

City of Coral Gables

Planning Department Staff Report

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

From: Planning Department

Date: March 10, 2010

Subject: **Application No. 07-09-088-P. Change of Land Use, Rezoning and Site Plan Review.** Review of one development proposal which includes three (3) separate applications for the proposed commercial project referred to as the "Riviera Professional Office Building", requesting the following:

Local Planning Agency (LPA) review for the following:

1. An Ordinance of the City Commission of Coral Gables amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Residential Use (Multi Family) Low Density" to "Commercial Use, Low-Rise Intensity" for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.

Planning and Zoning Board review for the following:

2. An Ordinance of the City Commission of Coral Gables approving a change of zoning from Multi-Family 2 District (MF2) to Commercial Limited (CL) for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables granting site plan approval for the construction of a 3 story/45' high, 14,590 sq. ft. commercial office building on the property legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), 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.

Recommendation

The Planning Department, based upon the findings of fact contained herein, recommends approval of the following three (3) applications known as the "Riviera Professional Office Building":

1. An Ordinance of the City Commission of Coral Gables amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from “Residential Use (Multi Family) Low Density” to “Commercial Use, Low-Rise Intensity” for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date; and,
2. An Ordinance of the City Commission of Coral Gables approving a change of zoning from Multi-Family 2 District (MF2) to Commercial Limited (CL) for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date; and ,
3. An Ordinance of the City Commission of Coral Gables granting site plan approval for the construction of a commercial office building on the property legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), 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.

Staff Recommended Conditions of Approval

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

(City Staff advised the applicant of all conditions, and the applicant has reviewed and agreed to all conditions as presented herein.)

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, landscape plan, building elevations and building program contained in application package prepared by Corwil Architects, Inc., dated 03.10.10.
 - b. Traffic Study prepared by Kimley-Horn and Associates, Inc., dated 07.22.09.
 - c. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).
 - d. All representations and exhibits as prepared and provided to the Planning Department as part of the application submittal package dated 03.10.10.
 - e. All representations proffered by the applicant’s representatives provided during public hearing review.
2. Restrictive Covenant. Within 30 days of approval and adoption of the ordinances, the property owner, its successors or assigns shall submit a Restrictive Covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft Restrictive Covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. General conditions. Prior to the issuance of a building permit, the property owner, its successors or assigns, shall adhere to all of the following conditions:
 - a. If nighttime uses are proposed on the property, compliance shall be required with the performance standards for nighttime uses specified in the Commercial Limited (CL) District provisions in Section 4-301(E) of the Zoning Code.

- b. Parking lot lighting. Parking lot lights shall be turned off at 9:00 p.m., Monday through Sunday. Required low level safety and/or emergency lighting shall be exempt from these provisions.
 - c. Building signage. No building signage shall be permitted on any building elevation that fronts residentially zoned property, specifically the east and south building elevations.
 - d. Existing mangroves. Existing mangrove growth along the canal bank shall be protected during the construction of the project pursuant to local, regional and state standards.
4. Maximum building height limitations. If the proposed project is not constructed as provided herein or the granted development approval lapses, any future development of the subject property shall be limited to a maximum height of forty-five feet (45') from the established grade to the highest point of the building, as defined by the Zoning Code.

Request

The applicant is requesting a change of land use, rezoning and site plan review for the construction of a commercial office building. The change of zoning designation and site plan approval require review and recommendation by the Planning and Zoning Board/Local Planning Agency prior to consideration by the City Commission. All three applications are adopted in ordinance form requiring two (2) public hearings before the City Commission. 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 no DCA review is required.

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

Facts – Background and Proposed Project

Development information:

Application	Request
Change of land use	Yes – "Residential Use (Multi Family) Low Density" to "Commercial Use, Low-Rise Intensity"
Comprehensive Plan text amendment	No
Change of zoning	Yes – Multi-Family 2 District (MF2) to Commercial Limited District (CL)
Zoning Code text amendment	No
Site plan review	Yes
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	No
Street or alleyway vacation	No
Conditional uses	No

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City Reviews:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	06.23.09
Board of Architects – Preliminary Approval	07.09.09
Board of Adjustment	N/A
Historic Preservation Board (historic significance letter)	N/A
Local Planning Agency	03.10.10
Planning and Zoning Board	03.10.10
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	03.23.10
City Commission, 2 nd reading	04.27.10

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

Existing Property Designations:

Applicable Designations	
CP Map Designation	"Residential Use (Multi Family) Low Density"
Zoning Map Designation	Multi-Family 2 District (MF2)
Within Central Business District	No
Mixed Use District	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

Surrounding Uses:

Location	Existing Land Uses	CP Designations	Zoning Designations
North	3 story commercial office building and 2 story duplexes	"Commercial Use, Low-Rise Intensity" and "Residential Use (Multi-Family) Low Density"	Commercial District (C) and Multi-Family 1 Duplex District (MF1)
South	3-1/2 story apartment building	"Residential Use (Multi-Family) Low Density"	Multi-Family 2 District (MF2)
East	2 story duplexes	"Residential Use (Multi-Family) Duplex Density"	Multi-Family 1 Duplex District (MF1)
West	Elevated Metro-Rail tract and right-of-way	No designation	No designation

Site Plan Analysis:

Type	Date Completed
Concurrency Impact Statement (CIS)	07.01.09
Preliminary Zoning Analysis	10.09.09
Traffic circulation review (Public Works comments received)	11.13.09

The Building and Zoning Department's Preliminary Zoning Analysis findings are summarized in the below tables. The 10.09.09 Preliminary Zoning Analysis is provided as Attachment B. That analysis indicates that the proposed project meets all applicable Zoning Code requirements:

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Site Plan Information:

Type	Permitted	Proposed
Total site area	26,020 sq. ft. (0.6 acres)	26,020 sq. ft. (0.6 acres)
Floor area ratio (FAR)	3.5 FAR*	0.56 FAR
FAR x total site area =	91,070 sq. ft.	---
Total square footage of buildings	---	14,590 sq. ft.
Building height	3 floors*/ 45'-0"	3 floors/45'-0"
Multi-family residential	---	N/A
Office	---	15,580 sq. ft.
Restaurant	---	N/A
Retail	---	N/A

* Includes permitted architectural bonus for qualifying Mediterranean style projects.

Setbacks:

Type	Required	Proposed
- Front (Riviera Drive)	none	10'-0"
- Side / interior	none	56'-0"
- Side / street (U.S. 1)	none	15'-0"
- Rear / not abutting alley	35'-0"	35'-2"

Parking:

Uses	Required	Proposed
Residential	N/A	N/A
Restaurant	N/A	N/A
Retail	N/A	N/A
Office	49 spaces	49 spaces
Total provided on-site parking	---	49 spaces
On-street parking space(s)	0 spaces	0 spaces

Landscaping:

Location	Required	Provided
Landscape open space (on-site)	2,6020sq. ft. (10 % of site)	complies

Discussion

Summary of Proposed Project

The property is located on the southeast corner of the Riviera Drive / U.S. 1 intersection, and backs onto the Coral Gables Waterway Canal. The proposed project consists of a three (3) story/45'-0" high commercial office building containing 14,590 square feet of office space and 49 on-site parking spaces. The on-site parking includes both open air surface parking and at grade parking below the building. A single vehicular entrance/exit is proposed onto the property from Riviera Drive, which is the collector road for the neighborhood with direct access to U.S. 1.

Previous Proposals and Permitted Development

The property is the former the site of the Riviera Court Motel, but is currently vacant. Plans were submitted by the current property owner to the City in 2005 to construct a three (3) story, 33,069 sq. ft. twelve (12) unit multi-family residential building. The property owner has abandoned that proposal.

The proposed Commercial Limited (CL) zoning designation is intended to restrict more intense commercial uses, and limits night-time activities adjacent to residential neighborhoods. Specific design standards are required for nighttime uses proposed on CL zoned property between the hours of 8:00 p.m. and 6:00 a.m. Those requirements allow the operation of the office building from 6:00 a.m. to 8:00 p.m. as a permitted use, otherwise, compliance with the nighttime use design standards is required. Also, the Zoning Code does not permit deliveries to be made to the building between the hours of 8:00 p.m. and 6:00 a.m.

The applicant has chosen to locate the office building towards U.S. 1 away from the abutting duplex buildings, with the landscaped parking lot providing additional distance from the commercial building to serve as a buffer. A significantly smaller project is proposed than could be constructed on the site. A structure that is 6 stories/77' in height with significantly greater square footage could be constructed if developed to the maximum development potential of either the existing or proposed land use and zoning designations, verses the 3 story/45' high, 14,590 sq. ft. building being proposed by the applicant. The following table compares the development permitted under the existing and proposed land use and zoning designations:

Category	Permitted under existing Multi-Family land use and zoning	Permitted under proposed Commercial land use and zoning	Applicant's proposal
FAR (square feet) - w/o Med. bonus - with Med bonus	1.4 FAR (36,428 sq. ft.) N/A	3.0 FAR (78,060 sq. ft.) 3.5 FAR (91,070 sq. ft.)	0.56 FAR (14,590 sq. ft.) N/A
Height (stories/feet) - w/o Med. bonus - 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 N/A N/A
Residential units - w/o Med. bonus - with Med. bonus	12 multi-family units 15 multi-family units	N/A N/A	N/A N/A

Board of Architects Review

Mediterranean architectural style bonuses are not being requested with this proposal. The Board of Architects granted preliminary design approval on 07.09.09.

Landscaping and Lighting

The proposal includes a six (6) foot high masonry wall and Green Buttonwood trees along the east perimeter of the property as required for commercially zoned property that abuts a residentially zoned district. Additional canopy trees and other landscape materials are proposed around the perimeter of the property and along the canal. Per the Zoning Code, landscaping and streetscape improvements shall be installed along the Riviera Drive public ROW that includes two (2) new Black Olive trees, sod and curb/gutter.

The applicant has submitted a lighting plan with the application that indicates that the required night lighting for the parking lot will not spill in to the surrounding properties. In addition, the applicant proffered that the parking lot lights will be turned off at 9:00 p.m. each evening, which has been included as recommended condition of approval.

Parking and Traffic Circulation

The proposed project requires 49 on-site parking spaces and 49 spaces are provided. There is no existing or proposed on-street parking along Riviera Drive or U.S 1 adjoining this property. The Traffic Analysis submitted with the application has been reviewed and approved by the Public Works Department and has been determined that no additional traffic improvements are required as a result of this project.

City Department Review

This proposal was reviewed by City Staff at the Development Review Committee (DRC) meeting on 06.23.09. The application was also distributed to the Public Works and Public Service Departments on 11.03.09 for additional detailed review and comment. All comments have been satisfied.

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 on file and available for review with the Planning Department.

Findings of Facts

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

Compliance with the Zoning Code

1. Site Plan Review Criteria

Section 3-406 of the Zoning Code requires that the Planning and Zoning Board "shall review the application for conditional use approval (site plan review) with a recommendation of staff. The Board shall conduct a quasi-judicial public hearing on the application and recommend to the City Commission whether they should grant the approval, grant the approval subject to specific conditions or deny the application. The Planning Department, Planning and Zoning Board and City Commission may recommend such conditions to the approval that are necessary to ensure compliance with the standards set out in Section 3-408."

The applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

- A. 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 City ordinances and actions designed to implement the Plan.*

Staff Comments: As concluded in this Staff report, this application is "consistent" with the CLUP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the applicant.

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

Staff Comments: The subject property is located on the east side of U.S. 1, which consists primarily of commercial and medium density multi-family development. The proposed project would contain only commercial office use with nighttime hours of operation restricted by the Zoning Code to minimize the potential impact on the residential duplex properties located behind U.S. 1. The applicant proposes a significantly smaller project in both size and height than could be constructed on the site if either the existing or proposed maximum development potential was utilized.

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

Staff Comments: A new 3 story commercial building has been constructed on U.S. 1 on the property to the north, and a 3-1/2 story apartment building is located on the property to the south across the canal. The applicant proposes a significantly smaller project in both size and height than could be constructed on the site if the maximum development potential was utilized, and has located the building towards U.S. 1 away from the abutting duplexes.

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

Staff Comments: This project is consistent with the existing development pattern along U.S. 1, with commercial and medium density multi-family development along U.S. 1 and lower density residential development behind U.S. 1.

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

Staff Comments: The applicant has located the building towards U.S. 1 away from the duplexes to the east. The proposed project would contain only commercial office use with permitted hours of operation from 6:00 a.m. to 8:00 p.m. The applicant has proffered that the parking lot lights be turned off at 9:00 p.m. each evening to minimize the potential impact on the residential duplex properties located behind U.S. 1.

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

Staff Comments: No variances are being requested or required. The applicant proposes a significantly smaller project than could be constructed on the site if the maximum development potential was utilized. The proposed project has a 0.56 FAR compared with the maximum 1.4 FAR and 3.5 permitted by the existing and proposed land use and zoning designations respectively.

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

Staff Comments: The proposed "CL", Commercial Limited zoning designation is intended to restrict more intense commercial uses, and limits nighttime activities adjacent to residential neighborhoods. The physical configuration of the project locates the office building towards U.S. 1 away from the abutting duplex buildings, and utilizes the landscaped parking lot as additional buffer between the uses.

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

Staff Comments: There is a single vehicular entrance/exit to the property on Riviera Drive. All vehicular parking for the project is provided on the property, and is physically separated from pedestrian circulation around the perimeter of the project.

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

Staff Comments: The proposed project was reviewed by the Building and Zoning Department for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project. The Traffic Analysis submitted with the application has been reviewed by the Public Works Department, and Public Works determined that no additional traffic improvements are required as a result of this project.

2. Change of Zoning

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

- A. An applicant-initiated district boundary change shall be approved if it is demonstrated that the application satisfies all of the following:*
- 1. It is consistent with the Comprehensive Land Use Plan in that it:*
 - a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan.*
 - d. Does not directly conflict with any objective or policy of the Comprehensive Land Use Plan.*
 - 2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:*
 - a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by;*
 - i. Balancing land uses in a manner that reduces vehicle miles traveled: or,*

- ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%); or*
 - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit rider-ship, walking, or bicycle riding; or,*
- b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values; or,*
- c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables; or*
- d. *Implement specific objectives and policies of the Comprehensive Land Use Plan; and*
- 3. *Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

Staff comments: The standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. The proposed “CL”, Commercial Limited zoning designation is the appropriate zoning designation for a commercial office building. The proposed “CL”, Commercial Limited zoning designation is intended to restrict more intense commercial uses, and limits nighttime activities adjacent to residential neighborhoods. The proposed project will not increase the densities or intensities that are currently permitted, or result in a decline in level of service. The proposal will result in a mix of uses within this neighborhood and result in the planned redevelopment of an existing vacant parcel of land. CP objectives and policies are addressed regarding encroachment by an incompatible use; application of buffering techniques; limitation of potentially disruptive uses with sound innovative development; and, compatibility of new development. It has not been demonstrated that the proposal would cause a substantial diminution of the market value of adjacent property.

3. Change of Land Use

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: The standards identified in Section 3-1506 for the proposed CP map amendment are satisfied. The project is consistent with CP objectives and policies regarding encroachment by an incompatible use; application of buffering techniques; limitation of potentially disruptive uses with sound innovative development; and compatibility of new development. Recommendations are provided and included as conditions of approval to provide mitigation of potential negative impacts of the project.

Compliance with CP Goals, Objectives and Policies

Staff’s analysis and findings of fact relative to the newly adopted CP finds the following CP Goals, Objectives and Policies consistent or inconsistent:

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Basis for consistency
1.	<i>POLICY FLU-1.3.2: All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by 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. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.</i>	The proposed "CL", Commercial Limited zoning designation is intended to restrict more intense commercial uses, and limits nighttime activities adjacent to residential neighborhoods. The physical configuration of the project locates the office building towards U.S. 1 away from the abutting duplex buildings, and utilizes the landscaped parking lot as additional buffer from the commercial building.
2.	<i>POLICY FLU-1.3.3: Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.</i>	The physical configuration of the project locates the office building towards U.S. 1 away from the abutting duplex buildings. A six foot high masonry wall and continuous row of trees and hedge material is proposed along the east perimeter of the property. Additional trees and other landscape materials are proposed around the perimeter of the parking lot and along the rear of the property that serves to separate and buffer the commercial office building from the abutting duplex buildings.
3.	<i>OBJECTIVE FLU-1.9: Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.</i>	The subject property is currently vacant. A multi-family residential building was previously proposed for this property that had greater massing and lot coverage than the current proposal. A significantly smaller project is now proposed than could be constructed on the site if the maximum development potential of 3.5 FAR was utilized.
4.	<i>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.</i>	Compliance with recommended conditions of approval regarding limitations on night time lighting and building signage will be required that currently does not exist. The existing wooden docks would be removed, and the mangrove growth would remain as it currently exists and protected during the construction of the project.
5.	<i>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.</i>	The Zoning Code requires that residential properties that abut commercial uses be buffered by a six (6) foot high masonry wall, which is provided. In addition a continuous row of Green Buttonwood trees are proposed along the inside of the wall and additional canopied trees and other landscape materials are proposed around the perimeter of the property and along the canal as a buffer.
6.	<i>OBJECTIVE MOB-2.7: The City's Comprehensive Plan, this element and all applicable plans and programs shall protect and minimize any potential traffic impacts to the community and residential neighborhoods.</i>	The proposed project provides all 49 required parking spaces on-site, and there is no existing or proposed on-street parking along Riviera Drive or U.S. 1 adjoining this property. Landscaping and streetscape improvements along the Riviera Drive right-of-way that abuts the property and includes two (2) new Black Olive trees, sod and curb and gutter are provided.
7.	<i>POLICY MOB-2.8.1: The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following:</i> <ul style="list-style-type: none"> • Promote expansion of the City's existing tree canopy. 	Landscaping and streetscape improvements along the Riviera Drive right-of-way that abuts the property and includes two (2) new Black Olive trees, sod and curb and gutter are provided.

Ref. No.	CP Goal, Objective and Policy	Basis for consistency
	<ul style="list-style-type: none"> • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	
8.	POLICY MOB-3.2: Protect single-family neighborhoods from commercial traffic intrusion.	A single vehicular entrance/exit to the property is proposed on Riviera Drive which is the collector road for the neighborhood with direct access to U.S. 1. The hours of operation for the office building shall be limited to standard business hours, therefore, there will be minimum traffic generated by this project on evenings and during weekends.
9.	POLICY HOU-1.2.6: New development shall be compatible with adjacent established residential areas.	The subject property is located on the east side of U.S. 1, which consists primarily of commercial and medium density multi-family development and residential duplex properties located behind U.S. 1. The proposed "CL", Commercial Limited zoning designation is intended to restrict more intense commercial uses, and limits nighttime activities adjacent to residential neighborhoods.

Inconsistent CP Goals, Objectives and Policies are as follows:

Ref. No.	CP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
1.	POLICY FLU-1.3.2: All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by 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. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Commercial uses can be incompatible with residential uses, and the operation of a commercial use can have potentially negative impacts on adjacent residential properties.	The applicant is proposing to zone the property Commercial Limited (CL) which restricts more intense commercial uses, and limits nighttime activities adjacent to residential neighborhoods, and is proposing a significantly smaller project than could be constructed on the site if the maximum development potential of 3.5 FAR was utilized. Recommended conditions of approval regarding limitations on night time lighting and building signage will be required that currently do not exist.
2.	POLICY FLU-1-3.3: Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from	The commercial building and associated activities and the proposed surface and at-grade parking adjacent to the existing residential duplexes needs to be adequately buffered.	The applicant has chosen to locate the building towards U.S. 1 away from the abutting duplexes. A six foot high masonry wall and continuous row of trees and hedge material is proposed along the east perimeter of the property. Additional trees and other landscape materials are proposed around the perimeter of the

Ref. No.	CP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
	<i>incompatible uses such as residential uses.</i>		property and along the canal bank to separate and buffer the commercial office building from the abutting duplexes and apartment building across the canal.
3.	<i>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.</i>	The public rights-of-way abutting the property require improvements and the canal along the rear of the property is an environmentally sensitive feature.	Provide landscaping and streetscape improvements along Riviera Drive right-of-way that abuts the property and includes two (2) new Black Olive trees, sod and curb and gutter. A recommended condition of approval requires that the mangrove growth would remain and protected during the construction of the project.

Findings of Fact Summary

In summary, Staff based upon its analysis of the CP, the Zoning Code and applicable codes determined the following findings of fact in support of the applications:

1. Proposal is “consistent” with the newly adopted CP Goals, Objectives and Policies as identified herein.
2. Recommendations are provided and included as conditions of approval for those CP Goals, Objectives and Policies identified herein as “inconsistent”.
3. The proposed project satisfies Zoning Code standards for CP map amendments, changes in zoning district boundaries and site plan review.
4. The proposed “CL”, Commercial Limited zoning designation will restrict more intense commercial uses, and limits night-time activities adjacent to residential neighborhoods.
5. A substantially smaller project (0.56 FAR) is proposed than could be constructed on the site if the maximum development potential of 3.5 FAR was utilized, and no Mediterranean bonuses are being requested.
6. The subject property, if not developed as intended, shall be limited to a maximum height of forty-five (45) feet for any future development.
7. The applicant has agreed to various conditions on development of the property (i.e. limitations on lighting, signage location, etc.) that shall mitigate any potential adverse impact of the project.
8. The applicant has satisfactorily addressed all comments provided by City Departments per the DRC process.
9. A neighborhood resident's meeting was conducted to allow for review and comments by surrounding property owners.

Public Notification/Comments/Future Consideration

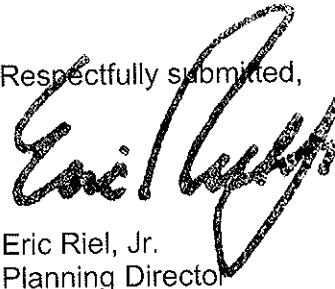
The following has been completed to solicit input and provide notice of the application:

Riviera Professional Office Building – Change of Land Use, Rezoning & Site Plan Review
March 10, 2010
Page 14 of 14

Type	Explanation
Neighborhood meeting completed	Completed 02.02.10
Courtesy notification mailed to all property owners within 1,000 feet of the subject property	Completed 02.05.10
Newspaper ad published	Completed 02.19.10
Posted property	Completed 02.10.10
Posted agenda on City web page/City Hall	Completed 02.19.10
Posted Staff report on City web page	Completed 03.05.10

The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment D.

Respectfully submitted,



Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package.
- B. 10.09.09 Preliminary Zoning Analysis prepared by Building and Zoning Department.
- C. Planning Department's PowerPoint presentation.
- D. Synopsis of comments received from property owners within 1,000 feet.

RIVIERA PROFESSIONAL OFFICE BUILDING

5100 RIVIERA DRIVE - CORAL GABLES

Attachment **A**



PLANNING & ZONING BOARD - PUBLIC HEARING
MARCH 10, 2010



**SHUTTS
&
BOWEN
LLP**

RYAN D. BAILINE
Member Florida, District of Columbia
& New Jersey Bar
(305) 347-7354 Direct Telephone
(305) 347-7821 Direct Facsimile

E-MAIL ADDRESS:
rbailine@shutts.com

July 30, 2009

VIA HAND DELIVERY

Mr. Eric Riel, Jr., Planning Director
City of Coral Gables Planning Department
405 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Mr. Walter Carlson, Assistant Director
City of Coral Gables Planning Department
405 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: Riviera Professional Office Building ("Project")

Dear Mr. Riel and Mr. Carlson:

Our firm represents Lots 17-19 Riviera, LLC ("Owner") in connection with land use and zoning matters. Please accept the enclosed applications on behalf of the Owner. As more fully detailed in the site plan, the Project is proposed for development on the vacant parcel situated at the corner of US-1 and Riviera Drive ("Property"). This letter of intent and the enclosed applications ("Applications") collectively request approval from the City of Coral Gables ("City") to: (i) amend the City's Comprehensive Land Use Map ("CLUM"); (ii) change the Property's zoning designation; and (iii) approve the site plan for the Project.

I. Property History:

The Owner purchased the Property, which contains 26,020 square feet, in 2005. At that time, the Owner initiated the process to develop the Property with twelve (12) residential units. Due to market conditions, the Owner amended those plans in favor of developing the Project.

II. Project:

The Owner recently appeared before the City's Board of Architects and Development Review Committee to discuss construction of the proposed three (3) story 15,580 square foot office building on the Property. The Project was designed to ensure the building would compliment the neighborhood and be in harmony with the scale and style of existing developments. In addition, the Project will bridge the commercial corridors on US-1 both to the southwest and northeast while also delivering high quality professional space to the City.

III. Zoning Applications:

A. Land Use Amendment

The Property is currently designated Residential (Multi-family) Low Density on the City's CLUM. Office buildings such as the Project are not permitted on Low Density Residential parcels. Therefore, the Owner is requesting an amendment to the CLUM to redesignate the Property to Commercial Low-Rise. Approval of this request is consistent with the City's Comprehensive Development Master Plan ("CDMP") and is supported by the CDMP Goals, Objectives and Policies identified in the enclosed Comprehensive Land Use Analysis.

There is a strong history of zoning approvals for commercially designated properties adjacent to the US-1 corridor. The enclosed zoning and land use maps confirm that the US-1 corridor immediately northeast and southwest of the Property trends toward and favors commercial designations and developments. This corridor extends from SW 42 Avenue to Miller Road. Further, East of the Property is a 47,000 square foot commercial lot, which is designated Commercial Low-Rise (the same designation the Owner is requesting) and zoned Commercial. To create consistency and connectivity between the Property and the existing commercial corridor along US-1, the Owner is requesting an amendment to the CLUM.

B. Zoning Change

The Property is currently zoned Multi-family 2 District (MF2). To facilitate development of the Project, the Owner is requesting a zone change to Commercial Limited ("CL"). This zoning is consistent with the surrounding properties and with the character of the neighborhood. The parcel East of the Property and several consecutive parcels northeast are all zoned Commercial, which is a more intense designation than CL. A short distance away from the Property on the northeast is a series of CL properties lining Ponce De Leon Boulevard and US-1. These CL parcels act as a transition area between US-1 and protect existing residential uses from intense intrusion. Through the zoning change the Property will do the same.

The CL zoning designation is compatible with and compliments the nearby residential uses. Based on the City's 2006 Evaluation and Appraisal Report ("EAR") comments to the CDMP, which are in the process of being approved by the State and adopted by the City, the City wants to encourage residents to become less dependant on automobile transportation. The City

intends to further this goal by providing commercial uses in close proximity to residential uses. The City also intends to amend the CDMP's Policies to support the CL designation in the Zoning Code. The CL zoning category is intended to promote commercial uses while protecting existing residential uses and maintaining the integrity and character of the community. Applied to the Property, the CL zoning designation will buffer heavily traveled US-1 from existing residential development.

Approval of the Owner's request to change the Property's zoning to CL will further the City's goals of providing accessible workspace and protecting the neighborhoods from "incompatible intrusions." (CDMP Policy 1-1.3.1)

C. Site Plan Approval

As discussed above, the Project will be compatible with and will compliment the surrounding community. The proposed CL zoning would permit up to 78,060 square feet to be developed on the Property. The building is designed to utilize approximately 20% of the permitted FAR to maintain the quality and character of the neighborhood. Existing residential uses will be insulated from the Project through a buffering system, including a concrete wall and lush landscaping. Specifically, the Owner plans to construct a six (6) foot wall and will also place landscaping around the Property. The Owner has also developed a lighting plan that will ensure light does not spill over to adjacent property nor across the canal.

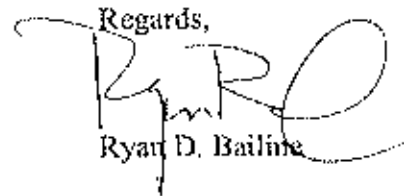
The entrance to the Project is located 150 feet South of the intersection of US-1 and Riviera Drive. As confirmed by the enclosed traffic evaluation, the proximity of the entrance to US-1 ensures vehicles traveling to the Project will not enter into the residential area South of the Property. The driveway area was specifically designed to position as many vehicles as possible underneath the Project. The remaining parking areas will be screened by a six (6) foot wall on the South side of the Property and by landscaping elements East and West. The landscape features will be representative of the City's history and style.

IV. Conclusion:

The Property is ideal for the development of class A office space due to its positioning, size and location along an arterial roadway. The neighborhood will also benefit by the inclusion of limited commercial uses very similar to those already in place.

Mr. Riel, Jr., Planning Director
July 30, 2009
Page 4

Upon your review of the enclosed documentation please do not hesitate to contact our office with any questions. We look forward to your favorable review of our Applications.

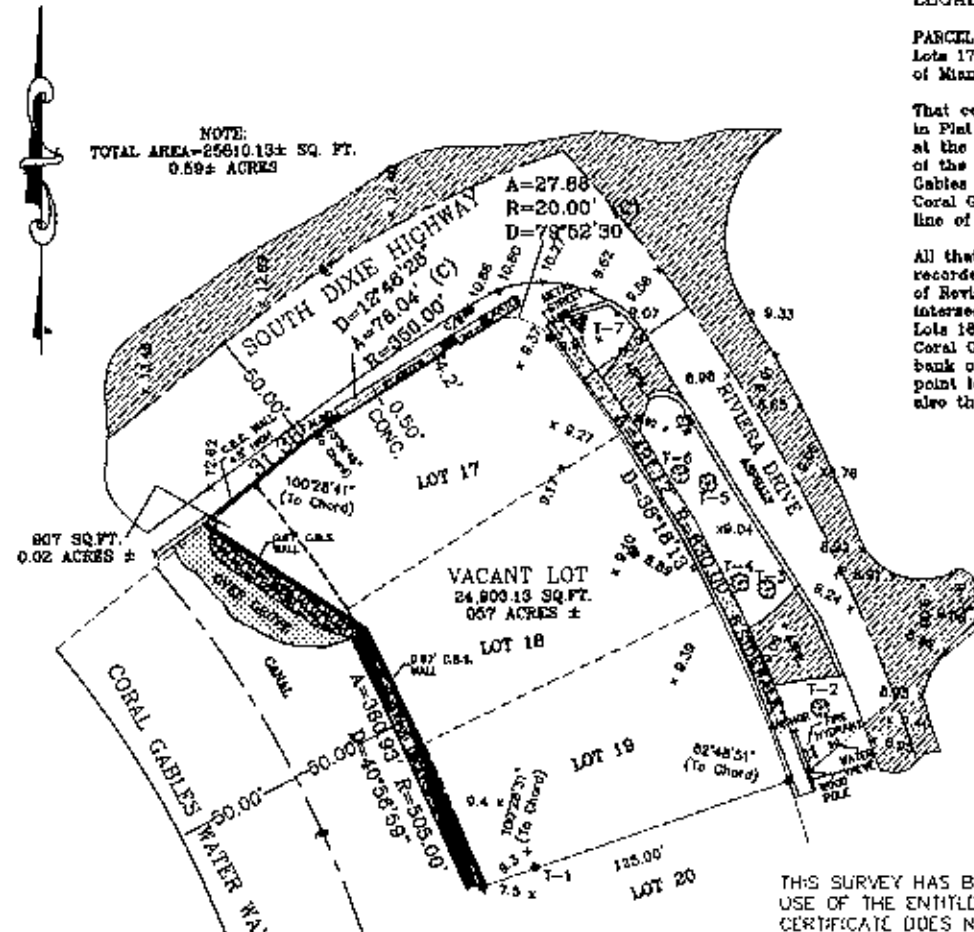
Regards,

Ryan D. Bailine

cc: Mr. Tom Cabrezio
Mr. Ivan Fuentes
Mr. Alberto Cordoves
Ethan Wasserman, Esq.
Linda Christian-Cruz

Statement of Use

The Riviera Professional Office Building offers 15,580 square feet of Class A commercial space in Coral Gables; The City Beautiful. Targeted tenants will include those who appreciate and demand high quality centrally located office space. Upon completion it is likely the owner will occupy a portion of the building. The use of on-site parking facilities will be limited to tenants and tenant's guests. The proposed hours of operation are from 8:00 A.M. until 8:00 P.M.

MAP OF BOUNDARY SURVEY



NOTE: TOTAL AREA=25610.13± SQ. FT. 0.59± ACRES

A - ARC
AVE. - AVENUE
BLDG. - BUILDING
B.M. - BENCHMARK
C - CURVE
C.B. - CATCH BASIN
C.B.S. - CONCRETE BLOCK STRUCTURE
CH. - CHORD
CH.B. - CHORD BEARING
CL. - CLEAR
C/L - CENTER LINE

CONC. - CONCRETE
C.T. - COURT
D.M.E. - DRAINAGE AND MAINTENANCE EASEMENT
E - EAST
ENC. - ENCROACHMENT
ENT. - ENTRANCE
F.D.H. - FOUND DRILL HOLE
F.F.E. - FINISHED FLOOR ELEVATION
F.P. - FOUND IRON PIPE
Ø - DIAMETER

ELEV. - ELEVATION
F.N. - FOUND NAIL
F.N.B. - FOUND NAIL A DISC
F. - FEET
LN. - LAKE
MEAS. - MEASURE
M/L - MONUMENT LINE
M/S - METAL SHED
N - NORTH
No. - NUMBER
O.R.B. - OFFICIAL RECORDS BOOK

O.V.R. - OVERHEAD
O.W. - OVERHEAD WIRE
P.B. - PLAY BOOK
P.C. - POINT OF CURVATURE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.O.N. - PERMANENT REFERENCED MONUMENT
R - RADIUS
RAD. - RADIAL
RD. - ROAD
REC. - RECORD
RES. - RESIDENCE
R.O.C. - RANGE
R/W. - RIGHT OF WAY

P.C.P. - PERMANENT CONTROL POINT
P.O.C. - POINT OF COMMENCEMENT
P.O.N. - PERMANENT REFERENCED MONUMENT
R - RADIUS
RAD. - RADIAL
RD. - ROAD
REC. - RECORD
RES. - RESIDENCE
R.O.C. - RANGE
R/W. - RIGHT OF WAY

S - SOUTH
SEC. - SECTION
S.I.P. - SET IRON PIPE
S.N.D. - SET NAIL & DISC
SWK. - SIDEWALK
T - TANGENT
TERR. - TERRACE
TWP. - TOWNSHIP
U.E. - UTILITY EASEMENT
W. - WEST
W.F. - WOOD FENCE
∠ - CENTRAL ANGLE

LEGAL DESCRIPTION:

PARCEL B:
Lots 17 thru 19 in Block 92 of Coral Gables, Riviera Section, Part 2, according to the Revised Plat thereof recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County, Florida.

Also
That certain strip of land lying between the westerly line of Lots 17 and 18, Block 92, Riviera Section, Part 2, Coral Gables, according to the Plat thereof, recorded in Plat Book 28, Page 18, Public Records of Miami-Dade County, Florida, and the Coral Gables Waterway as now dug, being more particularly described as follows: Begin at the Northwest corner of Lot 17, Block 92, Riviera Section, Part 2, Coral Gables thence Westerly along the Westerly extension of the Northerly line of Lot 17, Block 92, of the aforesaid subdivision to a point located on the Easterly present bank of the Coral Gables Waterway, thence Southerly along the Easterly present bank of the Coral Gables Waterway to a point where the Westerly extended Southerly line of Lot 18, in Block 92, of the aforesaid subdivision intersects the Easterly present bank of the Coral Gables Waterway; thence Easterly along the Westerly extended Southerly line of Lot 18, Block 92, of the aforesaid subdivision to the point of beginning.

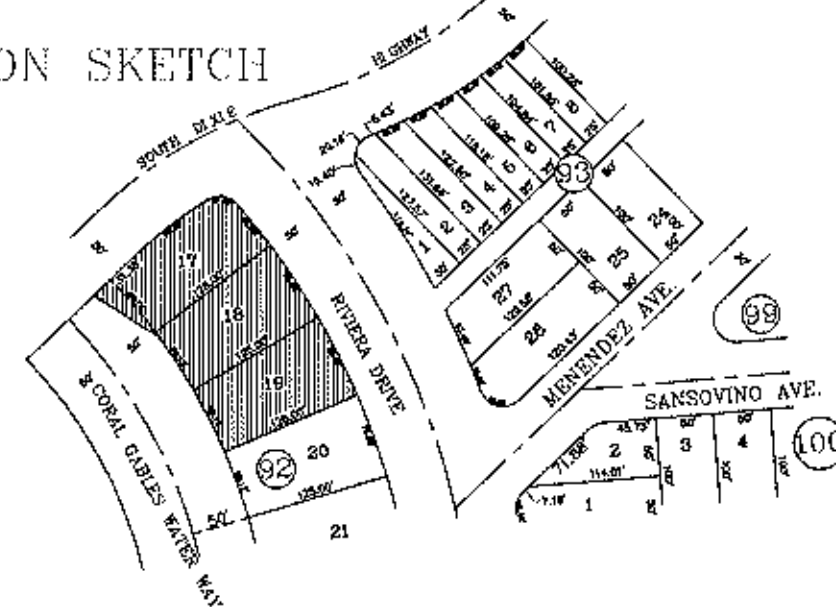
Also
All that part of the Coral Gables Waterway as the same is shown on the Plat of Revised Plat of Coral Gables, Riviera Section, Part 2, according to the Plat thereof, as recorded in Plat Book 28, Page 18, Public Records of Miami-Dade County, Florida, described as follows: Begin at a point where the dividing line of Lots 18 and 19, Block 92, of Revised Plat of Coral Gables, Riviera Section, Part 2, according to the Plat thereof, as recorded in Plat Book 28, Page 18, Public Records of Miami-Dade County, Florida, intersection the easterly line of the Coral Gables Waterway, as shown on the aforesaid Plat; thence Southwesterly along the Southwesterly extension of the dividing line of Lots 18 and 19, Block 92, of the aforesaid Plat to a point located on the present bank of the Coral Gables Waterway; thence southerly along the present bank of the Coral Gables Waterway to a point where the dividing line of Lots 19 and 20, in Block 92, of the aforesaid subdivision extended Southwesterly intersection in the present bank of the Coral Gables Waterway; thence Northeasterly along the Southwesterly extension of the dividing line of Lots 19 and 20, Block 92, of the aforesaid Plat to a point located on the Easterly line of the Coral Gables Waterway as shown on the Plat; thence Northwesterly along the easterly line of the Coral Gables Waterway, being also the Southwesterly line of Lot 19, to the point of beginning.

LOCATION SKETCH

BENCH MARK USED:

BENCH #: 224
ELEVATION: 9.93
LOCATION: N.E. CORNER RIVIERA DR. AND MENENDEZ AVE.
DESCRIPTION: PKBW CTR. RETURN F/SDWK
CITY OF CORAL GABLES
NGVD 1929

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.



WALTER E. VENEGA.

PROFESSIONAL SURVEYOR AND MAPPER No. 3108
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL

DATE OF FIELD SURVEY: 2/5/2007

FLOOD ZONE: X COMMUNITY No. 120638 PANEL: 190 SUFFIX: J DATE OF FIRM: 7/17/95 BASE FLOOD: N/A

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.

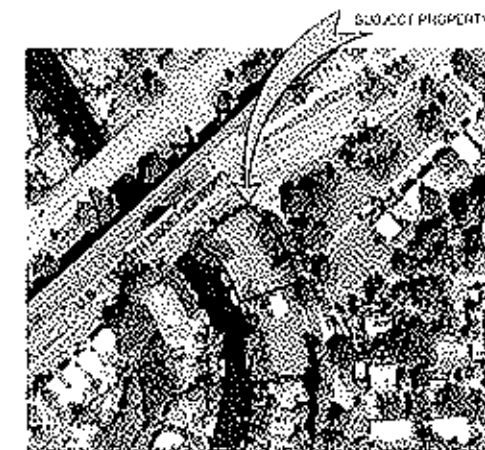
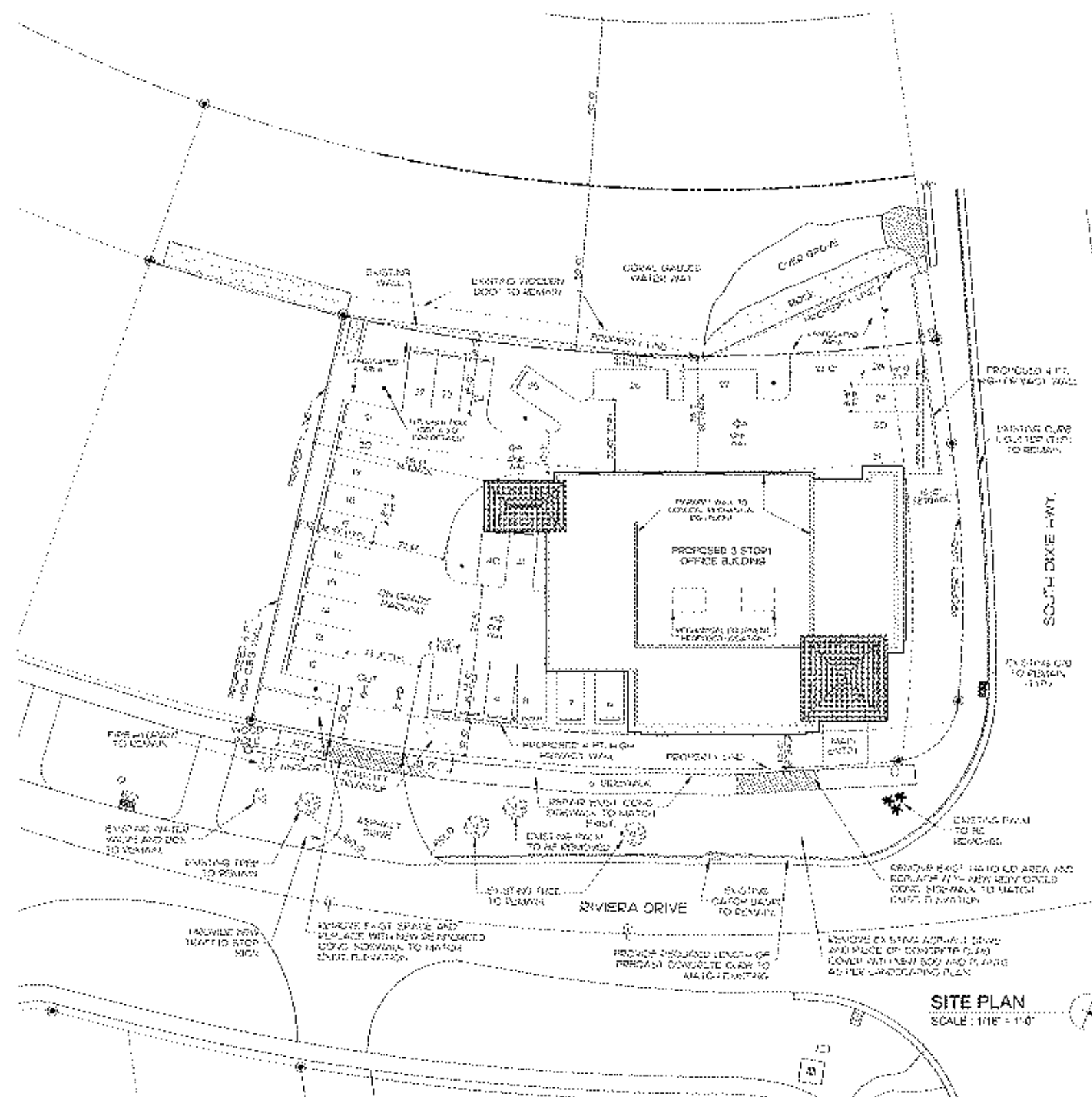
OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

TREE #	Ø	SPREAD	HIGH	DESCRIPTION
1	0.70'	10.0'	15.0'	LONGLEAF BLOLLY
2	2.00'	45.0'	55.0'	LONGLEAF BLOLLY
3	2.00'	50.0'	50.0'	LONGLEAF BLOLLY
4	0.80'	13.0'	18.0'	PALM
5	1.40'	49.0'	38.0'	LONGLEAF BLOLLY
6	0.70'	20.0'	20.0'	PALM (DEAD)
7	0.40'	10.0'	12.0'	MANILA PALM (3)

FOR: TCJG RIVIERA, LLC.
ORDER No.: 0702-02
DATE: 2/5/2007
DRAWN BY: V.B.

PREVIOUS REF.: 0409-75			
REVISIONS	ORDER No.	DATE	DESCRIPTION
	0409-75	3-21-07	REVISED AREA
	0409-75A	3-21-07	REVISED FOR PROPERTY LINE

CARIBBEAN LAND SURVEYORS, INC.
11865 SW 26th ST. BLDG. 1, SUITE 13, MIAMI, FL 33176
TELEPHONE: (305) 227-6967 FAX: (305) 227-7142
E-MAIL: CARIBBEANSURVEY@AOL.COM



LOCATION SKETCH
SCALE: N.T.S.

PROJECT DATA			
EXISTING ZONING	MULTIFAMILY RESIDENTIAL		
EXISTING LAND USE	LOW-DENSITY RESIDENTIAL (SINGLE-FAMILY)		
1. PROPOSED ZONING	C-1 COMMERCIAL USE DISTRICT		
2. PROPOSED LAND USE	LOW-RISE APARTMENT BUILDINGS (3-4 F)		
3. LAND AREA	2.5 ACRES (108,900 SQ. FT.)		
4. MIN. PARCEL OF LAND	1.0 AC (43,560 SQ. FT.)		
5. SETBACKS	FRONT	MIN. REQUIRED (ALLOWED)	PROPOSED / PROVIDED
	REAR	10 FT.	10 FT.
	LEFT SIDE	5 FT. (MIN. 5 FT.)	5 FT.
	RIGHT SIDE	5 FT.	5 FT.
6. FLOOR AREA RATIO	1.0	1.0 (MAX.)	1.0 (MAX.)
7. HEIGHT	3 FLOORS OR LESS	35 FT.	35 FT.
8. OPEN SPACE	10% OF LOT AREA	10% OF LOT AREA	10% OF LOT AREA
9. PARKING	1 SPACE PER UNIT	1 SPACE PER UNIT	1 SPACE PER UNIT

LEGAL DESCRIPTION

PAPARUA BE:

THE TOTAL AREA OF THE LAND DESCRIBED HEREIN IS 1,000,000 SQ. M. OF WHICH 100,000 SQ. M. IS RESERVED FOR THE STATE AND 900,000 SQ. M. IS TO BE USED FOR THE PURPOSES OF THE PROJECT.

AND:

THE TOTAL AREA OF THE LAND DESCRIBED HEREIN IS 1,000,000 SQ. M. OF WHICH 100,000 SQ. M. IS RESERVED FOR THE STATE AND 900,000 SQ. M. IS TO BE USED FOR THE PURPOSES OF THE PROJECT.

AND:

THE TOTAL AREA OF THE LAND DESCRIBED HEREIN IS 1,000,000 SQ. M. OF WHICH 100,000 SQ. M. IS RESERVED FOR THE STATE AND 900,000 SQ. M. IS TO BE USED FOR THE PURPOSES OF THE PROJECT.



CORWIN
ARCHITECTS INC.

4572 LAGUNA STREET
CORRAL GABLES FL 33140
407/241-7121

PROJECT LEAD
RIVIERA
PROFESSIONAL
OFFICE, BICO
5500 PINEA DRIVE
CORAL GABLES
FL 33134
130886

LDIS 17-19
EVIDENCE 115

CONCLUSION

$$P = \frac{1}{2} \rho U^2$$

U42506

22

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SITE PLAN

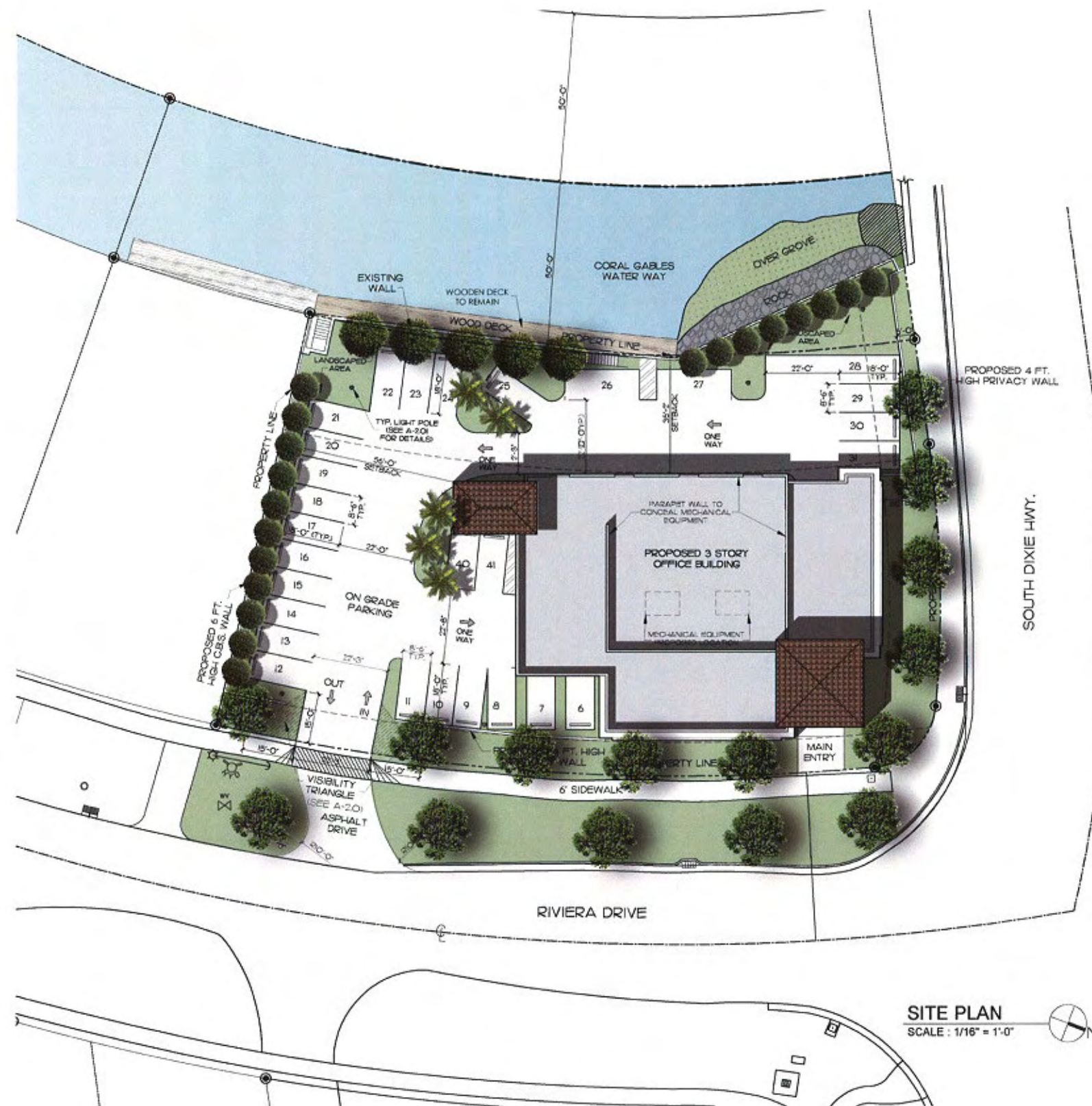
1991 2010-2019

1996 2001 2002

2000

81 20:23

$$\gamma = 0.5 \pm 0.1$$



SITE PLAN
SCALE: 1/16" = 1'-0"



LOCATION SKETCH
SCALE: N.T.S.



4102 LAGUNA STREET
CORAL GABLES, FL 33146
TEL: 305.442.0211 FAX: 305.442.0212

PROJECT NAME:
**RIVIERA
PROFESSIONAL
OFFICE BLDG**
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:

LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

REVISIONS

SEAL

PROJECT DATA			
EXISTING ZONING	MULTI-FAMILY 2 DISTRICT INF3		
EXISTING LAND USE	LOW-DENSITY 14 STORIES, 30 UNITS / ACRE		
1. PROPOSED ZONING	TCL-1 COMMERCIAL LIMITED 1		
2. PROPOSED LAND USE	LOW-RISE INTENSITY 14 STORIES, 30 FARI		
3. LAND AREA	26,030 SF. +/- 10.59 ACRES		
4. MIN. PARCEL OF LAND	LESS THAN 45'-0" IN HEIGHT - 1500 SF		
5. SETBACKS	FRONT	MIN. REQUIRED / ALLOWED 10'-0"	PROPOSED / PROVIDED 10'-0"
	INT. SIDE	0'-0" UP TO 45'	50'-0"
	SIDE STREET (S. DIXIE HWY.)	15'-0"	15'-0"
	REAR	35'-0" (FROM WATERWAY)	35'-2"
6. FLOOR AREA RATIO	3.0	35,060 SF.	14,590 SF.
7. HEIGHT	3 FLOORS OR 45'		
8. OPEN SPACE	26,030 SF. X 25%	6,506 SF.	7,234 SF.
9. PARKING	OFFICE AREA	14,590 SF. / 300 SQ. F. OF AREA	
	TOTAL	48.63 PARKING SPACES	49 PARKING SPACES

LEGAL DESCRIPTION

PARCEL B:
LOTS 17 THRU 19 IN BLOCK 92 OF CORAL GABLES, RIVIERA SECTION, PART 2, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO
THAT CERTAIN STRIP OF LAND LAYING BETWEEN THE WESTERLY LINE OF LOTS 17 AND 18, BLOCK 92, RIVIERA SECTION, PART 2, CORAL GABLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE CORAL CABLES WATERWAY AS NOW BEING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGAN AT THE NORTHWEST CORNER OF LOT 17, BLOCK 92, RIVIERA SECTION, PART 2, CORAL GABLES, THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTHWEST CORNER OF LOT 17, BLOCK 92, OF THE AFORESAID SUBDIVISION TO A POINT LOCATED ON THE EASTERLY PRESENT BANK OF THE CORAL CABLES WATERWAY, THENCE SOUTHERLY ALONG THE EASTERLY PRESENT BANK OF THE CORAL CABLES WATERWAY TO A POINT WHERE THE WESTERLY EXTENDED SOUTHERLY LINE OF LOT 18, IN BLOCK 92, OF THE AFORESAID SUBDIVISION INTERSECTS THE EASTERLY PRESENT BANK OF THE CORAL CABLES WATERWAY, THENCE EASTERLY ALONG THE WESTERLY EXTENDED SOUTHERLY LINE OF LOT 18, BLOCK 92, OF THE AFORESAID SUBDIVISION THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOTS 17 AND 18, IN BLOCK 92, OF THE AFORESAID SUBDIVISION TO THE POINT OF BEGINNING.

ALSO
ALL THAT PART OF THE CORAL CABLES WATERWAY AS THE SAME IS SHOWN ON THE PLAT OF REVISED PLAT OF CORAL GABLES, RIVIERA SECTION, PART 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGAN AT A POINT WHERE THE DIVIDING LINE OF LOTS 18 AND 19, BLOCK 92, OF REVISED PLAT OF CORAL GABLES, RIVIERA SECTION, PART 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, INTERSECTS THE EASTERLY LINE OF THE CORAL CABLES WATERWAY, AS SHOWN ON THE AFORESAID PLAT, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE DIVIDING LINE OF LOTS 18 AND 19, BLOCK 92, OF THE AFORESAID PLAT TO A POINT LOCATED ON THE PRESENT BANK OF THE CORAL CABLES WATERWAY, THENCE SOUTHERLY ALONG THE PRESENT BANK OF THE CORAL CABLES WATERWAY TO A POINT WHERE THE DIVIDING LINE OF LOTS 19 AND 20, IN BLOCK 92, OF THE AFORESAID SUBDIVISION EXTENDED SOUTHWESTERLY INTERSECTS IN THE PRESENT BANK OF THE CORAL CABLES WATERWAY, THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE DIVIDING LINE OF LOTS 19 AND 20, BLOCK 92, OF THE AFORESAID PLAT TO A POINT LOCATED ON THE EASTERLY LINE OF THE CORAL CABLES WATERWAY AS SHOWN ON THE PLAT, THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF THE CORAL CABLES WATERWAY, BEING ALSO THE SOUTHWESTERLY LINE OF LOT 19, TO THE POINT OF BEGINNING.

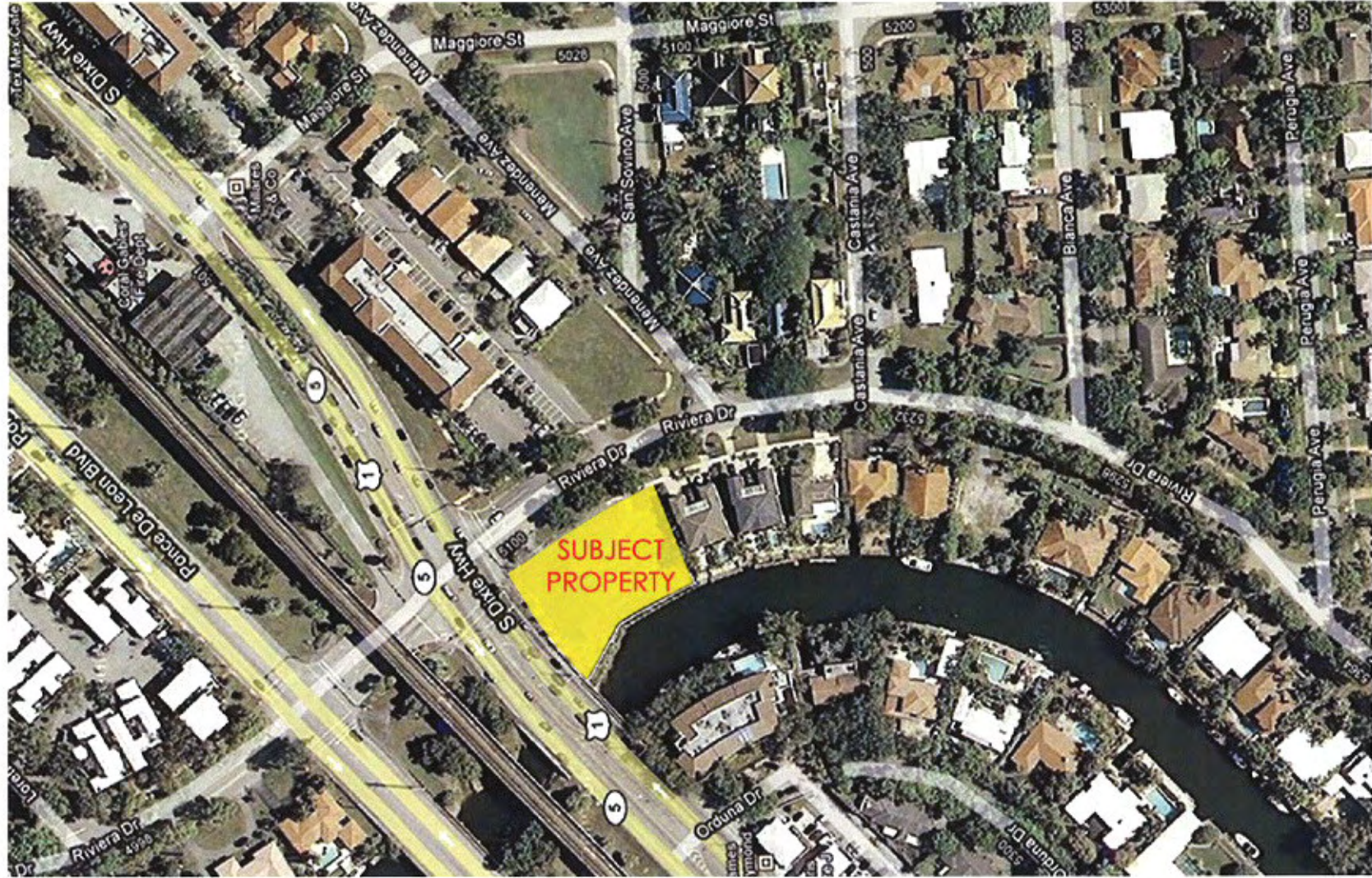
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SHEET TITLE

COLOR SITE PLAN

DATE: 03-10-2010
JOB NO: 2005-23
DRAWN BY: RGA/AC
APPROVED BY: AAC
FILE: 2005-23
SHEET NO:

A-1.0A



EXISTING SITE



CORWIL
ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FL 33146
TEL: 305.442.1100 FAX: 305.442.1101

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:

LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

REVISIONS

SEAL

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OTHER PARTY EXCEPT AS AGREED
TO BY THE ARCHITECT/ENGINEER.
SHEET TITLE

EXISTING SITE

DATE: 03-10-2010
JOB NO: 2005-23
DRAWN BY: FG/AD
APPROVED: AMC
FILE: 2005-23
SHEET NO:

A-1.1



VIEW 1



VIEW 12



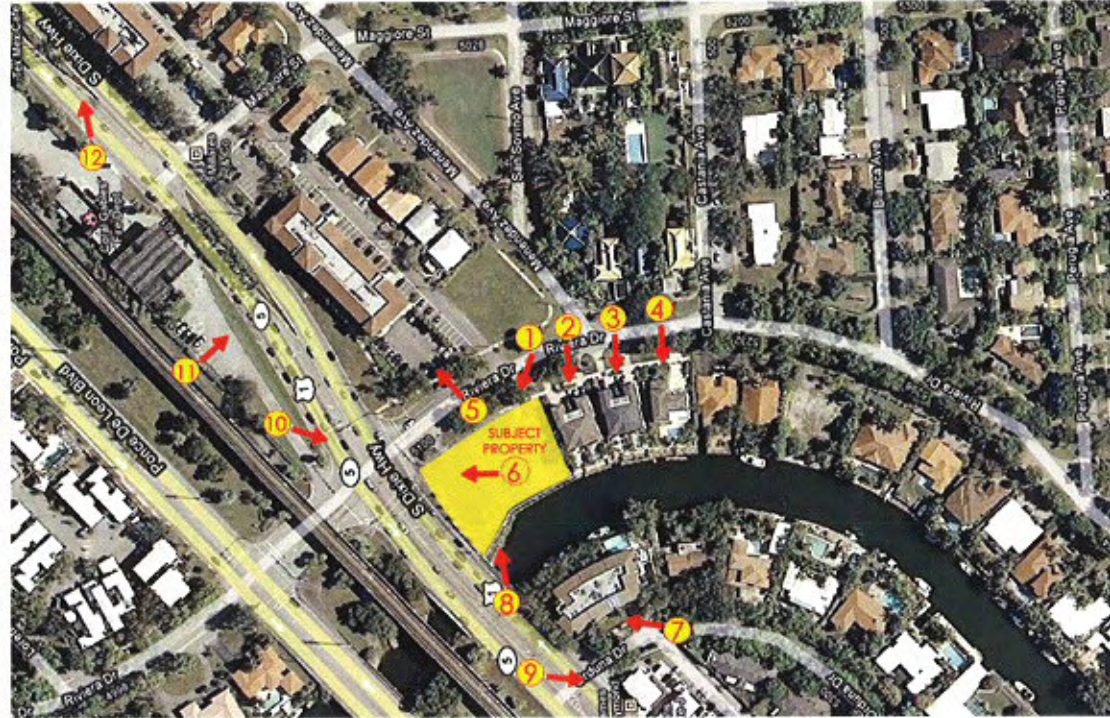
VIEW 11



VIEW 10



VIEW 2



VIEW 9



VIEW 3



VIEW 8



VIEW 4



VIEW 5



VIEW 6



VIEW 7

- 2) TWO STORY MULTI-FAMILY DUPLEX
- 3) TWO STORY MULTI-FAMILY DUPLEX
- 4) TWO STORY SINGLE FAMILY HOME
- 7) THREE STORY MULTI-FAMILY CONDOMINIUM

- 9) TWO STORY COMMERCIAL BUILDINGS
- 10) THREE STORY COMMERCIAL BUILDING
- 12) THREE STORY COMMERCIAL BUILDING

CONTEXT PLAN



4102 LAGUNA STREET
CORAL GABLES, FL 33146
LIC No. AA-C02119 TEL: (305) 468-7362

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:

LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

REVISING

SEAL

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SHEET TITLE

CONTEXT PLAN

DATE 03-10-2010
JOB NO 2005-23
DRAWN BY FG/AQ
APPR BY AMC
FILE 2005-23
SHEET NO:

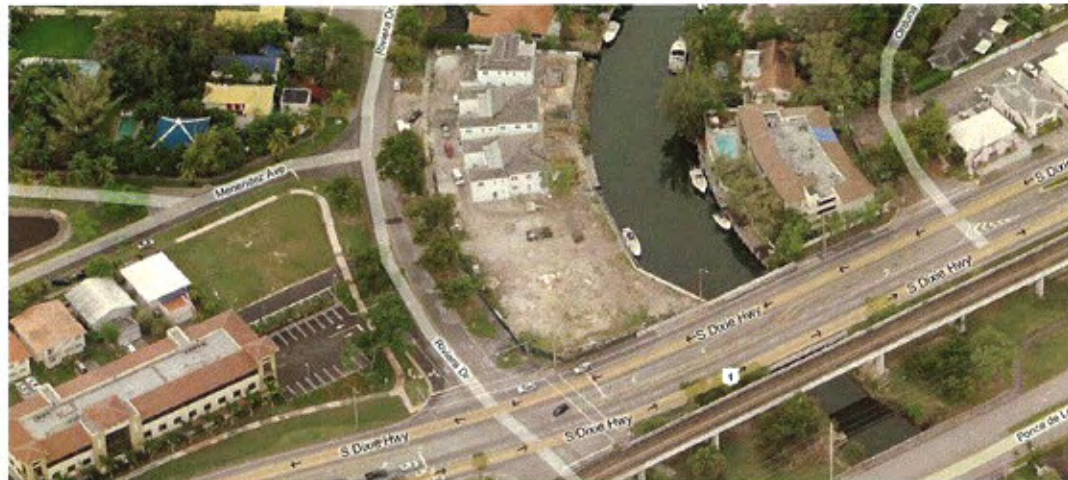
A-1.1A



NORTH VIEW



EAST VIEW



SOUTH VIEW



WEST VIEW

CONTEXT PLAN



CORWIL
ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FL 33146
LIC. NO. AA 00018170, FLS 00018170

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:

LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

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SHEET TITLE

CONTEXT PLAN

DATE: 03-10-2010
JOB NO: 2005-23
DRAWN BY: FG/AO
APP'D BY: AMC
FILE: 2005-23
SHEET NO:

A-1.1B



4100 LAGUNA STREET
CORAL GABLES, FL 33144
(305) 442-1100 FAX (305) 442-1101

PROJECT NAME
RIVERIA
PROFESSIONAL
OFFICE BLDG
1-200 PINEAPPLE
CORAL GABLES
FLORIDA

OWNER

LOIS 17-18
RIVERIA, LLC

CONSULTANT

DATE

REVISION

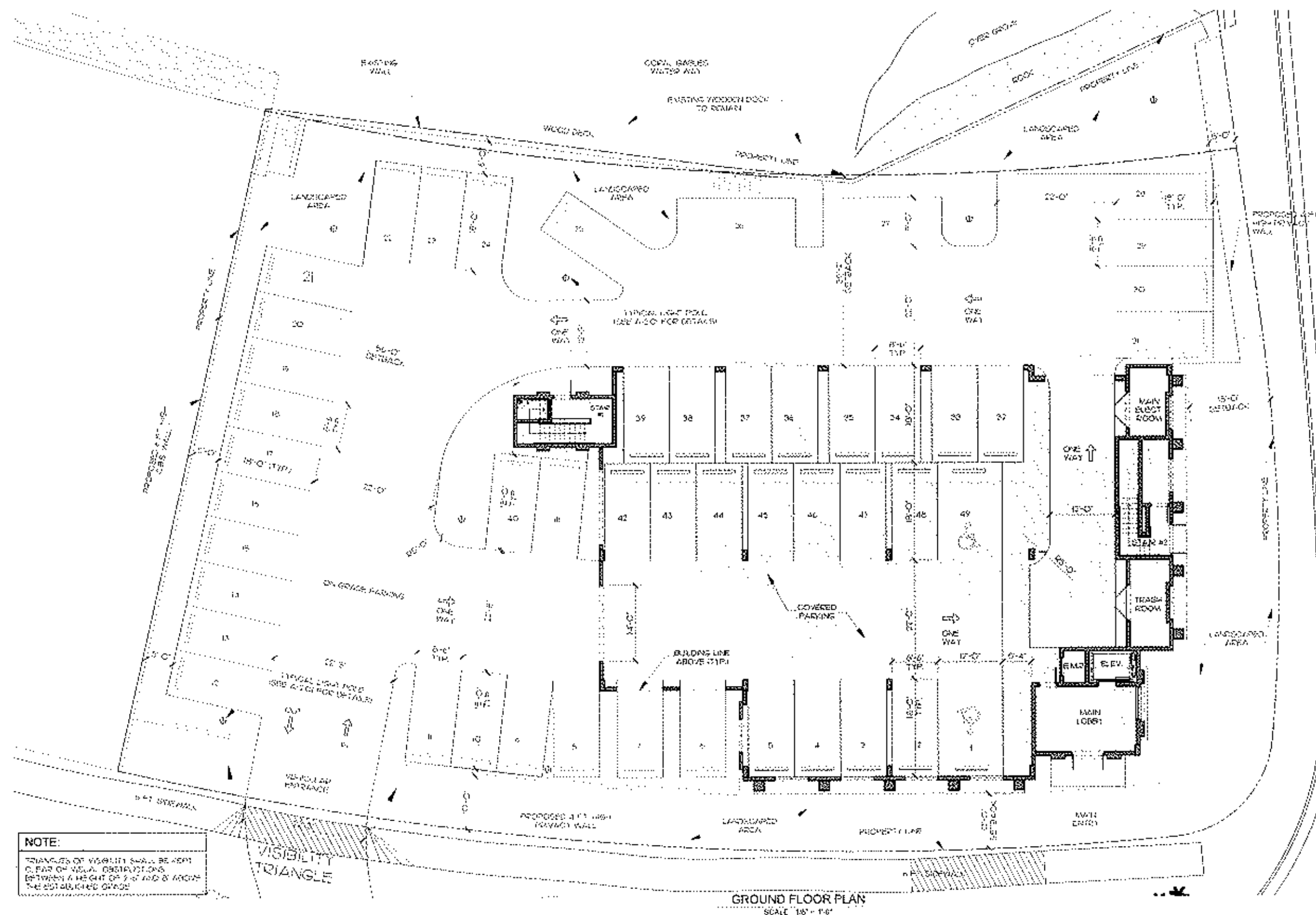
BY

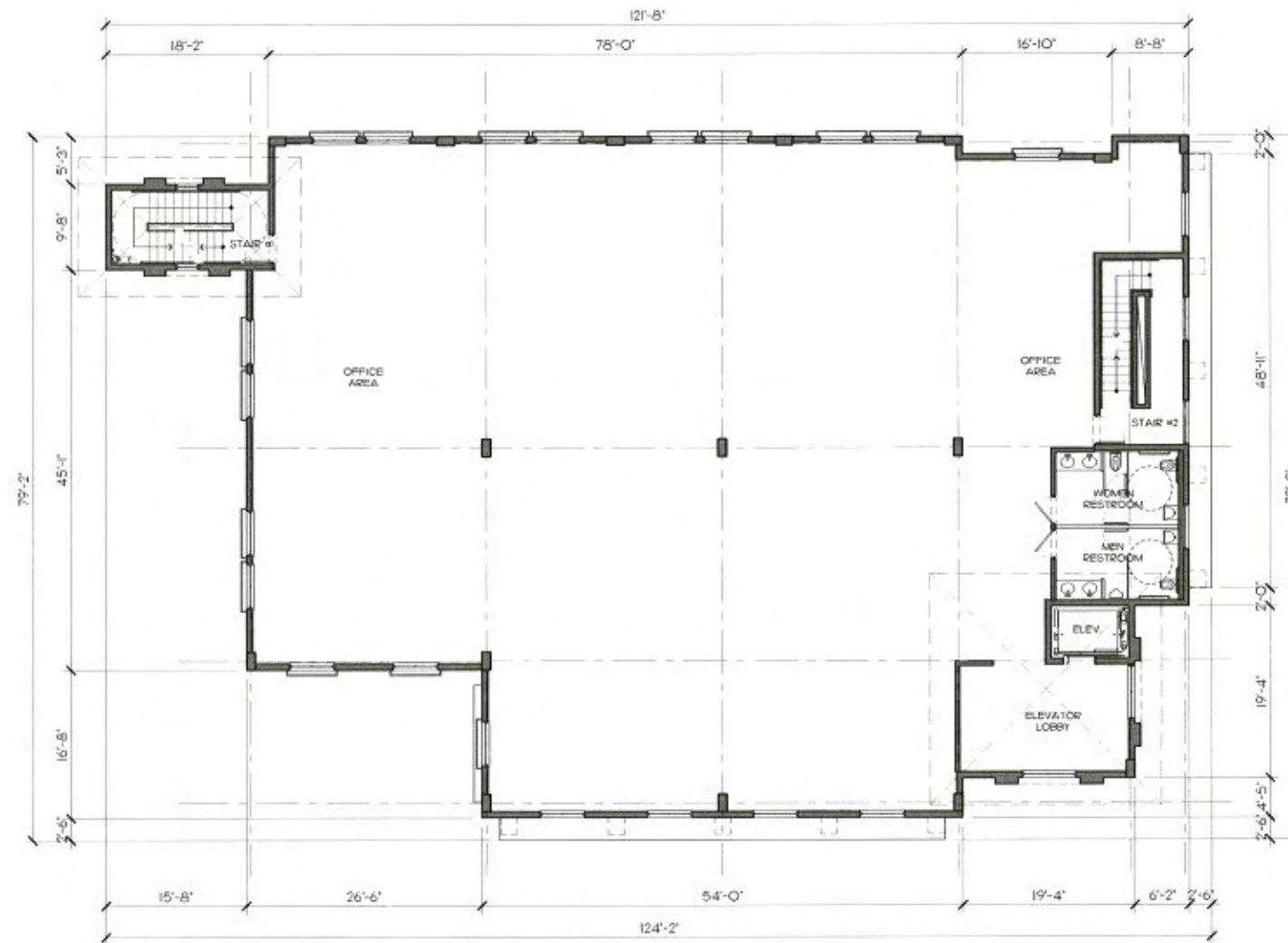
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ARCHITECTS, INC.

GROUND FLOOR
PLAN

DATE 03.10.2010
PROJECT 2000.01
REVISION 1022401
ARCHIT 002
REV 2005.01
DATE 03.10.2010

A-2.00





TYPICAL FLOOR PLAN (2nd & 3rd)
SCALE : 1/8" = 1'-0"



PROPOSED COACH LIGHT
SCALE : N.T.S.



PROPOSED LIGHT
POLE FIXTURE
SCALE : N.T.S.



4102 LAGUNA STREET
CORAL GABLES, FL 33146
L.L.C. No. AA-022373 TEL: 305-449-7383

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:

LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

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SHEET TITLE

TYP. FLOOR PLAN
(2nd & 3rd)

DATE 03-10-2010
JOB NO. 2005-23
DRAWN BY FG/AO
APP'D BY AMC
FILE 2005-23
SHEET NO.

A-2.01



4102 LAGUNA STREET
CORAL GABLES, FL 33146
LIC. NO. AC-0000581 TEL: (305) 448-7383

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:

LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

REVISIONS

SEAL



SIDE STREET ELEVATION (SOUTH DIXIE HWY.)
SCALE : 3/16" = 1'-0"

ELEVATION LEGEND		
1 CONCRETE OVERHANG WITH CONTINUOUS PRECAST MOLING	6 ALUMINUM (ANODIZED FINISH) WITH IMPACT RESISTANT GLAZING (GRAY TINT) WINDOW / STOREFRONT , TYPICAL THROUGHOUT.	11 1" WIDE STUCCO CHANNEL SCREED (TYP. WHERE SHOWN)
2 CONTINUOUS 3" WIDE X 1 1/2" DEEP STUCCO REVEAL	7 ALUMINUM (ESP. BLACK) DECORATIVE RAILING , AS SHOWN	12 1-0" WIDE CONTINUOUS "SMOOTH" PRECAST MOLING
3 10" WIDE X 8" DEEP STUCCO REVEAL (TYP. AS SHOWN AROUND WINDOWS / STOREFRONT)	8 ALUMINUM (ESP. BLACK) DECORATIVE GRILLE , AS SHOWN	13 EXTERIOR LIGHT FIXTURE (SEE DETAILS ON SHEET A-201)
4 4" WIDE X 1 1/2" DEEP STUCCO REVEAL (TYP. AROUND WINDOWS / STOREFRONT)	9 PRECAST "KEYSTONE FINISH" GLAZING (TYP. AS SHOWN)	14 PROPOSED SIGNAGE LOCATION
5 SPANISH "S" ROOF TILE	10 SMOOTH STUCCO FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	15 WOOD CEDAR OUTLOOKERS (TYP. AS SHOWN)

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SHEET TITLE

SIDE STREET
ELEVATION

DATE: 03-10-2010
JOB NO: 2005-23
DRAWN BY: FG/JAO
APPROVED BY: AMC
FILE: 2005-23
SHEET NO:
A-3.00



4102 LAGUNA STREET
CORAL GABLES, FL 33146
(305) 441-0000 FAX (305) 441-1000

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:
LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

REVISIONS

SEAL



FRONT ELEVATION (RIVIERA DRIVE)
SCALE : 3/16" = 1'-0"

ELEVATION LEGEND					
1	CONCRETE OVERHANG WITH CONTINUOUS PRECAST MOLDING	6	ALUMINUM (ANODIZED FINISH) WITH IMPACT RESISTANT GLAZING (GRAY TINT) WINDOW / STOREFRONT. TYPICAL THROUGHOUT.	8	1" WIDE STUCCO CHANNEL SCREED (TYP. WHERE SHOWN).
2	CONTINUOUS 3" WIDE X 1 1/2" DEEP STUCCO REVEAL.	7	ALUMINUM (ESP. BLACK) DECORATIVE RAILING, AS SHOWN.	9	1'-0" WIDE CONTINUOUS 'SMOOTH' PRECAST MOLDING.
3	10" WIDE X 1/2" DEEP STUCCO REVEAL (TYP. AS SHOWN AROUND WINDOWS / STOREFRONT).	8	ALUMINUM (ESP. BLACK) DECORATIVE GRILLE, AS SHOWN.	10	EXTERIOR LIGHT FIXTURE (SEE DETAILS ON SHEET A-2.01).
4	4" WIDE X 1 1/2" DEEP STUCCO REVEAL (TYP. AROUND WINDOWS / STOREFRONT).	9	PRECAST 'KEystone FINISH' CLADDING (TYP. AS SHOWN).	11	PROPOSED SIGNAGE LOCATION.
5	SPANISH 'S' ROOF TILE.	10	SMOOTH STUCCO FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED).	12	WOOD CEDAR OUTLOOKERS (TYP. AS SHOWN).

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SHEET TITLE

FRONT
ELEVATION

DATE: 03-10-2010
JOB NO: 2005-23
DRAWN BY: FG/AO
APPR BY: AMC
FILE: 2005-23
SHEET NO:



4102 LAGUNA STREET
CORAL GABLES, FL 33146
LIC. NO. AA-C22181 TEL: 305-449-7881

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:
LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

REVISIONS

SEAL



REAR ELEVATION (WATERWAY)
SCALE : 3/16" = 1'-0"

ELEVATION LEGEND

1	CONCRETE OVERHANG WITH CONTINUOUS PRECAST MOLDING	4	ALUMINUM (ANODIZED FINISH) WITH IMPACT RESISTANT GLAZING (GRAY TINT) WINDOW / STOREFRONT , TYPICAL THROUGHOUT.	8	1" WIDE STUCCO CHANNEL SOFFIT (TYP. WHERE SHOWN)
2	CONTINUOUS 3" WIDE X 1 1/2" DEEP STUCCO REVEAL	7	ALUMINUM (ESP. BLACK) DECORATIVE RAILING , AS SHOWN	9	1'-0" WIDE CONTINUOUS "SMOOTH" PRECAST MOLDING
3	10" WIDE X 8" DEEP STUCCO REVEAL (TYP. AS SHOWN AROUND WINDOWS / STOREFRONT)	8	ALUMINUM (ESP. BLACK) DECORATIVE GRILLE , AS SHOWN	10	EXTERIOR LIGHT FIXTURE (SEE DETAILS ON SHEET A-2.01)
4	4" WIDE X 1 1/2" DEEP STUCCO REVEAL (TYP. AROUND WINDOWS / STOREFRONT)	9	PRECAST KEYSTONE FINISH CLADDING (TYP. AS SHOWN)	14	PROPOSED SIGNAGE LOCATION
5	SPANISH "S" ROOF TILE	10	SMOOTH STUCCO FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	15	WOOD CEDAR OUTLOOKERS (TYP. AS SHOWN)

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REAR ELEVATION

DATE: 03-10-2010
JOB NO: 2005-23
DRAWN BY: FG/AO
APPROVED BY: ANC
REV: 2005-23
SHEET NO: A-3.02



4102 LAGUNA STREET
CORAL GABLES, FL 33146
LIC. NO. AC-22313 TEL: (305) 443-7383

PROJECT NAME:
RIVIERA
PROFESSIONAL
OFFICE BLDG
5100 RIVIERA DRIVE
CORAL GABLES
FLORIDA
OWNER:

LOTS 17-19
RIVIERA, LLC

CONSULTANTS:

PHASE

REVISIONS

SEAL



INTERIOR SIDE ELEVATION
SCALE : 3/16" = 1'-0"

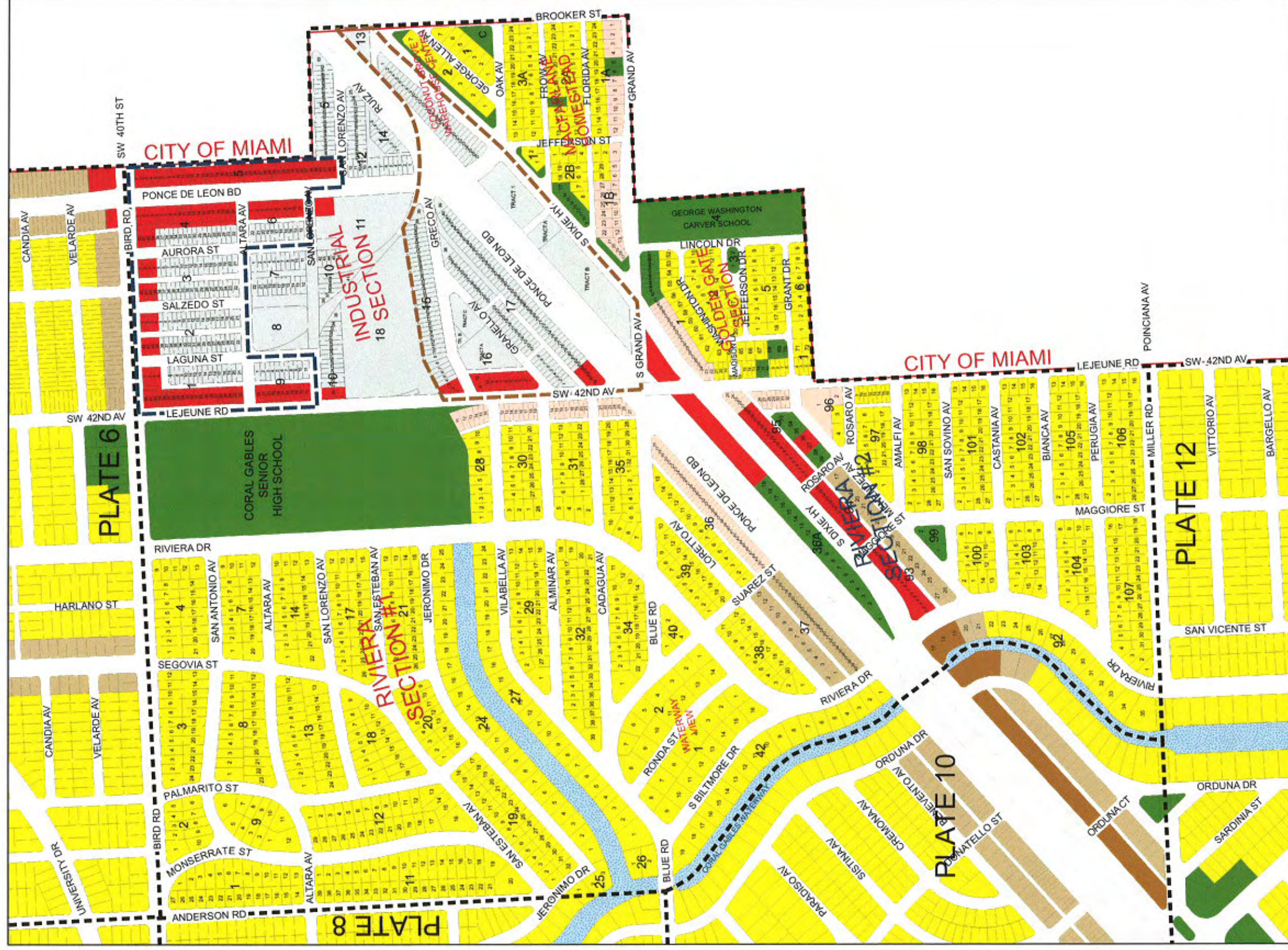
ELEVATION LEGEND		
1 CONCRETE OVERHANGS WITH CONTINUOUS PRECAST MOLDING	6 ALUMINUM (ANODIZED FINISH) WITH IMPACT RESISTANT GLAZING (GRAY TINT) WINDOW / STOREFRONT . TYPICAL THROUGHOUT.	8 1" WIDE STUCCO CHANNEL SCREED (TYP. WHERE SHOWN)
2 CONTINUOUS 3" WIDE X 1 1/2" DEEP STUCCO REVEAL	7 ALUMINUM (ESP. BLACK) DECORATIVE RAILING , AS SHOWN	9 1'-0" WIDE CONTINUOUS "SMOOTH" PRECAST MOLDING
3 10" WIDE X 8" DEEP STUCCO REVEAL (TYP. AS SHOWN AROUND WINDOWS / STOREFRONT)	8 ALUMINUM (ESP. BLACK) DECORATIVE GRILLE , AS SHOWN	10 EXTERIOR LIGHT FIXTURE (SEE DETAILS ON SHEET A-2.01)
4 4" WIDE X 1 1/2" DEEP STUCCO REVEAL (TYP. AROUND WINDOWS / STOREFRONT)	9 PRECAST KEYSTONE FINISH CLADDING (TYP. AS SHOWN)	11 PROPOSED SIGNAGE LOCATION
5 SPANISH "S" ROOF TILE	10 SMOOTH STUCCO FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	12 WOOD CEDAR OUTLOOKERS (TYP. AS SHOWN)

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INTERIOR SIDE
ELEVATION

DATE 03-10-2010
JOB NO. 2005-23
DRAWN BY FG/AO
APP BY ANIC
FILE 2005-23
SHEET NO.

A-3.03



0 125 250 375 500
Feet

Zoning Districts

- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Special Use District (S)
- North Industrial Mixed-Use District (MXD)
- South Industrial Mixed-Use District (MXD)

- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)

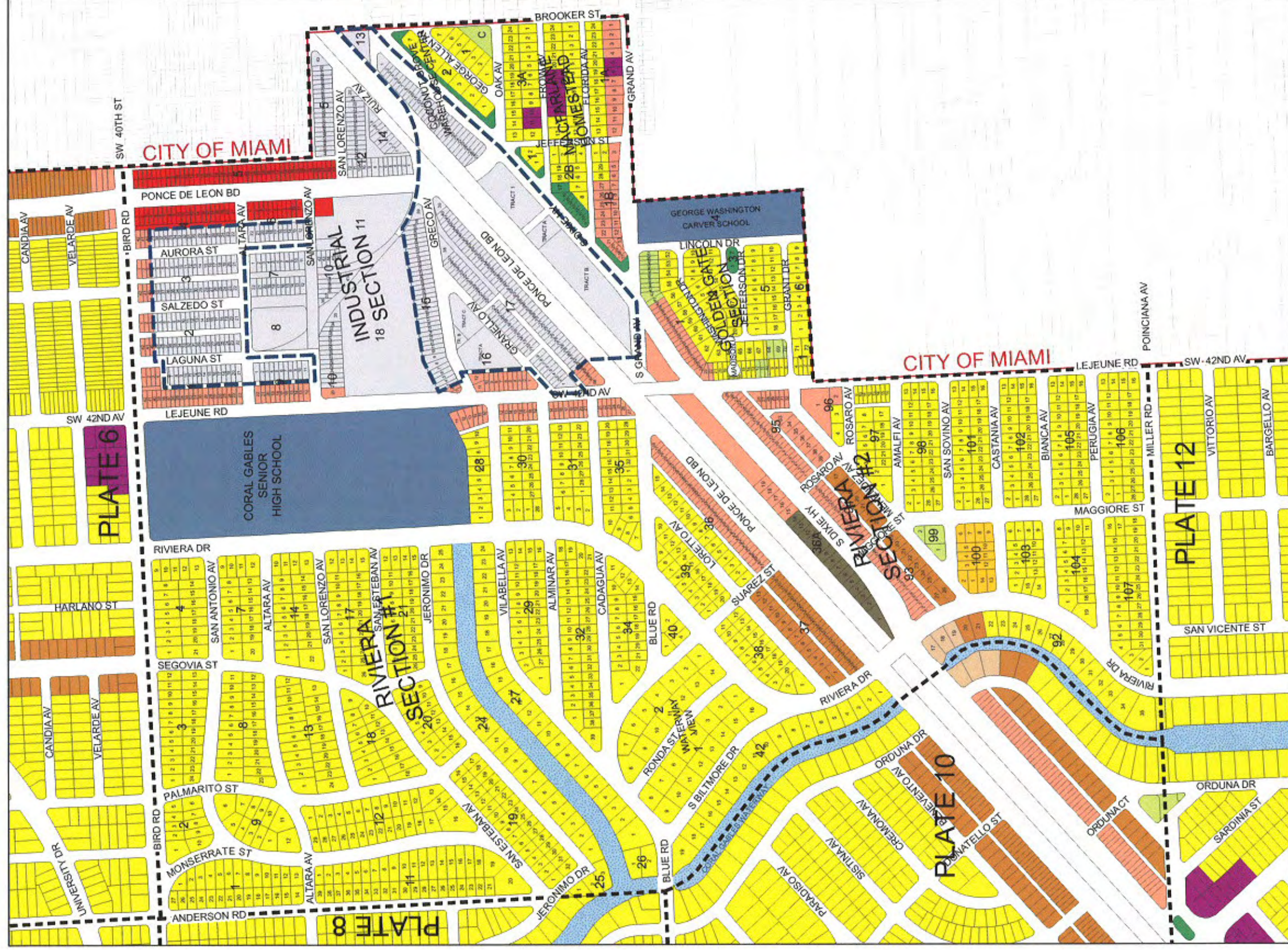
Plate 9 of 18

Zoning Map

City of Coral Gables

Planning Department

January 2009



- Commercial Use**
- Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
 - Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
 - High-Rise Intensity (150 Feet; 3.0 F.A.R.)
 - Parks and Recreational Use
 - Open Space
 - Conservation Areas
 - Public Buildings and Grounds

- Land Use Classifications**
- Residential Use (Multi-Family)**
- Duplex Density (9 Units/Acre)
 - Low Density (50 Feet; 20 Units/Acre)
 - Medium Density (70 Feet; 40 Units/Acre)
 - High Density (150 Feet; 60 Units/Acre)
- Residential Use (Single-Family)**
- Low Density (6 Units/Acre)
 - High Density (9 Units/Acre)

- Industrial Use**
- University Use
 - Educational Use
 - Hospital Use
 - Religious/Institutional
 - Mixed-Use Overlay District (MXD)



Erick R Tejera, Zoning Technician
 305-460-5254
 Date: 10/09/09

Project Architect: Corwil Architects, Inc.
Phone: 305-448-7383
Additional Phone: 305-740-2521

Development Review Committee: June 26, 2009
Board of Architects preliminary approval: July 30, 2009
Board of Architects final approval: *To be provided.*
Waste Management approval: *To be provided.*
Address: 5100-5118 Riviera Dr.
Folio: 03-4120-023-1440
Estimated Cost: \$ 2,000,000.00
Historic property: N/A

In the provided column below items in italics require approval/verification from City departments other than Zoning. Items in bold require approval/verification from the Zoning Department.

ZONING ANALYSIS-RIVIERA PROFESSIONAL OFFICE BUILDING

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED/ EXISTING	PROPOSED/PROVIDED
Land-use map, Plate 9 of 18,	<u>Land Use Allowed</u> Residential Use (Multi-Family) Low density (4 Stories; 20 units/Acre)	<u>Land use Proposed</u> <i>Need to be re-zoned to a Commercial Limited.</i>
Zoning map, Plate 9 of 18,	M.F.2	C. L.
Overlay Districts		N/A
Survey	Riviera Section part # 2 Lots 17 thru 19 Block 92 Site area: 26,020 S.F.* *Based on data provided in drawings dated 02/06/2006.	Provide current signed and sealed survey.

Section 4-301. Commercial Limited (CL) District.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
A. Setbacks-Minimum front for Commercial Limited (CL).	None	10'-0"
B. Setbacks-Minimum sides for Commercial Limited (CL).	From Side street = None From interior side = None	15'-0" 56'-0"
C. Setbacks-Minimum rear for Commercial Limited (CL). (Waterway)	35'-0"	35'-2"
Maximum height allowed in a C.L. district.	3 floors or 45', which ever is less.	3 stories 45' feet.
Floor Area Ratio allowed in C.L. = 3.0 F.A.R.	Allowed = 78,060	Proposed = 14,590
Site Specifics	None	None
Section 5-1409. Amount of required parking.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	Calculation of parking requirements. 1. Required parking: Office: 1 for every 300 s.f.	Plans show 14,590 proposed sq. ft. /300 = 48.63 plans show a total proposed parking of 49.
Section 5-1804. Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
		Shown on roof.
Section 5-1702. Commercial trash containers.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	New commercial construction shall make provisions for a trash container room or enclosure.	<i>Need approval from Waste Management.</i>

Section 5-1406. Visibility Triangles.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	<p>A. General.</p> <p>1. Triangles of visibility that are required shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p>	<p>Provide note stating, "Triangles of visibility shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade."</p>
Section 5-2403. Height of walls and fences.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	<p>Where residential and Commercial districts adjoin each other, a six (6) foot high wall shall be constructed along the property line between the commercial and residential properties.</p>	<p>Plans show a 6' high wall on sheet A-10.0 dividing properties.</p>
Section 5-1402 Parking	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	<p>Required aisle width for a 2 way aisle is 22 feet.</p>	<p>Need to show that aisle width is a minimum of 22' at the vehicular entrance area. This refers to the area that shows the in and out arrows.</p>
Section 5-1407. Illumination.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	<p>Illumination of parking areas shall be provided in accordance with the standards set out in Chapter 8C of the Miami-Dade County Code.</p>	<p>Light pole shown on plans.</p>
Section 5-1202. Outdoor lighting permitted with standards.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	<p>Outdoor lighting and night lighting of commercial buildings which abut residential areas shall be permitted under the following conditions:</p>	<p>Light pole shown on plans.</p>

	<p>A. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the adjacent area and residential uses, the proposed lighting will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.</p> <p>B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one-half (½) foot-candle (vertical) and one-half (½) foot candle (horizontal) illumination on adjacent properties.</p>	
Section 5-802. Docks, wharves and mooring piles - canals, lakes, or waterways.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
	The existing Dock is not an allowed use in a C.L. district.	Need to remove existing Dock. A Dock is not an allowed Use in a C. L. District.
Section 5-1104. General requirements.	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
Dade-County Site Triangle requirement.	Need to have engineer sign and seal plans indicating that site triangles are Dade County approved.	<i>Need to have engineer sign and seal plans indicating that site triangles are Dade County approved.</i>

Riviera Professional Office Building

Change of Land Use, Rezoning and
Site Plan Review

03.10.10 Planning and Zoning Board
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 of a proposed commercial/office project.

03.10.10 PZB meeting

2

Background:

- Property is the former site of the Riviera Court Motel and is located on the southeast corner of Riviera Drive and U.S.1.
- Property is currently vacant, and backs on to the Coral Gables Waterway Canal.
- A 3 story, 12 unit apartment building was proposed to be constructed on the site.
- Property owner abandoned that proposal and now wishes to construct the commercial office building.

03.10.10 PZB meeting

3

Existing and proposed Land Use designations:



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

Proposed Land Use:
"Commercial Use, Low-Rise
Intensity"

03.10.10 PZB meeting

4

Existing and proposed Zoning designations:



Existing Zoning:
MF2: Multi-Family 2 District

Proposed Zoning:
CL: Commercial Limited District

03.10.10 PZB meeting

5

Area characteristics:

- Proposed Commercial Limited (CL) zoning designation will restrict more intense commercial uses and limits all night-time activities adjacent to residential neighborhoods.
- Existing development pattern in this area consists of:
 - Commercial and medium density multi-family development along U.S.1.
 - Lower density residential development behind U.S.1.

03.10.10 PZB meeting

6

Proposed project:

- Property is 0.6 acres in size.
- Commercial office project is 3 stories/45' in height, contains 14,590 sq. ft. of office space and 49 on-site parking spaces.
- Mediterranean development bonuses are not being requested.
- Single vehicular curb cut onto Riviera Drive.
- Six (6') foot high wall masonry wall and trees along east property line is proposed to buffer the existing duplexes.

03.10.10 PZD meeting

7

Proposed project (cont.):

- Proposed office building is located towards U.S.1, away from the adjoining duplex properties.
- Existing mature Black Olive trees along Riviera ROW would remain, with two additional trees added to complete streetscape.
- Additional canopy trees and landscaping is provided around the perimeter of the property, around the parking lot and along the canal.

03.10.10 PZD meeting

8

Permitted development:

- Proposal is a significantly smaller project in both size and height than could be constructed on the site if the maximum existing or proposed development potential was utilized:

Category	Permitted under existing Multi-Family land use and zoning	Permitted under proposed Commercial land use and zoning	Applicant's proposal
FAR (square feet) - w/ Med. bonus - w/ Med. bonus	1.4 FAR (38,428 sq. ft.) N/A	3.0 FAR (78,000 sq. ft.) 3.5 FAR (91,270 sq. ft.)	0.50 FAR (14,590 sq. ft.) N/A
Height (stories/feet) - w/ Med. bonus - w/ Med. bonus - w/ 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 N/A N/A
Residential units - w/ Med. bonus - w/ Med. bonus	12 multi-family units 15 multi-family units	N/A N/A	N/A N/A

03.10.10 PZD meeting

9

3-D model:



03.10.10 PZD meeting

10

3-D model:



03.10.10 PZD meeting

11

3-D model:



03.10.10 PZD meeting

12

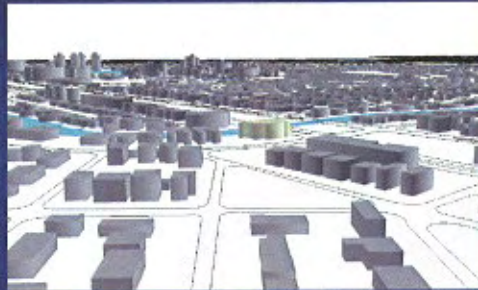
3-D model:



03.10.10 P20 meeting

13

3-D model:



03.10.10 P20 meeting

14

3-D model:



03.10.10 P20 meeting

15

3-D video:



03.10.10 P20 meeting

16

Findings of fact:

- Application is consistent with Comprehensive Plan (CP) Goals, Objectives and Policies.
- Recommended conditions of approval address CP inconsistencies.
- Satisfies Zoning Code standards for CP map amendments, rezoning and site plan review.
- Commercial Limited zoning will restrict more intense commercial use and all nighttime activities.

03.10.10 P20 meeting

17

Findings of fact (continued):

- A substantially smaller project is proposed than could be constructed on the property.
- If not developed as intended, future development on the subject property would be limited to a maximum height of 45'.
- Conditions on development including limitations on lighting, signage, nighttime activities and other considerations that will mitigate potential adverse impacts of the project (applicant has agreed to these conditions).

03.10.10 P20 meeting

18

Findings of fact (continued):

- Applicant has satisfactorily addressed all City Department comments.
- A neighborhood resident's meeting was conducted to allow for review and comments by surrounding property owners.

03.10.10 PZB meeting

19

Staff recommendation:

- The Planning Department recommends approval of the change of land use, rezoning 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.

03.10.10 PZB meeting

20

Conditions (continued):

- If nighttime uses are proposed, compliance shall be required with the performance standards for nighttime uses specified in the Zoning Code.
- Parking lot lights shall be turned off at 9 p.m., Monday through Sunday.
- No building signage shall be permitted on the east and south building elevations.
- Existing mangrove growth along the canal bank shall be protected during construction.

03.10.10 PZB meeting

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Conditions (continued):

- If the proposed project is not constructed or development approval lapses, future development of the property shall have a maximum height of 45'.
- The applicant has reviewed and agrees with the recommended conditions.

03.10.10 PZB meeting

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Timeline:

- This application is scheduled for First Reading by the City Commission on Tuesday, March 23, 2010.

03.10.10 PZB meeting

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March 5, 2010

City of Coral Gables - Planning Department

Letters Received from Property Owners

Application No. 07-09-088-P (Riviera Professional Office Building -- Site Plan Review)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.					
2.	03 02 10	Josefina Cabrera 710 Benevento Avenue Coral Gables, FL 33146	X		Too much traffic.
3.	02 22 10	Nuri F. and German Alvarez-Fuentes 511 Blanca Avenue Coral Gables, FL 33146	X		<p>We, German Alvarez-Fuentes and wife, Nuri F. DO HEREBY OBJECT, for the following reasons:</p> <p>The office building across the street on Riviera on Block 93, Lots 1 -18 cause enough traffic as it. The flow coming "east" (as in "east of the highway") on Riviera blocks the intersection at Dixie Highway do to cars trying to enter the driveway, which is in turn blocked by the cars driving west on Riviera. Many times these same cars will also be blocking the intersection at Mendoza not allowing the cars to go around and enter the driveway through Maggiore. At the same time, if you want to turn left of Dixie, many times you will have to wait three lights in order to do so. Also, the flow of traffic on Dixie going north, will also block the intersection, because they were blocked before by the traffic going east on Riviera, and they do not want to be stuck at the light again.</p> <p>PLEASE, DO NOT change the zoning from Multi-Family 2 District to Commercial Limited, or any type of commercial zoning, for that matter. The situation is bad enough as it is!</p> <p>Thank you for your attention to this very important issue.</p>
4.	02 22 10	Angel Aguiar 5375 Orduna Drive Coral Gables, FL 33146		X	<p>Please consider lighting and other methods to deter criminal activities in the neighborhood. The alleyway just south of this property has been targeted by criminals quite often. 24 hr surveillance cameras covering the property perimeter would be appreciated.</p>
5.	02 12 10	Fernando Fernandez 5025 Orduna Drive Coral Gables, FL 33146	X		Too much development keeps encroaching into residential areas. We got rid of the last Mayor because of this.
6.	02 09 10	Courtney R. Thompson 5307 Orduna Drive Coral Gables, FL 33146	X		This property is supposed to be a MFUDU not commercial property. (illegible) but no way it should be commercial. Please refer to original zoning on this. Thank you.
7.					

Attachment

D