

City of Coral Gables

Planning Department Staff Report

To: Honorable Local Planning Agency (LPA) / Planning and Zoning Board Members

From: Planning Department

Date: October 13, 2010

Subject: **Application No. 09-10-119-P. Change of Land Use.** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 0.6 acre parcel legally described as Lots 1-10, Block 7, Crafts Section (246-296 Andalusia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.

Recommendation

The Planning Department, based upon the Findings of Fact contained herein, recommends approval of the following:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 0.6 acre parcel legally described as Lots 1-10, Block 7, Crafts Section (246-296 Andalusia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.

(Mapping and legal description on file in the Planning Department)

Summary of the Basis for Approval

Staff's support of application for the change in land use is based on compliance with the Comprehensive Plan (CP) as enumerated in the complete Findings of Fact presented herein and the below listed considerations. The application provides the following:

1. Provides for greater opportunity for well designed infill development, thereby discouraging urban sprawl.
2. Promotes development of employment centers within walking distance of established residential neighborhoods, thereby reducing the need to drive.

246-296 Andalusia Avenue – Change of Land Use

October 13, 2010

Page 2 of 11

3. Encourages balanced development in the central business district and adjoining commercial areas to promote pedestrian activity, provide design excellence and long term economic and cultural vitality.
4. Provides greater opportunity for construction of quality development that would allow the integration of a variety of land uses and densities in the downtown area.
5. Provides opportunity to more fully utilize the physical characteristics of the site through the planned development of the property.
6. Allows for use and access to a diversity of uses within walking distance, which includes residential, offices, workplaces, downtown/neighborhood commercial, public parking and public open spaces.
7. Provide for infill and redevelopment that provides the following:
 - a. A variety of uses in the area which can be traversed in a ten (10) minute walk which is an area roughly inscribed by a one thousand three hundred and twenty (1,320) foot (1/4 mile) radius from the center.
 - b. Bring within walking distance most of the activities of daily living, residents of all ages may gain independence of movement, thereby reducing the number and length of vehicular trips.
 - c. Provide architectural and design elements focused towards the pedestrian scale as well as an assortment of street level pedestrian amenities.
 - d. Allow for greater flexibility to create landmark opportunities, physically defined squares, plazas, urban passageways, paseos, parks, public open spaces, etc.

Request

The applicant is requesting a change of land use map designation from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity". No change in zoning is proposed from the current Commercial District (C) zoning designation. Site plan review and recommendation is not being requested with this application. Site plan review shall be secured at a future date pursuant to all applicable City reviews and recommendations.

This request is consistent to the land use amendment applications which are currently in process and have been recommended for approval for properties located to the north (City Parking Garage No. 1 – 200 block of Andalusia Avenue and City Parking Garage No. 4 – 300 block of Andalusia Avenue) and south (Mercedes Benz parking lot – 272 Valencia Avenue). If approved, the proposed "Commercial, High-Rise Intensity" designation would be consistent with the properties to the north and south of this site, and with the Publix supermarket property to the west which is already designated for "Commercial, High-Rise Intensity" land use designation.

The application package including a Statement of Use, Comprehensive Plan Analysis, location map and survey and photographs of the property is provided as Attachment A. The existing and proposed land use maps are provided as Attachment B.

This application requires review and recommendation by the Local Planning Agency (Planning and Zoning Board) before consideration by the Commission. This proposal is considered a "small scale" amendment according to the Department of Community Affairs (DCA) thresholds. The DCA only requires submission of the small scale amendments and no formal review is conducted.

246-296 Andalusia Avenue – Change of Land Use

October 13, 2010

Page 3 of 11

Facts – Background and Proposal

Application	Request
Change of land use	Yes - Commercial Use, Mid-Rise Intensity to Commercial Use, High-Rise Intensity
Comprehensive Plan text amendment	N/A
Change of zoning	N/A - Property remains as Commercial District (C) zoning classification
Zoning Code text amendment	N/A
Site plan review	N/A
Mixed use site plan	N/A
Planned Area Development	N/A
Subdivision Review or Tentative Plat	N/A
Conditional uses	N/A

City Reviews:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	Copies of application provided to City Departments for review and comments
Board of Architects	Future site plan review is required
Board of Adjustment	N/A
Historic Preservation Board	N/A
Local Planning Agency	10.13.10
Planning and Zoning Board	10.13.10
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	10.26.10
City Commission, 2 nd reading	TBD

*All scheduled dates and times are subject to change without notice.

Existing Property Designations:

Applicable Designations	
CLUP Map Designation	Commercial Use, Mid-Rise Intensity
Zoning Map Designation	Commercial District (C)
Within Central Business District	Yes
Mixed Use District ("C", Commercial only)	Permitted
Mediterranean Architectural District (citywide)	Permitted
Coral Gables Redevelopment Infill District (GRID) – TCEA	Yes

Surrounding Uses:

Location	Existing Land Uses	CLUP Designations	Zoning Designation
North	2 story Miracle Theater and 3 level City parking garage	Commercial Use, High-Rise and Mid-Rise Intensity	Commercial District (C)
South	1 story US Post Office and parking lot	Commercial Use, Mid-Rise Intensity	Commercial District (C)
East	3 story commercial office building	Commercial Use, Mid-Rise Intensity	Commercial District (C)
West	1 story Publix supermarket and parking lot	Commercial Use, High-Rise Intensity"	Commercial District (C)

246-296 Andalusia Avenue – Change of Land Use**October 13, 2010****Page 4 of 11*****City Department Review***

The application was distributed to and reviewed by the Public Works, Public Service, Parking and Building and Zoning Departments. No objections were received by the above referenced Departments.

