



City of Coral Gables Planning and Zoning Staff Report

Property: Annex Building at Douglas Entrance (800 Douglas Road)

Applicant: Banyan Street/Gap Douglas Entrance Owner, LLC

Application: Conditional Use with Site Plan Review

Public Hearing: Planning and Zoning Board

Date & Time: February 1, 2017, 6:00 – 9:00 p.m.

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request is for consideration of a conditional use with site plan review as required for an educational facility of greater than fifty (50) student seats on property zoned Commercial Limited (CL) District, which is permitted as a conditional use, on the property located at 800 Douglas Road. The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district for the property legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida; including required conditions and providing for an effective date.

Applications for conditional use with site plan review require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

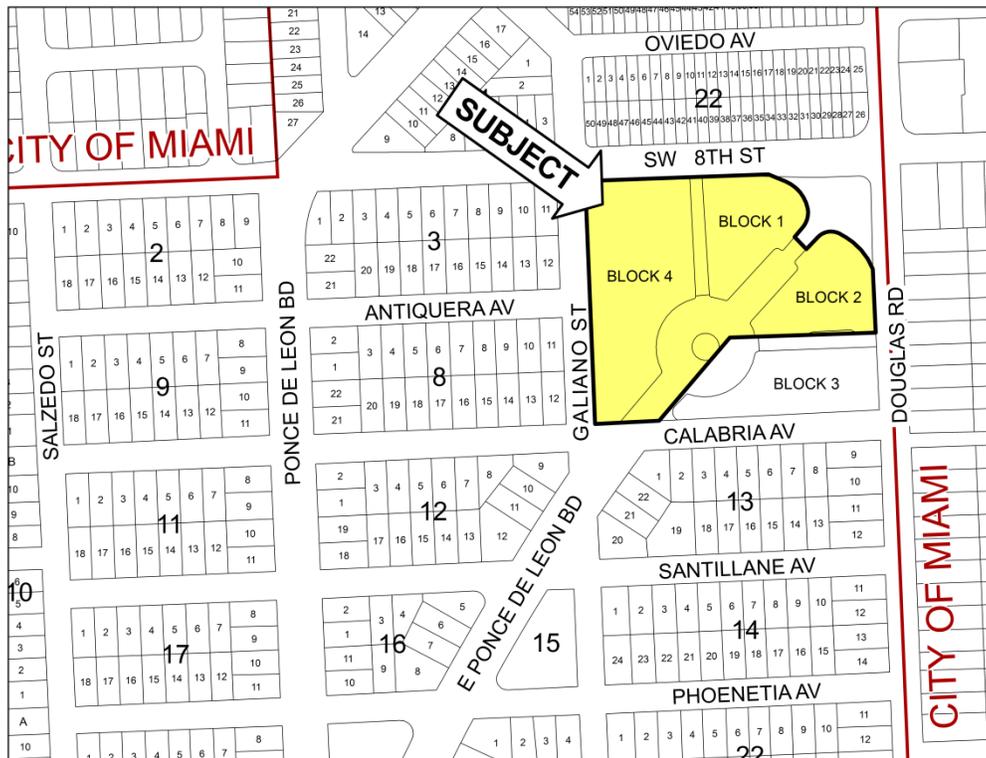
Banyan Street/Gap Douglas Entrance Owner, LLC (hereinafter referred to as the "Applicant") has submitted an application for conditional use site plan review (hereinafter referred to as the "Application") in order to allow the University of St. Augustine to operate an educational facility of greater than fifty (50) student seats on property zoned Commercial Limited (CL) District, which is permitted as a conditional use, within the Annex Building at Douglas Entrance located at 800 Douglas

Road. The application package submitted by the Applicant is provided as Attachment A.

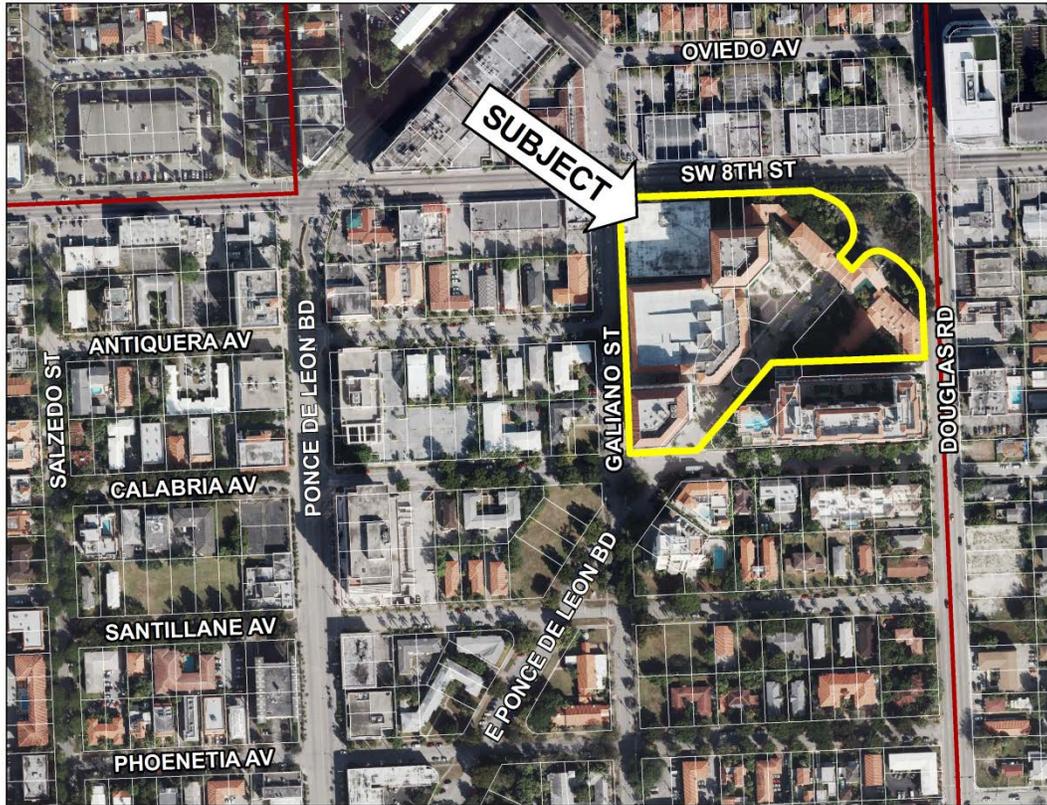
The Applicant is proposing a change of use within the existing 2-story building with the address 3790 SW 8th Street, referred to as the "Annex Building at Douglas Entrance," to utilize the 53,201 sq. ft. space as a university with a total student enrollment of 390 students including 200 student stations. University employees and students that drive will park in the existing garage located at Galiano Street.

The property is legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida, and is shown on the following location map and aerial:

Location Map



Aerial



Property Designations and Surrounding Uses

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

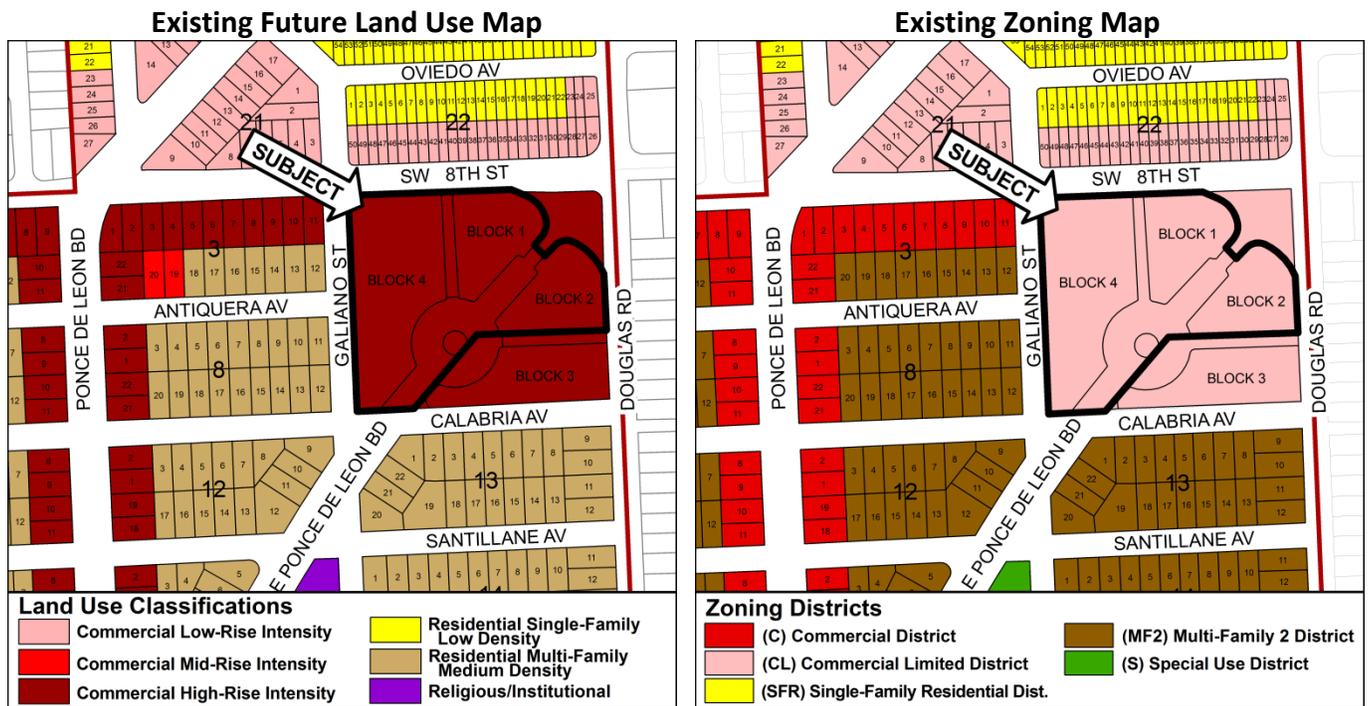
Existing Property Designations

Comprehensive Plan Future Land Use Map designation	Commercial, Low-Rise Intensity
Zoning Map designation	Commercial Limited (CL) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	One and two story commercial buildings	Commercial, Low-Rise Intensity	Commercial Limited (CL) District
South	Two, three and six story apartment buildings	Residential, Multi-Family Medium Density	Multi-Family 2 (MF2) District
East	One and five story commercial and residential buildings	Commercial and residential designations (City of Miami)	Commercial and residential districts (City of Miami)
West	Two story commercial and apartment buildings	Commercial, High-Rise Intensity and Residential, Multi-Family Medium Density	Commercial (C) District and Multi-Family 2 (MF2) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	09.30.16
Board of Architects	11.17.16
Historic Preservation Board	N/A
Planning and Zoning Board	02.01.17
City Commission	TBD

3 . APPLICATION REQUEST – CONDITIONAL USE WITH SITE PLAN REVIEW

The Applicant’s proposal is for conditional use site plan review in order to allow an educational facility of greater than fifty (50) student seats on property zoned Commercial Limited (CL) District, which is permitted as a conditional use, within an existing building 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, “Development Review,” Division 4, “Conditional Uses,” 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 the proposed educational facility. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The traffic study shows that all intersections operate at an acceptable level of service.

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 submitted Application for review (see Attachment A).

Art in Public Places Program

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund.

Findings of Fact

A Mixed-Use Site Plan is a Conditional Use review, and must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other	Yes. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval. The geographic area encompasses a large area that is served by numerous residential, civic, retail and office uses. The area is served by the Coral Gables Trolley and the Miami-Dade County bus service.

STANDARD	STAFF EVALUATION
City ordinances and actions designed to implement the Plan.	
2. 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.	Yes. The proposed educational facility containing more than fifty (50) student seats on property zoned Commercial Limited (CL) District is permitted as a conditional use. Staff has reviewed the Application and is recommending conditions that improve the surrounding area and limit the maximum number of students in order to ensure compatibility with surrounding uses.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The redevelopment of this property as a mixed use project fulfills the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. Staff has provided recommended conditions of approval, including limiting the maximum amount of students to ensure that the Application will not adversely affect the use of other properties in the area.
5. 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	Yes. The proposed use is permitted as a conditional use on property zoned Commercial Limited District, which is the Zoning designation of this property. This application requires public hearing review because it is allowed as a conditional use. The university will not adversely affect adjacent uses or buildings as it is a permitted use within the surrounding area.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The proposed development meets the requirements of the Zoning Code, a sufficient amount of parking is available within the building's parking garage to accommodate staff and students parking on site.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed development will be beneficial to the area as it provides an additional opportunity for higher education in a convenient location for residents within the area.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. The Applicant has indicated that the students that drive to the university will enter the site via Galiano Street to park in the parking garage. Pedestrian circulation will not be affected by vehicular traffic which will utilize the current parking garage entrance/exit.
9. 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.	Yes. The Application will not adversely impact public facilities as there will be no increase in the overall building square footage. This location is also served by various forms of public transportation including the Coral Gables Trolley and Miami-Dade County bus service.

Staff comments:

The standards identified in Section 3-408 for the proposed conditional use are satisfied, with conditions.

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

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	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.	Complies
2.	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 (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
4.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
5.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
6.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
7.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
8.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
9.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	
10.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
11.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies

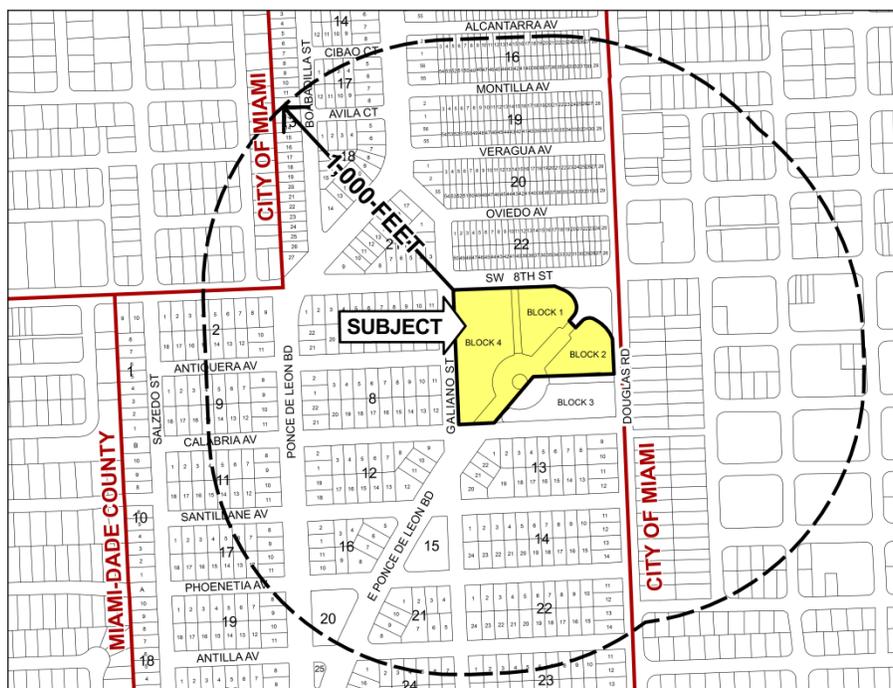
Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff. The conditions of approval should mitigate the potential negative impacts on the surrounding areas.

4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 11.30.16.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 746 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
Public information meeting	11.30.16
Courtesy notification - 1,000 feet	01.20.17
Posting of property	01.20.17
Legal advertisement	01.20.17
Posted agenda on City web page/City Hall	01.20.17
Posted Staff report on City web page	01.27.17

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval, with conditions** of the Application.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the Application is subject to the following conditions of approval:

Prior to the issuance of a Temporary Certificate of Occupancy the Applicant shall:

1. Provide improvements to the property's frontage on SW 8th Street including landscape and pedestrian improvements, subject to review and approval by the Directors of Public Works and Planning and Zoning.
2. Provide improved public transportation stops at all locations throughout the property. This includes, but is not limited to, shelters with benches for the bus stop on Douglas Road and the Coral Gables trolley stop on Galiano Street. Subject to review and approval by the Directors of Parking, Public Works and Planning & Zoning.
3. Install lighting in the rights-of-way, where permitted by FDOT. Lighting shall be LED, 3500k, and Coral Gables pole with acorn fixture. The top shall not be clear in an effort to reduce lighting pollution. Subject to review and approval by the Director of Public Works.

The Applicant, its successors or assigns, shall adhere to the following condition:

1. Maximum student capacity. The university shall have a maximum total enrollment of 390 students.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 01.20.17 Legal advertisement published.
- C. 01.20.17 Courtesy notice mailed to all property owners.

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning 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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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 f/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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES, - FEB 1, 2017

in the XXXX Court,
was published in said newspaper in the issues of

01/20/2017

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
20 day of JANUARY, A.D. 2017

Diana Herrera

(SEAL)
MARIA MESA personally known to me



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

CITY PUBLIC HEARING LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD
DATES/TIMES WEDNESDAY, FEBRUARY 1, 2017, 6:00 - 9:00 P.M.
LOCATION CITY COMMISSION CHAMBERS, CITY HALL, 405 BILTMORE WAY, CORAL GABLES, FLORIDA, 33134

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:

Items 1 through 3 are related. These items were continued from the December 14, 2016 Planning and Zoning Board Meeting.

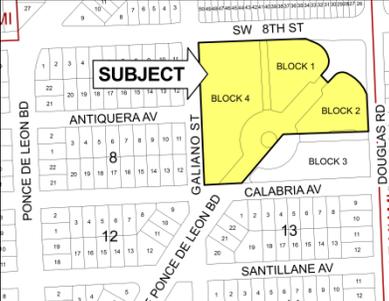
1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-1. Residential Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Multi-Family Medium Density" Land Use Classification to provide that a maximum density of 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code, shall be permitted for development within designated Residential Infill Districts; providing for severability, repealer and an effective date. (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "East Ponce de Leon Boulevard Residential Infill District" for portions of the Douglas Section, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description on file with the City)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-208, "East Ponce de Leon Boulevard Residential Infill District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances East Ponce de Leon Boulevard, and provides a visual connection between the Douglas Entrance and Ponce de Leon Boulevard; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

4. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district for the property legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida; including required conditions and providing for 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 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 and Zoning Division at 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. 2006-11, 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 in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p>City of Coral Gables Courtesy Public Hearing Notice</p> <p>January 20, 2017</p>	
<p>Applicant:</p>	<p>Banyan Street/Gap Douglas Entrance Owner, LLC</p>	
<p>Application:</p>	<p>Conditional Use with Site Plan Review</p>	
<p>Property:</p>	<p>Annex Building at Douglas Entrance (800 Douglas Road), Coral Gables, Florida</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning and Zoning Board February 1, 2017, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on February 1, 2017 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Banyan Street/Gap Douglas Entrance Owner, LLC for conditional use review for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district located at 800 Douglas Road, Coral Gables, Florida. The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district for the property legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida; including required conditions and providing for an effective date.

All interested parties are invited to attend and participate. Please visit the City webpage at 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 and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

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