

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2015-251**

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.

**WHEREAS**, an Application was submitted requesting mixed use site plan review pursuant to Zoning Code Section 4-201 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; and

**WHEREAS**, the Application requires City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and Comprehensive Plan Mixed Use Overlay District (MXOD) provisions; and

**WHEREAS**, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand-five-hundred (1500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on September 9, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the Planning and Zoning Board's September 9, 2015 meeting, the Board recommended approval of the proposed mixed use site plan (vote: 5-0) subject to conditions of approval; and

**WHEREAS**, a public hearing was held before the City Commission on October 13, 2015, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission on October 13, 2015, approved the requested mixed use project (Majority Vote: 4-0); and

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The proposed mixed use site plan review for the mixed-use project referred to as “One Merrick Park” on Lots 8-11, Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida shall be and is hereby approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with 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.
2. 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. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable. 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.
3. 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.
4. 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.

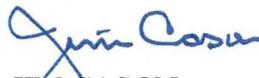
5. Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
- a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm 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.

**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 3-410, "Changes to conditional use approvals."

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF OCTOBER, A.D., 2015.  
(Moved: Lago / Seconded: Quesada)  
(Yeas: Lago, Quesada, Slesnick, Cason)  
(Majority: (4-0) Vote)  
(Absent: Keon)  
(Agenda Item: E-2)

APPROVED:

  
JIM CASON  
MAYOR

ATTEST:

  
WALTER L. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
CRAIG E. LEEN  
CITY ATTORNEY

**CITY OF CORAL GABLES  
- MEMORANDUM -**

<b>TO:</b>	Planning and Zoning Board	<b>DATE:</b>	September 9, 2015
<b>FROM:</b>	Ramon Trias, AIA AICP LEED AP Director of Planning and Zoning	<b>SUBJECT:</b>	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.

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

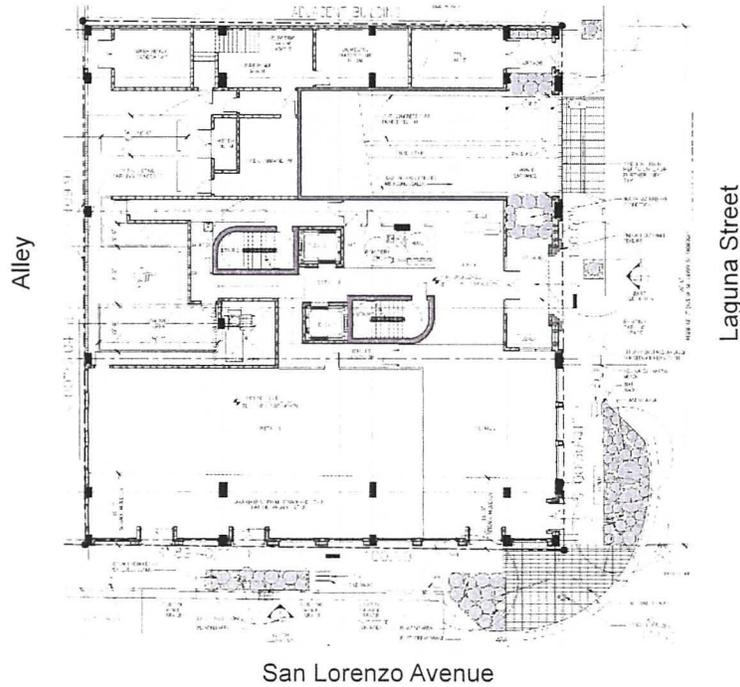
1. **Mixed Use Site Plan Review - Approval with conditions**

*\*See Complete Staff Report for more information.*

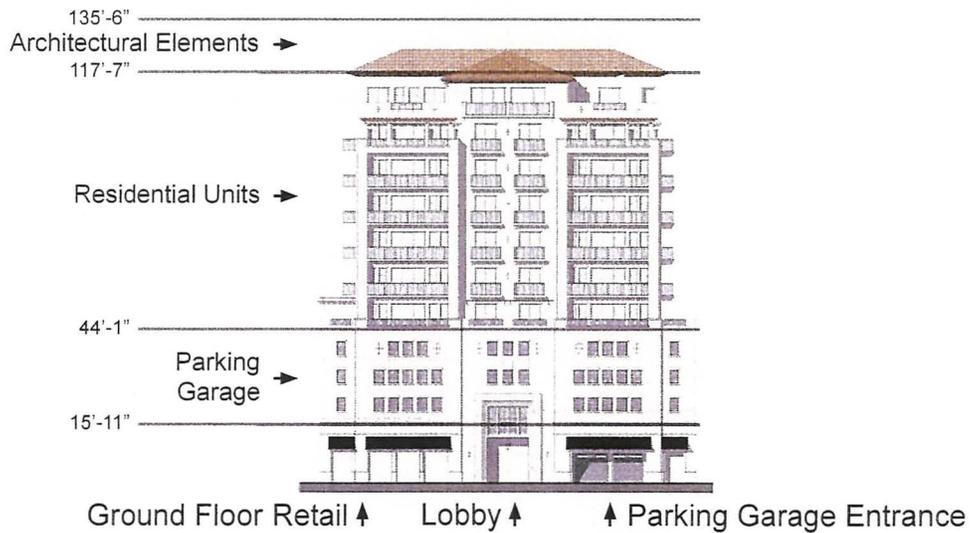
## Applicant Request: Mixed Use Site Plan Review

- Mixed Use Site Plan Review for a mixed use project referred to as One Merrick Park
- **Site Area:** 0.25 acres (11,000 sf)
- **FAR:** 3.44 FAR (37,863 sf)
- **Height:**
  - 117'-7" Habitable Height
  - 135'-6" With Architectural Elements
- **Program:** 13 Apartment Units
- **Parking:** 50 spaces

### Site Plan



### Laguna Street (East) Elevation





**City of Coral Gables  
Planning and Zoning Staff Recommendation**

<b>Applicant:</b>	Laguna Merrick, LLC
<b>Applications:</b>	Mixed Use Site Plan Review
<b>Property:</b>	One Merrick Park (351 San Lorenzo Avenue)
<b>Public Hearing - Date/Time/ Location:</b>	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)

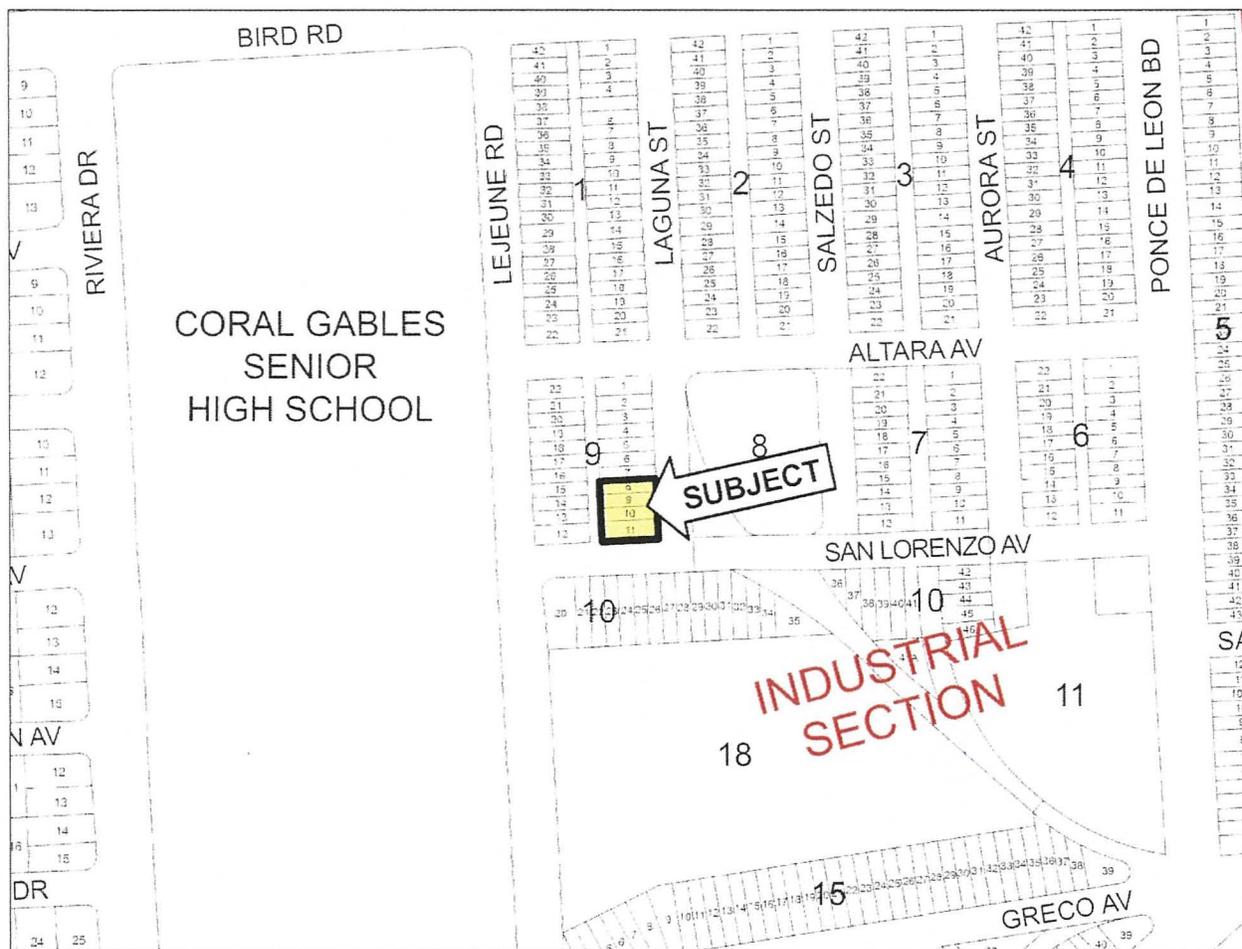
designation of "Industrial Use" and a zoning designation of "Industrial District (I)," which are appropriate designations for the proposed mixed use project.

