



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

<b>Applicant:</b>	<b>MCI Laguna, LLC and 4111 LeJeune, LLC</b>
<b>Applications:</b>	<b>Mixed Use Site Plan Review/Alley Abandonment and Vacation</b>
<b>Property:</b>	<b>4111 LeJeune Road (Merrick Manor)</b>
<b>Public Hearing - Dates/Times/ Location:</b>	<b>Planning and Zoning Board, July 11, 2012, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Applications.**

This request for consideration is a mixed use site plan (conditional use review) and associated alley abandonment and vacation for a project known as “Merrick Manor”. More specifically, the Resolution and Ordinance under consideration include the following:

1. *A Resolution of the City Commission of Coral Gables requesting mixed-use site plan review and conditional use review pursuant to Zoning Code Article 4, Division 2, “Mixed Use District (MXD)”, for the construction of a mixed use project referred to as “Merrick Manor” on the property legally described as Lots 13-36, Block 1 and portion of alley, Industrial Section (4111 LeJeune Road), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal descriptions on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables requesting abandonment and vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, “Abandonment And Vacations”, providing for the abandonment and vacation of a south portion of the twenty (20’) foot alley bisecting Block 1, and the dedication of a public easement on a portion of Lots 13, 14, 29-33, Block 1, Industrial Section, Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)*

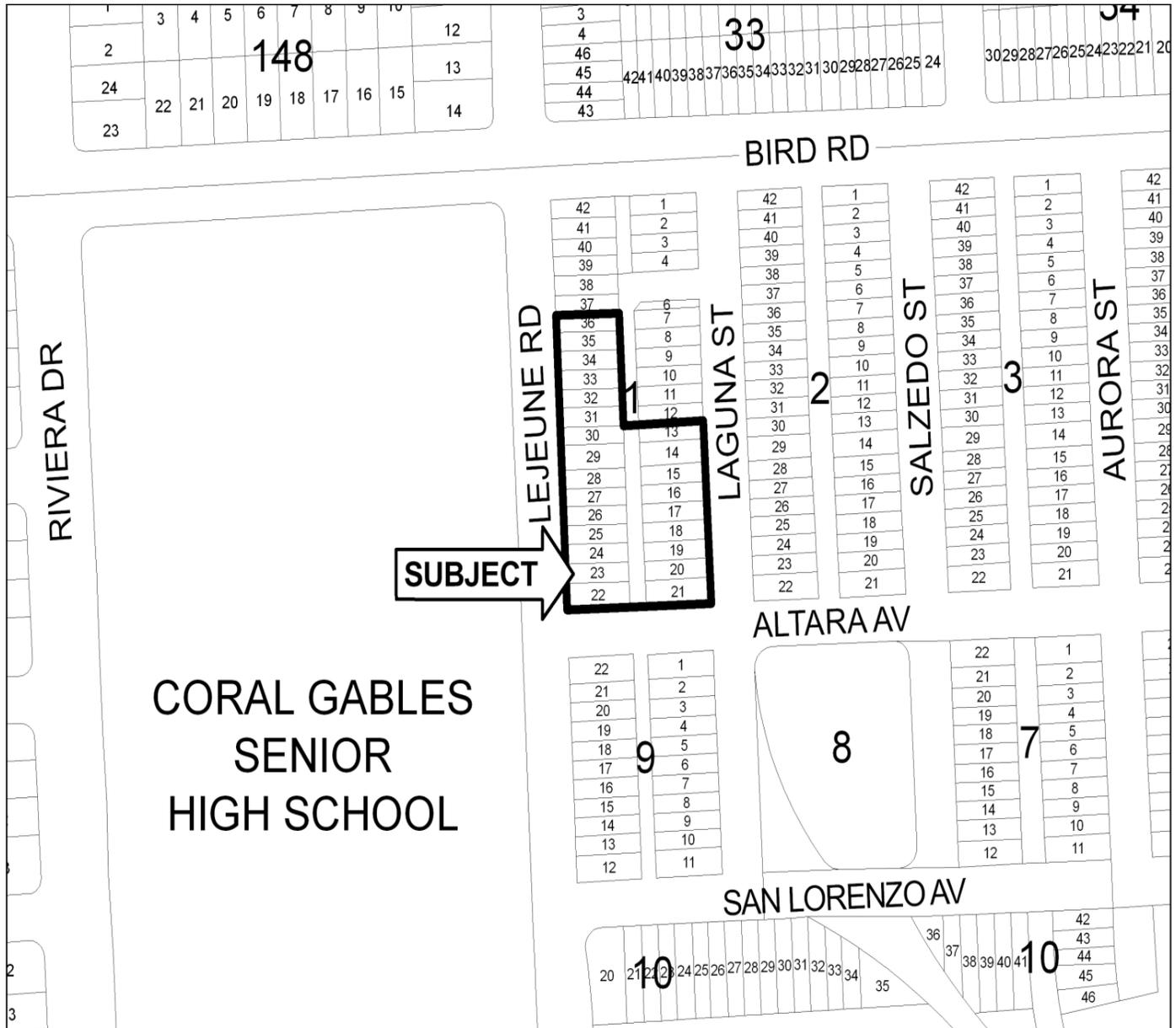
Mixed use site plans require review via the conditional use process and abandonment/vacation of a right-of-way requires public hearing review by the Planning and Zoning Board and City Commission. The mixed use site plan application requires Commission public hearing review via one (1) public hearing (Resolution format). The abandonment/vacation application requires Commission review via two (2) public hearings (Ordinance format).

Action by the Planning and Zoning Board is a recommendation that does not constitute City approval and the Applicant continues to proceed at its own risk pursuant to the Letter of Intent (dated 07.14.2011) presented to the City Commission on 07.19.2011, with regard to the proposed Land Exchange Agreement and necessary City approvals.

**Summary of Applications.**

The subject property is located south of Bird Road and fronts on LeJeune Road adjacent to Coral Gables Senior High School. The property is legally described as Lots 13-36 and portion of alley, Block 1, Industrial Section (4111 Lejeune Road), Coral Gables, Florida, as shown in the following location map and aerial:

**Block, Lot and Section Location Map**



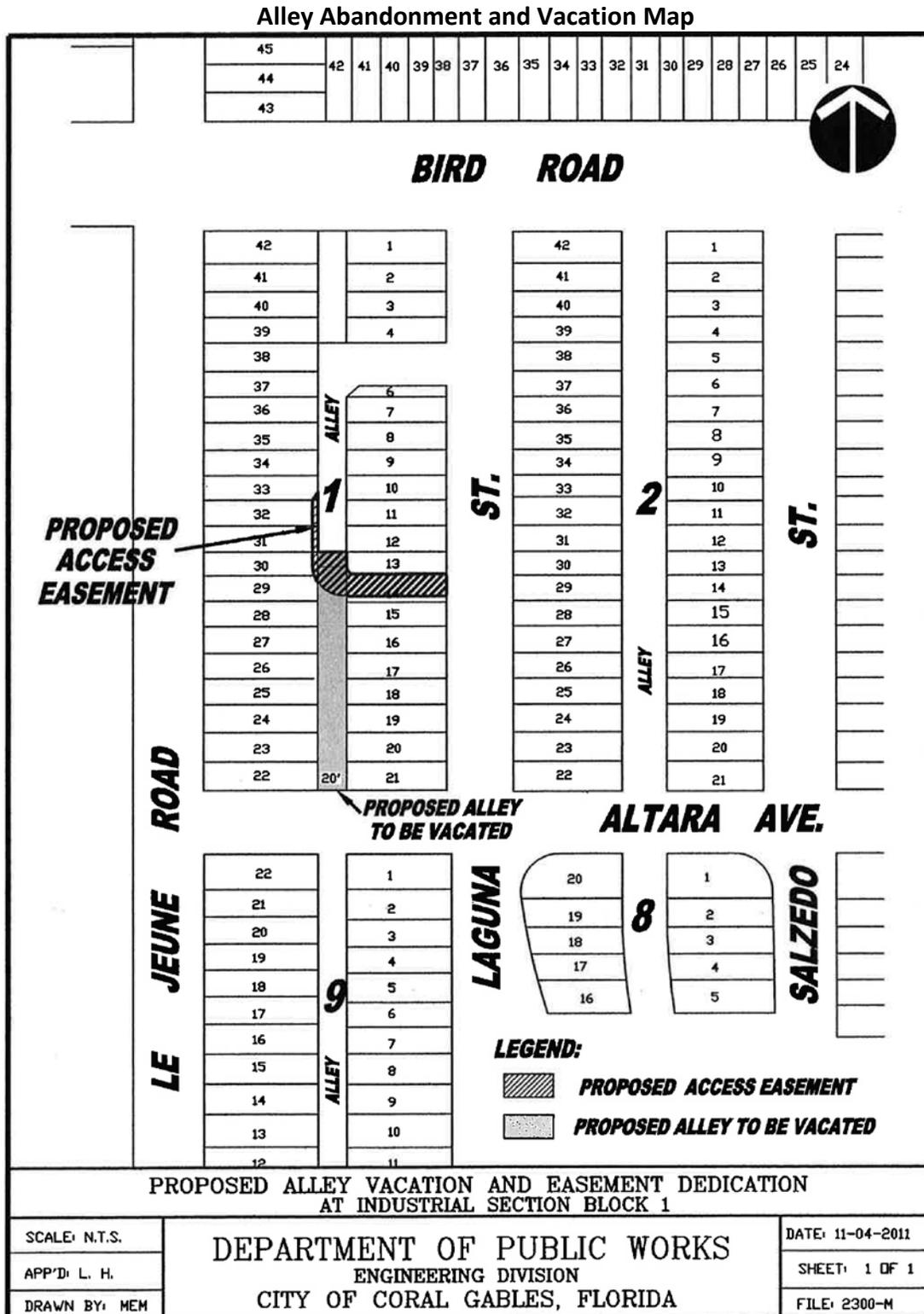
Aerial



MCI Laguna, LLC and 4111 LeJeune, LLC (hereinafter referred to as “Applicant”) submitted two (2) applications (hereinafter referred to as the “Applications”). In summary, the Applicant desires the following:

1. Mixed use site plan review and conditional use review to permit a mixed use building with a proposed height of seventy-two (72) feet (7 floors) fronting LeJeune Road and one-hundred (100) feet (10 floors) adjacent to Laguna Street. The project proposal includes a total of 180 residential units, 11,740 sq. ft. of retail and 5,946 sq. ft. of office space. The Application also includes miscellaneous public right-of-way encroachments associated with construction of the buildings, (i.e. awnings, light fixtures, street level public realm improvements, etc.)
2. Abandonment and vacation of the south portion of the twenty (20’) foot alley bisecting Block 1, and

the dedication of a public easement on a portion of Lots 13, 14, 29-33, Block 1. This request would allow the ten (10) story portion of the building to be constructed over the existing alley that bisects/accesses Laguna Street. Refer to the following map for identification of the proposal.



## Site Data and Project Timeline.

### Site Data and Surrounding Uses

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

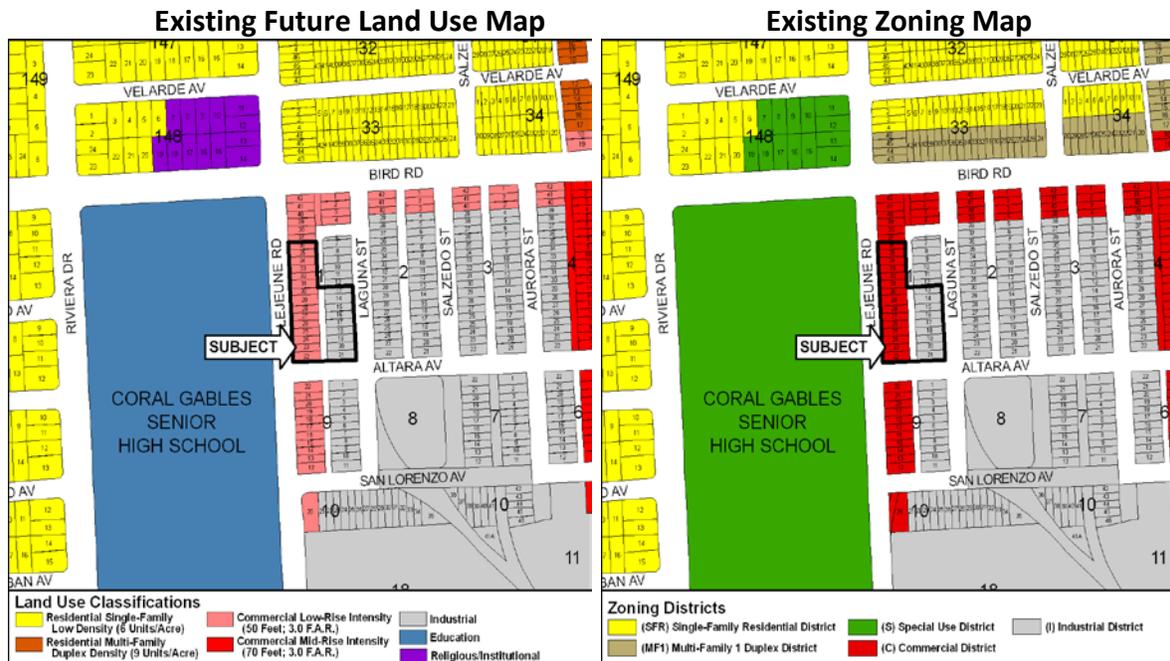
#### Existing Property Designations

Comprehensive Plan Map designation	Commercial Use, Low-Rise Intensity & Industrial Use
Zoning Map designation	Commercial District & Industrial District
Mixed Use Overlay District (MXOD)	Yes - North MXOD
Mediterranean Architectural District	Yes – Mandatory Med. Architecture Style
Coral Gables Redevelopment Infill District	Yes

#### Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Vacant property, restaurant and attorney’s office	Commercial Use, Low-Rise Intensity and Industrial Use	Commercial District and Industrial District
South	1 story commercial buildings (branch bank & arch. office)	Commercial Use, Low-Rise Intensity and Industrial Use	Commercial District and Industrial District
East	1-2 story commercial buildings (professional offices)	Industrial Use	Industrial District
West	Coral Gables High School	Educational Use	Special Use District

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 submitted applications have undergone the following City reviews:

Type of Review	Date
Development Review Committee (mixed-use project)	08.26.11
Development Review Committee (alley abandonment/vacation and dedication)	11.30.11
Board of Architects	12.01.11
Planning and Zoning Board	07.11.12
City Commission, 1 <sup>st</sup> reading (alley abandonment/vacation and dedication)	TBD
City Commission (mixed use site plan review)	TBD
City Commission, 2 <sup>nd</sup> reading (alley abandonment/vacation and dedication)	TBD

**Proposed Mixed Use Project and Alley  
Abandonment/Vacation and Dedication of Public Easement.**

## City Legislative History

The following is a chronology of previous City Commission approvals/legislation affecting the subject property:

1. Ordinance No. 2647 (adopted 09.23.86) – Change of zoning by adding “X” designation to permit the operation of a health club on Lots 35 and 36
2. Ordinance No. 2679 (adopted 02.24.87) – Change of zoning by adding “X” designation to permit the operation of a funeral home on Lots 24 through 34.

## Proposal – Mixed Use Project

The Applicant has submitted an application package that includes a statement of use, neighborhood meeting details, site plans, building elevations, landscape plans, massing study, traffic study and other miscellaneous support documents, which is provided as Attachment A.

### *Mediterranean Architectural Style*

Mediterranean architectural style is required for mixed use projects located within the MXOD. The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 12.01.11.

The findings of the Preliminary Zoning Analysis prepared by the Zoning Division for the project are summarized in the below tables and also provided as Attachment B. That analysis indicates that the proposed project meets all applicable Zoning Code requirements.

Site Plan Information:

Type	Permitted		Proposed
Alley to be vacated	---		4,700 sq. ft. (0.1 acres)
Alley dimensions to be vacated	---		20' width/235' length
Total site area (less the alley)	---		61,011 sq. ft. ( 1.4 acres)
Total site area (with the alley)	---		65,711 sq. ft. (1.5 acres)
3.5 FAR x total site area (less the alley)	213,539 sq. ft.		---
FAR x total site area (with the alley)	229,989 sq. ft.		---
Additional square footage granted with alley vacation	16,450 sq. ft.		---
Total square footage of buildings	---		229,557 sq. ft.
Retail square footage	---		11,740 sq. ft.
Office square footage	---		5,946 sq. ft.
Residential square footage	---		211,380 sq. ft.
Building height	C zoning district (fronting LeJeune Road)	I zoning district (fronting Laguna Street)	72'-0" fronting LeJeune Road 100'-0" fronting Laguna St.
	77'-0"	Up to 100'-0"	
Number of floors	No limitation		7 floors fronting LeJeune Rd. 10 floors fronting Laguna St.
Residential unit total	No limitation		180 units (120 units per acre)
Residential unit mix:			
One bedroom			81 units
Two bedroom			79 units
Three bedroom			20 units
Residential unit size:			
One bedroom	576 sq. ft. – 858 sq. ft. (average 734 sq. ft.)		
Two bedroom	940 sq. ft. – 1,205 sq. ft. (average 1,075 sq. ft.)		
Three bedroom	1,199 sq. ft. – 1,517 sq. ft. (average 1,306 sq. ft.)		

Setbacks:

Type	Required*	Proposed
Front (LeJeune Road)	0 ft.	Complies
Side street (Laguna Street and Altara Ave.)	0 ft.	Complies
Side interior	0 ft.	Complies
Rear (alleyway)	0 ft.	Complies

*Landscaping:*

Location	Required	Provided
Landscape open space (on-site)	Must comply with ZC Section 5-1104 A 1 thru 11	Complies with Zoning Code requirements
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Complies with Zoning Code requirements

*Parking:*

Onsite parking		
Uses	Required	Proposed
Residential units	326 spaces	326 spaces
Non-residential uses	73 spaces	73 spaces
Total on-site project parking	399 spaces	417 spaces
Additional parking above required	---	18 spaces
Proposed number of parking lifts	---	0
Proposed tandem parking	---	114 spaces*

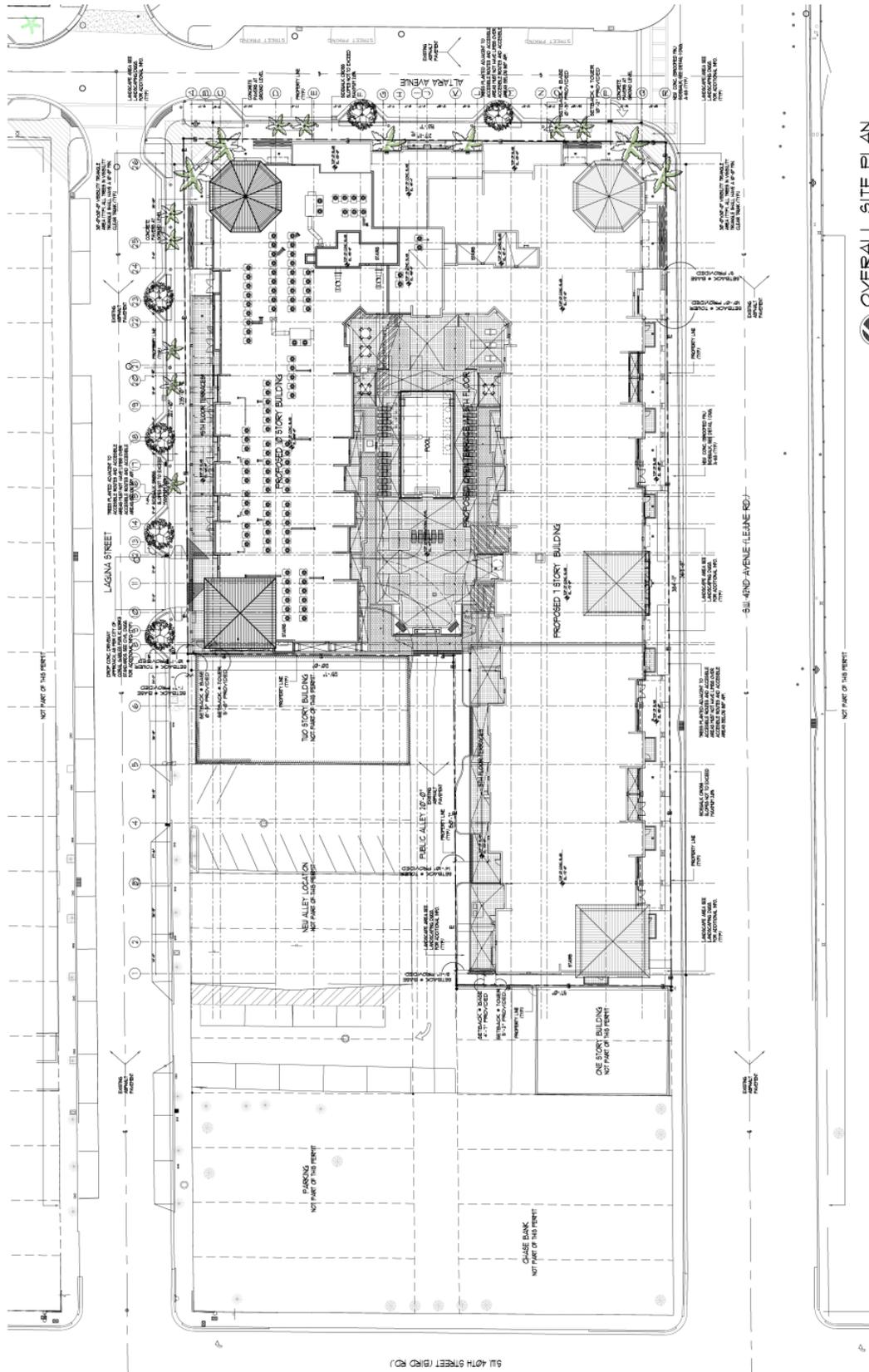
*\*Tandem spaces are assigned to one (1) residential unit.*

Offsite/on-street parking (see following pages for existing/proposed on-street parking)*			
Property Frontage/Street identification	Existing parking	Parking resulting from project	Gain/(loss) after project construction
LeJeune Road from Altara Avenue to Bird Road	No existing spaces	N/A	N/A
Altara Avenue from LeJeune Road to Laguna	2 spaces	2 spaces	0
NE corner of Altara Avenue/Laguna Street intersection (Block 2)	5 spaces	2 spaces	(-3 spaces)
West side of Laguna Street from Altara Avenue to project boundary (Lot 13)	8 spaces	5 spaces	(-3 spaces)
Total	15 spaces	9 spaces	(-6 spaces)

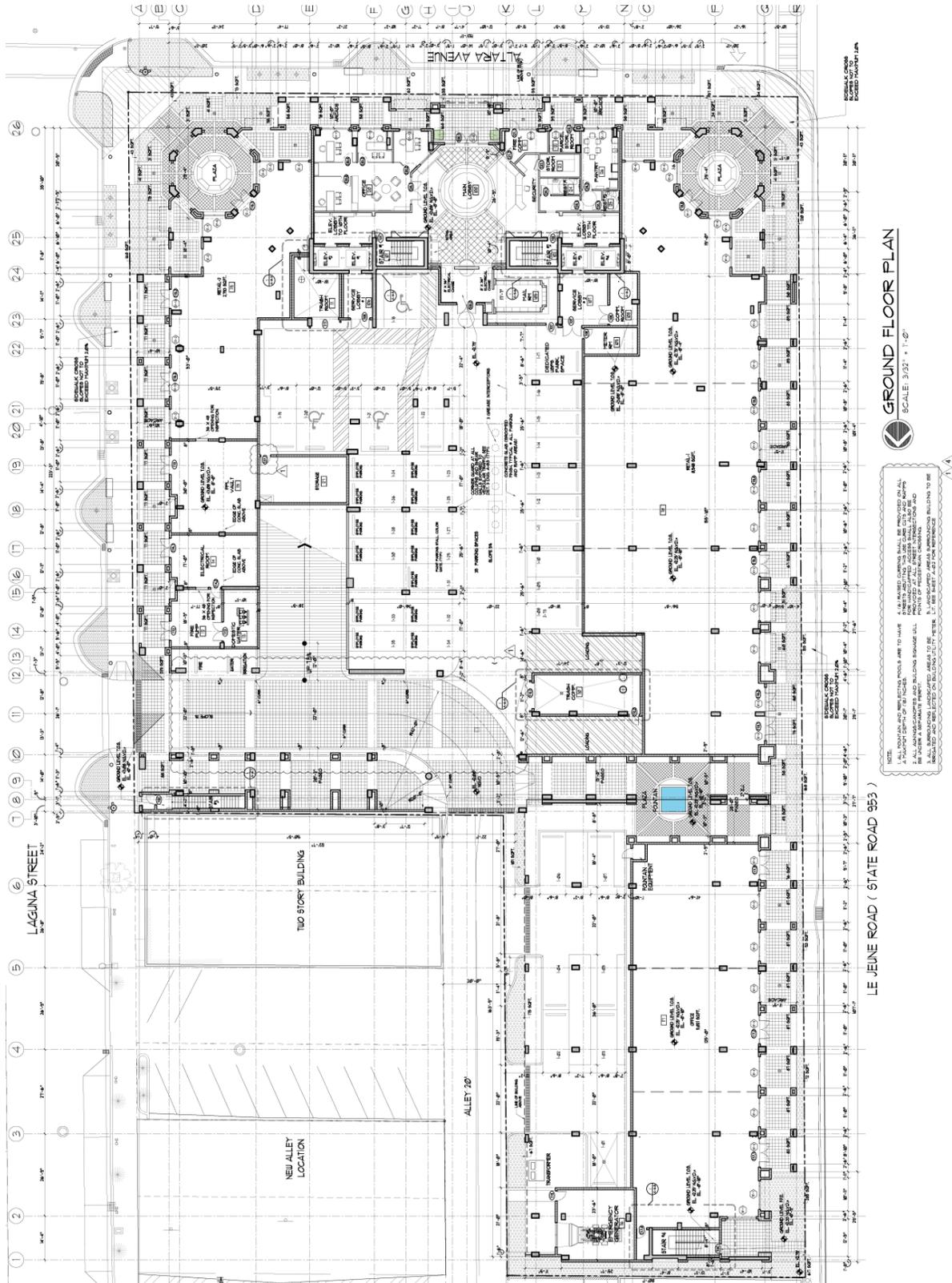
*\*Evaluation based upon the proposed project road frontage and removal of parking spaces pursuant to the placement of required on-street landscaping, traffic improvements and proposed project driveways.*

The Applicant’s proposed site and landscape plan, ground floor plan, building elevations and existing/proposed on-street parking plan are provided on the following pages.

