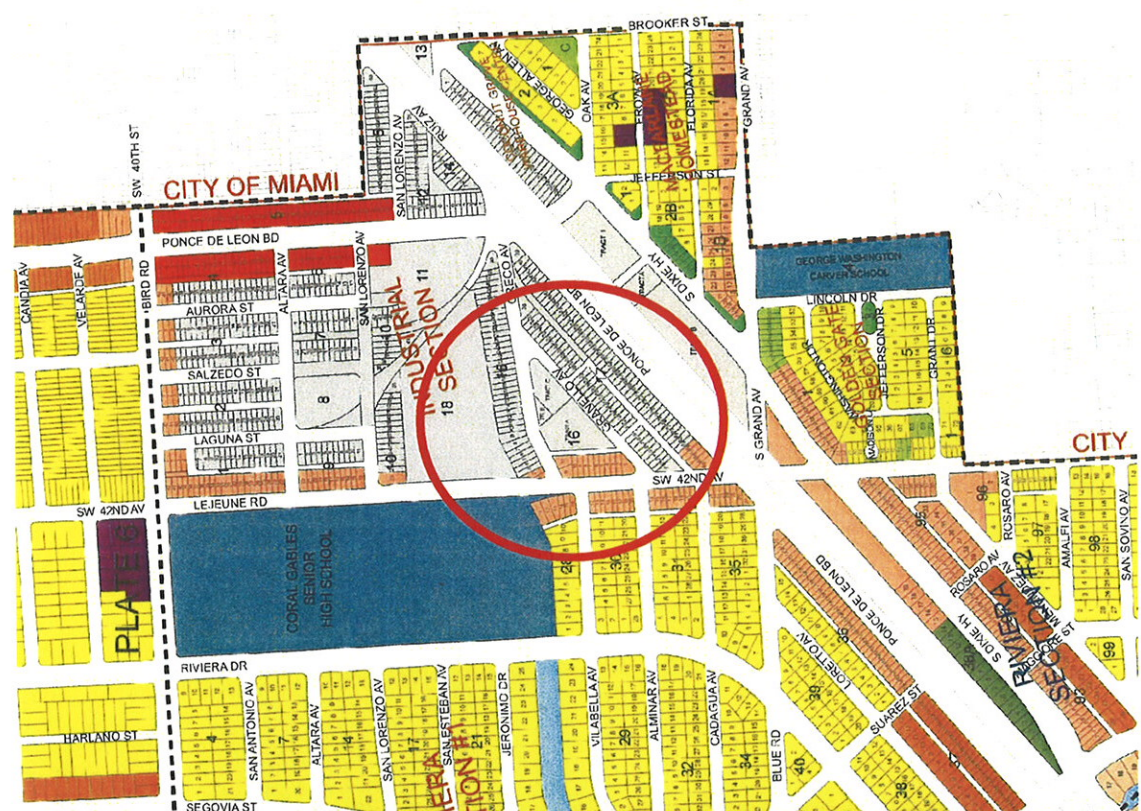


Planning Board Presentation 10.8.08

DYL
GROUP

Agenda

- Introduction
- Site Analysis
- Precedents
- Project Presentation
- Discussion



Fact and Fiction

- Streets that are currently closed will be opened.
- **Not true. No existing streets are being touched.**
- The current height limitations is being exceeded.
- **Not true. Project confirms to 77 foot code limit.**
- The project will have subsidized housing.
- **Not true. The project has 42 units of luxury housing.**
- The alley is being eliminated completely.
- **Not true. The service alley is being enlarged.**

Fact and Fiction

- The City is giving away the surface parking lot.
- **Not true. The lot is being replaced with a park.**
- The City is losing parking spaces.
- **Not true. There will be a over 280 public spaces.**
- The Developer is going to damage existing utilities.
- **Not true. All utilities will be buried and modernized.**
- The Project will add a financial burden to the City.
- **Not true. The project will add a multi-million tax base to the City that will offset taxes and create jobs.**



ZONING COMPARISON INDUSTRIAL, LIMITED COMMERCIAL & MXD OVERLAY
LEVEL 2 MEDITERRANEAN BONUS

ZONING REQUIREMENTS	INDUSTRIAL ZONE	LIMITED COMMERCIAL	MXD OVERLAY DISTRICT
MAXIMUM HEIGHT	99'	77'	INDUSTRIAL 99'
FAR ALLOWABLE	3.5	3.5	3.5

SETBACKS (SETBACKS CAN BE REDUCED TO ZERO IN ALL DISTRICTS PER THE MEDITERRANEAN DESIGN STANDARDS - TABLE 3, NO. 1)

FRONT	NONE W/ 10' SETBACK @ 40'	NONE	NONE W/ 10' SETBACK AT 45'
SIDE	INTERIOR SIDE - NONE STREET SIDE - NONE	INTERIOR SIDE - NONE STREET SIDE - NONE	INTERIOR SIDE - NONE STREET SIDE - 15'
REAR	ALLEY/STREET - NONE NOT ALLEY/STREET - 10'	ALLEY - 5' NO ALLEY - 10'	ALLEY/STREET - NONE NO ALLEY/STREET - 10'

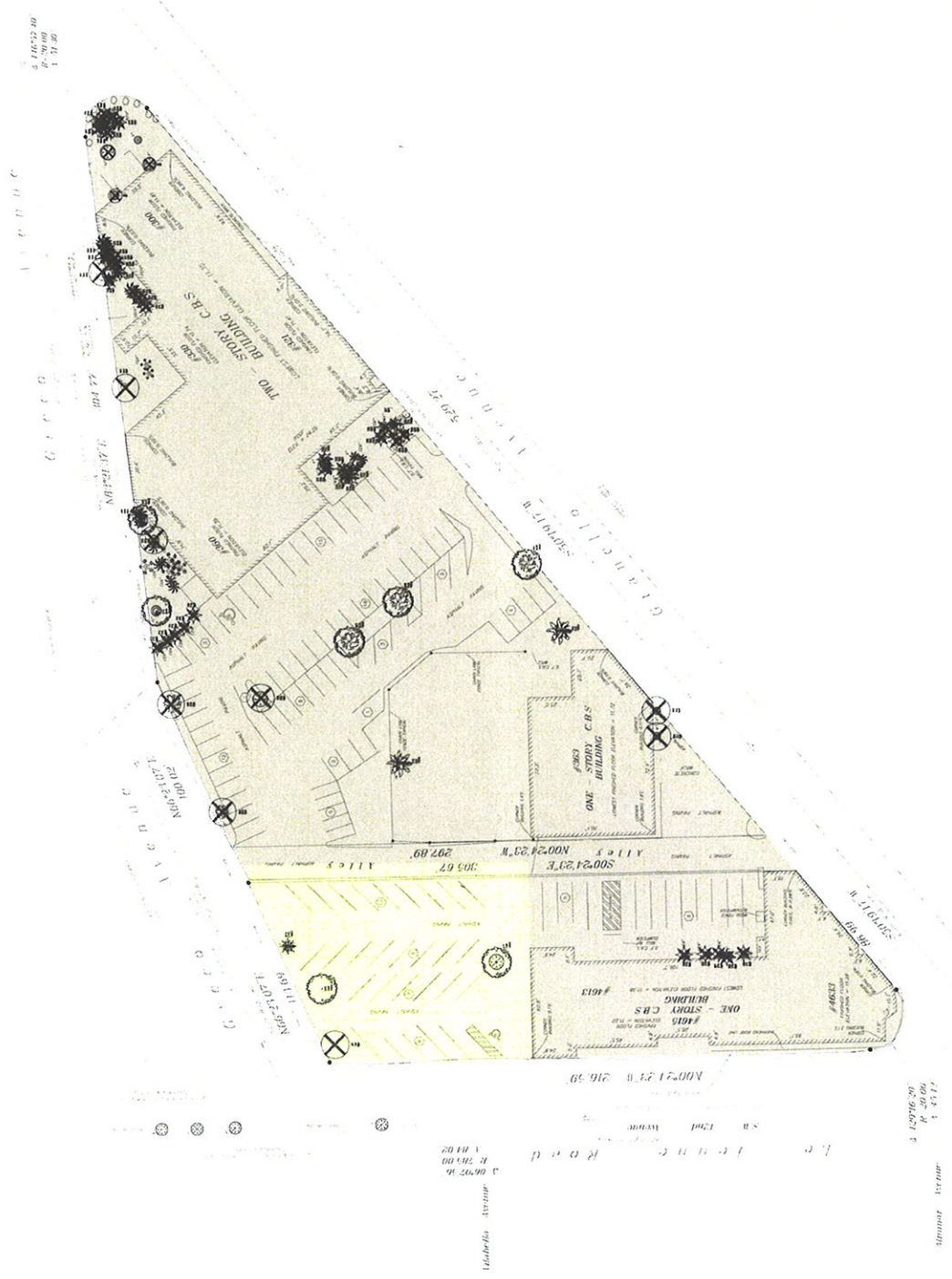
PARKING REQUIRED (SPACES)

