

City of Coral Gables
Planning Department Staff Report

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

From: Planning Department

Date: January 9, 2008

Subject: **Application No. 08-07-024-P. Change of Land Use, Rezoning and Site**

Plan Review. Proposed amendments to previously approved project referred to as the "Bahamian Village" on property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Albans Park Section (multiple street addresses), Coral Gables, Florida, requesting the following:

Local Planning Agency (LPA) review for:

1. Change of land use from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" on Lot 24 as prerequisite for rezoning and site plan review for inclusion in the previously approved project.

Planning and Zoning Board review for:

2. Change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24.
3. Site plan review of proposed amendments to the previously approved project on Lots 7-27 consisting of a two story commercial building and 79 surface parking spaces.

Recommendation

The Planning Department based on the following findings of fact which are provided within this Staff report recommends approval of the proposed amendments to the previously approved commercial project referred to as the "Bahamian Village" on the property legally described as Lot 7-27, Block 1B, MacFarlane Homestead and St. Albans Park Section (multiple street addresses), Coral Gables, Florida:

Local Planning Agency (LPA) review for:

1. Change of land use from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" on Lot 24 as prerequisite for rezoning and site plan review for inclusion in the previously approved project.

Planning and Zoning Board review for:

2. Change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24.
3. Site plan review for amendments to the previously approved project on Lots 7-27 consisting of a one story commercial building and 79 surface parking spaces.

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Conditions of Approval

In furtherance of the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, Zoning Code, City Code and other applicable City provisions, the recommendation of approval is subject to the following conditions of approval shown in ~~strike thru~~ / underline format:

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:
 - i. Site plan, building elevations and building program prepared by ~~Beame Architectural Partnership Hersh Vitalini Corazzini~~, dated ~~August 15, 2004~~ August 1, 2007.
 - ii. Landscape Plan prepared by ~~Beame Architectural Partnership Hersh Vitalini Corazzini~~, dated ~~July 20, 2004~~ August 1, 2007 and revised on December 20, 2007.
 - iii. Traffic impact study prepared by Civil Works, Inc., dated ~~April 2004~~ August 2007.
 - iv. 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.
 - v. 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.
 - vi. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated ~~October 28, 2004~~ December 28, 2007.
 - vii. All representations proffered by the applicant's representatives provided as a part of the review of the application at public hearings.
 - viii. Changes to the proposed plans required by the City Commission as part of the review of this a 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

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construction of water, sewer, gas, electrical and other infrastructure facilities subject to the Director of the Public Works Department review and approval.

The applicant has submitted an application package that includes a Statement of Use, proposed land use and zoning maps, site plan and landscape plan, building elevations, building program and other miscellaneous support documents which are provided in Attachment A.

Request

The proposed change of land use and zoning would correct a situation where incompatible land uses exist, and would result in the appropriate land development pattern for this property. The residential use of Lot 24 is inconsistent with the previously approved commercial land use and zoning designations which surround this property. When the original application was submitted in 2005, the Planning Department recommended that Lot 24 be included and designated for commercial use and incorporated into the site plan. At that time, the existing single-family residence located on Lot 24 was under separate ownership and not a part of the previously approved proposal. Therefore, the land use and zoning designations for Lot 24 remained for single-family residential use. Compliance with all previously conditions of approval would still be required.

Review Requirements

The proposed change of zoning designation and amendments to the previously approved "Bahamian Village" site plan require review and recommendation by the Planning and Zoning Board and consideration and adoption in ordinance form by the City Commission (two public hearings). This proposal is considered a "small scale" amendment according to the thresholds established by the Department of Community Affairs (DCA). Therefore, no state required impact analysis is necessary and DCA review between the Commission's 1st and 2nd readings is not required.

