



**City of Coral Gables  
Planning and Zoning Staff Recommendation**

<b>Applicant:</b>	<b>Ofizzina 1200, LLC</b>
<b>Applications:</b>	<b>Change of Zoning and Conditional Use Site Plan Review</b>
<b>Property:</b>	<b>1200 Ponce de Leon Boulevard (Ofizzina)</b>
<b>Public Hearing - Dates/Times/ Location:</b>	<b>Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Applications.**

Change of zoning and conditional use site plan review for a drive-through bank teller facility for the commercial office project referred to as “Ofizzina”, as follows:

- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Multi-Family 2 District (MF2) to Commercial District (C) for the construction of a commercial office building referred to as “Ofizzina”, including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, and Article 5, “Development Standards”, Division 1, “Accessory Uses”, Section 5-115, “Drive-throughs, walk-up windows, and automatic teller machines (ATM)”, for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.*

Change of zoning and conditional use site plan review requires review and recommendation by the Planning and Zoning Board and City Commission at two (2) public hearings (via Ordinance).

## Summary of Application.

Ofizzina 1200, LLC, owners (hereinafter referred to as “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for a change of zoning and conditional use site plan review for a drive-through bank teller facility for consideration at public hearings for the commercial office project referred to as “Ofizzina” pursuant to, and in accordance with, the applicable City of Coral Gables Zoning Code provisions. The application package submitted by the Applicant is provided as Attachment A.

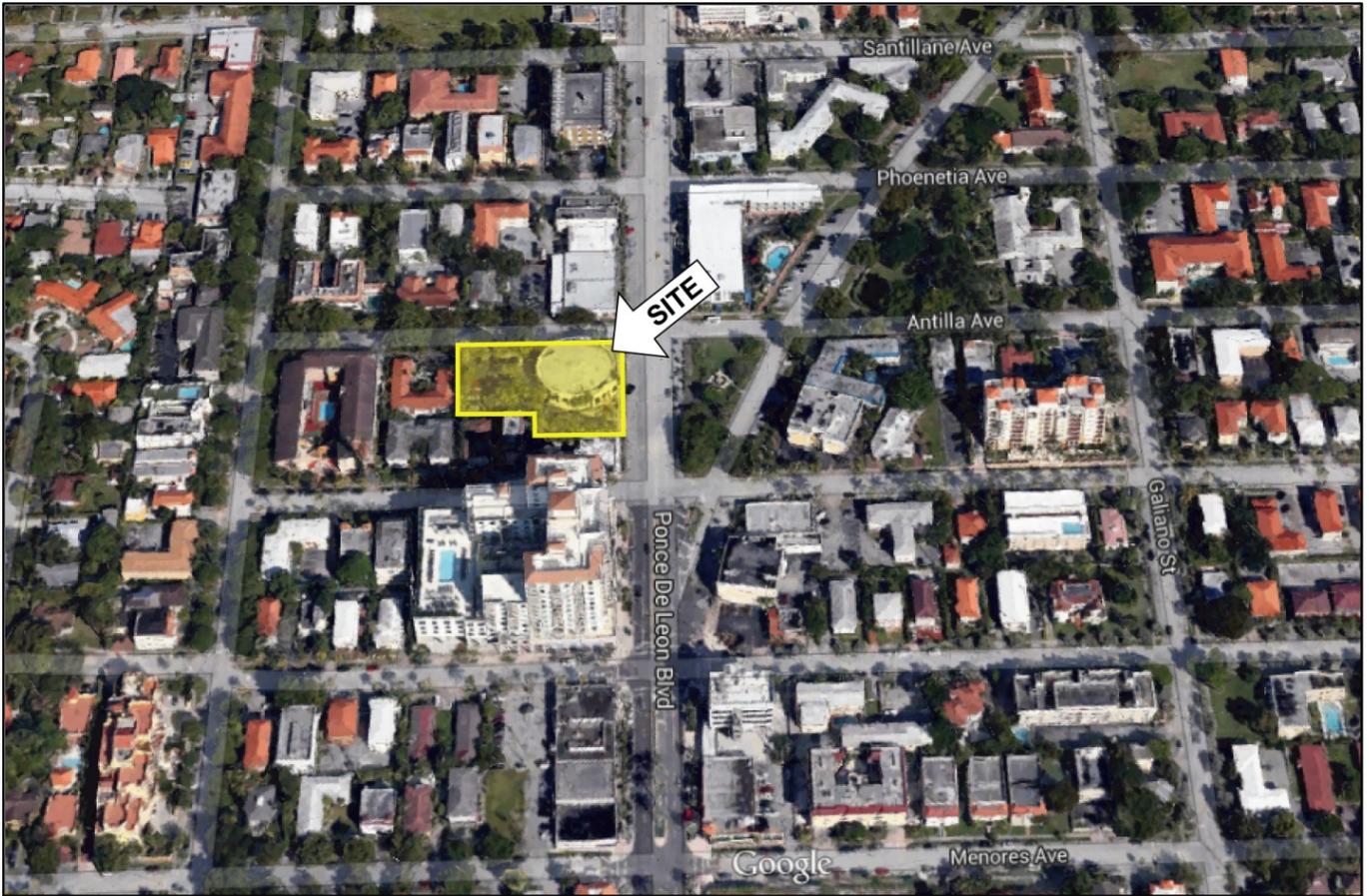
This property is located in the north Ponce corridor, on the southwest corner of the intersection of Ponce de Leon Boulevard and Antilla Avenue. The property is 0.65 acres (28,524 sq. ft.) in size. The project site is bounded by Ponce de Leon Boulevard (east) and Antilla Avenue (north). One (1) and two (2) story apartment buildings adjoin the property to the west, and a one story commercial building adjoins the property to the south. The north Ponce corridor is currently undergoing redevelopment with the recent construction of high-rise commercial office and mixed use projects such as the “Salamanca” (1300 Ponce) and “Villa Ponce” (1815 Ponce) projects.

The Applicant is requesting a change of zoning from Multi-Family 2 District (MF2) to Commercial District (C) for a portion of the property (Lots 6 and 7). The entire property has a “Commercial High-Rise Intensity” land use designation. Lots 8-10 of the property have a Commercial District (C) zoning designation, which is consistent with the existing “Commercial High-Rise Intensity” land use designation and the appropriate designations for the proposed project. Lots 6 and 7 are zoned Multi-Family 2 District (MF2), which is inconsistent with the property’s commercial land use designation. The proposed change in zoning would correct that inconsistency.

The proposal is to construct a commercial office building containing 96,650 sq. ft. and drive-through bank teller facility on the subject property. The portion of the building on Lots 8-10 facing onto Ponce de Leon Boulevard would be 17 stories/190’-6” in height, and the portion behind the office tower containing structured parking and the drive-through facility would be 7 stories/63’-10” in height. There are 326 parking spaces required, and 335 parking spaces are provided. Construction of a bank drive-through facility adjacent to an MF1 zoned district (located on north side of Antilla Avenue) requires conditional use site plan review in accordance with the review criteria provided in Zoning Code Section 5-115.

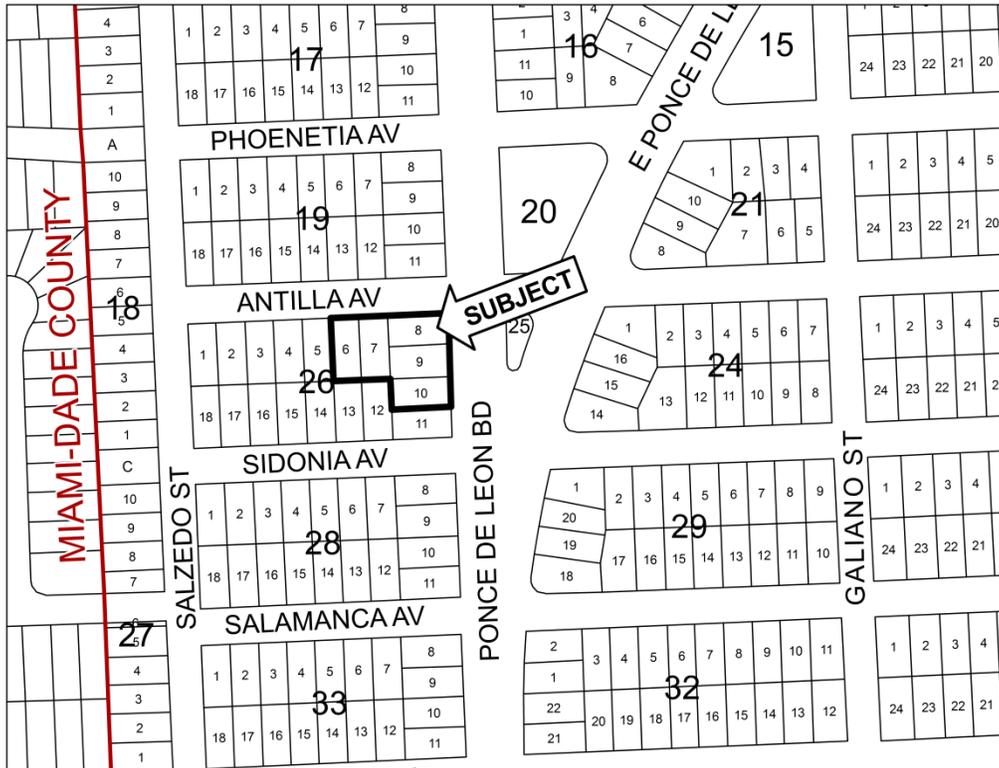
Improvements and re-landscaping of the existing triangular public park located across Ponce de Leon Boulevard from the project site is proposed to mitigate the loss of existing landscaping on the project site, and to comply with all City requirements for Art in Public Places. The proposed park improvement plans submitted with the Application are conceptual, and subject to further review and would require approval in accordance with all applicable City procedures. To comply with City requirements for Art in Public Places the proposed artist and concept for the design of the public art must be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects and receive approval before being submitted to the City Commission. The Applicant’s compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability. These requirements have been included as recommended conditions of approval.

