

City of Coral Gables
Planning Department Staff Report

To: Honorable Local Planning Agency (LPA) / Planning and Zoning Board Members

From: Planning Department

Date: January 9, 2008

Subject: **Application No. 08-07-024-P. Change of Land Use, Rezoning and Site Plan Review.** Proposed amendments to previously approved project referred to as the "Bahamian Village" on property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Albans Park Section (multiple street addresses), Coral Gables, Florida, requesting the following:

Local Planning Agency (LPA) review for:

1. Change of land use from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" on Lot 24 as prerequisite for rezoning and site plan review for inclusion in the previously approved project.

Planning and Zoning Board review for:

2. Change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24.
3. Site plan review of proposed amendments to the previously approved project on Lots 7-27 consisting of a two story commercial building and 79 surface parking spaces.

Recommendation

The Planning Department based on the following findings of fact which are provided within this Staff report recommends approval of the proposed amendments to the previously approved commercial project referred to as the "Bahamian Village" on the property legally described as Lot 7-27, Block 1B, MacFarlane Homestead and St. Albans Park Section (multiple street addresses), Coral Gables, Florida:

Local Planning Agency (LPA) review for:

1. Change of land use from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" on Lot 24 as prerequisite for rezoning and site plan review for inclusion in the previously approved project.

Planning and Zoning Board review for:

2. Change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24.
3. Site plan review for amendments to the previously approved project on Lots 7-27 consisting of a one story commercial building and 79 surface parking spaces.

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 2 of 12

Conditions of Approval

In furtherance of the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, Zoning Code, City Code and other applicable City provisions, the recommendation of approval is subject to the following conditions of approval shown in ~~strike thru~~ / underline format:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - i. Site plan, building elevations and building program prepared by ~~Beame Architectural Partnership~~ Hersh Vitalini Corazzini, dated ~~August 15, 2004~~ August 1, 2007.
 - ii. Landscape Plan prepared by ~~Beame Architectural Partnership~~ Hersh Vitalini Corazzini, dated ~~July 20, 2004~~ August 1, 2007 and revised on December 20, 2007.
 - iii. Traffic impact study prepared by Civil Works, Inc., dated ~~April 2004~~ August 2007.
 - iv. Any changes to the plans and drawings referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
 - v. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO). Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit, in a form acceptable to the City Attorney, averring that all the conditions set forth herein are satisfied.
 - vi. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated ~~October 28, 2004~~ December 28, 2007.
 - vii. All representations proffered by the applicant's representatives provided as a part of the review of the application at public hearings.
 - viii. Changes to the proposed plans required by the City Commission as part of the review of this a application at public hearings.
2. Restrictive Covenant. Within 90 days of approval of the adopting ordinance, the property owner, its successors or assigns shall secure City Attorney review and approval of Restrictive Covenant outlining all conditions of approval. Prior to the issuance of a building permit for the project, or as otherwise specified in the Restrictive Covenant, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - a. Provide/install lighting deflectors on all perimeter parking lot light fixtures that are adjacent to or across the street from single-family residential properties to minimize overspill of lighting. This provision does not exempt minimum lighting standards as required per applicable Code.
 - b. No exterior paging systems or music shall be installed or audible outside the confines of any buildings.
 - c. The hours of operation of the commercial uses of property shall be prohibited from 12 a.m. (midnight) to 6:00 a.m. daily.
 - d. All nighttime lighting of parking lot shall be extinguished from 12:30 a.m. to dawn daily. Lighting for purposes of health and safety of the site as required by Code shall be exempt from these provisions.
 - e. A six foot (6') CBS wall shall be constructed along the east property line between the commercial parking lot and existing residence as required by the Zoning Code.
 - f. Prepare and submit a vehicular directional signage plan for review and approval by the Public Works Director.
 - g. Prepare and submit an infrastructure improvement plan for the coordination and

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 3 of 12

construction of water, sewer, gas, electrical and other infrastructure facilities subject to the Director of the Public Works Department review and approval.

The applicant has submitted an application package that includes a Statement of Use, proposed land use and zoning maps, site plan and landscape plan, building elevations, building program and other miscellaneous support documents which are provided in Attachment A.

Request

The proposed change of land use and zoning would correct a situation where incompatible land uses exist, and would result in the appropriate land development pattern for this property. The residential use of Lot 24 is inconsistent with the previously approved commercial land use and zoning designations which surround this property. When the original application was submitted in 2005, the Planning Department recommended that Lot 24 be included and designated for commercial use and incorporated into the site plan. At that time, the existing single-family residence located on Lot 24 was under separate ownership and not a part of the previously approved proposal. Therefore, the land use and zoning designations for Lot 24 remained for single-family residential use. Compliance with all previously conditions of approval would still be required.

Review Requirements

The proposed change of zoning designation and amendments to the previously approved "Bahamian Village" site plan require review and recommendation by the Planning and Zoning Board and consideration and adoption in ordinance form by the City Commission (two public hearings). This proposal is considered a "small scale" amendment according to the thresholds established by the Department of Community Affairs (DCA). Therefore, no state required impact analysis is necessary and DCA review between the Commission's 1st and 2nd readings is not required.