Zoning Code and Comprehensive Plan Analysis***Zoning Code Analysis***

The subject property is currently zoned Commercial District (C). See Attachment C for a complete copy of Commercial District (C) requirements.

Although the subject property is not undergoing a change in zoning or site plan review, please find listed below the Planning Department preliminary zoning analysis to identify future development parameters of the property:

Development requirements – Commercial District (C) provisions		
Zoning Code Provision	Category	
Sec. 4-302 D.1	Minimum parcel of land: Greater than forty-five (45) feet in height shall have a minimum of 200 feet of primary street frontage and minimum land area of 20,000 square feet	Complies
Sec. 4-302 D.2	Minimum parcel dimensions: a. Width. Twenty (25) feet b. Depth. One-hundred (100) feet	Complies
Sec. 4-302 D.4	Floor area ratio: 3.0 FAR without Med. Architectural style bonuses (sq. ft.)	51,982 sq. ft. x 3.0 Far = 155,946 sq. ft.
Sec. 5-604 C. and D.	Floor area ratio: 3.5 FAR with Med. Architectural style bonuses (sq. ft.)	51,982 sq. ft. x 3.5 FAR = 181,937 sq. ft.
Sec. 4-302 D.3	Minimum setbacks without Med. Architectural style bonuses	<p>Front setback: 1. Up to 15' feet in height: None 2. The portion of a building above 15' shall be set back 10' from the property line</p> <p>Side setback: 1. Interior side: Up to 45' in height – 0', greater than 45' in height – 15' plus 1' of additional setback for each 3' of height above 45' 2. Side street: 15'</p> <p>Rear setback: 1. Abutting a dedicated alley or street: None</p>

246-296 Andalusia Avenue – Change of Land Use

October 13, 2010

Page 5 of 11

Development requirements – Commercial District (C) provisions		
Zoning Code Provision	Category	
		2. Not abutting dedicated alley or street: 10'
Sec. 5-604 H.1	Minimum setbacks with Med. Architectural style bonuses	Front setback: 0' Side setback: 0' Rear setback: 0'
Sec. 4-302 D.3	Balconies	Cantilevered open balconies may project into the required setback areas a max. six (6) feet.
Sec. A-36 B.4 Sec. 5-604 C. and D.	Height. The maximum permitted height is as pursuant to the Comprehensive Future Land Use Plan Map designation and/or Site Specific Zoning regulations as provided for in Appendix A of the Zoning Code.	Zoning Code: 13 stories / max. 150' height Comp Plan: 150' height Med bonus allows up to 3 additional stories (13.5' each) for a maximum height of 190.5' height.
Sec. 5-1105 C.1	Required on-site landscaping: 10% of site area (sq. ft.)	51,982 sq. ft. x .10 = 5,198 sq. ft.
Sec. 4-302 D.6	Nighttime use requirements for properties adjacent to a residential district	Property is not adjacent to residential district

Listing of permitted and conditional uses - Commercial District (C)

The subject property could be developed as-of-right or would be required to undergo conditional use public hearing review dependent upon the future intended use of the property. A listing of the permitted and conditional uses are as follows:

"B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses.
2. Alcoholic beverage sales.
3. Animal grooming and boarding.
4. Assisted living facilities.
5. Automobile service station.
6. Camps.
7. Community center.
8. Congregate care.
9. Day care.
10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
11. Educational facilities.
12. Funeral home.
13. Government uses.
14. Indoor recreation/entertainment.
15. Medical clinic.
16. Municipal facilities.
17. Nighttime uses.
18. Nursing homes.
19. Offices.
20. Overnight accommodations.
21. Parking garages.

246-296 Andalusia Avenue – Change of Land Use

October 13, 2010

Page 6 of 11

- 22. *Parking lots.*
- 23. *Public transportation facility.*
- 24. *Restaurants.*
- 25. *Restaurants, fast food.*
- 26. *Retail sales and services.*
- 27. *Swimming pools as an accessory use.*
- 28. *Temporary uses.*
- 29. *TV/radio studios.*
- 30. *Utility/infrastructure facilities.*
- 31. *Vehicle sales/displays.*
- 32. *Vehicle service, major.*
- 33. *Veterinary offices.”*

“C. *Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:*

- 1. *Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.*
- 2. *Helistop.*
- 3. *Marina facilities*
- 4. *Mixed use building(s).*
- 5. *Outdoor recreation/entertainment.*
- 6. *Private yacht basin.”*

Comprehensive Plan (CP) Analysis

This section evaluates the application for consistency with the CP. A comparison of the current Commercial Use, Mid-Rise Intensity to the proposed Commercial Use, High-Rise Intensity is as follows:

Current Comprehensive Plan Future Land Use Element designation parameters			
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

Proposed Comprehensive Plan Future Land Use Element designation parameters			
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

246-296 Andalusia Avenue – Change of Land Use

October 13, 2010

Page 7 of 11

Planning Staff review finds the application is consistent and promotes the following CP elements: Future Land Use Element, Design Element, and Mobility Element. Specifically, Staff finds the requests are consistent with the following CP Goals, Objective and Policies;

"Future Land Use Element

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

- Surrounding land use compatibility.
- Historic resources.
- Neighborhood Identity.
- Public Facilities including roadways.
- Intensity/Density of the use.
- Access and parking.
- Landscaping and buffering.

