



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	Bahamian Village, LLC
Application:	Review of Planned Area Development (PAD) and Change of Zoning
Property:	280 South Dixie Highway (Gables Pointe Plaza)
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board May 14, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

Review of a Planned Area Development (PAD) and change of zoning for a proposed project referred to as “Gables Pointe Plaza”, as follows:

- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, “Development Review”, Division 5, “Planned Area Development (PAD)”, for the proposed project referred to as the “Gables Pointe Plaza” on the property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Alban’s Park Section (280 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description on file at the City)*
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments” from Commercial Limited District (CL) to Commercial District (C) for the property legally described as Lot 13 and Lots 17-23, Block 1B, MacFarlane Homestead and St. Alban’s Park Section (280 South Dixie Highway), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file at the City)*

Review of a Planned Area Development (PAD) and change of zoning require review and recommendation by the Planning and Zoning Board and City Commission consideration at two (2) advertised public hearings (Ordinance format).

Summary of Application.

Bahamian Village, LLC (hereinafter referred to as “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for review of a proposed Planned Area Development (PAD) and change of zoning for consideration in accordance with the public hearing process. The application package submitted by the Applicant is provided as Attachment A.

This property is located on the northeast corner of U.S. 1 and Grand Avenue, and is approximately 1.3 acres (57,969 sq. ft.) in size. George W. Carver School is located across Grand Avenue to the south, and the MacFarlane Homestead Historic District and residential community is located to the north and east. An existing linear park/open space is located along U.S. 1 on the west side of the property. The area of the linear park/open space is owned by the Applicant, but the improvements, including landscaping, sidewalk and perimeter masonry wall were constructed and are maintained by the City. No changes are proposed to the linear park/open space.

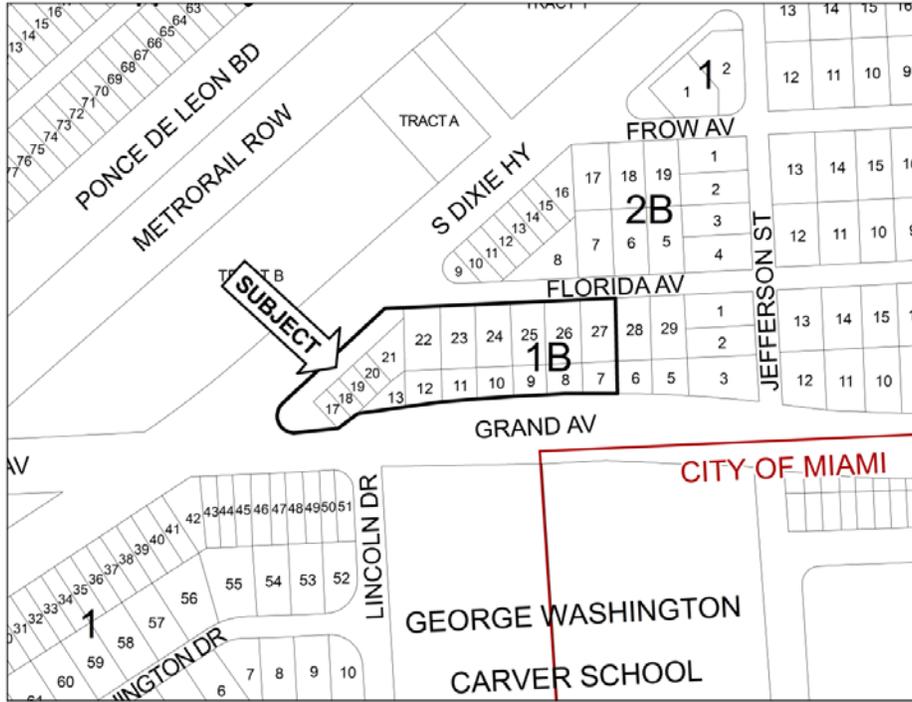
The proposed project, referred to as “Gables Pointe Plaza”, consists of two (2) separate one (1) story buildings. One building is a proposed 6,196 sq. ft. restaurant located on the west side of the property adjacent to U.S. 1, and the other building is a 2,450 sq. ft. community center facility located on the east side of the property. The community center includes 1,100 sq. ft. of office space. The proposed restaurant includes a bar and an outdoor dining area which faces south onto Grand Avenue. Eighty-one (81) on-site parking spaces are provided and are located generally in the center of the site and separate the two buildings.

Change of land use, rezoning and site plan approvals were previously granted for this property in 2005 and 2008 for a project referred to as the “Bahamian Village”. The currently approved plan (2008) consists of 21,000 sq. ft. of primarily office use within a two (2) story commercial building and 79 surface parking spaces. A variance for twenty (20) required parking spaces was granted for the previously approved project. Since a new site plan is now being proposed with a different site configuration and building program, the previously approved site plan and variance would no longer be valid if the new site plan is approved.

The entire property is currently zoned Commercial Limited (CL), except for the linear park/open space along U.S. 1, which is zoned Special Use (S). The Zoning Code only permits one building per building site, and only allows nighttime uses as a conditional use on property zoned Commercial Limited (CL) that is located within 150’ of a residentially zoned district. The Applicant is requesting a PAD site plan review, which allows for two (2) buildings on one (1) building site. The Applicant is also requesting a change of zoning from the existing Commercial Limited (CL) designation to Commercial (C) for the portion of property on which the restaurant is located, which would allow nighttime uses (between 8:00 p.m. and 6:00 a.m.) within 150’ of a residentially zoned district as a permitted use, not a conditional use. Also, nighttime requirements for a restaurant within a Commercial (C) zoned district are less restrictive than those required within a Commercial Limited (CL) zoned district. Outdoor decks, dining, drinking facilities and live music are prohibited as a nighttime use in a Commercial Limited (CL) zoned district, but not in a Commercial (C) zoned district.

The property is bounded by Florida Avenue (north), Grand Avenue (south) and South Dixie Highway (U.S. 1) (west), as shown on the following location map and aerial photo:

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline.

Site Data and Surrounding Uses

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

Existing Property Designations

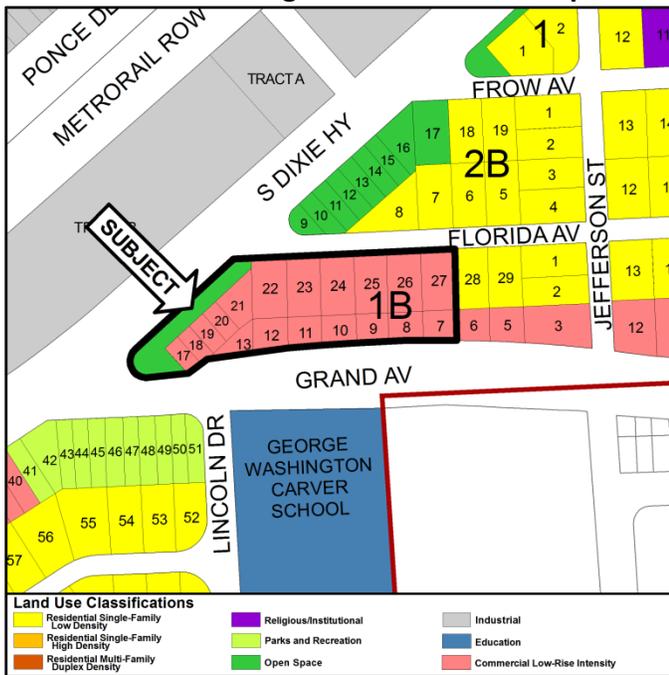
Comprehensive Plan Map designation	“Commercial Low-Rise Intensity” and “Open Space”
Zoning Map designation	Commercial Limited District (CL) and Special Use District (S)
Within Central Business District	No
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

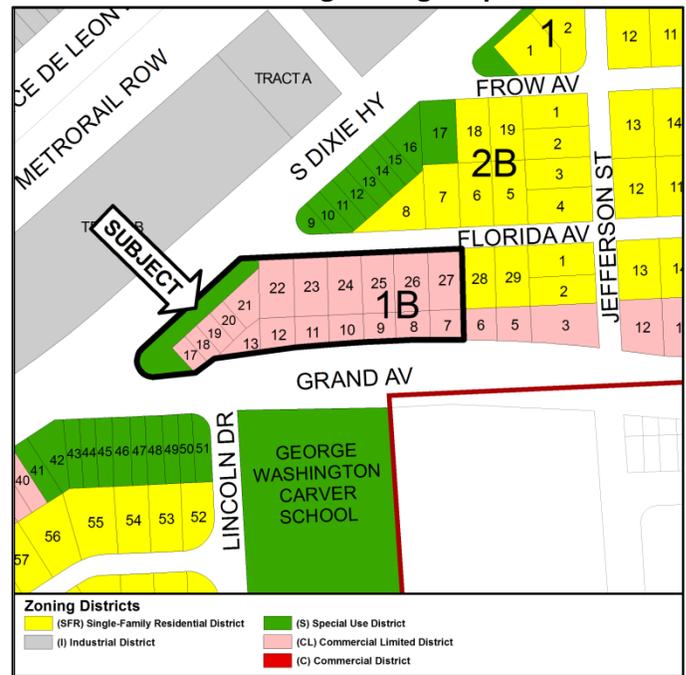
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Linear City park and single-family residences	“Open Space” and “Residential Single-Family Low Density”	Single Family Residential (SFR) and Special Use District (S)
South	City park and George W. Carver School public elementary/middle school	“Parks and Recreation” and “Education”	Special Use District (S)
East	1 story commercial building and 1 story single-family residence	“Residential Single-Family Low Density” and “Commercial Low-Rise Intensity”	Single Family Residential (SFR) and Commercial Limited District (CL)
West	Linear City park / landscaped open space	“Open Space”	Special Use District (S)

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

Existing Future Land Use Map



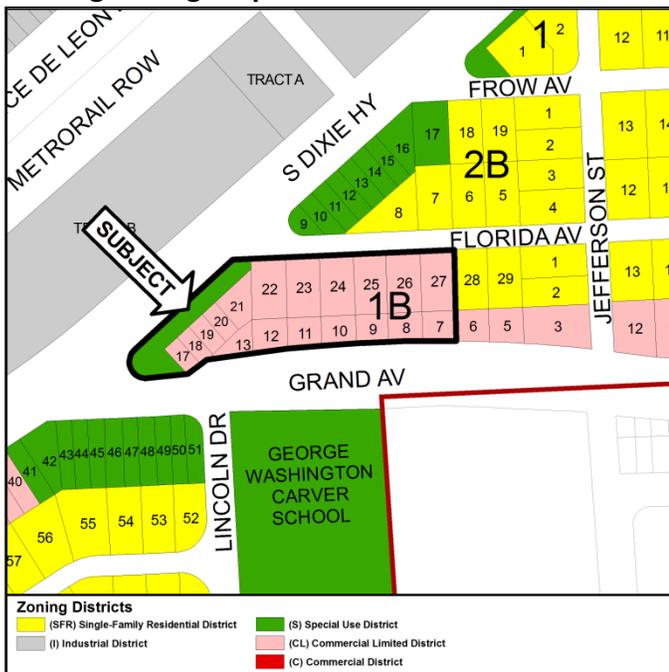
Existing Zoning Map



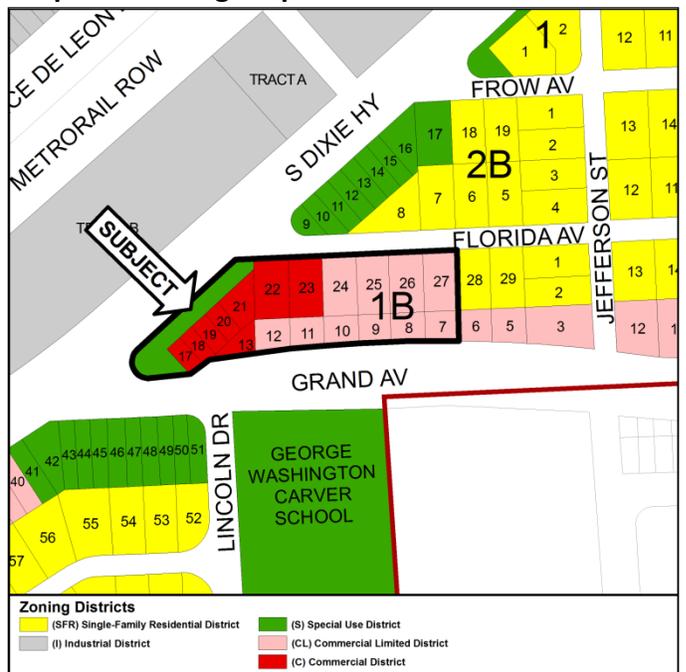
Proposed Change in Zoning

The Applicant is requesting a change of zoning for the property from the existing Commercial Limited (CL) to Commercial (C) for the portion of property on which the restaurant is located. The change in zoning is required to allow nighttime uses as a permitted use, not a conditional use. A comparison of the existing Zoning Map designations and the Applicant's requested designations is noted on the following mapping:

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.

City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Results of Review
Development Review Committee	09.27.13 and 02.28.14	Comments provided to Applicant
Board of Architects	05.01.14 and 05.08.14	Preliminary approval with a condition
Board of Adjustment	N/A	N/A
Historic Preservation Board	N/A	N/A
Local Planning Agency	N/A	N/A
Planning and Zoning Board	05.14.14	TBD
City Commission (1 st reading)	06.10.14	TBD
City Commission (2 nd reading)	TBD	TBD

Proposed Project.**Legislative History**

Change of land use, rezoning and site plan approvals were previously granted for this property in 2005 and 2008 for a project referred to as the “Bahamian Village”. The currently approved plan (2008) consists of 21,000 sq. ft. of primarily office use within a two story commercial building and 79 surface parking spaces. A variance for twenty (20) required parking spaces was granted for the previously approved project. The following ordinances were approved for that project, and copies are provided with this Staff report as Attachment B:

1. Ordinance No. 2005-03 (adopted 01.25.05) – Approved change of land use from “Residential Use (Single-Family) Low Density” to “Commercial Use, Low-Rise Intensity” for Lots 22, 23, 25, 26 and 27, which are all platted lots on the north half of the property that front on Florida Avenue. The change of land use was required to permit the project originally approved in 2005 consisting of a one (1) story commercial building with both retail and restaurant uses (11,583 sq. ft.) and a community center located on the southeast corner of the site.
2. Ordinance No. 2005-04 (adopted 01.25.05) – Approved change of zoning from “R-1-2”, Residential Single-Family to “CB”, Commercial for Lots 22, 23, 25, 26 and 27 required to be consistent with the change of land use, and site plan approval of the originally proposed project described above. Site plan approval was subject to conditions.
3. Ordinance No. 2008-07 (adopted 03.25.08) – Approved change of land use from “Residential Use (Single-Family) Low Density” to “Commercial Use, Low-Rise Intensity” for Lot 24, which was an out parcel obtained by the applicant located in the center of the property that was not included in the original site plan approved in 2005.
4. Ordinance No. 2008-08 (adopted 03.25.08) – Approved change of zoning from “R-1-2”, Residential Single-Family to “CB”, Commercial for Lot 24 required to be consistent with the change of land use, and approved proposed amendments to previous site plan approved in 2005 by approximately doubling the total square footage with the addition of a second story (21,000 sq. ft.) with retail, restaurant and office uses on the first floor and only office use on the second floor. The previously approved community center located on the southeast corner of the site was eliminated. Site plan approval was subject to conditions.