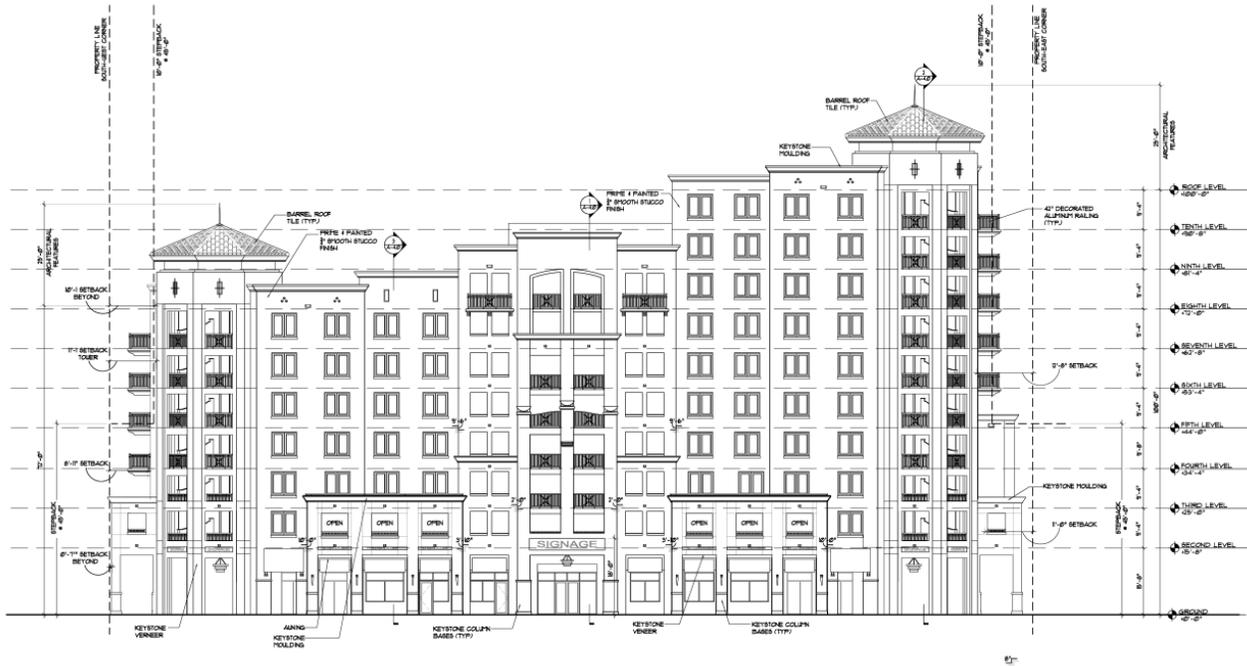
### Site and Landscape Plan



### Ground Floor Plan



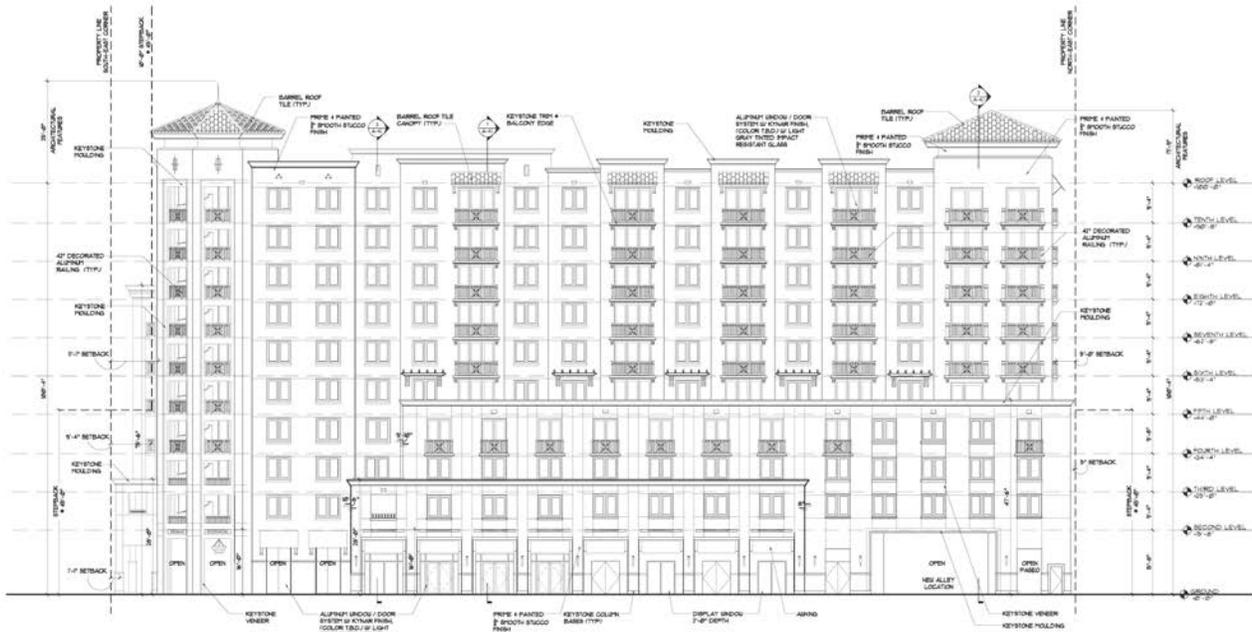
### South (Alara Avenue) Building Elevation



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

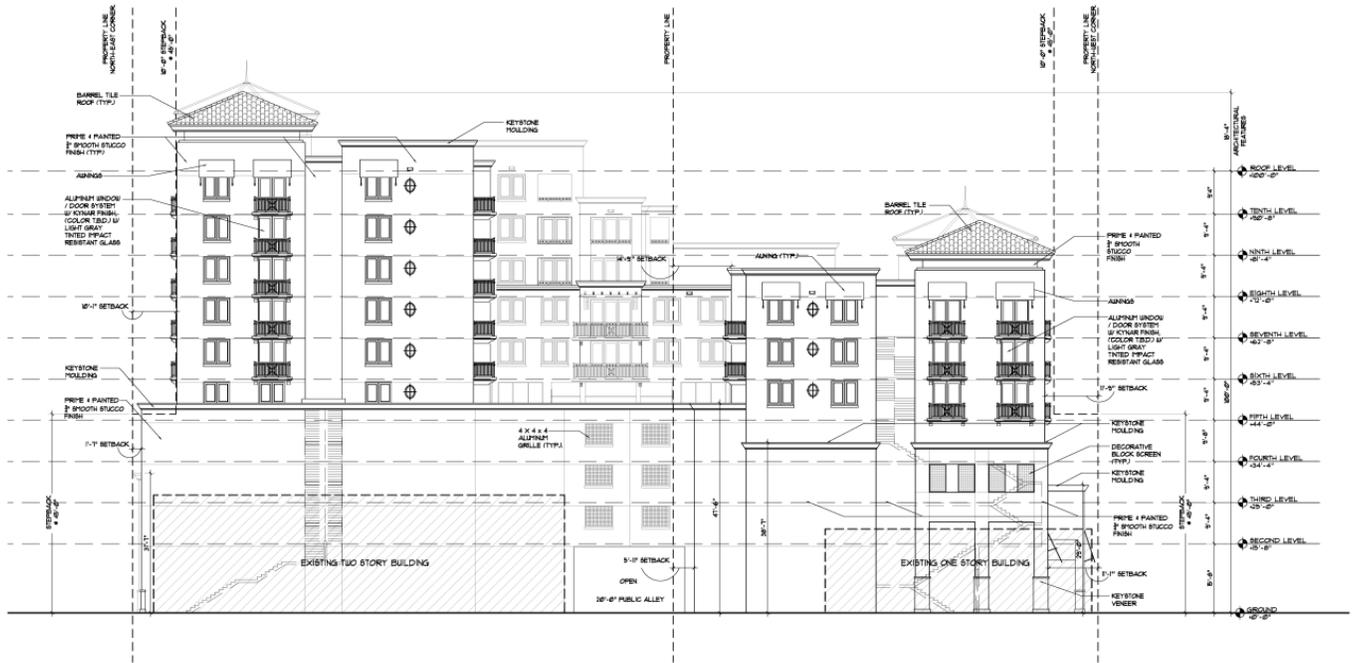
### East (Laguna Street) Building Elevation