Objective FLU-1.8. Continue to ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. This Objective shall be achieved through the implementation of the following policies:

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

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.

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.

Design Element

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

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.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

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.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.

Mobility Element

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.

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.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

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.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

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 bulbouts, 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.

Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. – The City shall research the following:

- *The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.*
- *Potential development incentives and/or economic incentives to promote trolley ridership.*
- *Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.*

Objective MOB-2.8. The City shall plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values.

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:

- *Promote expansion of the City's existing tree canopy.*
- *Provide screening of potentially objectionable uses.*
- *Serve as visual and sound buffers.*
- *Provide a comfortable environment for pedestrian walking (walkability) and other activities.*
- *Improve the visual attractiveness of the urban and residential areas (neighborhoods).*

Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as buildout continues pursuant to the established Comprehensive Plan and Map."

246-296 Andalusia Avenue – Change of Land Use**October 13, 2010****Page 10 of 11****Findings of Facts**

Staff analysis of the application finds the request is in conformance with the Comprehensive Plan. Staff's conclusion is based upon the following "Findings of Fact":

1. The proposal is consistent with and furthers the Goals, Policies and Objectives of the Comprehensive Plan and furthers the purpose of these regulations and other City ordinances and actions designed to implement the Comprehensive Plan.
2. The proposed future use of the property is consistent with the property's existing Commercial District (C) zoning designation and is compatible with existing and planned uses in the Central Business District.
3. The proposal will allow for the future development of this property as "infill", which is in character with surrounding commercial uses of the Central Business District.
4. This proposal is contextually consistent to land use amendments that are in process and recommended for approval for properties located to the north (City Parking Garage No. 1 – 200 block of Andalusia) and south (Mercedes Benz parking lot – 272 Valencia Avenue).
5. The proposed use will not adversely or unreasonably affect the use of other properties in the area.
6. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.
7. This proposal will allow for the development of this property with commercial uses consistent with neighboring Central Business District properties.
8. The nature of this proposal is not detrimental to the health, safety and general welfare of the community.
9. The proposed future use will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

Public Notification/Comments

A total of 484 courtesy notices were mailed to property owners within 1,000 feet of the subject property. In addition, the following has been completed to solicit input and provide notice of the application:

Type	Explanation
Courtesy notification to property owners within 1,000 feet of the property	09.24.10
Posted property	09.29.10
Posted agenda on City web page/City Hall	09.30.10
Newspaper ad published	10.01.10
Posted Staff report on City web page	10.08.10

The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment D.

246-296 Andalusia Avenue – Change of Land Use

October 13, 2010

Page 11 of 11

Respectfully submitted,

A handwritten signature in black ink, appearing to read "ER".

Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package
- B. Existing and proposed land use maps
- C. Commercial District (C) zoning regulations
- D. Public comments

N:\P Z B\Projects\246-296 Andalusia Avenue\10 13 10 PZB Staff report.doc

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

Attachment

A

September 21, 2010

*Planning Department
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134*

*Re: Change of Future Land Use Map from
Commercial Mid-Rise Intensity to Commercial High-Rise Intensity
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 1 THRU 10 BLK 7
246-296 Andalusia Avenue
Folio # 03-4117-005-1690
Folio # 03-4117-005-1740
Folio # 03-4117-005-1750
Folio # 03-4117-005-1760*

Please accept this letter and accompanying Application, Comprehensive Plan Analysis, Photographs, Surveys, legally described as LOTS 1-10, BLOCK 7, of CORAL GABLES CRAFTS SECTION, relative to my request to a change in the future land use map from Commercial Mid-Rise Intensity to Commercial High-Rise Intensity.

I will personally be representing myself on this application.

Recently, the City has approved changes in land use from Mid-Rise to High-Rise intensity for various City parcels (parking, garages, and lots). In addition, another application is being processed at 272 Valencia (Mercedes/Smart car site).

The entire BLOCK North of my property is Zoned High-Rise intensity, the entire BLOCK to the East (Publix) Is Zoned High-Rise Intensity, as well as the BLOCK East (Wachovia Building)is also Zoned High-Rise Intensity. Therefore, my property located at 246-296 Andalusia Avenue, Folio# 03-4117-005-1690-1740-1750-1760 represents a small pocket that remains Mid-Rise Intensity, and this request will provide uniformity in height and intensity for the area.

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

According to the Dean of the University of Miami Architectural School, the Charrette group, strongly recommends that buildings should “sensitively shape the public realm of the City’s streets and gathering places”, and “contribute to lively, open-air Mediterranean urbanism that citizens so desire.”

The recommendations of the nationally known Dean and the Charrette group cannot be incorporated in a Mid-Rise Zoning Designation, as it does not allow building design that promotes relationship of building to site in an area surrounded by High-Rise Intensity.

My property is Zoned Commercial allowing a Floor Ratio (FAR) of 3.0 if developed in Coral Gables Mediterranean design. The change in the Future Land Use Map would not change the permissible FAR.