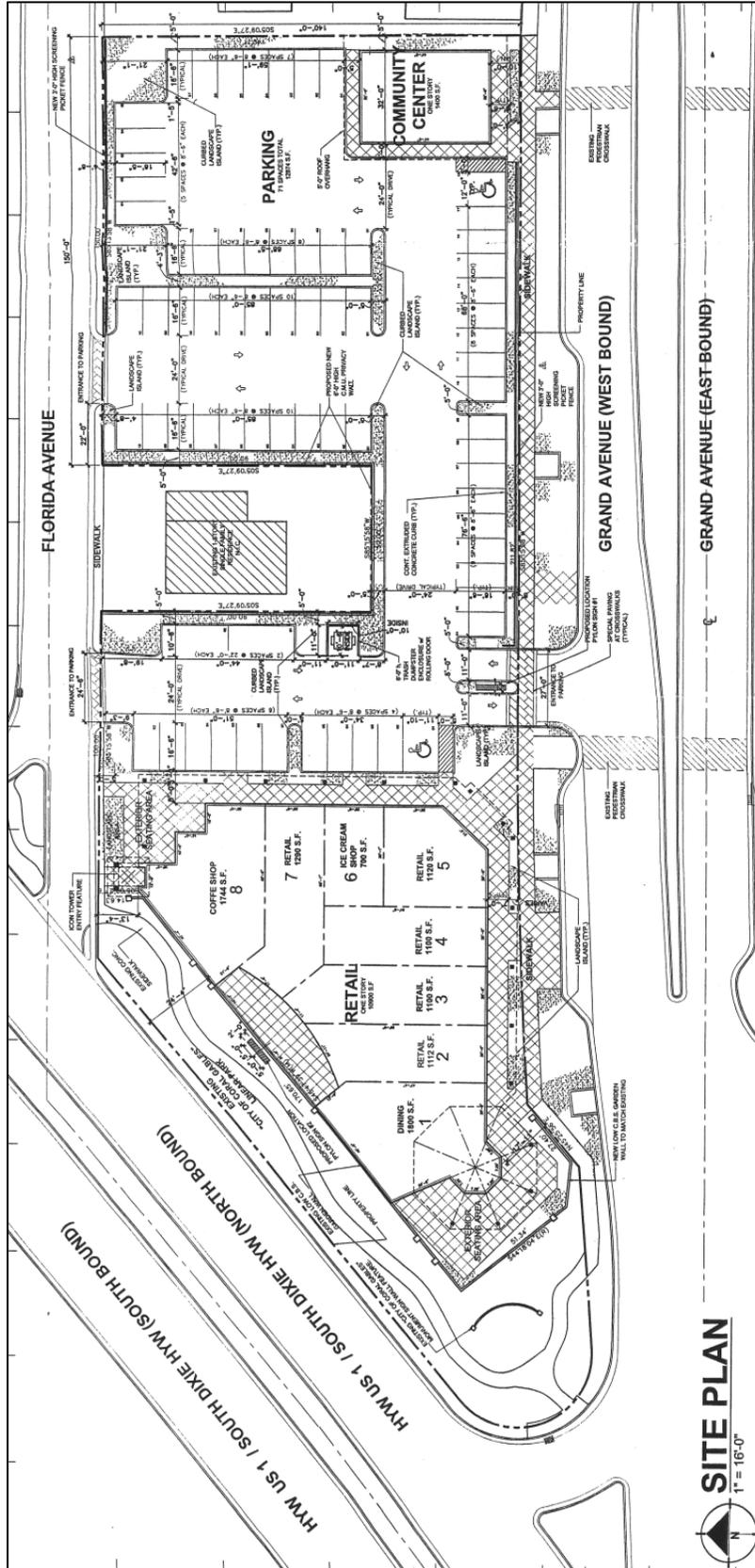
The following is a comparison of the building programs for the two previously approved site plans and the proposed project:

Type	2005 Approved Site Plan	2008 Approved Site Plan	2014 Proposed Site Plan
Total building (sq. ft.)	11,583 sq. ft.	21,000 sq. ft.	8,646 sq. ft.
- Restaurant use	4,244 sq. ft.	3,100 sq. ft.	6,196 sq. ft.
- Retail use	5,926 sq. ft.	2,476 sq. ft.	0 sq. ft.
- Office use	0 sq. ft.	15,424 sq. ft.	1,050 sq. ft.
- Community Center	1,413 sq. ft.	0 sq. ft.	1,400 sq. ft.
Floor Area Ratio (FAR)	0.20 FAR	0.36 FAR	0.15 FAR
Number of buildings	2 buildings	1 building	2 buildings
Building height (stories)	1 story	2 stories	1 story
On-site parking			
- Required parking	85 spaces	99 spaces	79 spaces
- Proposed parking	71 spaces	79 spaces	81 spaces
- Net parking gain/(loss)	(14 spaces)*	(20 spaces)*	2 spaces

* Variance granted

The site plans approved in 2005 and 2008 are provided for comparison with the currently proposed site plan on the following pages:

2005 Approved Site Plan



Applicant's Proposal

The Application package submitted by the Applicant includes the following (see Attachment A):

- 1) Statement of Use;
- 2) Planning application;
- 3) Aerial;
- 4) Photographs of property, adjacent uses and streetscape;
- 5) Plat and survey of property;
- 6) Zoning Map amendment justification;
- 7) Existing and proposed Zoning Maps;
- 8) Existing Future Land Use Map;
- 9) Site plan;
- 10) Architectural building elevations and floor plans;
- 11) Landscape plan and vegetation survey;
- 12) Lighting plan;
- 13) Traffic Study – Executive summary and conclusions; and,
- 14) Background - ordinances and resolutions.

Board of Architects Review and Approval

The proposed project received preliminary approval from the Board of Architects on 05.08.14 with a condition. The condition of preliminary approval is as follows:

- The Applicant shall modify the layout and elevations in ways acceptable to Staff prior to the Planning and Zoning Board meeting, and that the revised plans shall be reviewed by the Board of Architects on May 15, 2014.

The illustrations included in the Staff report will be supplemented with improved plans at the Board meeting that reflect the Board of Architects conditions pertaining to the floor plans and elevations. Final review and approval shall be required prior to the issuance of a building permit.

A Preliminary Zoning Analysis (PZA) was prepared by the Planning and Zoning Division to determine compliance with the Zoning Code. That analysis indicates that the proposed project meets all applicable Zoning Code requirements with conditions of approval as recommended within this Staff report. A copy of the PZA is provided as Attachment C. A summary of the project is provided in the following tables.

Site Plan Information:

Type	Permitted	Proposed
Total site area	59,623 sq. ft. (1.4 acres)	59,623 sq. ft. (1.4 acres)
Floor area ratio (FAR)	3.5 FAR*	0.15 FAR
FAR x total site area =	202,892 sq. ft.	---
Total square footage of buildings	---	8,646 sq. ft.
Building height	3 floors/ 45'-0"***	1 floor/31'-6"

Type	Permitted	Proposed
Restaurant	---	6,196 sq. ft.
Retail	---	0 sq. ft.
Office		1,050 sq. ft.
Community Center	---	1,400 sq. ft.

* Includes permitted architectural bonus for qualifying Mediterranean style projects.

** Maximum permitted height adjacent to SFR zoning district

Setbacks:

Type	Zoning Code Requirement	Proposed
Setbacks:		
- Front: US 1 / S. Dixie Hwy (restaurant/bar)	10 ft.	25+ ft.
- Front: Florida Avenue (community center)	10 ft.	10 ft.
- Side street: Florida Avenue (restaurant/bar)	15 ft.	15 ft.
- Side street: Grand Avenue (restaurant/bar)	20 ft.*	15 ft.**
- Side interior (community center)	0 ft.	5 ft.
- Rear	N/A	N/A

* Site specific Zoning Code requirement.

**Setback requirement may be reduced for a PAD if approved by the City Commission.

Parking:

Uses	Required	Proposed
Restaurant	69 spaces	71 spaces
Retail	N/A	N/A
Office	4 spaces	4 spaces
Community Center	6 spaces	6 spaces
Total provided off-street parking	79 spaces	81 spaces
Off-street parking net gain/(loss)	---	2 spaces

Landscaping:

Type/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.

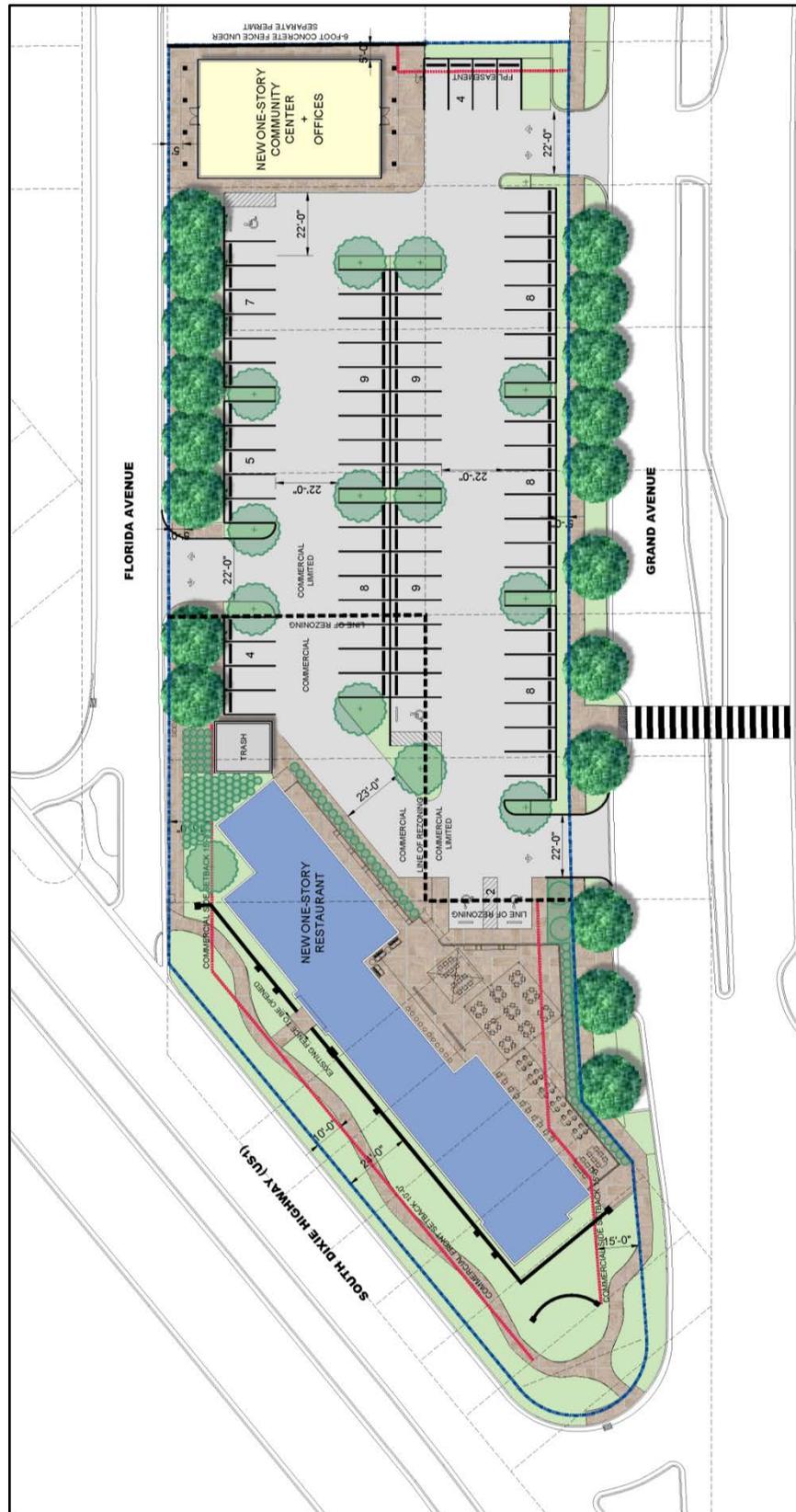
Preliminary Zoning Analysis Findings

Review of the Zoning Code and the Preliminary Zoning Analysis (PZA) prepared by the Planning and Zoning Division (see Attachment C) identifies a number of unresolved issues regarding the plans submitted with the Application. These issues will need to be addressed by the Applicant and plans and support information submitted to the City for administrative review and approval. City review and approval of each issue has been included as a recommended condition of approval with this Staff report. The following is a list of the issues that must be satisfactorily resolved:

1. A Restrictive Covenant shall be filed reserving within the parking lot the required off-street parking spaces for each of the buildings as required by Zoning Code Section 3-502.C.13.
2. Provision for the off-street parking of bicycles shall be provided as required by Zoning Code Section 3-502.C.13.
3. A Sign Plan shall be prepared and submitted that indicates the number, size, character, location and orientation of all signs for the PAD in accordance with Zoning Code Article 5, Division 19 as required by Zoning Code Sections 3-502.C.16 and 3-502.D.3.h.
4. Provide detailed plan and elevation drawings for the proposed trash room and proposed screening around the perimeter of the structure as required by Zoning Code Section 3-502.C.17.
5. Submit a Utilities Plan showing that all utilities within and around the perimeter of the project have been installed underground, and a statement indicating proposed arrangements with appropriate agencies for the provision of needed utilities as required by Zoning Code Sections 3-502.C.22 and 3-502.D.3.i.
6. Provide a plan of pedestrian and vehicular circulation showing the proposed circulation system of surrounding streets and driveway access to the property, vehicular circulation within the property, and pedestrian and transit systems as required by Zoning Code Sections 3-505.D.3.b.
7. All design and buffering provisions for night time uses shall be provided as required in Zoning Code Sections 4-301.E and 4-302.D.6.
8. Outdoor dining. The outdoor dining area shall not occupy an area of more than thirty (30%) percent of the public indoor dining area of the restaurant, as required by Zoning Code Section 5-119.A.3.
9. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of on-street parking spaces as a result of the project.
10. Trash room. The proposed trash room shall be air conditioned, as required by Zoning Code Section 5-1701.