Facts – Background and Proposed Project

Application	Request
Change of land use (Lot 24 only)	Yes-from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity"
Comprehensive Plan text amendment	No
Change of zoning (Lot 24 only)	Yes-from "SFR", Single Family Residential to "CL", Commercial Limited
Zoning Code text amendment	No
Site plan review (Lot 7-27 - entire property)	Yes-revisions to previously approved site plan
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	No
Conditional uses	No

City Reviews:

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City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	11.09.07
Board of Architects	11.29.07
Board of Adjustment	01.07.08
Historic Preservation Board	N/A
Landscape Encroachment Review Board	Pending
Local Planning Agency	01.09.08
Planning and Zoning Board	01.09.08
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	TBD
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, Low-Rise Intensity" (Lots 7-23 & 25-27) and "Residential Use (Single-Family) Low Density" (Lot 24)
Zoning Map Designation	"CL", Commercial Limited (Lots 7-23 & 25-27) and "SFR", Single Family Residential (Lot 24)
Within Central Business District	No
Mixed Use District ("C", Commercial only)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

Surrounding Uses:

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1 story single-family residence and U.S.1 linear park	"Residential Use (Single-Family) Low Density" and "Parks and Recreational Use"	"SFR", Single Family Residential and "S", Special Use
South	G.W. Carver Middle School and Lola B. Walker Pioneers Park	"Educational Use" and "Parks and Recreational Use"	"S", Special Use
East	1 story commercial building and 1 story single-family residence	"Commercial Use Low-Rise Intensity" and "Residential Use (Single-Family) Low Density"	"CL", Commercial Limited and "SFR" Single Family Residential
West	U.S.1 linear park	"Parks and Recreational Use"	"S", Special Use

Site plan analysis:

Type	Date Completed
Concurrency Impact Statement (CIS)	08.01.07
Preliminary Zoning Analysis	11.01.07
Traffic study review completed	12.17.07

Site plan information:

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Type	Permitted	Proposed
Total site area	57,969 sq. ft. (1.33 acres)	57,969 sq. ft. (1.33 acres)
Floor area ratio (FAR)	3.0 FAR	0.4 FAR
FAR x total site area =	173,907 sq. ft.	---
Total square footage of buildings	---	21,000 sq. ft.
Building height	3 floors/ 45' within 100' of adjacent SFR of MF1 properties	2 floors/ 34'-1"
Office	---	15,424 sq. ft.
Restaurant	---	3,100 sq. ft.
Retail	---	2,476 sq. ft.

Setbacks:

Type	Required	Proposed
Setbacks:		
- Front: Grand Avenue	20' ft.	0' ft.*
Florida Avenue	0' ft.	10+ ft.
US1 / S. Dixie Hwy.	0' ft.	0' ft.
- Side (interior)	0' ft.	180'+ ft.
- Rear	N/A	N/A

* Variance was granted for 0' building setback.

Parking:

Uses	Required	Proposed
Retail	10 spaces	---
Restaurant	37 spaces	---
Office	52 spaces	---
Total on-site parking	99 spaces	79 spaces
Additional on-site parking (or deficit)	---	(-20 spaces)
Parking reduction granted via variance	---	(-20 spaces)
Total on-street parking	16 existing spaces (non-metered)	13 spaces (non-metered)
Additional on-street parking (or deficit)	---	(-3) spaces

Landscaping:

Location	Required	Provided
Landscape open space (on-site)	5,796 sq. ft. (10 %)	14,761 sq. ft. (25 %)
Additional landscaping (or deficit)	---	+10,942 sq. ft. (15 %)

Discussion

Property's Development History and Existing Uses

The entire property is approximately 1.33 acres in size and consists of eighteen (18) platted lots with frontages onto Grand Avenue (Lots 7-13), U.S. 1 (Lots 17-21) and Florida Avenue (Lots 22-27). The subject property is currently vacant and undeveloped, except for the existing residence located on Lot 24. No significant vegetation exists on the site.

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A change of land use, rezoning and site plan review was approved by the City on 01.20.05 for the "Bahamian Village" project located on Lots 7-23 and 25-27 (Ordinances No. 2005-03 and 2005-04). Existing and proposed land use and zoning designations maps are provided with the applicant's submittal package (see Attachment A). Copies of the previously adopted Ordinances and the previously approved site plan and building program are provided as Attachments B and C.