**Aerial with 45 degree Building Perspective (from Google Maps)**

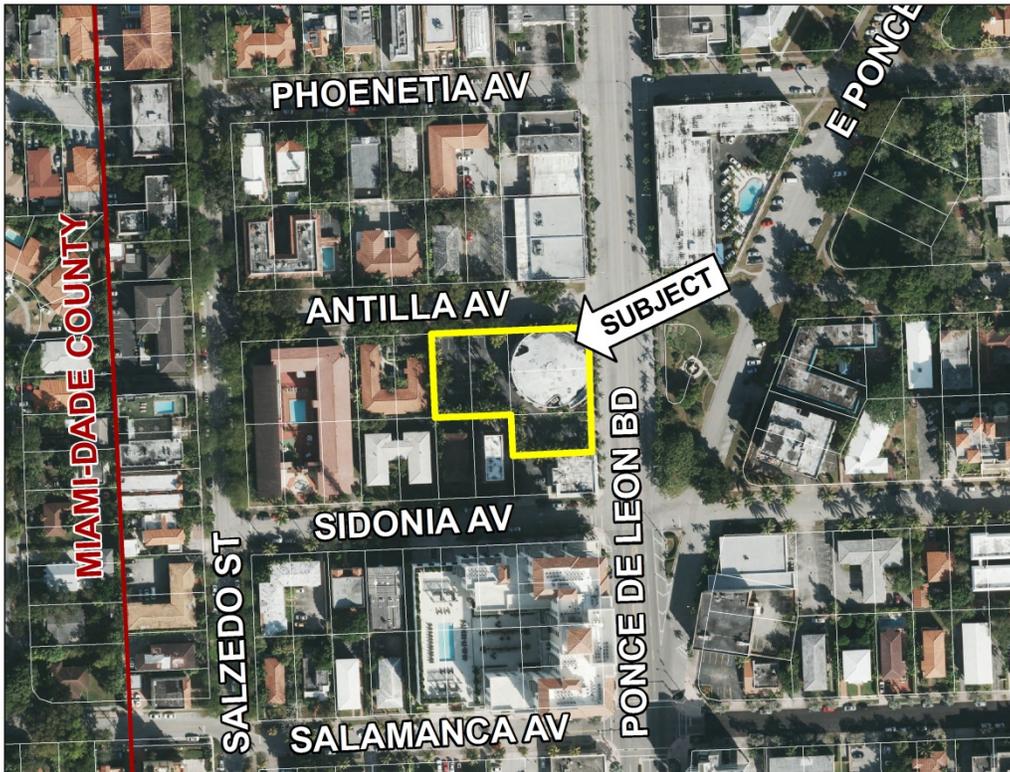


The property is bounded by Ponce de Leon Boulevard (east) and Antilla Avenue (north), as shown on the following location map and aerial photo:

### Block, Lot and Section Location Map



### Aerial



**Site Data and Project Timeline.**

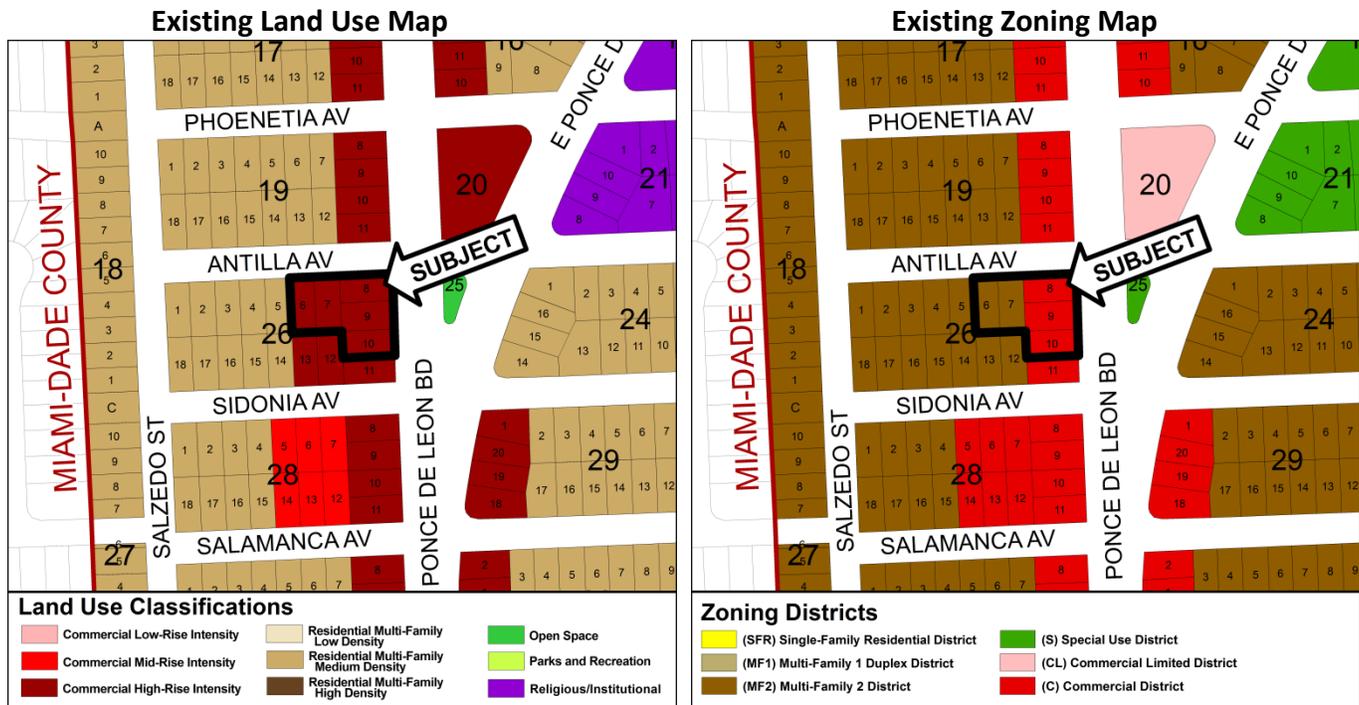
**Site Data and Surrounding Uses**

The following tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

Comprehensive Plan Map designation	Commercial High-Rise Intensity
Zoning Map designation	Commercial District (C) and Multi-Family 2 District (MF2)
Mixed Use Overlay District (MXOD)	No
Mediterranean Architectural District	Yes
Coral Gables Redevelopment Infill District	Yes

The property’s existing land use and zoning designations are illustrated on the following maps:



**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1 story commercial building and 2 story apartment buildings	Commercial High-Rise Intensity and Residential Multi-Family Medium Density	Commercial District (C) and Multi-Family 2 District (MF2)

Location	Existing Land Uses	CP Designations	Zoning Designations
South	1 story commercial building and 2-4 story apartment buildings	Commercial High-Rise Intensity and Residential Multi-Family Medium Density	Commercial District (C) and Multi-Family 2 District (MF2)
East	Existing triangular City park/open space with fountain and mid-rise apartment building	Open Space and Residential Multi-Family Medium Density	Special Use District (S) and Multi-Family 2 District (MF2)
West	1-2 story apartment buildings	Residential Multi-Family Medium Density	Multi-Family 2 District (MF2)

### City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	05.30.14	Comments provided to Applicant
Board of Architects	07.03.14	Preliminary approval and approval of Mediterranean architectural bonuses
Planning and Zoning Board	10.08.14	TBD
City Commission (Ordinances – 1 <sup>st</sup> reading)	11.18.14	TBD
City Commission (Ordinances – 2 <sup>nd</sup> reading)	TBD	TBD

## Proposed Change of Zoning and Conditional Use Site Plan.

### Proposal – Applicant’s Submittal

The Application package submitted by the Applicant includes the following (see Attachment A):

- 1) Statement of Use/Cover letter;
- 2) Application;
- 3) Aerial;
- 4) Photographs of property;
- 5) Contextual plan;
- 6) Survey of property;
- 7) Land use and zoning maps;
- 8) Site plan and zoning data;
- 9) Architectural/building elevations;
- 10) Massing model;
- 11) Landscape plan;

- 12) Proposed park plan and Art in Public Places
- 13) Lighting plan;
- 14) Sign master plan;
- 15) Background – previously adopted ordinances;
- 16) Zoning analysis (preliminary);
- 17) Traffic impact study/stacking analysis;
- 18) Historical significance determination; and,
- 19) Concurrency impact Statement (CIS).

