



TRANSMITTAL LETTER

TO: City of Coral Gables  
Planning & Zoning Division  
427 Biltmore Way  
Coral Gables, FL 33134

FROM: David Schopp Cell 954-275-2105

DATE: January 7, 2021

ATTN: Ms. Arceli Redila

PROJECT: Riviera Country Club  
Blue Road Site Plan Approval

We are forwarding  herewith  under separate cover  via Hand Delivery & Electronic

Item No.	No. of copies	Description
	1	Exhibit 1- RCC Site Plan Approval Cover Letter date 1-7-2021
	1	Exhibit 2a- City of Coral Gables Planning Division Application
	1	Exhibit 2b- Legal Description
	1	Exhibit 3- Contact Information List
	1	Exhibit 4- Blow out and Overall Photos
	1	Exhibit 5- Biltmore, Blue San Amaro and Granada Photos
	1	Exhibit 6- Overall Architectural Site Plan
	1	Exhibit 7- Landscape- Riviera Country Club/Blue Road ROW
	1	Exhibit 8- Signed Ordinance 2016-34 Conditional Use
	1	Check for Application Fee

These are transmitted as checked below:

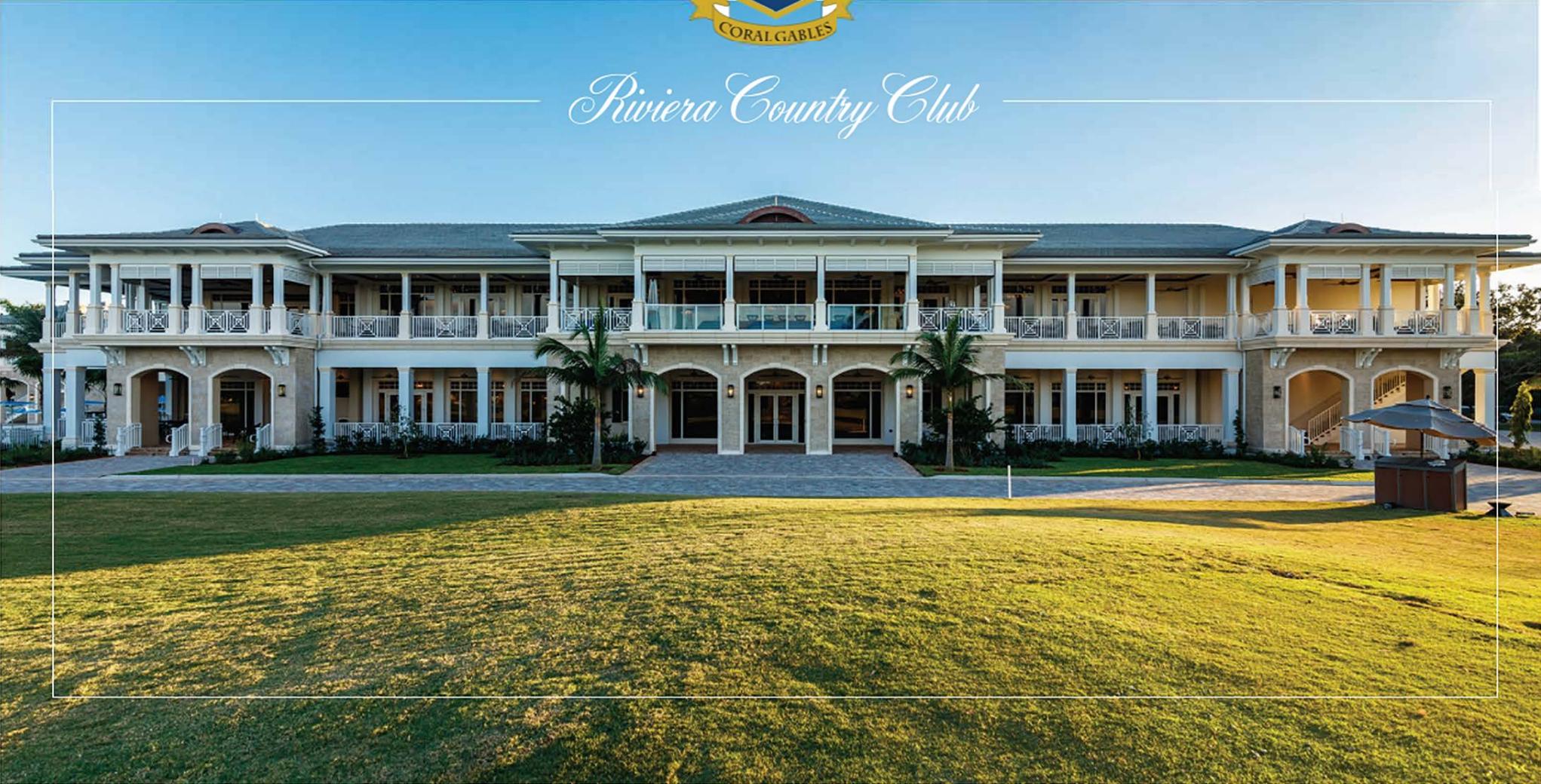
For Submittal  For your files  As requested  For review and comment