Previously Approved and Proposed Site Plan Comparison

The general location of the commercial building on the west side of the site would remain as previously approved. The originally approved commercial building was one (1) story and consisted of both retail and restaurant uses (11,583 sq. ft.). The proposed building approximately doubles that amount of space with the addition of a second story (21,000 sq. ft.). The first floor would be for retail, restaurant and office uses and the second floor would be for office use. The previously approved community center use and facility located on the southeast corner of the site is now not proposed in the revised site plan, and would be used for additional surface parking. The existing residence on Lot 24 would be demolished and also used for surface parking.

The following table compares the building programs for the previously approved and proposed site plans:

Category	Approved Plan	Proposed Plan	Change
Floor Area Ratio (FAR)	0.19 FAR	0.36 FAR	+ 0.17 FAR
Total building	11,583 sq. ft.	21,000 sq. ft.	+ 9,417 sq. ft.
Office	0 sq. ft.	15,424 sq. ft.	+ 15,424 sq. ft.
Restaurant	4,244 sq. ft.	3,100 sq. ft.	- 1,144 sq. ft.
Retail	5,926 sq. ft.	2,476 sq. ft.	- 3,450 sq. ft.
Community Center	1,413 sq. ft.	N/A	- 1,413 sq. ft.
Parking required	85 spaces	99 spaces	+ 14 spaces
Parking provided	71 spaces	79 spaces	+ 8 spaces
Additional parking	variance granted (-14 spaces)	variance granted (-20 spaces)	- 6 required on-site parking spaces

Site Access and Pedestrian Circulation

Vehicular access to the site would be provided on both Grand Avenue and Florida Avenue. An existing median separates east and west bound traffic along Grand Avenue in front of this property permitting access to the site by west bound traffic only. The applicant is proposing to construct a median cut to permit traffic to enter and exit the site from both east and west bound directions.

Two existing pedestrian crosswalks cross Grand Avenue to the project site. Both crosswalks are proposed to remain. The existing sidewalks along Grand Avenue on the south side of the property and U.S.1 along the west side of the property would remain. No sidewalk exists on either side of Florida Avenue along the north side of the property.

Traffic Study

The Public Works Department reviewed the Traffic Study prepared by the applicant's traffic consultant, and had no objections to the Study's findings and conclusions. The traffic study

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submitted by the applicant is on file at the Planning Department.

City Department Review

This proposal was reviewed by City Staff at a Development Review Committee (DRC) meeting on 10.26.07. The application was also distributed to the Public Works, Public Service, Police and Fire Departments for detailed review and comments. All comments provided have subsequently been addressed by the applicant and the recommended conditions of approval provided with this Staff report.

Letters of Support

The revisions to the previously approved project have been presented to both the Lola B. Walker Homeowners' Association (LBWHA) and the Village West Homeowners and Tenants Association (HOATA) for their review and comments. Both organizations have provided letters of support for the proposed amendments to the project. Copies of those letters are provided in the applicant's submittal package (see Attachment A). This proposal was also presented by the applicant's at a residents meeting that was held on 10.24.07 and 11.28.07 at the George Washington Carver Middle School.

Findings of Facts

This section evaluates the application for consistency with the Zoning Code and Comprehensive Land Use Plan (CLUP). This evaluation provides findings of fact and recommendations for compliance with each of the above.