I intend to develop my property (246-296 Andalusia Avenue, Folio# 03-4117-005-1690-1740-1750-1760) pursuant to the Commercial Zoning requirement of the City of Coral Gables, which would allow me to build a mixed use commercial development.

Also, of upmost consideration in allowing this change, it would directly benefit the City of Coral Gables as well as indirectly benefiting the citizens of Coral Gables by significantly increasing the Tax revenue of this site.

Based upon the foregoing, I would appreciate your favorable recommendation of my Application. If you have any question or need any further information, please do not hesitate to contact me.

Very sincerely,

Sanford I. Rakofsky, M.D.

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

September 21, 2010

COMPREHENSIVE PLAN ANALYSIS

Re: *Change of Future Land Use Map from
Commercial Mid-Rise Intensity to Commercial High-Rise Intensity
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 1 THRU 10 BLK 7
246-296 Andalusia Avenue
Folio # 03-4117-005-1690
Folio # 03-4117-005-1740
Folio # 03-4117-005-1750
Folio # 03-4117-005-1760*

Please find listed below the Comprehensive Plan Analysis for the above reference properties. This application is in conformance with the following Goals, Objectives and Policies of the comprehensive plan:

Future Land Use Element

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

- *Surrounding land use compatibility.*
- *Historic resources.*
- *Neighborhood Identity.*
- *Public Facilities including roadways.*
- *Intensity/Density of the use.*
- *Access and parking.*
- *Landscaping and buffering.*

Objective FLU-1.8. Continue to ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. This Objective shall be achieved through the implementation of the following policies:

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

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.

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.

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

Design Element

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

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.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

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.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.

Housing Element

Objective HOU-1.5. Support the infill of housing in association with mixed use development.

Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.

Policy HOU-1.5.3. Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production

Mobility Element

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.

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.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

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.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

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 bulbouts, 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.

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. — The City shall research the following:

- The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.
- Potential development incentives and/or economic incentives to promote trolley ridership.
- Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walk ability.

Objective MOB-2.8. The City shall plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values.

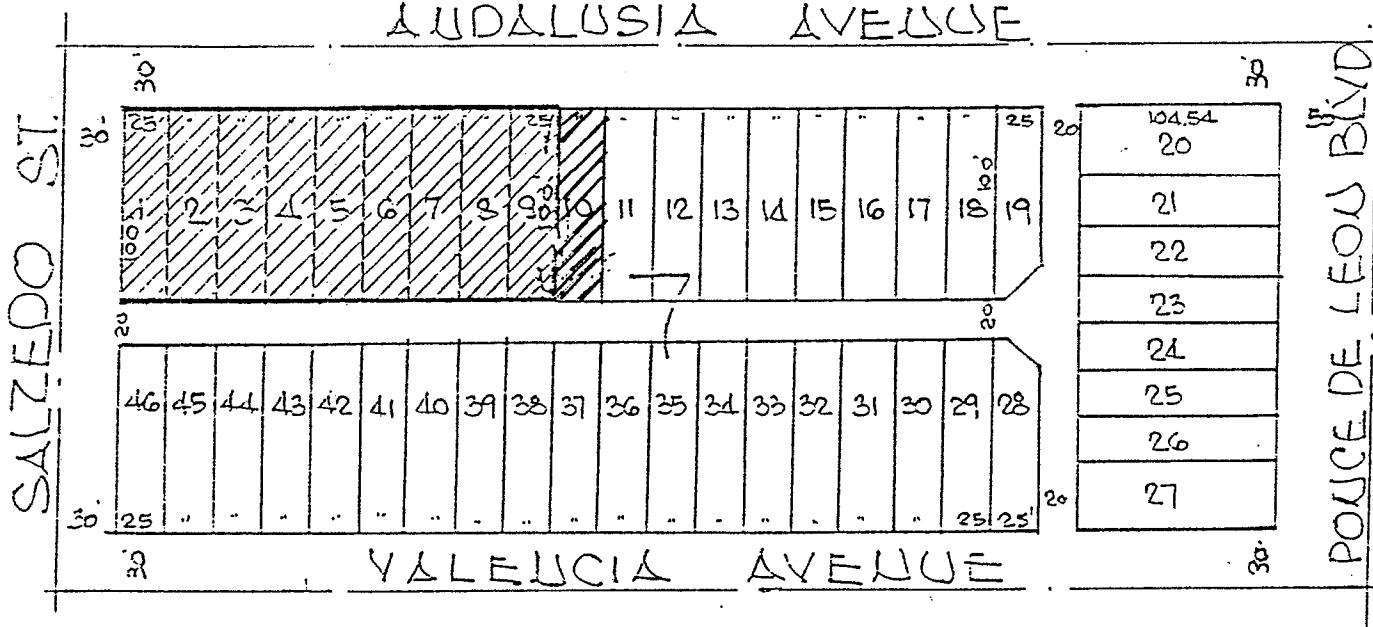
Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following:

- Promote expansion of the City's existing tree canopy.
- Provide screening of potentially objectionable uses.
- Serve as visual and sound buffers.
- Provide a comfortable environment for pedestrian walking (walkability) and other activities.
- Improve the visual attractiveness of the urban and residential areas (neighborhoods).

Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as buildout continues pursuant to the established Comprehensive Plan and Map.

Respectfully submitted,

Sanford I. Rakofsky, M.D.
Owner



LOCATION MAP
SCALE 1" = 100'

LEGAL DESCRIPTION:

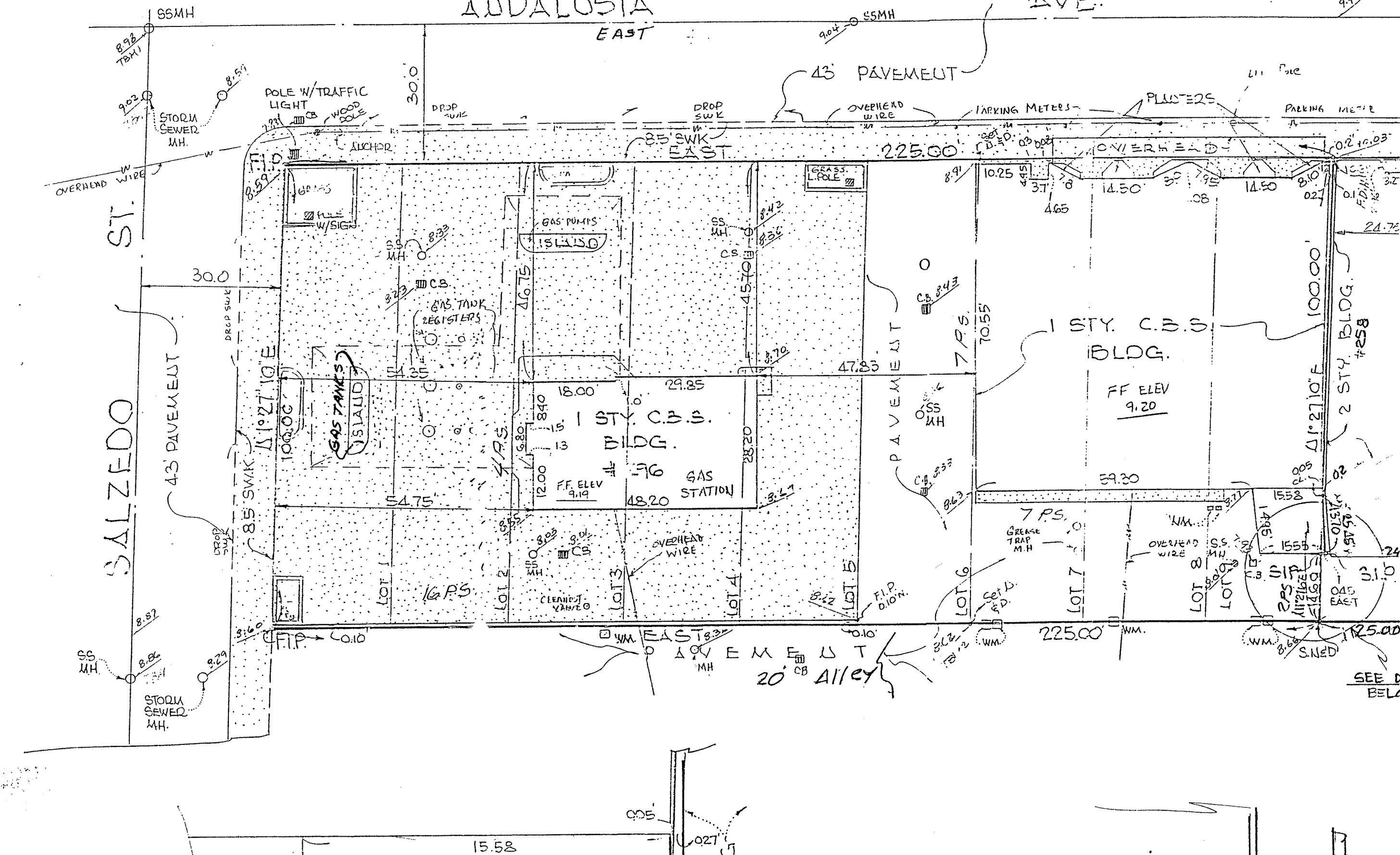
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 BLOCK 7, OF "CORAL GABLES CRAFT'S SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA,

⊗ W.V.

AUDALUSIA

ΔVE

9.41



.....