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

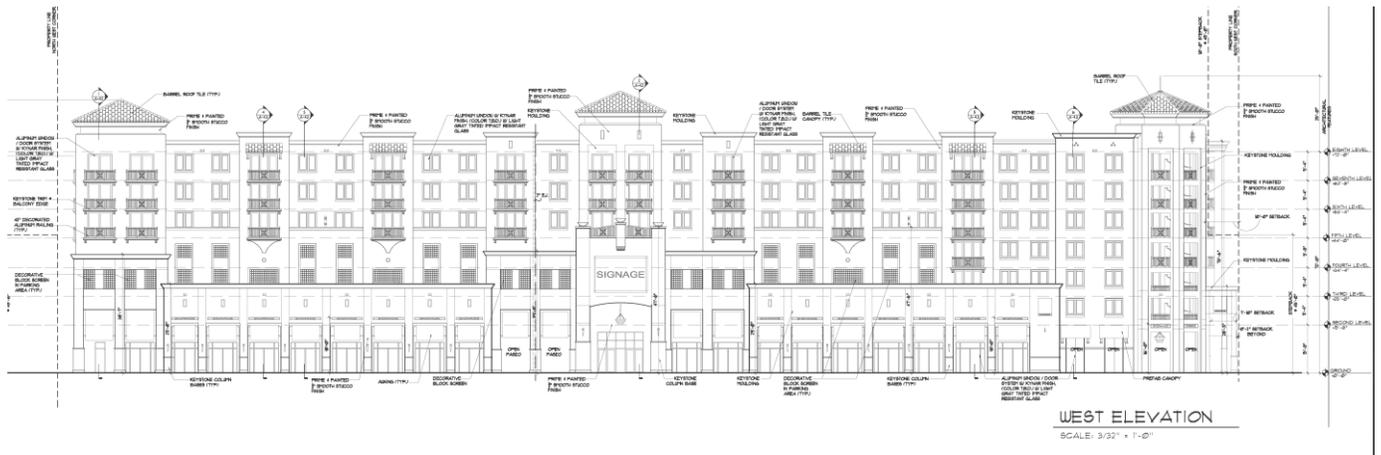
### North (Bird Road) Building Elevation



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

### West (LeJeune Road) Building Elevation



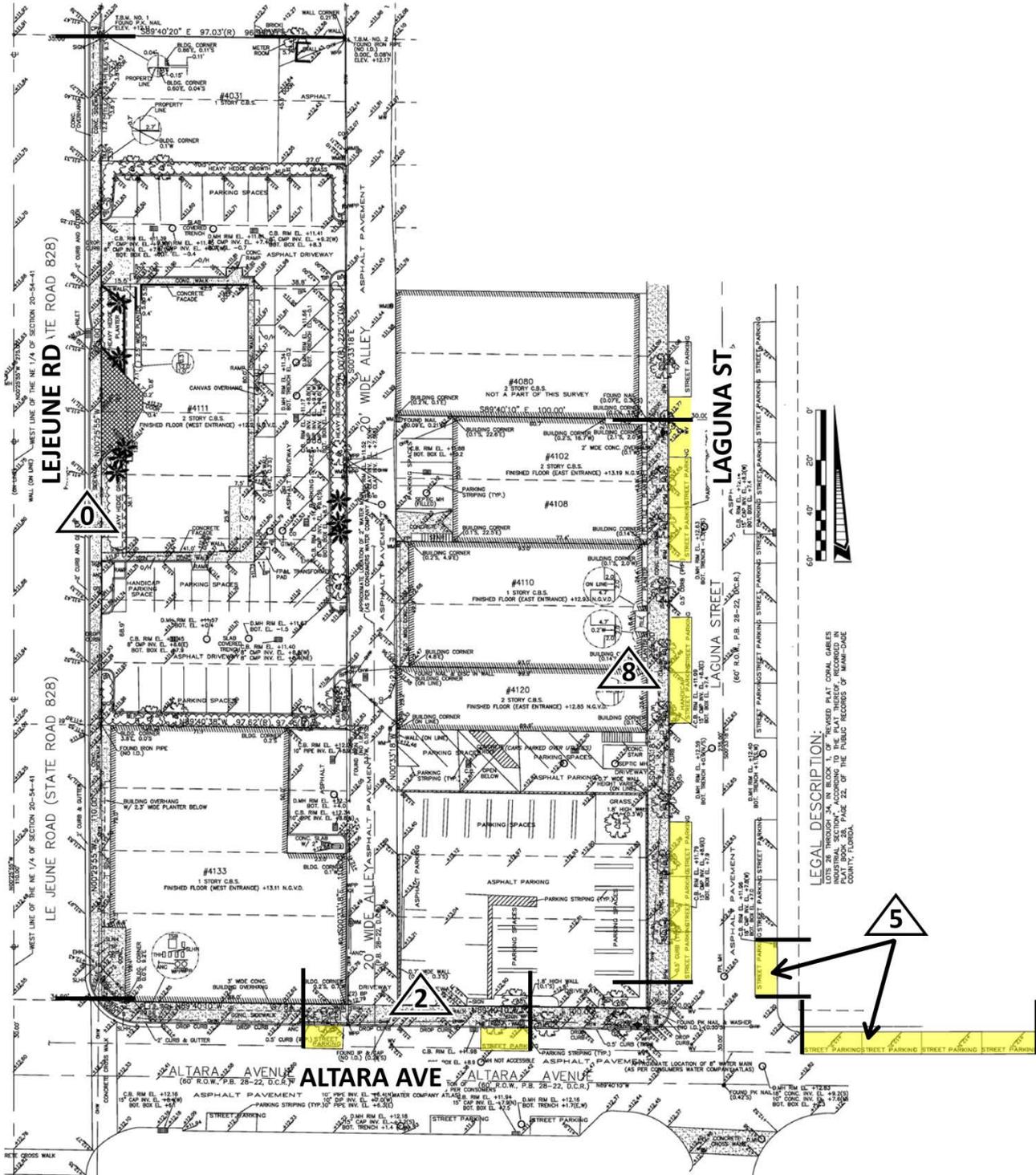
WEST ELEVATION

SCALE: 3/32" = 1'-0"

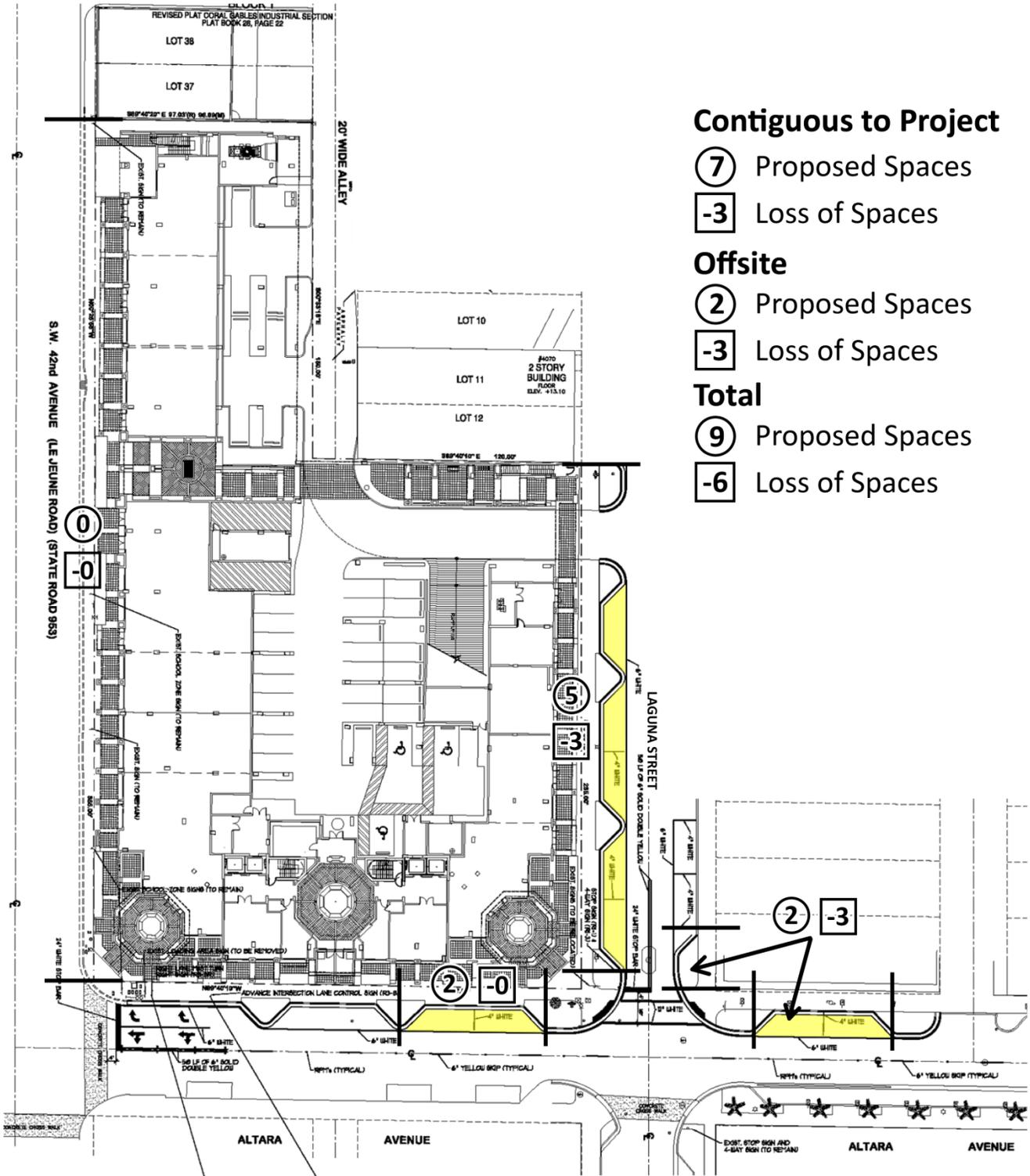
Please refer to the following pages for plans indicating existing and proposed on-street parking spaces. The number within the triangular shape indicates existing on-street parking spaces and the number within the circle indicates proposed loss of on-street parking spaces. Five (5) on-street spaces are expected to be lost. The current location/configuration of existing on-street parking spaces does not satisfy the minimum standards for safety. The proposed reconfiguration satisfies applicable safety standards and applicable Zoning Code provisions.

