



City National Bank of Florida

MODIFICATION TO A SITE PLAN APPROVAL

CITY COMMISSION
OCTOBER 12, 2022



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2005 SITE PLAN APPROVAL

2005

THE CITY OF CORAL GABLES
RESOLUTION NO. 2005-231

A RESOLUTION GRANTING APPROVAL OF THE FOLLOWING FOR PROPERTIES REFERENCED AS 2701 LEJUNE ROAD, CORAL GABLES, FLORIDA: **8) SPECIAL LOCATIONAL SITE PLAN REVIEW PURSUANT TO ZONING CODE SECTION 28-6, FOR PROPERT**

USE DISTRICTS, TO ALLOW MEDITERR

BONUSES FOR PROPERTIES REFERENCE

SECTION, BLOCK 17, LOTS 1-11 AND LOTS 39

45-48), AND **9) CONDITIONAL USE REVIEW**

SECTION 6-3, FOR A PROPOSED DRIVE-THRU

FOR PARCEL 2 (GRANT'S SECTION, BLOCK

FEET OF LOT 6 AND LOTS 43-48), AS SET FOR

05-05-350-P AND 08-05-388-P; SUBJECT TO C

WHEREAS, after notice duly published as

record within 1,000 feet, the Planning and Zoning Board

2005 to consider the special locational site plan and condit

WHEREAS, after due consideration the P

held on November 30, 2005 recommended approval (3) to,

and conditional use subject to conditions; and

WHEREAS, after notice of public hearing

property owners of record within 1,000 feet, a public hearin

on December 13, 2005, at which hearing all interested pers

heard;

NOW THEREFORE, BE IT RESOLVED BY

OF CORAL GABLES:

SECTION 1. The recitals and findings of

Resolution are hereby adopted by reference thereto and in

this section.

SECTION 2. That a request for approval to

commercial development, consisting of two separate buil

zoned property and including a four (4) lane drive-thru bus

and Lots 39-48, Block 16, and Lots 1-5 and west 24 feet of

Section, Coral Gables, Florida, as set forth in Application N

application shall be and it is hereby granted subject to the

a. Application/supporting documentation. Construction of

the following:

- 3) Construction information/contact. The applicant shall complete the following to advise as to the construction status of the project:
- a) Provide the neighborhood immediately west of LeJeune Road a specific liaison/contact person including a contact name, contact telephone number and email, etc. to allow easy communication of potential concerns, construction activity progress, etc.
- b) Provide a minimum of 72 hour written notice to those residents impacted by any proposed partial street closures of any surrounding streets as a result of the projects construction activity. Full closure of streets shall be prohibited.
- c) Develop an email subscription/distribution list to allow communication between adjacent neighbors or interested parties to assist in communication.

1. Illumination. The following illumination standards shall apply to the buildings on both sites:

- 1) Onsite and building signage. All signage (including but not limited to building, facade, tenant, freestanding, window, street level, etc.) located and/or facing west or on LeJeune Road shall not be illuminated.
- 2) Building illumination. No external illumination of any portion of the buildings shall be permitted.
- 3) Illumination necessary to satisfy applicable emergency, building code, and life/safety requirements shall be exempt from the above prohibitions.
- j. Tandem parking. All tandem parking spaces shall be a maximum of two (2) parking spaces deep.

SECTION 3. That the applicant shall further be required to comply with all

applicable zoning regulations and any changes to the admitted plans in connection with the

conditional use 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 THIRTEENTH DAY OF DECEMBER, A.D. 2005.
(Moved: Wilfers / Seconded: Anderson)
(Yes: Anderson, Cabrera, Koryk, Wilfers, Slesnick)
(Unanimous 5-0 Vote)
(Agenda Item E-5)

DONALD D. SLESNICK II
MAYOR

WALTER JOSEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:
SUSAN M. HERNANDEZ
CITY ATTORNEY

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TIMELINE

- 2005 ● **Resolution No. 2005-231**
(adopted 12.13.05)
Special Location Site Plan Review and Conditional Use approval for both parcels (City National Bank and now Infinity)
- 2008 ● **Resolution No. 2008-196**
(adopted 11.18.02)
Amend the drive-thru bank teller requirement to not require security gates at both entrances/exits for City National Bank
- 2016 ● **Resolution No. 2016-139**
(adopted 05.24.16)
Additional exterior signage for Infinity
- 2022 ● **Resolution No. 2022-???**
(proposed)
Limited illumination for City National Bank of Florida

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EXISTING CONDITIONS



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PROPOSED MODIFICATION



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PROPOSED MODIFICATION



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PROPOSED MODIFICATION



SECTION 2.

- i. Illumination. The following illumination standards shall apply to the buildings on both sites:
 - 1) Onsite and building signage. All signage (including but not limited to building, facade, tenant, freestanding, window, street level, etc.) located and/or facing west or on LeJeune Road shall not be illuminated.
 - 2) Building illumination. ~~No external illumination of any portion of the buildings shall be permitted.~~ Direct view of lighting fixtures in the garage are prohibited. LED modules housed inside of solid bodied cylinders shall be provided to eliminate any direct light on LeJeune Road. All fixtures shall be dimmable with an astronomical time clock.
 - 3) Minimum required illumination and light levels necessary shall be provided to satisfy applicable emergency, building code, and life/safety requirements ~~shall be exempt from the above prohibitions.~~

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PUBLIC NOTIFICATION

| | |
|----------------|--|
| 3 TIMES | LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, COMMISSION |
| 1 TIME | PROPERTY POSTING PZB |
| 2 TIMES | WEBSITE POSTING PZB, COMMISSION |
| 2 TIMES | NEWSPAPER ADVERTISEMENT PZB, COMMISSION |

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STAFF RECOMMENDATIONS

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STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

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City National Bank of Florida

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SITE PLAN APPROVAL

CITY COMMISSION
SEPTEMBER 12, 2022



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