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 4<sup>th</sup> through 10<sup>th</sup> 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:

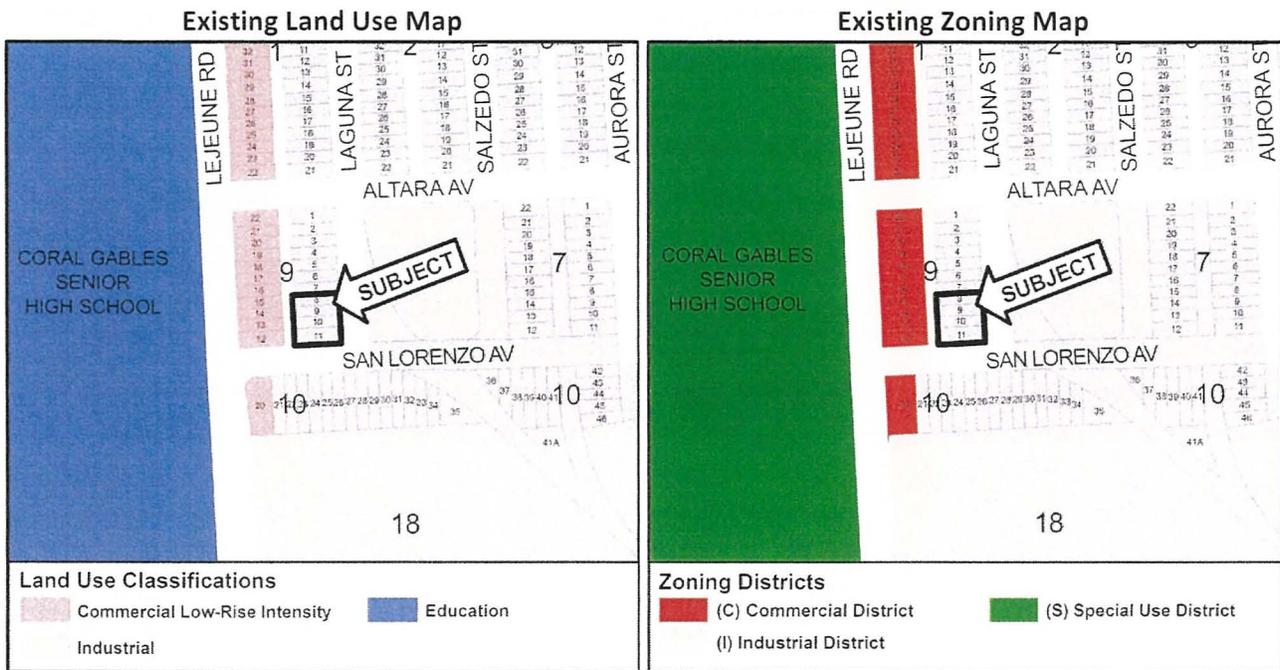
**Existing Property Designations**

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.

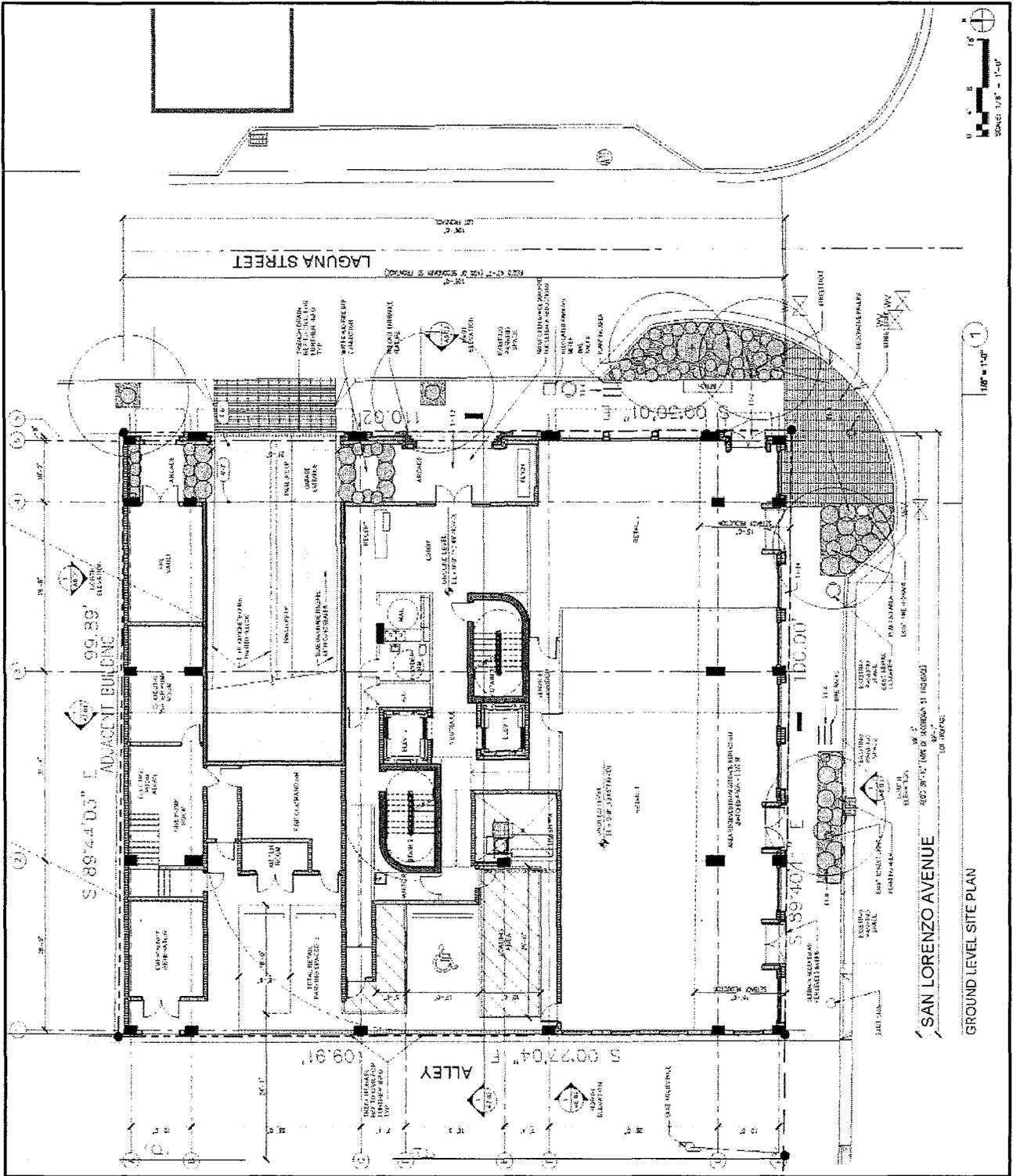
**Stepbacks:**

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 stepbacks are required for MXD buildings when setback reductions are requested.

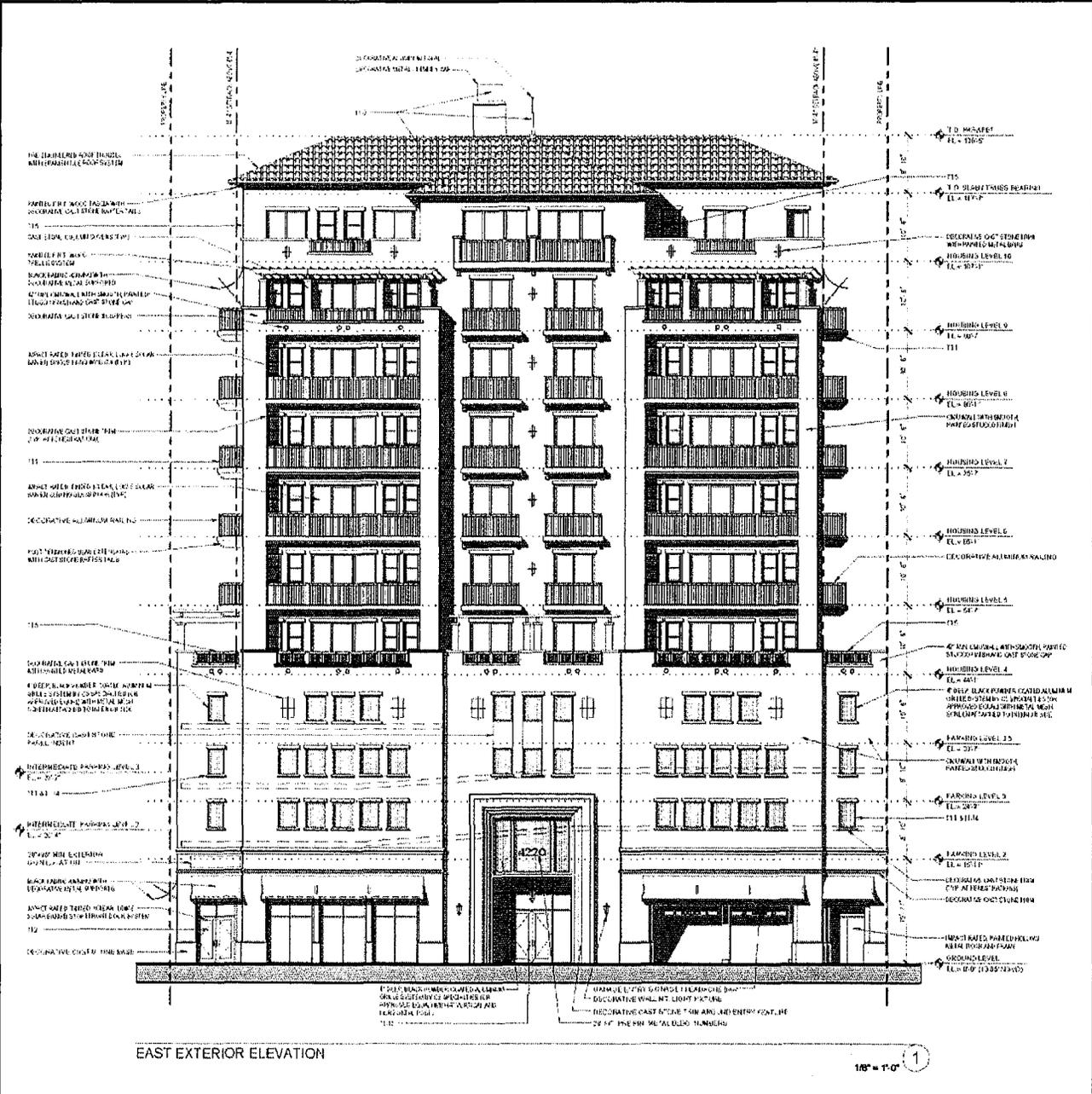
The Applicant's proposed ground floor plan, landscape plan, and building elevations are provided on the following pages.