RETAIL	1/250	1/250	1/250
RESTAURANT	12/1000	12/1000	10/1000
OFFICE	1/300	1/300	1/250
RESIDENTIAL	NA	PER ARTICLE 5, DIV 14	PER ARTICLE 5, DIV 14

Location Map

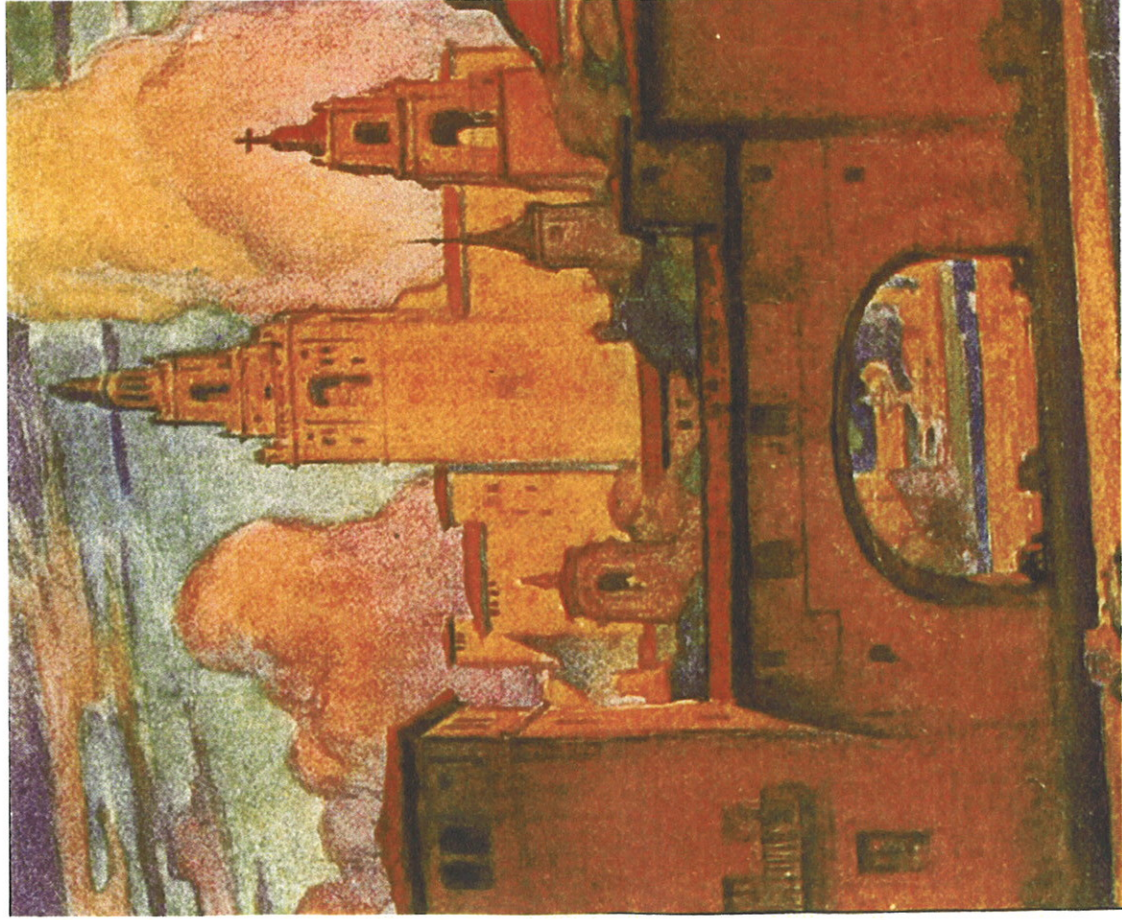


Alley Vacation



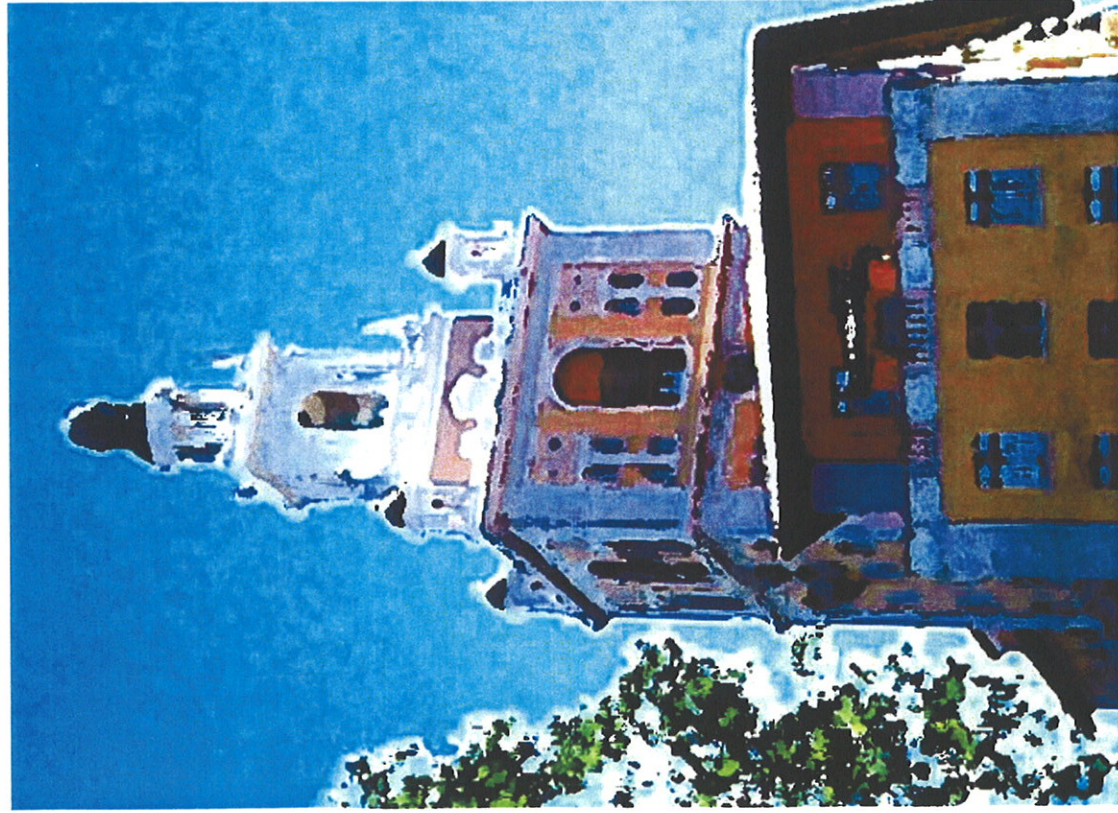
Precedents: Coral Gables

PERKINS
+ WILL

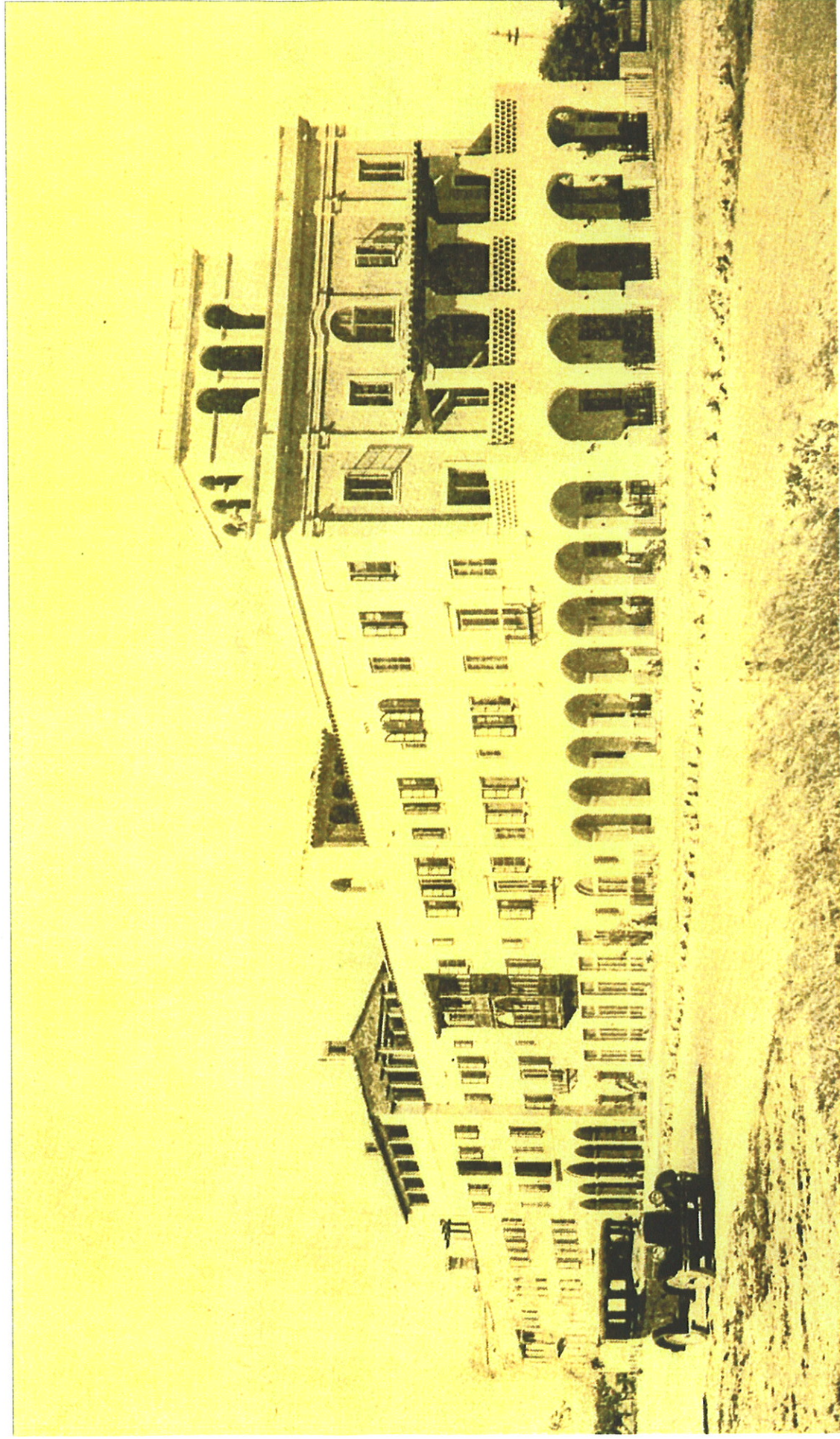


Precedents: Coral Gables

PERKINS
+ WILL

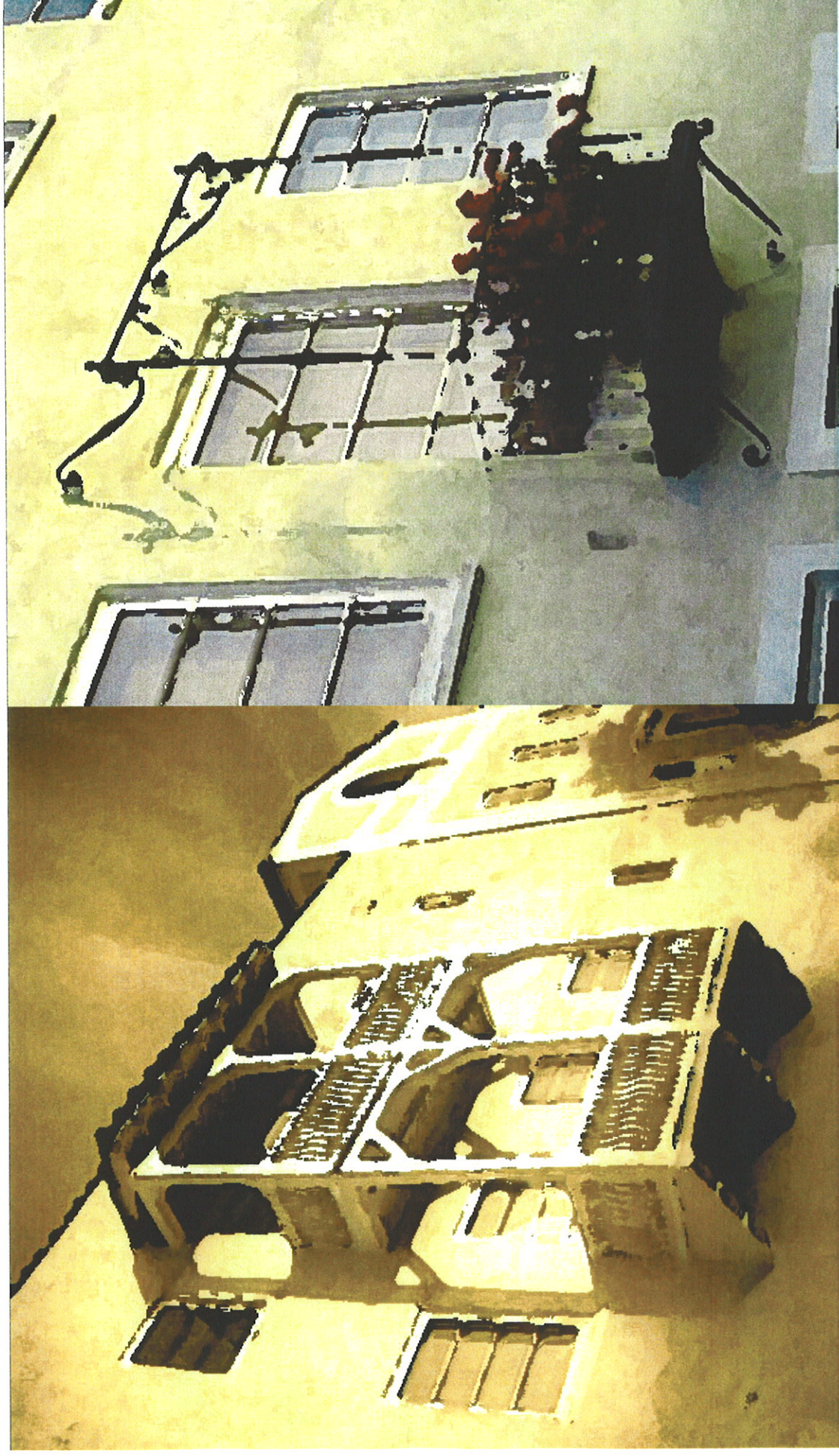


Precedents: Coral Gables