Compliance with the Zoning Code

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

A. *An applicant-initiated district boundary change shall be approved if it is demonstrated that the application satisfies all of the following:*

1. *It is consistent with the Comprehensive Land Use Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan.*
 - d. *Does not directly conflict with any objective or policy of the Comprehensive Land Use Plan.*
2. *Will provide a benefit to the City in that it will achieve two or more of the following objectives:*
 - a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by;*
 - i. *Balancing land uses in a manner that reduces vehicle miles traveled: or,*
 - ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%); or*
 - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit*

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ridership, walking, or bicycle riding; or,

- b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values; or,*
- c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables; or*
- d. *Implement specific objectives and policies of the Comprehensive Land Use Plan; and*

3. *Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

Staff comments: All standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. The project would not permit uses or intensity exceeding that allowed by the proposed land use designation, and will not result in a decline in minimum level of service. This proposal is generally consistent with and implements specific CLUP objectives or policies. The proposal would reduce the amount of vehicle miles traveled by providing pedestrian and neighborhood uses and promotes redevelopment in an area experiencing decline. There is no evidence that the market value of adjacent properties would be adversely affected.

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

A. *Proposed amendments to the Text and Maps of the Comprehensive Land Use Plan shall be reviewed pursuant to the following standards:*

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

Staff comments: All standards identified in Section 3-1506 for the proposed CLUP map amendment are satisfied. The project is internally consistent and would advance CLUP objectives and policies (see following "Compliance with CLUP" section), and does not exceed available infrastructure capacity (see following "Concurrency Management" section). There are no environmentally sensitive issues regarding this property, and the project consists of only commercial uses with no residential units proposed.

Compliance with CLUP Goals, Objectives and Policies

Review of the CLUP finds the following CLUP Goals, Objectives and Policies are applicable and the following table provides findings of fact to determine consistency and inconsistency thereof:

Consistent CLUP Goals & Objectives and Policies are as follows:

Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
1.	OBJECTIVE 1-1.2: CONTROL BLIGHT AND PROMOTE REDEVELOPMENT. Efforts shall be made to control blighting influences, and	This project would develop a property that is primarily vacant and unimproved with a neighborhood scaled commercial project.

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Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
	redevelopment shall be encouraged in areas experiencing deterioration.	
2.	OBJECTIVE 1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN. By the year 2010 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 70 to 35.	The applicant is applying to change the land use and zoning of the existing single-family residential use to be consistent with the previously approved surrounding commercial use.
3.	OBJECTIVE 1-1.7: DISCOURAGE URBAN SPRAWL. Discourage the proliferation of urban sprawl by amending the land development regulations to include 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.	This application proposes the development of primarily vacant, underdeveloped land with an infill commercial project utilizing the provisions and regulations established in the Zoning Code. The intent of the project is to provide "infill" retail/commercial development for use of the adjoining neighborhoods. The proposed uses are pedestrian accessible and neighborhood scaled.
4.	POLICY 1.1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS. Encourage effective and proper development of employment centers of high quality which offer potential for local employment in reasonably close proximity to protected residential neighborhoods.	The proposed commercial project provides local employment opportunities to residents (within walking distance) of the surrounding residential neighborhood. The proposed development would provide retail/commercial services for use by the adjoining neighborhoods. The proposed development would provide economic activity to the area at a neighborhood scale.
5.	POLICY 1-1.7.2: DEVELOPMENT OF UNDEVELOPED LAND. Encourage development of remaining undeveloped and vacant isolated parcels of developable property through identification and staff assistance in providing information as to appropriate uses permitted by Code and proper procedures to be undertaken to obtain the proper development orders.	This property is currently undeveloped, unimproved and has no significant on-site landscaping. The proposed project would result in the planned redevelopment of the site. The project if developed with the conditions recommended by Staff would minimize the impact on the adjoining neighborhood.
6.	OBJECTIVE 1-1.8: ADEQUATE INFRASTRUCTURE FOR NEW DEVELOPMENT. Ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development.	The project has been reviewed for compliance with the City's Concurrency program, and that review indicated that there is adequate infrastructure available to support the project.

