



City of Coral Gables
CITY COMMISSION MEETING
October 11, 2022

ITEM TITLE:

Resolution. Modification to Conditions of Site Plan Approval. A Resolution of the City Commission of Coral Gables, Florida amending previously approved Resolution No. 2008-196, which amended Resolution No. 2005-231, pursuant to Zoning Code Section 14-203 to amend the condition regarding illumination on “Parcel 1” legally described as Lots 1-11 and Lots 39-48, Block 16, and “Parcel 2” legally described as Lots 1-5 and west 24 feet of Lot 6 and Lots 43-48, Block 17, Crafts Section, (2701 and 2855 Le Jeune Road), Coral Gables, Florida; and the approval and all other conditions of approval contained in Resolution No. 2008-196 shall remain in effect; and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their September 14, 2022, meeting recommended approval of the proposed Modification to Conditions of Site Plan Approval (6-0).

BRIEF HISTORY:

An application has been submitted by City National Bank of Florida related to their proposed renovations of the building’s façade. The exterior renovation includes proposed indirect illumination of the new architectural features. However, the property was approved in 2005 with a condition to prohibit illumination of any portion of the building. Therefore, the request submitted is to modify the conditions regarding illumination contained in Resolution Nos. 2005-231 and 2008-196.

Background

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 once referred to as the ‘Sevilla Building.’ Both proposed buildings were reviewed as a single commercial development that face onto LeJeune Road and are separated by Sevilla Avenue. Two approvals were granted: (1) Special Location Site Plan Review was required for Mediterranean bonuses because the project is located across the street from duplex zoned properties, and (2) Conditional Use approval was granted for the drive-thru bank teller and ATM facility. All the buildings and the drive-thru bank facility have already been constructed.

The following is a chronology of previous City legislation leading to the current application:

1. 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)
2. 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

3. Resolution No. 2016-139 (adopted 05.24.16) – Additional exterior signage for Infinity

Planning & Zoning Board Meeting

At the September 14, 2022, Planning & Zoning Board meeting, the Board members discussed the proposed Modification to Conditions of Site Plan Approval and the specifics of the exterior renovation. The Planning & Zoning Board recommended approval (6-0).

The draft Resolution for the Modification to Conditions of Site Plan Approval is provided as Exhibit A. The applicant’s submittal is provided as an attachment to the Staff Report as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
06.06.22	Applicant Neighborhood Meeting.
09.01.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.02.22	Sign posting of property.
09.02.22	Planning and Zoning Board legal advertisement.
09.09.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.28.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for City Commission.
09.30.22	City Commission legal advertisement.
10.04.22	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Draft Resolution – Modification to Conditions of Site Plan Approval.
- B. 09 14 22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 09 14 22 Planning & Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.