



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

Applicant:	Century Laguna, LLC
Application:	Change of Land Use, Rezoning and Conditional Use with Site Plan Review
Property:	390 Bird Road (Chase Bank)
Public Hearing - Dates/Times/ Location:	Planning and Zoning Board, October 9, 2013, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Applications.

This request is for consideration of a change of land use, rezoning and conditional use with site plan review (as required for drive through bank facilities) for the project known as “Chase Bank”. The proposed commercial land use and zoning map amendments are for the portion of the project site presently owned by the City, and the subject of a land swap with the Applicant. More specifically, the Ordinances under consideration include the following:

- 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 Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “no land use classification assigned” to “Commercial Use, Low-Rise Intensity” for an approximately 0.09 acre parcel of land for a drive-through bank facility, legally described as Lot 5 and north 15’ of Lot 6, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida; and, providing for severability, repealer, codification and an effective date. (Legal descriptions on file at the City) (LPA review)*
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning from “no zoning designation assigned” to Commercial District (C) for an approximately 0.09 acre parcel of land for a drive-through bank facility, legally described as Lot 5 and north 15’ of Lot 6, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City) (PZB review)*
- 3. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, and Article 5, “Development Standards”, Division 1, “Accessory Uses”, Section 5-115, “Drive-throughs, walk-up windows, and automatic teller machines (ATM)”, for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 1 Duplex District (MF1) zoned district, and legally described as Lots 1-8 and 39-42, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida; and including required conditions; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City) (PZB review)*

Applications for change of land use, rezoning and conditional use site plan review require review and recommendation by the Planning and Zoning Board/Local Planning Agency (LPA) at one (1) advertised public hearing, and consideration by the City Commission at two (2) advertised public hearings (Ordinance format).

Action by the Planning and Zoning Board/LPA is a recommendation that does not constitute City approval, and the Applicant shall continue to proceed forward at their own risk pursuant to the proposed Land Exchange Agreement and necessary City approvals regarding the proposed land swap that is being processed concurrently with this application.

Summary of Applications.

“Century Laguna, LLC ” (hereinafter referred to as “Applicant”), has submitted an application for “Change of Land Use”, “Change of Zoning” and “Conditional Use with Site Plan Review” (hereinafter referred to as the “Applications”) for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

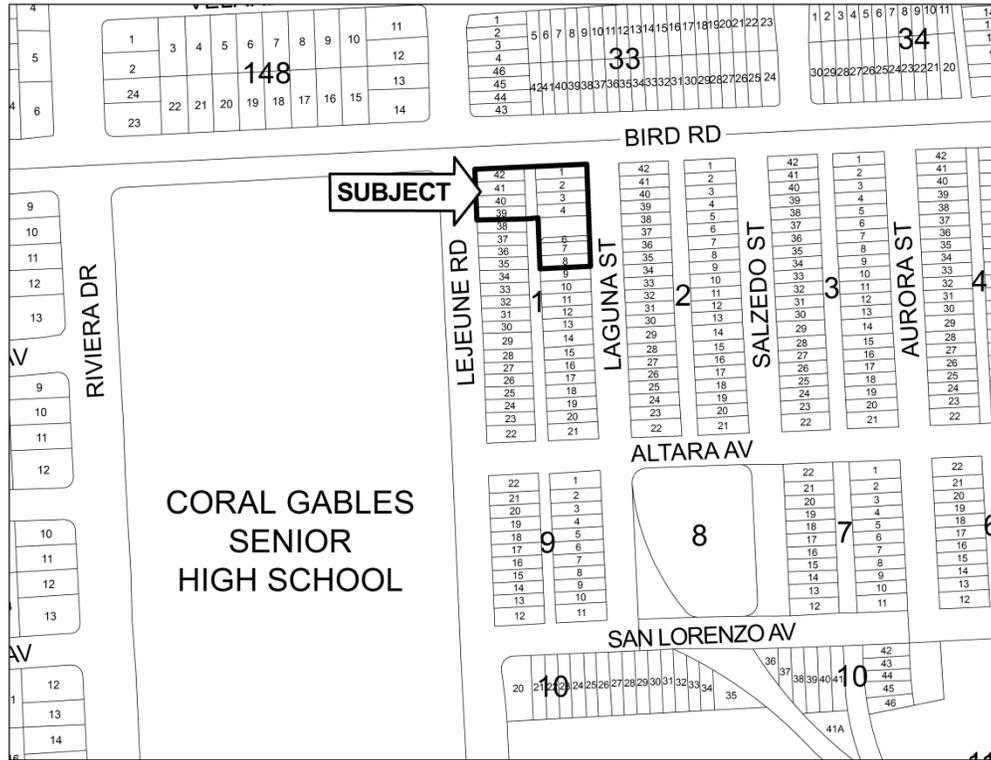
The proposal is to construct a one story, 4,120 sq. ft. Chase bank building and remote drive through facility on the subject property. The construction of the drive-through facility is dependent upon a land swap between the Applicant and the City necessary to relocate the existing vehicular access from Laguna Street to the public alley way, and create a contiguous parcel for the construction of a separate, freestanding two (2) lane drive through facility.

The Applicant is requesting commercial land use and zoning designation for the portion of the project site presently owned by the City (items 1 and 2). That parcel is the subject of a land swap between the Applicant and the City. The proposed commercial land use and zoning designations are consistent with the commercial designations for the remainder of the property, and are the appropriate designations for the proposed remote drive-through bank facility. The City’s parcel that would be received by the Applicant (Lot 5 and north 15’ of Lot 6) currently has no land use or zoning designation and is used for off-street parking and as a public easement for vehicular access to the existing public alleyway that bisects the block. The parcel received by the City from the Applicant (south 10’ of Lot 6 and Lots 7 and 8) would retain the property’s existing industrial land use and zoning designations, and would be improved by the Applicant with curb, paving and landscaping for use as the relocated vehicular access point and replacement of the lost off-street parking.

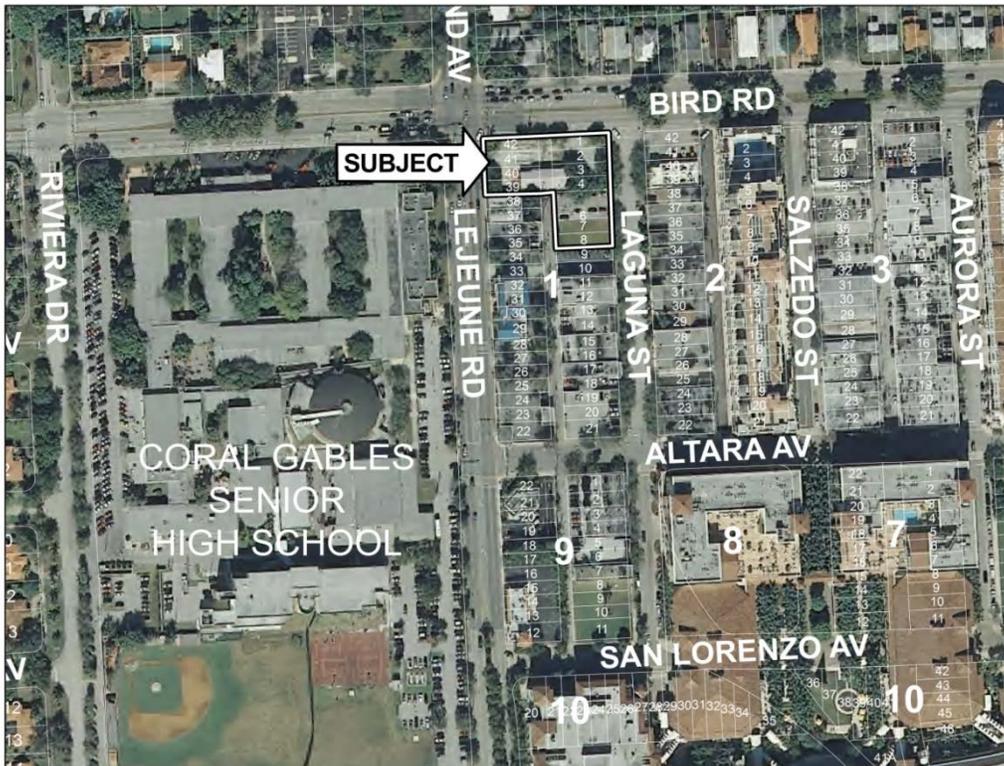
Construction of a bank drive-through facility adjacent to an MF1 zoned district (located on north side of Bird Road) requires Conditional Use site plan review in accordance with the review criteria provided in Zoning Code Section 5-115 (item 3).

The subject property is located on the southeast corner of the LeJeune Road/Bird Road intersection across from the Coral Gables Senior High School. The property is legally described as Lots 1-8 and 39-42, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida, as shown on the following location and aerial maps:

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline.

City Review Timeline

The Applications have undergone the following City reviews:

Type of Review	Date
Development Review Committee	02.25.11 and 07.29.11
Board of Architects	06.30.11
Board of Adjustment	12.03.12
Planning and Zoning Board/LPA	10.09.13
City Commission, 1 st reading	10.29.13
City Commission, 2 nd reading	TBD

Site Data and Surrounding Uses

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

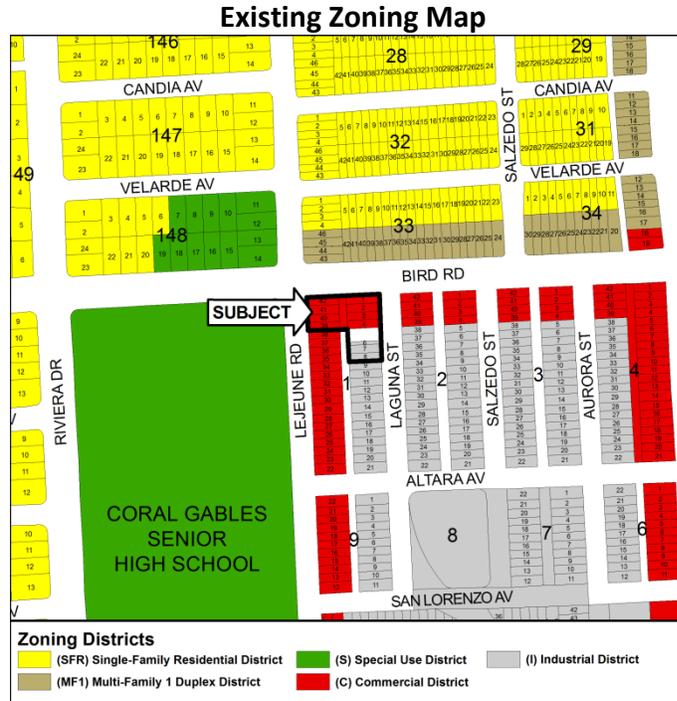
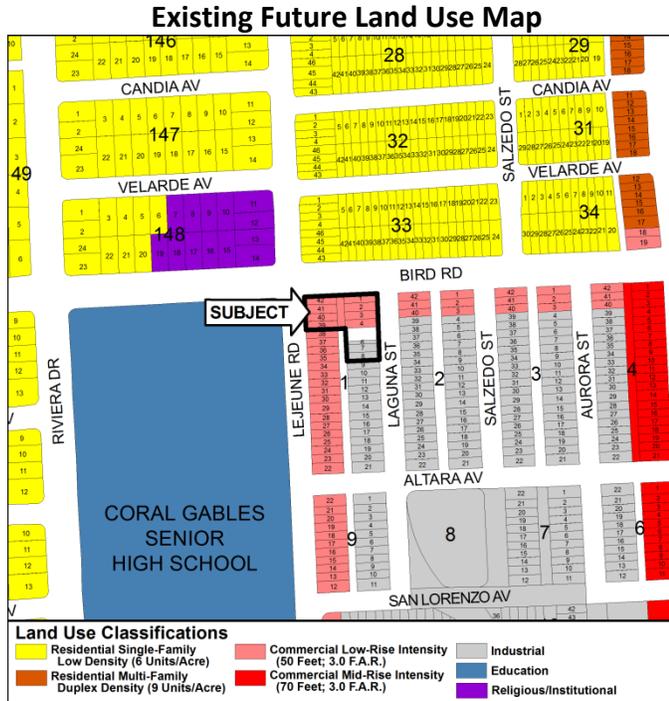
Existing Property Designations

Comprehensive Plan Map designations	Commercial Use, Low-Rise Intensity & Industrial Use
Zoning Map designations	Commercial District (C) & Industrial District (I)
Mixed Use Overlay District (MXOD)	Yes - North Industrial District MXOD
Mediterranean Architectural District	Yes
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-2 story residential duplex buildings	Residential Single Family Low Density	Multi-Family 1 Duplex District (MF1)
South	1 story commercial buildings	Commercial Use, Low-Rise Intensity and Industrial Use	Commercial District (C) and Industrial District (I)
East	1-2 story commercial buildings (professional offices)	Commercial Use, Low-Rise Intensity and Industrial Use	Commercial District (C) and Industrial District (I)
West	Coral Gables High School	Educational Use	Special Use District (S)

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:



City Legislative History

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

1. Ordinance No. 1382 (adopted 02.11.64) – Change of zoning on Lots 1-4 and abutting alley from CB, Commercial Use to XCB, Commercial Use to allow the construction and operation of an automobile service station.
2. Ordinance No. 2693 (adopted 04.28.87) – Change of zoning on Lots 1-4 and 39-42 from CB, Commercial Use and XCB, Commercial Use to XCB, Commercial Use to permit the continued operation of a service station and the construction and operation of a car wash.

Variance and Land Swap

The project requires a variance to allow the proposed drive-through facility, as an accessory use, to be closer to Laguna Street than the principal (bank) building. That variance was considered and approved by the Board of Adjustment on 12.03.12.

The Applicant is requesting assignment of commercial land use and zoning designations to the portion of the project site that is owned by the City, and is the subject of a land swap with the Applicant. The City's parcel (Lot 5 and north 15' of Lot 6) had no land use or zoning designation, and is currently used as a public easement to the public alleyway that bisects the block. The Applicant would provide to the City the adjoining parcel (south 10' of Lot 6 and Lots 7 and 8) which would be improved by the Applicant with curb, paving and landscaping for use as the relocated vehicular access point and replacement of the lost

off-street parking on the City's parcel. Action by the Planning and Zoning Board/LPA is a recommendation that does not constitute City approval, and the Applicant shall continue to proceed forward at their own risk pursuant to the proposed Land Exchange Agreement and necessary City approvals regarding the proposed land swap that is being processed concurrently with this application.

**Proposed Change of Land Use, Rezoning and Conditional
Use Site Plan Review.**

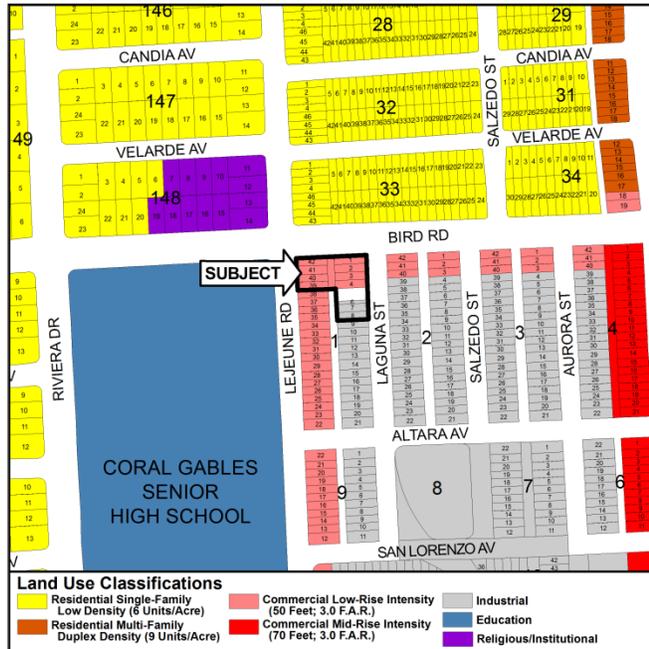
The Applicant has submitted an application package that includes the following (see Attachment A):

- 1) Letter of Intent and copy of completed Application;
- 2) Aerial, survey and site demolition plan;
- 3) Site plan, paving and drainage plan, utility plan and site details;
- 4) Massing and illumination plan;
- 5) Right-of-way plan;
- 6) Landscape and irrigation plan;
- 7) Floor plans and building elevations;
- 8) Drive-through plan and elevations;
- 9) Photographs of property; and,
- 10) Traffic report.

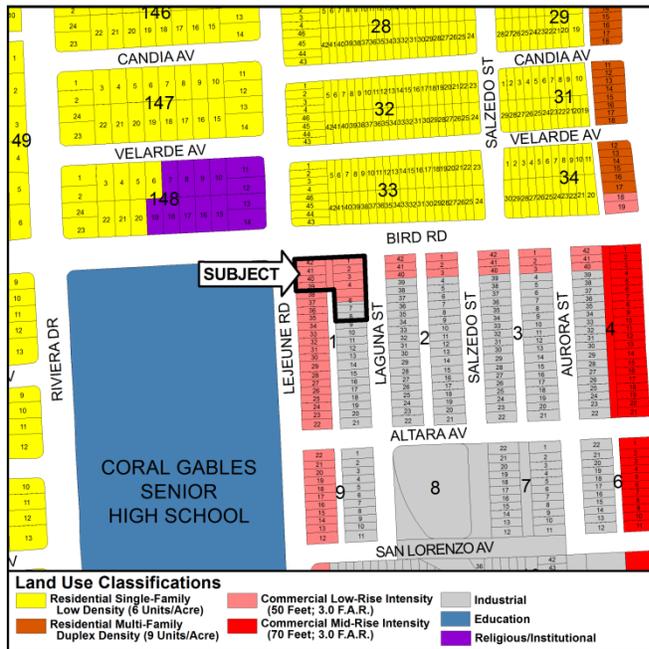
Proposal – Change in Land Use and Zoning

The Applicant is requesting a change to the City's Future Land Use Map designation to "Commercial Use Low-Rise Intensity" and a change of zoning to Commercial District (C) for the undesignated portion of the property currently owned by the City. The change in land use and zoning are the appropriate designations for the proposed remote drive-through bank facility and are required for construction of the drive-through facility. A comparison of the existing Future Land Use Map and Zoning Map designations and the Applicant's requested designations is noted on the following mapping:

Existing Future Land Use Map



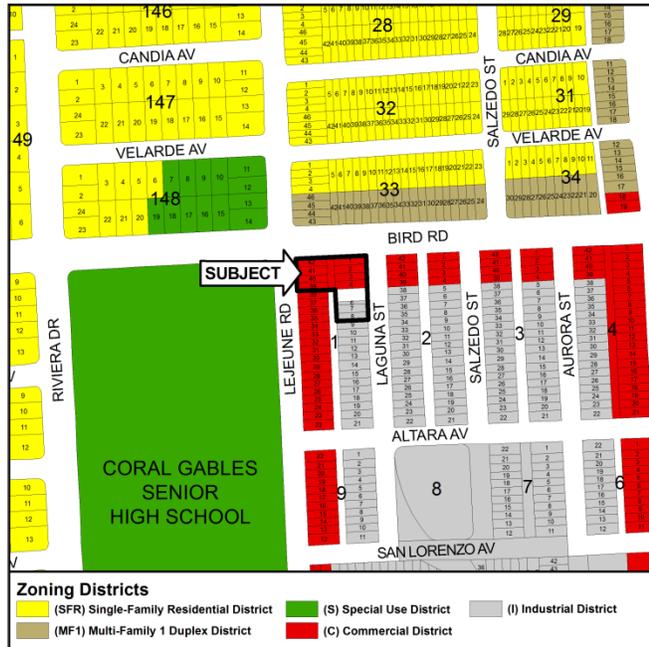
Proposed Future Land Use Map



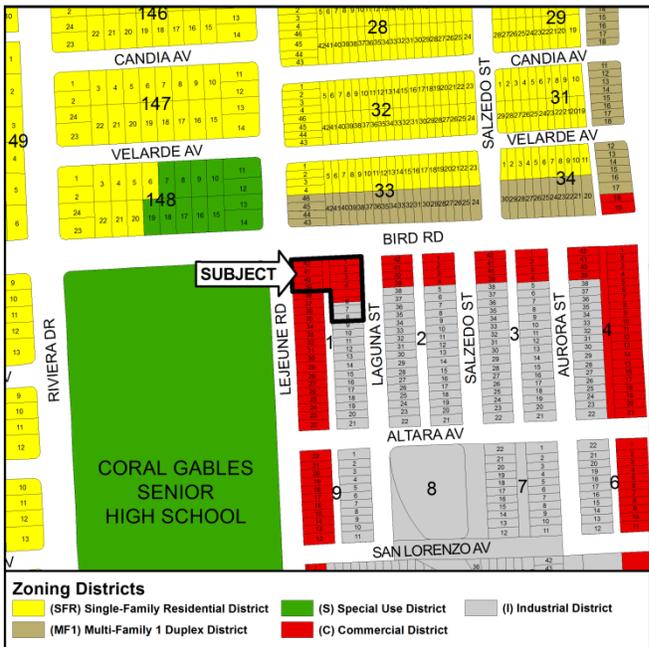
The Comprehensive Plan’s description of the “Commercial Use, Low-Rise Intensity” land use classification is as follows:

