

“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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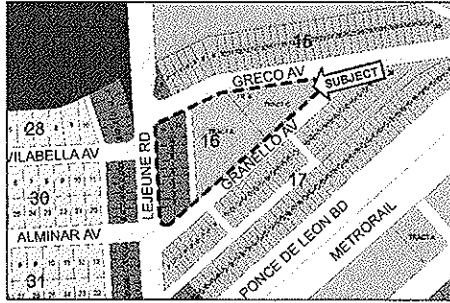
Background

- 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

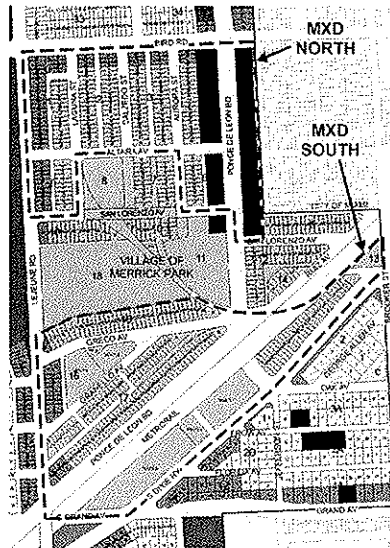


- “Commercial Low-Rise Intensity”
 - Along LeJeune Road
- “Industrial Use”
 - Along Granello and Greco Avenues

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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"> • 6 stories* • Max. 77 feet • +25 feet architectural features 	"Commercial Low-Rise Intensity" <ul style="list-style-type: none"> • No max. stories • Max. 77 feet • +25 feet architectural features 	"Commercial Low-Rise Intensity" <ul style="list-style-type: none"> • 6 stories • 77 feet • +15 feet architectural features
"Industrial Use" <ul style="list-style-type: none"> • 8 stories* • Max. 99 feet • +25 feet architectural features 	"Industrial Use" <ul style="list-style-type: none"> • No max. stories • Max. 100 feet • +25 feet architectural features 	"Industrial Use" <ul style="list-style-type: none"> • 8 stories • 99 feet • +25 feet architectural features

*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 undergrounding 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.

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.

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