Ground Floor Plan





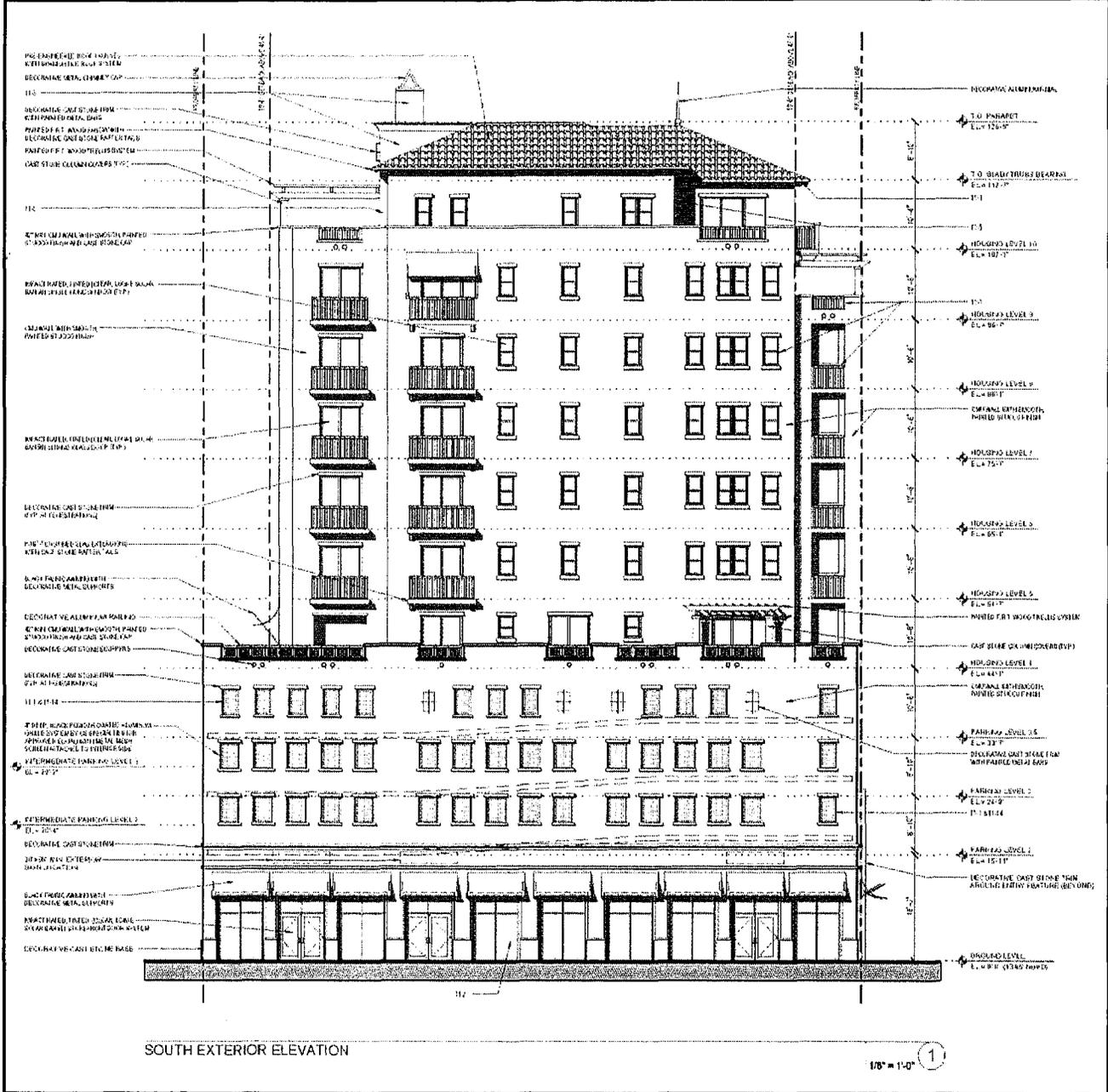
East (Laguna Street) Building Elevation



EAST EXTERIOR ELEVATION

1/8" = 1'-0" 1

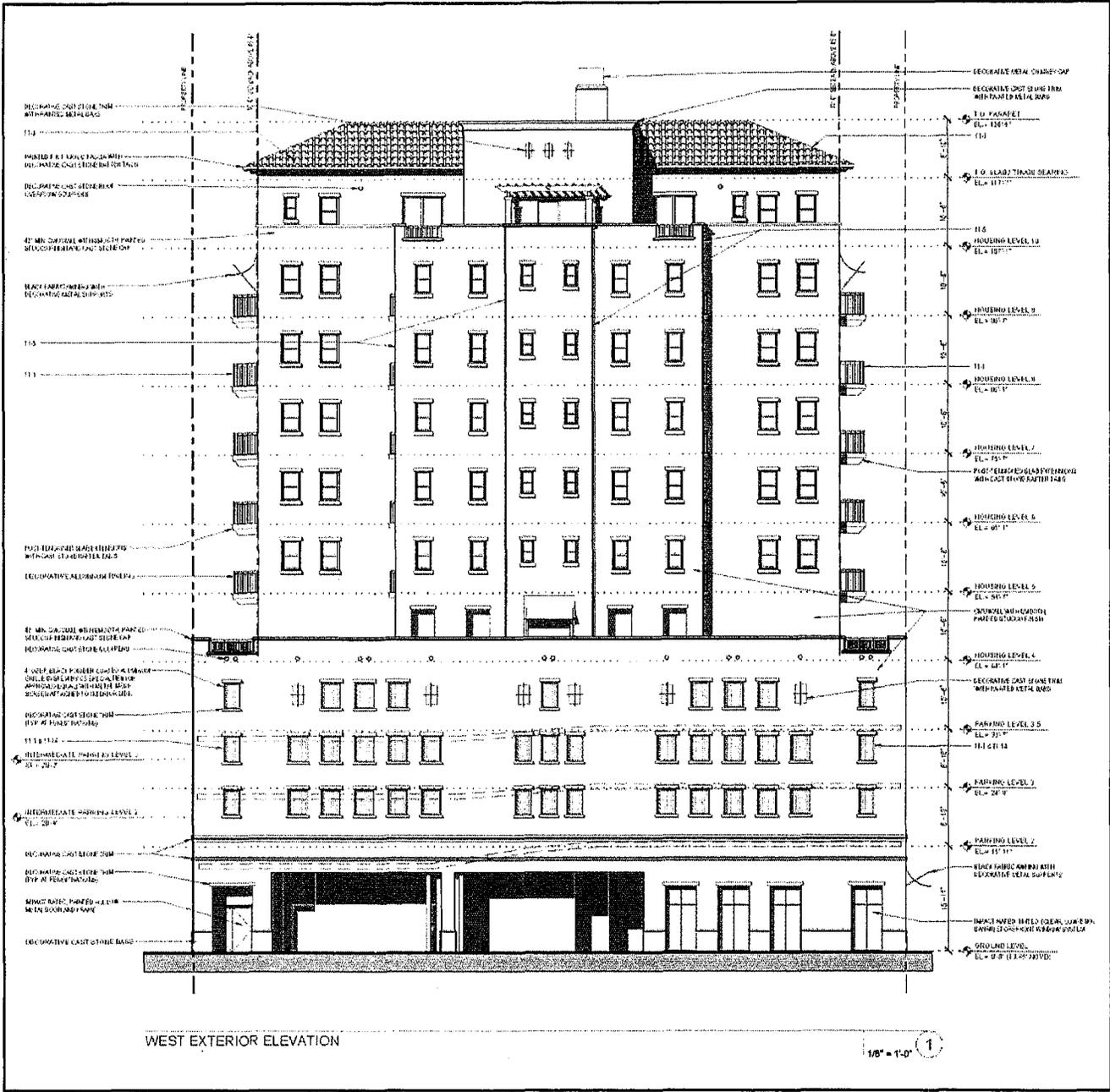
South (San Lorenzo Avenue) Building Elevation



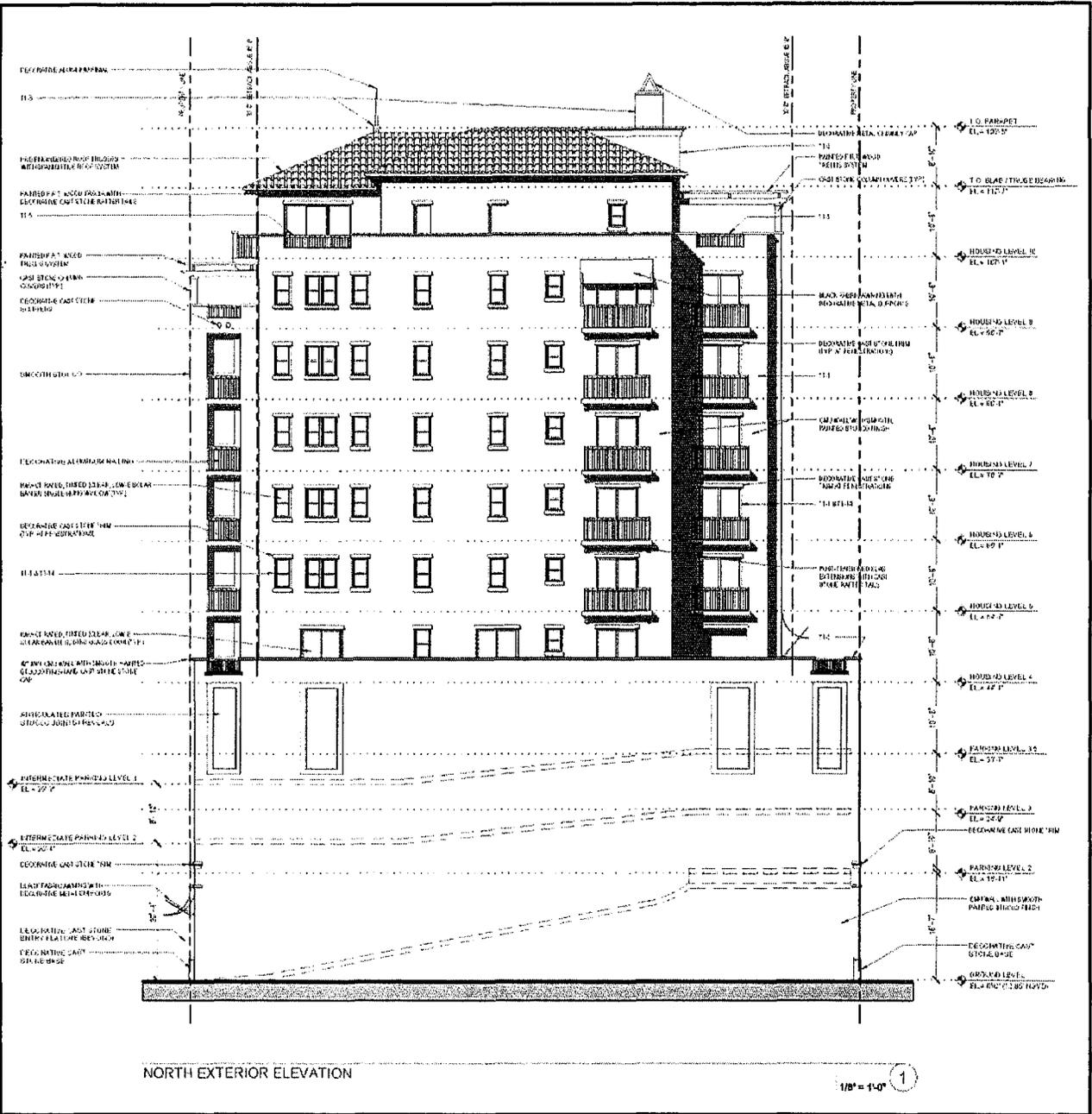
SOUTH EXTERIOR ELEVATION

1/8" = 1'-0" 1

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.	<b>Goal FLU-1.</b> 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.	<b>Objective FLU-1.1.</b> 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.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	<b>Policy FLU-1.7.1.</b> 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.	<b>Policy FLU-1.7.2.</b> 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"> <li>● Surrounding land use compatibility.</li> <li>● Historic resources.</li> </ul>	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	
6.	<b>Policy FLU-1.9.1.</b> 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.	<b>Objective FLU-1.11.</b> 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.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
9.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
10.	<b>Objective DES-1.1.</b> 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.	<b>Policy DES-1.1.3.</b> 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.	<b>Policy DES-1.1.5.</b> 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.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	<b>Policy DES-1.2.1.</b> 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.	<b>Policy DES-1.2.2.</b> 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.	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
17.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
18.	<b>Policy HOU-1.5.2.</b> 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.	<b>Objective MOB-1.1.</b> 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.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
21.	<b>Policy MOB-1.1.2.</b> 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.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
23.	<b>Policy MOB-1.1.5.</b> 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.	<b>Policy MOB-1.1.8.</b> 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.	<b>Policy MOB-2.8.1.</b> 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"> <li>• Promote expansion of the City's existing tree canopy.</li> <li>• Provide screening of potentially objectionable uses.</li> <li>• Serve as visual and sound buffers.</li> <li>• Provide a comfortable environment for pedestrian walking (walkability) and other activities.</li> <li>• Improve the visual attractiveness of the urban and residential areas (neighborhoods).</li> </ul>	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.

<b>Attachments</b>
--------------------

- 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](http://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

**MIAMI DAILY BUSINESS REVIEW**

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



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

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 /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 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

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

**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.

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.

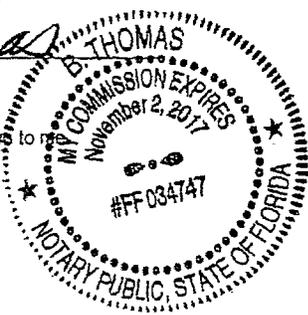
1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment 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.

Sworn to and subscribed before me this

28 day of AUGUST A.D. 2015

(SEAL)

O.V. FERBEYRE personally knows to



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](http://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](mailto: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 305.480.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

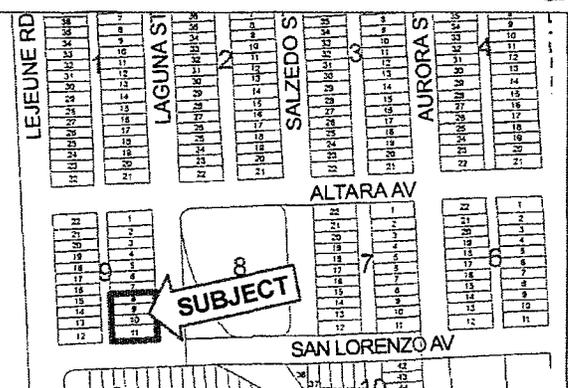
8/28

15-58/2476307M



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

**August 28, 2015**



<b>Applicant:</b>	<b>Laguna Merrick, LLC</b>
<b>Application:</b>	<b>Mixed-Use Site Plan Review</b>
<b>Property:</b>	<b>One Merrick Park (351 San Lorenzo Avenue)</b>
<b>Public Hearing - Date/Time/ Location:</b>	<b>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</b>

**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.*

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

Sincerely,

*City of Coral Gables, Florida*



## Planning and Zoning Board

# One Merrick Park (351 San Lorenzo Ave)

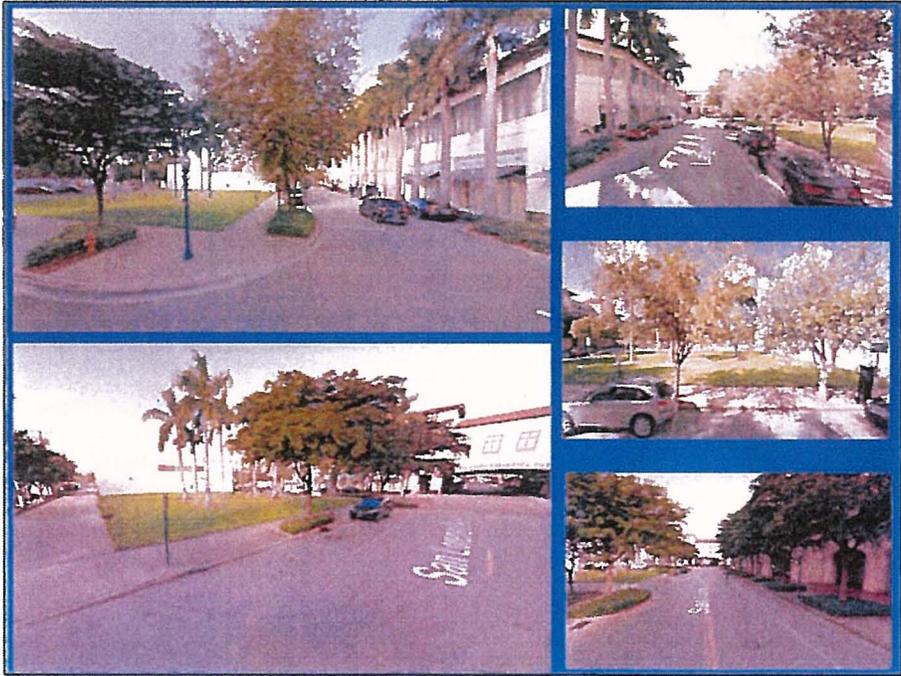
## Mixed Use Site Plan Review

September 9, 2015

### Application Request

❖ Mixed Use Site Plan Review





# Existing Designations

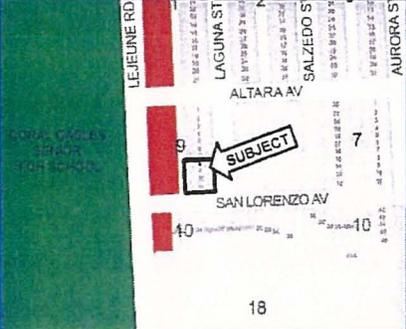
## Existing Land Use Map



**Land Use Classifications**

Commercial Low-Rise Intensity	Education
Industrial	

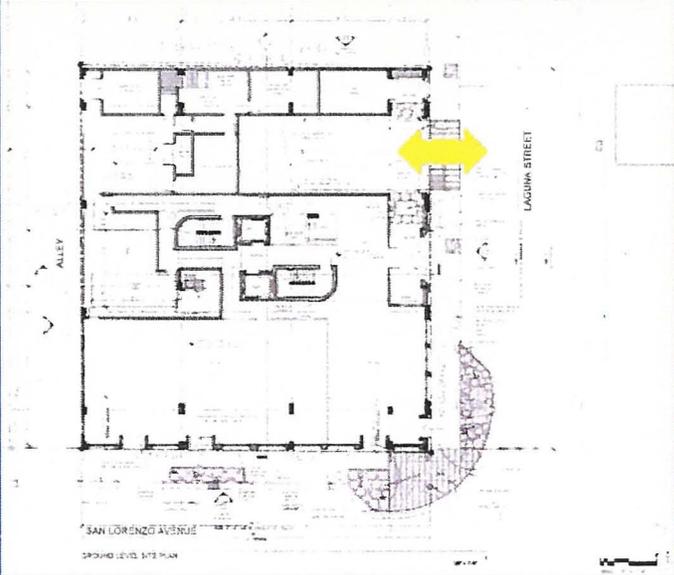
## Existing Zoning Map



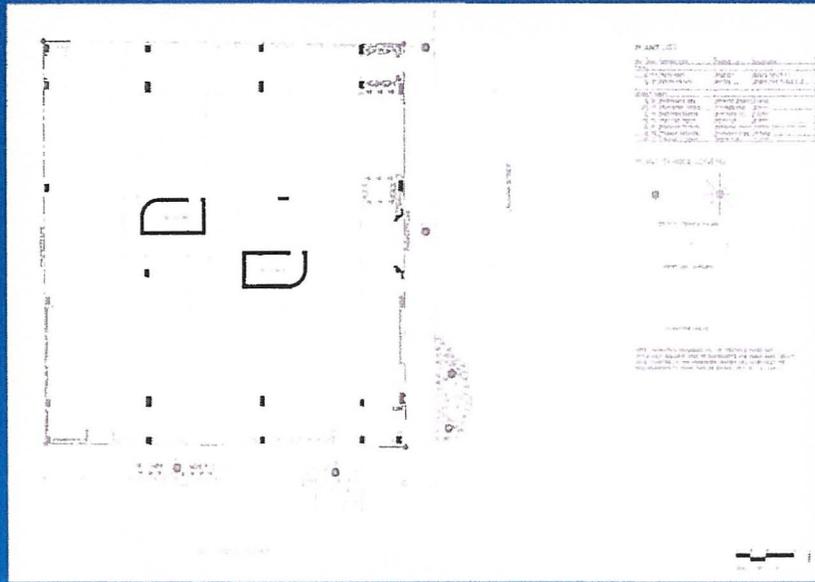
**Zoning Districts**

(C) Commercial District	(S) Special Use District
(I) Industrial District	

# Ground Floor Plan



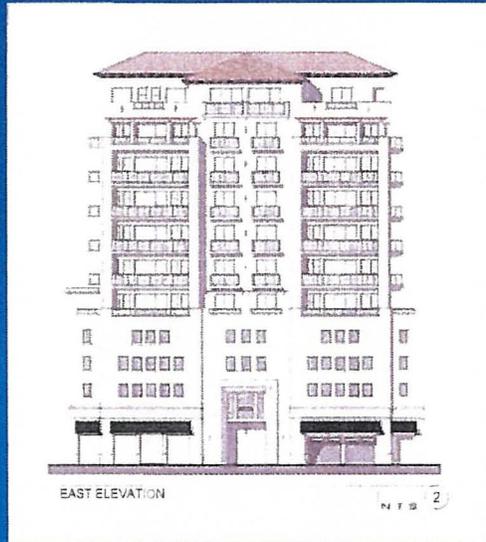
## Landscape Plan



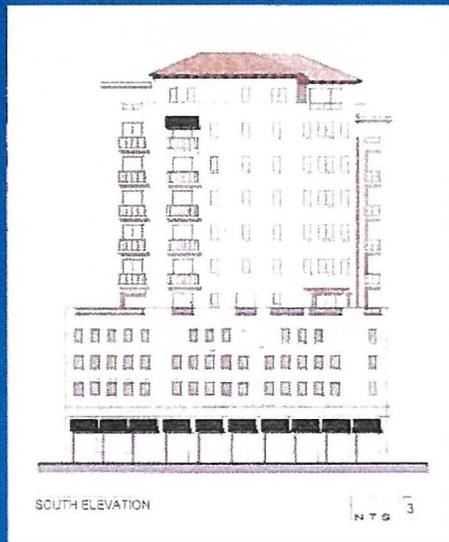
## 3D Rendering



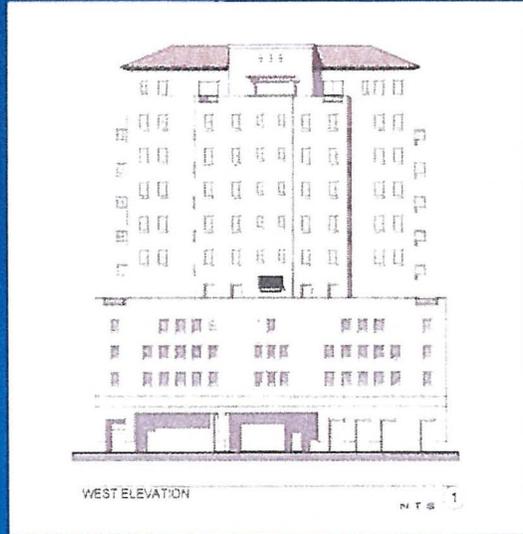
### East Elevation (Laguna Street)



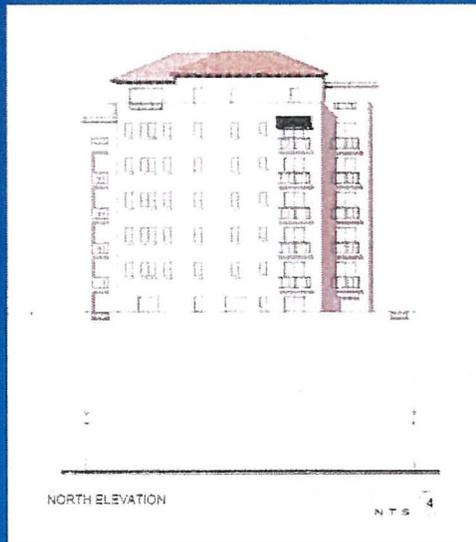
### South Elevation (San Lorenzo Avenue)



### 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

1 MR. BELLIN: Whenever they're ready, they  
 2 come in.  
 3 CHAIRMAN FLANAGAN: Okay.  
 4 MS. MENENDEZ: Can we take a five-minute  
 5 break?  
 6 CHAIRMAN FLANAGAN: Go ahead, Scot.  
 7 THE SECRETARY: Maria Menendez?  
 8 MS. MENENDEZ: Yes.  
 9 THE SECRETARY: Julio Grabiell?  
 10 MR. GRABIEL: Yes.  
 11 THE SECRETARY: Robert Behar?  
 12 MR. BEHAR: Yes.  
 13 THE SECRETARY: Jeffrey Flanagan?  
 14 CHAIRMAN FLANAGAN: Yes.  
 15 All right.  
 16 MR. GARCIA-SERRA: Thank you very much.  
 17 We'll see you.  
 18 MS. MENENDEZ: Thank you, Mario.  
 19 CHAIRMAN FLANAGAN: Thank you, Mario.  
 20 Maria, five minutes?  
 21 MS. MENENDEZ: Five minutes.  
 22 CHAIRMAN FLANAGAN: Yeah. The Vice  
 23 Chair -- yeah, we'll take a five-minute break.  
 24 It's ten after 8:00.  
 25 We will resume at 8:15 sharp.

1 record, Jorge Navarro, with offices at 333  
 2 Southwest 2nd Avenue, in Miami, Florida.  
 3 With me is the owner of the property,  
 4 Mr. Oscar Roger, and Mr. Oscar Roger, Jr. Also  
 5 is Sam Ferreri and Bruno Phillips, from the  
 6 architecture firm of PGAL.  
 7 The project before you is located at the  
 8 northwest corner of San Lorenzo Avenue and  
 9 Laguna Street. You can see it here on the  
 10 aerial.  
 11 It is an existing 11,000 square foot  
 12 unimproved and vacant parcel of land, that's  
 13 located directly in front of Merrick Park.  
 14 The property is currently zoned Industrial.  
 15 It's part of your North Industrial Mixed-use  
 16 District, and the request before you is simply  
 17 to obtain your approval of our proposed site  
 18 plan, pursuant to your MXD regulations.  
 19 The project consists of 13 units. They're  
 20 very large units. They're about 2,600 square  
 21 feet. So these are really like a high end,  
 22 luxury type of unit that we're trying to  
 23 incorporate into this market, and it has 4,000  
 24 square feet of ground floor retail.  
 25 The project, we believe, is important.

1 (Short recess taken.)  
 2 CHAIRMAN FLANAGAN: All right. We'll get  
 3 re-started. So much for 8:15 sharp. It's  
 4 almost 8:20.  
 5 Charles, do you want to read the next item  
 6 on the agenda?  
 7 MR. WU: Yes, sir.  
 8 Item Number 9, "A Resolution of the City  
 9 Commission of Coral Gables, Florida requesting  
 10 mixed use site plan review pursuant to Zoning  
 11 Code Article 4, "Zoning Districts", Division 2,  
 12 "Overlay and Special Purpose Districts",  
 13 Section 4-201; "Mixed Use District (MXD)" for  
 14 mixed use project referred to as "One Merrick  
 15 Park" on the property legally described as Lots  
 16 8-11, Block 9, Industrial Section (351 San  
 17 Lorenzo Avenue), Coral Gables, Florida;  
 18 including required conditions; providing for an  
 19 effective date."  
 20 CHAIRMAN FLANAGAN: Okay. Thank you.  
 21 Looks like the Applicant is ready.  
 22 MR. NAVARRO: I'm ready to go.  
 23 CHAIRMAN FLANAGAN: All right.  
 24 MR. NAVARRO: Thank you.  
 25 Now, Mr. Chair, Board Members, for the

1 Even though it's not very large, in terms of  
 2 density, from what you're used to seeing in  
 3 other projects in this area, it is important,  
 4 because of its proximity to Merrick Park, and  
 5 it presents a very unique opportunity to create  
 6 a high end mixed-use project, where you could  
 7 actually have people live, shop, walk and dine  
 8 within close proximity to the City's premiere  
 9 dining and shopping destination, which is your  
 10 Merrick Park.  
 11 In addition to the proposed development  
 12 concept of having these high end luxury units,  
 13 which are about two units per floor, we're also  
 14 trying to improve the pedestrian experience  
 15 along this corridor and improve the walkability  
 16 and connectivity between the projects that are  
 17 located north of this site and the Merrick Park  
 18 destination.  
 19 We have an arcade, which surrounds the  
 20 property, all along San Lorenzo and Laguna  
 21 Street. It's completely enclosed. So you have  
 22 pedestrians, they can have cover from the  
 23 elements. It provides a shading element.  
 24 And we also, in addition to that, have  
 25 designed our plan in a way that we preserve as

1 many of the on-site trees that are located  
2 along the sidewalk. So we're gone ahead and  
3 designed our plan to try to do that and improve  
4 the public realm.

5 Additionally, we're providing all of the  
6 decorative pavers that match the existing  
7 sidewalk, and we also have gone ahead and  
8 re-designed our project to have the access  
9 directly on Laguna Street.

10 You know, this site is very unique, in that  
11 you have the Merrick Park shopping center, and,  
12 also, next to you, you're going to have the  
13 future Baptist Medical Plaza, as well.

14 So this is an area which is being  
15 re-developed and we believe this project is  
16 going to complement the area. It's going to be  
17 compatible with those uses that you see there.  
18 We're very excited for it.

19 It complies with all of your MXD  
20 regulations. Your Staff has reviewed it. It  
21 complies with your concurrency standards. We  
22 have a positive recommendation, and we're here  
23 this evening to ask for your approval.

24 I'm here to answer any questions, and so is  
25 our team. Thank you very much.

1 CHAIRMAN FLANAGAN: No. Sorry.  
2 I just thought I saw in my packet that the  
3 access was in the alley.

4 MR. TRIAS: I was going to say that. The  
5 access used to be in the alley, and because of  
6 input from the traffic engineers and others,  
7 then it was changed back to the front. So that  
8 is the only issue that I think was reviewed  
9 through the process.

10 If you look at it in context, the building  
11 follows Mr. Behar's preferred design, which has  
12 a podium, and then the building is on top.

13 MR. BEHAR: That's not my preferred design.  
14 Let's get that clear, for the record.

15 MR. TRIAS: I wanted to explain that, but  
16 it does follow that design scheme, which is  
17 fairly typical in the mixed-use projects, and  
18 you can see how it looks, in terms of the  
19 design and the architecture.

20 It has been reviewed and approved by the  
21 Board of Architects.

22 MR. GRABIEL: Can we go back one image?

23 MR. TRIAS: Yes.

24 MR. GRABIEL: Is that the site of the  
25 Baptist?

1 CHAIRMAN FLANAGAN: Thank you.  
2 Mr. Trias.

3 MR. TRIAS: Thank you, Mr. Chairman.  
4 If I could have the PowerPoint.

5 The best that I can say about this project  
6 is that they're not requesting a land use  
7 change or a Zoning change or an overlay. This  
8 is an existing overlay, that you're very  
9 familiar with, which is the mixed-use overlay  
10 that is in the Industrial area, and the project  
11 follows those rules.

12 As you can see, there's many buildings  
13 already built surrounding the area. There are  
14 some proposed, as the Applicant said, along Le  
15 Jeune. So I expect that the area will build  
16 out according to the MXD regulations.

17 I will go fast, given the late hour.

18 I'm sure you're familiar with the project.  
19 The land use and the Zoning remain, and no  
20 changes are being proposed.

21 And in terms of the design, the access of  
22 the property is from Laguna. That changed a  
23 couple of times.

24 CHAIRMAN FLANAGAN: Okay.

25 MR. TRIAS: You had a question?

1 MR. BEHAR: No, that is the north side.

2 MR. TRIAS: That is the north elevation, yes.

3 CHAIRMAN FLANAGAN: But you only see the  
4 top part of that deck, because --

5 MR. TRIAS: Right. There are buildings  
6 next to it.

7 CHAIRMAN FLANAGAN: Right.

8 MR. TRIAS: So the intent is that there  
9 would be other buildings around that base,  
10 right?

11 MR. NAVARRO: Correct. Yeah.

12 We worked with the Board of Architects on  
13 that facade for some time. There's an existing  
14 three-story building, that currently exists  
15 next to it, and we've gone ahead and provided  
16 some additional articulation along the trim of  
17 the parking pedestal, in order to try to blend  
18 it in, until that property is developed in the  
19 future.