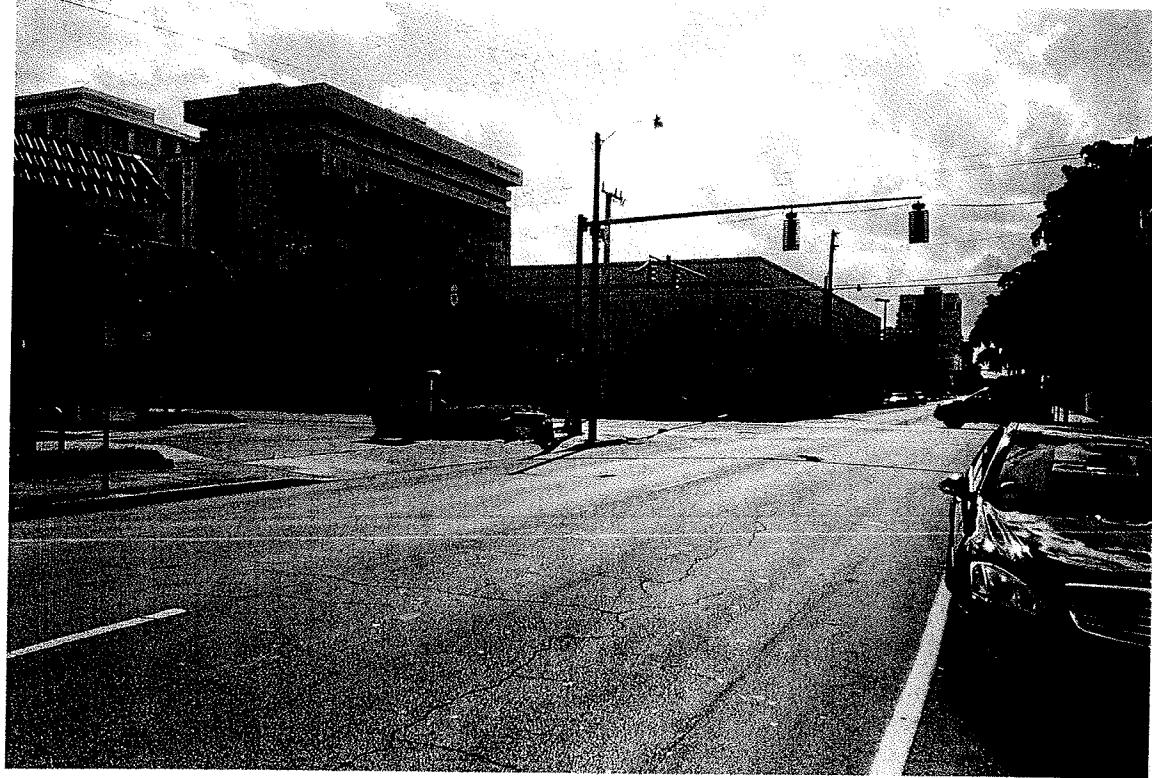
Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

ANDALUSIA AVENUE
EAST VIEW



- WEST VIEW -



.....
Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

2960 ANDALUSIA

LOT # 1-2-3-4-5

FOLIO # 03-4117-005-1690

FRONT



- REAR -



401 Miracle Mile • Suite 301 • Coral Gables, Florida 33134

Phone: (305) 442-9020 • Fax: (305) 442-8284

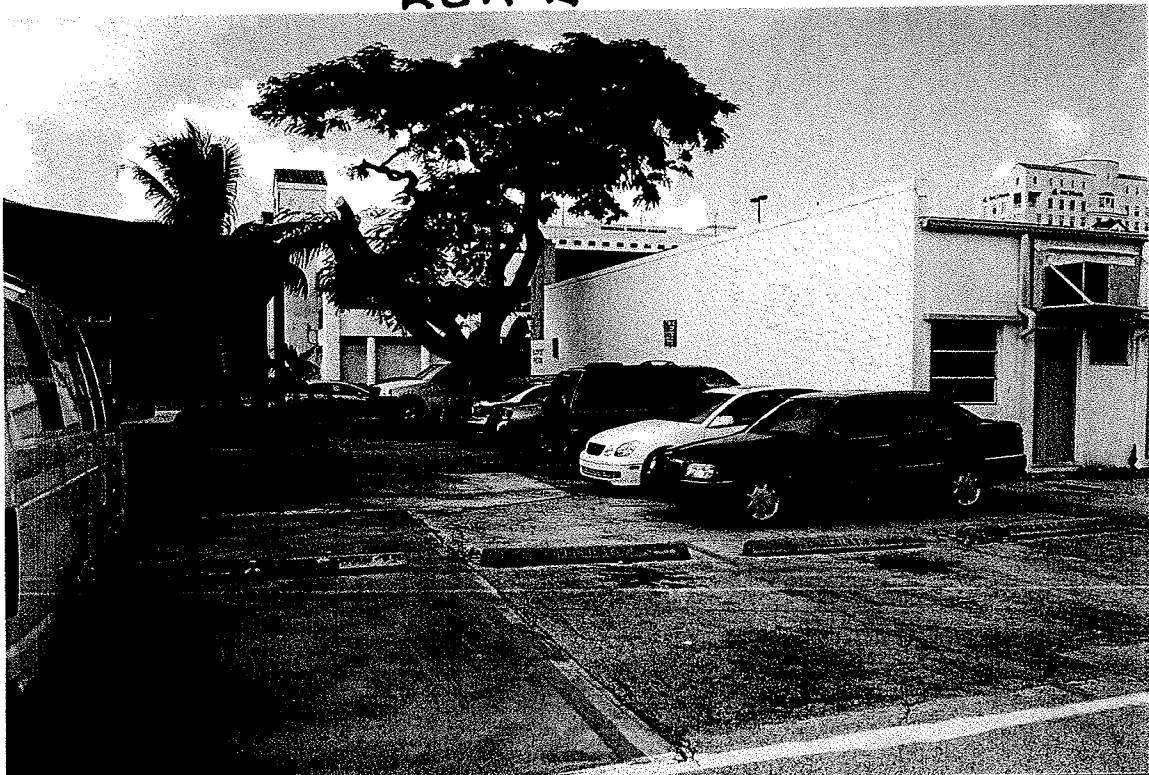
.....
Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