**Remarks:** Deliver one hard copy and application to 427 Biltmore Way. Please call 305-460-5211 when you are outside of the building.

cc: Mark Sure



*Riviera Country Club*





## *Riviera Country Club*

### EXECUTIVE COMMITTEE

Ricardo Bajandas, *President*  
Roger W. Titley, *President Elect*  
Karen Scott, *Vice President*  
F. David Olazabal, *Treasurer*  
Peter L. Bermont, *Secretary*  
John C. Lukacs, Sr.  
Buddy Dowlen

Joe Greenberg,  
*Immediate Past President*  
Mark Snure,  
*General Manager*

### BOARD OF GOVERNORS

Michele Battle  
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Leslie A. McCormick  
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Karen Scott  
Robert J. Shafer  
Roger W. Titley

January 7, 2021

Mr. Ramon Trias, Planning & Zoning Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

Re: Planning & Zoning Submittal for Riviera Country Club  
1155 Blue Road Site Plan Modification

Dear Mr. Trias:

The Riviera Country Club ("Applicant") is requesting Site Plan Modification to the new country club located on the 113 acre property located at 1155 Blue Road ("Property"). The Riviera Country Club ("Club") was originally constructed on the Property circa 1946. The membership of the Club desires to remove the concrete pavers from the Blue Road right-of-way and install asphalt in its place.

This is consistent with other similar facilities in the City of Coral Gables such as The Biltmore Hotel and Granada Golf Course (see attached photos). As well, there are roundabouts along Blue Road, specifically Blue Road and San Amaro, which do not have pavers. Since this is a Miami-Dade County governed road, there is not a requirement for the installation of concrete pavers.

Site improvements made include the addition of parking spaces which bring the total provided parking to 325 parking spaces. This additional parking accommodates a general lack of parking that was historically a problem for the Club. The vehicles that used to park along Blue Road during the Club's peak operating hours will no longer have space there once the proposed Blue Road improvements are complete. The proposed modifications will eliminate that parking situation while creating a new streetscape along the right-of-way with new trees, sod and irrigation along with the City required 10' multi-use path.

The Club has agreed to bury the FPL power underground and eliminate the power poles along our frontage of Blue Road as requested by the City Staff at a cost of over \$400,000. As well, we are adding approximately 500 linear feet of French drain along Blue Road to minimize any flooding potential.

The Blue Road improvements have already been permitted with Miami-Dade County in accordance with their standards since June, 2019. The Club's desire to comply with the paving as approved by Miami-Dade County in lieu of pavers as required by the City will avoid further delays, which could extend the completion of Blue Road another year while County approval and required agreements are completed.

This change from concrete pavers to asphalt will not impact the current design or traffic circulation nor will it be detrimental to the health, safety and general welfare of the community.

Based on the above and attached information, we respectfully request approval of this site plan modification.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Snure", with a long, sweeping flourish extending to the right.

Mark Snure  
General Manager



# City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

## Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: Modification of an Approved Site Plan

## General information

Street address of the subject property: 1155 Blue Road

Property/project name: Riviera Country Club

Legal description: Lot(s) See attached Legal Description

Block(s) \_\_\_\_\_ Section (s) \_\_\_\_\_

Property owner(s): Riviera Country Club of Coral Gables, Inc.

Property owner(s) mailing address: 1155 Blue Road, Coral Gables, FL. 33146

Telephone: Business 305-661-5331

Fax \_\_\_\_\_

Other \_\_\_\_\_

Email \_\_\_\_\_

msnure

@

rivieracc.org



## City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mark Snure

Applicant(s)/agent(s) mailing address: 1155 Blue Road, Coral Gables, FL. 33146

Telephone: Business 305-661-5331 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email msnure @ rivieracc.org

### Property information

Current land use classification(s): Parks and Recreation

Current zoning classification(s): Special Use

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

### Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



## City of Coral Gables Planning Division Application

- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis ( Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: \_\_\_\_\_

### Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

### Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.