Facts – Background and Proposed Project

Application	Request
Change of land use (Lot 24 only)	Yes-from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity"
Comprehensive Plan text amendment	No
Change of zoning (Lot 24 only)	Yes-from "SFR", Single Family Residential to "CL", Commercial Limited
Zoning Code text amendment	No
Site plan review (Lot 7-27 - entire property)	Yes-revisions to previously approved site plan
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	No
Conditional uses	No

City Reviews:

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 4 of 12

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	11.09.07
Board of Architects	11.29.07
Board of Adjustment	01.07.08
Historic Preservation Board	N/A
Landscape Encroachment Review Board	Pending
Local Planning Agency	01.09.08
Planning and Zoning Board	01.09.08
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	TBD
City Commission, 2 nd reading	TBD

*All scheduled dates and times are subject to change without notice.

Existing Property Designations:

Applicable Designations	
CLUP Map Designation	“Commercial, Low-Rise Intensity” (Lots 7-23 & 25-27) and “Residential Use (Single-Family) Low Density” (Lot 24)
Zoning Map Designation	“CL”, Commercial Limited (Lots 7-23 & 25-27) and “SFR”, Single Family Residential (Lot 24)
Within Central Business District	No
Mixed Use District (“C”, Commercial only)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

Surrounding Uses:

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1 story single-family residence and U.S.1 linear park	“Residential Use (Single-Family) Low Density” and “Parks and Recreational Use”	“SFR”, Single Family Residential and “S”, Special Use
South	G.W. Carver Middle School and Lola B. Walker Pioneers Park	“Educational Use” and “Parks and Recreational Use”	“S”, Special Use
East	1 story commercial building and 1 story single-family residence	“Commercial Use Low-Rise Intensity” and “Residential Use (Single-Family) Low Density”	“CL”, Commercial Limited and “SFR” Single Family Residential
West	U.S.1 linear park	“Parks and Recreational Use”	“S”, Special Use

Site plan analysis:

Type	Date Completed
Concurrency Impact Statement (CIS)	08.01.07
Preliminary Zoning Analysis	11.01.07
Traffic study review completed	12.17.07

Site plan information:

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 5 of 12

Type	Permitted	Proposed
Total site area	57,969 sq. ft. (1.33 acres)	57,969 sq. ft. (1.33 acres)
Floor area ratio (FAR)	3.0 FAR	0.4 FAR
FAR x total site area =	173,907 sq. ft.	---
Total square footage of buildings	---	21,000 sq. ft.
Building height	3 floors/ 45' within 100' of adjacent SFR of MF1 properties	2 floors/ 34'-1"
Office	---	15,424 sq. ft.
Restaurant	---	3,100 sq. ft.
Retail	---	2,476 sq. ft.

Setbacks:

Type	Required	Proposed
Setbacks:		
- Front: Grand Avenue	20' ft.	0' ft.*
Florida Avenue	0' ft.	10+ ft.
US1 / S. Dixie Hwy.	0' ft.	0' ft.
- Side (interior)	0' ft.	180'+ ft.
- Rear	N/A	N/A

* Variance was granted for 0' building setback.

Parking:

Uses	Required	Proposed
Retail	10 spaces	---
Restaurant	37 spaces	---
Office	52 spaces	---
Total on-site parking	99 spaces	79 spaces
Additional on-site parking (or deficit)	---	(-20 spaces)
Parking reduction granted via variance	---	(-20 spaces)
Total on-street parking	16 existing spaces (non-metered)	13 spaces (non-metered)
Additional on-street parking (or deficit)	---	(-3) spaces

Landscaping:

Location	Required	Provided
Landscape open space (on-site)	5,796 sq. ft. (10 %)	14,761 sq. ft. (25 %)
Additional landscaping (or deficit)	---	+10,942 sq. ft. (15 %)

Discussion

Property's Development History and Existing Uses

The entire property is approximately 1.33 acres in size and consists of eighteen (18) platted lots with frontages onto Grand Avenue (Lots 7-13), U.S. 1 (Lots 17-21) and Florida Avenue (Lots 22-27). The subject property is currently vacant and undeveloped, except for the existing residence located on Lot 24. No significant vegetation exists on the site.

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 6 of 12

A change of land use, rezoning and site plan review was approved by the City on 01.20.05 for the "Bahamian Village" project located on Lots 7-23 and 25-27 (Ordinances No. 2005-03 and 2005-04). Existing and proposed land use and zoning designations maps are provided with the applicant's submittal package (see Attachment A). Copies of the previously adopted Ordinances and the previously approved site plan and building program are provided as Attachments B and C.

Previously Approved and Proposed Site Plan Comparison

The general location of the commercial building on the west side of the site would remain as previously approved. The originally approved commercial building was one (1) story and consisted of both retail and restaurant uses (11,583 sq. ft.). The proposed building approximately doubles that amount of space with the addition of a second story (21,000 sq. ft.). The first floor would be for retail, restaurant and office uses and the second floor would be for office use. The previously approved community center use and facility located on the southeast corner of the site is now not proposed in the revised site plan, and would be used for additional surface parking. The existing residence on Lot 24 would be demolished and also used for surface parking.