Inconsistent CLUP Goals, Objectives and Policies are as follows:

Ref. No.	CLUP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
1.	POLICY 1-1.3.1: AVOID ENCROACHMENT INTO NEIGHBORHOODS BY INCOMPATIBLE USES. Residential neighborhoods should be protected from intrusion by	Adjoining properties could be adversely affected by noise, increased nighttime traffic and activity and lighting associated with commercial use of property	Recommendation includes previously required operational provisions for limiting hours of nighttime commercial uses, exterior paging systems and music

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Ref. No.	CLUP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
	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.	and required on-site parking.	and deflection of nighttime lighting around perimeter of property.
2.	POLICY 1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES. Uses designated in the plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering when located adjacent to or across the street from incompatible uses such as residential uses.	Buffering of nighttime lighting is required.	Recommendation includes previously required operational provisions for light fixture deflectors around perimeter of parking lot and limit hours of nighttime lighting.
3.	POLICY 1-1.3.3: LIMITATIONS OF POTENTIALLY DISRUPTIVE USES. Normally disruptive uses may be permitted on sites within related districts only where proper design solutions are demonstrated and committed to in advance which will be used to integrate the uses so as to buffer any potentially incompatible elements.	Uses and hours of operation of commercial project could impact surrounding residential neighborhood.	Recommendation includes previously required operational provisions limiting of hours of commercial use and prohibiting potentially disruptive aspects such as exterior paging systems and music.

Staff comment: The application can be determined to be consistent with the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies subject to the recommended operational conditions of approval required for previously approved "Bahamian Village" project as provided in this Staff report.

Preliminary Zoning Analysis

A copy of the Building and Zoning Department's Preliminary Zoning Analysis is provided as Attachment D. That analysis indicates that the proposed project meets all applicable Zoning Code requirements. Where the requirements have not been met, the applicant has applied for and received variances from the Board of Adjustment.

Approved Variances

The Board of Adjustment on 01.07.08 approved variances allowing for a total of eighty (79) parking spaces vs. providing a minimum of ninety-nine (99) required parking spaces, and for the building's front setback permitting a 0' setback instead of the minimum required 20' setback.

Variances were granted in 2004 for the previously approved project for parking allowing seventy-one (71) parking spaces instead of the required eighty-seven (87) spaces and also for the building's front setback. A variance was granted for parking lot landscaping in 2004 which is not required for the current proposal.

Architectural Style Bonuses

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The project is proposed to be constructed in the Bahamian architectural style, and no Mediterranean or architectural style bonuses are being requested with this application. The proposed project was reviewed and received preliminary approval from the Board of Architects on 11.29.07.

Concurrency Management

This project has been reviewed for compliance with the Building and Zoning Department's Concurrency Management program. The Concurrency Impact Statement (CIS) issued by the Building and Zoning Department for the project indicates that there is adequate infrastructure available to support the project. The CIS is included as Attachment E.

Findings of Fact Summary

In summary, Staff based upon its analysis of the CLUP and applicable codes and information determined the following are findings of fact regarding this application:

1. The proposed project satisfies the Zoning Code's standards for CLUP map amendments and changes in zoning district boundaries.
2. The proposal is consistent with specific CLUP Goals, Objectives and Policies as identified herein subject to the recommended conditions of approval.
3. The proposed change of land use and zoning would correct a situation where incompatible land uses exist, and would result in the appropriate land development pattern for this property.
4. Commercial use of Lot 24 is consistent with the previously approved commercial project.
5. Previously approved conditions of approval for the site plan remain in effect.

Public Notification/Comments

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

Type	Explanation
Neighborhood meeting completed	Completed 10.24.07 and 11.28.07
Courtesy notification of all property owners within 1,000 feet of the subject property	Completed 12.27.07
Newspaper ad published	Completed 12.27.07
Posted property	Completed 12.27.07
Posted agenda on City web page/City Hall	Completed 01.04.08
Posted Staff report on City web page	Completed 01.04.08

No comments were received from property owners who were provided with the notification/comment form. A copy of the published newspaper notification of this public hearing item is included as Attachment F.

Respectfully submitted,

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Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package.
- B. Ordinances No. 2005-03 and 2005-04.
- C. Previously approved site plan and building program.
- D. Preliminary Zoning Analysis prepared by Building and Zoning Department.
- E. Concurrency Impact Statement.
- F. Copy of published newspaper notification (advertisement).

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