Comprehensive Land Use Plan – “Table FLU-5. Other Land Uses.”			
Classification	Description	Density / Intensity	Height
Commercial Use, Low-Rise Intensity	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development, as provided herein.	Up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per Zoning Code.

Existing Zoning Map



Proposed Zoning Map



The Zoning Code’s description of the Commercial District (C) designation is as follows:

City of Coral Gables Zoning Code – “Article 4 - Zoning Districts”			
Designation	Description	Density / Intensity	Height
Commercial District (C)	The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City	When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (F.A.R.) for each use shall be individually determined and the highest of the individual F.A.R. shall be applied to the entire development.	The maximum permitted height is as follows: a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations. b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within 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.

Proposal – Conditional Use with Site Plan

The Zoning Code requires conditional use site plan review for drive-through bank facilities located on property designated Commercial District (C) which is adjacent to a Multi-Family 1 Duplex District (MF1) zoned district. MF1 zoned property is located on the north side of Bird Road across from the project site.

The findings of the 01.25.13 Preliminary Zoning Analysis prepared by the Zoning Division for the Chase Bank project are summarized in the below tables. The Preliminary Zoning Analysis is provided as Attachment B. That analysis indicates that the proposed project meets all applicable Zoning Code requirements for the proposed project, as follows:

Site Plan Information:

Type	Permitted	Proposed
Total site area	25,710 sq. ft. (0.6 acres)	25,710 sq. ft. (0.6 acres)
Floor area ratio (FAR)	3.5 FAR*	0.15 FAR
FAR x total site area =	98,985 sq. ft.	---
Total square footage of buildings	---	4,120 sq. ft.
Building height	77'-0"*	26'-8"
Retail (bank)	---	4,120 sq. ft.

* Includes permitted architectural bonus for qualifying Mediterranean style projects.

Setbacks:

Type	Required	Proposed*
Primary street frontages (Lejeune Road, Bird Road and Laguna Avenue)	Up to 15' in height: 0' Over 15' in height: 10'	Complies
Interior side (south property boundary)	Up to 45' in height: 0'	Complies

* Setback relief allowing building up to the property line (0') can be awarded for qualifying Mediterranean style projects.

Parking:

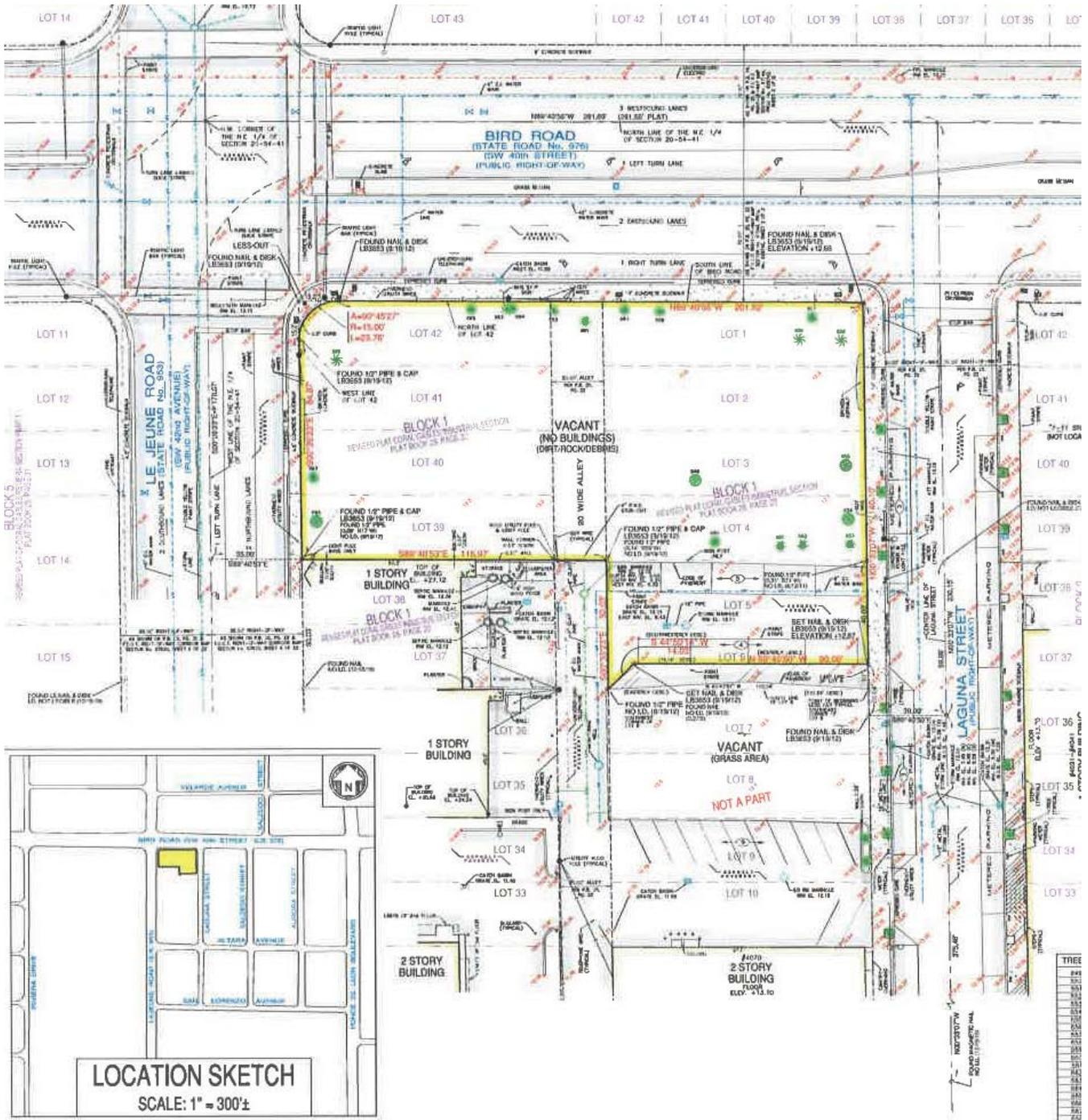
Uses	Required/Existing	Proposed
Required/provided on-site parking	17 spaces	24 spaces
On-site parking net gain/(loss)	---	7 spaces
Existing/provided on-street metered parking spaces	4 metered spaces	1 metered space
On-street metered parking net gain/(loss)	---	(3 metered spaces)