The Applicant's proposed site plans, floor plans, landscape plan, and building elevations are provided on the following pages:

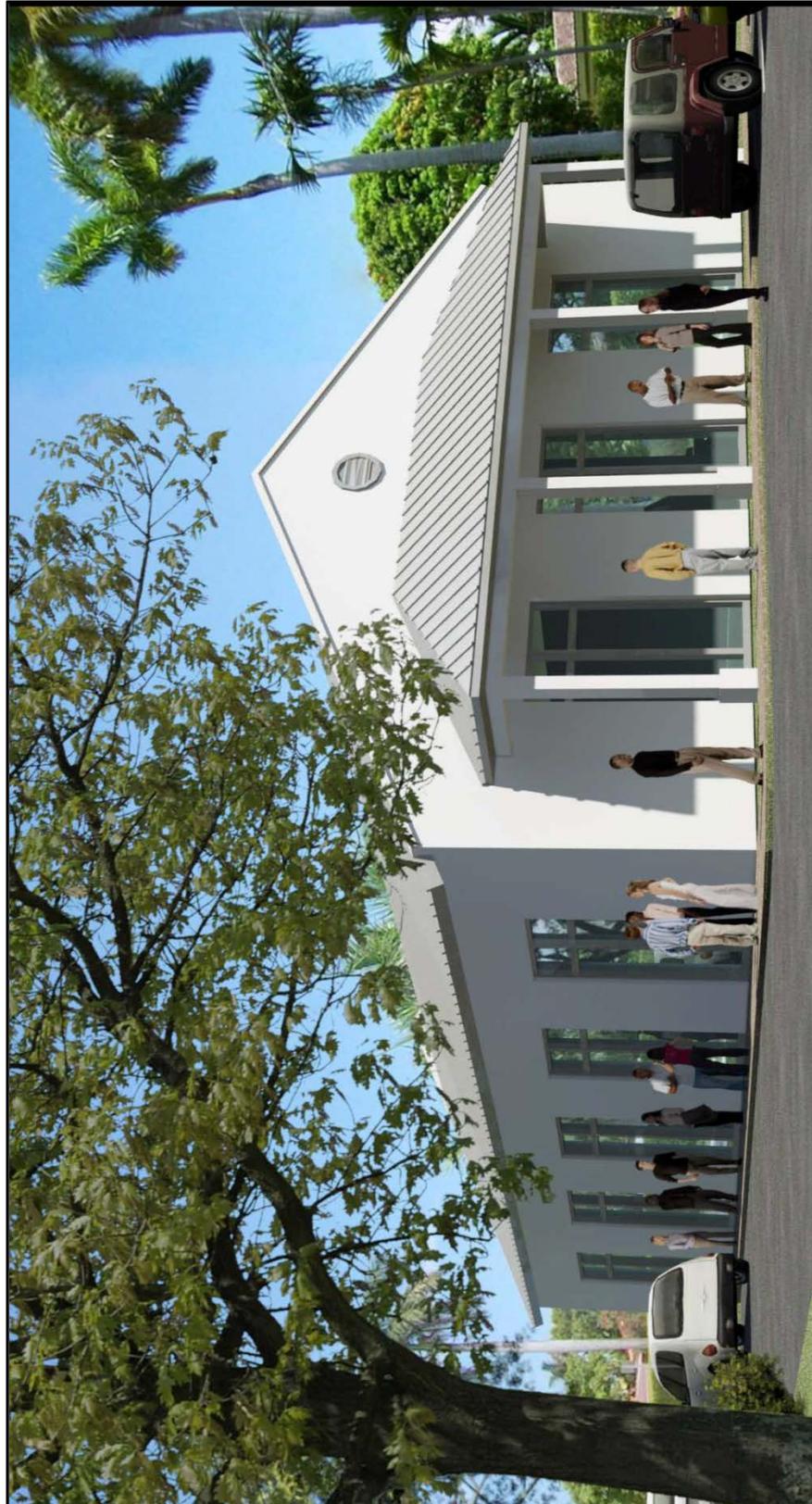
Proposed Site Plan



Restaurant Rendering (to be reviewed by Board of Architects on May 15TH)



Community Center Rendering (to be reviewed by Board of Architects on May 15th)



Findings of Fact.

This section of the Report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and other applicable portions of the City Code.

Findings of Fact- Planned Area Development*Planned Area Development (PAD) Purpose and Objectives*

The stated purpose of the Zoning Code's PAD provisions is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. A copy of Zoning Code Article 3, Division 5, "Planned Area Development", which provides the requirements for a PAD, is provided as Attachment D. Zoning Code Section 3-501 states that a proposed PAD project must comply with the following:

1. *Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
2. *Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
3. *Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
4. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
5. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

Staff comments: The compliance of the Applicant's plans with the PAD requirements and performance standards set out in the Zoning Code have been evaluated and is provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division as Attachment C. That analysis indicates that the proposal satisfies the Code's requirements for a PAD project with the conditions of approval as recommended within this Staff report.

Section 3-503 of the Zoning Code states the required findings for a proposed PAD project is as follows:

The Planning and Zoning Board shall recommend to the City Commission the approval, approval with

modifications, or denial of the plan for the proposed PAD and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

Staff comments: The Applicant's plans comply with the purpose and applicability for a PAD set out in Zoning Code Section 3-501 as specified in the evaluation presented in Staff's report and the following findings of fact. The requirements and performance standards set out in the Zoning Code for a PAD have been evaluated and are provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division (see Attachment C). That analysis and compliance with the purpose and applicability for a PAD indicate that the proposal satisfies the Code's requirements for a PAD project with conditions of approval as recommended within this Staff report.

- B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

Staff comments: The proposed project is generally in compliance with the zoning and subdivision regulations regarding density, size, area, bulk and use. The Applicant is requesting a PAD site plan review to allow two (2) buildings on one building site, which would otherwise not be permitted by Code. The redevelopment of this property is beneficial and fulfills the objective of the City to attract infill development and improve a currently vacant property. The introduction of the commercial business will create jobs and provide economic support for the surrounding commercial and retail uses, and the community center will serve the needs of the surrounding residential neighborhood. The redevelopment of the currently vacant site as proposed will also enhance pedestrian activity and encourage further redevelopment of the area and provide improvements to the deteriorating streetscape around the perimeter of the property.

- C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

Staff comments: A Preliminary Zoning Analysis (PZA) was prepared by Planning and Zoning Division Staff to determine compliance with all applicable provisions and requirements within the Zoning Code for a proposed PAD. The PZA indicates that the proposed project meets the applicable provisions and requirements within the Zoning Code with conditions of approval as recommended within this Staff report, and is included as Attachment C.

- D. *The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

Staff comments: All vehicular parking for the commercial project and community center is on the property and physically separates the two separate uses located at opposite ends of the site. Pedestrian circulation is accommodated around the perimeter of the project. The redevelopment of

the currently vacant site as proposed enhances pedestrian activity and encourages further redevelopment of the area. The project will beautify and improve the landscaping in the neighborhood, and provide improvements to the deteriorating streetscape around the perimeter of the property.

- E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

Staff comments: The planned redevelopment of this property as proposed is compatible and complies with the intent of the Zoning Code PAD requirements and performance standards. The proposed project's height and massing is consistent with the George W. Carver School located south of the project site, and the existing commercial uses along Grand Avenue and residential properties located to the east and north. The proposal is consistent with the property's underlying "Commercial, Low-Rise Intensity" land use and Commercial Limited (CL) and proposed Commercial (C) zoning designations. The subject property is located adjacent to the MacFarlane Homestead Historic District, and the project is complimentary to the existing scale and character of the District.

- F. *The desirability of the proposed PAD to physical development of the entire community.*

Staff comments: The redevelopment of this property fulfills the objective of the City to attract infill development and improve a currently vacant property. The introduction of the commercial business will create jobs and provide economic support for the surrounding commercial and retail uses, and the community center will serve the needs of the surrounding residential neighborhood. The subject property is located within the MacFarlane Homestead Historic District, and the project is complimentary to the existing scale and character of the District.

- G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

Staff comments: The property's existing "Commercial Low-Rise Intensity" land use designation is the appropriate designation for the proposed project. 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's objectives for encouraging infill development in the City.

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.*

Commercial Nighttime Uses

Nighttime commercial use is defined by the Zoning Code as “business activities and operations which take place between the hours of 8:00 p.m. and 6:00 a.m., not including ordinary janitorial activities.” The Zoning Code only allows nighttime uses as a conditional use on property zoned Commercial Limited (CL) within 150’ of a residentially zoned district. The Applicant is requesting a change of zoning from the existing Commercial Limited (CL) designation to Commercial (C) for the portion of property on which the restaurant is located, which would allow nighttime uses within 150’ of a residentially zoned district as a permitted use, not a conditional use. Also, nighttime requirements for a restaurant within a Commercial (C) zoned district are less restrictive than those required within a Commercial Limited (CL) zoned district. Outdoor decks, dining, drinking facilities and live music are prohibited in a Commercial Limited (CL) zoned district, but not in a Commercial (C) zoned district.

As proposed, the project’s community center building, which would be designated Commercial Limited (CL), would be required to implement all performance standards and operational requirements for nighttime uses as specified in Zoning Code Section 4-301.E. The project’s restaurant building, which would be designated Commercial (C), would be required to implement all performance standards and operational requirements for nighttime uses as specified in Zoning Code Section 4-302.D.6. The specific performance standards and operational requirements as referenced for each of those zoning districts are provided in the Preliminary Zoning Analysis (PZA) prepared by the Planning and Zoning Division to determine compliance with the Zoning Code and provided as Attachment C. Compliance with those provisions is included as a recommended condition of approval.

Traffic Study

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. A Traffic Study was submitted with the Application prepared by David Plummer and Associates and dated February, 2014. The Traffic Study has been reviewed by the Public Works Department, and the Public Works Department recommends the following traffic circulation improvements:

- 1) Provide directional median opening on Grand Avenue preventing vehicles exiting the development from making left-turns onto Grand Avenue due to the proximity to the school crosswalk. Eastbound left-turn movement on Grand Avenue will be provided allowing vehicles to access the development.
- 2) Right-turn only pavement markings and signs shall be installed at the southern driveways’ exits to Grand Avenue.
- 3) Driveway on north side of project must comply with the City of Coral Gables Public Works sight distance requirements.
- 4) Prepare and submit a directional sign and markings plan.
- 5) All work on Grand Avenue will require approval from the Miami Dade County Public Works Department.

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is on file with the City and available for review.

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

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are consistent:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City 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 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.	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
4.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
5.	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
6.	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

Ref. No.	CP Goal, Objective and Policy	Staff Review
7.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
8.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
9.	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
10.	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
11.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
12.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist 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.	Complies
13.	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
14.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
15.	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
16.	Policy DES-1.1.3. 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
17.	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

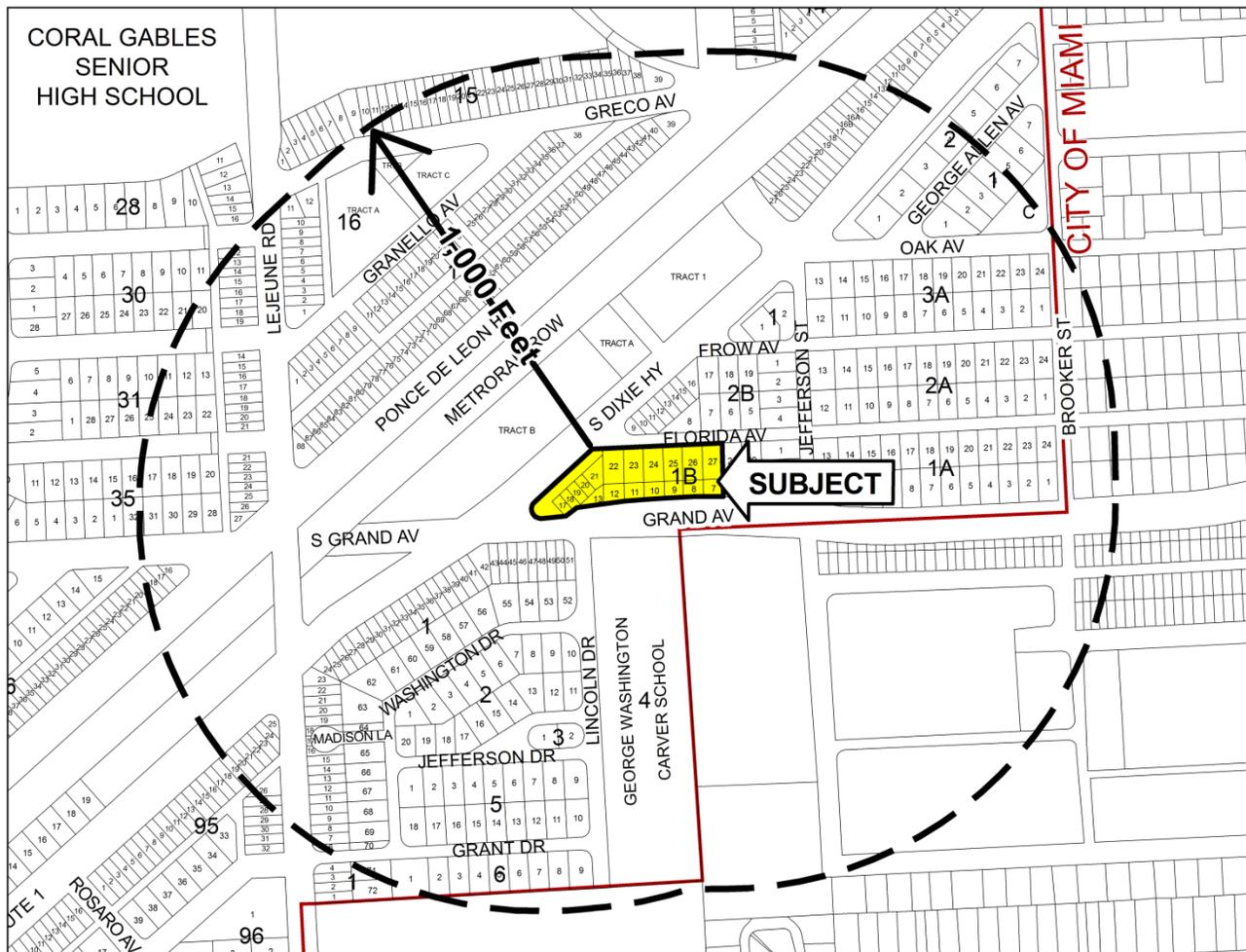
Ref. No.	CP Goal, Objective and Policy	Staff Review
18.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
19.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
20.	Objective MOB-1.1. 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
21.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
22.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
23.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
24.	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
25.	Policy MOB-2.7.1. 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
26.	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: <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)/activities. •Improve the visual attractiveness of the urban and residential areas. 	Complies

Staff Comments: Staff's has determined the Application is "consistent" with the CP's Goals, Objectives and Policies identified herein. Compliance is achieved subject to the conditions of approval recommended by Staff and satisfaction of all applicable Zoning Code and Comprehensive Plan requirements.