20 MR. BEHAR: That facade most likely is  
21 going to do away in the very near future.

22 MR. NAVARRO: Yeah.

23 MR. TRIAS: That's true.

24 MR. GRABIEL: Yes.

25 MR. BEHAR: The north facade.

1 MR. GRABIEL: Yeah. Those one story  
 2 buildings.  
 3 MR. BEHAR: Right.  
 4 MS. MENENDEZ: Got it.  
 5 MR. TRIAS: Very good.  
 6 If you look at the site plan information,  
 7 the project, as proposed, is within the allowed  
 8 FAR and height and the ten floors that are  
 9 allowed currently in this overlay.  
 10 It complies with the parking requirements.  
 11 We've had multiple public notices. The  
 12 Applicant had the public information meeting in  
 13 July. There was a mail-out, a courtesy  
 14 notification, in August. The property was  
 15 posted in August, also. The legal add was done  
 16 in August, and it was posted on the Agenda  
 17 website, and also in the City web page.  
 18 As you can see, the Board of Architects  
 19 gave preliminary design approval, and then  
 20 Mediterranean bonus, back in March.  
 21 The Applicant reviewed all of the  
 22 Development Review Committee comments and  
 23 addressed them properly.  
 24 The findings of facts are that the  
 25 application satisfies the provision of the

1 developer. I attended the Charrette or the  
 2 reception that was held by the developer, and  
 3 it wasn't just the reception that impressed me,  
 4 but, rather, the substance and the answers that  
 5 were given.  
 6 This project, to me, stands in stark  
 7 distinction to many others that I have objected  
 8 to. This one is, as best I can tell, as of  
 9 right. There are no variances or  
 10 quasi-variances requested. There's no alleyway  
 11 vacation, where there's no real value to the  
 12 City, which I complained about mightily in  
 13 other projects. There's no overlay being  
 14 requested.  
 15 The articulation and the style is sensitive  
 16 to the area, and it's just refreshing to see a  
 17 project that is not asking for all of these  
 18 additional overlays, alleyway vacations, all of  
 19 the things that I have seen in other projects,  
 20 and I've complained about.  
 21 So, in conclusion, as a resident who  
 22 attended the Charrette and who tracks these  
 23 projects in my area, I think this is a great  
 24 one, and I urge you to vote favorably on it.  
 25 MS. MENENDEZ: I'm sorry, so where is your

1 Comprehensive Plan and the Zoning Code for  
 2 mixed-use projects, and Staff recommends  
 3 approval, with certain conditions that are  
 4 outlined in the Staff report.  
 5 MR. NAVARRO: And we agree with all of  
 6 those conditions that are proffered by Staff.  
 7 CHAIRMAN FLANAGAN: Okay. Thank you.  
 8 Scot, do we have any speakers signed up for  
 9 this application?  
 10 THE SECRETARY: We have one speaker.  
 11 CHAIRMAN FLANAGAN: One speaker, okay.  
 12 We'll open the public hearing.  
 13 THE SECRETARY: Paul Savage.  
 14 CHAIRMAN FLANAGAN: Were you sworn in  
 15 earlier?  
 16 MR. SAVAGE: No, I was not.  
 17 (Thereupon, Mr. Savage was sworn.)  
 18 MR. SAVAGE: I do.  
 19 Good evening. I know the hour is late.  
 20 I'll be very quick.  
 21 My name is Paul Savage. I am a nearby  
 22 resident, at 522 Vilabella Avenue. I am here  
 23 to speak in favor of this project.  
 24 I was in receipt of all of the legal  
 25 mail-outs, as well as an invitation from the

1 address? Where do you live?  
 2 MR. SAVAGE: 522 Vilabella Avenue, which is  
 3 basically -- a lot of these drawings, or, site  
 4 plans, rather, depict Coral Gables High School,  
 5 and you can see the soccer field and all of  
 6 that. I'm basically on the other side of the  
 7 soccer field, along Riviera.  
 8 MS. MENENDEZ: Okay. So you're in the  
 9 residential community --  
 10 MR. GRABIEL: West of the high school.  
 11 MR. SAVAGE: Yes, I'm west of this.  
 12 MS. MENENDEZ: West of the high school.  
 13 MR. SAVAGE: Yeah, just west of the high  
 14 school.  
 15 MS. MENENDEZ: That Vilabella, right,  
 16 because I was saying, I don't remember  
 17 Vilabella being in this area. Thank you.  
 18 MR. SAVAGE: Right.  
 19 MS. MENENDEZ: Continue with your comments.  
 20 MR. SAVAGE: Sure. I'm watching this and  
 21 other nearby projects, and I thank this Board  
 22 for its important work.  
 23 You know, I am concerned about site lines,  
 24 height variances. Obviously this area is going  
 25 to mature and be built up. We just want to

1 make sure that we do it right, that it's  
 2 appropriate, in terms of density, and also  
 3 sensitivity to the Code, and I think this is a  
 4 good one.  
 5 This is not overly dense. It looks like a  
 6 Coral Gables building. It's not too tall.  
 7 They haven't come in and asked for the copula  
 8 on the top and all of these wonderful things  
 9 that I like to come in and complain about in  
 10 other projects, but not this one.  
 11 I really like this one, and I appreciate  
 12 the Applicant's work on it and the Staff's work  
 13 on it.  
 14 MR. BEHAR: Well, actually, you bring up a  
 15 good point and I want to get the Applicant --  
 16 George, come up.  
 17 This area allows you to go up to how high?  
 18 MR. NAVARRO: Per Code, the Code has been  
 19 recently amended. It allows you to go up to  
 20 120 feet. That's just habitable height.  
 21 And then I believe the Code allows you to  
 22 go up an additional, at the discretion of the  
 23 Commission, a certain amount of height.  
 24 I believe our architectural elements are  
 25 about 13 or 20 feet maximum. So we're not

1 maximum. Okay, so those two regulations apply.  
 2 CHAIRMAN FLANAGAN: Okay. Thank you.  
 3 Okay. There's no more public comments?  
 4 THE SECRETARY: No, that's all.  
 5 CHAIRMAN FLANAGAN: Okay. Mr. Navarro, do  
 6 you have anything else you wanted to add before  
 7 we --  
 8 MR. NAVARRO: No, that's it. I'm here to  
 9 answer any questions. I mean, I know that  
 10 we've done a good job, when my colleague Paul  
 11 comes up here to support a project. I know  
 12 that he looks for excellence in design, so I  
 13 think we've done a good job with this one.  
 14 CHAIRMAN FLANAGAN: Okay. Thank you.  
 15 MR. WU: Mr. Chair, if you can acknowledge  
 16 the resident's e-mail, from resident Lita  
 17 Silver, who lives at 4250 Salcedo. That  
 18 pertains to this project.  
 19 CHAIRMAN FLANAGAN: Right. I think  
 20 everybody has a copy of that e-mail, that was  
 21 on our seats when we got here.  
 22 MR. NAVARRO: I don't think I've seen a  
 23 copy of the e-mail.  
 24 CHAIRMAN FLANAGAN: 4250 Salcedo. Lita  
 25 Silver. She's opposing.

1 taking full advantage of that new Code. I'll  
 2 get you the exact heights right now.  
 3 MR. BEHAR: But you're not seeking any  
 4 height variance or anything like that?  
 5 MR. NAVARRO: Yeah, it's all in accordance  
 6 with the MXD regulations. We have 117 feet of  
 7 habitable height, and then 127 feet to the  
 8 parapet, with certain elements going up to 131  
 9 feet.  
 10 And we're within the ten stories.  
 11 All we do is provide a little bit more  
 12 floor to ceiling height, to provide a better,  
 13 you know, type unit. So we're not increasing  
 14 density or anything, as a result.  
 15 CHAIRMAN FLANAGAN: And according to the  
 16 Staff analysis, it's a hundred feet. The City  
 17 Commission can approve up until 120.  
 18 MR. NAVARRO: Uh-huh. And that was  
 19 recently done, because there was some issues  
 20 with developers trying to design these high end  
 21 units, and what happens is that you end up  
 22 taking away from the retail tenant, and then  
 23 the retail suffers, because you try to reduce  
 24 the height of the retail.  
 25 MR. TRIAS: It's 120 and 10 stories,

1 If you haven't seen it, I think the Staff  
 2 probably has -- do we have another printout for  
 3 the Applicant?  
 4 Okay. We'll start discussion with the  
 5 Board.  
 6 MR. GRABIEL: Yeah. I like this project.  
 7 I'm finding this project -- it's refreshing to  
 8 see something that fits in a 100 by 100 foot  
 9 lot.  
 10 And I think, for the City, it's good to  
 11 have the variety that you obtain by having  
 12 different buildings, which are rather small,  
 13 one next to each other.  
 14 I had a couple of questions.  
 15 Ramon -- excuse me -- you said the driveway  
 16 was moved from the alley to Laguna?  
 17 MR. TRIAS: Yeah. That discussion took  
 18 place through the process. So there were  
 19 several iterations of that design. Eventually  
 20 it ended up, the final design is Laguna, yes.  
 21 MR. GRABIEL: And why was that?  
 22 MR. TRIAS: It had to do with the  
 23 neighboring projects that were also accessing  
 24 the alley and the traffic impacts that were  
 25 anticipated.

1 MR. GRABIEL: Okay. Because the only thing  
2 I don't like about the project is that. We're  
3 driving into Laguna, which should be pure  
4 retail or commercial.

5 MR. TRIAS: There was another issue related  
6 to that, which was that the ramping of the  
7 garage, because it's a very small site, it  
8 didn't allow to get tall enough, high enough,  
9 to have the 13 feet that are required for the  
10 arcade.

11 So there were some conflicts, in terms of  
12 design, that made it difficult, because of the  
13 size and the dimensions.

14 MR. BEHAR: And I think also Public Works  
15 does not allow you to have 100 percent of your  
16 egress for your garage from the alley.

17 MR. GRABIEL: Did not know that.

18 MR. TRIAS: Right.

19 MR. GRABIEL: Well, it's a shame. One of  
20 the nice things about the project is the amount  
21 of commercial on the ground floor.

22 MR. TRIAS: Absolutely. Like I said, that  
23 was debated and discussed and analyzed, and at  
24 the end, Mr. Behar is correct, that was what  
25 prevailed from the Public Works comments.

1 circumstances, you know, the alley being so  
2 tight and the Public Works -- and that was  
3 before Glen's time. That's a requirement that  
4 was here since Alberto Delgado was here, and  
5 that's something maybe that for future we  
6 should look at.

7 MS. MENENDEZ: You're talking about a small  
8 number of units, small number of parking  
9 spaces. What impact does this really affect?

10 MR. TRIAS: As I said, that was the  
11 original idea, but that has some design  
12 challenges, because then the arcade, because of  
13 the ramping, couldn't get high enough, fast  
14 enough, because of the tight dimensions of the  
15 site.

16 MR. BEHAR: But what height have you got on  
17 the arcade, ten feet? If you think about it,  
18 ten feet on an arcade that size, the proportion  
19 could have still been -- ten feet could have  
20 been -- in my opinion, it would have been a  
21 better choice to put the parking in the back.

22 MR. TRIAS: And those are issues that are  
23 valid concerns that you may want to make some  
24 recommendations, if you choose to.

25 MS. MENENDEZ: What was it, the Board of

1 MR. NAVARRO: Yeah, it was our preference,  
2 as well, but, unfortunately, due to those  
3 issues that your Director mentioned, it was  
4 very difficult to accomodate that access along  
5 the alley.

6 CHAIRMAN FLANAGAN: But Julio raises a good  
7 point, and maybe for any other developments on  
8 Laguna, the apartments on the north side of  
9 what I'll call the equinox part of Merrick  
10 Park, they've got a two or three bay entrance  
11 to their parking garage and I think a service  
12 bay there on Laguna.

13 MR. GRABIEL: Right.

14 CHAIRMAN FLANAGAN: I mean, you raise a  
15 good point. With this now, and depending on  
16 what happens in the future, just a thought.

17 MR. BEHAR: But in this case, too, that  
18 alley behind this property is only twenty feet  
19 wide. So that also posed another problem.