Landscaping:

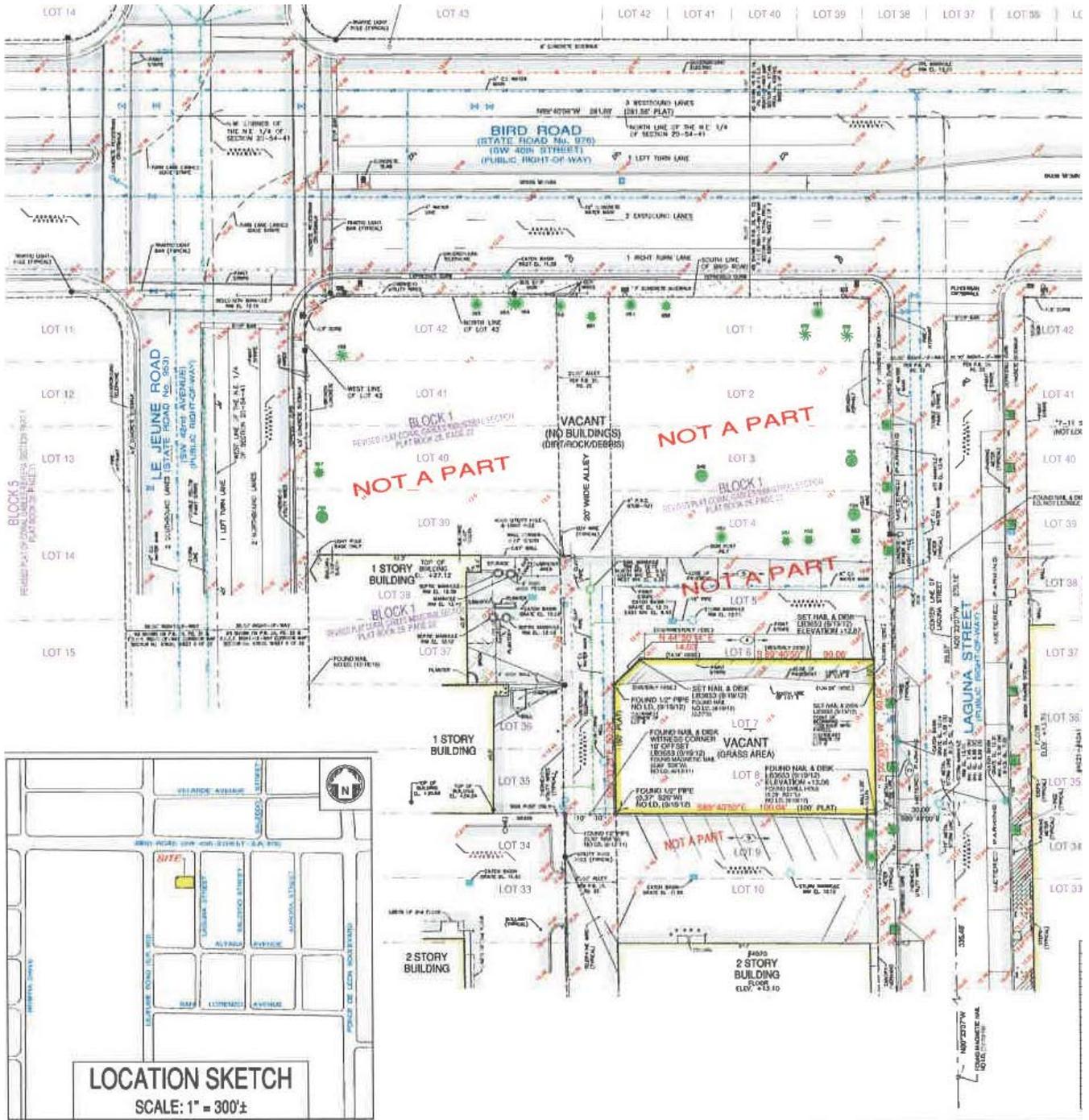
Location	Required	Provided
Landscape open space (on-site)	Must comply with ZC Section 5-1104 (A) 1 thru 11	To comply at permit
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Review and approval required by Public Works Department and Public Service Division.

The applicant’s proposed site plan, landscape plan, pedestrian plan, floor plans and alley vacation and dedication plan are provided on the following pages.

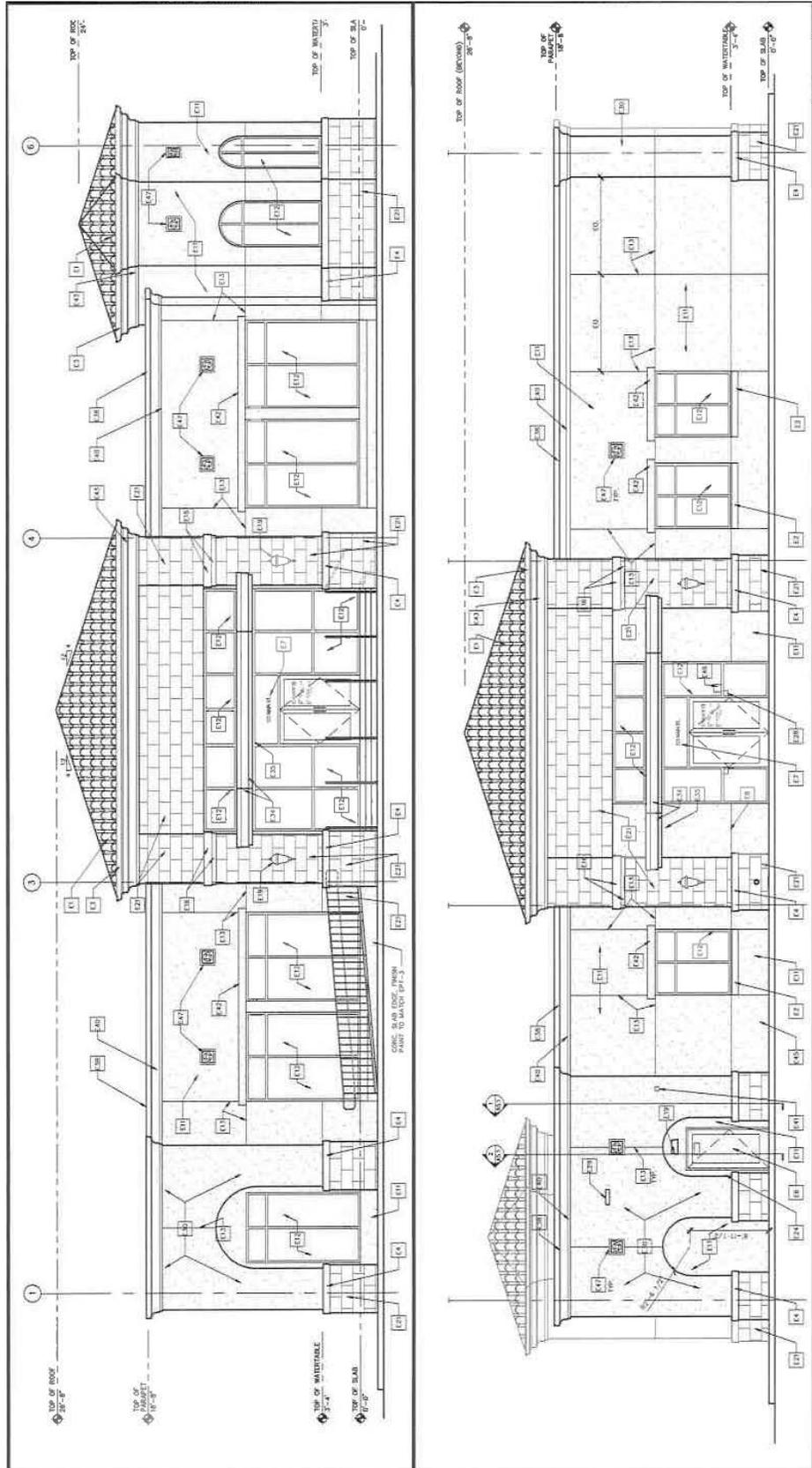
Survey – Assembled site after proposed land swap