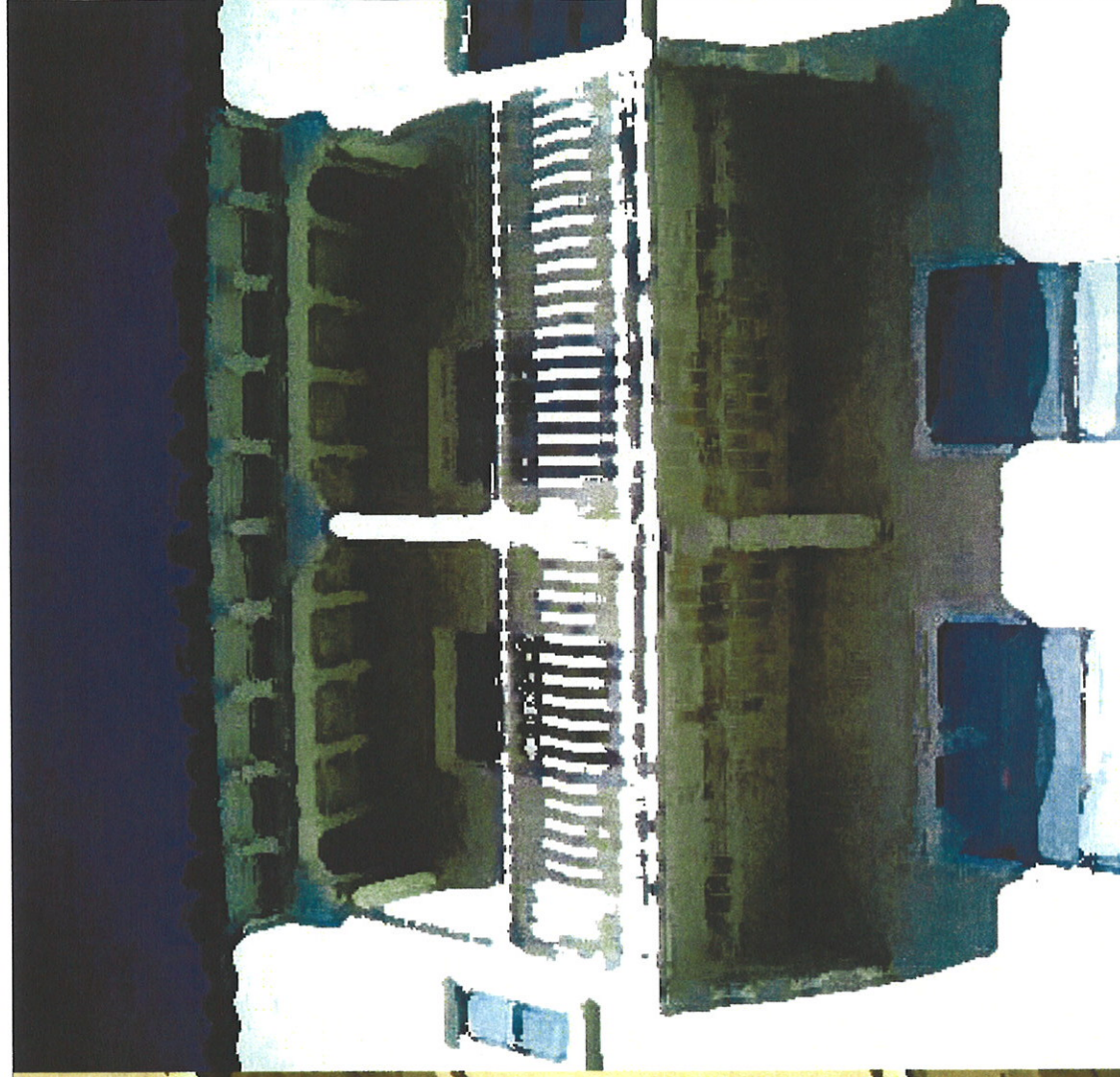
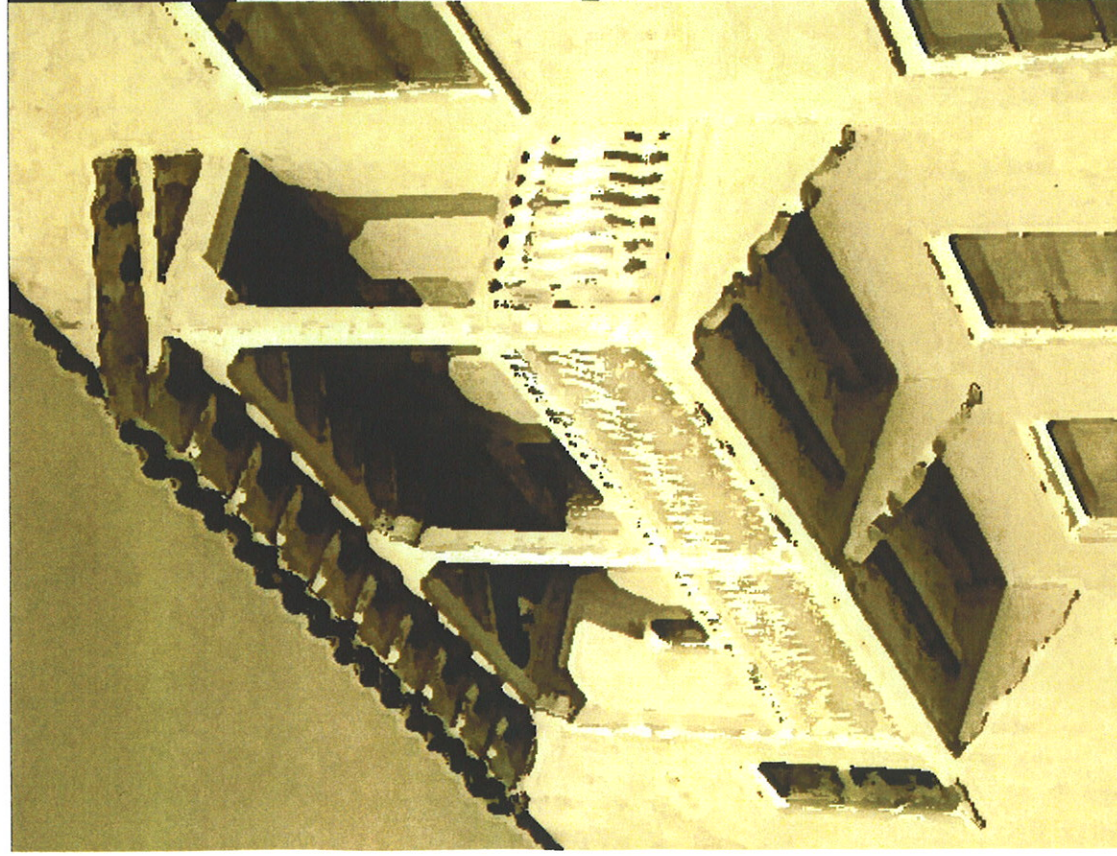
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Precedents: Coral Gables

PERKINS
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Precedents: California

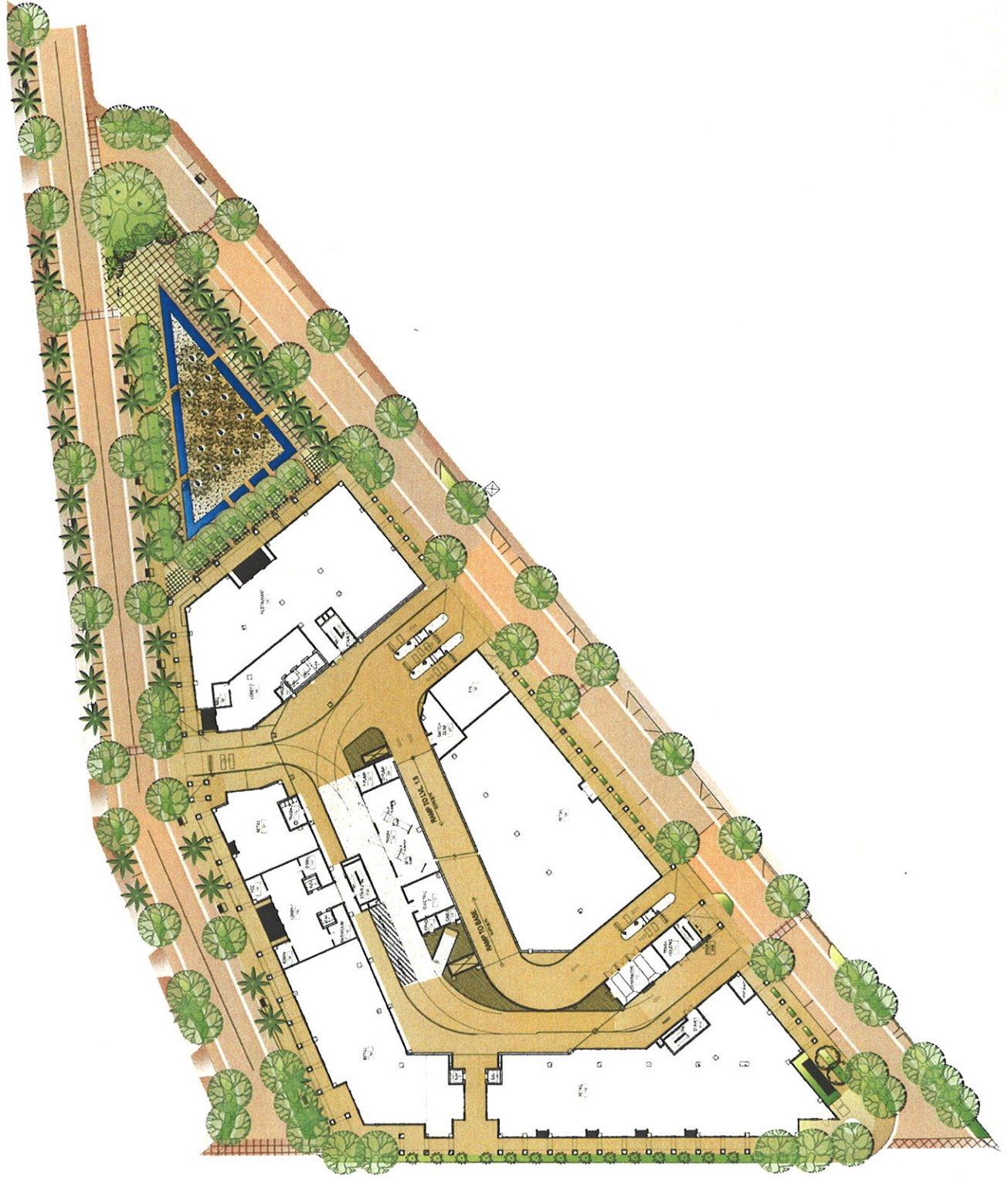
PERKINS
+ WILL



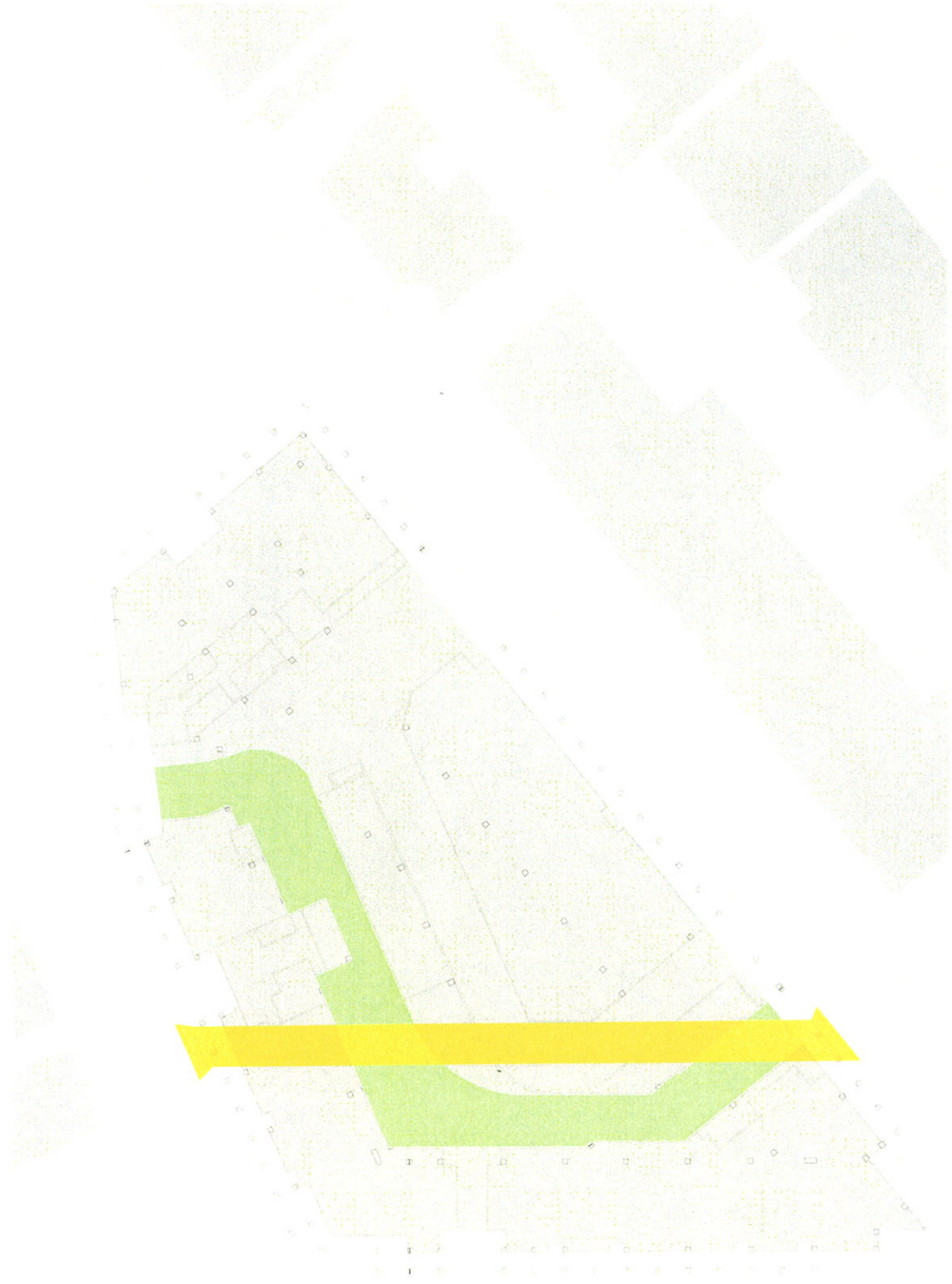
Existing Lot



Location Map

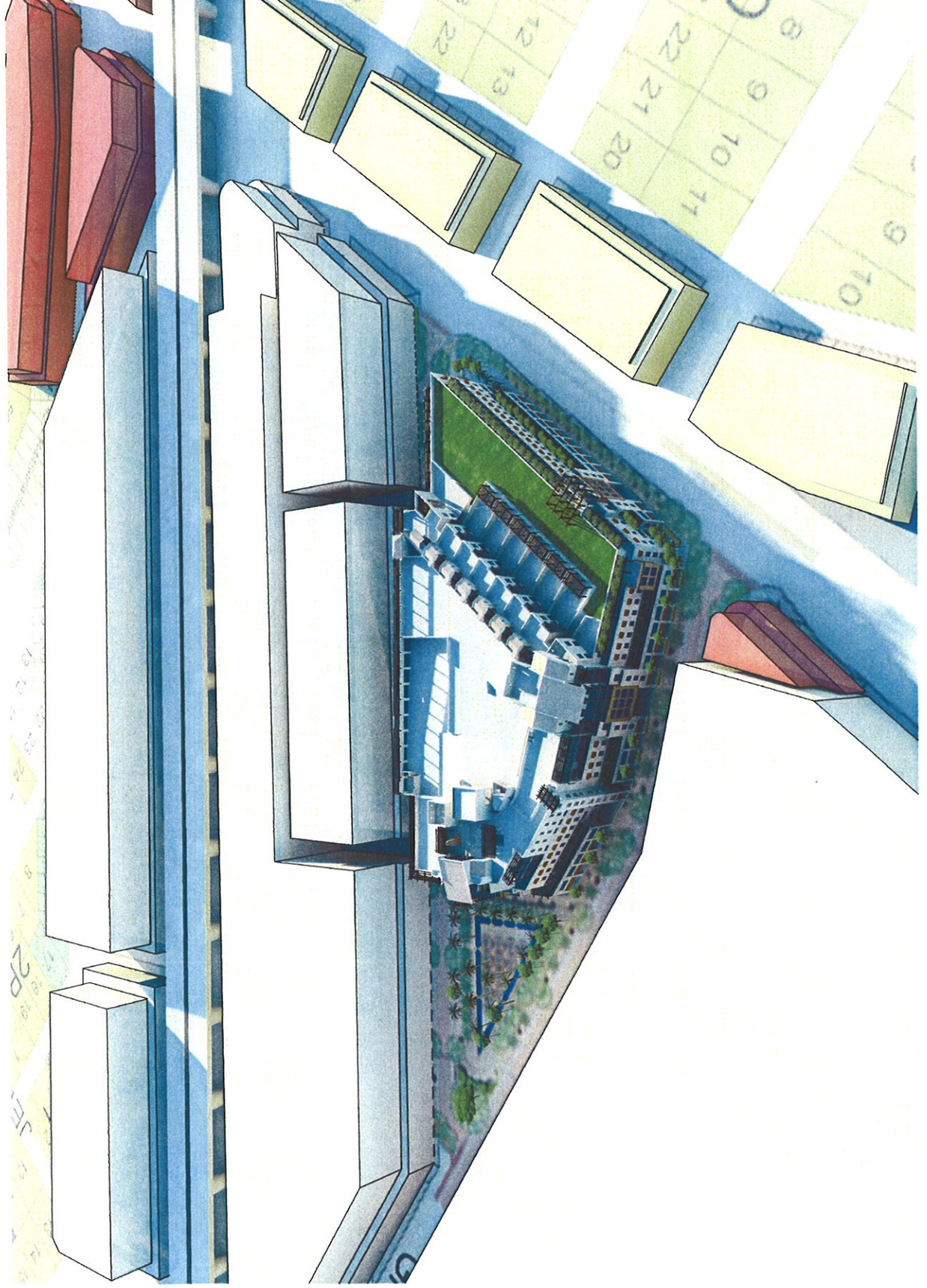


Alley Comparison

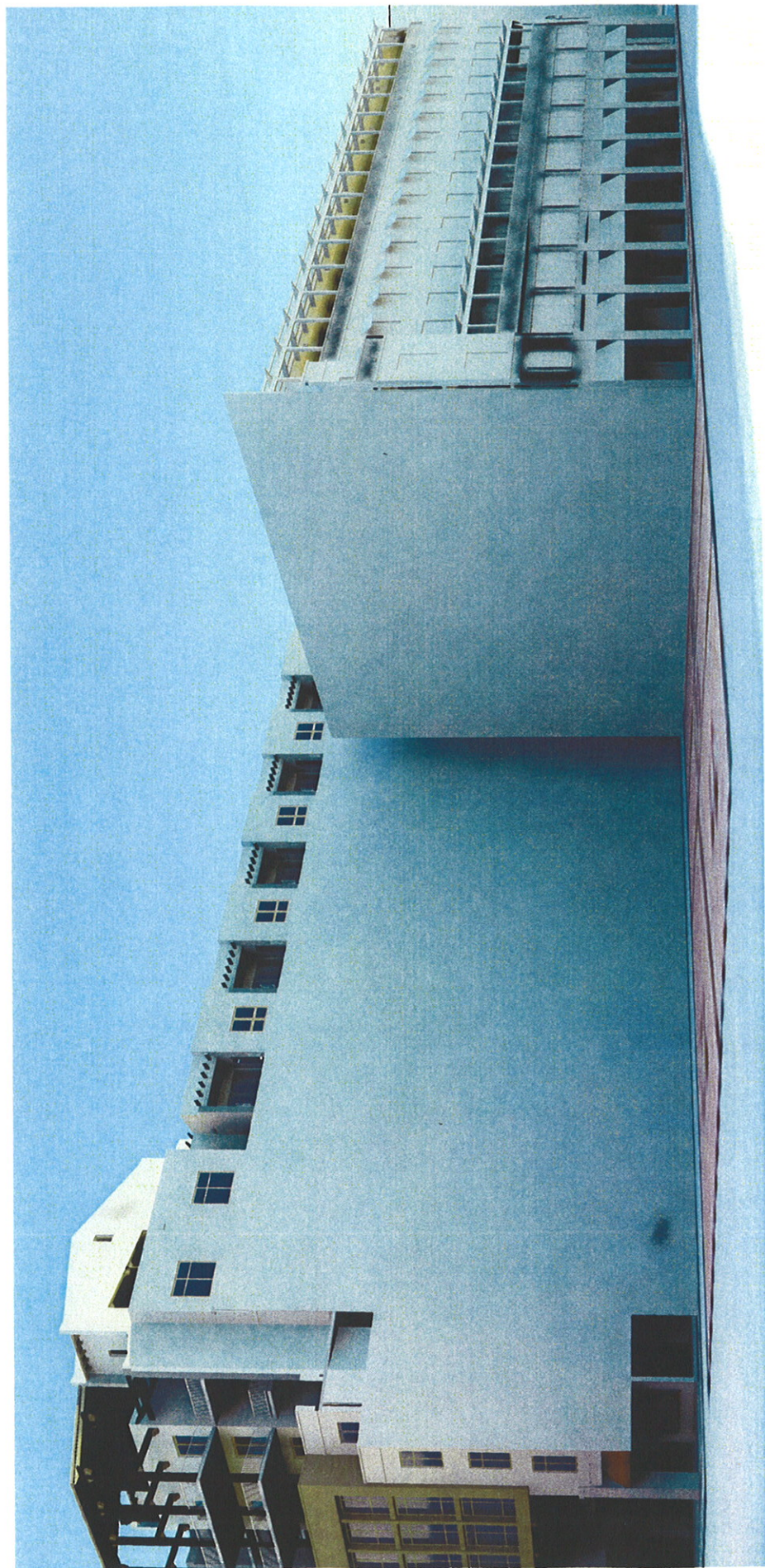


