

April 15, 2015

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, Suite 201
Coral Gables, FL 33134

RE: Planning Division Application for One Merrick Park / Property located at 351 San Lorenzo Avenue, Coral Gables, Florida

Dear Mr. Trias:

On behalf of Laguna Merrick, LLC, the contract purchaser of the above-referenced property (the "Applicant"), please accept this letter as our formal request for the approval of a site plan for a proposed Mixed-Use development entitled One Merrick Park (the "Project") at the property located at 351 San Lorenzo Avenue, Coral Gables, Florida (the "Property"). The Property consists of approximately 11,000 square feet of vacant land and is located at the intersection of San Lorenzo Avenue and Laguna Street as illustrated below.



The Project seeks to integrate the existing mixed-use style of the area with the architectural beauty and cosmopolitan lifestyle of our City Beautiful, giving residents the opportunity to reside adjacent to retail, restaurant and entertainment destinations while enjoying the quintessential Coral Gables lifestyle.

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Land Use and Zoning

The Property is currently designated Industrial as located within the Mixed Use-Overlay District under the City's Future Land Use Map and is zoned Industrial as located within the North Industrial Mixed-Use District under the City's Zoning Atlas. The One Merrick Park project is consistent with both the Mixed Use District regulations of the Comprehensive Plan and the Zoning Code of the City of Coral Gables. The Property also meets the minimum site area for an MXD project within the North Industrial Mixed Use District as provided in Section 4-201(C) of the City of Coral Gables Zoning Code.

Description of One Merrick Park Project

The Applicant seeks to create a unique mixed use project with residential and commercial space in the center of the City's Merrick Park neighborhood. The One Merrick Park project proposes thirteen (13) luxury residential units with related amenities and ground floor retail space which seeks to activate the pedestrian realm of the surrounding area. The Project consists of a single building with a proposed height of ten (10) stories and one hundred twelve (112) feet containing approximately forty-four (44) off-street parking spaces. The increased height will allow the Applicant to locate the entrance to the parking garage along the abutting alley and away from Laguna Avenue as per the Development Review Committee (DRC) recommendation and Board of Architect (BOA) approval.

The Applicant has proposed a total of approximately 38,500 square feet of building floor area at the Property. The Project proposes a limited number of luxury residential units, each consisting of approximately 2,625 square feet of enclosed floor area. The ground floor of One Merrick Park consists of approximately 4,000 square feet of retail space along Laguna Street and San Lorenzo Avenue, complementing the existing adjacent and surrounding retail uses. Four (4) on-street parking spaces located along the perimeter of the Property will further serve the proposed retail uses at the Project. A loggia located along the ground floor of the Project invites residents and visitors to enjoy the Merrick Park neighborhood while providing an entrance feature to the Project's lobby.

Context and Compatibility

The proposed One Merrick Park project is within the context and compatible with the existing uses, architecture and developments of the surrounding areas and vicinity. The Village of Merrick Park, one of the City's premier retail, dining and residential destinations, is located to the South and East of the Property. The Property is also abutted by a restaurant with drive-thru and surface parking facilities to the West and various retail and office structures to the North. The proposed height will be compatible with the existing development within the North Industrial Mixed-Use District.

As discussed above, the One Merrick Park project proposes retail space along the ground floor which is compatible with the existing retail uses located to the North of the Property along Laguna Street, to the West along San Lorenzo Avenue and within the adjacent Village of Merrick Park. The residential component of the One Merrick Park project will encourage its residents to live, dine and shop within walking distance of the Village of Merrick Park. The

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proposed residential uses at the Project are also compatible with the City's vision for redevelopment of the Merrick Park area and the intent of the Mixed Use Overlay District. Accordingly, we believe that the Project will be a positive and thrilling addition to the City of Coral Gables and will contribute to the City's unique lifestyle.

We look forward to your favorable consideration of our request. Should you require any additional information or have any questions regarding this matter, please contact me at (305)579-0821.

Sincerely,

GREENBERG TRAUIG



Jorge L. Navarro