Public Notification and Comments.

The Applicant completed the mandatory neighborhood meeting on 05.07.14 with notification to all property owners within 1,000 feet of the property boundary. The Zoning Code requires courtesy notification be provided to all property owners within 1,000 feet of the PAD project boundary (see below map). The notice identifies the application filed, proposed public hearing dates/times, opportunity to submit comments and location where the application file can be reviewed. A total of 286 notices were mailed. 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 E and F.

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant neighborhood meeting	05.07.14
Courtesy notification - 1,000 feet of the property	05.02.14
Posting of property	05.02.14
Legal advertisement	05.02.14
Posted agenda on City web page/City Hall	05.09.14
Posted Staff report on City web page	05.09.14

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 with the conditions of approval as specified herein:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the proposed project referred to as the "Gables Pointe Plaza" on the property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments" from Commercial Limited District (CL) to Commercial District (C) for the property legally described as Lot 13 and Lots 17-23, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file at the City)*

Summary of the Basis for Approval

Staff's support of the 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 within this Staff Report.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the PAD site plan referred to as "Gables Pointe Plaza" 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 the following:

- a. Applicant's Plan Submittal Package dated 05.14.14.
 - b. Site plan and architectural drawings prepared by Studio X Architects and submitted with Applicant's Plan Submittal Package dated 05.14.14.
 - c. Landscape plan prepared by Bell-la Landscape Architecture and dated 03.28.14.
 - d. Traffic Impact Study, dated February, 2014 prepared by David Plummer and Associates.
 - e. Initial Application submittal as amended via the City review process and 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, the property owner, its successors or assigns shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the 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. A Restrictive Covenant shall be filed reserving within the parking lot the required off-street parking spaces for each of the buildings as required by Zoning Code Section 3-502.C.13, subject to review and approval by the City Attorney and Director of Planning and Zoning.
 - b. Provision for the off-street parking of bicycles shall be provided as required by Zoning Code Section 3-502.C.13, subject to review and approval by the Director of Planning and Zoning.
 - c. A Sign Plan shall be prepared and submitted that indicates the number, size, character, location and orientation of all signs for the PAD in accordance with Zoning Code Article 5, Division 19 as required by Zoning Code Sections 3-502.C.16 and 3-502.D.3.h, subject to review and approval by the Director of Planning and Zoning.
 - d. Provide detailed plan and elevation drawings for the proposed trash room and proposed screening around the perimeter of the structure as required by Zoning Code Section 3-502.C.17, subject to review and approval by the Directors of Public Service and Planning and Zoning.
 - e. Submit a Utilities Plan showing that all utilities within and around the perimeter of the project have been installed underground, and a statement indicating proposed arrangements with appropriate agencies for the provision of needed utilities as required by Zoning Code Sections 3-502.C.22 and 3-502.D.3.i, subject to review and approval by the Directors of Public Works and Planning and Zoning.
 - f. Provide a plan of pedestrian and vehicular circulation showing the proposed circulation system of surrounding streets and driveway access to the property, vehicular circulation within the property, and pedestrian and transit systems as required by Zoning Code Sections 3-505.D.3.b, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
 - g. All design and buffering provisions for night time uses shall be provided as required in Zoning Code Sections 4-301.E and 4-302.D.6, subject to review and approval by the Directors of Public Works and Planning and Zoning.
 - h. Outdoor dining. The outdoor dining area shall not occupy an area of more than thirty (30%) percent of the public indoor dining area of the restaurant, as required by Zoning Code Section 5-119.A.3., subject to review and approval by the Director of Planning and Zoning.

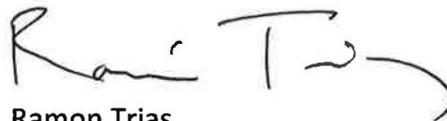
- i. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of on-street parking spaces as a result of the project.
 - j. Proposed landscaping plan shall require review and approval by the Directors of Public Service and Planning and Zoning.
 - k. Trash room. The proposed trash room shall be air conditioned, as required by Zoning Code Section 5-1701, subject to review and approval by the Director of Planning and Zoning.
4. Prior to the issuance of the final Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
 - b. Traffic circulation improvements. The property owner, its successors or assigns shall complete and install the following traffic circulation improvements, as recommended by the Public Works Department, subject to review and approval by the Director of Public Works:
 - 1) Provide directional median opening on Grand Avenue preventing vehicles exiting the development from making left-turns onto Grand Avenue due to the proximity to the school crosswalk. Eastbound left-turn movement on Grand Avenue will be provided allowing vehicles to access the development.
 - 2) Right-turn only pavement markings and signs shall be installed at the southern driveways' exits to Grand Avenue.
 - 3) Driveway on north side of project must comply with the City of Coral Gables Public Works sight distance requirements.
 - 4) Prepare and submit a directional sign and markings plan.
 - 5) All work on Grand Avenue will require approval from the Miami Dade County Public Works Department.
 5. The project's community center building shall be required to implement and meet all performance standards and operational requirements for nighttime uses as specified in Zoning Code Section 4-301.E, subject to review and approval by the Director of Planning and Zoning and regulation by Code Enforcement.
 6. The project's restaurant building shall be required to implement and meet all performance standards and operational requirements for nighttime uses as specified in Zoning Code Section 4-302.D.6, subject to review and approval by the Director of Planning and Zoning and regulation by Code Enforcement.
 7. Changes to right-of-way and public realm improvements. Changes to and departures from the right-of-way and public realm improvements identified on the Applicant's plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Parking and Planning and Zoning.

Attachments.

- A. Applicant's Submittal Package.
- B. Ordinances No. 2005-03, 2005-04, 2008-07 and 2008-08.
- C. 04.28.14 Planning and Zoning Division Preliminary Zoning Analysis.
- D. Zoning Code Article 3, Division 5, Planned Area Development.
- E. 05.02.14 Legal notice published.
- F. 05.02.14 Courtesy notice mailed to all property owners within 1,000 feet of the MXD project boundary.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



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

Application for Review of Planned Area Development (PAD)

Gables Point Plaza (280 South Dixie Highway)

RECOMMENDATION FOR APPROVAL

I move that the Planning and Zoning Board **RECOMMEND APPROVAL** of the public hearing application for a review of a Planned Area Development (PAD), a request by Laura Russo, Esq., on behalf of Bahamian Village, LLC, Owners, for the proposed Planned Area Development (PAD) project referred to as the “Gables Pointe Plaza” on the property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Alban’s Park Section (280 South Dixie Highway), Coral Gables, Florida. The motion is based upon the testimony presented along with the application submitted and staff report, which constitute competent, substantial evidence. The Board hereby makes findings of fact that each of the standards in Section 3-503 of the Zoning Code **HAS** been met and that the application **IS** consistent with the goals, objectives and policies of the Coral Gables Comprehensive Plan.

READ ONLY IF YOU IMPOSE CONDITIONS:

In addition, the granting of this public hearing application for review of a Planned Area Development (PAD) is made conditional upon the following restrictions, stipulations and/or safeguards:

[cite appropriate conditions from Staff report, as applicable and amended]

that I move are necessary to ensure compliance with the purpose and intent of the Zoning Code and consistent with the Comprehensive Plan of the City of Coral Gables.

RECOMMENDATION FOR DENIAL

I move that the Planning and Zoning Board **RECOMMEND DENIAL** of the public hearing application for a review of a Planned Area Development (PAD), a request by Laura Russo, Esq., on behalf of Bahamian Village, LLC, Owners, for the proposed Planned Area Development (PAD) project referred to as the “Gables Pointe Plaza” on the property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Alban’s Park Section (280 South Dixie Highway), Coral Gables, Florida. The motion is based upon the testimony presented along with the application submitted and staff report, which constitute competent, substantial evidence. The Board hereby makes findings of fact that each of the standards in Section 3-503 of the Zoning Code **HAS NOT** been met and that the application **IS NOT** consistent with the goals, objectives and policies of the Coral Gables Comprehensive.

Application for Change of Zoning

Gables Point Plaza (280 South Dixie Highway)

RECOMMENDATION FOR APPROVAL

I move that the Planning and Zoning Board **RECOMMEND APPROVAL** of the public hearing application for a change of zoning, a request by Laura Russo, Esq., on behalf of Bahamian Village, LLC, Owners, for the change of zoning required for proposed Planned Area Development (PAD) project referred to as the “Gables Pointe Plaza” from Commercial Limited District (CL) to Commercial District (C) for the property legally described as Lot 13 and Lots 17-23, Block 1B, MacFarlane Homestead and St. Alban’s Park Section (280 South Dixie Highway), Coral Gables, Florida. The motion is based upon the testimony presented along with the application submitted and staff report, which constitute competent, substantial evidence. The Board hereby makes findings of fact that each of the standards in Section 3-1404 of the Zoning Code **HAS** been met and that the application **IS** consistent with the goals, objectives and policies of the Coral Gables Comprehensive Plan.

READ ONLY IF YOU IMPOSE CONDITIONS:

In addition, the granting of this public hearing application for review of a Planned Area Development (PAD) is made conditional upon the following restrictions, stipulations and/or safeguards:

[cite appropriate conditions from Staff report, as applicable and amended]

that I move are necessary to ensure compliance with the purpose and intent of the Zoning Code and consistent with the Comprehensive Plan of the City of Coral Gables.

RECOMMENDATION FOR DENIAL

I move that the Planning and Zoning Board **RECOMMEND DENIAL** of the public hearing application for a change of zoning, a request by Laura Russo, Esq., on behalf of Bahamian Village, LLC, Owners, for the change of zoning required for proposed Planned Area Development (PAD) project referred to as the “Gables Pointe Plaza” from Commercial Limited District (CL) to Commercial District (C) for the property legally described as Lot 13 and Lots 17-23, Block 1B, MacFarlane Homestead and St. Alban’s Park Section (280 South Dixie Highway), Coral Gables, Florida. The motion is based upon the testimony presented along with the application submitted and staff report, which constitute competent, substantial evidence. The Board hereby makes findings of fact that each of the standards in Section 3-1404 of the Zoning Code **HAS NOT** been met and that the application **IS NOT** consistent with the goals, objectives and policies of the Coral Gables Comprehensive.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2005-03

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF LAND USE FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL USE, LOW-RISE DENSITY" ON LOTS 22, 23, 25, 26, AND 27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA; THE CHANGE OF LAND USE IS A PRE-REQUISITE FOR REZONING AND SITE PLAN REVIEW; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-093-P was submitted for approval in order to amend the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lots 22, 23, 25, 26 and 27, Block 18, MacFarlane Homestead and St. Albans Park Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, shall be changed from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" to permit the construction of a commercial project;

WHEREAS, the change of land use is necessary to develop the site as a commercial project;

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency;

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on November 3, 2004, at which hearings all interested persons were afforded the opportunity to be heard;

WHEREAS, this application is accompanied by a Change of Zoning and Site Plan which was reviewed by the Planning and Zoning Board and City Commission at the same public hearings;

WHEREAS, as a part of this application, the applicant has agreed to conditions of approval as outlined and provided in the Change of Zoning and Site Plan Ordinance;

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on December 14, 2004 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading;

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lots 22, 23, 25, 26 and 27, Block 18, MacFarlane Homestead and St. Albans Park Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity."

SECTION 2. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 6. This ordinance shall become effective within thirty (30) days of passage.

PASSED AND ADOPTED THIS TWENTY FIFTH DAY OF JANUARY, A.D. 2005.