 **City of Coral Gables Planning Division Application**

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name:  Mark Snure
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

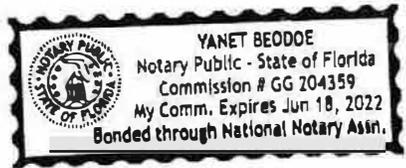
Address: 1155 Blue Road  
Coral Gables, Florida 33146-1112

Telephone: 305-661-5331 Fax: 305-661-3485 Email: msnure@riviera.cc.org

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF Miami-Dade  
The foregoing instrument was acknowledged before me this 6 day of January, <sup>2021</sup> by Mark Snure  
(Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_



**City of Coral Gables Planning Division Application**

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
----------------------------------	-----------------------------------

Address:

Telephone:	Fax:	Email:
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**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

**LEGAL DESCRIPTION:**

All that part of those certain tracts of land designated as

Miami-Biltmore Golf Course as shown on Plat of Country Club Section Part #5 Coral Gables, according to Plat thereof recorded in Plat Book 23, Page 55 of the Public Records of Miami-Dade County, Florida;

And

All that part of Miami-Biltmore Golf Course as shown on Plat of Riviera Section Part #4 of Coral Gables according to the Plat thereof filed for record and recorded in Plat Book 25 at Page 47 of the Public Records of Miami-Dade County, Florida;

And

Tracts 1, 2, 3, 4 and 5 of Riviera Country Club of Coral Gables, Florida according to Plat thereof recorded in Plat Book 46, Page 15 of the Public Records of Miami-Dade County, Florida;

And

Lots 10, 11, 12, 13 and 14, Block 112, amended Plat of Coral Gables Country Club Section, Part Five, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida;

And

That portion of vacated Mendavia Avenue as described in Resolution No. 3946 of the City of Coral Gables recorded in Official Records Book 6940, Page 436, Public Records of Miami-Dade County, Florida.

**Contact Information**  
**Owner & Owner's Representatives**

**Owner:** **Mark Snure**  
Riviera Country Club  
1155 Blue Road Coral Gables,  
Florida 33146  
(305) 661-2497

**Owner Representative:** **David Schopp**  
Sharpe Project Developments  
1212 S Andrews Ave. Suite 203  
Fort Lauderdale, FL. 33316  
(954) 832-9095

**Architect:** **Jon Olson**  
Peacock + Lewis Architects & Planners  
11770 US Highway One, Suite 402  
North Palm Beach, Florida 33408  
(561) 626-9704

**Landscape Architect:** **Robert Parsley**  
Geomantic Designs, Inc.  
6800 SW 81<sup>st</sup> Street  
Miami, Florida 33143  
(305) 665-9688

**Civil Engineer:** **Adam Schildmeier**  
Wantman Group  
2035 Vista Parkway  
West Palm Beach, Florida 33411  
(561) 713-1731