### **Legislative History**

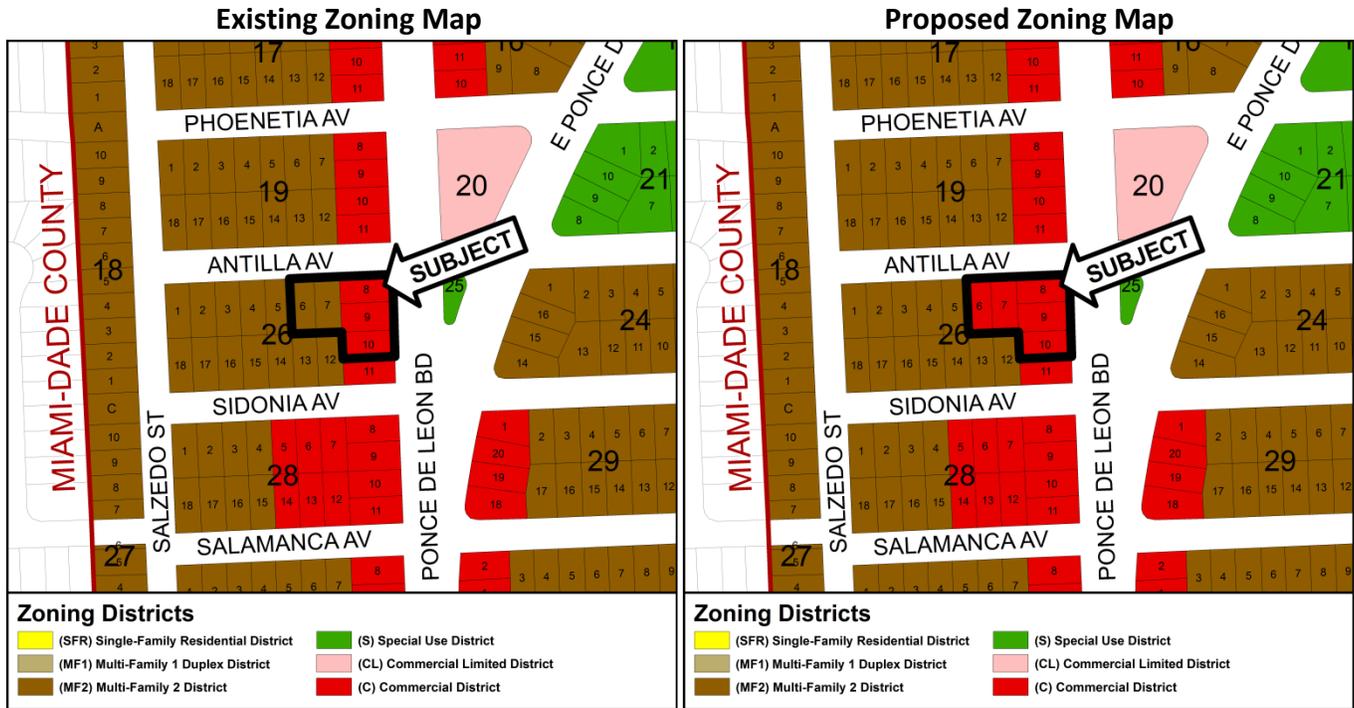
The following is a chronology of previous City Commission approvals/legislation affecting the subject property (copies of ordinances provided in Attachment A):

1. Ordinance No. 1925 (adopted 07.27.71) – Approved change of zoning on Lot 7 from A-13, Apartment Use to XA-13, Apartment Use. The letter “X” to permit Lot 7 to be used for off-street parking in connection with a commercial use on Lots 8-10 (proposed credit union).
2. Ordinance No. 2000 (adopted 01.30.73) – Approved change of zoning on Lot 6 from A-13, Apartment Use to XA-13, Apartment Use. The letter “X” to permit Lot 6 to be used for off-street parking in connection with a commercial use on Lots 8-10 (proposed credit union).

### **Proposal – Change in Land Use and Zoning**

The Applicant is requesting a change of zoning from Multi-Family 2 District (MF2) to Commercial District (C) for Lots 6 and 7 of the project site. The remainder of the property (Lots 8-10) has Commercial District (C) zoning, and is not proposed to change. The change in zoning is the appropriate designation for the proposed commercial office building and remote drive-through bank facility. The zoning on Lots 6 and 7 is inconsistent with their existing “Commercial High-Rise Intensity” land use designation, and the proposed change in zoning would correct that inconsistency.

A comparison of the property’s existing Zoning Map designations and the Applicant's requested designations is shown on the following mapping:



The Zoning Code’s description of the Commercial District (C) designation is as follows:

City of Coral Gables Zoning Code – “Article 4 - Zoning Districts”			
Designation	Description	Density / Intensity	Height
Commercial District (C)	The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City	When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (F.A.R.) for each use shall be individually determined and the highest of the individual F.A.R. shall be applied to the entire development.	The maximum permitted height is as follows: a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations. b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within 100 feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.

**Proposal – Conditional Use with Site Plan**

The Zoning Code requires conditional use site plan review for drive-through bank facilities located on property designated Commercial District (C) which is adjacent to a Multi-Family 2 District (MF2) zoned district. MF2 zoned property adjoins the project site to the west, and is located across Antilla Avenue to the north.

*Mediterranean Architectural Style*

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 07.03.14.

A Preliminary Zoning Analysis was prepared by the Planning and Zoning Division for the project and is provided with the submitted Application (see Attachment A). A summary of the project is provided in the Applicant’s Zoning Information Sheet submitted with the Applicant and is presented in the following tables.

*Site Plan Information:*

Type	Permitted	Proposed
Total site area	---	28, 524 sq. ft. (0.65 acres)
3.5 FAR x total site area	99, 834 sq. ft.	---
Total square footage of building	---	97,650 sq. ft.
Retail square footage	---	N/A
Office square footage	---	97,650 sq. ft.
Residential multi-family units	N/A	N/A
Building height	Up to 190’-6”	190’-6”/63’-10”
Number of floors	No limitation	17 floors/7 floors

*Setbacks:*

Type	Required*	Proposed
Front (Ponce de Leon Boulevard)	0’ setback	Complies
Side street (Antilla Avenue)	0’ setback	Complies
Side interior (south property line)	0’ setback	Complies
Rear (west property line)	0’ setback	Complies

\* Setback relief may be awarded for projects approved for Mediterranean style design bonuses.

*Landscaping:*

Location	Required	Provided
Landscape open space (on-site)	Must comply with ZC Section 5-1104 A 1 thru 11	Complies with Zoning Code requirements
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Complies with Zoning Code requirements

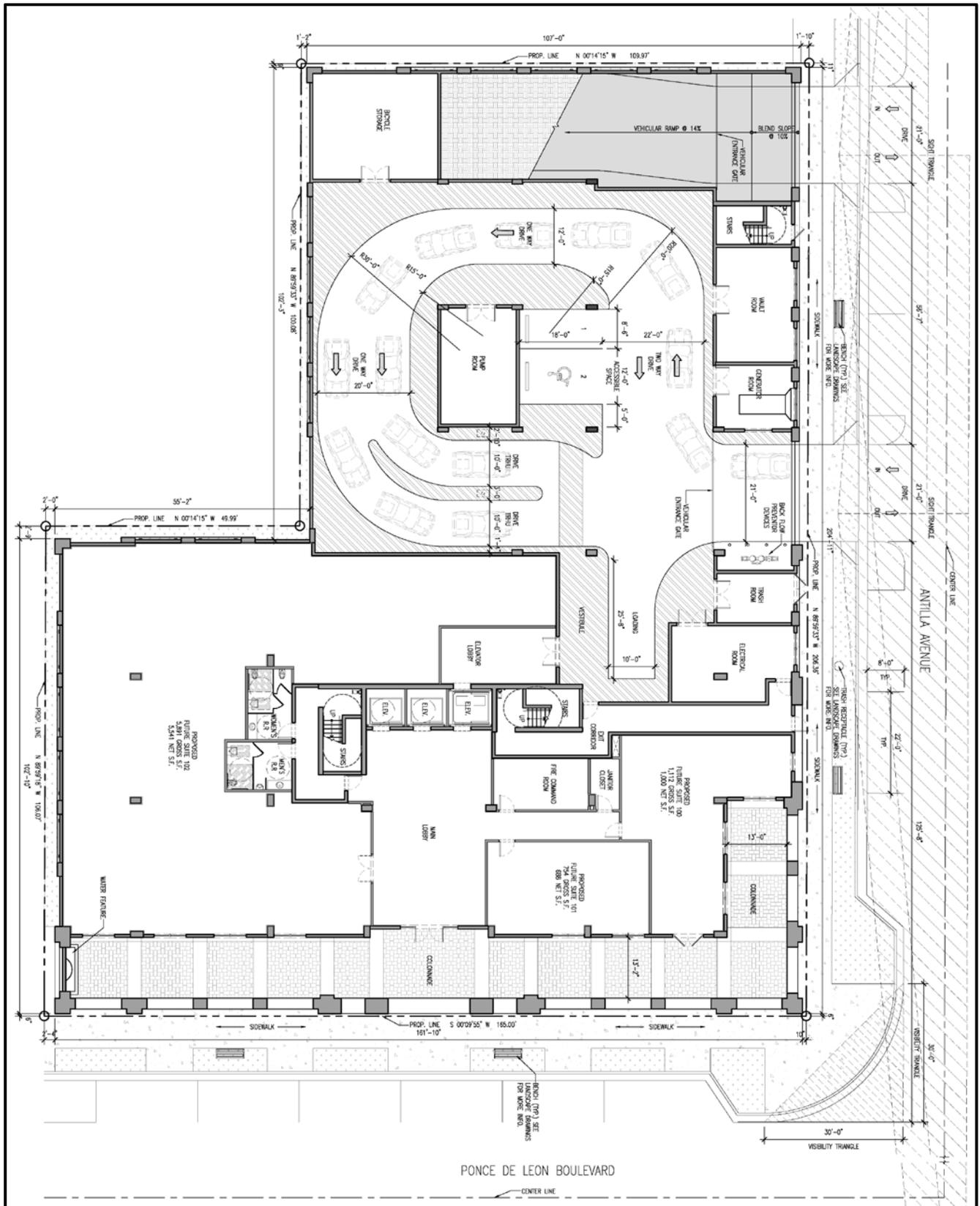
*Parking:*

Onsite parking		
Uses	Required	Proposed
Office use (1 space per 300 sq. ft.)	326 spaces	335 spaces
Total on-site project parking	326 spaces	335 spaces
Additional parking gain/(loss)	---	9 spaces

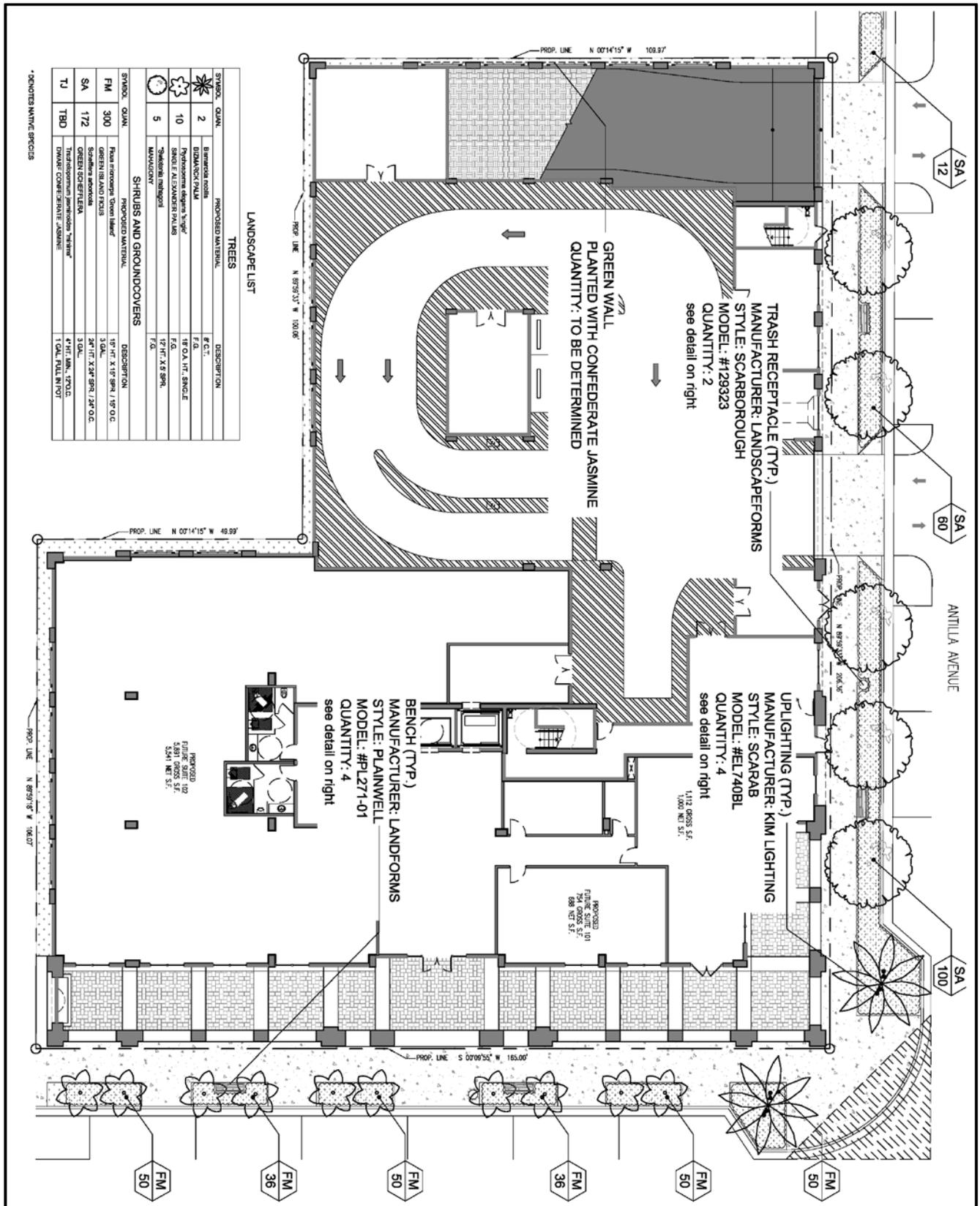
There is no net loss of any on-street parking resulting from this project according to the site plan submitted. However, if any loss of on-street parking occurs due to the construction of this project that has not been anticipated, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse those costs in accordance with City requirements.

The Applicant's proposed site and landscape plan, ground floor plan and building elevations are provided on the following pages.

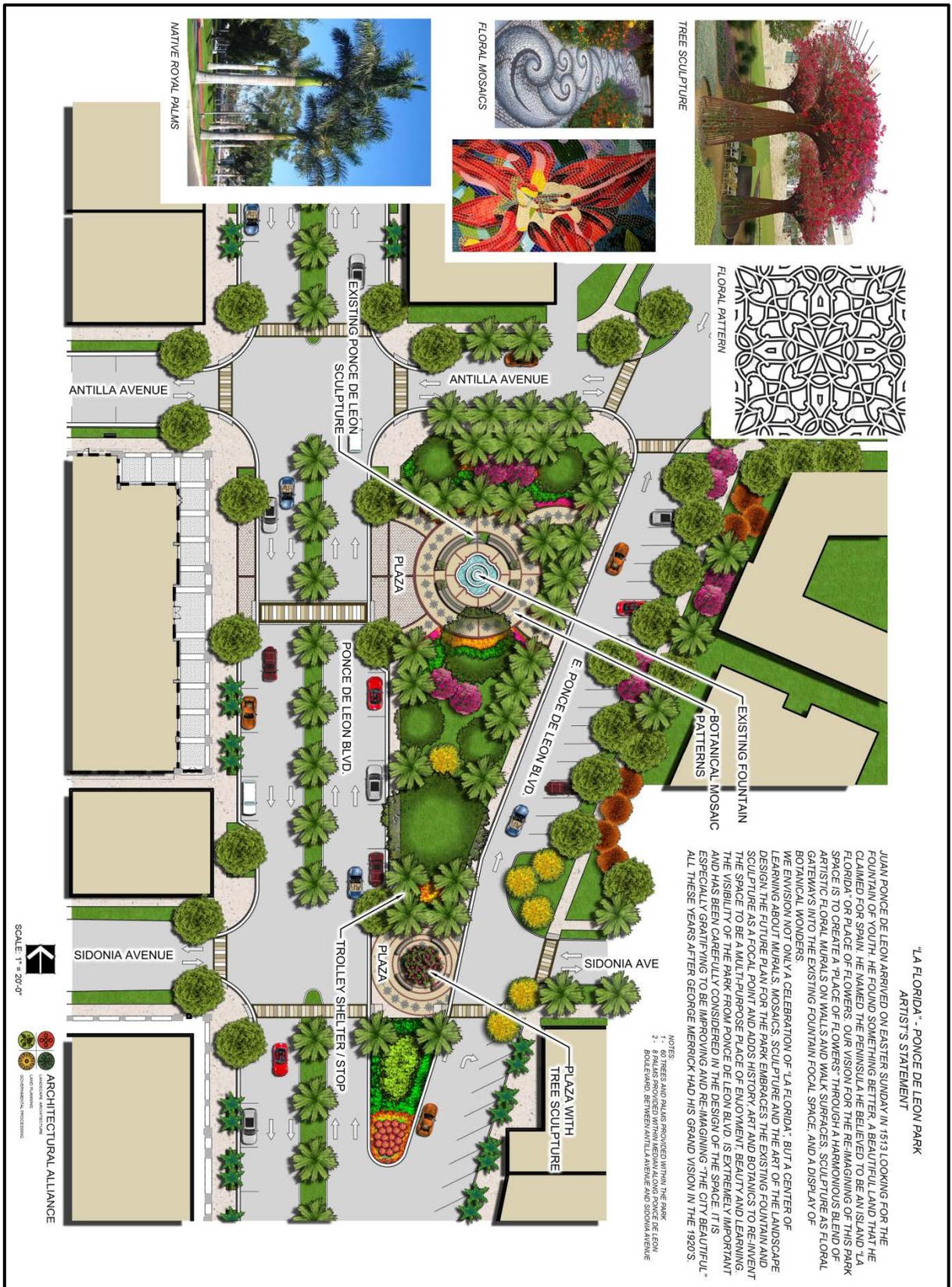
Site and Ground Floor Plan



Landscape Plan



Conceptual Park Plan and Art in Public Places



“LA FLORIDA” - PONCE DE LEON PARK  
 ARTIST'S STATEMENT

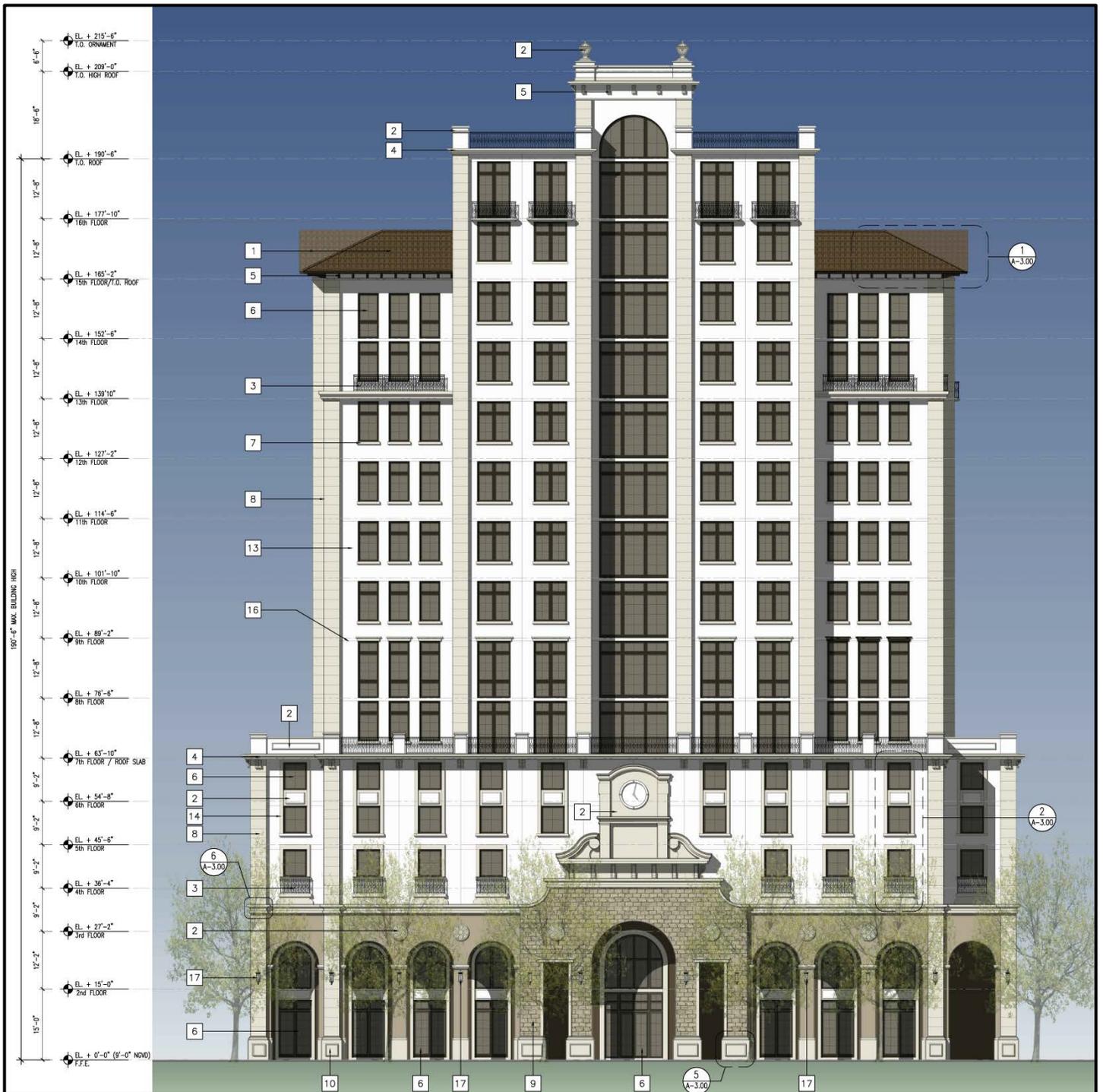
JUAN PONCE DE LEON ARRIVED ON EASTER SUNDAY IN 1513 LOOKING FOR THE FOUNTAIN OF YOUTH. HE FOUND SOMETHING BETTER, A BEAUTIFUL LAND THAT HE CLAIMED FOR SPAIN. HE NAMED THE PENINSULA HE BELIEVED TO BE AN ISLAND “LA FLORIDA” OR PLACE OF FLOWERS. OUR VISION FOR THE RE-IMAGINING OF THIS PARK SPACE IS TO CREATE A PLACE OF FLOWERS THROUGH A HARMONIOUS BLEND OF ARTISTIC FLORAL MURALSON WALLS AND WALK SURFACES. SCULPTURE AS FLORAL GATEWAYS INTO THE EXISTING FOUNTAIN POOL SPACE, AND A DISPLAY OF BOTANICAL WONDERS VIA CELEBRATION OF “LA FLORIDA”. BUT A CENTER OF LEARNING ABOUT MURALS, MOSAICS, SCULPTURE AND THE ART OF THE LANDSCAPE DESIGN THE FUTURE PLAN FOR THE PARK EMPHATICALLY THE EXISTING FOUNTAIN AND SCULPTURE AS A FOCAL POINT AND ADDS HISTORY, ART AND BOTANICS TO RE-INVENT THE SPACE TO BE A MULTI-PURPOSE PLACE OF ENJOYMENT, BEAUTY AND LEARNING. THE VISIBILITY OF THE PARK FROM PONCE DE LEON BLVD. IS EXTREMELY IMPORTANT AND HAS BEEN CAREFULLY CONSIDERED IN THE DESIGN OF THE SPACE. IT IS ESPECIALLY GRATIFYING TO BE IMPROVING AND RE-IMAGINING “THE CITY BEAUTIFUL” ALL THESE YEARS AFTER GEORGE MERRICK HAD HIS GRAND VISION IN THE 1920'S.

NOTES: TREES AND PALMS PROVIDED WITHIN THE PARK  
 2 - 8 PALMS PROVIDED WITHIN MEANWHILE ALONG PONCE DE LEON BOULEVARD, BETWEEN ANTILLA AVENUE AND SIDONIA AVENUE

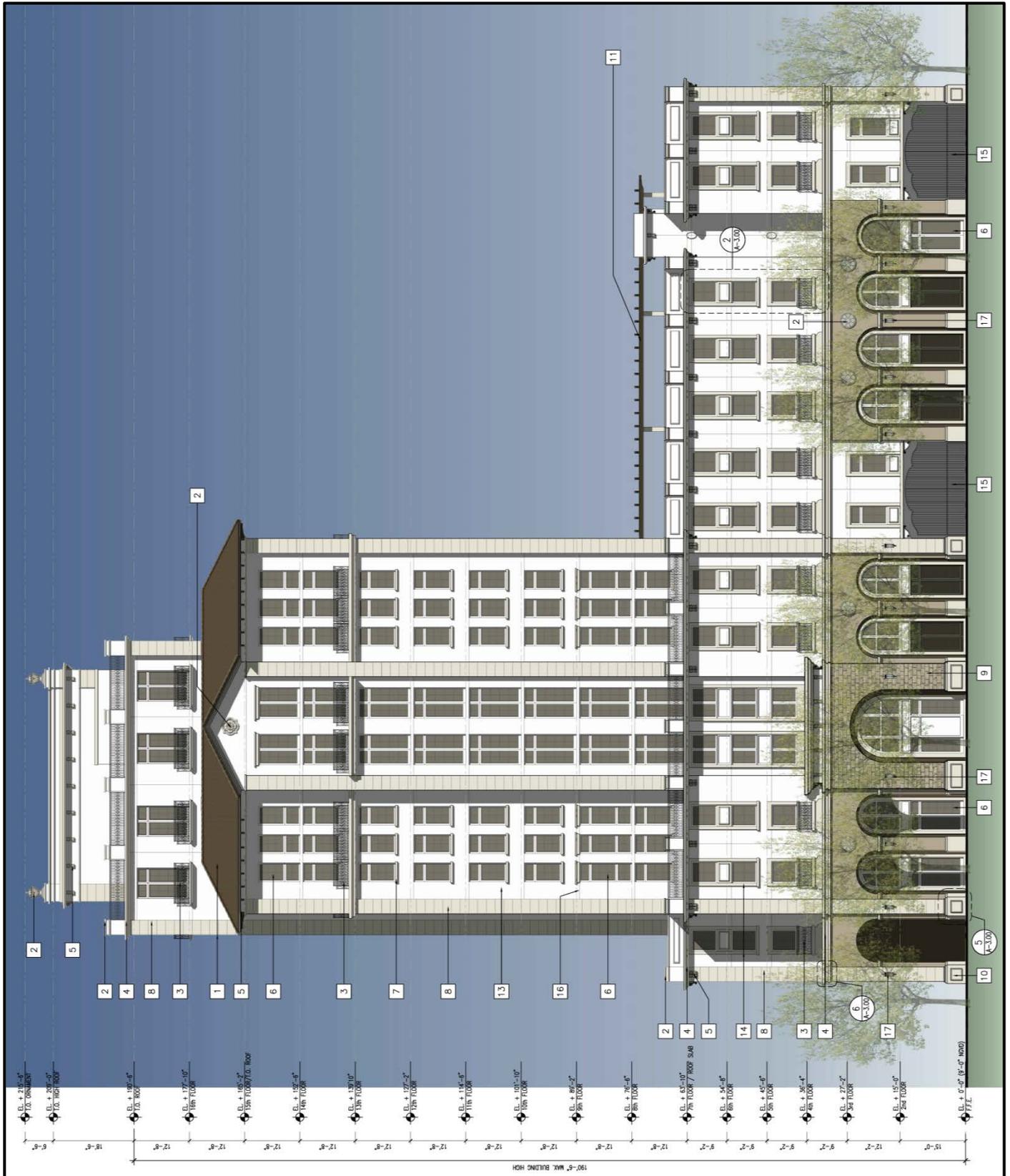
SCALE: 1" = 20'-0"

ARCHITECTURAL ALLIANCE

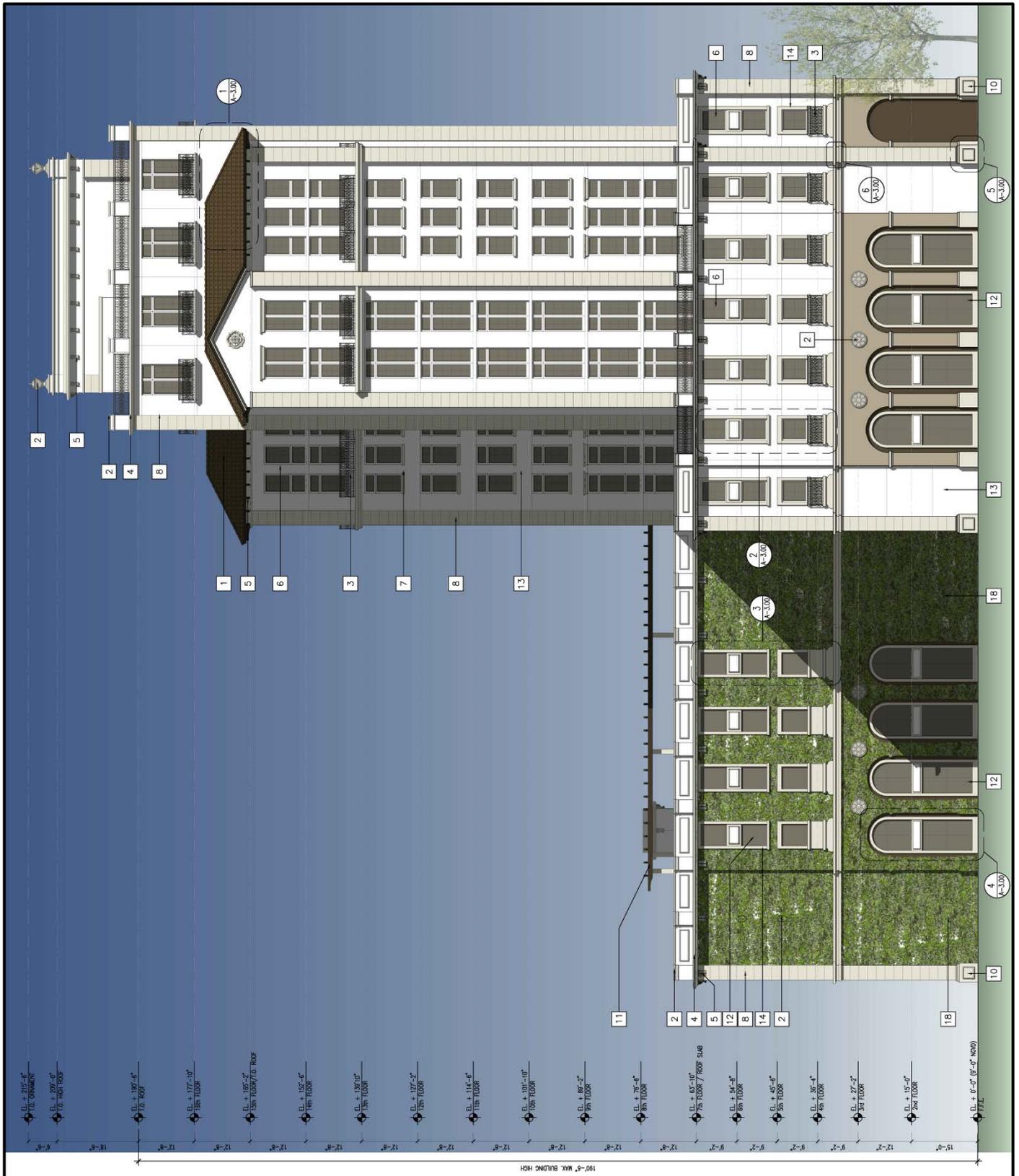
East (Ponce de Leon Boulevard) Building Elevation



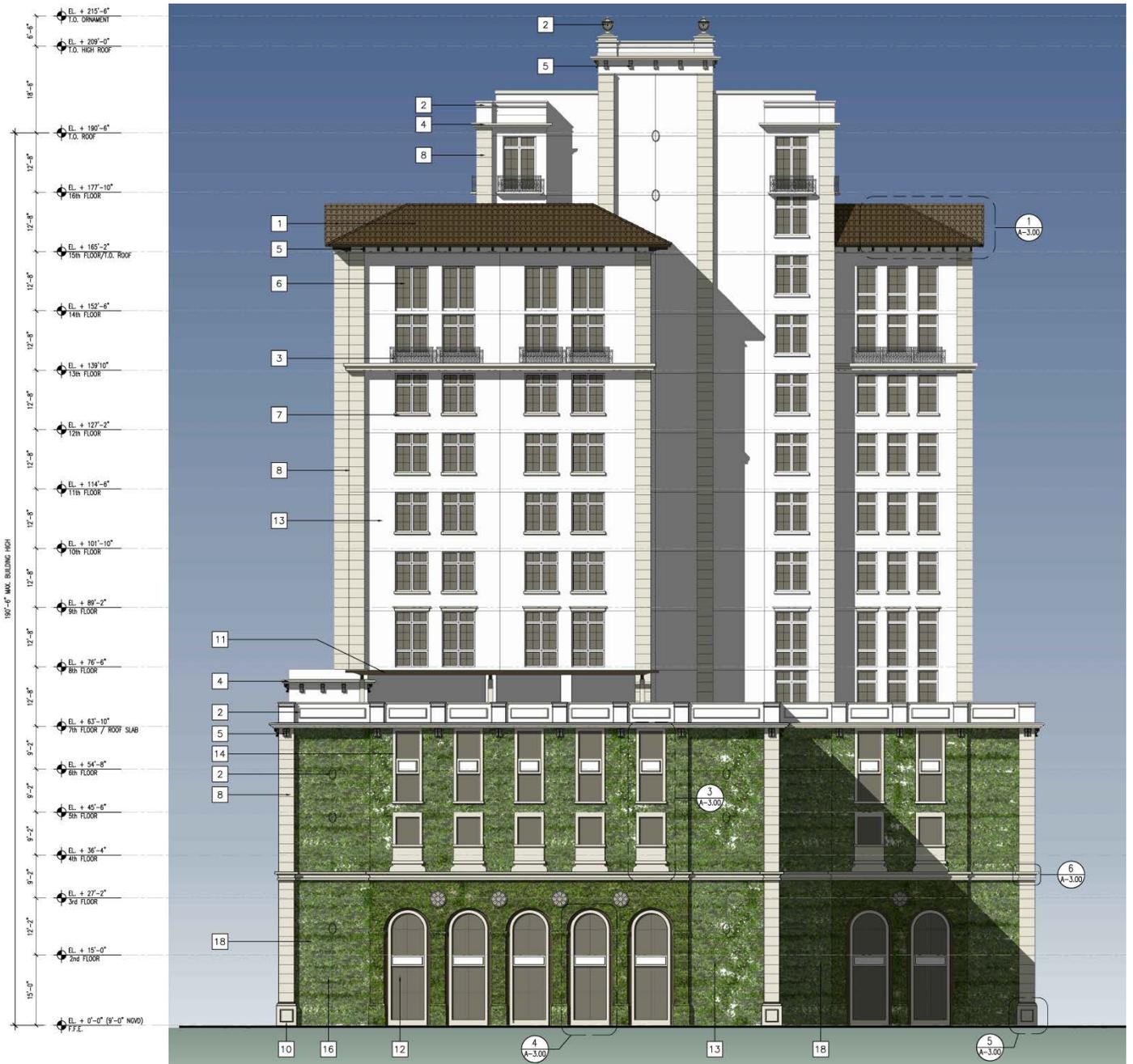
North (Antilla Avenue) Building Elevation



South Building Elevation



West Building Elevation



## Findings of Fact.

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

### Findings of Fact- Change of Zoning

Zoning Code Section 3-1404 provides the standards for review of applicant-initiated zoning district boundary changes (change of zoning), as follows:

- A. *An applicant-initiated district boundary change shall be approved if it is demonstrated that the application satisfies all of the following:*
1. *It is consistent with the Comprehensive Land Use Plan in that it:*
    - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
    - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
    - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan.*
    - d. *Does not directly conflict with any objective or policy of the Comprehensive Land Use Plan.*
  2. *Will provide a benefit to the City in that it will achieve two or more of the following objectives:*
    - a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by;*
      - i. *Balancing land uses in a manner that reduces vehicle miles traveled; or,*
      - ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%); or*
      - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit rider-ship, walking, or bicycle riding; or,*
    - b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values; or,*
    - c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables; or*
    - d. *Implement specific objectives and policies of the Comprehensive Land Use Plan; and*
  3. *Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

*Staff comments:* The standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. This application is "consistent" with the CP Goals, Objectives and Policies that are identified herein and based upon compliance with conditions of approval recommended by Staff (item 1.). The proposed project will continue the high-quality development occurring along the North Ponce corridor (item 2.b.). The zoning on Lots 6 and 7 is inconsistent with their existing "Commercial High-Rise Intensity" land use designation, and the proposed change in zoning would correct that inconsistency (item 2.d.). Lots 6 and 7 are currently being used for commercial parking under the "X" zoning

designation approved in early 1970's. The Applicant's proposed Commercial District (C) zoning designation is consistent with the commercial designation for the remainder of the property, and is the appropriate designation for the proposed commercial office building and remote drive-through bank facility. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project and will not impact or diminish adjacent properties (item 3).

### **Findings of Fact- Conditional Use Site Plan Review**

The Applicant's proposed drive-through bank facility is considered a "Conditional Use" as it is adjacent to an MF2 zoned district and, therefore, requires review and evaluation pursuant to various sections of the City's Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, Division 4, Section 3-401., "Purpose and Applicability" provides for the following:

*"The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved."*

**Staff's Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use site plan review for drive-through bank facilities. Staff review finds that the proposed plans incorporate measures to mitigate potentially negative impacts that could have adverse effects on the environment, particularly residential areas, and could change the desired character of an area. Improvements and re-landscaping of the existing triangular public park located across Ponce de Leon Boulevard from the project site is proposed to mitigate the loss of existing landscaping on the project site, and to comply with all City requirements for Art in Public Places.

Zoning Code Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)" provides that an application for conditional use approval shall include a site plan. This request does include a site plan. City staff's responsibility is to review the application in accordance with the criteria provided in Section 5-115 of the Zoning Code, and provide Findings of Fact that the proposed drive-through complies with the following standards and the criteria:

#### **Section 5-115. Drive-throughs, walk-up windows, and automated teller machines (ATM).**

*Drive-throughs, walk-up windows, and ATMs accessory to banks, restaurants, and retail sales and service shall be permitted provided that:*

- A. *Such uses are designed so as to not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks.*

*Staff comments:* The Public Works Department and the City's traffic consultant have reviewed the Applicant's stacking/queuing analysis for the drive-through facility and have determined that sufficient stacking is provided so as not to interfere with the circulation of pedestrian and vehicular traffic.

- B. *Drive-through lanes and vehicle stacking areas adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls, railings, or hedges at least thirty-six (36) inches in height.*

*Staff comments:* The Applicant's plans show that the drive-through facility shall be completely enclosed within the building and separate from the adjoining street and sidewalk.

- C. *Three-hundred and sixty (360) degree architectural treatment is utilized. Building design shall incorporate variation in building height, building mass, roof forms and changes in wall planes so as to avoid large expanses of flat, uninterrupted building walls. Drive through, ATMs and walk-up elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building.*

*Staff comments:* The Applicant has provided detailed building plans and elevations, which have been reviewed and preliminarily approved by the Board of Architects.

- D. *Drive-through displays, ordering areas, walk-up windows, ATMs and parking canopies shall not serve as the singularly dominant feature on the site or as a sign or an attention-getting device.*

*Staff comments:* The Applicant's plans show that the drive-through facility shall be completely enclosed within the building, and has been reviewed and preliminarily approved by the Board of Architects.

- E. *Exterior walk-up ATMs serving pedestrians may be permitted up to a maximum of two (2) square feet in sign area per ATM machine. Such signage shall not be internally illuminated.*

*Staff comments:* An ATM has not been proposed at this time. Any signage proposed for a future ATM shall be required to meet all applicable Zoning Code requirements.

- F. *Entries and/or exits to drive-through facilities shall be a minimum of one hundred (100) feet from any intersection. Shorter distances from road intersections may be approved if the Development Review Officer determines that public safety and/or the efficiency of traffic circulation are not being compromised.*

*Staff comments:* The exit from the drive-through facility is located approximately one hundred twenty-five (125) feet from the intersection of Ponce de Leon Boulevard and Antilla Avenue.

- G. *Drive-through stacking lanes shall be a minimum of one hundred (100) feet from any single-family residential parcel.*

*Staff comments:* There are no single-family residential properties within one hundred (100) feet of the subject property.

- H. *All service areas, restrooms and ground mounted equipment associated with the drive-through shall be screened from public view.*

*Staff comments:* The Applicant's plans show that the drive-through facility shall be completely enclosed within the building and there are no service areas, restrooms and ground mounted equipment associated with the drive-through visible to public view.

- I. *Landscaping shall screen drive-through aisles from the public right-of-way and adjacent uses and shall be used to minimize the visual impacts of the drive-through.*

*Staff comments:* The Applicant's plans show that the drive-through facility shall be completely enclosed within the building and the drive-through aisles shall be screened from public view.

#### *Traffic Study and Drive-Through Facility*

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage infill development by exempting projects from concurrency analysis for traffic capacity. A Traffic Study was submitted with the Application prepared by David Plummer and Associates and dated August 2014, and includes a stacking/queuing analysis for the drive-through facility. The Traffic Study and stacking/queuing analysis has been reviewed by the Public Works Department and all comments have been satisfactorily addressed.

#### *Concurrency Management*

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is provided with the application for review (see Attachment A).

#### *Art in Public Places Program*

The plans submitted with the Application package indicate the proposed location for public art intended to satisfy the City's Art in Public Places program. The proposed location is in the area of the existing triangular public park located across Ponce de Leon Boulevard from the project site. The Applicant intends to provide integrated landscape features and enhancements to the park's existing fountain and pedestrian amenities. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed and approved by the Arts Advisory Panel and Cultural Development Board, and Board of Architects before being submitted to the City Commission. This requirement has been included as a recommended condition of approval.

## Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	<b>Goal FLU-1.</b> 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.	Complies
2.	<b>Objective FLU-1.1.</b> 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 (see FLU-1: Future Land Use Map).	Complies
3.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	<b>Objective FLU-1.3.</b> By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.	Complies
5.	<b>Policy FLU-1.3.1.</b> Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall, as a part of the City’s development review process, be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based on conformance with the goals, objective and polices of the City’s Comprehensive Plan and Zoning Code regulations.	Complies
6.	<b>Policy FLU-1.3.3.</b> Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
7.	<b>Policy FLU-1.7.1.</b> Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
8.	<b>Policy FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> <li>• Surrounding land use compatibility.</li> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	
9 .	<b>Policy FLU-1.9.1.</b> Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
10.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
11.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	<b>Objective DES-1.1.</b> 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.	Complies
13.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
14.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
15.	<b>Policy DES-1.2.1.</b> 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.	Complies
16.	<b>Policy DES-1.2.2.</b> Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
17.	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
18.	<b>Objective MOB-1.1.</b> Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	pooling.	
19.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
20.	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
21.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
22.	<b>Policy MOB-1.1.5.</b> Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
23.	<b>Policy MOB-1.1.8.</b> Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
24.	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
25.	<b>Policy MOB-2.8.1.</b> The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> <li>•Promote expansion of the City's existing tree canopy.</li> <li>•Provide screening of potentially objectionable uses.</li> <li>•Serve as visual and sound buffers.</li> <li>•Provide a comfortable environment for pedestrian walking (walkability) and other activities.</li> <li>•Improve the visual attractiveness of the urban and residential areas (neighborhoods).</li> </ul>	Complies
26.	<b>Policy MOB-2.8.2.</b> The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan.	Complies

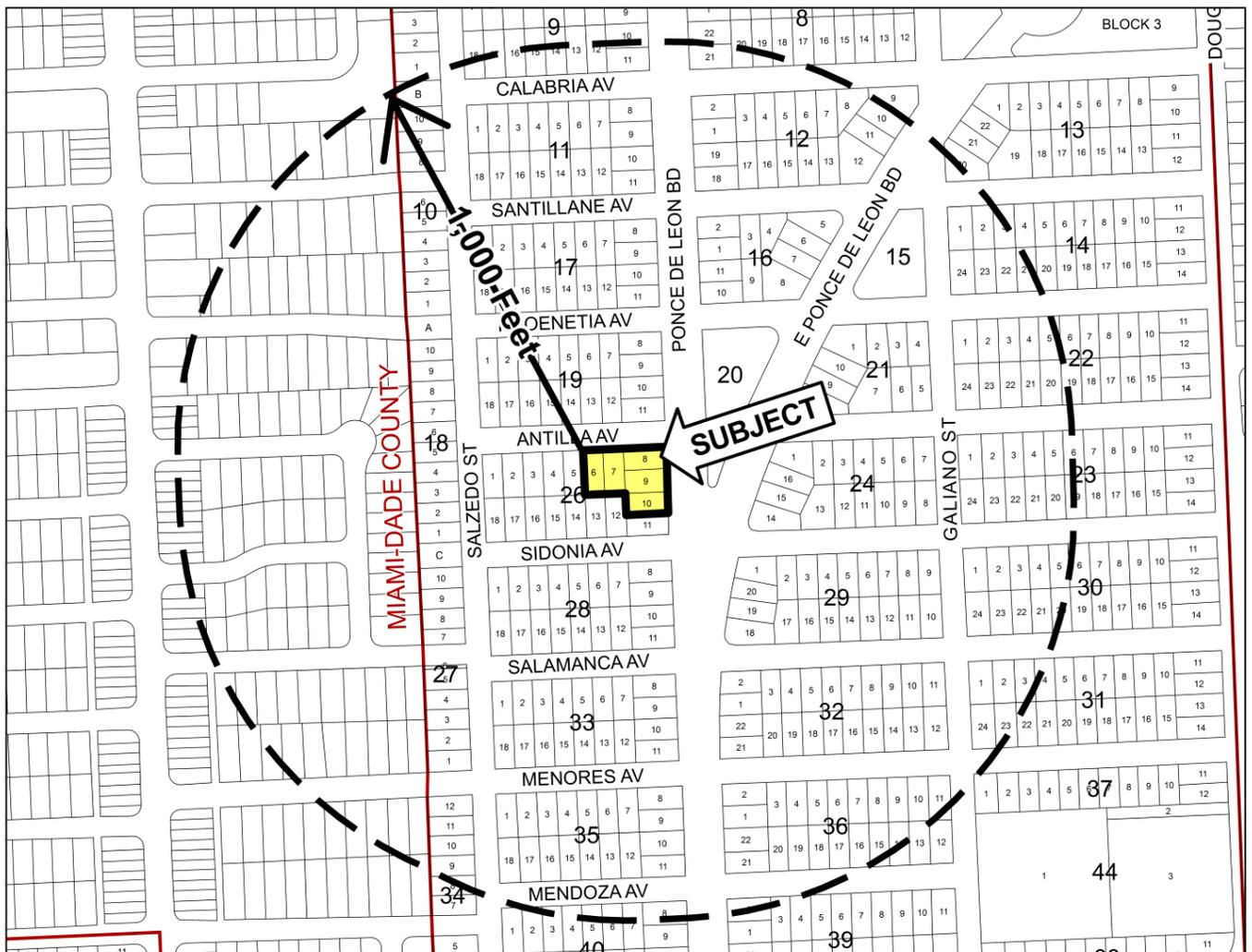
*Staff Comments:* Staff's determination that this application is "consistent" with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff.

**Public Notification and Comments.**

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 770 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C. A map of the notice radius is as follows:

**Courtesy Notification Radius Map**



The following has been completed to solicit input and provide notice of the Application:

**Public Notice**

Type	Date
Applicant's neighborhood meeting	08.25.14
Courtesy notification to property owners within 1,000 ft.	09.26.14
Posting of property	09.26.14
Legal advertisement	09.26.14
Posted agenda on City web page/City Hall	10.03.14
Posted Staff report on City web page	10.03.14

**Staff Recommendation and Conditions of Approval.**

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the construction of a commercial office building referred to as "Ofizzina", including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.*

**Summary of the Basis for Approval**

Staff's support of the Application for change of zoning and conditional use site plan review is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

**Conditions of Approval**

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the change of zoning and conditional use site plan for the commercial office project referred to as "Ofizzina" is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. Applicant's Planning and Zoning Board submittal package dated 10.08.14, prepared by Corwil Architects.
  - b. Traffic Impact Study, dated August 2014, prepared by David Plummer and Associates.
  - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved 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 City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
  - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking spaces as a result of the project.
  - b. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the "Ofizzina" project (1200 Ponce de Leon Boulevard), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
  - c. Comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed and approved by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability.
  - d. City review and approval of proposed park improvement and landscaping plans submitted with the Application, subject to further review and approval by the Director of Public Service and in accordance with all applicable City procedures.
4. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the "Ofizzina" project (1200 Ponce de Leon Boulevard) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
5. Prior to the issuance of a Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
  - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning & Zoning and Parking.

6. The operation of the drive-through bank teller facility shall comply with all nighttime use requirements as specified in Zoning Code Section 4-302(D)6, and shall only be permitted to be open between the hours of 6:00 a.m. and 8:00 p.m.

<b>Attachments.</b>
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- A. Applicant's Planning and Zoning Board submittal package dated 10.08.14, prepared by Corwil Architects.
- B. 09.26.14 Legal notice published.
- C. 09.26.14 Courtesy notice mailed to all property owners within 1,000 feet.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias  
Director of Planning and Zoning  
City of Coral Gables, Florida



**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

**CITY PUBLIC HEARING DATES/TIMES**     **LOCAL PLANNING AGENCY (LPA)/  
PLANNING AND ZONING BOARD**  
**WEDNESDAY, OCTOBER 8, 2014,**  
**6:00 - 9:00 P.M.**

**LOCATION**     **CITY COMMISSION CHAMBERS,  
CITY HALL, 405 BILTMORE WAY,  
CORAL GABLES, FLORIDA, 33134**

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review i/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

CITY OF CORAL GABLES LOCAL PLANNING AGENCY  
PUBLIC HEARING - OCTOBER 8, 2014

in the XXXX Court,  
was published in said newspaper in the issues of  
  
09/26/2014

- Items 1 and 2 are related.
- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the construction of a commercial office building referred to as "Ofizzina", including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-thrus, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
26 day of SEPTEMBER, A.D. 2014

(SEAL)

MARIA MESA personally known to me

- Items 3 through 5 are related.
- 3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)



4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.
5. 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 mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.
6. 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 mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43, Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City Of Coral Gables Official Zoning Code: Amending Article 8, "Definitions" by providing definitions related to medical marijuana uses; amending Article 4, "Zoning Districts", to restrict the location of medical marijuana uses; Amending Article 5 "Development Standards", by providing development standards for medical marijuana uses; affirming that the City will only approve uses that are legal under federal law; providing for severability, repealer, codification, and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias  
 Director of Planning and Zoning  
 Planning & Zoning Division  
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2008-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

14-3-324/2352719M



# City of Coral Gables Courtesy Public Hearing Notice

September 26, 2014



<b>Applicant:</b>	<b>Ofizzina 1200, LLC</b>
<b>Application:</b>	<b>Change of Zoning and Conditional Use Site Plan Review</b>
<b>Property:</b>	<b>1200 Ponce de Leon Boulevard, Coral Gables, Florida</b>
<b>Public Hearing - Date/Time/ Location:</b>	<b>Local Planning Agency/Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on October 8, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the construction of a commercial office building referred to as "Ofizzina", including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at [planning@coralgables.com](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*