(Moved: Anderson / Seconded: Kerdyk)

(Yeas: Kerdyk, Withers, Anderson, Cabrera)

(Absent: Slesnick)

(Vote: 4/0)

(Agenda Item E-1)



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2005-04

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF ZONING FROM "R-1-2", RESIDENTIAL TO "CB", COMMERCIAL ON LOTS 22, 23, 25, 26, AND 27, AND SITE PLAN REVIEW FOR THE PROPERTY LOCATED ON LOTS 7-23 AND 25-27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-093-P was submitted for approval for a change of zoning from "R-1-2", Residential to "CB", Commercial on Lots 22, 23, 25, 26 and 27, and site plan review on Lots 7-23 and 25-27, Block 18, MacFarlane Homestead and St. Albans Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, to permit the construction of a commercial project known as "Bahamian Village";

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on November 3, 2004, at which hearings all interested persons were afforded the opportunity to be heard;

WHEREAS, the change of zoning and site plan review are required to permit the construction of the commercial project;

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on December 14, 2004 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

SECTION 2. The proposed change of zoning from "R-1-2", Residential to "CB", Commercial, and site plan for "Bahamian Village" submitted in accordance with the requirements of Article 25, "Planning and Zoning Board" of the Zoning Code shall be and are hereby approved with the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations and building program prepared by Beame Architectural Partnership dated August 15, 2004.
 - b. Landscape Plan prepared by Beame Architectural Partnership, dated July 20, 2004.
 - c. Traffic impact study prepared by Civil Works, Inc., dated April 2004.
 - d. Any changes to the plans and drawings referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
 - e. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO). Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit, in a form acceptable to the City Attorney, averring that all the conditions set forth herein are satisfied.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated October 28, 2004.
 - g. All representations proffered by the applicant's representatives provided as a part of the review of the application at public hearings.
 - h. Changes to the proposed plans required by the City Commission as part of the review of this a application at public hearings.
2. Revisions to plans, elevations and all supporting documents. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
3. Building permit review changes. The applicant, successors or assigns shall advise of any changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Planning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Planning Director. The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a temporary certificate of final CO for the principal structure.
4. Affidavit. Improvements and/or conditions contained herein otherwise specified shall be completed at receipt of final CO. Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit that all conditions of approval by the City Commission are satisfied.
5. Restrictive Covenant. Within 90 days of approval of the adopting ordinance, the property owner, its successors or assigns shall secure City Attorney review and approval of Restrictive Covenant outlining all conditions of approval. Prior to the issuance of a building permit for the project, or as otherwise specified in the Restrictive Covenant, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - a. Provide/install lighting deflectors on all perimeter parking lot light fixtures that are adjacent to or across the street to minimize overspill of lighting to single-family residential properties. This provision does not exempt minimum lighting standards as required per applicable Code.
 - b. No exterior paging systems or music shall be installed or audible outside the confines of any buildings.
 - c. The hours of operation of the commercial uses of property shall be prohibited from 12 a.m. (midnight) to 6:00 a.m. daily.

- d. All nighttime lighting of parking lot shall be extinguished from 12:30 a.m. to dawn daily. Lighting for purposes of health and safety of the site as required by Code shall be exempt from these provisions.
- e. A six foot (6') CBS wall shall be constructed along the east property line between the commercial parking lot and existing residence as required by the Zoning Code.
- f. All landscaping proposed within public right-of-way shall require review and approved by the Public Service Director and approval by the City's Landscaping Encroachment Review Committee.
- g. Prepare and submit a vehicular directional signage plan for review and approval by the Public Works Director.
- h. All costs associated with the installation of landscaping, irrigation, maintenance and other improvements contained herein and within the rights-of-way, etc., shall be the responsibility of the applicant, successors or assigns.
- i. Maintain all landscaping as detailed on the landscaping plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified.
- j. All landscaped areas shall be irrigated to provide 100% coverage.
- k. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities subject to the Director of the Public Works Department review and approval.
- l. The applicant, its successors or assigns, shall submit a construction parking and traffic management plan for the Building and Zoning Department review and approval.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective ten days from the date of its adoption by the City Commission.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF JANUARY, A.D., 2005.

(Moved: Anderson/Seconded: Kerdyk)

(Yeas: Kerdyk, Withers, Anderson, Cabrera)

(Absent: Slesnick)

(Vote: 4/0)

(Agenda Item E-1)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST.



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2008-07

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF LAND USE FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL USE, LOW-RISE DENSITY" ON LOT 24, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (230 FLORIDA AVENUE), CORAL GABLES, FLORIDA; FOR A CHANGE OF LAND USE, REZONING AND SITE PLAN REVIEW; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 08-07-024-P was submitted requesting an amendment to the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lot 24, Block 18, MacFarlane Homestead and St. Albans Park Section (230 Florida Avenue), Coral Gables, Florida, shall be changed from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" revising the previously approved commercial project referred to as "Bahamian Village"; and

WHEREAS, a change of land use, rezoning and site plan approval was granted for the "Bahamian Village" project on property the surrounding the subject single-family residence on January 25, 2005 (Ordinances No. 2005-03 and 2005-04), at which time the single-family residence was under separate ownership and was not a part of the application; and

WHEREAS, the developer of the surrounding "Bahamian Village" project has since purchased the subject single-family residence located on Lot 24 and wishes to revise the previously approved site plan by incorporating this property into the project; and

WHEREAS, the change of land use is necessary to permit the proposed revisions for the previously approved "Bahamian Village" project; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on January 9, 2008, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, at a public hearing held on January 9, 2008, the Local Planning Agency (Planning and Zoning Board) recommended approval of the change of land use, change in zoning and site plan approval (vote: 5-0); and

WHEREAS, as a part of this application, the applicant at the Planning and Zoning Board meeting agreed to the conditions of approval; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on February 12, 2008 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading (vote: 5-0); and

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lot 24, Block 18, MacFarlane Homestead and St. Albans Park Section (230 Florida Avenue), Coral Gables, Florida, from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity."

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF MARCH, A.D., 2008.
(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority (4-0) Vote)
(Agenda Item: E-3)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. EGAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2008-08

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF ZONING FROM "SFR", SINGLE FAMILY RESIDENTIAL TO "CL", COMMERCIAL LIMITED ON LOT 24, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (230 FLORIDA AVENUE), AND REVIEW OF PROPOSED AMENDMENTS TO A PREVIOUSLY APPROVED SITE PLAN REFERRED TO AS "BAHAMIAN VILLAGE" ON LOTS 7-27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 08-07-024-P was submitted requesting a change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24, Block 18, MacFarlane Homestead and St. Albans Section (230 Florida Avenue), and review of proposed amendments to a previously approved site plan referred to as "Bahamian Village" on Lots 7-27, Block 18, MacFarlane Homestead and St. Albans Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida; and

WHEREAS, a change of land use, rezoning and site plan approval was granted for the "Bahamian Village" project on property the surrounding the subject single-family residence on January 25, 2005 (Ordinances No. 2005-03 and 2005-04), at which time the single-family residence was under separate ownership and was not a part of the application; and

WHEREAS, the developer of the "Bahamian Village" project has since purchased the subject single-family residence located on Lot 24 and wishes to revise the previously approved site plan by incorporating this property into the commercial project; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on January 9, 2008, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the proposed revisions for the previously approved "Bahamian Village" project; and

WHEREAS, the conditions of approval required for the previously approved "Bahamian Village" project remain in effect with revised plan references; and

WHEREAS, at a public hearing held on January 9, 2008, the Planning and Zoning Board recommended approval of the change of zoning and amendments to previously approved site plan with previously required conditions (vote: 5-0); and

WHEREAS, this application is accompanied by a Change of Land Use which was reviewed by the Local Planning Agency (Planning and Zoning Board) and City Commission at the same public hearings; and

WHEREAS, the City Commission held a public hearing on February 12, 2008 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading (vote: 5-0);

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The proposed change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited, and proposed amendments to the previously approved site plan referred to as "Bahamian Village" submitted in accordance with the requirements of the Zoning Code shall be and are hereby approved with the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations and building program prepared by Hersh Vitalini Corazzini, dated August 1, 2007.
 - b. Landscape Plan prepared by Hersh Vitalini Corazzini, dated August 1, 2007 and revised on December 20, 2007.
 - c. Traffic impact study prepared by Civil Works, Inc., dated August 2007.
 - d. Any changes to the plans and drawings referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
 - e. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO). Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit, in a form acceptable to the City Attorney, averring that all the conditions set forth herein are satisfied.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated December 28, 2007.
 - g. All representations proffered by the applicant's representatives provided as a part of the review of the application at public hearings.
 - h. Changes to the proposed plans required by the City Commission as part of the review of this application at public hearings.
2. Restrictive Covenant. Within 90 days of approval of the adopting ordinance, the property owner, its successors or assigns shall secure City Attorney review and approval of Restrictive Covenant outlining

all conditions of approval. Prior to the issuance of a building permit for the project, or as otherwise specified in the Restrictive Covenant, the property owner, its successors or assigns, shall adhere or agree to the following conditions:

- a. Provide/install lighting deflectors on all perimeter parking lot light fixtures that are adjacent to or across the street from single-family residential properties to minimize overspill of lighting. This provision does not exempt minimum lighting standards as required per applicable Code.
- b. No exterior paging systems or music shall be installed or audible outside the confines of any buildings.
- c. The hours of operation of the commercial uses of property shall be prohibited from 12 a.m. (midnight) to 6:00 a.m. daily.
- d. All nighttime lighting of parking lot shall be extinguished from 12:30 a.m. to dawn daily. Lighting for purposes of health and safety of the site as required by Code shall be exempt from these provisions.
- e. A six foot (6') CBS wall shall be constructed along the east property line between the commercial parking lot and existing residence as required by the Zoning Code.
- f. Prepare and submit a vehicular directional signage plan for review and approval by the Public Works Director.
- g. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities subject to the Director of the Public Works Department review and approval.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective upon the date of its passage and adoption herein.

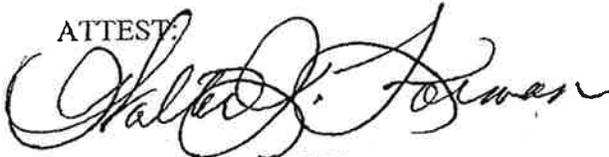
PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF MARCH, A.D., 2008.
(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Anderson, Kerdyk, Withers, Slesnick)
(Absent: Cabrera)
(Majority (4-0) Vote)
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

Preliminary Zoning Analysis: Gables Pointe Plaza

Prepared by Planning and Zoning Division on April 28, 2014

Review based on plans received April 14, 2014

Existing designations and site data:

Category	Site Info
Property address	280 South Dixie Highway
Property legal description	Lots 7-27, Block 1B, MacFarlane Homestead Section
Total site area (sq. ft.)	59,623 sq. ft. (see Survey)
Existing property uses	MacFarlane Linear Park and vacant land
Existing Comprehensive Plan Future Land Use Map designation(s)	Open Space and Commercial Low-Rise Intensity
Proposed Comprehensive Plan Future Land Use Map designation(s)	No change
Existing Zoning Map designation(s)	S; Special Use and CL; Commercial Limited
Proposed Zoning Map designation(s)	S; Special Use, CL; Commercial Limited and C; Commercial
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

Category	Site Info
Total site area (sq. ft.)	59,623 sq. ft. (see Survey)
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	178,869 sq. ft.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	208,681 sq. ft.
Floor area ratio (FAR) proposed	0.15 FAR; 8,646 sq. ft.
Building height (feet) permitted	Up to 50 feet maximum, or up to 77' maximum with architectural incentives
Building height (feet) proposed	Commercial building: 22'-4" habitable; 31'-6" total Community Center: 14'-0" habitable; 24'-0" total

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-206.E.1	All buildings or structures located in Districts shall be constructed or erected upon a building site containing at least one (1) platted lot and such building site shall have a minimum street frontage of fifty (50) feet.	Complies.
Sec. 3-401	Conditional Uses	Conditional uses require review and approval by the Planning and Zoning Board and City Commission.
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Not applicable.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
Article 3, Division 5. Planned Area Development		
Sec. 3-502.A	Uses permitted. Unless approved as a mixed use development, the uses permitted within a PAD shall be those uses specified and permitted within the underlying District in which the PAD is located.	Complies. Community Center is a Conditional Use within the Commercial Limited Zoning District.
Sec. 3-502.C.1	Minimum site area. The minimum site area required for a PAD shall be not less than one (1) acre for residentially or commercially designated property.	Complies.
Sec. 3-502.C.2	Configuration of lands. The parcel of land for which the application is made for a PAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum lot width shall be two hundred (200) feet and minimum lot depth shall be one hundred (100) feet.	Complies.
Sec. 3-502.C.3	Floor area ratio for a PAD. The floor area ratio for a PAD shall conform to the requirements for each intended use in the underlying zoning districts; provided, however, that the total combined floor area ratio for all uses within the PAD shall be allowed to be distributed throughout the PAD.	Complies.
Sec. 3-502.C.4	Density for multi-family dwellings and overnight accommodations. The density requirements for multi-family dwellings and overnight accommodations shall be in accordance with the provisions of the applicable zoning district.	Not applicable.
Sec. 3-502.C.5	Transfer of density within a PAD. The density within a PAD may be permitted to be transferred throughout the development site provided that such transfer is not intrusive on abutting single family residential areas.	Complies.
Sec. 3-502.C.6	Landscaped open space. The minimum landscaped open space	Complies.

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
	required for a PAD shall be not less than twenty (20%) percent of the PAD site. Landscaped or urban open space which is located on elevated portions of the site may count toward this requirement.	37% of PAD site provided as landscaping (21,799 sq. ft.) as indicated on Sheet A-0.3.
Sec. 3-502.C.7	Height of buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district.	Complies.
Sec. 3-502.C.8.a	Architectural relief and elements (i.e. windows, cornice lines, etc.) shall be provided on all sides of buildings, similar to the architectural features provided on the front façade.	To be reviewed and approved by the Board of Architects. Complies <input type="checkbox"/> Does not comply <input type="checkbox"/>
Sec. 3-502.C.8.b	Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features such as: staggering of the façade, use of architectural elements such as kiosks, overhangs, arcades, etc.	To be reviewed and approved by the Board of Architects. Complies <input type="checkbox"/> Does not comply <input type="checkbox"/>
Sec. 3-502.C.8.c	Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street.	Not applicable.
Sec. 3-502.C.8.d	Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian passageway or alley providing through access.	Complies.
Sec. 3-502.C.8.e	All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.	Complies.
Sec. 3-502.C.9	Perimeter and transition. Any part of the perimeter of a PAD which fronts on an existing street or open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening. Properties which are adjacent to residentially zoned or used land shall be limited to a maximum height of forty five (45) feet within one hundred (100) feet of the adjacent right-of-way.	Complies.
Sec. 3-502.C.10	Minimum street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified minimum requirements for street frontage, building sites, number of buildings within the development, or lot coverage.	Complies.