**Surveyor:** **Eric Matthews**  
Wantman Group  
2035 Vista Parkway  
West Palm Beach, Florida 33411  
(561) 472-8151





BLUE RD

UNIVERSITY DR



**ANASTASIA AVE**

**William H. Kerdyk  
at Biltmore  
Tennis Center**

BLUE RD

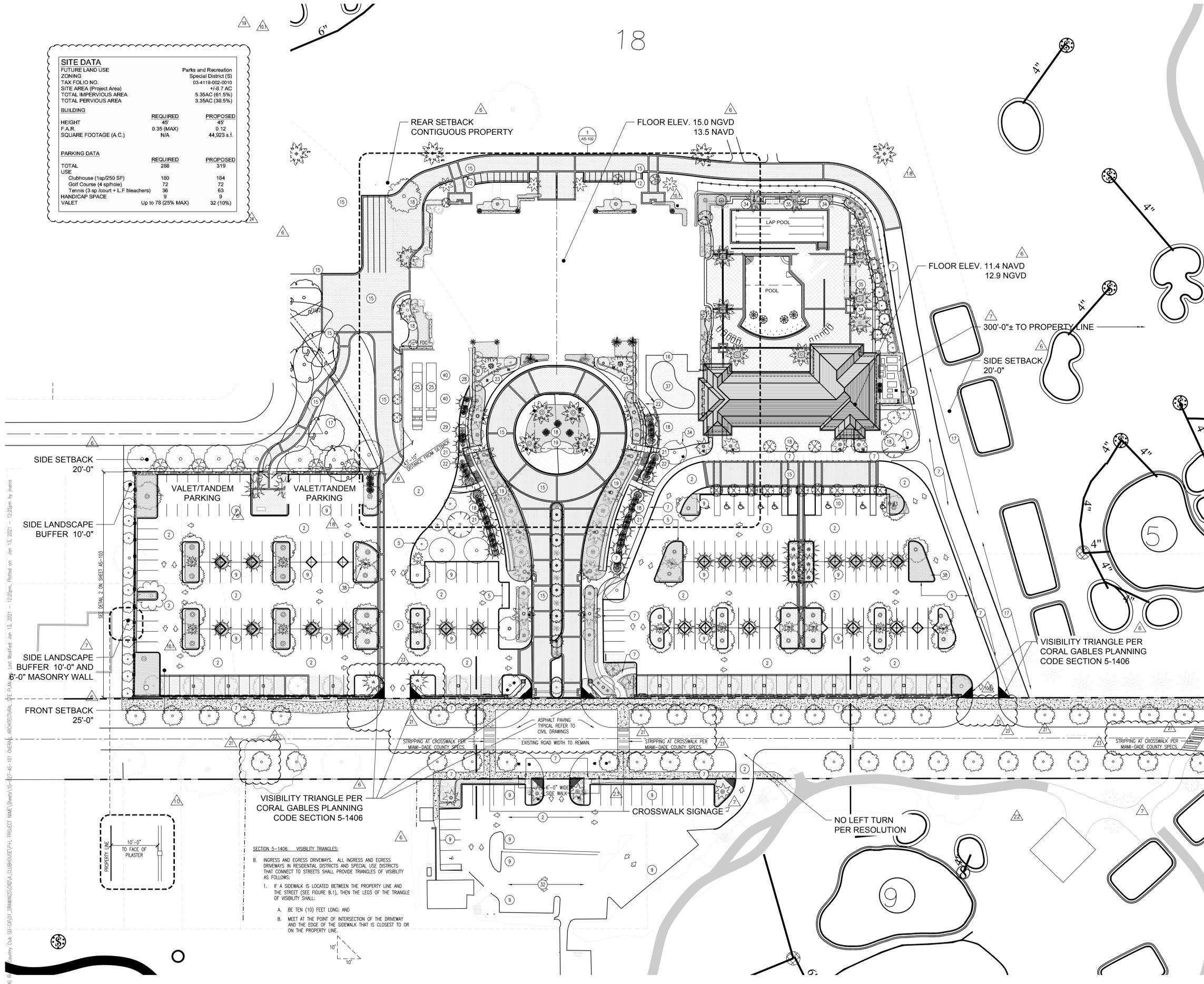
SAN AMARO DR







SITE DATA		
FUTURE LAND USE		
ZONING Special District (S)		
TAX FOLIO NO. 03-4119-002-0010		
SITE AREA (Project Area) +/- 8.7 AC		
TOTAL IMPERVIOUS AREA 5.35AC (61.5%)		
TOTAL PERVIOUS AREA 3.35AC (38.5%)		
BUILDING		
REQUIRED	PROPOSED	
HEIGHT 45'	45'	
F.A.R. 0.35 (MAX)	0.12	
SQUARE FOOTAGE (A.C.) N/A	44,923 s.f.	
PARKING DATA		
REQUIRED	PROPOSED	
TOTAL 288	319	
USE		
Clubhouse (1sp/250 SF)	180	184
Golf Course (4 spholes)	72	72
Tennis (3 sp./court + L.F. bleachers)	36	63
HANDICAP SPACE	9	9
VALET	Up to 78 (25% MAX)	32 (10%)