# Existing On-Street Parking

**15** Total Existing Spaces



# Proposed On-Street Parking



### Proposal – Alley Vacation/Abandonment and Reconfiguration

The Applicant has submitted a detailed written description of the proposed vacation/abandonment of the existing alleyway in a letter dated 04.04.12, which is included as Attachment C. The Applicant states that the vacation of the alley is necessary in order to develop the site as one cohesive and connected building. The Applicant further states that the portion of the alley proposed to be vacated is 20 feet in width and 235 feet in length and covers an area approximately 4,700 square feet. The Applicant has proffered a public easement that would be recorded in the public record prior to the issuance of a Certificate of Occupancy (CO) for the new building. The approximate area of the alternative public access easement would be 3,298 square feet and it would run through and under the new building at a height of 15 feet, which is sufficient to permit the passage of all types of vehicles.

The following aerial photograph indicates the project boundary, existing alley to be vacated, alternative public access easement and reconfigured vehicular access.



**Findings of Fact.**

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications 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 updated/revised as a part of the comprehensive Zoning Code and Comprehensive Plan rewrite. The Zoning Code Map provided for a designated North and South Mixed Use Zoning District (MXD) geographic area and a Comprehensive Plan Map also provided for a Mixed Use Overlay District (MXOD) geographic area. The MXD and MXOD was created to encourage mixed use development that specifically provided for residential development which was previously not a permitted use within the geographic area of Bird Road, LeJeune Road, U.S. Highway One and Ponce De Leon Boulevard. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo the City Site Plan and Conditional Use 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:* The compliance of the Applicant's plans with the mixed-use requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the Preliminary Zoning Analysis prepared by the Zoning Division provided as Attachment B. That analysis determined that the proposal satisfies the Code's minimum requirements for a mixed use project.

### 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, 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, 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 CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging mixed use development within the area bounded by Bird Road, LeJeune Road, U.S. Highway One and Ponce de Leon Boulevard. The geographic area 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 station.

- 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 predominately residential units. The project is similar and complimentary to existing mixed use projects in the area and those which are being planned and under construction.

- 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 on three sides by properties with commercial and industrial land use designations, and Coral Gables High School is located across LeJeune Road. LeJeune Road serves as an arterial transportation corridor and physical boundary for the Industrial District. The redevelopment of this property as a mixed use project fulfills the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment. The ground floor pedestrian amenities 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 Place mixed-use project is located east of this site and the Gables Gateway mixed use project and Village of Merrick Park are south of the project. These developments are mixed use projects that include residential, retail and office uses. The Applicant’s proposal is consistent with the underlying CP designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous 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, address parking and parking circulation, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.

- 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 is compatible and complies with the intent of the MXD and MXOD provisions and design criteria, and is consistent with the redevelopment occurring in the surrounding district. The height of the project along LeJeune Road is low-rise commercial as identified in the Comprehensive Plan.

- 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 for a mixed use project within an approved MXD and MXOD. The Zoning Division's Preliminary Zoning Analysis indicates the project meets all Zoning Code requirements and design criteria (see Attachment B).

- 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, and the height of the project along LeJeune Road satisfies the property's underlying Commercial Low-Rise land use designation. 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:* All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. A pedestrian paseo is provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district. The portion of the existing alley that bisects the project site is proposed to be vacated and the Applicant proposes an alternative public easement be dedicated to provide for continued service and vehicular circulation. Service will continue to be provided to other properties that utilize the alley from the Laguna Street access on the north end of the block, and via the proposed public easement from Laguna Street through the project's ground floor service area located on the south end of the block. Submittal of a Public Alley Construction and Service Plan by the Applicant to assure that adequate service access is provided during the construction of the project is included as a recommended condition of approval.

- 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 it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project. The Concurrency Impact Statement (CIS) issued by the Zoning Division for the project indicates that there is adequate infrastructure available to support the project. The CIS is on file and available for review with the Planning Department.

### *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 for vehicle access, alley access, proposed alley reconfiguration, traffic impact and traffic circulation. All traffic issues identified in the City review process have been satisfied and provided on the Applicant's plans.

*Offsite improvements and Undergrounding of Overhead Utilities.*

The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant has proffered to complete the undergrounding of overhead utilities along the north side of Altara Avenue from Laguna Street one-half block east to the existing alleyway within Block 2. This shall provide for continuous undergrounding of utilities along the north side of Altara Avenue from Laguna Avenue to the midblock alley of Block 2, which is where the adjoining project known as "Village Place" has provided for undergrounding of utilities. In association with the undergrounding, the Applicant will improve the northeast corner of Altara Avenue and Laguna Street with curb, gutter, sidewalk and landscape improvements. The undergrounding of utilities and the northeast corner improvements are in lieu of Zoning Code required right-of-way Streetscape Master Plan requirements that cannot be accommodated on LeJeune Road. The Zoning Code Streetscape Master Plan requirements require the installation of various improvements (i.e., landscaping, landscape islands, bulb outs, curbing, drainage, etc.) within the right-of-way adjoining all property boundaries. Placement of these improvements cannot be accommodated on LeJeune Road without removal of a travel lane. Therefore, the Applicant has proffered the installation of the improvements listed herein for the northeast corner of Altara Avenue and Laguna Street, in lieu and/or exchange for the required LeJeune Road improvements. City staff recommends acceptance of the Applicant's proffer. The terms and conditions of the improvements will be outlined in the Land Exchange Agreement anticipated to be entered into concurrently by the Applicant and the City.

*Public School Concurrency Review*

Pursuant to the Educational Element of the City's Comprehensive Land Use Plan and Zoning Code, Article 3, Division 13, and State of Florida growth management statute requirements, comprehensive public school concurrency review is required. This is required prior to final Board of Architects review for all residential development applications 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 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.

City Staff provided a copy of the application to Miami-Dade County Public Schools in a letter dated 08.26.11. In that letter, it was requested that the School board review the development plans and provide any comments within 30 days, otherwise the City would assume the School Board had no

comments. No comments were received from the School Board regarding the application or potential impacts to the public school system.

### **Findings of Fact- Alley Vacation and Dedication of Public Easement**

City Code Chapter 62, Article VIII, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process" requires that the Public Works Department shall review all applications for the vacation of a public right-of-way in accordance with criteria set forth in City Code Sections 62-259 and 62-262, and shall provide a recommendation to the Planning and Zoning Board. That report and recommendation is provided as Attachment D. Pursuant to the City Code requirements, the Public Works Department recommends approval of the proposed alley vacation, subject to all of the following conditions:

- "1. The Applicant grants to the City by Deed of Dedication absolute rights of public ingress and egress and all utilities whatever interests they are.*
- 2. That all vehicle turning radius be adequate for all vehicles that would normally or occasionally use the alley.*
- 3. That a vertical clearance of fifteen feet (15') minimum extending the full length and width of the easement should be provided.*
- 4. Applicant is responsible for the relocation of the existing utilities in the proposed alley to be vacated in accordance to the requirements of the affected utility companies."*

The following table indicates the additional building square footage resulting from the alley vacation:

Parcel	Property area	Max. FAR (3.5 FAR)
Property with vacated alley area	65,711 sq. ft.	229,989 sq. ft.
Property without vacated alley area	61,011 sq. ft.	213,539 sq. ft.
Net gain/additional sq. ft. received	4,700 sq. ft.	16,450 sq. ft.