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-502.C.11	<p>Platting and/or replatting of development site. Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.</p>	<p style="text-align: right;">Complies.</p> <p style="text-align: center;">Planning and Zoning Board and/or City Commission may require the platting or replatting of the development site if it determines that the platting or replatting would be in the best interest of the community.</p>
Sec. 3-502.C.12	<p>Facing of buildings. Nothing in this Division shall be construed as prohibiting a building in a PAD from facing upon a private street when such buildings are shown to have adequate access in a manner which is consistent with the purposes and objectives of these regulations and such private street has been recommended for approval by the Planning and Zoning Board and approved by the City Commission.</p>	<p style="text-align: right;">Complies.</p>
Sec. 3-502.C.13	<p>Off-street parking and off-street loading standards and requirements. The off-street parking and off-street loading standards and requirements for a PAD shall conform to the requirements of the applicable zoning district. Off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City Commission. Where the parking for the development is to be located within a common parking area or a parking garage, a restrictive covenant shall be filed reserving within the parking area or the parking garage the required off-street parking for each individual building and/or use and such off-street parking spaces shall be allocated proportionately.</p>	<p style="text-align: right;">Complies.</p> <p style="text-align: center;">Off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City Commission.</p> <p style="text-align: center;">A restrictive covenant shall be filed reserving within the parking area the required off-street parking for each individual building and such off-street parking spaces shall be allocated proportionately.</p>
Sec. 3-502.C.14	<p>Boats and recreational vehicle, parking. No boats and/or recreational vehicles shall be parked on the premises of a PAD unless such boats and/or recreational vehicles are located within an enclosed garage.</p>	<p style="text-align: center;">To be regulated by Code Enforcement.</p>
Sec. 3-502.C.15	<p>Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in a PAD subject to the provisions of Article 5, Division 1. Any use permissible as a principal</p>	<p style="text-align: right;">Complies.</p>

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
	use may be permitted as an accessory use, subject to limitations and requirements applying to the principal use.	
Sec. 3-502.C.16	Signs. The number, size, character, location and orientation of signs and lighting for signs for a PAD shall be in accordance with Article 5, Division 19.	<p style="text-align: right;">Does not comply.</p> <ol style="list-style-type: none"> 1. Two wall signs are proposed on front (north) elevation where only one is permitted per street frontage. 2. Awning sign on rear (south) elevation is not located on valence as required. 3. Signage plan required to determine compliance with maximum size signage requirements.
Sec. 3-502.C.17	Refuse and service areas. Refuse and service areas for a PAD shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.	<p style="text-align: right;">To be determined.</p> <p>Additional screening of the “Trash Room” may be required on the north and west facades. Provide plan and elevation details of the proposed trash enclosure including height.</p>
Sec. 3-502.C.18	Minimum design and construction standards for private streets and drainage systems. The minimum design and construction standards for private streets in a PAD shall meet the same standards as required for public streets as required by the Public Works Department of the City of Coral Gables. The minimum construction standards for drainage systems shall be in accordance with the Florida Building Code.	Not applicable.
Sec. 3-502.C.19	<p>Ownership of PAD. All land included within a PAD shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:</p> <ol style="list-style-type: none"> a. Develop the property in accordance with: <ol style="list-style-type: none"> i. The final development plan approved by the City Commission for the area. ii. Regulations existing when the PAD ordinance is adopted. iii. Such other conditions or 	<p style="text-align: right;">Complies.</p> <p style="text-align: center;">Provide agreements and declarations of restrictive covenants as required by ZC Sec. 3-502.C.19.b.</p>

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
	<p>modifications as may be attached to the approval of the special-use permit for the construction of such PAD.</p> <p>b. Provide agreements and declarations of restrictive covenants acceptable to the City Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.</p> <p>c. Bind the successors and assigns in title to any commitments made under the provisions of the approved PAD.</p>	
Sec. 3-502.C.20	Compatibility with historic landmarks. Where an historic landmark exists within the site of a PAD the development shall be required to be so designed as to insure compatibility with the historic landmark.	Not applicable.
Sec. 3-502.C.21	Easements. The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.	<p>To be determined.</p> <p>The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes and indicated herein.</p>
Sec. 3-502.C.22	Installation of utilities. All utilities within a PAD including but not limited to telephone, electrical systems and television cables shall be installed underground.	<p>Does not comply.</p> <p>Submit a utilities plan or statement indicating all utilities within the PAD will be installed underground.</p>
Sec. 3-502.C.23	Mixed-uses within a PAD. A PAD may be so designed as to include the establishment of complementary and compatible combinations of office, hotel, multi-family and retail uses which shall be oriented to the development as well as the district in which the development is located.	Complies.
Sec. 3-502.C.24	<p>Common areas for PADs. Any common areas established for the PAD shall be subject to the following:</p> <p>a. The applicant shall establish a</p>	<p>To be determined.</p> <p>Land utilized for common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common</p>

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
	<p>property owner's association for the ownership and maintenance of all common areas, including open space, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.</p> <p>b. Membership in the association shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.</p> <p>c. The association shall be responsible for liability insurance, local taxes, and the maintenance of the property.</p> <p>d. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.</p> <p>e. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or</p>	<p>areas in perpetuity. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.</p>

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
	<p>able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.</p> <p>f. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said properties.</p> <p>g. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.</p>	
<p>Sec. 3-502.D</p>	<p>Exemptions to PAD minimum development standards for configuration of land requirements. Exemptions to minimum development standards may be considered for Assisted Living Facilities (ALF) and/or Affordable Housing Facilities that would allow parcels of land to be noncontiguous as prescribed herein. These exemptions shall only be available to PAD developments that satisfy all of the following criteria:</p> <ol style="list-style-type: none"> 1. The project demonstrates that it would result in beneficial effects, serve important public interests, and not result in significant adverse impacts to the environment, residential areas, public services and facilities, or the desired character of an area. 2. A minimum of seventy five (75%) percent of the total gross square footage of all buildings and ancillary ALF support uses (including square footage of recreational areas, support services, mechanical, etc) is dedicated as an assisted living 	<p>Not applicable.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>facility and/or affordable housing facility.</p> <p>3. A maximum of two (2) noncontiguous parcels may be combined.</p> <p>4. The two (2) noncontiguous properties have the following designations:</p> <ul style="list-style-type: none"> a. Commercial land use designation(s) and commercial zoning designation(s); or b. Industrial land use designation and industrial zoning designation. <p>5. The proposed noncontiguous parcels are within one hundred and twenty (120) feet of one another. Such distance shall be measured by a straight line between the closest property lines of the properties.</p>	
<p>Sec. 3-505.D. Development plan – General requirements.</p>		
<p>Sec. 3-505.D.1</p>	<p>Professional services required: plans for buildings or structures within a Planned Area Development shall be prepared by a registered Architect with the assistance of a registered Engineer and a registered Landscape Architect, all being qualified under the laws of the State of Florida to prepare such plans.</p>	<p>Complies.</p>
<p>Sec. 3-505.D.2</p>	<p>Legal description of site: should the legal description of the site for a Planned Area Development contain a metes and bounds description, such description shall be prepared by a registered land surveyor. The legal description shall be accompanied by a map at a scale suitable for reproduction for advertising for public hearing, showing exact location of the development.</p>	<p>Complies.</p>
<p>Sec. 3-505.D.3</p>	<p>Development proposal: the Development Plan shall consist of a map or map series and any technical reports and supporting data necessary to substantiate, describe or aid the Development Plan. The plans for the development proposal shall include the following written and graphic materials:</p>	<p>See comments provided below.</p>
<p>Sec. 3-505.D.3.a</p>	<p>Site condition map: site condition map or map series indicating the following:</p>	<p>Complies.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<ul style="list-style-type: none"> i. Title of Planned Area Development and name of the owner(s) and developer. ii. Scale, date, north arrow and the relationship of the site to such external facilities as highways, roads, streets, residential areas, shopping areas and cultural complexes. iii. Boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines and other important physical features within the proposed project. Other information on physical features affecting the proposed project as may be required. iv. Existing contour lines at one foot intervals. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) (if required by City Staff). v. The location of all existing storm drainage, water, sewer, electric, telephone and other utility provisions. 	
Sec. 3-505.D.3.b	Plan of pedestrian and vehicular circulation showing the location and proposed circulation system of arterial, collector, local and private streets, including driveways, service areas, loading areas and points of access to existing public rights-of-way and indicating the width, typical sections and street names. The applicant is encouraged to submit one (1) or more companion proposals for a pedestrian system, transit system or other alternative for the movement of persons by means other than privately owned automobiles.	<p style="text-align: right;">To be provided.</p> <p>Submit circulation plans for the following types of systems: pedestrian, vehicular, bicycle, and public transit.</p>
Sec. 3-505.D.3.c	Exterior facade elevations (if deemed appropriate or necessary by City Staff) of all proposed buildings to be located on the development site.	Complies.
Sec. 3-505.D.3.d	Isometrics or perspective and/or massing model(s) (if deemed appropriate or necessary by City Staff) of the proposed development.	Complies.
Sec. 3-505.D.3.e	Map of existing land use.	<p style="text-align: right;">Does not comply.</p> <p>Please provide an existing land use map with the location of the subject property identified.</p>
Sec. 3-505.D.3.f	Existing and proposed lot(s) lines and/or property lines.	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-505.D.3.g	Master site plan--A general plan for the use of all lands within the proposed Planned Area Development. The plan shall serve as the generalized zoning for the development and shall guide the location of permissible uses and structures. Such plan shall show the general location, function and extent of all components or units of the plan, indicating the proposed gross floor area and/or floor area ratio of all existing and proposed buildings, structures and other improvements including maximum heights, types and number of dwelling units, landscaped open space provisions such as parks, passive or scenic areas, common areas, leisure time facilities, and areas of public or quasi-public institutional uses.	Complies.
Sec. 3-505.D.3.h	Location and size of all existing and proposed signs.	Does not comply. Submit a signage plan that includes the location and size of all proposed signs.
Sec. 3-505.D.3.i	Existing and proposed utility systems including sanitary sewers, storm sewers and/or storm water drainage system and water, electric, gas and telephone lines. The applicant shall submit a statement indicating what proposed arrangements have been made with appropriate agencies for the provision of needed utilities to and within the Planned Area Development including, water supply, sewer, storm drainage collection and disposal, electric power, gas, and telephone.	Does not comply. Submit a utilities statement indicating what proposed arrangements have been made with appropriate agencies for the provision of needed utilities to and within the Planned Area Development as required herein.
Sec. 3-505.D.3.j	General landscape plan indicating the proposed treatment of materials used for public, private and common open spaces and treatment of the perimeter of the development including buffering techniques such as screening, berms and walls, significant landscape features or areas shall be noted as shall the provisions for same.	Complies.
Sec. 3-505.D.3.k	Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape.	Does not comply. Provide land use map which shows the land use classifications of all surrounding properties.
Sec. 3-505.D.3.l	Proposed easements for utilities, including water, power, telephone, storm sewer, sanitary sewer and fire lanes showing dimensions and use.	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-505.D.3.m	Location of proposed off-street parking. Smaller developments (as determined by the Planning Director) shall also be required to include stall size, aisle widths, location of attendant spaces, number of spaces by use, number of standard and compact spaces.	Complies.
Sec. 3-505.D.3.n	Location and designation of historic landmarks located within the development site which have been approved as provided within the Zoning Code or notation of those structures which may be worthy of historic designation.	Not applicable.
Sec. 3-505.D.3.o	Certified survey showing property boundary, existing buildings and their dimensions, setbacks from streets, (public and private) and property lines, easements, streets, alleys, topographical data, water areas, unique natural features, existing vegetation and all trees with an upright trunk of either nine (9) or more inches in circumference (as measured at the narrowest point below four and one-half (4½) feet above ground level) or twelve (12) or more feet in height (if required by City Staff).	Complies.
Sec. 3-505.D.3.p	Proposed development schedule indicating the appropriate date when construction of the development can be expected to begin and be completed, including initiation and completion dates of separate phases of a phased development and the proposed schedule for the construction and improvement of common areas within said phases, including any auxiliary and/or accessory buildings and required parking.	<p>To be provided prior to City Commission review.</p> <p>Include in City Commission application submittal package a phasing plan with projected construction initiation and completion dates.</p>
Sec. 3-505.D.3.q	Location and designation of proposed traffic regulation devices within the development.	<p>Does not comply.</p> <p>Provide plan indicating the location of all proposed traffic regulation devices, as applicable (i.e. stop signs, right-turn only signs, traffic control arms, etc.).</p>
Sec. 3-505.D.3.r	Statistical information including: <ul style="list-style-type: none"> i. Total square footage and/or acreage of the development site. ii. Maximum building coverage expressed as a percentage of the development site area. ii. The land area (expressed as a percent of the total site area) devoted to: 	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	(a)Landscaped open space; and (b)Common areas usable for recreation or leisure purposes.	
Sec. 3-505.D.3.s	Copies of any covenants, easements and/or agreements required by this section or any other ordinance and/or regulations for the Planned Area Development.	Complies.
Article 4 – Zoning Districts.		
Section 4-301. Commercial Limited (CL) District		
Sec. 4-301.A	Purpose and applicability. The purpose of the Commercial Limited (CL) District is to provide convenient access to goods and services of low and medium intensity 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. This District also contains special provisions regarding nighttime commercial uses located in close proximity to residential districts which create special considerations with regard to the compatibility of adjacent land uses.	
Sec. 4-301.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-301.C	Conditional uses.	Conditional uses require review and approval by the Planning and Zoning Board and City Commission.
D. Performance Standards		
Sec. 4-301.D.1	Minimum parcel of land: a. Less than forty-five (45) feet in height shall have a minimum of two-thousand-five-hundred (2,500) square feet. 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.	Complies.
Sec. 4-301.D.2	Minimum parcel dimensions: a. Width. Twenty (25) feet. b. Depth. One-hundred (100) feet.	Complies.
Sec. 4-301.D.3	Minimum setbacks. The following setbacks shall be provided for all buildings in the CL District: a. Front: None. b. Side: i. Interior side: None. ii. Side street: None.	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>c. Rear:</p> <ul style="list-style-type: none"> i. Where there is a dedicated alley in the rear: Five (5) feet. ii. Where there is no dedicated alley in the rear: Ten (10) feet. <p>d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.</p>	
Sec. 4-301.D.4	Floor area ratio: 3.0.	Complies.
Sec. 4-301.D.5	<p>Height. The maximum permitted height is as follows:</p> <ul style="list-style-type: none"> a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations. b. CL 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 CL property line. 	Complies.
Sec. 4-301.E	<p>Performance standards for nighttime uses.</p> <ul style="list-style-type: none"> 1. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a minimum height of six (6) feet at time of planting so that vehicle headlamps cannot illuminate land which is designated as a residential district. 2. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available from the hours of 8:00 PM to 6:00 AM. 3. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM. 4. Windows and doors facing land designated as a residential district shall be opaque or shall be 	<p>To be determined.</p> <p>Must meet all performance standards for nighttime uses as required by Zoning Code Section 4-301.E.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>provided with shades, screens, or drapes to screen illumination from within the building.</p> <p>5. A landscape buffer comprised of a continuous hedge, at a minimum height of six (6) feet at time of planting, 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 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>6. 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>7. Additional criteria for medical clinics:</p> <ul style="list-style-type: none"> a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours. b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district. c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM. d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic. e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM. f. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM. g. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district. h. Compliance with all applicable federal, state, and local laws, 	

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
	<p>including, without limitation, all licensing requirements.</p> <p>8. Overnight accommodations and restaurants.</p> <p>a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated between the hours of 10:00 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.</p> <p>b. No music (live or recorded) shall be performed or played except within an enclosed building between the hours of 8:00 PM and 6:00 AM.</p> <p>c. No kitchen with outside venting shall be directed toward residential districts and shall not be operated between the hours of 10:00 PM and 6:00 AM.</p>	
Section 4-302. Commercial District (C)		
Sec. 4-302.A	Purpose and applicability. 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.	
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	Conditional uses require review and approval by the Planning and Zoning Board and City Commission.
D. Performance Standards		
Sec. 4-302.D.1	<p>Minimum parcel of land:</p> <p>a. Less than forty-five (45) feet in height shall be a minimum 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>	Complies.
Sec. 4-302.D.2	<p>Minimum parcel dimensions:</p> <p>a. Width. Twenty (25) feet.</p>	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-302.D.3	<p>b. Depth. One-hundred (100) feet.</p> <p>Minimum setbacks. The following setbacks shall be provided for all buildings:</p> <p>a. Front:</p> <ul style="list-style-type: none"> i. Up to fifteen (15) feet in height: None. 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>b. Side:</p> <ul style="list-style-type: none"> 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. ii. Side street: Fifteen (15) feet. <p>c. Rear:</p> <ul style="list-style-type: none"> i. Abutting a dedicated alley or street: None. ii. Not abutting dedicated alley or street: Ten (10) feet. <p>d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.</p> <p>e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.</p>	Complies.
Sec. 4-302.D.4	Floor area ratio: 3.0.	Complies.
Sec. 4-302.D.5	<p>Height. The maximum permitted height is as follows:</p> <p>a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.</p> <p>b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less,</p>	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>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>Sec. 4-302.D.6</p>	<p>Nighttime uses adjacent to a residential district.</p> <ol style="list-style-type: none"> 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. 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. c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses. 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. 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 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. 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. g. Additional criteria for medical clinics. <ol style="list-style-type: none"> i. Overnight stays at a medical clinic shall not exceed twenty- 	<p style="text-align: right;">To be determined.</p> <p style="text-align: center;">Must meet all performance standards for nighttime uses as required by Zoning Code Section 4-302.D.6.</p>

Preliminary Zoning Analysis: Gables Pointe Plaza

Zoning Code Section	Reference/Provision	Required/Provided
	<p>four (24) consecutive hours.</p> <ul style="list-style-type: none"> ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district. iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM. iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic. v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM. vi. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM. vii. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district. viii. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements. <p>h. Overnight accommodations.</p> <ul style="list-style-type: none"> i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM. ii. No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00 PM and 6:00 AM. iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM. 	
Sec. 4-302.D.7	Additional standards for mixed-use development.	Not applicable.
Article 5 – Development Standards.		

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Zoning Code Section	Reference/Provision	Required/Provided
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> 1. Required parking space dimensions: <ol style="list-style-type: none"> a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions. 3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet. 	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1406.A	<p>General.</p> <ol style="list-style-type: none"> 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade. 2. Visibility triangles for driveways and intersections that are not included in this section shall be 	<p>Complies.</p> <p>Compliance is indicated on Sheet L-2 of application submittal binder.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	provided in accordance with the standards set out in the Miami-Dade County Code.	
Sec. 5-1409.B	Calculation of parking requirements. (List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)	To be determined. Determination requires full-size set of plans for review. Applicant's parking calculations are provided on Sheet A-0.3.
Sec. 5-1410.A	Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.	Not applicable.
Sec. 5-1410.B.2	Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building: a. Twenty percent (20%) of the first fifty (50) parking spaces; and b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and c. Five (5%) percent thereafter. Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit	Not applicable.

ARTICLE 3 - DEVELOPMENT REVIEW

10. Does not add property to the parcel proposed for development.
 11. Does not increase the height of the buildings.
- B. Other revisions. Any other adjustments or changes not specified as "minor" shall be granted only in accordance with the procedures for original approval.

Section 3-411. Expiration of approval.

An application for a building permit shall be made within one (1) year of the date of the conditional use approval, and all required certificates of occupancy shall be obtained within one (1) year of the date of issuance of the initial building permit. Permitted time frames do not change with successive owners and an extension of time may be granted by the Development Review Official for a period not to exceed two (2) years but only within the original period of validity.

**Division 5. Planned Area Development****Section 3-501. Purpose and applicability.**

- A. Purpose. The purpose of this Division is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. Furthermore it is the purpose of the PAD to:
1. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.
 2. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
 3. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.
 4. Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.
 5. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.
- B. Applicability. A PAD may be approved as a conditional use in any zoning district, except single family residential, in accordance with the standards and criteria of this Division, the procedures of Article 3, Division 4 and other applicable regulations.

Section 3-502. Standards and criteria.

The City Commission may approve a conditional use for the construction of a PAD subject to compliance with the development criteria and minimum development standards set out in this Division.

- A. Uses permitted. Unless approved as a mixed use development, the uses permitted within a PAD shall be those uses specified and permitted within the underlying District in which the PAD is located.

ARTICLE 3 - DEVELOPMENT REVIEW

- B. Relation to general zoning, subdivision, or other regulations. Where there are conflicts between the PAD provisions and general zoning, subdivision or other regulations and requirements, these regulations shall apply, unless the Planning and Zoning Board recommends and the City Commission finds, in the particular case:
1. That the PAD provisions do not serve public benefits to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or
 2. That actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these PAD regulations, satisfy public benefits to at least an equivalent degree.
- C. Minimum development standards. Any parcel of land for which a PAD is proposed must conform to the following minimum standards:
1. Minimum site area. The minimum site area required for a PAD shall be not less than one (1) acre for residentially or commercially designated property.
 2. Configuration of lands. The parcel of land for which the application is made for a PAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum lot width shall be two hundred (200) feet and minimum lot depth shall be one hundred (100) feet.
 3. Floor area ratio for a PAD. The floor area ratio for a PAD shall conform to the requirements for each intended use in the underlying zoning districts; provided, however, that the total combined floor area ratio for all uses within the PAD shall be allowed to be distributed throughout the PAD.
 4. Density for multi-family dwellings and overnight accommodations. The density requirements for multi-family dwellings and overnight accommodations shall be in accordance with the provisions of the applicable zoning district.
 5. Transfer of density within a PAD. The density within a PAD may be permitted to be transferred throughout the development site provided that such transfer is not intrusive on abutting single family residential areas.
 6. Landscaped open space. The minimum landscaped open space required for a PAD shall be not less than twenty (20%) percent of the PAD site. Landscaped or urban open space which is located on elevated portions of the site may count toward this requirement.
 7. Height of buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district.
 8. Design requirements. All buildings within a PAD shall conform to the following:
 - a. Architectural relief and elements (i.e. windows, cornice lines, etc.) shall be provided on all sides of buildings, similar to the architectural features provided on the front façade;
 - b. Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features such as: staggering of the façade, use of architectural elements such as kiosks, overhangs, arcades, etc.;
 - c. Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street;
 - d. Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian

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passageway or alley providing through access; and

- e. All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.
9. Perimeter and transition. Any part of the perimeter of a PAD which fronts on an existing street or open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening. Properties which are adjacent to residentially zoned or used land shall be limited to a maximum height of forty five (45) feet within one hundred (100) feet of the adjacent right-of-way.
10. Minimum street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified minimum requirements for street frontage, building sites, number of buildings within the development, or lot coverage.
11. Platting and/or replatting of development site. Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.
12. Facing of buildings. Nothing in this Division shall be construed as prohibiting a building in a PAD from facing upon a private street when such buildings are shown to have adequate access in a manner which is consistent with the purposes and objectives of these regulations and such private street has been recommended for approval by the Planning and Zoning Board and approved by the City Commission.
13. Off-street parking and off-street loading standards and requirements. The off-street parking and off-street loading standards and requirements for a PAD shall conform to the requirements of the applicable zoning district. Off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City Commission. Where the parking for the development is to be located within a common parking area or a parking garage, a restrictive covenant shall be filed reserving within the parking area or the parking garage the required off-street parking for each individual building and/or use and such off-street parking spaces shall be allocated proportionately.
14. Boats and recreational vehicle, parking. No boats and/or recreational vehicles shall be parked on the premises of a PAD unless such boats and/or recreational vehicles are located within an enclosed garage.
15. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in a PAD subject to the provisions of Article 5, Division 1. Any use permissible as a principal use may be permitted as an accessory use, subject to limitations and requirements applying to the principal use.
16. Signs. The number, size, character, location and orientation of signs and lighting for signs for a PAD shall be in accordance with Article 5, Division 19.
17. Refuse and service areas. Refuse and service areas for a PAD shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.
18. Minimum design and construction standards for private streets and drainage systems. The minimum design and construction standards for private streets in a PAD shall meet the same standards as required for public streets as required by the Public Works Department of the City of Coral Gables. The minimum construction standards for drainage systems shall be in accordance with the Florida Building Code.
19. Ownership of PAD. All land included within a PAD shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation,

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or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:

- a. Develop the property in accordance with:
 - i. The final development plan approved by the City Commission for the area.
 - ii. Regulations existing when the PAD ordinance is adopted.
 - iii. Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of such PAD.
 - b. Provide agreements and declarations of restrictive covenants acceptable to the City Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.
 - c. Bind the successors and assigns in title to any commitments made under the provisions of the approved PAD.
20. Compatibility with historic landmarks. Where an historic landmark exists within the site of a PAD the development shall be required to be so designed as to insure compatibility with the historic landmark.
21. Easements. The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.
22. Installation of utilities. All utilities within a PAD including but not limited to telephone, electrical systems and television cables shall be installed underground.
23. Mixed-uses within a PAD. A PAD may be so designed as to include the establishment of complementary and compatible combinations of office, hotel, multi-family and retail uses which shall be oriented to the development as well as the district in which the development is located.
24. Common areas for PADs. Any common areas established for the PAD shall be subject to the following:
- a. The applicant shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.
 - b. Membership in the association shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.
 - c. The association shall be responsible for liability insurance, local taxes, and the maintenance of the property.
 - d. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.
 - e. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners

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of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.

- f. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said properties.
 - g. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.
- D. Exemptions to PAD minimum development standards for configuration of land requirements. Exemptions to minimum development standards may be considered for Assisted Living Facilities (ALF) and/or Affordable Housing Facilities that would allow parcels of land to be noncontiguous as prescribed herein. These exemptions shall only be available to PAD developments that satisfy all of the following criteria:
- 1. The project demonstrates that it would result in beneficial effects, serve important public interests, and not result in significant adverse impacts to the environment, residential areas, public services and facilities, or the desired character of an area.
 - 2. A minimum of seventy five (75%) percent of the total gross square footage of all buildings and ancillary ALF support uses (including square footage of recreational areas, support services, mechanical, etc) is dedicated as an assisted living facility and/or affordable housing facility.
 - 3. A maximum of two (2) noncontiguous parcels may be combined.
 - 4. The two (2) noncontiguous properties have the following designations:
 - a. Commercial land use designation(s) and commercial zoning designation(s); or
 - b. Industrial land use designation and industrial zoning designation.
 - 5. The proposed noncontiguous parcels are within one hundred and twenty (120) feet of one another. Such distance shall be measured by a straight line between the closest property lines of the properties.

Section 3-503. Required findings.

The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed PAD and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:

- A. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.
- B. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.

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- C. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.
- D. The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
- E. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.
- F. The desirability of the proposed PAD to physical development of the entire community.
- G. The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.

Section 3-504. Binding nature of approval for a PAD.

All terms, conditions, restrictive covenants, safeguards and stipulations made at the time of approval of the Development Plan for a PAD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, restrictions or safeguards imposed by the City Commission shall constitute a violation of these regulations.

Section 3-505. General procedures for plan approval.

- a. Pre-application conference - Planning department. Before submitting an application for approval of a Planned Area Development the applicant or his representative shall confer with the City of Coral Gables Planning Department before entering into binding commitments or incurring substantial expense. The applicant is encouraged to submit a tentative land use sketch for review and to obtain information on any projected plans, programs or other matters that may affect the proposed development. The pre-application conference should address, but shall not be limited to, such matters as:
 - 1. The proper relationship between the proposed development and the surrounding uses and the effect of the plan upon the Comprehensive Plan of the City of Coral Gables.
 - 2. The adequacy of existing and proposed streets, utilities and other public facilities and services within the proposed Planned Area Development.
 - 3. The character, design and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable and to preserve the natural and scenic areas and vistas of property.
 - 4. The adequacy of open space and recreation areas existing and proposed to serve the needs of the development.
- B. Pre-application review. The applicant shall distribute a copy of his plans or exhibits to the Director of Building and Zoning, Public Works Director, Public Service Director, Planning Director, Fire Chief and the Historical Resources Director (if applicable) and upon their review of the plans they shall advise the applicant of any recommended revisions, changes or additional information necessary before the filing of a formal application.
- C. Board of Architects review. After preliminary review by the departments, and the Historical Resources Department (if applicable), the applicant shall revise the plans to incorporate all recommended revisions and changes and shall submit such plans to the Board of Architects for review and preliminary approval prior to filing a formal application for Planning and Zoning Board review.
- D. Development plan--General requirements.
 - 1. Professional services required: plans for buildings or structures within a Planned Area Development shall

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be prepared by a registered Architect with the assistance of a registered Engineer and a registered Landscape Architect, all being qualified under the laws of the State of Florida to prepare such plans.