The following table compares the building programs for the previously approved and proposed site plans:

Category	Approved Plan	Proposed Plan	Change
Floor Area Ratio (FAR)	0.19 FAR	0.36 FAR	+ 0.17 FAR
Total building	11,583 sq. ft.	21,000 sq. ft.	+ 9,417 sq. ft.
Office	0 sq. ft.	15,424 sq. ft.	+ 15,424 sq. ft.
Restaurant	4,244 sq. ft.	3,100 sq. ft.	- 1,144 sq. ft.
Retail	5,926 sq. ft.	2,476 sq. ft.	- 3,450 sq. ft.
Community Center	1,413 sq. ft.	N/A	- 1,413 sq. ft.
Parking required	85 spaces	99 spaces	+ 14 spaces
Parking provided	71 spaces	79 spaces	+ 8 spaces
Additional parking	variance granted (-14 spaces)	variance granted (-20 spaces)	- 6 required on-site parking spaces

Site Access and Pedestrian Circulation

Vehicular access to the site would be provided on both Grand Avenue and Florida Avenue. An existing median separates east and west bound traffic along Grand Avenue in front of this property permitting access to the site by west bound traffic only. The applicant is proposing to construct a median cut to permit traffic to enter and exit the site from both east and west bound directions.

Two existing pedestrian crosswalks cross Grand Avenue to the project site. Both crosswalks are proposed to remain. The existing sidewalks along Grand Avenue on the south side of the property and U.S.1 along the west side of the property would remain. No sidewalk exists on either side of Florida Avenue along the north side of the property.

Traffic Study

The Public Works Department reviewed the Traffic Study prepared by the applicant's traffic consultant, and had no objections to the Study's findings and conclusions. The traffic study

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 7 of 12

submitted by the applicant is on file at the Planning Department.

City Department Review

This proposal was reviewed by City Staff at a Development Review Committee (DRC) meeting on 10.26.07. The application was also distributed to the Public Works, Public Service, Police and Fire Departments for detailed review and comments. All comments provided have subsequently been addressed by the applicant and the recommended conditions of approval provided with this Staff report.

Letters of Support

The revisions to the previously approved project have been presented to both the Lola B. Walker Homeowners' Association (LBWHA) and the Village West Homeowners and Tenants Association (HOATA) for their review and comments. Both organizations have provided letters of support for the proposed amendments to the project. Copies of those letters are provided in the applicant's submittal package (see Attachment A). This proposal was also presented by the applicant's at a residents meeting that was held on 10.24.07 and 11.28.07 at the George Washington Carver Middle School.

Findings of Facts

This section evaluates the application for consistency with the Zoning Code and Comprehensive Land Use Plan (CLUP). This evaluation provides findings of fact and recommendations for compliance with each of the above.

Compliance with the Zoning Code

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*

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 8 of 12

- ridership, 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: All standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. The project would not permit uses or intensity exceeding that allowed by the proposed land use designation, and will not result in a decline in minimum level of service. This proposal is generally consistent with and implements specific CLUP objectives or policies. The proposal would reduce the amount of vehicle miles traveled by providing pedestrian and neighborhood uses and promotes redevelopment in an area experiencing decline. There is no evidence that the market value of adjacent properties would be adversely affected.

Zoning Code Section 3-1506 provides the standards for Comprehensive Plan text and map amendments, as follows:

- A. *Proposed amendments to the Text and Maps of the Comprehensive Land Use Plan shall be reviewed pursuant to the following standards:*
- 1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.*
 - 2. Whether it is internally consistent with Comprehensive Land Use Plan.*
 - 3. Its effect on the level of service of public infrastructure.*
 - 4. Its effect on environmental resources.*
 - 5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.*
 - 6. Any other effect that the City determines is relevant to the City Commission's decision on the application.*

Staff comments: All standards identified in Section 3-1506 for the proposed CLUP map amendment are satisfied. The project is internally consistent and would advance CLUP objectives and policies (see following "Compliance with CLUP" section), and does not exceed available infrastructure capacity (see following "Concurrency Management" section). There are no environmentally sensitive issues regarding this property, and the project consists of only commercial uses with no residential units proposed.

Compliance with CLUP Goals, Objectives and Policies

Review of the CLUP finds the following CLUP Goals, Objectives and Policies are applicable and the following table provides findings of fact to determine consistency and inconsistency thereof:

Consistent CLUP Goals & Objectives and Policies are as follows:

Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
1.	OBJECTIVE 1-1.2: CONTROL BLIGHT AND PROMOTE REDEVELOPMENT. Efforts shall be made to control blighting influences, and	This project would develop a property that is primarily vacant and unimproved with a neighborhood scaled commercial project.

