



**City of Coral Gables
CITY COMMISSION MEETING
October 28, 2014**

E-3&E-4

ITEM TITLE:

Ordinances on First Reading. Change of Zoning and Conditional Use Site Plan Review.

1. 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 Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 6 and 7, Block 26, Douglas Section, Coral Gables, Florida; and providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 10.08.14 meeting recommended approval of the change of zoning (vote: 7-0) and the conditional use site plan review for the drive-through bank facility (vote: 7-0) with Staff's recommended conditions of approval.

BRIEF HISTORY:

The request is for a change of zoning and conditional use site plan review for a drive-through bank facility for the commercial office project referred to as "Ofizzina" at 1200 Ponce de Leon. The Planning and Zoning Board at their 10.08.14 meeting recommended approval of both requests with Staff's recommended conditions of approval.

This property is located in the North Ponce corridor, on the southwest corner of the intersection of Ponce de Leon Boulevard and Antilla Avenue. The property is 0.65 acres (28,524 sq. ft.) in size. The project site is bounded by Ponce de Leon Boulevard (east) and Antilla Avenue (north). One (1) and two (2) story apartment buildings adjoin the property to the west, and a one (1) story commercial building adjoins the property to the south. Currently, a two (2) story commercial building of 12,876 square feet built in 1972 occupies the property. The structure has been determined to be not of historic significance by the Historic Resources Department.

The Applicant is requesting a change of zoning from Multi-Family 2 District (MF2) to Commercial District (C) for a portion of the property (Lots 6 and 7). The entire property has a “Commercial High-Rise Intensity” land use designation. Lots 8-10 of the property have a Commercial District (C) zoning designation, which is consistent with the existing “Commercial High-Rise Intensity” land use designation and the appropriate designations for the proposed commercial office project. Lots 6 and 7 are zoned Multi-Family 2 District (MF2), which is inconsistent with the property’s commercial land use designation. The proposed change in zoning would correct that inconsistency.

The proposal is to construct a commercial office building referred to as “Ofizzina” on the subject property containing 96,650 sq. ft. and drive-through bank teller facility. An exterior automatic teller machine (ATM) is not proposed at this time, although one may be approved administratively by the Board of Architects if proposed in the future as it affects the appearance of the building. The portion of the building on Lots 8-10 facing onto Ponce de Leon Boulevard would be 17 stories/190’-6” in height, and the portion behind the office tower containing structured parking and the drive-through facility would be 7 stories/63’-10” in height. There are 326 parking spaces required, and 335 parking spaces are provided. Construction of a bank drive-through facility adjacent to an MF2 zoned district (located on north side of Antilla Avenue) requires conditional use site plan review at public hearings.

Improvements and re-landscaping of the existing triangular public park located across Ponce de Leon Boulevard from the project site are proposed to mitigate the loss of existing landscaping on the project site, and to comply with all City requirements for Art in Public Places. The proposed park improvement plans submitted with the Application are conceptual, and subject to further review and would require approval in accordance with all applicable City procedures. To comply with City requirements for Art in Public Places the proposed artist and concept for the design of the public art must be reviewed by the Arts Advisory Panel, the Cultural Development Board, and the Board of Architects and receive approval before being submitted to the City Commission, prior to submittal for a building permit.

The draft Ordinances are provided as Exhibits A and B. Staff’s report and recommendation with attachments is provided as Exhibit C, and the comments and issues discussed by the Board at the meeting are presented in the meeting minutes provided in Exhibit D.

The Applicant is in agreement with the recommended conditions of approval.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.08.14	Planning and Zoning Board/Local Planning Agency	Recommended approval of change of zoning (vote: 7-0) and the conditional use site plan review for the drive-through bank facility (vote: 7-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.23.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
09.23.14	Posted property.
09.23.14	Legal advertisement.
10.03.14	Post agenda at City Hall.
10.03.14	Posted agenda, staff report, legal notice and all attachments on City web page.
10.17.14	Legal advertisement with map.

APPROVED BY:

Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance – Change of zoning.
- B. Draft Ordinance – Conditional use site plan review.
- C. 10.08.14 Staff report and recommendation with attachments.
- D. 10.08.14 Excerpts of Planning and Zoning Board Meeting Minutes with written comments received and documents submitted at the public hearing attached.
- E. PowerPoint presentation.