KEY NOTES

- EXISTING ASPHALTIC CONCRETE PAVEMENT TO REMAIN. RE: CIVIL ENGINEERING DOCUMENTS.
- NEW ASPHALTIC CONCRETE PAVEMENT. RE: CIVIL ENGINEERING DRAWINGS.
- NEW DRIVEWAY PAVERS OVER 6" CONCRETE SLAB. RE: CIVIL ENGINEERING AND LANDSCAPE/HARDSCAPE DOCUMENTS.
- EXISTING CONCRETE CURB TO REMAIN. COORDINATE JOINING OF EXISTING CURB WITH NEW CONCRETE CURB. RE: CIVIL ENGINEERING DOCUMENTS.
- NEW CONCRETE CURB. RE: CIVIL ENGINEERING DOCUMENTS.
- EXISTING CONCRETE WALKWAY TO REMAIN. RE: CIVIL ENGINEERING DRAWINGS.
- NEW CONCRETE WALKWAY. RE: CIVIL ENGINEERING DRAWINGS.
- TACTILE WARNING SURFACE.
- CAR PARKING SPACES/STRIPING. RE: CIVIL ENGINEERING DOCUMENTS.
- HANDICAPPED ACCESSIBLE CAR PARKING SPACES/STRIPING. RE: CIVIL ENGINEERING DOCUMENTS.
- HANDICAPPED ACCESSIBLE PARKING SPACE SIGN. RE: CIVIL ENGINEERING DOCUMENTS.
- CART PARKING SPACES/STRIPING. RE: CIVIL ENGINEERING DOCUMENTS.
- BICYCLE RACK. RE: CIVIL ENGINEERING AND LANDSCAPE/HARDSCAPE DOCUMENTS.
- NEW PAVERS OVER CONCRETE SLAB. RE: CIVIL ENGINEERING AND LANDSCAPE/HARDSCAPE DOCUMENTS FOR SUBGRADE MATERIAL AND COMPACTION.
- NEW PAVERS OVER SAND BED OVER COMPACTED ROAD BASE. RE: CIVIL ENGINEERING AND LANDSCAPE/HARDSCAPE DOCUMENTS.
- NEW HANDICAP ACCESSIBLE RAMP. MAXIMUM RAMP SLOPE AT 1" PER 1'-0".
- EXISTING LANDSCAPE PLANTING/SOD AREA TO REMAIN. RE: LANDSCAPE AND IRRIGATION DOCUMENTS.
- NEW LANDSCAPE PLANTING/SOD AREA. RE: LANDSCAPE AND IRRIGATION DOCUMENTS.
- NEW SLOPING LANDSCAPE AREA. RE: CIVIL ENGINEERING DOCUMENTS FOR GRADE ELEVATIONS.
- NEW MASONRY WALL.
- NEW CONCRETE/MASONRY RETAINING WALL.
- NEW CONCRETE STAIRS AND RAILING.
- NEW PLANTER AREA OVER CART BARN.
- NEW CATCH BASIN/STORM DRAIN. SEE CIVIL ENGINEERING DOCUMENTS.
- GREASE TRAP. SEE PLUMBING AND CIVIL ENGINEERING DOCUMENTS.
- EMERGENCY GENERATOR. RE ELECTRICAL ENGINEERING DOCUMENTS.
- EMERGENCY GENERATOR FUEL TANK. RE ELECTRICAL ENGINEERING DOCUMENTS.
- RECYCLABLE MATERIALS CONTAINERS.
- RETRACTABLE DECORATIVE ALUMINUM GATE.
- ALUMINUM FLAGPOLE.
- GROUND MOUNTED FLOOD LIGHTS.
- TOP COAT ASPHALT PAVEMENT.
- ALIGN FENCE WITH STUCCO & BLOCK PLASTER.
- ALUMINUM POOL FENCE (SEE L.A. DOCS).
- WOOD PERGOLA (SEE SHEET CA-705).
- GRID-GRID GRASS PAVERS (SEE L.A. DOCS).
- SYNTHETIC GRASS POTTING GREEN.
- LIFT STATION (SEE CIVIL DWGS.).
- STABILIZED SOIL FOR EMERGENCY VEHICLE ACCESS.
- OZONE ASSISTED SELF-CONTAINED TRASH COMPACTOR.