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 9 of 12

Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
	redevelopment shall be encouraged in areas experiencing deterioration.	
2.	OBJECTIVE 1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN. By the year 2010 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 70 to 35.	The applicant is applying to change the land use and zoning of the existing single-family residential use to be consistent with the previously approved surrounding commercial use.
3.	OBJECTIVE 1-1.7: DISCOURAGE URBAN SPRAWL. Discourage the proliferation of urban sprawl by amending the land development regulations to include a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.	This application proposes the development of primarily vacant, underdeveloped land with an infill commercial project utilizing the provisions and regulations established in the Zoning Code. The intent of the project is to provide "infill" retail/commercial development for use of the adjoining neighborhoods. The proposed uses are pedestrian accessible and neighborhood scaled.
4.	POLICY 1.1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS. Encourage effective and proper development of employment centers of high quality which offer potential for local employment in reasonably close proximity to protected residential neighborhoods.	The proposed commercial project provides local employment opportunities to residents (within walking distance) of the surrounding residential neighborhood. The proposed development would provide retail/commercial services for use by the adjoining neighborhoods. The proposed development would provide economic activity to the area at a neighborhood scale.
5.	POLICY 1-1.7.2: DEVELOPMENT OF UNDEVELOPED LAND. Encourage development of remaining undeveloped and vacant isolated parcels of developable property through identification and staff assistance in providing information as to appropriate uses permitted by Code and proper procedures to be undertaken to obtain the proper development orders.	This property is currently undeveloped, unimproved and has no significant on-site landscaping. The proposed project would result in the planned redevelopment of the site. The project if developed with the conditions recommended by Staff would minimize the impact on the adjoining neighborhood.
6.	OBJECTIVE 1-1.8: ADEQUATE INFRASTRUCTURE FOR NEW DEVELOPMENT. Ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development.	The project has been reviewed for compliance with the City's Concurrency program, and that review indicated that there is adequate infrastructure available to support the project.

Inconsistent CLUP Goals, Objectives and Policies are as follows:

Ref. No.	CLUP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
1.	POLICY 1-1.3.1: AVOID ENCROACHMENT INTO NEIGHBORHOODS BY INCOMPATIBLE USES. Residential neighborhoods should be protected from intrusion by	Adjoining properties could be adversely affected by noise, increased nighttime traffic and activity and lighting associated with commercial use of property	Recommendation includes previously required operational provisions for limiting hours of nighttime commercial uses, exterior paging systems and music

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 10 of 12

Ref. No.	CLUP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
	incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.	and required on-site parking.	and deflection of nighttime lighting around perimeter of property.
2.	POLICY 1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES. Uses designated in the plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering when located adjacent to or across the street from incompatible uses such as residential uses.	Buffering of nighttime lighting is required.	Recommendation includes previously required operational provisions for light fixture deflectors around perimeter of parking lot and limit hours of nighttime lighting.
3.	POLICY 1-1.3.3: LIMITATIONS OF POTENTIALLY DISRUPTIVE USES. Normally disruptive uses may be permitted on sites within related districts only where proper design solutions are demonstrated and committed to in advance which will be used to integrate the uses so as to buffer any potentially incompatible elements.	Uses and hours of operation of commercial project could impact surrounding residential neighborhood.	Recommendation includes previously required operational provisions limiting of hours of commercial use and prohibiting potentially disruptive aspects such as exterior paging systems and music.

Staff comment: The application can be determined to be consistent with the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies subject to the recommended operational conditions of approval required for previously approved "Bahamian Village" project as provided in this Staff report.

Preliminary Zoning Analysis

A copy of the Building and Zoning Department's Preliminary Zoning Analysis is provided as Attachment D. That analysis indicates that the proposed project meets all applicable Zoning Code requirements. Where the requirements have not been met, the applicant has applied for and received variances from the Board of Adjustment.

Approved Variances

The Board of Adjustment on 01.07.08 approved variances allowing for a total of eighty (79) parking spaces vs. providing a minimum of ninety-nine (99) required parking spaces, and for the building's front setback permitting a 0' setback instead of the minimum required 20' setback.

Variances were granted in 2004 for the previously approved project for parking allowing seventy-one (71) parking spaces instead of the required eighty-seven (87) spaces and also for the building's front setback. A variance was granted for parking lot landscaping in 2004 which is not required for the current proposal.

Architectural Style Bonuses

Bahamian Village- Change of Land Use, Rezoning, and Site Plan Review

January 9, 2008

Page 11 of 12

The project is proposed to be constructed in the Bahamian architectural style, and no Mediterranean or architectural style bonuses are being requested with this application. The proposed project was reviewed and received preliminary approval from the Board of Architects on 11.29.07.

Concurrency Management

This project has been reviewed for compliance with the Building and Zoning Department's Concurrency Management program. The Concurrency Impact Statement (CIS) issued by the Building and Zoning Department for the project indicates that there is adequate infrastructure available to support the project. The CIS is included as Attachment E.

Findings of Fact Summary

In summary, Staff based upon its analysis of the CLUP and applicable codes and information determined the following are findings of fact regarding this application:

1. The proposed project satisfies the Zoning Code's standards for CLUP map amendments and changes in zoning district boundaries.
2. The proposal is consistent with specific CLUP Goals, Objectives and Policies as identified herein subject to the recommended conditions of approval.
3. The proposed change of land use and zoning would correct a situation where incompatible land uses exist, and would result in the appropriate land development pattern for this property.
4. Commercial use of Lot 24 is consistent with the previously approved commercial project.
5. Previously approved conditions of approval for the site plan remain in effect.