LOT #6
FOLIO# 03-4117-005-1740
FRONT



- REAR -



401 Miracle Mile • Suite 301 • Coral Gables, Florida 33134

Phone: (305) 442-9020 • Fax: (305) 442-8284

.....
Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

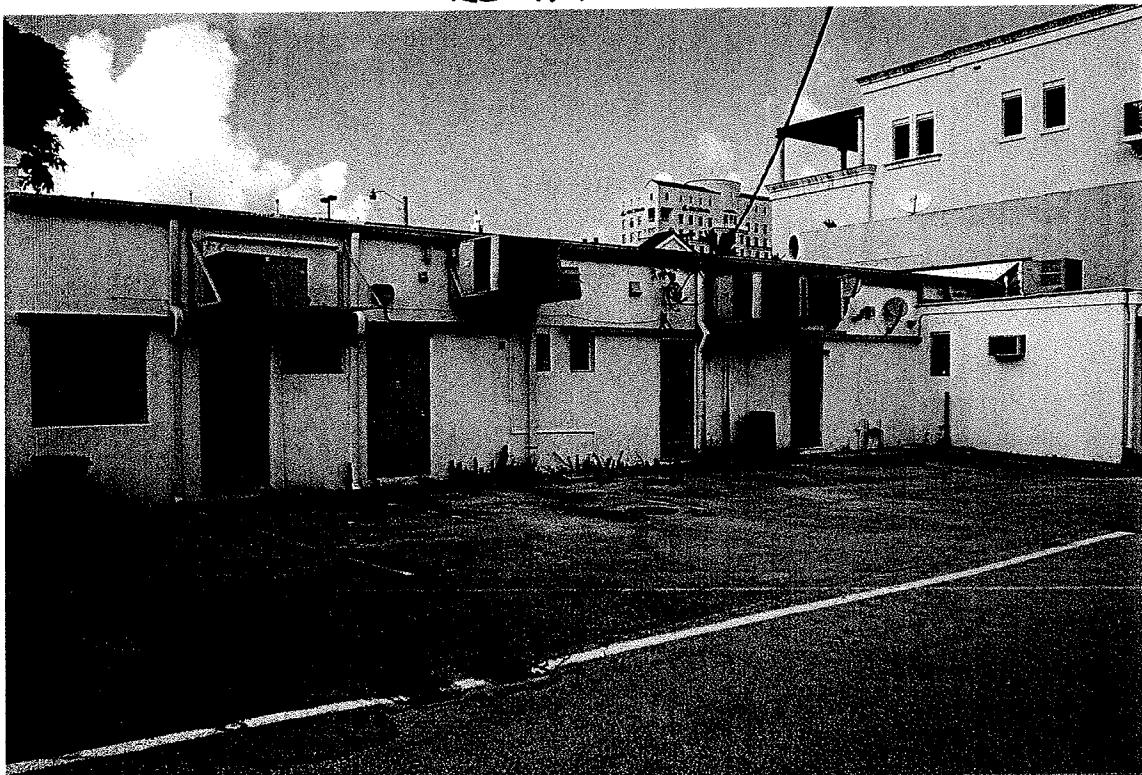
256-264 ANDALUSIA AVENUE

LOT # 789
FOLIO # 03-4117-005-1750

FRONT



— REAR —



401 Miracle Mile • Suite 301 • Coral Gables, Florida 33134

Phone: (305) 442-9020 • Fax: (305) 442-8284

Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

246-248 ANDALUSIA AVENUE

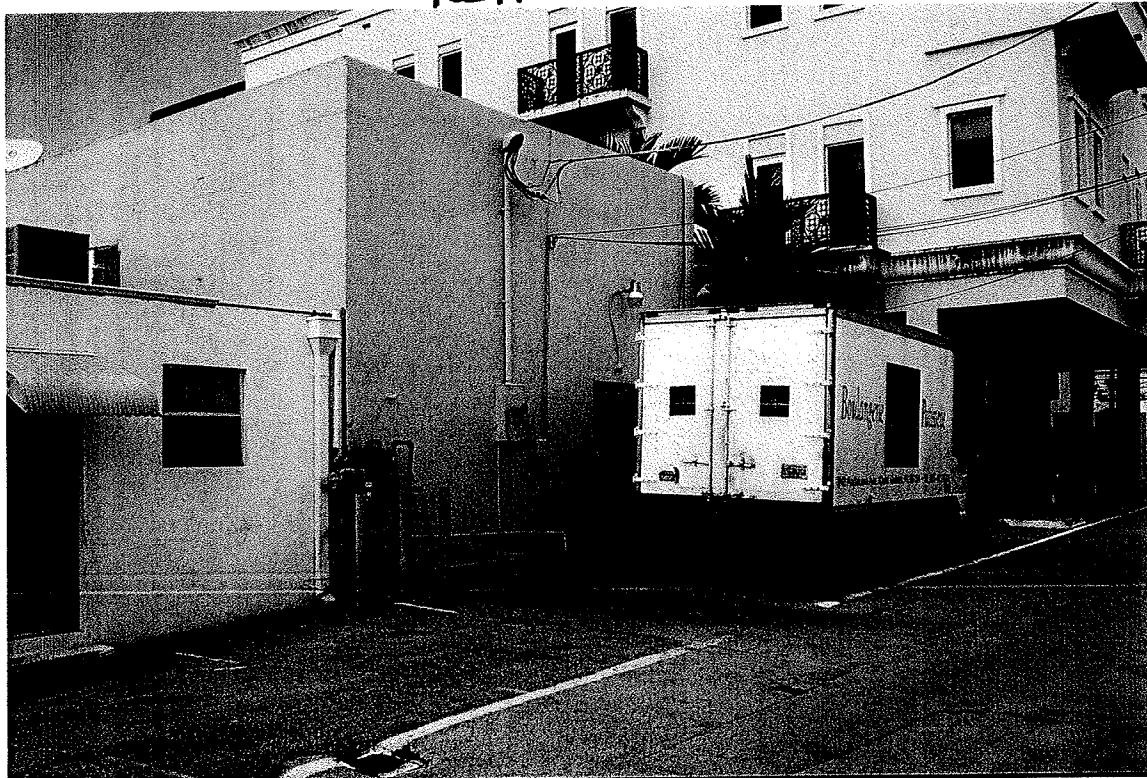
LOT #10

Folio # 03-4117-005-1760

FRONT



- REAR -



401 Miracle Mile • Suite 301 • Coral Gables, Florida 33134

Phone: (305) 442-9020 • Fax: (305) 442-8284

ARTICLE 4 - ZONING DISTRICTS

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 provided with shades, screens, or drapes to screen illumination from within the building.
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.
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.
7. Additional criteria for medical clinics:
 - 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, including, without limitation, all licensing requirements.
8. Overnight accommodations and restaurants.
 - 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.
 - 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.
 - 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.

Section 4-302. Commercial District (C).

- 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

ARTICLE 4 - ZONING DISTRICTS

things within the City.

B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses, buildings or structures as follows:
 - a. Flagpoles.
 - b. Fountains.
 - c. Planters.
 - d. Reflecting pool(s).
2. Alcoholic beverage sales.
3. Animal grooming and boarding.
4. Assisted living facilities.
5. Automobile service station.
6. Camps.
7. Community center.
8. Congregate care.
9. Day care.
10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
11. Educational facilities.
12. Funeral home.
13. Government uses.
14. Indoor recreation/entertainment.
15. Medical clinic.
16. Municipal facilities.
17. Nighttime uses.
18. Nursing homes.
19. Offices.
20. Overnight accommodations.
21. Parking garages.
22. Parking lots.

ARTICLE 4 - ZONING DISTRICTS

- 23. Public transportation facility.
- 24. Restaurants.
- 25. Restaurants, fast food.
- 26. Retail sales and services.
- 27. Swimming pools as an accessory use.
- 28. Temporary uses.
- 29. TV/radio studios.
- 30. Utility/infrastructure facilities.
- 31. Vehicle sales/displays.
- 32. Vehicle service, major.
- 33. Veterinary offices.

C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
- 2. Helistop.
- 3. Marina facilities.
- 4. Mixed use building(s).
- 5. Outdoor recreation/entertainment.
- 6. Private yacht basin.

D. Performance standards.