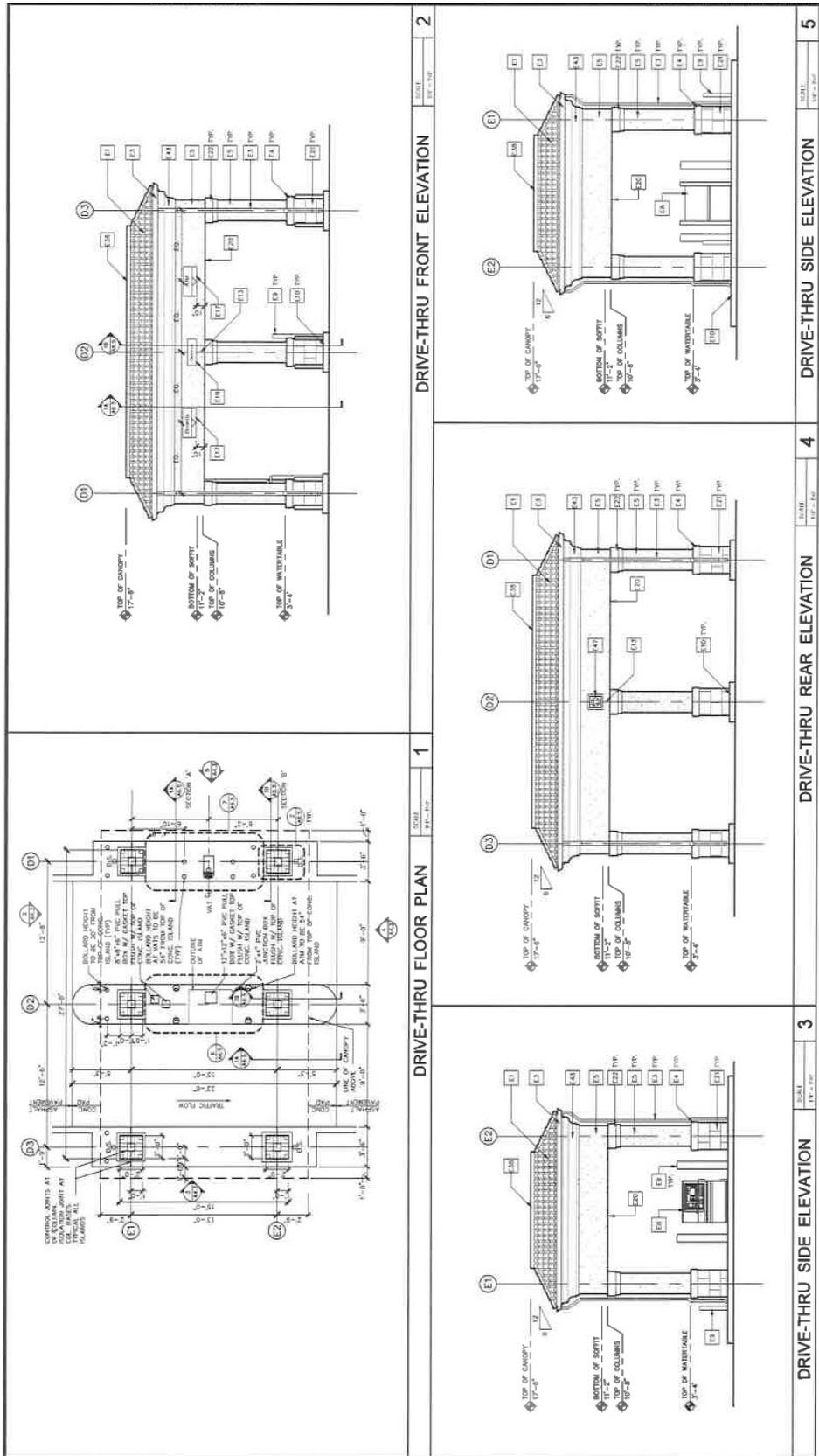
Survey – Parcel to City after proposed land swap



Building Elevations



Drive-Through Elevations



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- Change of Land Use

The City's responsibility is to evaluate the application for the Change in Land Use with the appropriate provisions of the Zoning Code, and for "Consistency" with the Comprehensive Plan Goals, Objectives and Policies. The proposal is requesting a change to the City's Future Land Use Map designation from "no land use assigned" to "Commercial Use, Low-Rise Intensity" for the "Chase Bank at 390 Bird Road" project.

Zoning Code Section 3-1506 provides the standards for Comprehensive Plan (CP) text and map amendments, as follows:

- A. *Proposed amendments to the Text and Maps of the Comprehensive Land Use Plan shall be reviewed pursuant to the following standards:*
 1. *Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.*
 2. *Whether it is internally consistent with Comprehensive Land Use Plan.*
 3. *Its effect on the level of service of public infrastructure.*
 4. *Its effect on environmental resources.*
 5. *Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.*
 6. *Any other effect that the City determines is relevant to the City Commission's decision on the application.*

Staff comments: The standards identified in Section 3-1506 for the proposed CP map amendment are satisfied. The project is consistent with the CP goals, objectives and policies in the Administration, Future Land Use, Design and Mobility Elements of the City's Comprehensive Plan as provided herein.

