

**City of Coral Gables  
CITY COMMISSION MEETING  
December 14, 2010**

**ITEM TITLE:**

**Ordinance on First Reading. Conditional Use.** An Ordinance of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, Development Review, Division 4, Conditional Uses, for a bank drive-through facility within the Commercial Limited (CL) District on the property legally described as Lots 23-34, Block 3, Biltmore Section (595 Biltmore Way – Northern Trust Bank), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

The Planning Department recommends conditional use site approval to allow a bank drive-through facility for the property located at 595 Biltmore Way subject to the following conditions of approval:

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 prepared by Glidden, Spina & Partners, dated 12.01.10.
  - b. Queuing Analysis prepared by David Plummer and Associates, dated 07.27.10.
  - 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 12.06.10.
  - 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 submit a Restrictive Covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft Restrictive Covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall provide for annual payment for the loss of three (3) on-street parking spaces resulting from the project.

See Exhibit A – Ordinance.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 11.03.10 meeting recommended approval (vote: 6-1) of the conditional use for the drive-through facility with Staff's recommended conditions of approval.

**BRIEF HISTORY:**

The applicant is requesting conditional use review to allow a drive-through facility associated with a new banking facility for Northern Trust Bank. Zoning Code, Section 4-301 requires drive-through facilities in the Commercial Limited (CL) District when adjacent to Residential, Multi-Family (MF2) District to undergo conditional use review. The subject property is on the northeastern corner of the intersection of Segovia Street and Biltmore Way and is bounded by MF2 zoning to the west and southwest. The remaining three (3) corners of the intersection are occupied with the following high rise structures:

1. NW corner - 13 story building ("Gables Plaza"- 625 Biltmore Way)
2. SW corner - 13 story building ("Biltmore II Condominium"- 600 Biltmore Way)
3. SE corner - 15 story building ("550 Biltmore Building" - 550 Biltmore Way)

The project completed the City Development Review Committee review and has addressed all City Department comments. Preliminary Board of Architect review and approval has also been secured. City staff review finds the request based upon the Findings of Fact contained in the Planning Department staff in conformance with the Zoning Code and recommends approval of the application.

The following exhibits are provided as backup information:

- B. 11.03.10 Planning Department Staff report.
- C. Applicant's submittal package.
- D. 11.03.10 Planning and Zoning Board meeting minutes.
- E. Updated public comments.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		

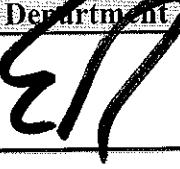
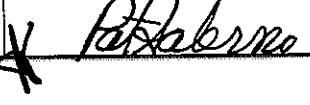
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
11.03.10	Planning and Zoning Board	Approval - Conditional use review with conditions (vote: 6-1)

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
10.21.10	Courtesy notification mailed to property owners within 1,000 feet of the subject property.
10.22.10	Posted property.
10.22.10	Published Planning and Zoning Board Meeting Agenda in newspaper.
10.19.10	Posted agenda on City web page/City Hall.
10.29.10	Posted Staff report on City web page.
12.10.10	City Commission memo and all attachments posted on City web page.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
		

**EXHIBIT(S):**

- A. Ordinance.
- B. 11.03.10 Planning Department Staff report.
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