



**City of Coral Gables
CITY COMMISSION MEETING
November 18, 2008**

ITEM TITLE:

Resolution. Amendment to Conditions of Approval. A Resolution of the City Commission of Coral Gables amending previously approved Resolution No. 2005-231 which granted approval of the following for properties referenced as 2701 LeJeune Road, Coral Gables, Florida: 1) Special Locational Site Plan Review pursuant to Zoning Code Section 28-6, for properties adjacent to R and D use districts, to allow Mediterranean architectural bonuses for properties referenced as Parcel 1 (Crafts Section, Block 16, Lots 1-11 and Lots 39-48) and Parcel 2 (Crafts Section, Block 17, Lots 1-5 and west 24 feet of Lot 6 and Lots 43-48); and, 2) Conditional Use Review pursuant to Zoning Code Section 6-3, for a proposed drive-thru bank teller facility for Parcel 2 (Crafts Section, Block 17, Lots 1-5 and west 24 feet of Lot 6 and Lots 43-48), Coral Gables, Florida; whereas City National Bank desires to amend the condition requiring the installation and operation of security gates at both entrance and exit of the drive-thru bank facility; and the approval and all other conditions of approval contained in Resolution No. 2005-231 shall remain in effect; and providing for an effective date.

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

The Planning Department recommends approval of the amendment of Resolution No. 2005-231 by removing the condition requiring the installation and operation of security gates at both entrance and exit of the drive-thru bank facility. The draft Resolution showing the proposed amendments in ~~strike-thru~~ / underline format is provided as Attachment A.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at the 05.28.08 meeting recommended approved of the proposed amendment (Vote: 5-0).

BRIEF HISTORY:

Resolution No. 2005-231 was adopted by the City Commission on 12.13.05. The project that was approved was to construct the new Burger King International Headquarters (now Bacardi Headquarters) on one parcel (Parcel 1) and relocate City National Bank on a separate parcel (Parcel 2) into the building now referred to as the Sevilla Building.

City National Bank proposes to provide 24 hour a day ATM across within the approved bank drive-thru teller and ATM facility that will require unrestricted customer access. Resolution No. 2005-231 contains conditions of approval required by the City Commission at the time of adoption. The applicant is proposing to amend Resolution No. 2005-231 by removing the condition requiring the installation and operation of security gates at both entrance and exit of the drive-thru bank facility. All of the other originally required conditions of approval would remain in effect.

Staff's report and background information is provided as Exhibit B. The Planning and Zoning Board's 05.28.08 meeting minutes are provided as Exhibit C. Updated summary of public comments submitted to the City is provided as Exhibit D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
06.26.08	Resolution	Deferred by City Commission to allow applicant to resolve outstanding legal issues.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
05.28.08	Planning and Zoning Board	Recommended approval (Vote: 5-0)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.20.08	Published Planning and Zoning Board Meeting Agenda in newspaper and city web page
05.20.08	Public Hearing Courtesy Notification mailed to all properties within 1000 feet.
06.09.08	Memorandum to City Clerk requesting advertising of Resolution heading.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director	Elizabeth Hernandez City Attorney	David L. Brown City Manager

EXHIBIT(S):

- A. Resolution – Amendments to conditions of approval.
- B. 05.28.08 Planning Department Staff Report and Attachments.
- C. 05.28.08 Excerpts of the Planning and Zoning Board Meeting.
- D. Updated summary of public comments submitted to the City.

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