Findings of Fact- Change of Zoning

Zoning Code Section 3-1404 provides the standards for review of applicant-initiated zoning district boundary changes (change of zoning), as follows:

- A. *An applicant-initiated district boundary change shall be approved if it is demonstrated that the application satisfies all of the following:*
 1. *It is consistent with the Comprehensive Land Use Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*

- c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan.
 - d. Does not directly conflict with any objective or policy of the Comprehensive Land Use Plan.
 2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:
 - a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by;
 - i. Balancing land uses in a manner that reduces vehicle miles traveled: or,
 - ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%); or
 - iii. Increasing the share of trips that use alternative modes of transportation, such as transit rider-ship, walking, or bicycle riding; or,
 - b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values: or,
 - c. Create affordable housing opportunities for people who live or work in the City of Coral Gables; or
 - d. Implement specific objectives and policies of the Comprehensive Land Use Plan; and
 3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

Staff comments: The standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. The Applicant's proposed Commercial (C) zoning designation is consistent with the commercial designation for the remainder of the property, and is the appropriate designation for the proposed remote drive-through bank facility. The parcel received by the City from the Applicant (south 10' of Lot 6 and Lots 7 and 8) would retain the property's existing Industrial District (I) zoning designation, and would be improved by the Applicant with curb paving and landscaping for use as the relocated vehicular access point and off-street parking.

Findings of Fact- Conditional Use Site Plan Review

The Applicant's proposed drive-through bank facility is considered a "Conditional Use" as it is adjacent to an MF1 zoned district and, therefore, requires review and evaluation pursuant to various sections of the City's Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, Division 4, Section 3-401., "Purpose and Applicability" provides for the following:

"The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved."

Staff's Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use site plan review for drive-through bank facilities. Staff review finds that the proposed plans incorporate measures to mitigate potentially negative impacts that could have adverse effects on the environment, particularly residential areas, and could change the desired character of an area.

Zoning Code Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)" provides that an application for conditional use approval shall include a site plan. This request does include a site plan. City staff responsibility is to review the application in accordance with the criteria provided in Section 5-115 of the Zoning Code, and provide Findings of Fact that the proposed drive-through complies with the following standards and the criteria:

Section 5-115. Drive-throughs, walk-up windows, and automated teller machines (ATM).

Drive throughs, walk-up windows, and ATMs accessory to banks, restaurants, and retail sales and service shall be permitted provided that:

- 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.*

Staff comments: The Public Works Department and the City's traffic consultant have reviewed the Applicant's stacking/queuing analysis for the drive-through facility and have determined that sufficient stacking is provided so as not to interfere with the circulation of pedestrian and vehicular traffic.

- 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 hedges at least thirty-six (36) inches in height.*

Staff comments: The Applicant's plans show that a hedge has been provided.

- C. *Three-hundred and sixty (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.*

Staff comments: The Applicant has provided detailed building plans and elevations, which have been reviewed and preliminarily approved by the Board of Architects.

- 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.*

Staff comments: The drive-through facility has a complimentary and similar architectural style as the bank building, and has been reviewed and preliminarily approved by the Board of Architects.

- E. *Exterior walk-up ATMs serving pedestrians may be permitted up to a maximum of two (2) square feet in sign area per ATM machine. Such signage shall not be internally illuminated.*

Staff comments: A walk-up ATM is proposed within the bank building, and therefore this provision is not applicable.

- F. *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.*

Staff comments: The exit from the drive-through facility is located approximately ninety (90) feet from the intersection of Laguna Street and Bird Road. The Directors of Public Works and Planning and Zoning, and the City's traffic consultant have reviewed the proposed plans and have determined that public safety and/or the efficiency of traffic circulation are not being compromised.

- G. *Drive-through stacking lanes shall be a minimum of one hundred (100) feet from any single-family residential parcel.*

Staff comments: The drive-through stacking lanes are over one hundred (100) feet from the MF1 zoned duplex properties located on the north side of Bird Road.

- H. *All service areas, restrooms and ground mounted equipment associated with the drive-through shall be screened from public view.*

Staff comments: The Applicant has provided detailed landscaping plans that indicate that the drive-through equipment shall be screened from view.

- I. *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 the drive-through.*

Staff comments: The Applicant has provided detailed landscaping plans that indicate that the drive-through lanes shall be located and screened from view.

Traffic Study and Drive-Through Facility

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage infill development by exempting projects from concurrency analysis for traffic capacity. The Traffic Study submitted with the Application dated April 2013, and updated in August 2013, includes a stacking/queuing analysis for the drive-through facility and has been reviewed by the Public Works Department. The Traffic Study identified the need for certain traffic circulation improvements which the Public Works Department recommended, and the applicant proffered, that include the following:

1. The property access driveway on LeJeune Road be restricted to right-turn in and right-turn out only.
2. The north property driveway, located approximately 50 feet from Bird Road, will allow for right-turn and left-turn in, but will be restricted to right-turn out only.

A copy of the Traffic Study is provided with the Application (see Attachment A), and is also available for review in the Planning Division’s project file.

Board of Architects Review

The proposed bank building and drive through facility was reviewed by the Board of Architects and received preliminary approval on 06.30.11.

City Staff Comments

This proposal has been reviewed by the Planning and Zoning Division, Public Service Division, Parking Division, and Public Works Department. All City comments that were provided have been addressed by the Applicant.

Concurrency Management

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) was prepared and issued by the Planning and Zoning Division and indicates that there is adequate infrastructure available to support the project.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
1.	Goal FLU-1. 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.	Objective FLU-1.1. 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	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	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).	
3.	1.1.1. The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.	Complies
4.	Objective FLU-1.3. By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.	Complies
5.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
6.	Policy FLU-1.3.3. 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
7.	Policy FLU-1.7.1. 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
8.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
9.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
10.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
11.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
12.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
13.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending	Complies
14.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	
15.	Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
16.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
17.	Objective DES-1.1. 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
18.	Policy DES-1.1.5. 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
19.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
20.	Policy DES-1.2.2. 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
21.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
22.	Policy MOB-1.1.8. 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
23.	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	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.	
24.	<p>Policy MOB-2.8.1. 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:</p> <ul style="list-style-type: none"> • Promote expansion of the City’s existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies
25.	<p>Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way 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 and Map.</p>	Complies

