

# **“DYL Merrick MXD”**

## **Mixed Use (MXD) Site Plan Review and Vacation of Public Alleyway**

10.08.08 Planning and Zoning Board meeting

11.12.08 Planning and Zoning Board meeting

12.10.08 Planning and Zoning Board meeting

01.13.09 City Commission meeting

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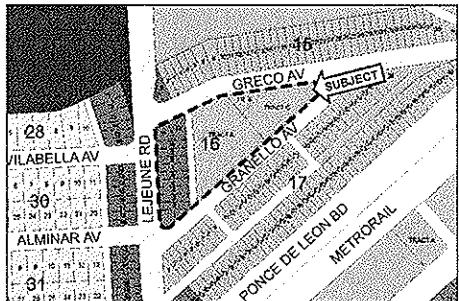
## **Background**

- Project located in Industrial District, 1 block south of Village of Merrick Park.
- Property zoned “C”, Commercial along LeJeune Road and “I”, Industrial along Granello and Greco Avenues.
- Within Mixed Use Overlay (MXD) District.
- Project site is 2.3 acres in size.
- Public alleyway bisects block from north to south.
- Site occupied by low-rise commercial buildings and surface parking.

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## Land use designations

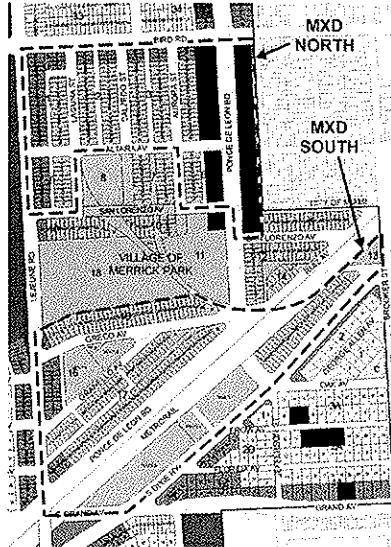


- “Commercial Low-Rise Intensity”
  - Along LeJeune Road
- “Industrial Use”
  - Along Granello and Greco Avenues

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## MXD overlay districts



- “North Industrial MXD District”
- “South Industrial MXD District”

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## Proposed project

- Mixed-use (MXD) project consisting primarily of office use (187,000 SF), retail and restaurant uses (42,000 SF) and 42 residential units.
- Maximum 3.5 FAR is permitted – 3.35 FAR
- 1,081 parking spaces are required and 1,083 spaces are provided (not including 34 public replacement parking spaces for a total 1,117 parking spaces).
- Proposed public park is not a part of the MXD site plan review.

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## Project height

Permitted by Comprehensive Plan	Permitted by MXD Overlay District	Proposed DYL Merrick Project
"Commercial Low-Rise Intensity" <ul style="list-style-type: none"><li>• 6 stories*</li><li>• Max. 77 feet</li><li>• +25 feet architectural features</li></ul>	"Commercial Low-Rise Intensity" <ul style="list-style-type: none"><li>• No max. stories</li><li>• Max. 77 feet</li><li>• +25 feet architectural features</li></ul>	"Commercial Low-Rise Intensity" <ul style="list-style-type: none"><li>• 6 stories</li><li>• 77 feet</li><li>• +15 feet architectural features</li></ul>
"Industrial Use" <ul style="list-style-type: none"><li>• 8 stories*</li><li>• Max. 99 feet</li><li>• +25 feet architectural features</li></ul>	"Industrial Use" <ul style="list-style-type: none"><li>• No max. stories</li><li>• Max. 100 feet</li><li>• +25 feet architectural features</li></ul>	"Industrial Use" <ul style="list-style-type: none"><li>• 8 stories</li><li>• 99 feet</li><li>• +25 feet architectural features</li></ul>

\*with Mediterranean design bonuses

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## **MXD objectives**

- Current MXD provisions originally adopted in 2004, and revised in 2006 with Zoning Code rewrite, are intended to:
  - Promote unified “planned” developments.
  - Encourage public realm improvements.
  - Utilize physical characteristics of the site.
  - Create diversity of uses and a “walk-able” pedestrian environment.
  - Promote public transit.
  - Strong emphasis on Med. architectural design.