EXISTING ALLEY: 6,248 sf
PROPOSED ALLEY: 12,126 sf

View from Le Jeune-Greco



View from Le Jeune-Greco



View from Le Jeune-Greco



View from Le Jeune-Greco

PERKINS
+ WILL



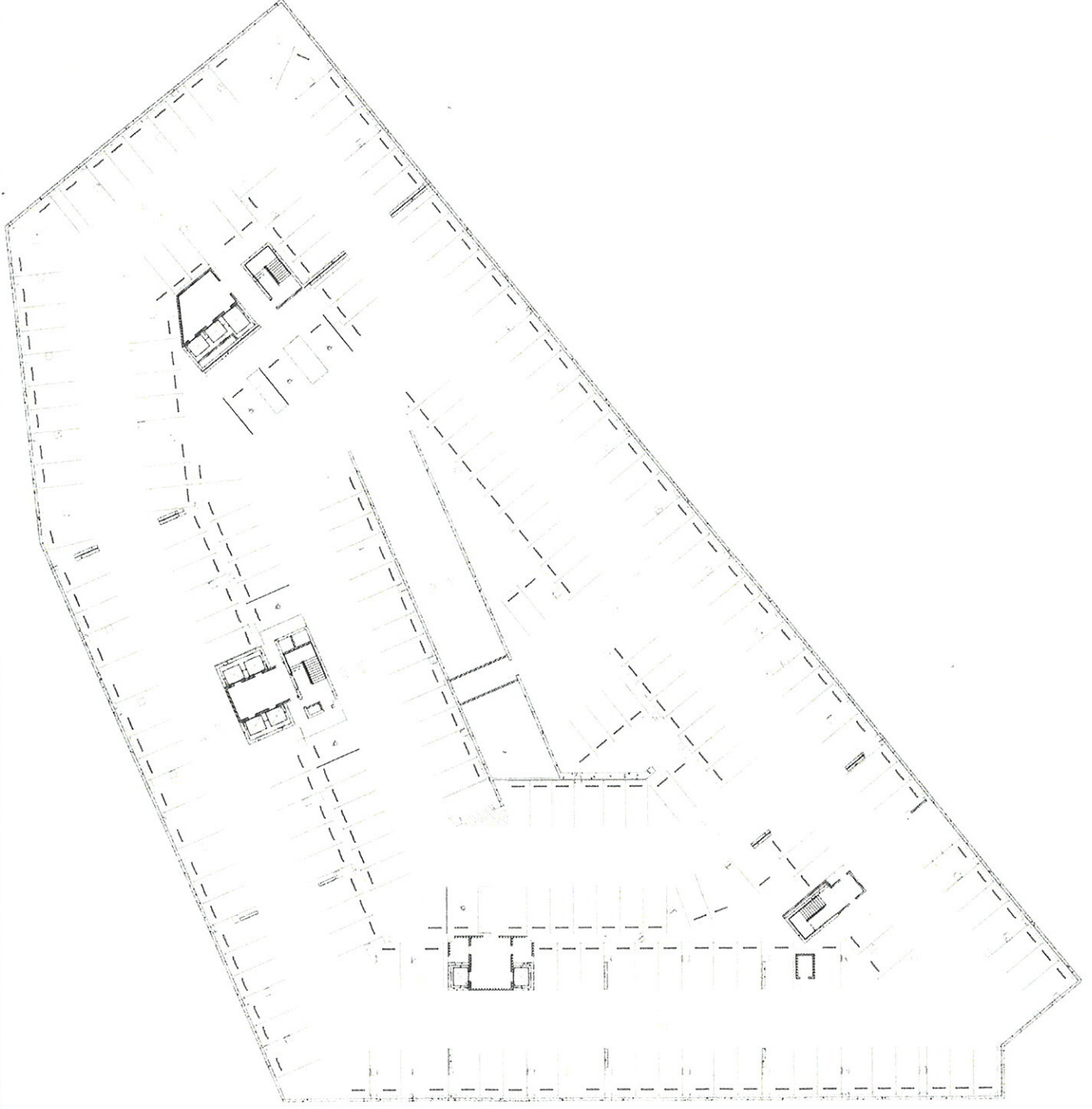
View from Le Jeune-Greco