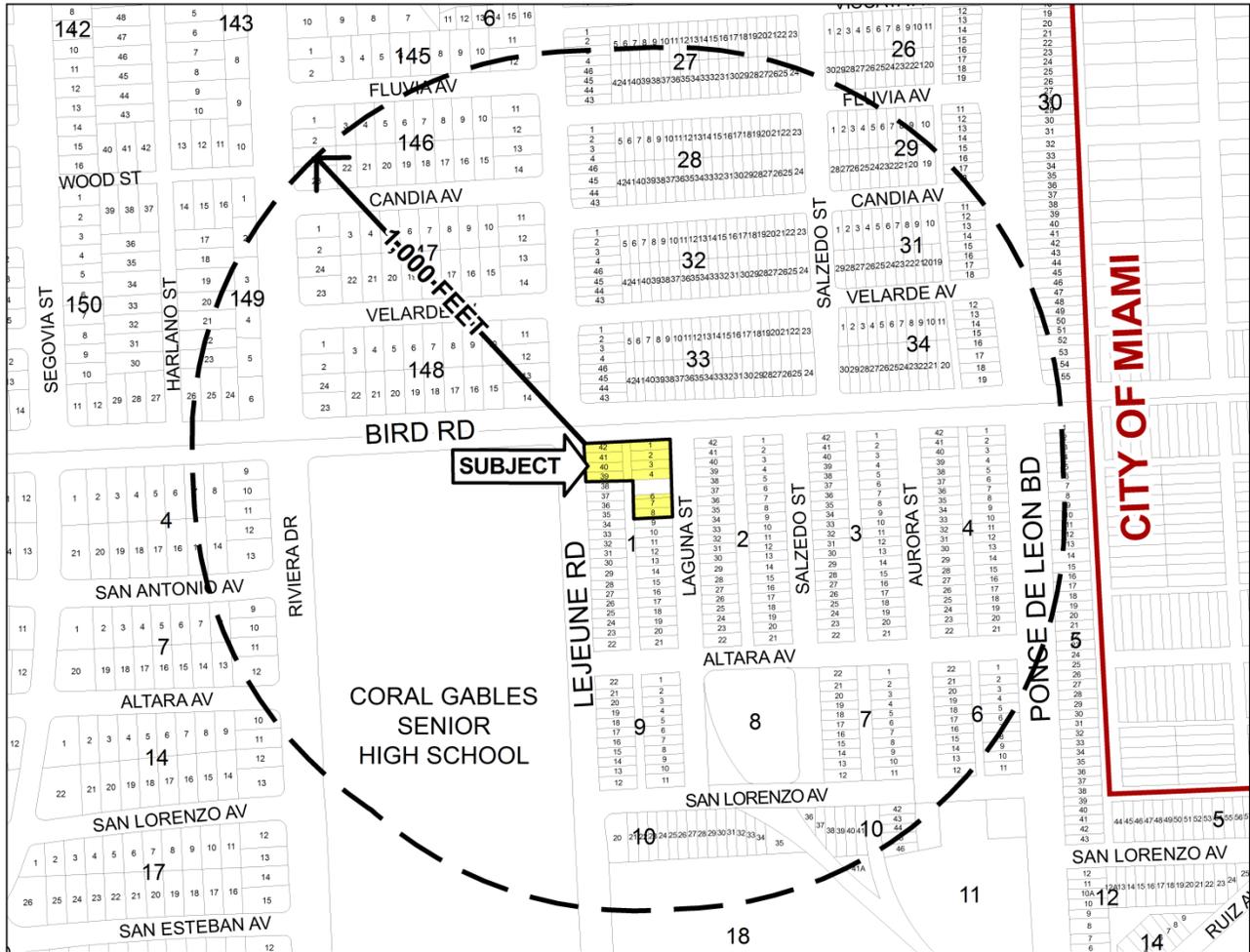
Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff and site plan provisions incorporated by the applicant which address the City objectives for infill, redevelopment and reuse of vacant land, and to attract high-quality development to the City’s Industrial District.

Public Notification and Comments.

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 09.19.13.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. 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 329 notices were mailed. Copies of public comments received shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D. 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
Public information meeting	09.19.13
Courtesy notification - 1,000 feet	09.26.13
Posting of property	09.26.13
Legal advertisement	09.26.13
Posted agenda on City web page/City Hall	10.04.13
Posted Staff report on City web page	10.04.13

Staff Recommendation and Conditions of Approval.

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:

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 Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “no land use classification assigned” to “Commercial Use, Low-Rise Intensity” for an approximately 0.09 acre parcel of land for a drive-through bank facility, legally described as Lot 5 and north 15’ of Lot 6, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida; and, providing for severability, repealer, codification and an effective date. (Legal descriptions on file at the City) (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning from “no zoning designation assigned” to Commercial District (C) for an approximately 0.09 acre parcel of land for a drive-through bank facility, legally described as Lot 5 and north 15’ of Lot 6, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City) (PZB review)*
3. *An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, and Article 5, “Development Standards”, Division 1, “Accessory Uses”, Section 5-115, “Drive-throughs, walk-up windows, and automatic teller machines (ATM)”, for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 1 Duplex District (MF1) zoned district, and legally described as Lots 1-8 and 39-42, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida; and including required conditions; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City) (PZB review)*

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Policies. Staff’s support of the Change of Land Use application is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the conditional use, site plan and vacation and dedication of a public alleyway for the project referred to as “Chase Bank” is subject to the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
 - a. Building plans and elevations prepared by BDG Architects, dated 07.29.13.

- b. Site plans and Landscape plans prepared by CKE Group, Inc., dated 09.09.10.
 - c. Traffic impact study and stacking analysis prepared by Traf Tech Engineering, Inc., dated April 2013, and updated August 2013.
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 10.09.13.
 - e. All representations proffered by the applicant's representatives as a part of the review of the application at public hearings.
2. Restrictive covenant. Within 30 days of approval of the site plan, the property owner, 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 building permit for the project, the property owner, its successors or assigns, shall satisfy the following conditions:
 - a. Installation of alternative public access easement improvements. The Applicant shall install all curb, paving, landscaping and all other required improvements for the alternative public access easement and off-street parking on south 10' of Lot 6 and Lots 7 and 8 prior to any construction of the bank facility and associated site improvements, subject to the review and approval of the Directors of Public Works, Public Service and Planning and Zoning and all requirements of the Land Exchange Agreement regarding the proposed land swap. The intent is to assure continuous uninterrupted service and access to the public alleyway while construction of the project is in process.
 - b. Construction information/contact. Designate a contact person, and provide a written notice to all properties within five hundred (500) feet of the Chase Bank 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.
 - 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 metered parking spaces contiguous to the project.
 4. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Chase Bank 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.
 5. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete and install the following traffic circulation improvements, as recommended in the Applicant's Traffic Study, subject to review and approval by the Director of Public Works:
 - a. The property access driveway on LeJeune Road be restricted to right-turn in and right-turn out only.
 - b. The north property driveway, located approximately 50 feet from Bird Road, will allow for right-turn and left-turn in, but will be restricted to right-turn out only.
 - c. Signage and driveway markings shall be installed notifying drivers of turning restrictions specified

herein, subject to review and approval of the Public Works Director or their designated representative.

6. Nighttime bank operations. The bank shall comply with all operational requirements for a nighttime commercial use adjacent to a residential district as specified in Zoning Code Section 4-302(D), subject to review and approval by the Director of Planning and Zoning.

A t t a c h m e n t s .

- A. Applicant's Submittal package prepared by Holland & Knight, LLP, and dated 10.09.13.
- B. 01.25.13 Zoning Division Preliminary Zoning Analysis.
- C. 09.26.13 Legal notice.
- D. 09.26.13 Courtesy notice mailed to all property owners.

Please visit the City's webpage at www.coralgables.com to view all application 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,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida