

July 7, 2014

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, FL 33134

Re: 1200 Ponce de Leon Boulevard / Request for Rezoning, Site Plan Approval, and Conditional Use

Dear Mr. Trias:

The purpose of this application is to obtain the proper approvals from the City of Coral Gables for the redevelopment of the site located at 1200 Ponce de Leon Boulevard.

The property at 1200 Ponce de Leon Boulevard consists of a 28,524 square foot (0.6558 acre) property at the southwest corner of the intersection of Antilla Avenue and Ponce de Leon Boulevard in the City of Coral Gables. The site contains a circular two-story office building and its supporting parking and circulation. The existing building has a total floor area of 12,876 square feet and the site contains 29 parking spaces.

The owners plan to demolish the existing office building and replace it with a 16-story office tower. A drive-through facility will be included. As part of the redevelopment of the site, Lots 6 & 7 on the western end of the property need to be rezoned from Multi-Family (MF-2) to Commercial (C). These two lots are already part of the site and have been used for parking since the construction of the existing building in 1972. (See attached Site History). The re-zoning will bring Lots 6 and 7 into conformity with the existing Commercial zoning on the balance of the site.

The underlying Future Land Use designation of this entire property on the City of Coral Gables Future Land Use Map, including Lots 6 and 7, is Commercial High Rise.

This Future Land Use designation allows buildings up to 150 feet tall with an FAR of up to 3.0 which may be increased to 190.5 feet and a FAR of 3.5 pursuant to the Mediterranean Design Bonus regulations. The proposed re-zoning of Lots 6 and 7 will correct the inconsistency between the existing Residential zoning and the Commercial Future Land Use Designation on those lots.

In addition to the re-zoning of Lots 6 and 7, the owner is requesting site plan approval for a new building and site layout. The new building will contain 16 stories and 96,427 S.F. of commercial space. The FAR will be 3.38. A total of 322 parking spaces are required; 335 will be provided.

A conditional use approval is also requested for the proposed drive-through facility which will be accessed on the northerly side of the property from Antilla Avenue and will be completely incorporated within the proposed building envelope so as to not be visible. As required by City code, we are providing the following responses to the standards for review for the Conditional Use request, as found in Section 3-408:

A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.

The purpose of the conditional use is to allow a drive-thru facility for a bank in this proposed building. Drive-thru facilities are available by conditional use in the Commercial zoning district and the Commercial zoning district is consistent with the Commercial High-Rise Intensity future land use designation on the Future Land Use Map in the City's comprehensive plan. Thus the use is presumed to be consistent with and further the goals of the Comprehensive Plan unless it contains objectionable or unsafe features.

B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.

This property is designated Commercial High-Rise Intensity on the Future Land Use Map. The same land use designation is found to the north and south of this project, and Ponce de Leon Boulevard lies to the east. Thus it can reasonably be anticipated that the proposed commercial use for a drive-thru facility for a bank will be compatible with existing and planned uses in the area. The only possible exception is to the west where the property abuts Residential Multi-Family Medium Density land use. The drive-thru facility will be physically located away from the western boundary of the property and will be completely

incorporated within the building envelope to avoid any potential conflicts between the residential and commercial uses.

C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.

Drive-thru facilities are universally associated with banks in today's business environment. They make banks better able to serve their customers and they greatly increase the speed and convenience of business transactions. There is nothing inherent in a drive-thru facility which would conflict with the needs and character of the City or the immediate neighborhood, which is commercial in nature.

D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.

As noted previously, this property has commercial land use and commercial zoning, and properties to the north and south are the same. To the east is Ponce de Leon Boulevard. The only potential conflict could be with property on the west side of the site which is zoned residential. Therefore, the drive-thru facility will not be located immediately adjacent to this site's common property line with residential zoning but will be located further east on the site, and will be completely incorporated within the building envelope. Therefore there should be no adverse effect on other properties in the area.

E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.

The proposed use is a drive-thru facility associated with the bank in the new office building to be constructed on this location. Banks with drive-thru facilities are very common and appropriate to commercial/retail zoning districts. This particular facility will be designed in such a way that it will operate safely and facilitate good traffic flow and it will also be aesthetically pleasing so that it will have no adverse effect on adjacent uses buildings or structures.

F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

As can be seen on the attached site plan, this parcel will function well with a bank drive-thru facility. The parcel is large enough to accommodate the building, its associated parking, and this drive-thru.

G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.

A drive-thru banking facility is very common in retail and commercial environments and nothing in its nature will be detrimental to the health, safety and welfare of the community.