Public Notification/Comments

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

Type	Explanation
Neighborhood meeting completed	Completed 10.24.07 and 11.28.07
Courtesy notification of all property owners within 1,000 feet of the subject property	Completed 12.27.07
Newspaper ad published	Completed 12.27.07
Posted property	Completed 12.27.07
Posted agenda on City web page/City Hall	Completed 01.04.08
Posted Staff report on City web page	Completed 01.04.08

The listing of property owners who returned the notification/comment form, including the date received, property owner's name, address, object/no objection/no comment and verbatim comments is provided as Attachment F. A copy of the published newspaper notification of this public hearing item is included as Attachment G.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package.
- B. Ordinances No. 2005-03 and 2005-04.
- C. Previously approved site plan and building program.
- D. Preliminary Zoning Analysis prepared by Building and Zoning Department.
- E. Concurrency Impact Statement.
- F. Synopsis of comments received from property owners within 1,000 feet.
- G. Copy of published newspaper notification (advertisement).

I:\P Z B\Projects\Bahamian Village II\Staff reports\01 09 08 Staff report.doc

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2005-03

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2005 MAR 16 PM 2:35

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF LAND USE FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL USE, LOW-RISE DENSITY" ON LOTS 22, 23, 25, 26, AND 27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA; THE CHANGE OF LAND USE IS A PRE-REQUISITE FOR REZONING AND SITE PLAN REVIEW; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-093-P was submitted for approval in order to amend the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lots 22, 23, 25, 26 and 27, Block 18, MacFarlane Homestead and St. Albans Park Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, shall be changed from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" to permit the construction of a commercial project;

WHEREAS, the change of land use is necessary to develop the site as a commercial project;

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency;

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on November 3, 2004, at which hearings all interested persons were afforded the opportunity to be heard;

WHEREAS, this application is accompanied by a Change of Zoning and Site Plan which was reviewed by the Planning and Zoning Board and City Commission at the same public hearings;

WHEREAS, as a part of this application, the applicant has agreed to conditions of approval as outlined and provided in the Change of Zoning and Site Plan Ordinance;

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on December 14, 2004 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading;

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lots 22, 23, 25, 26 and 27, Block 18, MacFarlane Homestead and St. Albans Park Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity."

SECTION 2. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 6. This ordinance shall become effective within thirty (30) days of passage.

PASSED AND ADOPTED THIS TWENTY FIFTH DAY OF JANUARY, A.D. 2005.

(Moved: Anderson / Seconded: Kerdyk)

(Yeas: Kerdyk, Withers, Anderson, Cabrera)

(Absent: Slesnick)

(Vote: 4/0)

(Agenda Item E-1)



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

CITY OF CORAL GABLES
2005 MAR 29 AM 11:45

ORDINANCE NO. 2005-04

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF ZONING FROM "R-1-2", RESIDENTIAL TO "CB", COMMERCIAL ON LOTS 22, 23, 25, 26, AND 27, AND SITE PLAN REVIEW FOR THE PROPERTY LOCATED ON LOTS 7-23 AND 25-27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-093-P was submitted for approval for a change of zoning from "R-1-2", Residential to "CB", Commercial on Lots 22, 23, 25, 26 and 27, and site plan review on Lots 7-23 and 25-27, Block 18, MacFarlane Homestead and St. Albans Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, to permit the construction of a commercial project known as "Bahamian Village";

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on November 3, 2004, at which hearings all interested persons were afforded the opportunity to be heard;

WHEREAS, the change of zoning and site plan review are required to permit the construction of the commercial project;

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on December 14, 2004 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

SECTION 2. The proposed change of zoning from "R-1-2", Residential to "CB", Commercial, and site plan for "Bahamian Village" submitted in accordance with the requirements of Article 25, "Planning and Zoning Board" of the Zoning Code shall be and are hereby approved with the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations and building program prepared by Beame Architectural Partnership dated August 15, 2004.
 - b. Landscape Plan prepared by Beame Architectural Partnership, dated July 20, 2004.
 - c. Traffic impact study prepared by Civil Works, Inc., dated April 2004.
 - d. Any changes to the plans and drawings referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
 - e. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO). Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit, in a form acceptable to the City Attorney, averring that all the conditions set forth herein are satisfied.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated October 28, 2004.
 - g. All representations proffered by the applicant's representatives provided as a part of the review of the application at public hearings.
 - h. Changes to the proposed plans required by the City Commission as part of the review of this application at public hearings.
2. Revisions to plans, elevations and all supporting documents. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
3. Building permit review changes. The applicant, successors or assigns shall advise of any changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Planning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Planning Director. The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a temporary certificate of final CO for the principal structure.
4. Affidavit. Improvements and/or conditions contained herein otherwise specified shall be completed at receipt of final CO. Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit that all conditions of approval by the City Commission are satisfied.
5. Restrictive Covenant. Within 90 days of approval of the adopting ordinance, the property owner, its successors or assigns shall secure City Attorney review and approval of Restrictive Covenant outlining all conditions of approval. Prior to the issuance of a building permit for the project, or as otherwise specified in the Restrictive Covenant, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - a. Provide/install lighting deflectors on all perimeter parking lot light fixtures that are adjacent to or across the street to minimize overspill of lighting to single-family residential properties. This provision does not exempt minimum lighting standards as required per applicable Code.
 - b. No exterior paging systems or music shall be installed or audible outside the confines of any buildings.
 - c. The hours of operation of the commercial uses of property shall be prohibited from 12 a.m. (midnight) to 6:00 a.m. daily.

