

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES GRANTING SITE PLAN APPROVAL FOR THE PROPOSED COMMERCIAL PROJECT REFERRED TO AS THE “2600 LEJEUNE OFFICE BUILDING”, AND LEGALLY DESCRIBED AS LOTS 25-32, BLOCK 6, BILTMORE SECTION (2524 LEJEUNE ROAD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 02-07-455-P; SUBJECT TO CERTAIN CONDITIONS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 02-07-455-P was submitted for site plan review for the property legally described in the heading of this resolution to permit the development of a ten story high-rise commercial project known as the “2600 LeJeune Office Building”; and,

WHEREAS, companion applications have been submitted and filed with the City for change of land use and change of zoning necessary to allow for the development of the project; and,

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area; and,

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on August 13, 2008 at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, at the August 13, 2008 Planning and Zoning Board meeting, the Board failed to pass a motion to deny, therefore no recommendation was provided on the proposed site plan (vote: 3-2); and,

WHEREAS, the City Commission on September 9, 2008, approved the request (vote: ___-___) subject to conditions; now therefore,

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

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. That in furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies, Zoning Code and other applicable City provisions the “2600 LeJeune Office Building” commercial project shall be approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, landscape plan, building elevations and building program contained in application package prepared by Behar Font & Partners, dated 08.05.08.
 - b. Traffic Study prepared by Richard Garcia & Associates, Inc., dated 02.09.07.
 - c. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 08.06.08.
 - e. All representations proffered by the applicant's representatives provided during public hearing review.
 - f. Changes to the plans required by the City Commission as part of the review of this application at public hearings.
2. General.
 - a. Restrictive Covenant. Within 30 days of approval and adoption of the ordinances, the property owner, its successors or assigns shall secure City Attorney review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render all approvals void.
3. Prior to the issuance of a building permit, or as otherwise specified in the Restrictive Covenant, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - a. City's Streetscape Master Plan. Provide landscaping and streetscape improvements to include the north side of the public right-of-way along Valencia Avenue between LeJeune Road and Hernando Street. All landscaping proposed within public right-of-way shall be consistent with the City's "MFSA" streetscape standards and Streetscape Master Plan, subject to review and approval by the Directors of the Public Works and Public Service Departments.
 - b. Building signage. No building signage shall be permitted above the second floor on any building elevation that faces onto "MFSA", Multi Family Special Area zoned property.
 - c. Sale or leasing of parking spaces. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited. The existing agreement for eighteen (18) spaces within the building for exclusive use by the First church of Christian Scientist shall be excluded from this restriction.
4. Prior to the issuance of the final Certificate of Occupancy (CO), the owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Applicant agrees to following as recommended by the Director of Public Works Department:
 - 1) Prepare and provide a traffic intersection analysis for the Biltmore Way and Hernando Street intersection and implement necessary improvements identified by that analysis, subject to review and approval by the Director of the Public Works Department.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2008.

(Moved: _____)
(Seconded: _____)
(Nays: _____)
(__ - __ Vote)
(Agenda Item ____)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

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