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## **Issues and analysis**

- Detailed analysis and discussion of the following issues are provided in Staff's report (page numbers indicated):
  1. Compliance with the Zoning Code (page 7).
  2. Mixed Use District (MXD) purpose and objectives (page 7).
  3. Site plan review criteria (pages 8-10).
  4. Street and alley vacation requirements (pages 10-12).

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## **Issues and analysis**

5. City Commission identified issues (pages 12-14).
6. Traffic study (pages 14-15).
7. Proposed public City park (page 15).
8. Concurrency management analysis (page 15).
9. Public school concurrency review (page 15).
10. Attainable housing (pages 15-16).
11. Compliance with Comprehensive Plan goals, objectives and policies (pages 16-20).

## **Findings of fact**

- Consistent with Comprehensive Plan's goals, objectives and policies.
- Satisfies site plan review criteria for a proposed MXD project.
- Satisfies standards for review for the vacation of a public alleyway.
- Property owner shall provide two signalized pedestrian crosswalks.
- Public ROW improvements are provided in compliance with City's Master Landscape Plan.

## **Findings of fact**

- Additional off-site improvements are provided, including landscaping, lighting, street re-paving, curbing, crosswalks, drainage and under-grounding of utilities along both sides of Granello and Greco Avenues between LeJeune Road and Ponce de Leon Boulevard.
- Provides residential component and pedestrian environment in accordance with MXD objectives.
- All delivery services, trash pick-up and valet parking are contained within the building.

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## **Findings of fact**

- Satisfies all City concurrency standards.
- Secured Board of Architects review and approval for Mediterranean design.
- No variances are requested/required.
- Satisfactorily addressed all City Department comments via the Development Review Committee (DRC) process.
- Assists City efforts in the promotion of attainable housing as mandated by the State.

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## Recommendation

- The Planning Department recommends approval of the MXD site plan and vacation of the public alleyway with conditions of approval, as follow (condition numbers referenced):

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## Conditions of approval

- 3a. All valet stations, stacking and vehicular circulation must be contained entirely within building.
- 3b. Payment for 13 lost on-street parking spaces.
- 3c. Provide directional signage plan for on-site and off-site vehicular circulation.
- 3d. No signage permitted above the second floor facing onto LeJeune Road.
- 3e. No building lighting permitted above the second floor facing onto LeJeune Road.

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## **Conditions of approval**

- 3f. No building encroachments permitted onto LeJeune Road.
- 3g. All off-site landscaping shall be irrigated, and shall be supplied and controlled from the ROW.
- 4b. Two signalized pedestrian crosswalks shall be provided. One across LeJeune Road, and the other across Ponce de Leon Boulevard.
- 4c. FDOT approval is required for the proposed landscaping/pedestrian easement along LeJeune Road.

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## **Conditions of approval**

- 5. Site plan for the public park shall be subject to future City review and approval.
- 6. Any private use of the public park shall require City review and approval.
- 7. As proffered by the property owner, funds are being contributed to assist the City in its efforts to promote attainable housing.

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## **PZB recommendation**

- The Planning and Zoning Board provided “no recommendation”.
- A minimum of four (4) votes are necessary as a “majority vote” to pass a motion. Therefore the Board provided no recommendation with a 3-3 vote.

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## **PZB discussion**

- The Planning and Zoning Board did discuss various issues and conditions, and the applicant did proffer various changes to the site plan (outlined in 01.13.09 Commission cover memo).

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- Applicant submitted changes to the site plan and elevations identified and discussed by the Planning and Zoning Board to the Board of Architects.

## **BOA review and approval**

- The applicant secured preliminary approval from the Board of Architects on 12.23.08, and was granted Mediterranean architectural approval.

## **Proposed changes**

- The applicant has provided plans of the proposed changes which are attached to the Commission cover memo.
- The applicant shall review and explain those changes as a part of their presentation.

End of Staff's presentation