H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.

As can be seen from the attached site plan, this drive-thru facility has been thoughtfully designed so that its traffic flow functions well within the context of the general site parking and circulation. Traffic for the facility will be brought in from Antilla Avenue and then routed in a circular pattern around an internal structure so that the bank machines and tellers are easily accessible to car drivers. After completing their transactions drivers can exit back onto Antilla Avenue without conflicting with the other on-site vehicular traffic which will have its own separate ingress/egress point further to the west on Antilla Avenue. The site plan also provides for an internal ground-level loading bay, also located away from the site's regular vehicular circulation. Please also review the traffic study and stacking analysis which is included with this submittal and supports this conclusion.

I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

A concurrency impact statement will be requested so as to confirm that the proposed project, including the drive through, complies with the applicable concurrency standards.

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We are confident that this project will greatly enhance the North Ponce area and add to the City's world renowned reputation for premiere office buildings and, accordingly, respectfully request your favorable consideration of this application.

Sincerely,



Mario Garcia-Serra

MG/op

Enclosures

MIA_ACTIVE 4178318.2

OFIZZINA – 1200 Ponce De Leon Boulevard **Comprehensive Land Use Plan Analysis**

Ofizzina is a proposed 16-story office building located at 1200 Ponce de Leon Boulevard at the corner of Ponce de Leon Boulevard and Antilla Avenue. The property is designated Commercial High Rise on the City’s Future Land Use Map. This designation allows buildings to be constructed up to a height of 150 feet with a floor area ratio (“FAR”) of 3.0, which may be increased to 190.5 feet and a FAR of 3.5 pursuant to the Mediterranean Design Bonus regulations. Ofizzina has been designed to achieve the Mediterranean Design Bonus by incorporating many design features and elements of the Mediterranean style.

Ofizzina is consistent with the following Goals, Objectives and Policies of the City’s Comprehensive Plan:

Goal FLU-1 – Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Ofizzina will strengthen and enhance the City of Coral Gables as a vibrant business community by adding additional commercial and financial entities to the City’s already impressive business community.

Objective FLU-1.1 - Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.

Ofizzina will preserve Coral Gables as a “placemaker” and balance the existing and future surrounding land uses to achieve a high quality living and working environment. The property is currently designated as Commercial High Rise and the Applicant will maintain the existing land use. The project will also enhance the infrastructure, facilities and services surrounding the development and be consistent and compatible with the surrounding uses.

Objective FLU-1.7 – Discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas.

Ofizzina will create an infill redevelopment project which will discourage urban sprawl and encourage reuse of underutilized parcels that supports walking, bicycling and public transit use. Ofizzina will replace an older, underutilized parcel with a Class A office product and financial institution that will revitalize and reenergize this area of Ponce de Leon Boulevard.

Objectives DES-1.1 – Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.

Ofizzina will bring new energy and excitement to the North Ponce Area while reaffirming the original George Merrick’s vision for Coral Gables’ design, look and lifestyle. Ofizzina is a signature design by Corwil Architects that creatively incorporates the City’s architectural heritage including Mediterranean style architecture, arcades and loggias and a tower element at the top of the building, while providing a balance between uses. The project creates large pedestrian walkways and colonnades for the public use in keeping with the urban framework of the northern end of Ponce de Leon Boulevard.

Objective DES-1.2 - Preserve the Coral Gables Mediterranean design and architecture.

Ofizzina is beautifully designed in Mediterranean architectural style compatible with the City’s architectural heritage. The development promotes sound, aesthetically pleasing commercial uses and is designed to ensure the preservation of the unique character of the City’s Mediterranean architecture.

Policy DES-1.2.1 – Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Ofizzina satisfies the requirements to achieve development bonuses of height and FAR, as it enhances Coral Gables’ Mediterranean design character. Its design is a creative use of Mediterranean architecture which promotes public realm improvements and pedestrian amenities including plazas, colonnades and large walkable sidewalks along the street corridors. Ofizzina provides a visual linkage between contemporary architecture and the existing and new architectural fabric with clean lines and vertical and horizontal elements that incorporate Mediterranean features. The use of tower features, Mediterranean materials and elements on building facades, and loggias and/or arcades provide the architectural and public realm features necessary for achieving the desired Mediterranean Design Bonuses.

Policy GRN-1.3.2 – All new development proposals shall include designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-of-way to encourage walkability.

Ofizzina will include designated safe pedestrian paths of travel within the site and will provide pedestrian access to and from the public right-of-way to encourage walkability.