2. Legal description of site: should the legal description of the site for a Planned Area Development contain a metes and bounds description, such description shall be prepared by a registered land surveyor. The legal description shall be accompanied by a map at a scale suitable for reproduction for advertising for public hearing, showing exact location of the development.
3. Development proposal: the Development Plan shall consist of a map or map series and any technical reports and supporting data necessary to substantiate, describe or aid the Development Plan. The plans for the development proposal shall include the following written and graphic materials:
 - a. Site condition map: site condition map or map series indicating the following:
 - i. Title of Planned Area Development and name of the owner(s) and developer.
 - ii. Scale, date, north arrow and the relationship of the site to such external facilities as highways, roads, streets, residential areas, shopping areas and cultural complexes.
 - iii. Boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines and other important physical features within the proposed project. Other information on physical features affecting the proposed project as may be required.
 - iv. Existing contour lines at one foot intervals. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) (if required by City Staff).
 - v. The location of all existing storm drainage, water, sewer, electric, telephone and other utility provisions.
 - b. Plan of pedestrian and vehicular circulation showing the location and proposed circulation system of arterial, collector, local and private streets, including driveways, service areas, loading areas and points of access to existing public rights-of-way and indicating the width, typical sections and street names. The applicant is encouraged to submit one (1) or more companion proposals for a pedestrian system, transit system or other alternative for the movement of persons by means other than privately owned automobiles.
 - c. Exterior facade elevations (if deemed appropriate or necessary by City Staff) of all proposed buildings to be located on the development site.
 - d. Isometrics or perspective and/or massing model(s) (if deemed appropriate or necessary by City Staff) of the proposed development.
 - e. Map of existing land use.
 - f. Existing and proposed lot(s) lines and/or property lines.
 - g. Master site plan--A general plan for the use of all lands within the proposed Planned Area Development. The plan shall serve as the generalized zoning for the development and shall guide the location of permissible uses and structures. Such plan shall show the general location, function and extent of all components or units of the plan, indicating the proposed gross floor area and/or floor area ratio of all existing and proposed buildings, structures and other improvements including maximum heights, types and number of dwelling units, landscaped open space provisions such as parks, passive or scenic areas, common areas, leisure time facilities, and areas of public or quasi-public institutional uses.
 - h. Location and size of all existing and proposed signs.
 - i. Existing and proposed utility systems including sanitary sewers, storm sewers and/or storm water drainage system and water, electric, gas and telephone lines. The applicant shall submit a statement indicating what proposed arrangements have been made with appropriate agencies for

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the provision of needed utilities to and within the Planned Area Development including, water supply, sewer, storm drainage collection and disposal, electric power, gas, and telephone.

- j. General landscape plan indicating the proposed treatment of materials used for public, private and common open spaces and treatment of the perimeter of the development including buffering techniques such as screening, berms and walls, significant landscape features or areas shall be noted as shall the provisions for same.
- k. Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape.
- l. Proposed easements for utilities, including water, power, telephone, storm sewer, sanitary sewer and fire lanes showing dimensions and use.
- m. Location of proposed off-street parking. Smaller developments (as determined by the Planning Director) shall also be required to include stall size, aisle widths, location of attendant spaces, number of spaces by use, number of standard and compact spaces.
- n. Location and designation of historic landmarks located within the development site which have been approved as provided within the Zoning Code or notation of those structures which may be worthy of historic designation.
- o. Certified survey showing property boundary, existing buildings and their dimensions, setbacks from streets, (public and private) and property lines, easements, streets, alleys, topographical data, water areas, unique natural features, existing vegetation and all trees with an upright trunk of either nine (9) or more inches in circumference (as measured at the narrowest point below four and one-half (4½) feet above ground level) or twelve (12) or more feet in height (if required by City Staff).
- p. Proposed development schedule indicating the appropriate date when construction of the development can be expected to begin and be completed, including initiation and completion dates of separate phases of a phased development and the proposed schedule for the construction and improvement of common areas within said phases, including any auxiliary and/or accessory buildings and required parking.
- q. Location and designation of proposed traffic regulation devices within the development.
- r. Statistical information including:
 - i. Total square footage and/or acreage of the development site.
 - ii. Maximum building coverage expressed as a percentage of the development site area.
 - ii. The land area (expressed as a percent of the total site area) devoted to:
 - (a) Landscaped open space; and
 - (b) Common areas usable for recreation or leisure purposes.
- s. Copies of any covenants, easements and/or agreements required by this section or any other ordinance and/or regulations for the Planned Area Development.

Section 3-506. Application and review procedures for approval of plans.

- A. Application. The applicant for a Planned Area Development shall file a written application therefore with the Planning Department on forms prepared by such department. Such application shall be accompanied by fifteen (15) sets of required plans, technical reports, update reports and/or exhibits. All plans shall have the details needed to enable the department heads, Fire Chief, Boards and City Commission to determine whether the proposed development complies with this section and all other applicable ordinances and regulations of the City. The plans shall have the preliminary approval of the Board of Architects as provided for under Section 3-506(C) herein. Upon receipt of such completed

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application, all supporting data and exhibits and payment of the required costs and fees, the time periods established in this subsection shall commence. Any application for approval of a plan for a Planned Area Development which meets the definition of a development of regional impact under Chapter 28 of the Florida Administrative Code and/or Development of County Impact as defined under Chapter 33A of the Code of Metropolitan Dade County must be accompanied by the reports, studies and recommendations required for Developments of Regional Impact and/or Development of County Impact provided, however, that the provisions of Development of County Impact does not apply where the development meets the requirement of a Development of Regional Impact.

- B. Review of plans. Upon acceptance of the application, the Planning Department shall transmit the Plan Package to the Director of Building and Zoning, Public Works Director, Public Service Director, Fire Chief and the Historical Resources Director (if applicable) for their review and comments. Within sixty (60) days from the filing date, the Director of Building and Zoning, Public Works Director, Public Service Director, Planning Director, Fire Chief and the Historical Resources Director (if applicable) shall review the preliminary plan and shall submit in writing to the Planning and Zoning Board their comments concerning the proposed development. The comments shall include any changes which should be made to bring the plans in compliance with applicable rules and regulations.
- C. Public hearing. The Planning and Zoning Board shall hold a public hearing within ninety (90) days from the date of filing the application. Such public hearing shall be in accordance with the provisions of Section 3-302 herein. The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed Planned Area Development and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth particularly in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:
1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the Planned Area Development regulations.
 2. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.
 3. The extent to which the proposed plan meets the requirements and standards of the Planned Area Development regulations.
 4. The physical design of the proposed Planned Area Development and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
 5. The compatibility of the proposed Planned Area Development with the adjacent properties and neighborhood.
 6. The desirability of the proposed Planned Area Development to physical development of the entire community.
 7. The conformity of the proposed Planned Area Development with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.
- D. Approval by the City Commission. The City Commission upon receipt of the recommendations of the Planning and Zoning Board shall approve, approve with modifications, or disapprove the Preliminary Development Plan for the proposed Planned Area Development. The approval of the Development Plan shall be by Ordinance. No building permits shall be issued, no construction shall be permitted and no plats shall be recorded on land within a Planned Area Development until the Final Development Plan has been approved by the City Commission.

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Section 3-507. Amendments to the development plan.

Amendments to the Development Plan shall be considered as major or minor. Minor amendments as specified in Section 3-508(A) herein may be approved administratively by the Building and Zoning Department with recommendations from other departments, as needed. Major amendments as specified in Section 3-508(B) herein shall be subject to the review and approval process set forth in Section 3-507. The Building and Zoning Department, with recommendations from other departments, as needed, shall determine whether proposed changes are major or minor. Requests for major amendments may be made no more than once (1) per twelve (12) month period.

- A. Minor amendments. Minor amendments are changes which do not substantially alter the concept of the Planned Area Development in terms of density, floor area ratio, land usage, height, provision of landscaped open space, or the physical relationship of elements of the development. Minor amendments shall include, but shall not be limited to, small changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, parking, or realignment of minor streets which do not exceed twenty (20%) percent of the guideline limits contained within this Article specific to that type of development or that which is shown on the approved development plan.
- B. Major amendments. Major amendments represent substantial deviations from the development plan approved by the City Commission. Major amendments shall include, but not be limited to significant changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, or parking, which exceed twenty (20%) percent of the guidelines contained within this Article specific to that type of development or that which is shown on the approved Development Plan, or changes in the circulation system.

Section 3-508. Time limitation of approval and construction.

- A. Approvals granted pursuant to this Division shall obtain a building permit and begin construction within eighteen (18) months from time of the approval. Failure to obtain a building permit and/or begin construction shall render the approval null and void. Permitted time frames do not change with successive owners, provided however, one (1), six (6) month extension of time may be granted by the Development Review Official.
- B. If the Planned Area Development is to be developed in stages, the developer must begin construction of each stage within the time limits specified in the Development Plan (or subsequent updates). Construction in each phase shall include all the elements of that phase specified in the Development Plan.

Section 3-509. Monitoring construction.

The City Manager or his designee shall periodically monitor the construction within the Planned Area Development with respect to start of construction and Development Phasing. If the City Manager or his designee finds that either the developer has failed to begin construction within the specified time period or that the developer is not proceeding in accordance with the approved Development Phasing with respect to timing of construction of an approved mix of project elements, he shall report to the City Commission and the City Commission shall review the Planned Area Development and may extend the time for start of construction or the length of time to complete a phase, revoke approval of the Planned Area Development or recommend that the developer amend the Development Plan subject to procedures specified in Section 3-508 herein.

Division 6. Appeals

Section 3-601. Purpose and applicability.

The purpose of this Division is to set forth procedures for appealing the decisions of City staff where it is alleged that there is an error in any order, requirement, decision or interpretation made in the enforcement or interpretation of these regulations and to set forth standard procedures for appealing the decisions of the City's decisionmaking bodies.

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2014 MAY -5 PM 3:04



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

MIAMI DAILY BUSINESS REVIEW

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

City Public Hearing Dates/Times Local Planning Agency (LPA)/
Planning and Zoning Board
Wednesday, May 14, 2014, 6:00 - 9:00 p.m.

Location City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida,
Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will
conduct Public Hearings on the following:

Before the undersigned authority personally appeared
M. ZALDIVAR, who on oath says that he or she is the
LEGAL CLERK, Legal Notices of the Miami Daily Business
Review f/k/a Miami Review, a daily (except Saturday, Sunday
and Legal Holidays) newspaper, published at Miami in Miami-Dade
County, Florida; that the attached copy of advertisement,
being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING 5/14/14
LOCAL PLANNING AGENCY - PLANNING AND ZONING BOARD

in the XXXX Court,
was published in said newspaper in the issues of

05/02/2014

Affiant further says that the said Miami Daily Business
Review is a newspaper published at Miami in said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Miami-Dade County,
Florida, each day (except Saturday, Sunday and Legal Holidays)
and has been entered as second class mail matter at the post
office in Miami in said Miami-Dade County, Florida, for a
period of one year next preceding the first publication of the
attached copy of advertisement; and affiant further says that he or
she has neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose
of securing this advertisement for publication in the said
newspaper.

- Items 1 and 2 are related.
- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the proposed project referred to as the "Gables Pointe Plaza" on the property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description on file at the City)
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments" from Commercial Limited District (CL) to Commercial District (C) for the property legally described as Lot 13 and Lots 17-23, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file at the City)
- 3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code: amending Article 5, "Development Standards", Section 5-1408, "Common driveways and remote off-street parking", by providing regulations, restrictions and procedures for the use of remote parking in and near the Central Business District ("CBD"); amending the reference to remote parking in Article 5, "Development Standards", Section 5-1409, "Amount of required parking" to match the changes to Section 5-1408; providing for severability, repealer, codification and an effective date. (This item was continued from the March 12, 2014 and April 9, 2014 Planning and Zoning Board meetings).

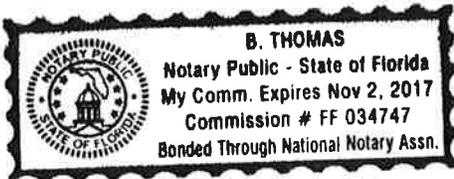
Sworn to and subscribed before me this
02 day of MAY, A.D. 2014

B. Thomas

(SEAL)

M. ZALDIVAR personally known to me

- Items 4 and 5 are related.
- 4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 1, "Residential Districts", Section 4-102, "Multi-Family 1 Duplex (MF1) District", by adding townhouses/row houses as a conditional use within an MF1 zoned district and establishing development standards for such MF 1 uses; providing for severability, repealer, codification and an effective date. (This item was continued from the April 9, 2014 Planning and Zoning Board meeting).
- 5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to large scale amendment procedures subject to ss. 163.3184 Florida Statutes, as amended, amending the maximum density permitted for the Land Use Classification "Multi-Family Duplex Density" from nine (9) units per acre to eighteen (18) units per acre; providing for severability, repealer, codification and an effective date. (Local Planning Agency)



CITY OF CORAL GABLES
PLANNING DEPARTMENT

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6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Decision Making and Administrative Bodies", Division 8, "Development Review Committee", by updating and codifying Development Review Committee (DRC) procedures and review requirements as originally established in Ordinance No. 2003-45; providing for severability, repeal, codification, and an effective date.

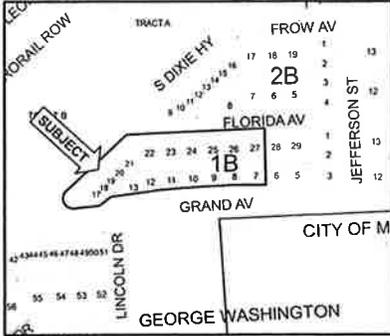
All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on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

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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14-3-193/2276524M

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">May 2, 2014</p>	
Applicant:	Bahamian Village, LLC	
Application:	Review of Planned Area Development (PAD) and Change of Zoning	
Property:	280 South Dixie Highway (Gables Pointe Plaza)	
Public Hearing - Date/Time/Location:	Planning and Zoning Board/ Local Planning Agency, May 14, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB)/Local Planning Agency (LPA) will conduct a Public Hearing on May 14, 2014 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the proposed project referred to as the "Gables Pointe Plaza" on the property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments" from Commercial Limited District (CL) to Commercial District (C) for the property legally described as Lot 13 and Lots 17-23, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file at the City)*

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

Sincerely,

City of Coral Gables, Florida