

CITY OF CORAL GABLES, FLORIDA**RESOLUTION NO. _____**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING MIXED USE SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-201, "MIXED USE DISTRICT (MXD)", FOR THE CONSTRUCTION OF THE SECOND PHASE OF THE EXISTING COMMERCIAL PROJECT REFERRED TO AS THE "COLUMBUS CENTER" ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 3-40 AND PORTIONS OF ALLEYWAY, BLOCK 22, SECTION L (100 ALHAMBRA CIRCLE AND 1 ALHAMBRA PLAZA), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE AT THE CITY)

WHEREAS, an Application was submitted requesting mixed use site plan review pursuant to Zoning Code Section 4-201 for construction of the second phase of the existing development referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; and,

WHEREAS, the Application requires City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and applicable Comprehensive Plan Mixed Use District (MXD) provisions; and,

WHEREAS, the Application has been submitted concurrently with a request for a review of the Planned Area Development (PAD) referred to as the "Columbus Center", consisting of the existing Columbus Center office building and the proposed second phase containing primarily multi-family residential units; and,

WHEREAS, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand (1000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 11, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the Planning and Zoning Board's June 11, 2014 meeting, the Board recommended approval of the proposed "Columbus Center" mixed use site plan (vote: 6-0) subject to conditions of approval; and,

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 26, 2014, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and,

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of the application submitted, the staff report, factual testimony, written and oral comments by members of the public, the recommendation of the Planning and Zoning Board and the findings that the request complies with the Comprehensive Plan and the standards in the City's Zoning and Land Development Regulations, the City Commission desires to approve this Resolution.

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. The proposed mixed use site plan review for the mixed use project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida, shall be and is hereby approved subject to all of the conditions of approval required in the Ordinance No. _____ for the Planned Area Development (PAD) for this property.

SECTION 3. The proposed mixed use site plan review shall be generally consistent with the following approved plans titled "Columbus Center":

1. Sheets L-1 through L-4.1, prepared by Witkin Hults Design Group, dated January 17 and May 1, 2014;
2. ST-1.0 through ST-1.2 and A-0.4 through A-3.4, prepared by Behar, Font, Partners, PA, dated May 16, 2014; and
3. Sheets EX-1 through EX-4, prepared by Kimley Horn and Associates, dated April 21, 2014.

SECTION 4. 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 5. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 6. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS ____ DAY OF _____ A.D., 2014.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY