

Riviera Professional Office Building

Change of Land Use, Change of
Zoning and Site Plan Review

03.23.10 City Commission meeting

Request

- The applicant has filed 3 requests:
 1. Change of land use from “Residential Use (Multi-Family) Low Density” to “Commercial Use, Low-Rise Intensity”
 2. Change of zoning from “MF2”, Multi-Family Residential to “CL”, Commercial Limited
 3. Site plan review - proposed office project

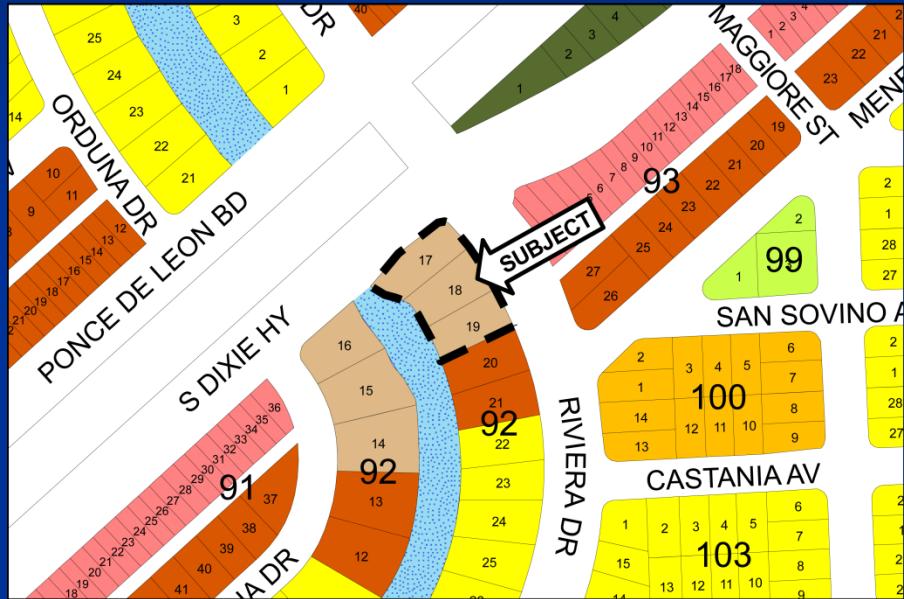
Proposed project

- Former site of the Riviera Court Motel
- 0.6 acre parcel located on the SE corner of Riviera Drive/US One and backs on to the Coral Gables Waterway
- Proposed Office
 - 3 stories/45' in height
 - 0.56 FAR
 - 14,590 sq. ft.
 - 49 on-site parking spaces