20 You know, I'm a believer -- despite of what  
21 Mr. Ramon says that I like pedestal parking, I  
22 am a believer that all of the access to the  
23 parking should be in the back side, should not  
24 be in public, and you're right, and this could  
25 have been one of those, but, unfortunately, the

1 Architects wants --

2 MR. BEHAR: No. I think that comes from  
3 Public Works, where the entrance to the  
4 parking, only a small percentage can be in the  
5 back. You know, the majority of the parking  
6 has to be accessible from the primary or  
7 secondary street, not from an alley.

8 MR. TRIAS: Mr. Chairman, as I said, this  
9 issue was designed and discussed and reviewed  
10 and the final recommendations from the traffic  
11 experts was that traffic worked better from  
12 Laguna.

13 MS. MENENDEZ: Is that in here? Is the  
14 traffic analysis in here that says that?

15 MR. NAVARRO: No. I think our traffic  
16 analysis is based on -- so what happened was,  
17 we originally had the plan with --

18 MR. TRIAS: But it's not about traffic  
19 analysis. It's the operations of traffic.  
20 It's the movement.

21 MR. NAVARRO: Like turning radiuses and slopes.

22 MR. TRIAS: And the dimensions.

23 MS. MENENDEZ: That's what I thought.

24 MR. BEHAR: It's a very small alley. It's  
25 only 20 feet.

1 MR. NAVARRO: And I think the alley,  
 2 actually, at that point, is actually less.  
 3 Yes, there's 18 feet at a portion of that  
 4 alley, for whatever reason. So even, you know,  
 5 kind of affected the ability to get a proper  
 6 turning radius.  
 7 MR. BEHAR: Unless you want to vacate part  
 8 of your property to make the alley wider.  
 9 MR. NAVARRO: Correct. So it was just --  
 10 you know, there was a lot of considerations  
 11 that had to be done.  
 12 MR. BEHAR: He didn't even get it.  
 13 MR. NAVARRO: Yeah.  
 14 CHAIRMAN FLANAGAN: The Baptist facility,  
 15 is that an as of right project, or is that --  
 16 MR. TRIAS: Yes, and the architect is  
 17 sitting next to you.  
 18 CHAIRMAN FLANAGAN: Yeah, I know. I saw  
 19 something somewhere.  
 20 What's the height of that project?  
 21 MR. BEHAR: That's six stories, 70 --  
 22 MR. NAVARRO: -- two feet, I think.  
 23 MR. BEHAR: Something along that line.  
 24 CHAIRMAN FLANAGAN: Does anybody remember,  
 25 what's the project directly north of that,

1 think it's for the better, because you really  
 2 allow for the retail to be better. The units  
 3 itself, without increasing the number of  
 4 floors, you get a better -- in a project of  
 5 this magnitude or this quality, this is very  
 6 appropriate.  
 7 CHAIRMAN FLANAGAN: Sorry, Julio, I think  
 8 you were in the middle of your questioning when  
 9 we started down different paths.  
 10 MR. GRABIEL: That's all right.  
 11 I mean, I understand that it couldn't be  
 12 done, but it's a shame, because it destroys the  
 13 pedestrian quality of Laguna.  
 14 My second question on the garage is, as the  
 15 owners and the architect heard me before, I  
 16 want to make sure that from the outside, you  
 17 cannot see inside the garage at night or during  
 18 the day.  
 19 What is the design of those grills so we  
 20 not are able to see into the garage?  
 21 MR. NAVARRO: I think that you echo the  
 22 same concerns from the Board of Architects.  
 23 You're right on point. We actually worked on  
 24 this with our architect. We worked on the  
 25 paneling and the way that the lights would be

1 Merrick Manor?  
 2 MR. TRIAS: Merrick Manor, yes.  
 3 CHAIRMAN FLANAGAN: Anybody recall, give or  
 4 take, how high that one is?  
 5 MR. NAVARRO: I think it's 72 feet along Le  
 6 Jeune and 100 feet --  
 7 MR. TRIAS: The architect is sitting next  
 8 to you, also.  
 9 CHAIRMAN FLANAGAN: You did Merrick Manor?  
 10 MS. MENENDEZ: Well, he should know.  
 11 That's a high one, super high. Too high.  
 12 MR. BEHAR: It is 77 feet on Le Jeune Road  
 13 and only a hundred on the back side.  
 14 MR. TRIAS: But that one was a special  
 15 approval by settlement by the Commission.  
 16 CHAIRMAN FLANAGAN: Right.  
 17 MR. TRIAS: So that's not a good example.  
 18 CHAIRMAN FLANAGAN: They went a little  
 19 higher, didn't they? Did it end up at that?  
 20 MR. BEHAR: Okay. But that was special,  
 21 because of the whole issue --  
 22 CHAIRMAN FLANAGAN: Right. Okay. But then  
 23 this is a much smaller footprint, so we're  
 24 going a little higher, but okay.  
 25 MR. BEHAR: And the Code has changed, I

1 located, but I'll let our architect expand on  
 2 that.  
 3 MR. FERRERI: For the record, Sam Ferreri,  
 4 PGAL Architects.  
 5 All of the lights will be shielded, so they  
 6 won't be direct vision of any of the  
 7 lightbulbs, and we also have grills that will  
 8 basically also temper the light, that's in the  
 9 garage at night, that would filter out.  
 10 So we take that concern seriously. I  
 11 currently live in a house that I see the glow  
 12 of lights down the street from me, and it is  
 13 objectionable. So we have tried in every way  
 14 to make sure that you will not see the direct  
 15 light, but also to filter the light that's  
 16 spilling out, by using screens and louvers,  
 17 grills.  
 18 MR. GRABIEL: Okay. Thank you.  
 19 CHAIRMAN FLANAGAN: Maria, any questions?  
 20 MS. MENENDEZ: No.  
 21 CHAIRMAN FLANAGAN: Robert?  
 22 Marshall?  
 23 MR. BEHAR: I'm going to make a motion, if  
 24 there's no questions, to approve the project.  
 25 MR. BELLIN: I'll second it.

1 MR. NAVARRO: Thank you.  
 2 CHAIRMAN FLANAGAN: And that's with Staff's  
 3 conditions?  
 4 MR. BEHAR: Yes.  
 5 CHAIRMAN FLANAGAN: Okay. Any further  
 6 discussion?  
 7 Scot, if you can call the roll.  
 8 THE SECRETARY: Maria Menendez?  
 9 MS. MENENDEZ: Yes.  
 10 THE SECRETARY: Julio Grabiell?  
 11 MR. GRABIEL: Yes.  
 12 THE SECRETARY: Marshal Bellin?  
 13 MR. BELLIN: Yes.  
 14 THE SECRETARY: Robert Behar?  
 15 MR. BEHAR: Yes.  
 16 THE SECRETARY: Jeffrey Flanagan?  
 17 CHAIRMAN FLANAGAN: Yes.  
 18 Thank you.  
 19 MR. NAVARRO: All right. Thank you very  
 20 much. Have a good evening.  
 21 MS. MENENDEZ: You, too.  
 22 CHAIRMAN FLANAGAN: You, too.  
 23 MR. GRABIEL: Thank you.  
 24 CHAIRMAN FLANAGAN: All right. Our agenda  
 25 has one more item. It was a discussion item on

1 MR. TRIAS: Yes.  
 2 MR. GRABIEL: So the Commission has already  
 3 seen that document?  
 4 MR. TRIAS: Yes.  
 5 CHAIRMAN FLANAGAN: Mr. Trias, is there a  
 6 way -- I don't know if Coral Gables TV or  
 7 somebody, to -- not a snapshot, take a  
 8 portion -- a portion of their meeting of the  
 9 discussion of this, with the public comment,  
 10 would we be allowed to -- and maybe send that  
 11 to us in like a video link?  
 12 MR. WU: We'll find a way to send that to  
 13 you.  
 14 MR. TRIAS: Yeah. The videos are posted,  
 15 so we can probably send you the link, because  
 16 they're very well organized, by topic. So,  
 17 yeah.  
 18 CHAIRMAN FLANAGAN: Oh, that's true. You  
 19 can click on the Agenda and it takes you  
 20 right --  
 21 MR. TRIAS: I think we can --  
 22 CHAIRMAN FLANAGAN: I think we can figure  
 23 it out. That's fine.  
 24 MR. TRIAS: Thank you very much.  
 25 CHAIRMAN FLANAGAN: Thank you.

1 the US-1/Red/Sunset report and findings. Staff  
 2 has given us, I think it was in our packet, the  
 3 workshop report. However, on the advice of the  
 4 City Attorney, we've been asked to take it off  
 5 the Agenda, because one of the attorneys for  
 6 the applicants is objecting to us discussing it  
 7 here tonight.  
 8 So apparently, in an abundance of caution,  
 9 for some reason, they're objecting, so we will  
 10 take it off the agenda.  
 11 MS. MENENDEZ: Are we going to take it up,  
 12 Mr. Chairman, on the 16th, next Wednesday,  
 13 then?  
 14 CHAIRMAN FLANAGAN: Personally, I think it  
 15 needs to be part of the discussion. I think it  
 16 would have been good to discuss some of it now,  
 17 but we won't.  
 18 MS. MENENDEZ: It makes sense.  
 19 CHAIRMAN FLANAGAN: Mr. Trias.  
 20 MR. TRIAS: Just for information, the  
 21 Commission had a discussion on the item this  
 22 week and there was a lot of public input  
 23 provided at that point. Just for your  
 24 information.  
 25 MR. GRABIEL: On this document?

1 All right. Anything else for discussion  
 2 before we adjourn?  
 3 Motion to adjourn?  
 4 MR. GRABIEL: So moved.  
 5 MR. BEHAR: Second.  
 6 Just for the record -- excuse me, Mr.  
 7 Chair -- next week, I won't be here. I already  
 8 had a pre-arranged vacation, that my wife will  
 9 definitely kill me if we don't that do.  
 10 CHAIRMAN FLANAGAN: All right.  
 11 We have a motion and a second. All those  
 12 in favor of adjourning say, "aye."  
 13 MR. GRABIEL: Aye.  
 14 MS. MENENDEZ: Aye.  
 15 MR. BELLIN: Aye.  
 16 MR. BEHAR: Aye.  
 17 CHAIRMAN FLANAGAN: Thank you. We're out  
 18 of here. See you next Wednesday.  
 19 (Thereupon, the meeting concluded at 8:55  
 20 p.m.)  
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CERTIFICATE

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STATE OF FLORIDA:  
SS.  
COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 20th day of September, 2015.