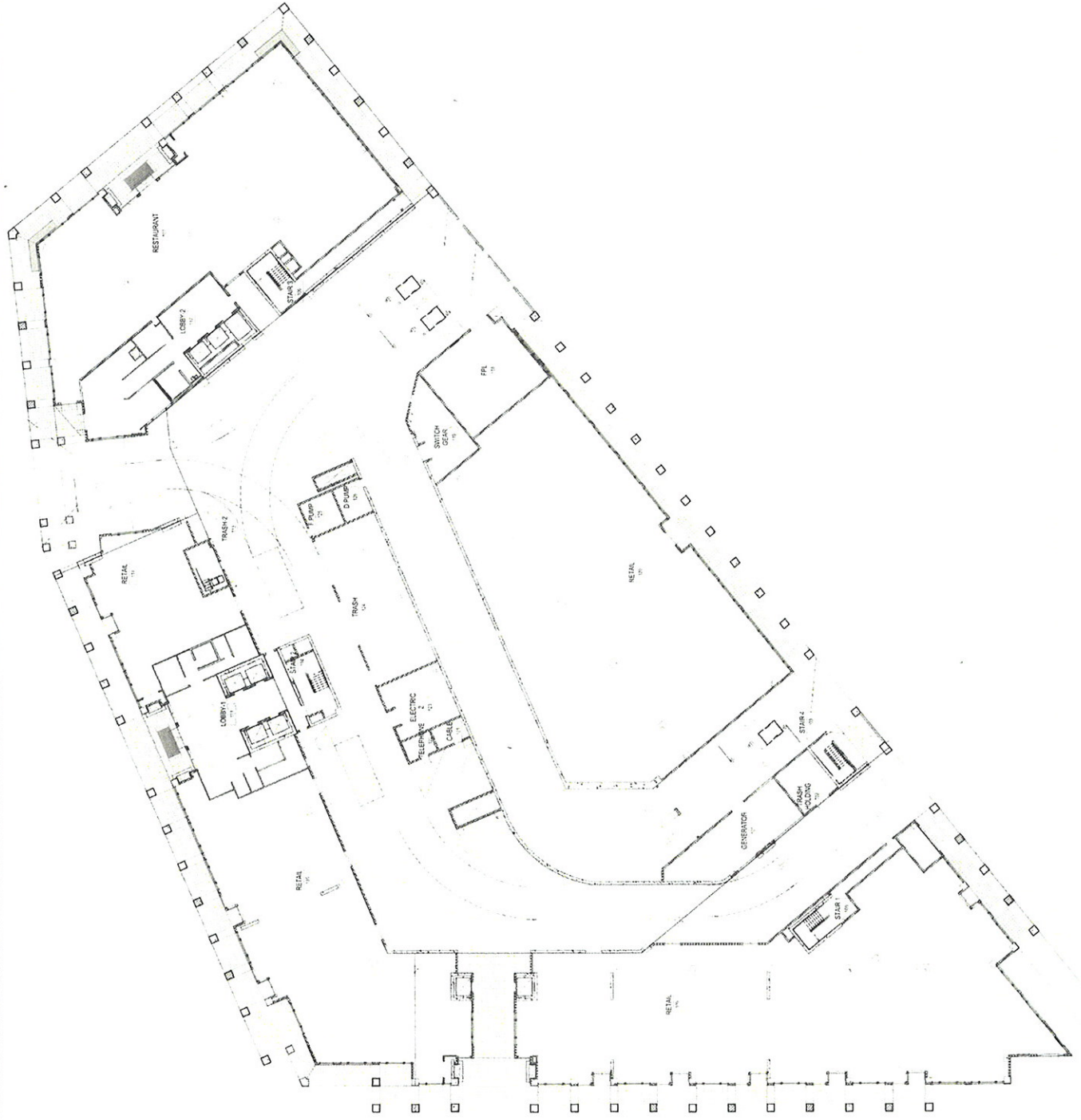
View from Ponce Circle



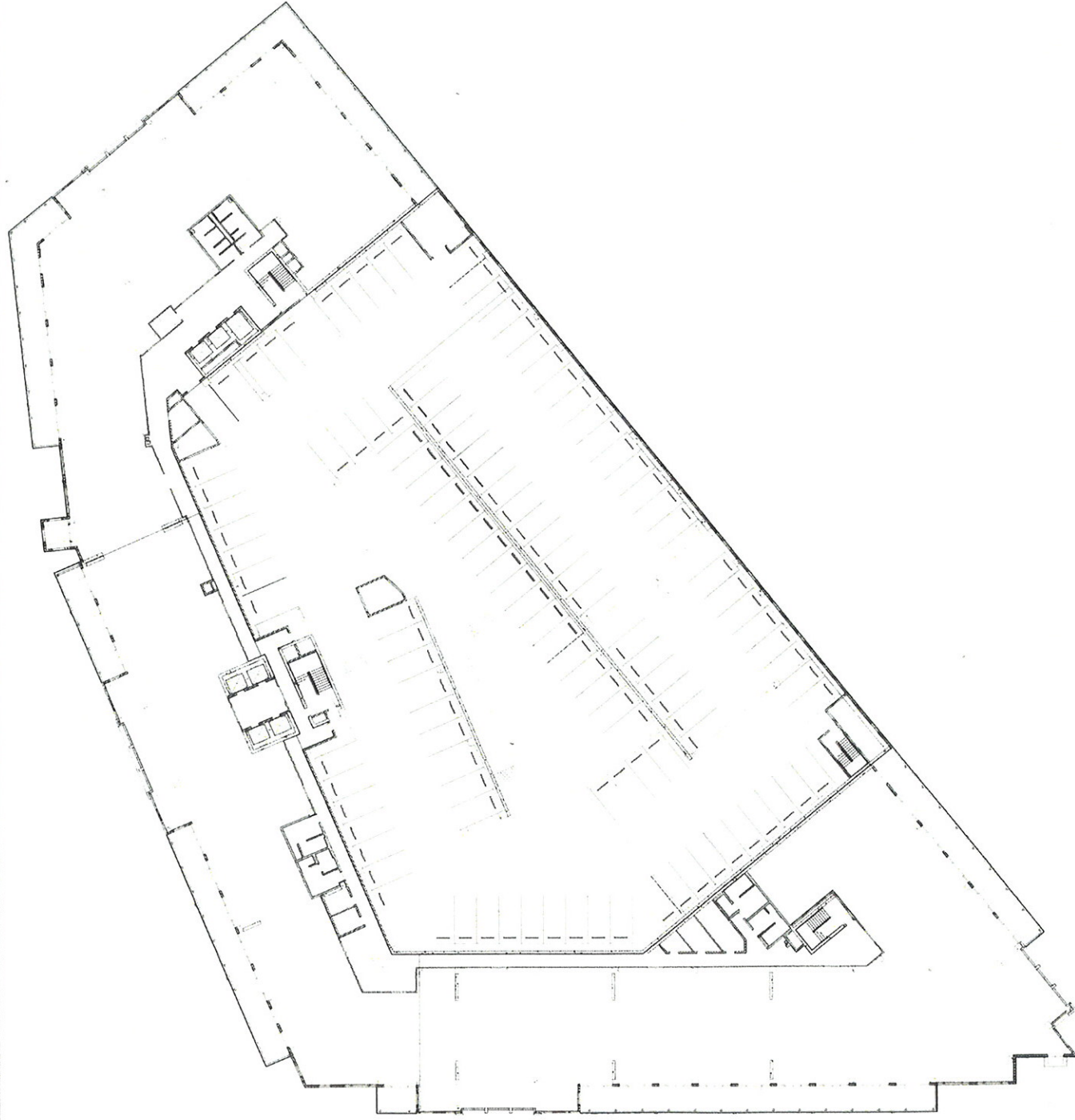
Project Presentation: Level - 1



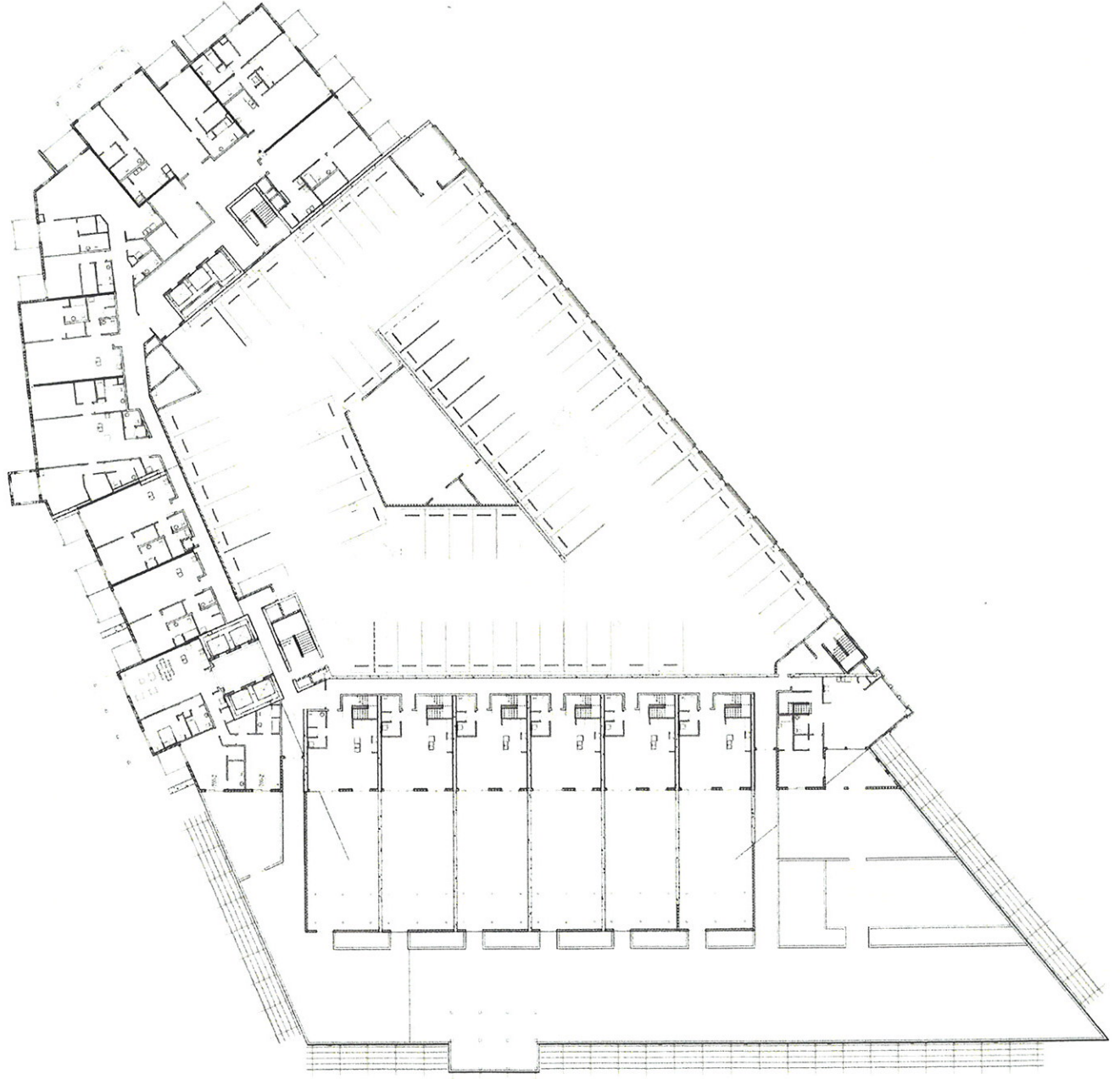
Project Presentation: Level + G



