



**ZONING ANALYSIS-390 BIRD ROAD**  
**(CHASE)**

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**DRC level I:** 02/25/11  
**DRC:** 07/29/11  
**Board of Architects:** AB-11-05-5774 Preliminary Approval with conditions; 06/20/2011  
**Zoning Analysis Review:** 02/25/11  
**Zoning Analysis Review:** 07/22/11  
**Zoning Analysis Review:** 01/25/13

**Planning and Zoning Board Meeting:** TBD  
**City Commission Approval:** TBD  
**Board of Architects Final Approval:** TBD  
**Waste Management Approval:** Required on the official plan(s) submittal

Items in bold require correction/approval/verification.

<i>CODE SECTION/DOCUMENT</i>	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
Land-use map, Plate 9 of 18	Land Use Designation: Lots 1 thru 4 and 39 thru 42  Lots 5 thru 6  BLK 1 CORAL GABLES INDUSTRIAL SECTION	Commercial use, Low-Rise Intensity (50 Feet, 3.0 F.A.R.)  Industrial
Zoning map, Plate 9 of 18	Zoning Use District	(C) Commercial District North Industrial Mixed Use
Survey Date: 09/19/12 ALTA/ACSM <b>Legal Description:</b> PB 28-22 CORAL GABLES		Site area: 25,710 Square Feet

<p>INDUSTRIAL SEC LOTS 1 THRU 4 INC &amp; LOTS 39 THRU 42 INC &amp; 20FT ALLEY LYG BETWEEN LOTS 1 THRU 4 &amp; LOTS 39 THRU 42 BLK 1 CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 5 &amp; LOT 6 LESS BEG 10FTN OF SE COR OF LOT 6 W90.06FT SW14.14FT E ALG S/L 100.08FT N10FT TO POB BLK 1</p>		
<p><b>Sec. 4-302-Commercial district (C)</b></p>	<p><u>B. Permitted Uses.</u></p> <p>#26. Retail sales and services.</p> <p><u>C. Conditional Uses.</u></p> <p>#1 Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts</p> <p><u>D. Performance standards.</u></p> <p>1. Minimum parcel of land:</p> <p>a. Less than forty-five (45) feet in height shall have a minimum of two-thousand-five-hundred (2,500) square feet.</p> <p>b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.</p> <p>2. Minimum parcel dimensions:</p> <p>a. Width. Twenty (25) feet.</p> <p>b. Depth. One-hundred (100) feet.</p> <p>3. Minimum setbacks. The following</p>	<p>Complies, proposed use is for a financial institution.</p> <p><b>Must comply with Section 3-401 through 3-411 and obtain Conditional Use approval for drive-through facilities.</b></p> <p><b>Note: See below for nighttime uses</b></p> <p>Complies, subject property has a lot size greater than 2,500 S.F.</p> <p>N/A</p> <p>Complies, subject property exceeds minimum parcel</p>

	<p>setbacks shall be provided for all buildings in the</p> <p>C District:</p> <p>3. Minimum setbacks. The following setbacks shall be provided for all buildings:</p> <p>a. Front:</p> <p>i. Up to fifteen (15) feet in height: None.</p> <p>ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.</p> <p>b. Side:</p> <p>i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.</p> <p>ii. Side street: Fifteen (15) feet.</p> <p>c. Rear:</p> <p>i. Abutting a dedicated alley or street: None.</p> <p>ii. Not abutting dedicated alley or street: Ten (10) feet.</p> <p>d. Setback from canal</p> <p>4. Floor area ratio: 3.0.</p> <p>5. Height. The maximum permitted height is as follows:</p> <p>a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific</p>	<p>width and depth dimensions required</p> <p>Complies Lejuene Road: Proposed 16.30'</p> <p>Complies Bird Road: Proposed 10'</p> <p>Complies Laguna Street: Proposed 96.72'</p> <p>Complies</p> <p>Complies</p>
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	<p>Zoning regulations.</p> <p>b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.</p>	<p>Architect has noted 4,120 S.F.</p> <p>Allowed 77,118 S.F.</p> <p>Complies, land-use allows low-rise intensity commercial properties up to 50 ft. Proposed design of one story; maximum height noted at 26' 8"</p> <p>Complies: proposed maximum height 26' 8"</p>
	<p>6. Nighttime uses adjacent to a residential district.</p> <p>a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.</p> <p>b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.</p> <p>c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.</p> <p>d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.</p> <p>e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any</p>	<p><b>REVIEW AND COMPLY WITH ALL SECTIONS APPLICABLE</b></p> <p><b>NIGHTTIME COMMERCIAL USE AS DEFINED IN THE ZONING CODE: MEANS BUSINESS ACTIVITIES AND OPERATIONS WHICH TAKE PLACE BETWEEN THE HOURS OF 8:00 PM AND 6:00 AM</b></p>

	<p>property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.</p> <p>f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.</p>	
<p><b>Section 4-303 Industrial District (I)</b></p>	<p>A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City.</p> <p>B. Permitted uses. The following uses are permitted in the I District subject to the standards in this Section and other applicable regulations in Article 5:</p> <ol style="list-style-type: none"> <li>1. Accessory uses, buildings or structures as follows: <ol style="list-style-type: none"> <li>a. Flagpoles.</li> <li>b. Fountains.</li> <li>c. Planters.</li> <li>d. Reflecting pool(s).</li> </ol> </li> </ol> <p>25. Retail, sales and service. accessory use.</p> <p>C. Conditional uses. The following uses are permitted in the Industrial District as conditional uses, if approved under the provisions of</p>	<p>Banking Facility Complies</p> <p><b>Drive through facility not noted as an allowed use in Industrial Zoning.</b></p> <p><b>Drive through facility not noted as an allowed conditional use in Industrial Zoning.</b></p>
<p><b>Section 5-1101 thru 5-1105. Landscape requirements.</b></p>	<p><b>Section 5-1102. Applicability.</b></p> <p>A. Miami-Dade County Code applicability. The minimum landscape requirements for the City of Coral Gables are governed by all requirements within the following Miami-Dade County Codes as amended:</p>	<p><b>Compliance to be determined. Contact Zoning Reviewer for meeting.</b></p>

	<p>1. Chapter 18A, Landscaping Ordinance;</p> <p>2. Chapter 24, Environmental Protection Ordinance;</p> <p>3. Chapter 33, Zoning Code; and</p> <p>4. Landscape Manual.</p> <p>The provisions in this Division are supplemental to and generally more restrictive than Miami-Dade County Code provisions. As provided for in the Miami-Dade County Code provisions, if these provisions are not enforced by the City, Miami-Dade County may enforce the same. Should a conflict arise between these provisions and Miami-Dade County provisions, the most restrictive shall apply.</p> <p><b>Section 5-1104. General requirements</b></p> <p><b>A.</b> The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City, unless exempted herein:</p> <p>#1. thru #11.</p> <p><b>Section 5-1105. Landscape requirements.</b></p> <p>A. Public rights-of way. Properties within MF1, MF2, MFSA, MXD, CL, C, I, S, UMCAD, PAD and P zoning districts exceeding the applicability thresholds as defined in Section 5-1102(B) shall be required to install the improvements listed below. The required improvements are based upon the properties lineal property dimension abutting the r.o.w. The</p>	<p><b>Compliance to be determined. Contact Zoning Reviewer for meeting.</b></p>
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	<p>requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department</p> <p>#1 thru #6</p> <p>C. Other properties. Properties within MF1, MF2, MFSA, MXD, CL, and C zoning districts exceeding the applicability thresholds as defined in Section 5-1102(B) shall be subject to the following:</p> <ol style="list-style-type: none"> <li>1. Landscape open space</li> <li>2. Planting requirements</li> </ol>	<p><b>Public Works and Public Service review and approval required.</b></p> <p><b>Provide cross section of pavers; area located abutting Lejeune Road, Bird Road and rear of building. If this area is to be counted towards the minimum 10% required landscaping, area must be pervious.</b></p>
<p><b>Section 5-1409. Amount of required parking.</b></p>	<p>B. Calculation of parking requirements.</p> <p>Retail sales and services. One space per 250 square feet of floor area. 4,120 (as per architect) /250 =16.48 = 17</p> <p>2. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.</p>	<p>Provided 24 spaces</p>
<p><b>Section 5-115. Drive-through, walk-up windows, and automated teller machines (ATM).</b></p>	<p>Drive through, walk-up windows, and ATMs accessory to banks, restaurants, and retail sales and service shall be permitted provided that:</p> <p>A. Such uses are designed so as to not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks.</p> <p><b><u>B. Drive-through lanes and vehicle stacking areas adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls, railings, or</u></b></p>	<p><b>Compliance to be determined</b></p>

	<p><b><u>hedges at least thirty-six (36) inches in height.</u></b></p> <p>C. 360 degree architectural treatment is utilized. Building design shall incorporate variation in building height, building mass, roof forms and changes in wall planes so as to avoid large expanses of flat, uninterrupted building walls. Drive through, ATMs and walk-up elements should be architecturally integrated into the building, rather than appearing to be applied or “stuck on” to the building.</p> <p>D. Drive-through displays, ordering areas, walk-up windows, ATMs and parking canopies shall not serve as the singularly dominant feature on the site or as a sign or an attention-getting device.</p> <p><b><u>E. Entries and/or exits to drive-through facilities shall be a minimum of one hundred (100) feet from any intersection. Shorter distances from road intersections may be approved if the Development Review Officer determines that public safety and/or the efficiency of traffic circulation are not being compromised.</u></b></p> <p>F. Drive-through stacking lanes shall be a minimum of one hundred (100) feet from any single-family residential parcel.</p> <p>G. All service areas, restrooms and ground mounted equipment associated with the drive-through shall be screened from public view.</p> <p>H. Landscaping shall screen drive-through aisles from the public right-of-way and adjacent uses and shall be used to minimize the visual impacts of</p>	<p>Project does not comply</p> <p>Compliance to be determined</p> <p>Compliance to be determined</p>
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	reader board signs and directional signs.	
<p><b>Section 5-1901 Signs</b></p>	<p><b><u>Section 5-1904</u></b> specifically page 5-85 for wall mounted signs for buildings 45.0 feet or less in height.</p> <p><b>Section 5-1905. Detached signs.</b> Detached signs are subject to the following provisions: A. Specific locations. Except as provided for under Sections 5-1905(B) and 5-1907, detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Route 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, subject to the following conditions and restrictions:</p> <p><b><u>Section 5-1914. Sign review as a part of the site plan review for new development.</u></b></p> <p>A. Site plan reviews. Applicants requesting site plan review from the Planning Department may <b><u>request review of signage</u></b> as a part of the required site plan review process. The</p>	<p><b>Signage not reviewed due to details not provided such as letter height, height of sign, dimensions, overall area etc.</b> <b>Note: Only one (1) sign per street right-of-way frontage allowed. Numerous cast stone medallions with Chase logo indicated on North and West elevations not allowed. Sign indicated on South elevation not allowed. South side of property does not have street frontage.</b></p> <p><b>Illuminated signs located within five hundred (500) feet of a residential zone, and which are visible from such residential zone, shall be turned off not later than 10:00 PM each night.</b></p> <p><b>As per Zoning Code Section 4-302 (D) (6) (f) Signage which is visible from land designated as residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.</b></p> <p><b>Monument sign not allowed as noted on page C-1 construction notes #27</b></p> <p><b>Obtain approval for all signs associated with Drive Through facilities etc.</b></p>

	<p>Planning Director may require applicants undergoing site plan review to secure sign review and approval in association with site plan review. This shall be applicable to the following reviews:</p> <ol style="list-style-type: none"> <li>1. Developments of Regional Impact (DRI).</li> <li>2. Mixed-use developments.</li> <li>3. Planned Area Developments (PAD).</li> <li>4. Special Use Districts.</li> <li>5. <b>Conditional uses.</b></li> <li>6. Subdivisions for residential uses with a minimum of fifty (50) homes and five (5) acres.</li> </ol> <p>B. Review process. Applicants shall apply to the Planning Department for review as a total signage package for such developments. Such applications shall require design review and recommendation before the Planning and Zoning Board and final approval by the City Commission.</p> <p>C. Review criteria. In reviewing an application, the Planning Department, Planning and Zoning Board and the City Commission shall review the application to determine if the request satisfies all of the following criteria:</p> <ol style="list-style-type: none"> <li>1. The design, type, size, number, lettering, logos, construction, materials, type of illumination, and location of the proposed signage are in conformance with the architecture and character of the building, development, etc.</li> <li>2. The potential use of the signs for advertising instead of identification, informational, or directional purposes.</li> <li>3. The visibility and impact of the design, type, size, number, lettering, logos, construction, materials, type of illumination, and location of the proposed signs has on adjoining properties.</li> <li>4. The proposed signage is within the</li> </ol>	
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	<p>intent and provisions of the current Sign Code provisions.</p> <p>5. If the proposed signage is consistent and not in conflict with the intent of the Zoning Code Comprehensive Plan and City Code.</p> <p>D. Signage that is not permitted as part of this Division shall not be permitted.</p> <p>E. Application requirements. The Planning Department shall determine the application submission requirements as provided within the Department's Development Review Procedures Handbook.</p>	
<p><b>Section 5-1702 Commercial trash containers</b></p>	<p>New commercial construction or renovation of an existing commercial structure where the cumulative cost of such renovation is in excess of twenty-five (25%) percent of the assessed value of the existing commercial structure shall make provisions for a trash container room or enclosure in accordance with the following provisions:</p> <p>A. All new commercial construction projects and all renovation projects having a setback of less than ten (10) feet on the side of the property best suited for the servicing of trash containers shall include a trash container room for the purpose of housing dumpsters or other trash receptacles.</p> <p>1. The trash container room may only be located on the rear or side of the proposed development and shall be easily accessible for servicing.</p> <p>2. The trash container room shall be fully enclosed and include lockable doors.</p> <p>B. Renovation projects having a setback of ten (10) feet or more on the</p>	<p><b>Trash container indicated on plans; however enclosure details not provided. Compliance to be determined</b></p>

	<p>side of the property best suited for the servicing of trash containers shall include a trash container room pursuant to subsection A(1) and A(2) above, or a trash container enclosure in accordance with the following:</p> <ol style="list-style-type: none"> <li>1. The trash container enclosure may only be located in the rear yard, rear setback area, side yard or side setback area.</li> <li>2. The trash container enclosure shall be placed at least five (5) feet from any property line, but not within the triangle of visibility required in Section 5-1406.</li> <li>3. The trash container enclosure shall be located such that garbage or trash trucks will not block the intersections of streets or alleys while servicing trash containers.</li> <li>4. The trash container enclosure shall consist of: <ol style="list-style-type: none"> <li>a. A concrete pad or impervious pavers as a base;</li> <li>b. Five (5) foot high enclosure walls; and</li> <li>c. An access gate.</li> </ol> </li> <li>5. An impervious surface shall be provided between the trash container enclosure and the street or alley from which the containers will be serviced.</li> <li>6. Whenever possible, a hedge, or similar landscaping material, shall abut the enclosure walls.</li> </ol> <p>C. Upon written request of a property owner, the requirements specified in (A) and (B) above may be waived by order of the City Manager or his designee provided the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The trash generated within the</li> </ol>	
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	<p>subject commercial building can be disposed of in a shared consolidated waste container/compactor located off-site.</p> <p>2. The trash disposal location is acceptable to the City's commercial waste disposal contractor.</p> <p>3. A legal instrument, as prescribed by the City Attorney, is executed by the subject property owners acknowledging that the City Manager shall be empowered to direct full compliance with the above trash enclosure/room requirements if the use of the consolidated waste container is no longer available.</p>	
<b>Section 5-1604 Roofs for commercial buildings.</b>	<p>Except for motels, commercial and mixed use buildings shall be permitted to have flat roofs with a parapet (minimum eight (8) inches thick and eighteen (18) inches above the roof at all points, provided, however, that where the height of the building and other attendant and connected circumstances and features of said building justify a lesser height, such parapet wall may be as low as six (6) inches at any point above the roof) where the roof is constructed entirely of non-combustible materials.</p>	<b>Indicate height of parapet wall for flat roof area.</b>
<b>Art in Public Places: Section 3-2001 thru 3-2005</b>		<b>Provide documentation of compliance.</b>
<b>Additional Comments:</b>		<b>Must obtain change of Zoning and Land Use from Industrial to Commercial for lots 5, 6 to permit Drive through facility</b>

<p><b>Declaration of restrictive covenant in lieu of a Unity of Title</b>  <b>Section 5-2303</b></p>		<p><b>Provide documentation of compliance.</b></p>
<p><b>Section 5-1406-Visibility triangles.</b></p>	<p>A. General.  2. The standards of this section are intended to provide a higher standard for visibility than that set out in the Miami-Dade County Code for rights-of-way that are fifty (50) feet in width or less. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	<p><b>Visibility triangles must comply with the Miami-Dade County Code.</b></p> <p><b>Provide note: Triangle of Visibility complies with Miami Dade County Code</b></p>

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Verified by: Martha Salazar-Blanco on 01/28/13