SIGNED COPY ON FILE

\_\_\_\_\_  
NIEVES SANCHEZ

# Attendance/Speaker Sign In Sheet – September 9, 2015

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Paul Saracote	522 Vitabella Ave	305-444-7188	<input type="checkbox"/> Villa Valencia <input checked="" type="checkbox"/> One Merrick Park
2.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
3.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
4.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
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11.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
12.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
13.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park

**From:** [ledasil@aol.com](mailto:ledasil@aol.com)  
**To:** [Planning](#)  
**Subject:** Merrick Park - Laguna and San Lorenzo building request  
**Date:** Tuesday, September 08, 2015 11:08:06 PM

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Good evening,

I am a native Miami-Dade County resident who just recently moved to Coral Gables. I live in this area and am very opposed to the planned development being requested for the green space next to Nieman Marcus on the corner of San Lorenzo and Laguna Streets. I just saw the posting for the planning meeting over the weekend so I went online and read the proposal. I live in that area and would not recommend that additional residential and retail units be built there for several reasons:

1. Loss of green space - there is very little green space in the area and more concrete and congestion in that area is definitely not wanted. Local residents walk their dogs there and it gives the area a "park-like" feeling rather than more cars, parking places, stores, congestion. It is already very congested with the Nieman Marcus valet service right there. Residents are not permitted to use the field at Coral Gables High School.
2. Laguna is already extremely congested for a small street. Please watch on any given day, including Saturday mornings, when that small street is used for moving vans, deliveries for both residential and commercial properties, waste pick-ups regularly, numerous trucks parking in the streets (both sides at same time) in order to deliver fresh produce and other food/goods to the numerous restaurants at Merrick Park, etc. Last Saturday, even a small sedan could barely fit between the trucks blocking the street. Others had to back up and wait until trucks left. This is on top of the usual traffic from the retail and residential parking already there on Laguna and the metered spaces in front of the existing retail shops. The road is too small and congested now. San Lorenzo faces NM and cars are always stopping there to let people off since it is near the entrance and valet. There is already plenty of activity.< br>
3. During last Saturday's rain, Laguna floods badly and so adding more concrete, people, and congestion is not going to benefit the community.
4. The size of the planned building is taller than the other units around there and may block views, remove green space that people cherish, and eliminate some of the privacy that I, for one, sought when I relocated to that area. Furthermore, the thought of construction and banging and cranes is not appealing and had that been known at the time, I would not have chosen this location to live.
5. There are numerous empty retail spaces within 2 blocks of this site so I do not see the need for more small retail stores below the 3 bedroom residential units.
6. Do not want additional congestion there as it is already dangerous coming out of those parallel parking spaces and the garage.
7. All in all, for a few retail storefronts (where there are several available within a block or two) and for 13 units that will rise 10 stories, I respectfully request that you deny this request. I believe there are already enough units in the area and enough retail on that side of Merrick Park.

Thank you.

Leda Silver  
4250 Salzedo  
305-608-8976



## City Commission

# One Merrick Park

(351 San Lorenzo Ave)

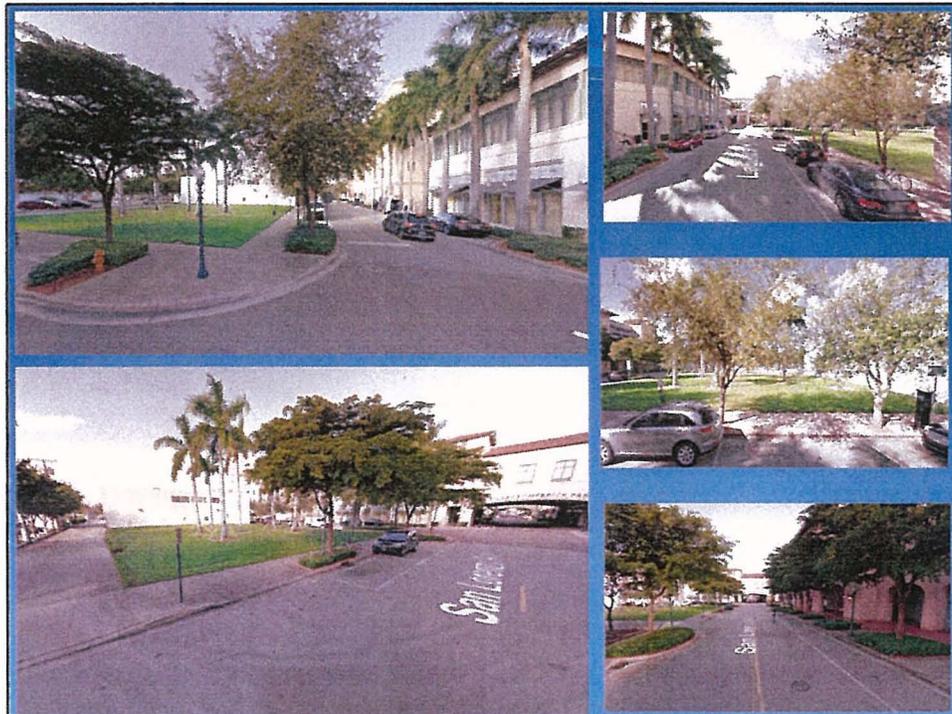
## Mixed Use Site Plan Review

October 13, 2015

### Application Request

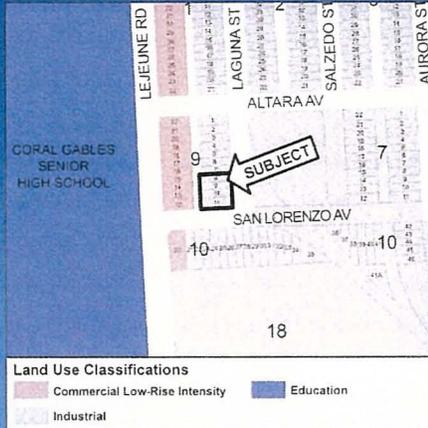
- ❖ Mixed Use Site Plan Review



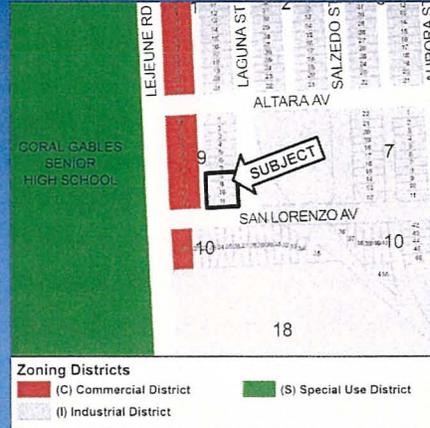


## Existing Designations

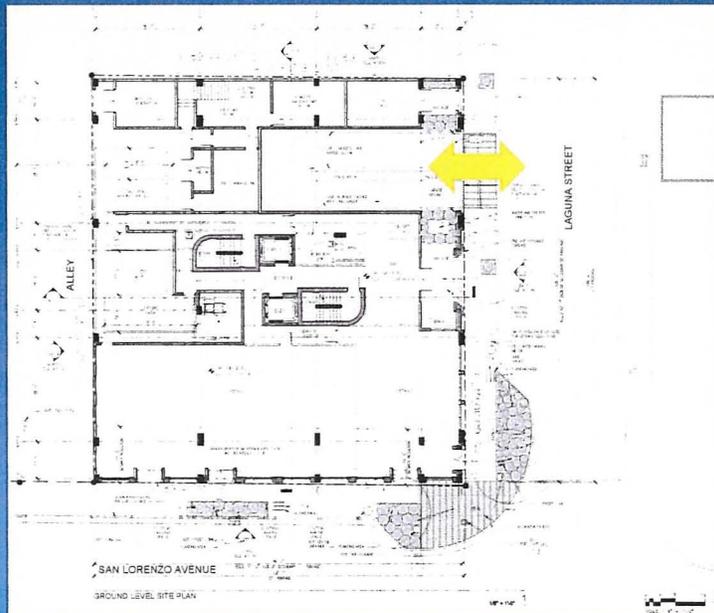
### Existing Land Use Map



### Existing Zoning Map



## Ground Floor Plan

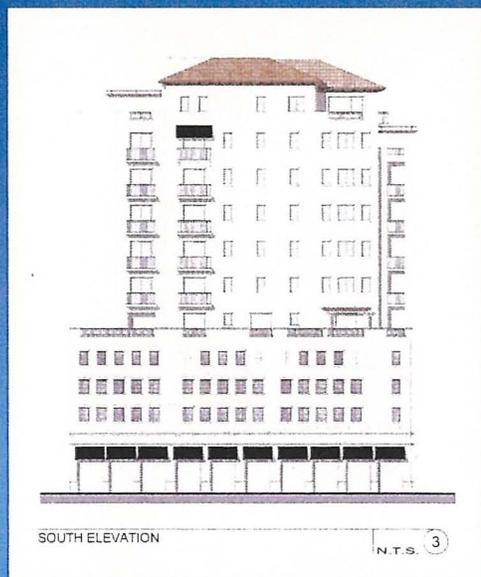




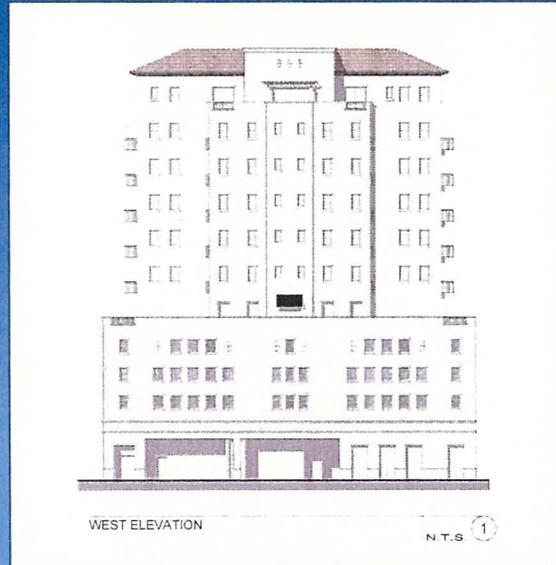
### East Elevation (Laguna Street)



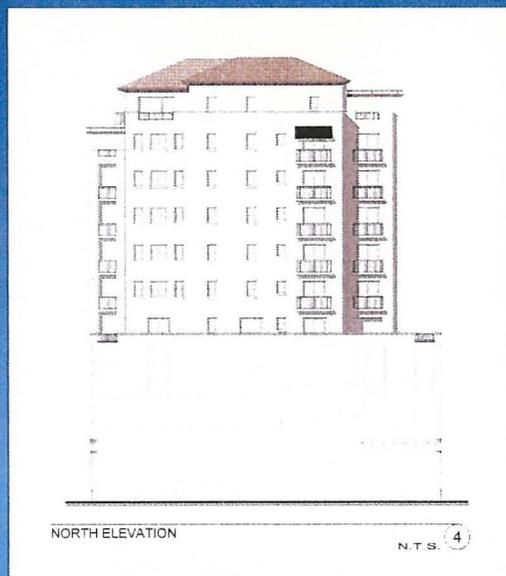
### South Elevation (San Lorenzo Avenue)



### 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
City Commission agenda posted on City web page	10.09.15

## 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 Recommendation

- ❖ September 9, 2015: Planning and Zoning Board unanimously recommended **approval** (vote: 5 yes – 0 no) with conditions recommended by Staff



City Commission

**One Merrick Park**  
(351 San Lorenzo Ave)

Mixed Use Site Plan Review

October 13, 2015