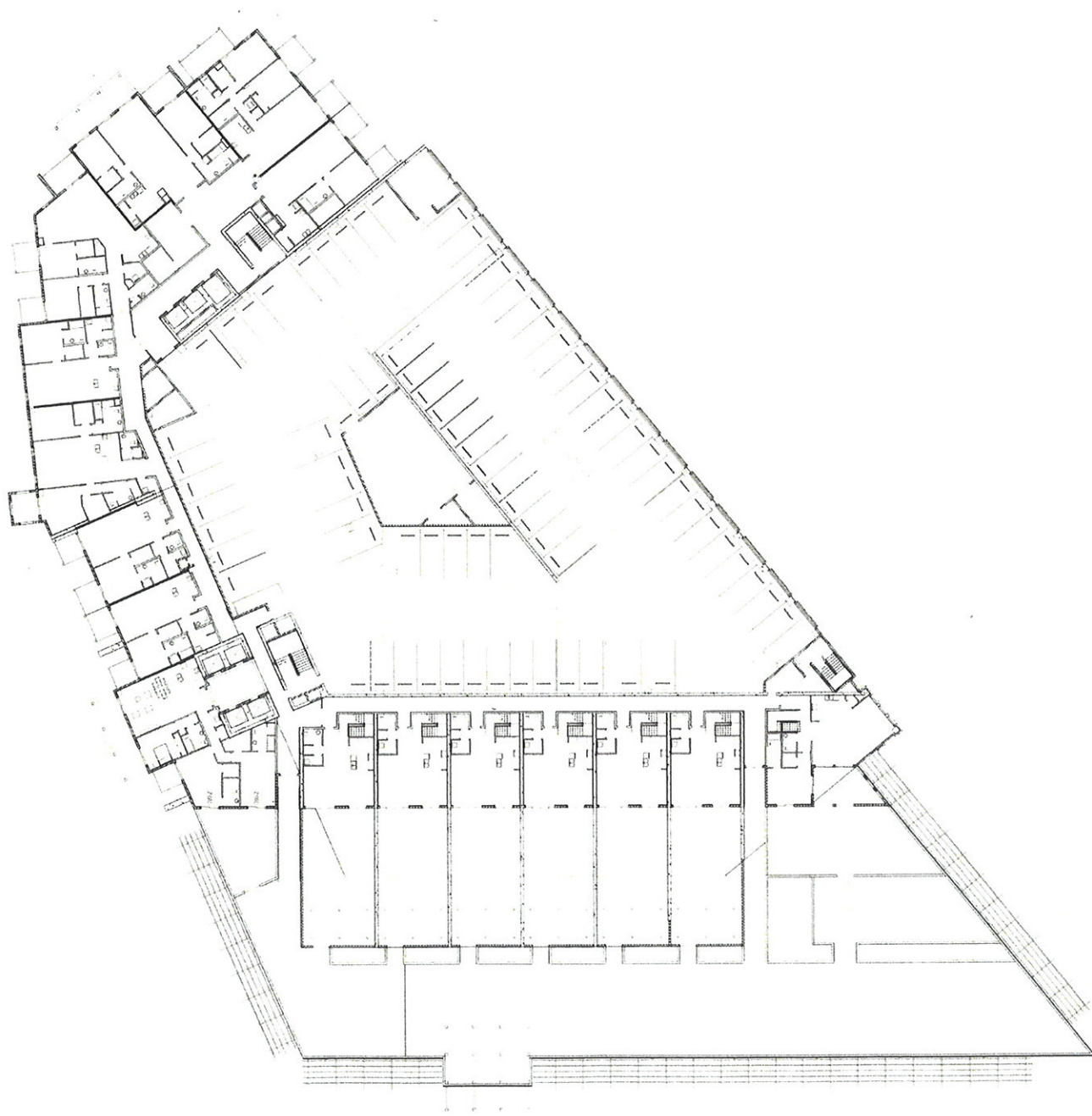
Project Presentation: Level + 2



Project Presentation: Level + 7



Project Presentation: Level + 8



Le Jeune Elevation

PERKINS
+ WILL



Greco Elevation



Greco-Granello (Park) Elevation



Granello Elevation