- d. All nighttime lighting of parking lot shall be extinguished from 12:30 a.m. to dawn daily. Lighting for purposes of health and safety of the site as required by Code shall be exempt from these provisions.
- e. A six foot (6') CBS wall shall be constructed along the east property line between the commercial parking lot and existing residence as required by the Zoning Code.
- f. All landscaping proposed within public right-of-way shall require review and approved by the Public Service Director and approval by the City's Landscaping Encroachment Review Committee.
- g. Prepare and submit a vehicular directional signage plan for review and approval by the Public Works Director.
- h. All costs associated with the installation of landscaping, irrigation, maintenance and other improvements contained herein and within the rights-of-way, etc., shall be the responsibility of the applicant, successors or assigns.
- i. Maintain all landscaping as detailed on the landscaping plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified.
- j. All landscaped areas shall be irrigated to provide 100% coverage.
- k. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities subject to the Director of the Public Works Department review and approval.
- l. The applicant, its successors or assigns, shall submit a construction parking and traffic management plan for the Building and Zoning Department review and approval.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective ten days from the date of its adoption by the City Commission.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF JANUARY, A.D., 2005.

(Moved: Anderson/Seconded: Kerdyk)

(Yeas: Kerdyk, Withers, Anderson, Cabrera)

(Absent: Slesnick)

(Vote: 4/0)

(Agenda Item E-1)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

Project Name: Bahamian Village
Project Number: BAP: 02014.00
Municipality: City of Coral Gables, Florida

Zoning Classification: CB/CC/R1-2 (current land use designation)
CB (proposed land use designation)

COMPREHENSIVE ANALYSIS:

Proposed Use: Commercial retail shops and stores; restaurants and Community Center Building.

Concurrency: The subject property lies within an urban in-fill area and, as such, does not need to meet any concurrency requirements.

Total Lot Area: 54,905 S.F. (1.26 acre)**

Gross Building/Floor Area:

Commercial: Retail Shops and Stores	5,900 S.F.
Community Center Building	1,400 S.F.
Restaurants	<u>4,300 S.F.</u>
Total Gross Building Area:	11,600 S.F.

Floor Area / Lot Area Ratio (FAR): 0.43%

Lot Coverage:

Building Structure / Footprints	11,600 S.F. (29%)
Impervious Area	29,900 S.F. (41%)
Pervious Area	13,405 S.F. (30%)

- **Notes:**
1. Resolution No. R-124-92: Linear park along southeast side of Highway US-1, approximately 17,225 square feet (0.4 acre).
 2. Miami-Dade County R.O.W. along northeast side of Grand Avenue, approximately 15,250 square feet (0.035 acre).
 3. Existing (N.I.C.) residential lot, approximately 4,500 square feet (0.10 acre)

CITY OF CORAL GABLES
PLANNING DEPARTMENT

Attachment **D**

2007 DEC 28 AM 6:10

<p>City of Coral Gables Building and Zoning Department DRC - Preliminary Zoning Worksheet Submittal November 1, 2007 2nd review - October 30th disk - November 2, 2007 3rd review - November 27 disk - December 4, 2007 Final variance revision - December 26, 2007</p>	
Project Name	The Bahamian Village -- Retail / office <i>(Requires commission approval for Change in land use)</i>
Address	330 South Dixie
Project Architect	Hersh, Vitalini, Corazzini (305)567-0602 & (305)446-3197
Legal Description	Lots 15-27, Blk. 1A, Coral Gables Macfarlane Homestead Lots 7-13, Blk. 1A, Coral Gables Macfarlane Homestead
Zoning	"CL" Plate 9 of 18 "SFR" lot 24 "S" special use district
Comprehensive Land Use Plan	Commercial -- Low Rise Intensity 4 stories / 3.0 FAR SF -- lot 24 is a residential lot Open space <u>REQUIRES A CHANGE IN LAND USE TO LOW RISE INTENSITY for the SFR lot</u>
Area of Site	57,969 sq. ft. as per survey
Site specific	Section A-66 Section MACFARLANE SECTION <ul style="list-style-type: none"> • Arch style approved by BOA • Roof as per 5-1605 • Setbacks from Grand Ave. 20'-0"
Off Site Parking	No
Total of Site Areas	57,969 sq. ft.
Overlay Districts	Mediterranean -- table 1
Minimum lot size W = 25'-0" L = 100'-0"	Meets this requirement
Minimum site area	Proposed: 57,969 sq. ft.

<ul style="list-style-type: none"> • 2,500 sq. ft. for less than 45'-0" in height • 20,000 sq. ft. for more than 45'-0" in height 	
Street frontage <ul style="list-style-type: none"> • 200'-0" for more than 45'-0" in height 	Not clearly labeled on survey – please provide lot dimensions 474 Grand, 321 Florida, 217 South Dixie
Lot Coverage	N/A with Med bonus
Permitted FAR	57,969 x 3.0 = 173,907 sq. ft.
Med. Bonus FAR Comply with all of table one & 8 out of 12 for table 2	57,969 x .5 = 28,984.5 sq. ft.
Total Permitted FAR	202,891.5 sq. ft.
Proposed FAR	21,000 sq. ft.
Permitted Height	
Permitted No. of Stories As per comp plan and/or site specifics	1 stories / 6 with MRTD bonus
Land Use Height	50'-0" / 77'-0" with MED
Land Use No. of Stories	4 stories or 6 stories with MED
Proposed Height	34'-1"
Proposed No. of Stories	Building - 2 stories
Height of Arch Element Permitted	Commercial limited district ??????????
Height of Arch. Element Proposed	Not indicated on provided plans.
Height adjoining residential	45'-0" for 100'-0" feet of the adjacent right of way line PROPERTY IS ACROSS FROM SF
Number of building per site	1
Setback relief	N/A

