



City of Coral Gables Planning and Zoning Staff Report

Property: Riviera Day School – 6800 Nervia Street

Applicant: Laro, Inc. of Coral Gables

Application: Planned Area Development (PAD) and Conditional Use Site Plan Review

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **May 8, 2019, 6:00 – 9:00 p.m.**

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

1. APPLICATION REQUEST

Application request for a Planned Area Development (PAD) designation and conditional use with site plan review to allow an addition to the existing Riviera Day School, on property zoned Special Use (S) District. The Ordinance and Resolution under consideration is as follows:

- 1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as "Riviera Day School" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the existing Riviera Day School and proposed construction of a multi-purpose space and additional classrooms, on the property legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.*
- 2. A Resolution of the City Commission of Coral Gables, Florida, requesting conditional site plan review approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," to permit an addition with multi-purpose space and classrooms for the existing Riviera Day School on property designated "Special Use (S)" Zoning District, legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.*

Planned Area Development (PAD) designation and Conditional Use with Site Plan review requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

2. APPLICATION SUMMARY

Project Information

Riviera Schools has been in existence since 1950, with several buildings on campus from the late 1940's and 1950's. Riviera Day School is interested in modernizing its campus to accommodate the current educational environment and evolving needs. The campus currently operates as a preschool, kindergarten, and elementary school with 415 students and 55 faculty and staff. The proposal is to build a 3-story structure classroom building, including a multi-purpose space on the ground floor, classrooms on the 2nd and 3rd floors and an accessible rooftop.

The application package is provided as Attachment A.

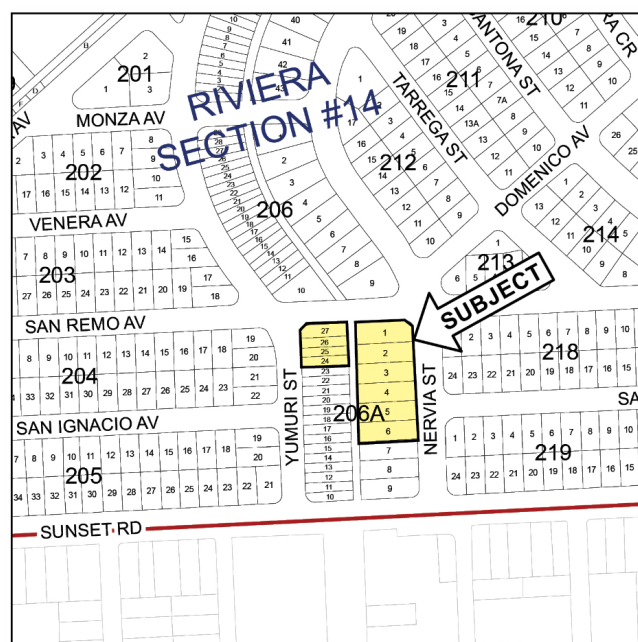
Site Area	Total 1.44 acres (63,375 square feet)
FAR	Total allowed 41,449 square feet
Height	45 feet (to parapet)
Program	36,703 square feet
Parking	61 spaces

Project Location

Located immediately south of the William H. Kerdyk, Jr. Park, the campus is split by an alley that runs north and south, from San Remo Avenue to Sunset Road with a portion of the campus on the Yumuri Street (west of the alley) and the balance of the school on Nervia Street (east of the alley). The project site consists in two parcels: 6800 Nervia Street and 6851 Yumuri Street, totaling of 1.44 acres. It has a Land Use Designation of Educational Use. It is currently zoned Special Use (S) District.

Location map shown below:

Block, Lot and Section Location Map



Aerial view shown below:



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

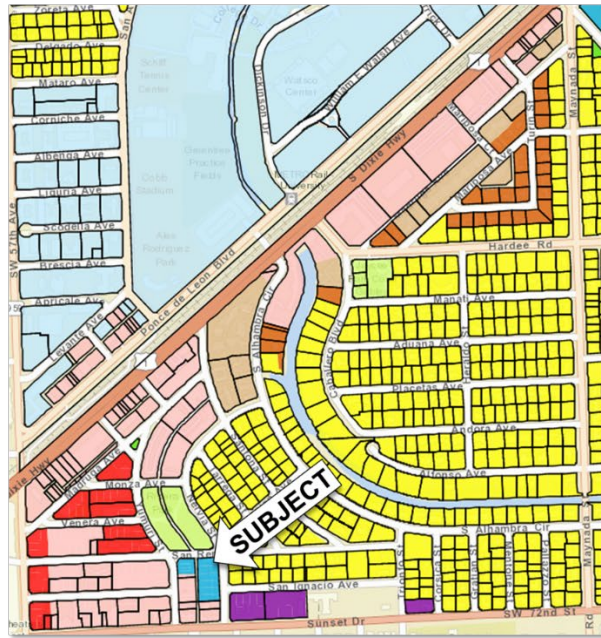
Existing Property Designations

Comprehensive Plan Map designation	Education
Zoning Map designation	Special Use (S) District
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	N/A
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	William H. Kerdyk Jr. Park	Parks and Recreation	Special Use
South	Riviera Health Resort; Commercial Building	Commercial Low-Rise Intensity	Commercial
East	Single Family Homes; Cocoplum Woman's Club	Single-Family Low Density Religious/Institutional	Single-Family Residential Special Use
West	Office Building	Commercial Low-Rise Intensity	Commercial

There are no changes proposed to the property's existing land use or zoning designations, as illustrated in the following maps:



Future Land Use Map

Land Use Classifications		
Residential Single-Family Low Density (6 Units/Acre)	Residential Multi-Family High Density (150 Feet; 60 Units/Acre)	Mixed-Use Overlay District
Residential Single-Family High Density (8 Units/Acre)	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	University Campus
Residential Multi-Family Duplex Density (9 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Multi-Use Area
Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Education
Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)	Industrial	Parks and Recreation
		Open Space
		Conservation Areas
		Public Buildings and Grounds
		Hospital
		Religious/Institutional
		Community Services and Facilities



Zoning Map

Zoning Districts		
(SFR) Single-Family Residential District	(S) Special Use District	
(MF1) Multi-Family 1 Duplex District	(P) Preservation District	
(MF2) Multi-Family 2 District	(CL) Commercial Limited District	
(MFSA) Multi-Family Special Area District	(C) Commercial District	
(UCD) University Campus District	(I) Industrial District	

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS		DATE
DRC		03.24.17
Board of Architects		04.04.19
Planning and Zoning Board		05.08.19
City Commission		TBD

Public Notification and Comments

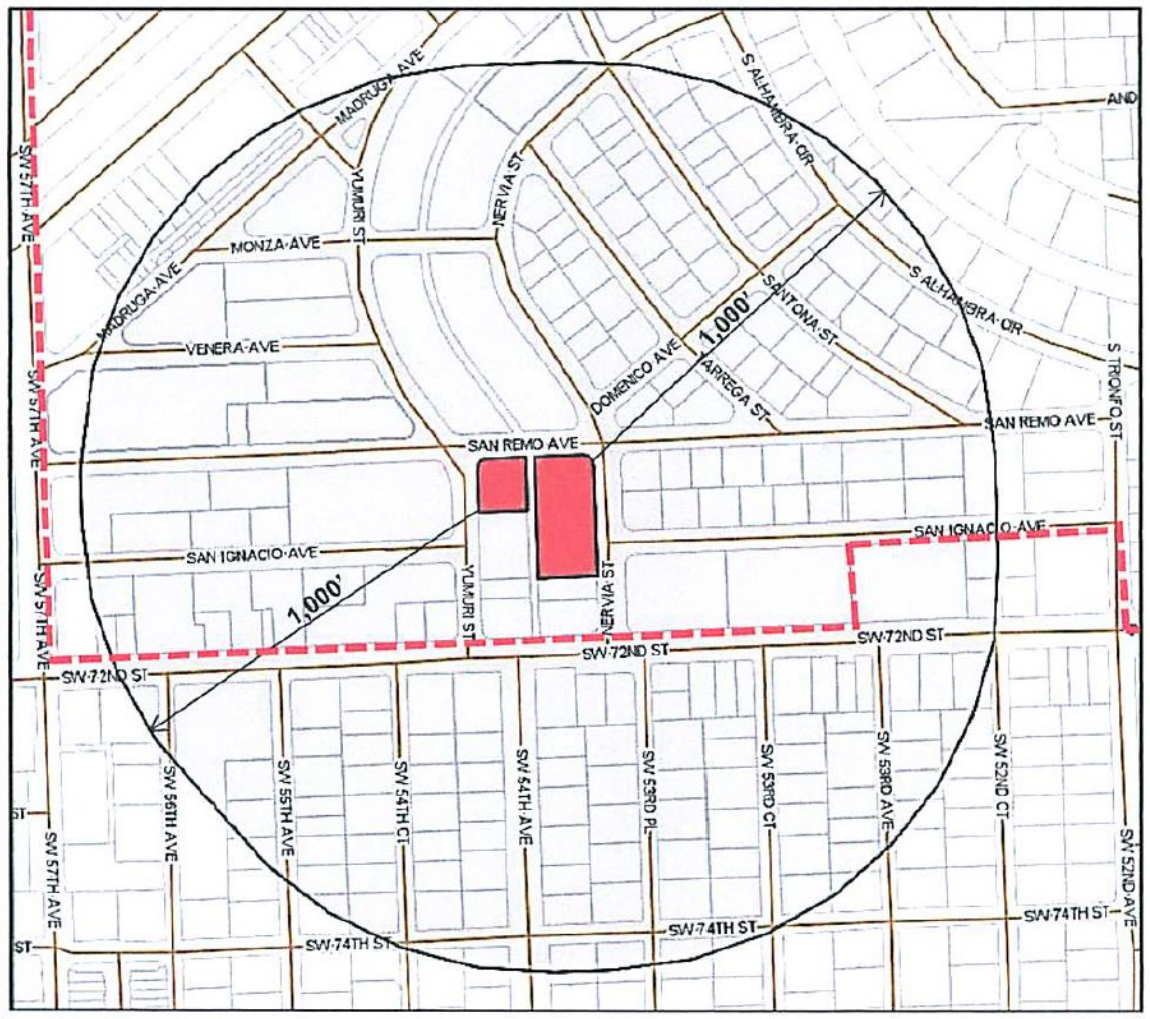
The Applicant held a neighborhood meeting on August 7, 2018 and presented the design of the project.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on April 24, 2019. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments.

Approximately 247 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment B.

A map of the notice radius is provided below:

Courtesy Notification Radius Map



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

PUBLIC NOTICE	DATE
Neighborhood meeting	August 7, 2018
Courtesy notification	April 24, 2019
Sign posting of property	April 24, 2019
Legal advertisement	April 26, 2019
Posted agenda on City web page/City Hall	April 26, 2019
Posted Staff report on City web page	May 3, 2019

4. PLANNED AREA DEVELOPMENT (PAD)

The Applicant is requesting a Planned Area Development for this property in order to provides some flexibility in terms of floor area ratio in one site of development.

Site plan information:

Standard	Currently Permitted Special District	Permitted if Application Requests Approved PAD	Proposed Development
Total site area	Minimum of 20,000 sq.ft.	Not applicable	63,375 sq.ft (1.44 acres)
FAR/permitted development (Planned Area Development)	<u>1.0, not adjacent to a SFR:</u> <ul style="list-style-type: none"> 6851 property 16,743 sq.ft 6800 (South side) 12,845 sq.ft <u>.35, adjacent to a SFR:</u> <ul style="list-style-type: none"> 6800 property (North side) 33,514 sq.ft 	41,318	36,703
Parking	16 on site 50 off site reserved at the city-managed parking lot (See attachment D)	55	66
Building height (Habitable Space)	45 feet (Site Specifics)	45 feet	45 feet
Number of stories	3 stories (Site Specifics)	Not applicable	3 stories
Landscape open space	35%	20% (required for PAD)	42% (sodded area, hardscape or courtyard spaces open to sky)
Setbacks (for the proposed addition)			
Front	25 feet	Not applicable	68'-9"
Side	15'	Not applicable	47'-11"
Interior side	Minimum which total twenty (20%) percent of the width of the lot measured across the front setback line up to a maximum of twenty (20) feet.	Not applicable	111'-1"
Rear	5'	Not applicable	5'-6"

Findings of Fact- Planned Area Development

Zoning Code Section 3-501 states that a proposed PAD project must comply with the following:

1. *Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
2. *Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
3. *Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
4. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
5. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed PAD and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

Staff comments: The Applicant's plans comply with the purpose and applicability for a PAD set out in Zoning Code Section 3-501 as specified in the evaluation presented in Staff's report and the following findings of fact. The requirements and performance standards set out in the Zoning Code for a PAD have been evaluated and satisfy the Code's requirements for a PAD project.

- B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

Staff comments: The proposed project provides a comprehensive design that coordinates ground level spaces and the overall massing of the project in ways that enhances the outcome of typical regulations and keeps height away from the existing single-family residences.

- C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

Staff comments: A Zoning Analysis was prepared by Planning Division Staff to determine compliance with applicable provisions and requirements within the Zoning Code for a proposed PAD. The analysis indicates that the proposed project meets the applicable provisions and requirements within the Zoning Code.

- D. The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

Staff comments: The project includes an operational management plan with an internal layout allowing for the mitigation of traffic impacts to the surrounding neighborhood and the safe passage of students to and from vehicles. There is no net loss of any on-street parking resulting from this project according to the site plan submitted. The project's ground floor pedestrian amenities enhance the redevelopment of the area and located in the rear to respect the existing single-family neighborhood

- E. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

Staff comments: The planned redevelopment of this property is compatible and complies with the intent of the Zoning Code PAD requirements and performance standards. The proposed project height of 45 feet is allowed by the Site Specifics regulations of the Riviera Section 14.

- F. The desirability of the proposed PAD to physical development of the entire community.*

Staff comments: The proposed addition to this property fulfills the objective of the City of promote greater opportunities for public and private open space, and recreation areas existing and proposed to serve the needs of the development. The architectural feature in the proposed building improve frontage on the park and the street.

- G. The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

Staff comments: Together with this application, the Applicant also requesting a conditional use application with a site plan review. As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions which address the City's objectives for encouraging the construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development.

5. CONDITIONAL SITE PLAN

Riviera Day Schools submitted an application (hereinafter referred to as the “Application”) for lots 1-6, and lots 23-27 Block 206-A, Riviera Section Part 14. The Application is for conditional use with site plan review for school use. The scope of work includes a new three-story structure with a multi-purpose space on the ground floor and classrooms on the 2nd and third floors. School uses are a conditional use when proposed in a Special Use (S) District, which is the zoning designation for this site.

Riviera schools has been in existence since 1950. It is the oldest independent school in Coral Gables. Riviera wants to expand and modernize its campus to accommodate today’s educational environment and evolving needs.

Standard	Currently Permitted/Required	Proposed
Off-Street Parking Spaces	55	66
Building height	45 feet max	45 feet to parapet
Landscape Open space	20% (12,621 square feet)	42% (26,721 square feet)
Setbacks		
Front (Dixie Highway)	25 feet	68’-9”
Side	15’	47’-11”
Interior Side	Minimum which total twenty (20%) percent of the width of the	111’-1”
Rear	lot measured across the front setback line up to a maximum of twenty (20) feet.	5’-6”

Findings of Fact - Site Plan Review

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

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but

not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review. The existing Riviera Day School is in need of renovations, upgrades, and expansion in order to accommodate today’s educational environment and evolving needs.

Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

A Conditional Use site plan review must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions which address the City’s objectives to locate schools proximate to urban residential areas
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposal of the expansion of the Riviera Day School is consistent with the current zoning designation of the property and is allowed under Conditional Use approval by the Zoning Code in Special Use (S) District.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The Riviera Day School is an existing development on site constructed in the early 1940s and needs renovations and upgrades. Improving this facility fulfills the objectives of locate schools near urban residential areas.

STANDARD	STAFF EVALUATION
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The proposal of the expansion of the Riviera Day School is consistent with the current zoning designation of the property and is allowed under Conditional Use approval by the Zoning Code in Special Use (S) District. It will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, and the provision of streetscape improvements and other off-site improvements that would otherwise not have been realized.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	Yes. The Riviera Day School is an existing development on site that is in need of renovations and upgrades. The proposal is consistent with the property's underlying "Education" land use and Special District (S) zoning designations.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is approximately 1.44 acres (63,103 square feet) in size which accommodates all development features.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. Addition to the existing Riviera Day School is a much-needed improvement for this site. The addition is not detrimental to the health, safety and general welfare of the community as it aims to provide better service to the community.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. No new curb cuts are being proposed, it utilizes the circulation layout. A copy of the Traffic Operation Plan provided as part of the Submittal
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. The proposed project satisfies the concurrency standards. It was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

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

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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	Policy FLU-1.1.1. The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.	Complies
4	Policy FLU-1.17. The City acknowledge the need to locate schools proximate to urban residential areas and where is possible collocate public facilities, such as parks, libraries and community centers with schools	Complies
5	Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.	Complies
6	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies

Staff Comments: Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. It meets the city’s objectives of locating schools in accessible, urban areas.

6 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as “Riviera Day School” pursuant to Zoning Code Article 3, “Development Review,” Division 5, “Planned Area Development (PAD),” for the existing Riviera Day School and proposed construction of a multi-purpose space and additional classrooms, on the property*

legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.

2. *A Resolution of the City Commission of Coral Gables, Florida, requesting conditional site plan review approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," to permit an addition with multi-purpose space and classrooms for the existing Riviera Day School on property designated "Special Use (S)" Zoning District, legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.*

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

Summary of the Basis for Approval

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

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

1. **To be completed prior to City Commission.** The Applicant shall continue to work with Staff in refining the proposal, including the following issues.
 - a. Prior to first reading, applicant shall submit a Landscape Plan indicating the proposed treatment of materials used for public, private and common open spaces and treatment of the perimeter of the development including buffering techniques such as screening, berms and walls, significant landscape features or areas shall be noted as shall the provisions for same. Section 3-505.D.3.J.
 - b. Improve pedestrian crossing on alleyway as a connection from the exterior corridor of the proposed building to the property across the alley (6851 Yumuri Street).
 - c. Right-of-way and public realm improvement. Coordinate with the County to implement for 3-way stop warrant study at San Ignacio and Nervia intersection, a 4-way stop warrant study at Nervia and San Remo, and the addition of crosswalk across Nervia and San Remo.
 - d. Provide bike parking within the property: 2 spaces per classroom.

2. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with the following:
 - a. The Applicant shall update the application package dated 05.25.19 prepared by Civica Group and supporting documentation to comply with all requirements.
3. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
4. **Prior to issuance of the first Building Permit, Applicant shall:**
 - a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
 - c. **Additional Reviews.**
 - I. **Board of Architects.** Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
 - II. **Zoning Review.** The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.
 - III. **Landscape Plan.** Final approval of the overall landscape plan by the Landscape Services Director is required prior to issuance of any building permit.
 - d. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Yumuri Street and San Remo Avenue, with all sidewalks to remain open throughout construction.

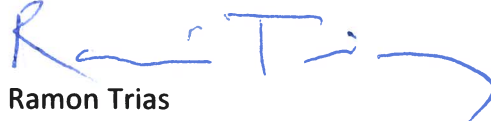
- e. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.

7. ATTACHMENTS



- A. Applicant's submittal package dated May 25, 2019.
- B. 04.24.19 Legal Ad and Courtesy notice
- C. Riviera School parent Handwork
- D. Parking Management Agreement
- E. Power Point presentation

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

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

	<h2 style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</h2> <p style="text-align: center;">April 24, 2019</p>	
Applicant:	Laro Inc, Riviera Schools	
Application:	Planned Area Development (PAD) and Site Plan Review	
Property:	Riviera Day School, 6800 Nervia Street	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board May 8, 2019, 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on May 8, 2019 on the following requests at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

1. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as "Riviera Day School" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the existing Riviera Day School and proposed construction of a multipurpose space and additional classrooms, on the property legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.*
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This application has been submitted by Laro Inc, owner of Riviera Day School, to build a 3-story structure within the existing school campus. The school wants to modernize its facilities to accommodate the current educational environment and evolving needs. The proposed building addition will include a multipurpose space on the ground floor and classrooms on the 2nd and 3rd floors. The applicant has specified that there will be no increased enrollment from the existing 415 students and 55 faculty and administrative members.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com/pzb to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays

Miami, Miami-Dade County, Florida

STATE OF FLORIDA COUNTY OF MIAMI-DADE:


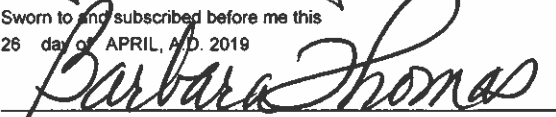
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - MAY 8, 2019

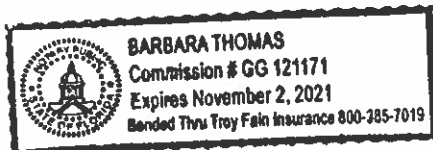
in the XXXX Court,
was published in said newspaper in the issues of

04/26/2019

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


Sworn to and subscribed before me this
26 day of APRIL, A.D. 2019

(SEAL)

GUILLERMO GARCIA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING

LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD

DATES/TIMES

WEDNESDAY, MAY 8, 2019, 6:00 - 9:00 P.M.

LOCATION

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

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

1. An Ordinance of the City Commission of Coral Gables, Florida, granting approval of a proposed Planned Area Development (PAD) referred to as "Riviera Day School" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the existing Riviera Day School and proposed construction of a multipurpose space and additional classrooms, on the property legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (PAD re Riviera Day School)
2. A Resolution of the City Commission of Coral Gables, Florida, requesting conditional site plan review approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," to permit an addition with multipurpose space and classrooms for the existing Riviera Day School on property designated "Special Use (S)" Zoning District, legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date. (Site Plan review re Riviera Day School)

Discussion Items:

3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Division 13, "Concurrency Review;" Division 16, "General Procedures for Developments of Regional Impact;" Article 4, "Zoning Districts," Division 4, "Prohibited Uses;" Section 4-414 "Wild animals and reptiles, keeping;" Section 4-415 "Domestic animal and fowl;" Section 4-416 "Possession, harboring, sheltering or keeping of cats and dogs;" Article 5, "Development Standards," Division 4, "Clearing, Filling and Excavation," Division 12, "Lighting" and Article 8 "Definitions" removing conflicting and outdated provisions; providing for severability, repealer, codification, and an effective date. (Zoning Code Update: Technical Corrections to delete outdated provisions or move regulations to City Code)

City of Coral Gables - Local Planning Agency

4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 5, "Development Standards," Division 1, "Accessory uses," Section 5-107, "Playhouse," and Section 5-109, "Recreational equipment," clarifying provisions for play structures and recreational equipment; providing for severability, repealer, codification, and an effective date. (Clarify regulations for playhouses in the Zoning Code)

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

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

4/26

19-118/0000396422M

RIVIERA SCHOOLS

DISMISSAL PROCEDURES (GRADES PK – 5)

The following information will provide you with necessary guidelines for picking children up from school. Please read this thoroughly and make sure all individuals who may be picking up your child(ren) are familiar with these rules as well.

Please be sure the school has an accurate list of those individuals authorized to pick up your child from school, and remember to include anyone with whom you are carpooling. (These are the individuals you named on the Application/Enrollment Agreement upon registration.) Notify the school of any changes to that list throughout the school year.

Also, please remember that parents and other visitors are not permitted on campus during school hours unless they have obtained a Visitor Pass from the main office.

For the safety of your children, please do not use cell phones while in the school driveway.

We thank you for your understanding and cooperation.

HALF DAY DISMISSAL (APPLICABLE PRESCHOOLERS ONLY)

You must park your car and obey all parking signs. Please do not park in neighbors' driveways or on their lawns. You should park in metered spaces.

You must walk to the designated dismissal areas (see attached diagram) and present the person supervising dismissal with ID. If your name does not appear on the list of authorized people, you will be directed to the main office to resolve the issue.

THREE O'CLOCK DISMISSAL

DRIVE THROUGH

We encourage parents of students in PK-3rd grade to drive through the driveway for afternoon pick up in order to maximize our efficiency and order with the pick up process. Parents of students in grades 4 and 5 and their younger siblings are encouraged to drive through the alley by the lunch area gate for pick up.

- If you decide to walk in and pick up your child, you must park and obey all parking signs. Do not park on neighbors lawns. Also, please do not leave your cars parked for extended periods, as we need to free the spaces for other parents as well. The parking meters in front of the school along Nervia Street are not operational during "school loading zone" hours as indicated on the meter signs, so you need not pay during those times.

●If you walk on campus to pick up your child, you must approach the teacher on duty for dismissal of your child's grade level (see attached diagram). The person picking up the child must present ID to the teacher. Only persons authorized to pick up the child will be permitted to do so. Otherwise, the person will be directed to the main office to resolve the issue.

CAR SIGNS

Enclosed, you will find a colored paper with a grade level on it for each child you have in preschool through 5th grade. Please place these signs in the dashboard as you approach the school. This will help us expedite student dismissal.

IDENTIFICATION

There will be several school staff members supervising the loading of the children into the cars. As you enter the driveway, you:

1. Must tell the dismissal supervisor the name and grade level of the child or children you are picking up.
2. Must provide ID. Have your driver's license in your hand and ready to show to the supervisor. (Please make sure you take your ID out before pulling into the driveway so that we can make the dismissal process as quick as possible). If your name does not appear on the list of authorized persons, you will be directed to park and proceed to the main office to resolve the issue.

AFTER SCHOOL ACTIVITIES DISMISSAL

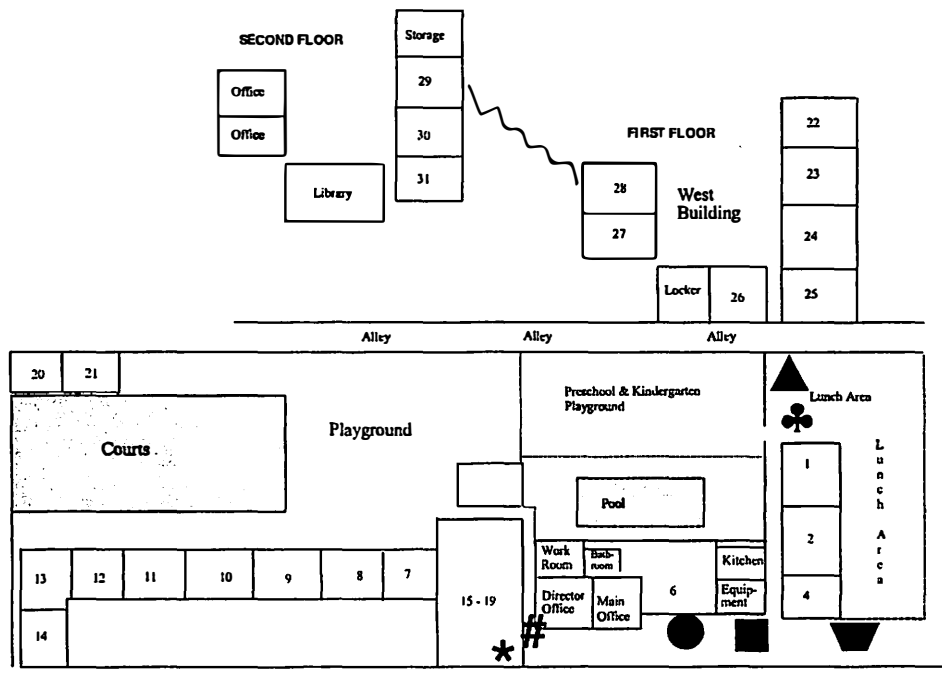
Any child participating in any After School Activities will be dismissed by the After School Care staff at the lunch area (or in Room 25 on rainy days). Students in After School Activities will not be dismissed from the activity itself. Rather, at the end of the activity, the activity supervisor will escort those students to the lunch area. You will not be permitted to take your child while the group is proceeding to the lunch area. You must wait until the group is escorted to the lunch area, at which time you will present your ID to the After School Care staff.

If you decide to pick up the child from the activity before it ends, you must *FIRST* go the office. The office staff will check your ID and contact the activity supervisor to authorize the dismissal.

When picking up your child from the lunch area, you must present ID to the After School Care staff. If your name is not on the list of authorized people, you will be directed to the main office to resolve the issue.

AFTER SCHOOL CARE DISMISSAL

Any child in After School Care will be dismissed from the lunch area (or from Room 1 on rainy days). When picking up your child from the lunch area, you must present ID to the After School Care staff, and you must sign your name on the dismissal list. If your name is not on the list of authorized people, you will be directed to the main office to resolve the issue.



■	-	Dismissal area for grade PK
▽	-	Dismissal area for grade K
●	-	Dismissal area for grade 1
*	-	Dismissal area for grade 2
#	-	Dismissal area for grade 3
▲	-	Dismissal area for grades 4 & 5 and younger siblings
♣	-	Dismissal area for After School Care and After School Activities

Before School Care

Between 7:30 a.m. and 8:20 a.m. each day, all students proceed to the lunchroom where they will remain until the bell rings. Supervision is provided beginning at 7:30 a.m. **There is no supervision prior to 7:30 a.m.** and parents are urged not to send students to school prior to 7:30 a.m. when no supervision is available.

Dismissal

No teacher or other employee may excuse a child to any adult before the regular dismissal time. If a situation arises which necessitates taking a child out of School, the parent/guardian is required to report to the security station and sign the early release log. The office will notify the teacher to send the student to the office. This procedure is to safeguard children from unauthorized persons seeking to remove them from class. Students will not be allowed to leave the School grounds, except for an authorized School trip, or under the conditions described above. Students who remain after School for sports or other activities will not be allowed to leave the School grounds and then return for pick-up.

Please arrive promptly at dismissal time. General dismissal is at 3:00 p.m. **PLEASE DO NOT ARRIVE PRIOR TO 2:55 P.M. FOR PICK UP, AS CARS MUST NOT BACK UP OR STOP ON THE STREETS.** Students not picked by 3:20 p.m., unless they are participating in an after school activity, will be placed in After School Care and all applicable fees will apply and be charged to the student's account. Students walking home should leave the school premises immediately after dismissal. Bus riders will be dismissed at 2:50 p.m. to allow ample time to get to the bus. Students participating in after school activities must be picked up from After School Care. If a student participating in an after school activity is not picked up by 4:35 p.m., all applicable fees for the After School Program will apply and be charged to the student's account.

Written permission or a phone call from a parent/guardian to the front office at least 1 hour prior to dismissal is needed to allow a student to go home in a mode different than on file with the School.

Student Drop Off/Pick Up Procedures

Parents are responsible for abiding by all rules for the safe pick up of children. Staff members assisting in the pick up process are acting on behalf of the School and must be treated with respect. Anyone who picks up or drops off students must be familiar with School procedures. Parents who are not cooperative with pick up procedures will not be allowed to pick up students.

General Procedures

- For pick up, you must be prepared to show photo identification.
- If you are driving through the drop off or pick up lines, stay in your vehicle at all times during designated drop off and pick up times. Staff members will direct and assist students to and from your vehicle.
- Cell phone use is never permitted in the drop off/pick up line.
- If you need to park your car, park your car in a parking space – please honor Reserved and Handicapped parking spaces. Please do not leave cars parked longer than necessary to allow others to use our limited spaces. Do not block our neighbors' driveways. Only park in designated parking spots in the neighborhood.
- Do not walk through the traffic line. Use designated crosswalks and sidewalks.
- Students enter and exit vehicles on the passenger side (right side) when in the circular driveway.
- Have all student bags and belongings ready and accessible during drop-off.
- Do not pass vehicles in front of you in the drop off/pick up line unless a staff member directs you.
- Do not "conference" with faculty while in drop off/pick up line.

Grading

Report cards are emailed to parents quarterly, at the end of each grading period. Academic progress can be checked at any time via ParentsWeb. Students are evaluated using the grading scale below.

SCHOLARSHIP		SKILLS
A+	97 – 100	1 = Outstanding
A	93 – 96	
A-	90 – 92	
B+	87 – 89	2 = Satisfactory
B	83 – 86	
B-	80 – 82	
C+	77 – 79	3 = Needs Improvement
C	73 – 76	
C-	70 – 72	
D+	67 – 69	
D	63 – 66	
D-	60 – 62	
F	Below 60 (No credit granted)	

Riviera Schools

IMPORTANT NOTICE REGARDING TRAFFIC & PARKING

Each year we must take this time to increase everyone's awareness regarding traffic and parking in the morning and afternoon hours. **WE NEED YOUR COOPERATION.**

As you know, parking around school is limited, so we must all work together to make drop off and dismissal work smoothly. **In the afternoon, please do not arrive for pick up prior to 2:55 p.m.** Arriving earlier creates backups because the gates will not yet be open for dismissal. Under no circumstances may cars stop or stack on the streets surrounding the school. If you need to park your vehicles, you use the metered spots (pay attention to all applicable signs). No parking meters around the school are operational before 9:00 a.m. Additionally, the meters in front of the school along Nervia Street are suspended daily from 2:45 p.m. to 3:45 p.m. You may use the meters at these times without paying.

We respectfully request that you do not park your cars at the metered spots for any longer than is absolutely necessary. Please do not park your cars and then use that time to congregate or chat with other parents, as it serves to disrupt traffic flow and reduce the efficiency of our drop off and pick up procedures. Also, please do not park in neighbors' driveways or on neighbors' lawns.

If we all do our part, drop off and pick up times will be as smooth and efficient as possible. Thank you all for your attention to and cooperation with this matter.

MANAGEMENT AGREEMENT

11/2/98

This Agreement, made and entered into this 1st day of August, 1998, by and between the RIVIERA PRESBYTERIAN CHURCH, hereinafter called the 'CHURCH' and the CITY OF CORAL GABLES, a municipal corporation, hereinafter called the 'CITY'.

WITNESSETH:

1. ENGAGEMENT. In consideration of the mutual covenants, agreements and conditions contained herein on the part of CITY and in further consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration paid by CITY, CHURCH does hereby engage the CITY as exclusive manager of the following described premises in the CITY of Coral Gables, Dade County, Florida, to-wit:

See Exhibit "A".

2. TERM. The City shall manage such premises as an off-street parking facility until such time as the CHURCH or CITY desires to cancel the Agreement. The party canceling the agreement must give a ninety (90) day advance written notice to the other party.

3. IMPROVEMENT OF PREMISES; CAPITAL COSTS. The CITY shall undertake to improve the premises as legally required in order to operate the premises as a municipal off-street parking lot pursuant to plans and specifications to be agreed to in advance in writing by the CITY and the CHURCH (as agreed, the "Plans"). The cost of the improvements, including filing fees, permits, architectural, engineering contemplated by the Plans (the "Capital Costs") shall be paid by the CITY provided, however, that the CITY shall be reimbursed for such cost as and when parking revenue is generated from the premises. The CHURCH shall cooperate with the CITY as necessary for completion of the improvements contemplated by the Plans, including signing applications for permits. Any costs incurred by the CHURCH in relation to such cooperative effort shall be subject to reimbursement as capital costs provided said expenses are agreed to, by CITY and CHURCH in advance.

4. AMORTIZATION In the event that the CHURCH shall terminate this Agreement on or before the third anniversary of this Agreement for any reason other than an uncured default under paragraph 11 below, the CHURCH shall pay to the CITY the remaining unpaid portion of Capital Costs not previously reimbursed to the CITY from the parking revenue.

5. PURPOSE The property is to be used by the CHURCH and CITY solely for the purpose of off-street parking. The CITY shall, when the premises have been improved as set forth and during the balance of the term hereof, operate the premises as a municipal off-street parking facility.

6. FEES (a) In consideration of the right to manage the premises and retain a portion of the revenue from the parking lot, beginning on the first March 31 or September 30 after the CITY is reimbursed for the Capital Costs; and on each March 31 and September 30 thereafter, the City will pay to the CHURCH a fee of one half ($\frac{1}{2}$) of the Net Revenues. Net Revenues are defined as the greater of the following: a) 80% of the Gross Revenues or b) Gross Revenues minus the actual cost of operating and maintaining the parking lot including administrative overhead and the cost of insurance required by this Agreement. Gross Revenues are defined as all revenue from the operation of the parking lot including, without limitation, monthly parking permit fees and parking meter collections.

(b) Payment of the above fee shall be accompanied by a sworn statement by the Chief Financial Officer of the City of Coral Gables, which shall state the Gross Revenues and Net Revenues (with appropriate detail of the operating and maintenance expenses) for the period covered and the computation of the CHURCH portion. The CITY shall pay fee to the CHURCH and submit all reports required by this arrangement to the following stated address:

RIVIERA PRESBYTERIAN CHURCH
Attn: Pastor
5275 Sunset Drive
Miami, FL 33143

7. TERMINATION. Upon the termination of this Agreement, including any and all extensions and renewals, the CITY shall within thirty (30) days of such termination, render to CHURCH a full and complete accounting of all receipts and expenditures for the entire term hereof, together with the sworn statement described in paragraph 7(b) above. The CITY within (30) days of termination of this Agreement will distribute to CHURCH the balance of any undistributed fees. City shall also, at its sole cost and expense remove any signage and the parking meters and repair any damage to the premises caused by such removal.

8. TAXES, ASSESSMENTS AND OPERATING COSTS. Any taxes and assessments and all operating costs shall be paid from Gross Revenues. In the event that Gross Revenues are insufficient for such purposes, the responsibility for all said operating expenses, taxes, or assessments, if any, upon the premises or any improvements thereon after the date of this Agreement during the term thereof shall be charged to and at the sole expense of CITY. CITY further agrees to pay for costs of operating the premises by way of maintenance costs of the parking meters, and the collection of the proceeds thereof and all other operating or maintenance expenditures, in the event and to the extent that same exceed Gross Revenue.

9. MECHANICS' LIENS. CITY further covenants and agrees that it will not suffer or permit, during the term thereby granted, and mechanics' lien or other liens for work, labor, services or materials to the premises or to any portion thereof, not limited to, but including any paving abutting or adjacent to the said premises, or to any improvements thereon, and whenever and as often as such lien or liens shall be filed or shall attach, that CITY will, within thirty (30) days thereafter, either pay the same or procure the cancellation thereof by giving security, or in any such manner as is or may be prescribed by law. The provision, however, shall not prevent the CITY from purchasing parking meters used on the premises on an installment contract basis or by other similar financing arrangement customarily used; however, CHURCH does not subordinate in any way its title or ownership to the property covered hereby to any such installment contract or financing arrangement entered into by CITY.

10. INSURANCE. During construction both CITY and CHURCH shall be named additional insured under the contractor's policy of insurance. Thereafter,

the CHURCH agrees to maintain, and shall furnish to the CITY a Certificate(s) of Insurance that shows that insurance coverage has been obtained that meets requirements outlined below or as otherwise agreed in writing between City and Church:

(a) Public Liability Insurance - on a Comprehensive basis, in an amount not less than \$1,000,000 per occurrence for Bodily Injury and Property Damage combined. CHURCH and CITY shall named as an co-insureds with respect to this coverage.

(b) Automobile Liability Insurance - covering all owned, non-owned and hired vehicles used in connection with the Agreement, in an amount not less than \$1,000,000 per occurrence for Bodily Injury and Property Damage combined.

11. DEFAULT. In the event the CITY shall default in the preformance of any of its obligations under this Agreement for more than thirty (30) days after written notice from the CHURCH to the CITY of such default, in addition to any other remedy available to the CHURCH, the CHURCH may terminate this Agreement in which event the CITY shall cease its management of the premises as of the date set forth in the CHURCH's termination notice. The default notice and termination notice may be given by the CHURCH at the same time in the same notice.

12. ASSIGNMENT. It is further covenanted and agreed that this Agreement may not be assigned except upon written approval and consent of the CHURCH and CITY.

13. INTENT. It is agreed by and between the parties that the main purposes and consideration for making this Agreement are to provide inexpensive off street parking facilities in the area surrounding these premises in Coral Gables, and to provide suitable parking to the membership of CHURCH in operating its CHURCH, Sunday School, Child Care Center and other related activities, and that in case of any difference between the parties hereto that this purpose is to be considered and used as a rule and guide for any decision affecting this Agreement.

14. CHURCH PURPOSES. Notwithstanding anything to the contrary contained in this Agreement, it is recognized by the parties hereto that the primary purpose of CHURCH owning the said premises is essentially providing parking space for the members of CHURCH Congregation when they attend CHURCH and in connection with the carrying on of the work of the CHURCH; therefore, during the term of this Agreement it is agreed as follows:

(a) Except as otherwise agreed in writing between the CITY and CHURCH, the parking lot shall require payment of fees for parking only between the hours of 9 am to 5 pm, Monday through Friday, excluding legal holidays. The CHURCH may condition its Agreement to extension of these fees for parking hours on the CITY's Agreement that persons using the CHURCH for CHURCH purposes would not be required to pay any fee during such extended hours.

(b) In the event there is a wedding, funeral or all day CHURCH or Child Care Center event or meeting, the CITY will hood, bag or otherwise cover all or such number as requested by CHURCH of the meters located on the premises, covered by this Agreement, and make available any parking spaces permitted to others, for so much of that day as CHURCH deems advisable to serve its people in connection with such wedding, funeral or other event or meeting, if notified by CHURCH personally, or by telephone, on or before 12:00 O'CLOCK, Noon the day prior to the time when such meters are required to be bagged. In the event CITY does not bag the meters and fails to reserve any permitted parking spaces after receiving such notice in writing or by telephone, then the CHURCH reserves the right to bag the same, and to reserve the permitted parking spaces, pursuant to the terms herein. No tickets shall be given nor parking fees charged in connection with the parking spaces which are hooded, bagged or otherwise covered or reserved, if notice is given as required hereunder. Any notice to be given to the CITY pursuant to this paragraph 14(b) shall be sent by mail to City of Coral Gables, Parking Department, 2801 Salzedo Street, Coral Gables, Fl 33114-1549 Attention: Parking Director or by telephone to Parking Director at 305-460-5540.

(c) The CHURCH and CITY agree that the CHURCH has use of 33 spaces adjacent to the CHURCH as depicted in Exhibit "B" attached hereto at no cost. Appropriate signage designating the spaces for CHURCH use shall be installed

by the CITY as part of the improvements contemplated by the Plans.

15. NOTICE. Any notice given under this Agreement except otherwise noted, shall be in writing and shall be hand delivered or sent by Registered or Certified Mail, return receipt requested, to:

To the CITY: City Manager
 City of Coral Gables
 P.O. Box 141549
 Coral Gables, FL 33114-1549
 cc: City Attorney

To the CHURCH: Riviera Presbyterian Church
 Attn: Pastor
 5275 Sunset Drive
 Miami, FL 33143

16. SUB-SURFACE RESERVATION. It is understood and agreed that the CHURCH shall have the right at any time during the term of this Agreement to install at its sole expense septic tank drain fields or other similar plumbing facilities underneath the surface of all or any part of the said premises. Provided that Church gives a ninety day notice prior to the commencement of construction. In the event the CHURCH does at any time or from time to time install such facilities, CHURCH shall restore the paving and surface of the premises to their previous existing condition by filling and repaving, as necessary. Provided that the installation of plumbing facilities as above outlined is carried on in a workman-like manner and expeditiously completed, CHURCH shall not be responsible for any loss or diminution in revenues from parking on the premises resulting from such installation or subsequent repair of the same.

17. CHURCH SIGN. CHURCH reserves the right to erect a CHURCH sign on the portion of said premises adjacent to Sunset Drive, advertising its worship services and other services such as the Child Care Center. The erection of such sign shall not interfere with the parking on the premises and shall be subject to obtaining all necessary permits from the CITY.

IN WITNESS WHEREOF, the parties have caused these presents to be legally and properly executed the day and year first above written.

RIVIERA PRESBYTERIAN CHURCH

BY Henry N. Barron (SEAL)
Title

ATTEST:

By: Christine Zimmerman
Title

THE CITY OF CORAL GABLES,

H.C. Eads, Jr.
H.C. Eads, Jr., City Manager

ATTEST:

Virginia Paul
Virginia Paul, City Clerk

Authority of Resolution No.
29501 duly passed and adopted
by the Coral Gables City
Commission on March 24, 1998.

Approved as to form:

Elizabeth M. Hernandez
Elizabeth M. Hernandez
City Attorney

Prepared by Elizabeth M. Hernandez, City Attorney
405 Biltmore Way, Coral Gables, FL 33134

Page 7 of 7.

LEGAL DESCRIPTION

RIVIERA PRESBYTERIAN CHURCH PARKING LOT

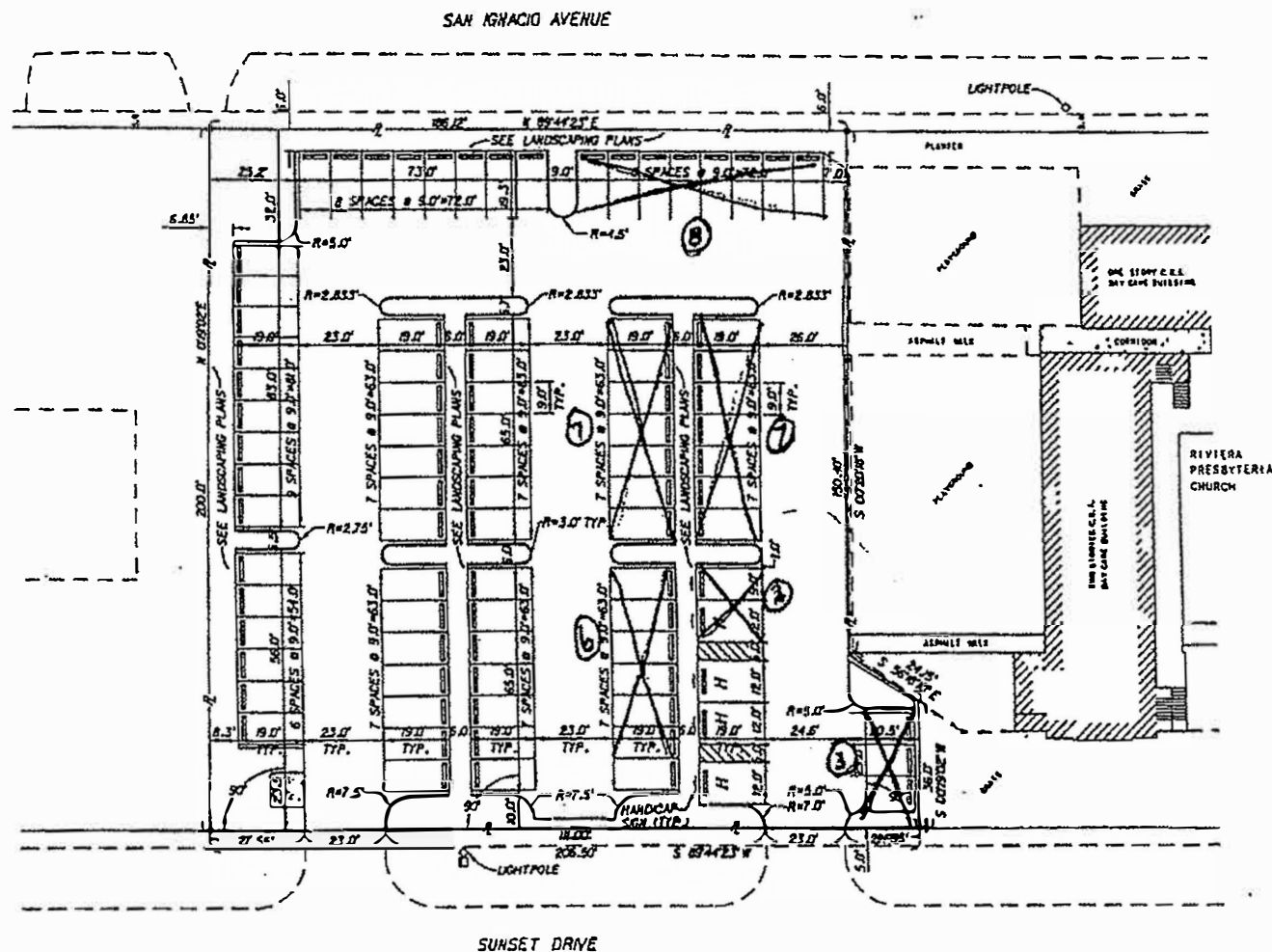
THAT PART OF BLOCK 219, OF THE SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, AS RECORDED IN PLAT BOOK 28, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TO BE LEASED BY THE CITY OF CORAL GABLES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6: THENCE NORTH 89 DEGREES 44 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF LOTS 6, 7, 8, AND 9, FOR A DISTANCE OF 186.12 FEET, TO A POINT THAT IS 13.88 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00 DEGREES 20 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 100.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 9 AND ALSO THE NORTH LINE OF LOT 16; THENCE CONTINUE SOUTH 00 DEGREES 20 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 51.50 FEET TO A POINT; THENCE SOUTH 56 DEGREES 18 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 16.67 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 16 AND ALSO THE WEST LINE OF LOT 15; THENCE CONTINUE SOUTH 56 DEGREES 18 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 7.80 FEET, TO A POINT; THENCE SOUTH 00 DEGREES 19 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 34.84 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15, THIS POINT BEING 6.50 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 44 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 15, 16, 17, 18 AND 19, FOR A DISTANCE OF 206.50 FEET, TO THE SOUTHWEST CORNER OF LOT 19; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF LOTS 19 AND 6, FOR A DISTANCE OF 200.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.874 ACRES MORE OR LESS.

ALL BEARINGS ARE REFERRED TO AN ASSUMED VALUE ACCORDING TO THE PLAT OF RECORD.

EXHIBIT "A"



LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE
- 9.8 EXISTING ELEVATION
- 9.52 PROPOSED ELEVATION
- RUNOFF FLOW
- CENTER LINE

"X" SPACES ARE CHURCH SPACES

EXHIBIT "B"

DESIGNATED CHURCH SPACES

REVISIONS				APPROVED BY				DATE			
DESCRIPTION	DATE	BY	APPROVED BY	DESCRIPTION	DATE	BY	APPROVED BY	DESCRIPTION	DATE	BY	APPROVED BY

PREPARED BY: RAMON CASTELA, P.E. CHECKED BY: R.C. DATE: 1-14-14	DESIGNED BY: R.C. DATE: 1-14-14	FOR: CITY OF CORAL GABLES APPROVED BY: [Signature] DATE: 1-14-14	CORN CASTELA CASTELA THOMPSON SARMA, P.L.L.C. ENGINEERS-ARCHITECTS-PLANNERS 1100 S.W. 10th Ave., Suite 1000 Miami, FL 33135 Phone: (305) 371-1100 Fax: (305) 371-1101 Email: info@cccsa.com
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GEOMETRY PLAN

PRESBYTERIAN
COCOPLUM WOMEN'S CLUB
PARKING LOT

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 29501

A RESOLUTION AUTHORIZING EXECUTION OF MANAGEMENT AGREEMENT WITH RIVIERA PRESBYTERIAN CHURCH TO ALLOW CITY TO OPERATE MUNICIPAL OFF-STREET PARKING FACILITY IN RIVIERA SECTION PART FOURTEEN.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That the City Manager and City Clerk are hereby authorized to execute on behalf of the City of Coral Gables a Management Agreement with the Riviera Presbyterian Church to allow the City to operate a municipal parking facility on a portion of Block 219, Second Revised Plat of Coral Gables Riviera Section Part Fourteen.

2. That the executed agreement shall be made a part of this resolution and kept on file in the Office of the City Clerk.

3. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED ON THIS TWENTY-FOURTH DAY OF MARCH, A.D., 1998.

RAUL J. VALDES-FAULI
MAYOR

ATTEST:

VIRGINIA L. PAUL
CITY CLERK

Attachment E



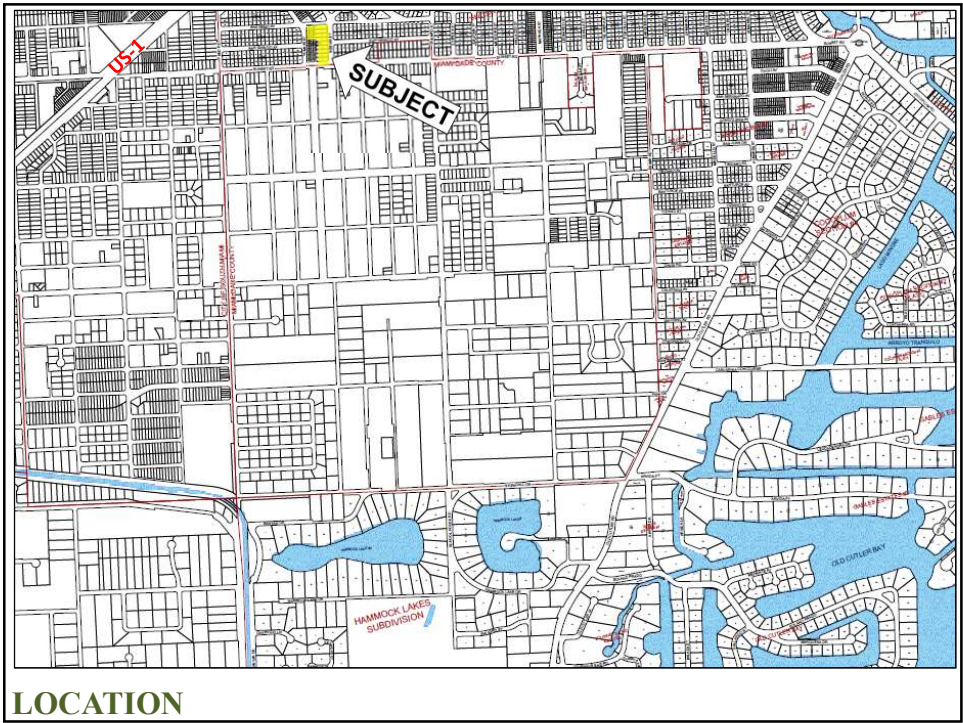
Riviera Day School

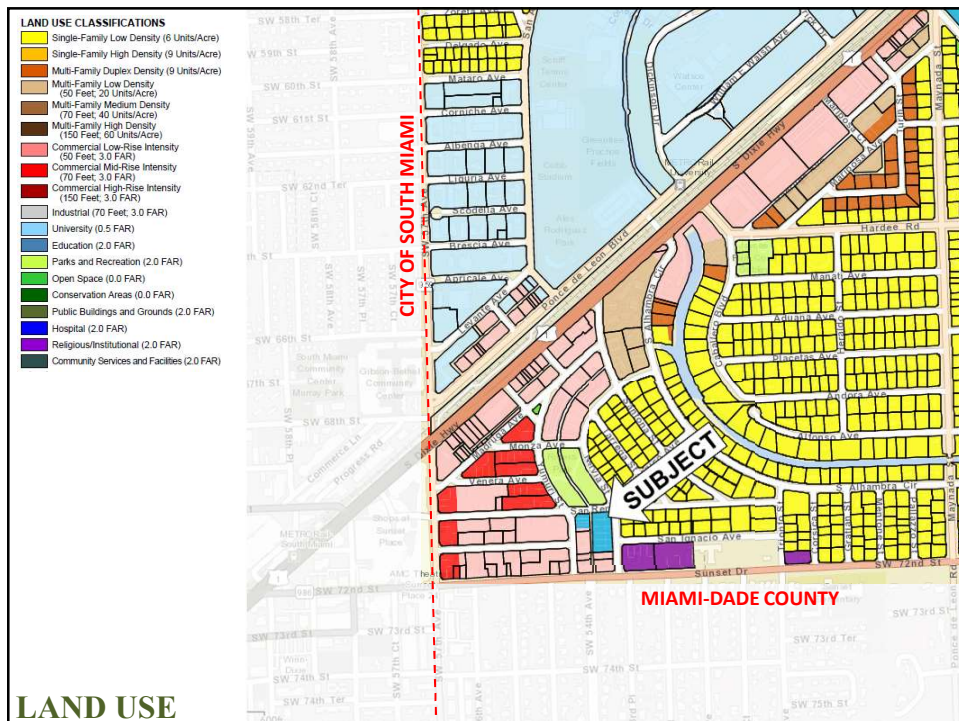
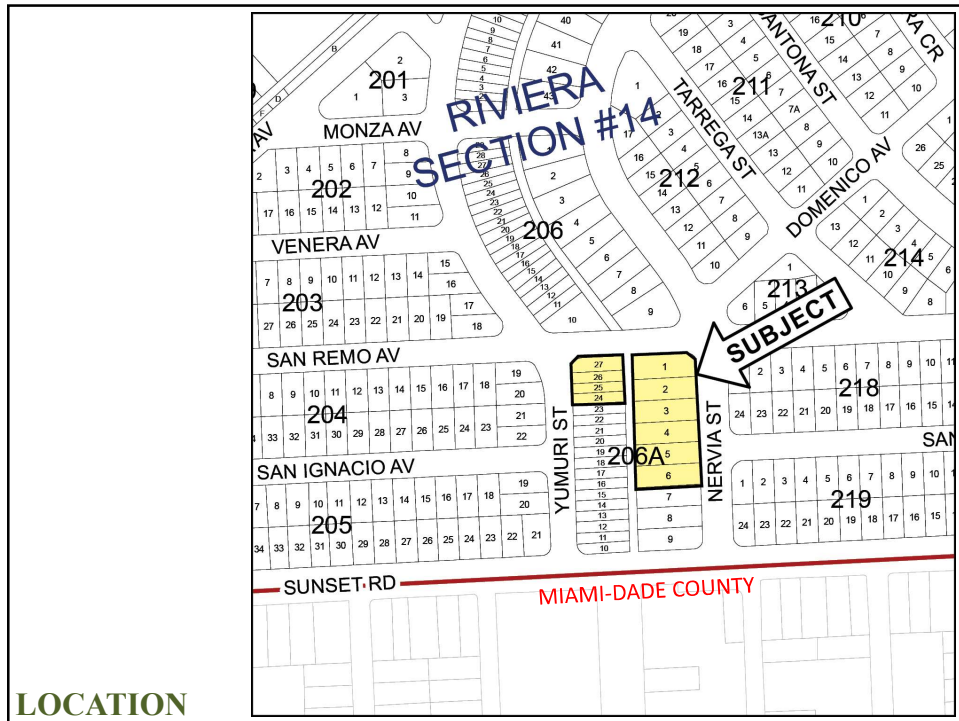
**PLANNED AREA DEVELOPMENT
CONDITIONAL USE WITH SITE PLAN**

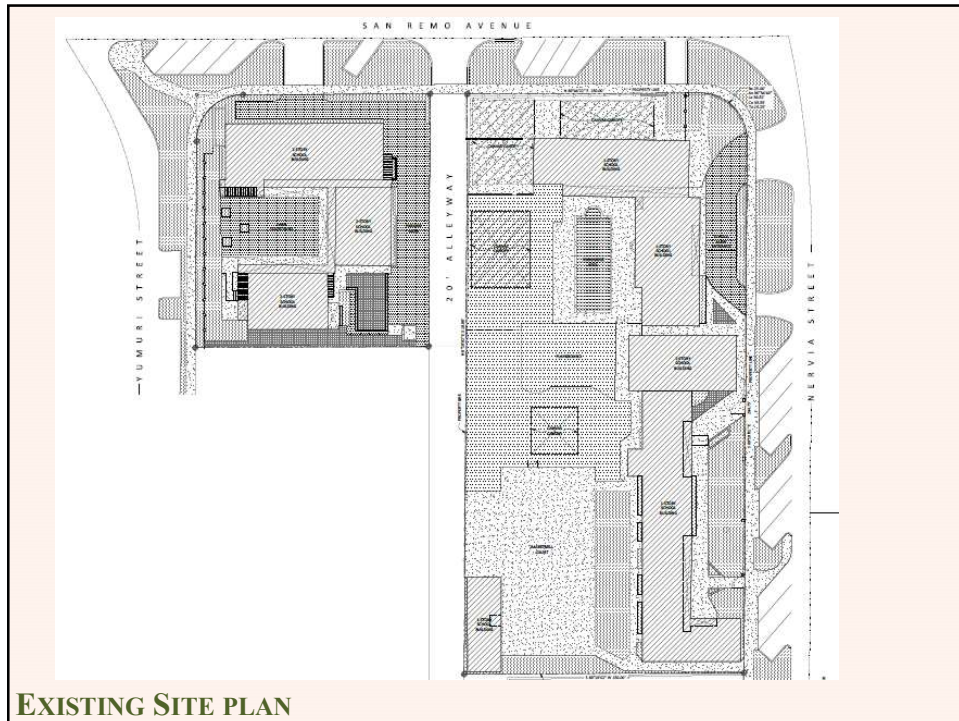
6800 NERVIA STREET

PLANNING AND ZONING BOARD
MAY 8, 2019





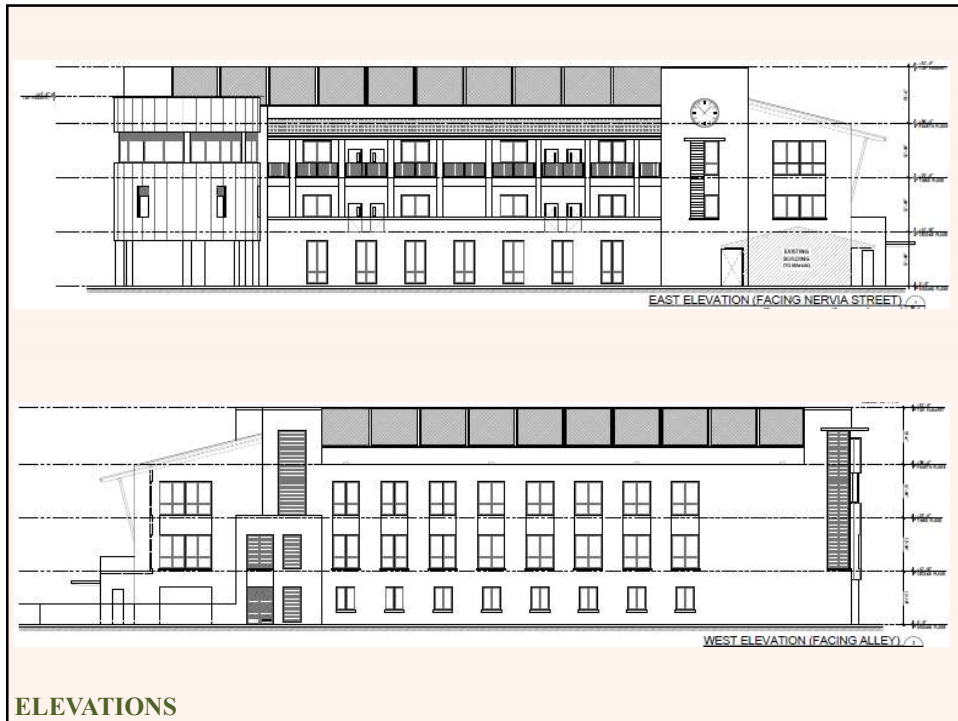




EXISTING SITE PLAN



SITE PLAN





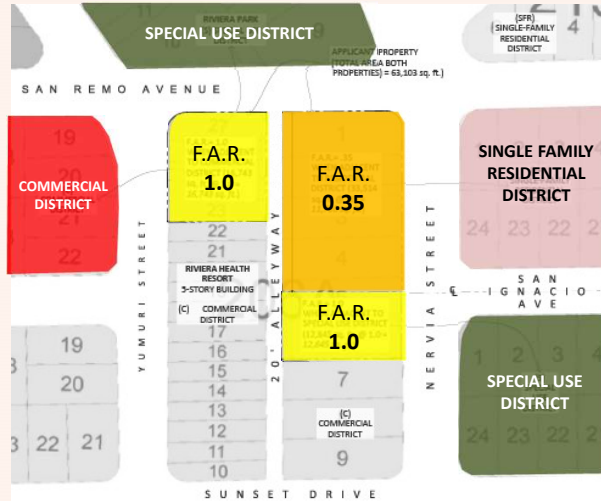
Standard	Currently Permitted Special District	Permitted if Application Requests Approved PAD	Proposed Development
Total site area	Minimum of 20,000 sq.ft.	Not applicable	63,375 sq.ft (1.44 acres)
FAR/permitted development (Planned Area Development)	<u>1.0, not adjacent to a SFR:</u> <ul style="list-style-type: none"> 6851 property 16,743 sq.ft 6800 (South side) 12,845 sq.ft <u>.35, adjacent to a SFR:</u> <ul style="list-style-type: none"> 6800 property (North side) 33,514 sq.ft 	41,318	36,703
Parking	16 on site 50 off site reserved at the city-managed parking lot (See attachment D)	55	66
Building height (Habitable Space)	45 feet (Site Specifics)	45 feet	45 feet
Number of stories	3 stories (Site Specifics)	Not applicable	3 stories
Landscape open space	35%	20% (required for PAD)	42% (sodded area, hardscape or courtyard spaces open to sky)
Setbacks (for the proposed addition)			
Front	25 feet	Not applicable	68'-9"
Side	15'	Not applicable	47'-11"
Interior side	Minimum which total twenty (20%) percent of the width of the lot measured across the front setback line up to a maximum of twenty (20) feet.	Not applicable	111'-1"
Rear	5'	Not applicable	5'-6"

SITE PLAN INFORMATION

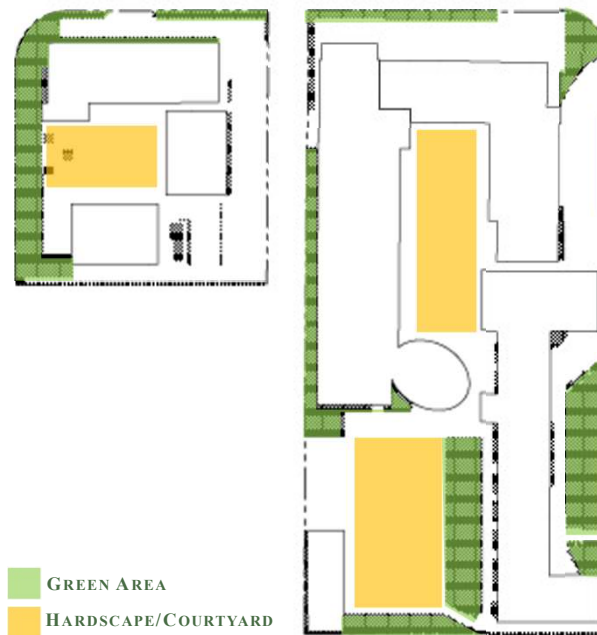
PROPERTY	SQ.FT.	F.A.R.	TOTAL F.A.R.
6851 YUMURI	16,743	1.00	16,743.00
6800 NERVIA (NORTH SIDE)	33,514	0.35	11,729.90
6800 NERVIA (SOUTH SIDE)	12,845	1.00	12,845.00

F.A.R. ALLOWED 41,318

F.A.R. PROPOSED 36,703



FLOOR AREA RATIO CALCULATION



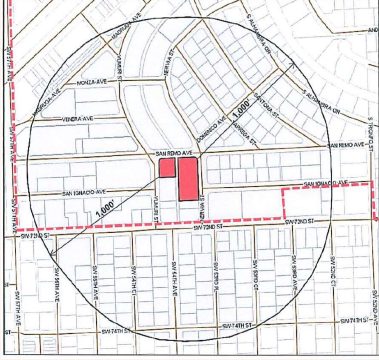
GREEN OPEN SPACE DIAGRAM

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 03.24.17
2	BOARD OF ARCHITECTS: 04.04.19
3	NEIGHBORHOOD MEETING: 08.07.2018
4	PLANNING AND ZONING BOARD: 05.08.19

STAFF REVIEW

DEPARTMENT	DRC 03.24.17	STAFF MEETING 09.27.18	COMMENTS PROVIDED?
HISTORICAL	X		YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X		YES
POLICE	X		YES
FIRE	X		YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES



City of Coral Gables
Courtesy Public
Hearing Notice

April 24, 2019

Applicant:	Laro Inc, Riviera Schools
Application:	Planned Area Development (PAD) and Site Plan Review
Property:	Riviera Day School, 6800 Nervia Street
Public Hearing - Date/Time/Location:	Planning & Zoning Board May 8, 2019, 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on May 8, 2019 on the following requests at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

1. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as "Riviera Day School" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the existing Riviera Day School and proposed construction of a multipurpose space and additional classrooms, on the property legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.*
2. *A Resolution of the City Commission of Coral Gables, Florida, requesting conditional site plan review approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," to permit an addition with multipurpose space and classrooms for the existing Riviera Day School on property designated "Special Use (S)" Zoning District, legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.*

This application has been submitted by Laro Inc, owner of Riviera Day School, to build a 3-story structure within the existing school campus. The school wants to modernize its facilities to accommodate the current educational environment and evolving needs. The proposed building addition will include a multipurpose space on the ground floor and classrooms on the 2nd and 3rd floors. The applicant has specified that there will be no increased enrollment from the existing 415 students and 55 faculty and administrative members.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com/pzb to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305-460-5327 or Phone: 305-460-5311. Please forward to other interested parties.

Sincerely,
City of Coral Gables, Florida

LETTERS TO PROPERTY OWNERS (1,000 FT)

PUBLIC NOTIFICATION	
1 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

REQUEST:
**PLANNED AREA DEVELOPMENT CONDITIONAL USE
WITH SITE PLAN**

STAFF RECOMMENDS

APPROVAL WITH CONDITIONS

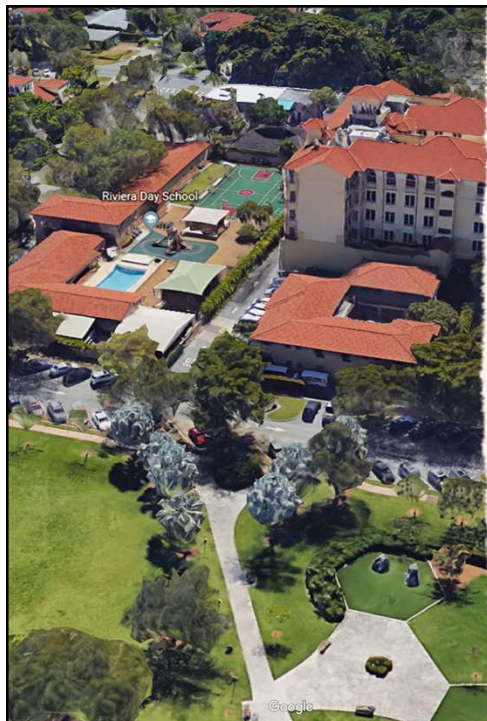
THE STANDARDS IDENTIFIED IN SECTION 3-408
FOR THE PROPOSED CONDITIONAL USE SITE
PLAN ARE **SATISFIED, SUBJECT TO**
CONDITIONS OF APPROVAL

COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS
APPLICATION IS **CONSISTENT** WITH THE
COMPREHENSIVE PLAN GOALS, OBJECTIVES AND
POLICIES.

CONDITIONS OF APPROVAL:

1. Provide a Landscape Plan
2. Improve pedestrian crossing on alleyway
3. Right-of-way and public realm improvement
4. Provide bike parking on site
5. Coordinate with Miami-Dade County for additional crosswalks



Riviera Day School

PLANNED AREA DEVELOPMENT
CONDITIONAL USE

6800 NERVIA STREET

PLANNING AND ZONING BOARD
MAY 8, 2019