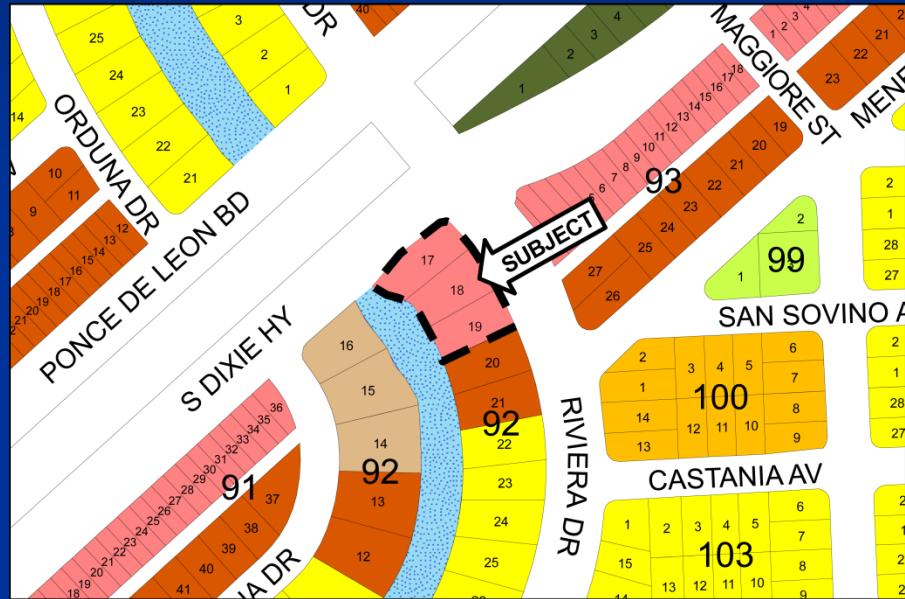
Proposed project

- No mediterranean development bonuses or variances are requested
- Includes a single vehicular curb cut onto Riviera Drive
- Six (6') foot high masonry wall and trees along east property line
- Landscaping around perimeter of project
- Additional street trees

Existing and proposed Land Use designations

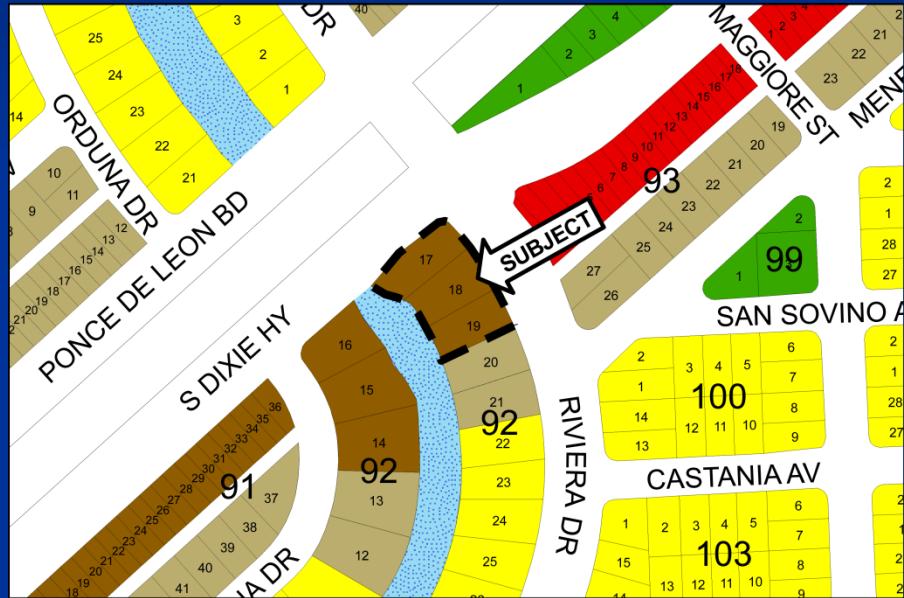


Existing Land Use: “Residential Use (Multi-Family) Low Density”

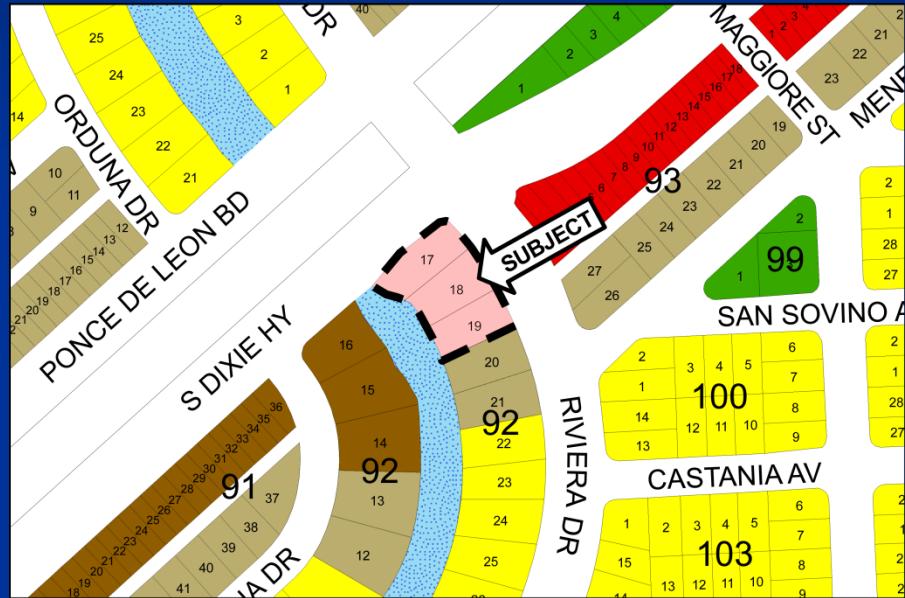


Proposed Land Use: “Commercial Use, Low- Rise Intensity”

Existing and proposed Zoning designations



Existing Zoning: MF2; Multi-Family 2 District



Proposed Zoning: CL; Commercial Limited District

Area characteristics

- Proposed Commercial Limited (CL) zoning designation is the most restrictive commercial designation with limitation of night-time activities adjacent to residential neighborhoods
- Existing development pattern in this area includes:
 - Commercial and medium density multi-family development along U.S. One
 - Lower density residential development to the south

Permitted development

Proposal is a significantly smaller project (i.e., height, FAR, square footage) than could be constructed on the site

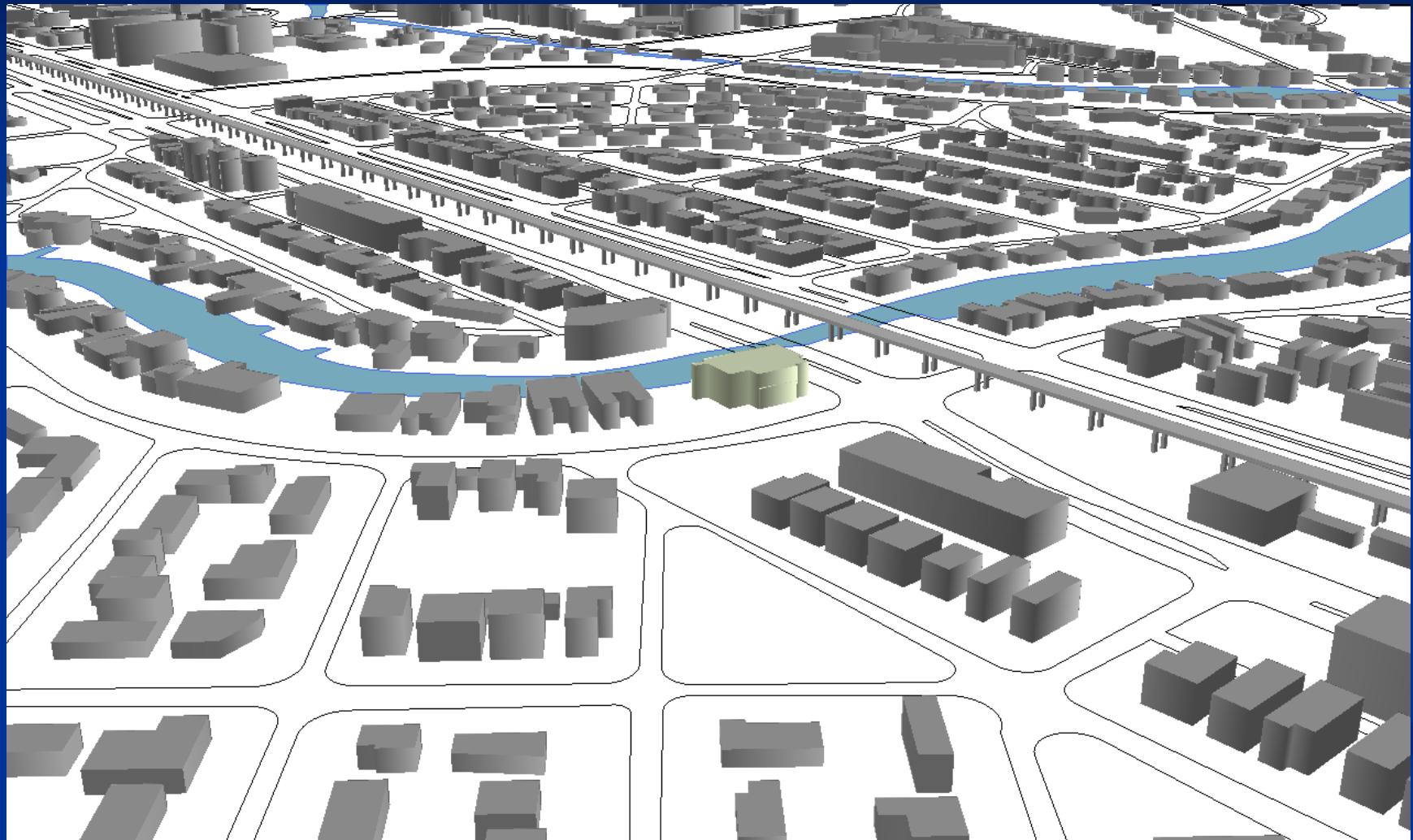
Permitted development

<i>Category</i>	<i>Permitted pursuant to existing Multifamily Low-Density land use and MF2 zoning</i>	<i>Permitted per proposed Commercial Low-Rise land use and CL zoning</i>	<i>Applicant's proposal</i>
FAR/square feet - with Med bonus	1.4 FAR/36,428 sf. N/A	3.0 FAR/78,060 sf. 3.5 FAR/91,070 sf.	0.56 FAR/14,590 sf. None requested
Height - stories/feet - with Med. bonus - with 25' arch. features	4 stories/50 feet 6 stories/77 feet 6 stories/102 feet	4 stories/50 feet 6 stories/77 feet 6 stories/102 feet	3 stories/45 feet None requested None
Residential units - with Med. bonus	12 multi-family units 15 multi-family units	N/A N/A	N/A N/A

3-D model:



3-D model:



3-D video:



Findings of Fact

- Application is consistent with Comprehensive Plan (CP) Goals, Objectives and Policies
- Recommended conditions of approval to address CP inconsistencies
- Satisfies Zoning Code standards for CP map amendments, rezoning and site plan review
- Commercial Limited zoning is the most restrictive zoning

Findings of Fact

- A substantially smaller project is proposed than could be constructed on the property
- If not developed as proposed, future development is limited to a maximum height of 45 feet
- Conditions on development including limitations on lighting, signage, nighttime activities and other considerations that will mitigate potential adverse impacts of the project
- Neighborhood resident's meeting was conducted to allow for review and comments by surrounding property owners

Staff recommendation

- Recommend approval of the change of land use, change of zoning and site plan with conditions:
 - Conformance with the site plan, landscaping plan and all representations and exhibits prepared and submitted by the applicant
 - Submittal of a Restrictive Covenant outlining all conditions of approval
 - If nighttime uses are proposed, compliance shall be required with the Zoning Code nighttime performance standards

Staff recommendation

- Parking lot lights shall be turned off at 9 p.m.- Monday through Sunday
- No building signage shall be permitted on the east/south building elevations
- Existing mangroves along the canal bank shall be protected during construction
- If the proposed project is not constructed or development approval lapses, future development of the property shall have a maximum height of 45'

03.10.10 LPA / PZB recommendation

- Local Planning Agency/Planning and Zoning Board recommended approval subject to Staff's recommended conditions of approval with three additional conditions :
 1. Medical offices and clinics shall be not be permitted on the subject property for this proposal or any future proposals

03.10.10 LPA / PZB recommendation

2. Proposed trees along the east property line shall have a minimum height of 25' at time of installation
3. Parking spaces 26/27 on the proposed site plan shall be reconfigured to provide additional landscape buffer

(Applicant has reviewed and agreed to all Staff and PZB recommended conditions)