- 1. Minimum parcel of land:
 - a. Less than forty-five (45) feet in height shall be a minimum 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.
- 2. Minimum parcel dimensions:
 - a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
- 3. Minimum setbacks. The following setbacks shall be provided for all buildings:

ARTICLE 4 - ZONING DISTRICTS

- a. Front:
 - 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.
- b. Side:
 - 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.
- c. Rear:
 - i. Abutting a dedicated alley or street: None.
 - ii. Not abutting dedicated alley or street: Ten (10) feet.
- 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.
- e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

4. Floor area ratio: 3.0.

5. Height. 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, which ever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.

6. Nighttime uses adjacent to a residential district.

- 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

ARTICLE 4 - ZONING DISTRICTS

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.
 - i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - 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.
- h. Overnight accommodations.
 - 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.

7. Additional standards for mixed-use development.

- a. Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.
- b. Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.
- c. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.

Section 4-303. Industrial District (I).

- A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City.
- B. Permitted uses. The following uses are permitted in the I District subject to the standards in this

October 8, 2010
 City of Coral Gables - Planning Department
 Letters Received from Property Owners
 Application No. 09-10-119-P (246-296 Andalusia Avenue - Change of Land Use)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	10 07 10	Samir Al-Barg 5800 S.W. 34 Street Miami, FL 33155	X		
2.	10 07 10	Gilmor Land Corp. 247 Almeria Avenue Coral Gables, FL	X		This will create even greater traffic problems in this area. These small streets were not made to handle all this traffic.
3.	09 29 10	Sergio & Mary M. Abreu 100 Andalusia Avenue #404 Coral Gables, FL 33134	X		
4.	09 29 10	John and Joseph Briggle, DDS 368 Sevilla Ave Coral Gables, FL 33134	X		As a small business owner in C.G., we object to change of land use when 'high-rise intensity' will adversely affect street parking currently present on Andalusia Ave. We are against building that does not retain current levels of street parking for the public.
5.	09 28 10	2701 LeJeune, LLC 2855 LeJeune Road 4 th Floor Coral Gables, FL 33134	X		
6.	09 27 10	William Nabors 217 Valencia Avenue Coral Gables, FL 33134	X		