Comply with all of table one & 8 out of 12 for table 2 and be considered MED architecture to obtain this bonus		
Setbacks	Required	Proposed
Front:	0'-0"	
Grand Avenue	20'-0" site specific	1'-6" (V)
Florida Avenue	0'-0"	8'-6"
South Dixie Highway	0'-0"	27'-6"
Side Alley	Not addressed in code	N/A
Interior side	Interior Side 0'-0"	194'-11"
Side street	0'-0"	N/A
Rear alley	5'-0"	N/A
Rear no alley	10'-0"	
Waterway	35'-0"	N/A
Setback relief requested	No	
Amount of building in required setback area	N/A	
Comply with all of table one & 8 out of 12 for table 2		
Required open space (5%) (MED requirement)	10% x 57,969 = 5,796 sq. ft.	
Required open space 10% (landscaping requirement)	Provided: 14,761	
Roof top screening	Yes	
Landscape improvements in right of way and private property as per Article 5 Division 11, sec 5-1105 A and C <u>(MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES)</u>	CL districts – 5% min 5'-0" wide 75% may be paved with pervious material 28 large shade trees per acre and 224 shrubs per acre 1 palm or medium shade tree in the alley for every 35'-0" (25% may be palms) and 1 shrub per every 3 linear feet of alley	
Right of way planting 5-1105 requirements if no City Streetscape Master Plan	One tree per 35 feet of right of way frontage. (XXXX)/35 =	25% may be palm trees. XXXX provided XXXX shade

<u>(MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES)</u>	1 shrub per 1 lf of right of way frontage = XXXXXX	XXXXXX palms XXXXXX shrubs
Median planting must comply with 5-1105-A-4 <u>(MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES)</u>	Is a median possible? YES Median.	
General Landscaping requirements to comply with Section 5-1104 A 1 thru 11	All drainage to be maintained on site All planting to have irrigation Large shade tree 12ft/ 2" caliper Palm ratio 3:1 / 25% of total allowed 30% must be native Medium shade trees 10'-0" Shrubs 18" high @24" o.c. Vines 30" high / 1 gal containers Ground cover 100% Grass to be sodded Structural soil	
Project to comply with Article 5 Division 12 Division 13 Division 14		
Loading spaces 5-1409-D As per Article 5 Division 14 10 x 25 x 14 high	0 loading REQUIRED UNDER 100,000 SQ. FT	
Parking		
1/250 sq. ft. retail	2476 retail / 250 sq. ft. = 9.9 spaces As per architect plans	
1/300 sq. ft office	9807/ 300 = 32.69 spaces As per architect plans	
1/300 sq. ft medical office	5617/ 300 = 18.72 spaces As per architect plans	
1 space for FTE medical clinic See definition of medical clinic	N/A	
12 spaces /1000 sq. ft. restaurant	3100 / 1000 x 12 = 37.2 spaces As per architect plans	
Total spaces required	98.51	
Surface parking	Minimum buffer 5'-0" 1 large shade tree / 25' of total property 1 shrub / 2' of total property Can have a wall 3'-0" with 2 shrubs or 5 vines for	

<p>Surface parking adjacent to SFR and MFI</p> <p>Surface parking adjacent to alley</p> <p>Surface parking general</p>	<p>each 10' of wall. Plants to be planted within 3'-0" of ROW and wall</p> <p>Minimum buffer 5'-0" 1 large shade tree / 25' of total property 1 shrub / 3' of total property 6'-0" continuous wall total property line with 2 shrubs or 5 vines</p> <p>3' buffer</p> <p>10'-0" for each parking 1 large tree for each 100 sq. ft. 10 parking spaces then a landscape buffer 10 shrubs for each 100 sq. ft. Island minimum 50 sq. ft. / min width 5'-0"</p>
<p>Total Parking provided</p>	<p>79 spaces.</p>
<p>Surplus / Deficit</p>	<p><u>20 spaces deficit (V)</u></p>
<p>Notes</p>	<ul style="list-style-type: none"> • Clarify if project is intended for night use if so comply with section 4-301 E especially 1,4,5,and 6 • If medical clinics comply with 4-301-E-7 a-h
	<ul style="list-style-type: none"> • MED bonus to determined by City Architect and Board of Architects – Commercial limited district must satisfy all of table 1 and 8 out of 12 on table 2 of the Mediterranean Ordinance. Provide board of Architect stamp for compliance with MED bonus code • Provide Restrictive covenant in lieu of Unity of Title (section 5-2303) • Metal roof does not requires a variance per Martha Salazar Blanco 12-18-07 • Specify material of decorative trim and moldings on elevations • No foam allowed • Provide control joint detail or screed detail • Provide note on plans that sign and awnings