Zoning Code, Article 3, Division 12, Section 3-1204, "Planning and Zoning Board Review and Recommendation" requires Planning and Zoning Board review and recommendation on all proposed vacations, abandonment or closure of public streets and alleyways. The Board is required to consider the request as part of the site plan and conditional use review process, and the Board's recommendation is forwarded to the City Commission.

Zoning Code, Article 3, Division 12, Section 3-1203, "Standards for review" provides the standards for review for the proposed vacations, abandonment or closure of public streets and alleyways. Review and recommendation is required by both the Public Works Department and the Development Review Committee (DRC), which is forwarded to the Planning and Zoning Board. The proposal was presented to the DRC at a meeting held on 11.30.11. Both the Public Works Department and the entire DRC have no objection and support this proposal.

The standards provided in Zoning Code Section 3-1203, "Standards for review" and the Applicant's response to each standard is as follows (*italics indicate Zoning Code verbatim text*):

*"The Zoning Code specifies that applications for the abandonment and vacation of public streets, alleyways and other non-fee interests may be approved provided the following is demonstrated:*

*A. The non-fee property interest sought to be abandoned:*

- 1. Does not provide a benefit to the public health, safety, welfare, or convenience, in that:
  - a. It is not being used by the City for any of its intended purposes."**

*Staff comments:* The alley is currently being used for its intended purpose, which will cease once the existing buildings are demolished and both sides are developed as one unified parcel. The project is designed so that delivery of goods and services, trash pick-up and vehicular circulation are maintained and conducted internal to the structure. Service will continue to be provided to other properties that utilize the alley from the Laguna Street access on the north end of the block, and via the proposed public easement from Laguna Street through the project's ground floor service area located on the south end of the block. Submittal of a Public Alley Construction and Service Plan by the Applicant to assure that adequate service access is provided during the construction of the project is included as a recommended condition of approval. The City's Public Works, Development Services, Public Service, Parking, Fire and Police Departments as part of the DRC review process have participated in the review of the proposed alleyway vacation and public easement dedication. The Public Works Department report and recommendation endorsing the proposed alleyway vacation is provided as Attachment D.

*"b. The Comprehensive Land Use Plan, special purpose plan, or capital improvement program does not anticipate its use; or"*

*Staff comments:* The proposed mixed use project is "consistent" with the CP Goals, Policies and Objectives as identified and presented in this report. The project adds a residential component to support adjoining commercial uses within the Industrial District, and provides public amenities that promote a "walk-able" pedestrian environment, which are City objectives for the mixed use district. The proposed project satisfies applicable concurrency standards.

*"2. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that:"*

*"a. The vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City;"*

*Staff comments:* The project will provide capital improvements that are not budgeted and would not otherwise be constructed as a 'by right' project in the Industrial District. The property owner has included streetscape improvements, public realm amenities, lighting and the undergrounding of existing utilities in compliance with the City's Master

Streetscape Plan. The Applicant has proffered additional landscaping and streetscape improvements within the mixed use district to compensate for required improvements which cannot be provided along the portion of the project fronting LeJeune Road due to right-of-way restrictions along that vehicular arterial corridor.

*“b. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed; and”*

*Staff comments:* The proposed mixed use project is “consistent” with the CP Goals, Policies and Objectives as identified and presented in this report. The project adds a residential component to support adjoining commercial uses within the Industrial District, and provides public amenities that promote a “walk-able” pedestrian environment, which supports the purpose and objectives for the MXD zoning provision and MXOD land use designation. The property owner has proffered to provide streetscape improvements, public realm amenities, lighting and the undergrounding of existing utilities in compliance with the City’s Master Streetscape Plan, and to complete the undergrounding of all utilities from the project boundary (corner of Altara Avenue and Laguna Street) along the northern right-of-way of Altara Avenue to the mid-block alley of Block 2 within the Industrial Section. Payment of costs for installation, permitting, etc. for these improvements will be pursuant to the Land Exchange Agreement anticipated to be entered into by the Applicant and the City.

*“c. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City’s long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.”*

*Staff comments:* Conditions of approval are recommended that would require a public easement construction and service plan providing for vehicular circulation, parking and service for surrounding property owners serviced by the public alleyway during the construction of the project and to minimize the impact of construction operations on the function of the alleyway. A liaison/contact person would be required to provide and advise the surrounding residential and commercial neighborhood properties within 500 feet of potential concerns, construction activity progress, etc. A condition is also included that requires a public easement maintenance and access agreement providing for the cost of maintaining the public vehicular easement (relocated public alleyway) and the provision of clear and unrestricted public access along and through the easement at all times.

**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-1.3.3.</b> Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5.	<b>Policy FLU-1.1.5.</b> Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled “Mixed-Use land use”.	Complies
6.	<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
7.	<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> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> </ul>	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	
8.	<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
9.	<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
10.	<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
11.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	<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
13.	<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
14.	<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
15.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	<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
17.	<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
18.	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
19.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies
20.	<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	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	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.	
21.	<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
22.	<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
23.	<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
24.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	<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
26.	<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
27.	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
28.	<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
29.	<b>Policy MOB-2.8.2.</b> The City in its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan.	

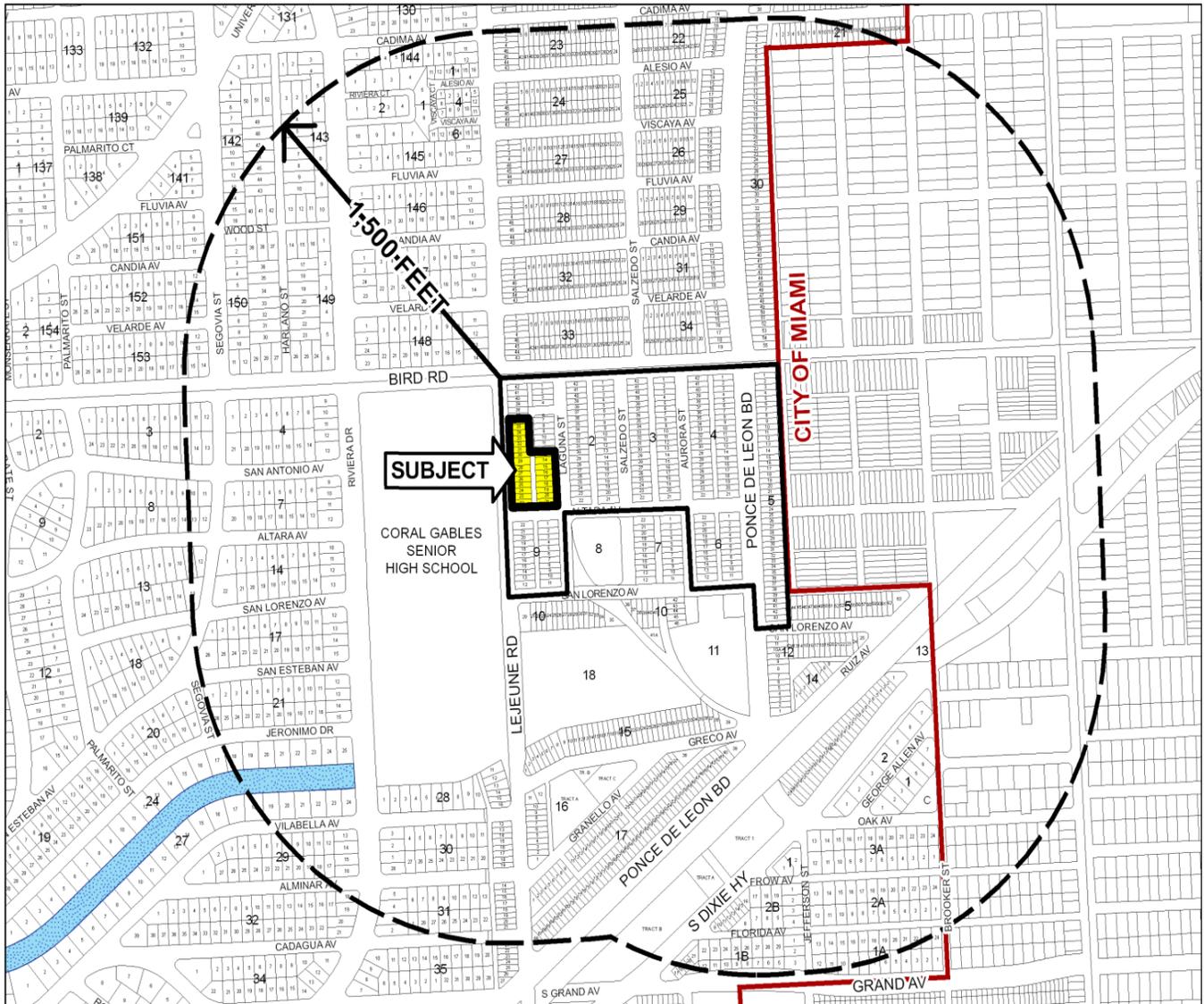
*Staff Comments:* Staff’s determination that this application is “consistent” with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff, and miscellaneous provisions incorporated by the Applicant on the submittal plans. The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

**Public Notification and Comments.**

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,500 feet of the property boundary as well as within the North MXOD. A summary of the meeting and attendance list is provided in the Applicant’s Submittal Package attached as Attachment A.

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 district as well as within the boundaries. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 970 notices were mailed. Public comments were received are provided as Attachment E. A copy of the legal advertisement and courtesy notice are provided as Attachments F and G. A map of the notice radius is as follows:

**Courtesy Notification Radius Map**



The Public Works Department also mailed a public notice for the alley abandonment and vacation to all properties within 1,000 feet of the perimeter of the property’s boundary. This notice is mailed fourteen (14) days prior to the Planning and Zoning Board meeting.

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

**Public Notice**

Type	Date
Applicant neighborhood meeting	02.16.12
City Code public notice-alley abandonment/vacation-1,000 ft. of the property boundary	06.26.12
Zoning Code Courtesy notification-1,500 ft. of the entire MXOD and within MXOD	06.27.12
Sign posting of property	06.27.12
Legal advertisement	06.28.12

Type	Date
Posted agenda on City web page/City Hall	06.27.12
Posted Staff report on City web page	07.06.12

**Staff Recommendation and Conditions of Approval.**

The Planning 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:

1. *A Resolution of the City Commission of Coral Gables requesting mixed-use site plan and conditional use review pursuant to Zoning Code Article 4, Division 2, Mixed Use District (MXD), for the construction of a mixed use project referred to as "Merrick Manor" on the property legally described as Lots 13-36, Block 1 and portion of alley, Industrial Section (4111 LeJeune Road), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal descriptions on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables requesting abandonment and vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, Abandonment and Vacations, providing for the abandonment and vacation of a south portion of the twenty (20') foot alley bisecting Block 1, and the dedication of a public easement on a portion of Lots 13, 14, 29-33, Block 1, Industrial Section, Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)*

Action by the Planning and Zoning Board is a recommendation that does not constitute City approval and the Applicant continues to proceed at its own risk pursuant to the Letter of Intent (dated 07.14.2011) presented to the City Commission on 07.19.2011, with regard to the proposed Land Exchange Agreement and necessary City approvals.

**Summary of the Basis for Approval**

Staff's support and recommendation of approval of the mixed use site plan, conditional use, alley vacation/abandonment and associated dedication of public easement is subject to all of the below listed Conditions of Approval. Planning Staff as enumerated with the Findings of Fact contained herein finds the Application in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Codes subject to all of the following Conditions of Approval.

**Conditions of Approval**

In furtherance of the Comprehensive Land Use Plan's Goals, Objectives and Policies, Zoning Code, Article 4, Zoning Districts, Section 4-201, "Mixed Use District (MXD)" and Article 3, Division 4, "Conditional Uses," other applicable Zoning Code provisions and City Code, 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 Plan Submittal package dated 04.27.12 date stamped and received by the Planning Division on 05.03.12 prepared by Behar Font & Partners, P.A.
  - b. Traffic Impact Study, dated October 2011, prepared for The Astor Companies by TrafTech Engineering, Inc.
  - 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. 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. Public Alley Construction and Service Plan. Submit a construction staging and service plan for City approval providing for vehicular circulation, parking and service for surrounding property owners serviced by the public alleyway during the construction of the project. The intent is to minimize the impact of construction operations on the function of the alleyway.
  - b. Construction information/contact.
    - 1) Contact person. Provide a written notice to all properties within five hundred (500) feet of the Merrick Manor project boundaries, providing a specific liaison/contact person 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.
    - 2) Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Merrick Manor project boundaries of any proposed partial street/alley closures as a result of the project's construction activity. Complete street/alley closure shall be prohibited.
  - c. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of three (3) on-street parking spaces contiguous to the project. If it is determined by the City that additional on-street parking spaces have been lost as a result of the project, the Applicant, its successors or assigns shall provide payment for those spaces as well.
  - d. Valet parking. All valet operations including, but not limited to, valet parking stations, valet stacking, vehicular valet circulation, etc. shall be prohibited on the Altara Avenue and LeJeune Road public rights-of-ways.
  - e. Altara Avenue designated passenger drop-off area. The drop-off area located within the Altara Avenue public right-of-way in front of the building's entrance shall only be used for passenger loading/unloading, and use of that area for valet parking or by delivery or service vehicles is prohibited.
  - f. Building facade. No illuminated signage or exterior building lighting shall be permitted above the building's second floor facing west (LeJeune Road) and south (Altara Avenue).

4. Public realm/landscape improvements. Changes to and departures from the approved Ground Floor Public Realm Landscape Plan (sheets ST-1 and L-1 through L-3 of the Applicant's plans) and associated detail plans, specifications, and changes necessary via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Development Services and Parking Departments.
5. Alley vacation and abandonment. Prior to the issuance of the final Certificate of Occupancy (CO) for the project, and in accordance with Chapter 62, Article VIII, Sections 62-257 through 62-265 of the City Code, the Public Works Department recommendation of approval of the proposed alley vacation and abandonment is incorporated herein, and the Applicant, property owner(s), its successors or assigns shall complete the following:
  - a. The Applicant shall grant to the City by Deed of Dedication absolute right of public ingress and egress and all utilities as required and/or requested by the City.
  - b. All vehicle turning radii shall be adequate for all vehicles that utilize, and/or are served the properties adjoining the alley.
  - c. Provide a minimum vertical clearance of fifteen feet (15') minimum along the full length and width of the public easement.
  - d. Applicant shall be responsible for the relocation of existing utilities located in the alley to be vacated in accordance with all applicable City, County, State or outside agency, and or utility company requirements.
6. Right-of-way improvements and Public Easement Agreement. Prior to the issuance of the final Certificate of Occupancy (CO) for the project, the Applicant, property owner(s), its successors or assigns shall complete the following:
  - a. Right-of-way improvements. All right-of-way improvements identified on the Applicant's plans shall be subject to review and approval by the Public Works Director.
  - b. Public Easement Maintenance and Access Agreement. As proffered by the Applicant, the property owner, its successors or assigns shall submit a Public Easement Maintenance and Access Agreement for City Attorney review and approval, which provides for the Applicant's payment of the costs of maintaining the public vehicular easement (the relocated public alleyway) and the provision of clear and unrestricted public access along and through this easement at all times. The agreement shall also state that should the property owner, its successors or assigns fail to meet the terms of the agreement, the City shall complete necessary maintenance and/or access improvements, which costs shall be reimbursed to the City by the property owner. The agreement shall be recorded in the public records for Miami-Dade County, Florida, in the form of a restrictive covenant.
7. Offsite improvements and undergrounding of overhead utilities. Prior to the issuance of the final Certificate of Occupancy (CO) for the project, and in furtherance of satisfying Zoning Code Article 4 "Zoning Districts", more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant has proffered to complete the undergrounding of overhead utilities from the project boundary (northwest corner of Altara Avenue and Laguna Street) along the northern right-of-way along Altara Avenue to the mid-block alley of Block 2, Industrial Section. In association with the undergrounding, the Applicant has also proffered to improve the northeast corner of Altara Avenue and Laguna Street with curb, gutter, sidewalk and landscape improvements. The improvements to the northeast corner of Altara Avenue and Laguna Street listed herein are proffered in lieu and/or exchange of the Zoning Code required right-of-way

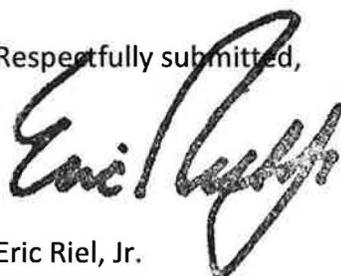
Streetscape Master Plan requirements that cannot be accommodated on LeJeune Road. Payment of costs for installation, permitting, etc. for these improvements will be pursuant to the Land Exchange Agreement anticipated to be entered into by the Applicant and the City. All underground utilities and improvements identified herein and identified on the Applicant's plans shall be subject to final review and approval of the Public Works Director.

**Attachments.**

- A. Applicant's Planning and Zoning Board Plan Submittal package dated 04.27.12 date stamped and received by the Planning Division on 05.03.12 prepared by Behar Font & Partners, P.A.
- B. 04.13.12 Zoning Division Preliminary Zoning Analysis.
- C. Applicant's 04.04.12 Letter describing proposed alley vacation and reconfiguration.
- D. 04.25.12 Public Works Alley Vacation Report and Recommendation.
- E. Public comments.
- F. 06.28.12 Legal notice.
- G. 06.27.12 Courtesy notice mailed to all property owners within 1,500 feet and within the MXOD.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view the application and all associated background materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Eric Riel, Jr.  
Planning Director  
City of Coral Gables, Florida