	<p>are under separate permit on elevations</p> <ul style="list-style-type: none"> • Provide material of wood if used as required per Coral Gables Zoning Code • Provide landscape and irrigation plan. Show how you meet requirements for MED bonus that pertain to landscaping Table No. 1 - # 9, 13 and Table No. 2 - # 6, 9 . • Comply with the following. Indicate on plans: • Floor elevations not less than 6" above established grade section 5-1301 (E) • Grading: comply with section 5-1301 (G) • Foundations: comply with section 5-1301 (H) • If street s less than 50'-0" wide provide triangle of visibility see 5-1406 (maximum landscape height 3'-8" • Parking illumination to comply with section 5-1407 • Landscaping to comply with section 5-1104 and 5-1105 A& C • <u>Parking under by 20 spaces(V)</u> • <u>20'-0" setback on Grand Avenue is not met(V)</u> • Further review required •
Reviewed By: Dulce Conde	•
Date: October 31, 2007 November 2, 2007 December 4, 2007 December 26, 2007	



CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.



BAHAMIAN VILLAGE
226 FLORIDA AVENUE
Coral Gables, FL

Department Store: 11000 Sq.Ft.
General Office: 8000 Sq.Ft.
Civic Center: 1200 Sq.Ft.
STATUS=P

Date Printed: 8/1/2007
Development Order: 0
Record Number: 3107
Assoc. Demolition Record: 0

Zones:

Traffic	Fire Protection	Flood Protection	Parks and Recreation
22	201	X-500	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	532			OK	Within Urban Infill Area
Golf Courses	0	47.41	0.2889833898	OK	
Tennis Courts	0	40.35	2.8898332204	OK	
Racquetball Courts	0	6.23	0.377208	OK	
Basketball Courts	0	15.34	1.240084	OK	
Ball Diamonds	0	6.27	0.775926	OK	
Playing Fields	0	7.27	0.775926	OK	
Swimming Pools	0	3.13	0.08675	OK	
Equipped Playing Areas	0	6.34	0.8675	OK	
Special Recreation Facilities	0	93.84	13.009	OK	
Neighborhood Parks (acres)	0	5.62	3.252	OK	
Mini Parks (acres)	0	0.97	0.1734	OK	
Open Space (acres)	0	1.53	0.4344	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$125.00
Application Date: 8/1/2007
Expiration Date: N/A

Statement issued by:

Comments: DEVELOPEMENT OF 11,000 SQ. FT. RETAIL; 8,000 SQ. FT. OF OFFICE; 1,200 SQ.FT. CIVIC CENTER

Although the proposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.

CITY OF CORAL GABLES
2007 DEC 31 AM 10:05

MIAMI DAILY BUSINESS REVIEW

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

NOTICE OF PUBLIC HEARING

All interested persons are hereby notified that the Planning and Zoning Board of the City of Coral Gables, Florida, will conduct the following public hearing at its meeting scheduled for Wednesday, January 9, 2008, City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, commencing at 6:00 p.m.

Public Hearing Item(s) — Planning and Zoning Board

1. **Application No. 08-07-024-P. Change of Land Use, Rezoning and Site Plan Review - Bahamian Village.** Proposed amendments to previously approved project referred to as the "Bahamian Village" on property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Albans Park Section (multiple street addresses), Coral Gables, Florida, requesting the following:
 1. Change of land use from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" on Lot 24 as prerequisite for rezoning and site plan review for inclusion in the previously approved project.
 2. Change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24.
 3. Site plan review of proposed amendments to the previously approved project on Lots 7-27 consisting of a two story commercial building and 79 surface parking spaces.
2. **Zoning Code Text Amendment — Article 3, Division 13, Concurrency Review.** An Ordinance providing for text amendments to the Zoning Code, Article 3, Division 13, entitled "Concurrency Review," providing for updates to concurrency review provisions and procedures, including the addition of public school concurrency review procedures necessary to meet State of Florida mandated public school concurrency requirements; providing for severability, repealer, codification, and an effective date.
3. **Zoning Code Text Amendment — Article 3, Development Review, Section 3-206, Building Site Determination.** An Ordinance amending Article 3, Section 3-206 of the Coral Gables Zoning Code; Section 3-206 entitled "Building Site Determination", by providing revisions to the standards of approval, conditions of approval, review criteria, time limitations for approval and other miscellaneous changes; providing for severability, repealer, codification, and an effective date.
4. **Planning Director's Items:**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the VICE PRES., 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

CITY OF CORAL GABLES PLANNING AND
ZONING BOARD - PUBLIC HEARING FOR 1/9/2008

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

12/27/2007

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

27 day of DECEMBER, A.D. 2007

(SEAL)

O.V. FERBEYRE personally known to me

Cheryl H Marmer
My Commission DD338559
Expires July 18, 2008

5. Adjournment.

Planning Department
City of Coral Gables
Eric Riel, Jr.

Next Meeting: February 13, 2008, 6:00 p.m.

All meetings are telecast live on Channel 77.

Visit the Planning Department's web page at "www.coralgables.com" for all Planning Department related information.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with City of Clerk, prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the 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 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 person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

A copy of the Planning Department staff reports for each item will be available for review in the Planning Department office the Friday before the meeting as well as on the Planning Department's web page at www.coralgables.com.

Any person requiring special accommodations for participation in the meeting should call Walter Carlson, Assistant Planning Director (305) 460-5213, no less than three working days prior to the meeting.

12/27

07-3-88/939094M