GENERAL SITE NOTES

- ARCHITECTURAL DEMOLITION DRAWING IS BASED ON SURVEY INFORMATION AND FIELD NOTES PREPARED BY OTHERS. THE ARCHITECT MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION, AND IS NOT RESPONSIBLE FOR ERRORS THEREIN OR CORRECTIONS REQUIRED AS A RESULT. CONTRACTOR SHALL VERIFY EXISTING/PROPOSED TOPOGRAPHY AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- REFER TO FLOOR PLAN FOR DETAILED BUILDING INFORMATION. SHOULD DISCREPANCIES EXIST, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- REFER TO EXISTING CIVIL CONSTRUCTION DOCUMENTS UNDER A SEPARATE COVER FOR UTILITY LINE REMOVAL AND CONNECTION LOCATIONS, PAVING ELEVATIONS, AND ALL OTHER SITE INFRASTRUCTURE RELATED ELEMENTS.
- PROVIDE STORAGE FOR FIRE ACCESS AS REQUIRED BY GOVERNING AGENCIES AND AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR TO LOCATE AND IDENTIFY UNDERGROUND UTILITIES AND DEACTIVATE OR REROUTE AS REQUIRED, PRIOR TO ANY BUILDING OR SITE DEMOLITION. THIS IS TO INCLUDE BOTH PRIVATE, OWNER AND PUBLIC UTILITIES.
- PROTECT ALL EXISTING TREES AND VEGETATION TO REMAIN UNLESS SPECIFICALLY INDICATED TO BE REMOVED. COORDINATE WITH LANDSCAPE DOCUMENTS.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO SCHEDULE WORK TO AVOID CONFLICTS WITH EXISTING OR TEMPORARY FACILITIES, PARKING, OR CONDITIONS, OR PLANNED ACTIVITIES AND EVENTS. PROVIDE TEMPORARY STRUCTURES TO MAINTAIN SAFE AND UNRESTRICTED ACCESS TO FACILITIES IN USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATIONS OF UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES TO VERIFY SIZE, ELEVATION, ROUTES, AND LOCATIONS, AND NOTIFY THE CIVIL ENGINEER AND ARCHITECT OF DISCREPANCIES PRIOR TO DEMOLITION OR SITE WORK. THE CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO EXISTING UTILITIES CAUSED BY FAILURE TO DO SO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES AND APPROPRIATE AGENCIES FOR PERMITS, APPROVALS, CONNECTIONS, TESTS, AND TEMPORARY SERVICES DURING DEMOLITION.
- THE OWNER RESERVES THE RIGHT TO CEASE ANY OR ALL DEMOLITION WORK AT ANY GIVEN TIME WHEN SUCH WORK IS NOT BEING PERFORMED IN COMPLIANCE WITH THE OWNER'S CONSTRUCTION PROCEDURES, INTERFERES WITH THE DAY TO DAY OPERATION OF THE OWNER'S ADJACENT FACILITIES.
- CONTRACTOR SHALL NOT COMMENCE ANY DEMOLITION WORK INVOLVING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION OR OTHER UTILITY SYSTEMS WITHOUT THE APPROVAL OF THE OWNER.
- LIMIT OF PEACOCK + LEWIS CONSTRUCTIONAL DOCUMENT SCOPE OF WORK IS WITHIN FIVE (5) FEET OF THE OUTSIDE PERIMETER OF THE BUILDING.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION.
- THE CONTRACT LIMIT NOTATION IS NOT AN EXACT LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN BY THESE DOCUMENTS AND FOR COORDINATION IN ANY OTHER CONTRACTS THAT MAY OCCUR DURING THE LENGTH OF THIS CONTRACT.
- SECURITY AND SAFETY ITEMS FOR CONTRACTOR STAGING/TRAILER AREA (i.e. CONSTRUCTION FENCES, BARRICADES, CONTRACTOR'S STAGING AREA, etc.) SHALL BE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS AND INSTALLATION SHALL BE AS PER OSHA OR OTHER APPLICABLE STANDARDS OR CODES AND DETAILS NOTED, WHICHEVER CONSTITUTES THE MORE STRINGENT REQUIREMENTS.
- SECURITY AND SAFETY ITEMS FOR THE AREA OF DEMOLITION (i.e. TEMPORARY CONSTRUCTION PARTITIONS, SIGNAGE, BARRICADES, etc.) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS AND INSTALLATION SHALL BE AS PER OSHA OR OTHER APPLICABLE STANDARDS OR CODES AND DETAILS NOTED, WHICHEVER CONSTITUTES THE MORE STRINGENT REQUIREMENTS.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL INSPECT ALL FIELD CONDITIONS PRIOR TO SUBMITTING A BID. (BIDS) SHALL INCLUDE ALL WORK TO MEET THE DESIGN INTENT AND DETAILS IMPLIED BY THESE DRAWINGS.
- THE SITE DRAWING IS EXEMPTED FROM A DOCUMENT PROVIDED BY WALLACE SUDENBYN CORPORATION AND SIMMONS AND WHITE ENGINEERING. ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

PEACOCK + LEWIS  
Architects and Planners, LLC

1295 U.S. Highway One  
Third Floor  
North Palm Beach, FL 33408

T. 561.626.9704  
F. 561.626.9719

Member AIA Established 1961  
License No. AAC 000020

FLORIDA  
Professional Seal  
AR 91377  
JON D. OLSON  
LICENSED ARCHITECT

ACOR: JON D. OLSON  
License: AR91377

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Architects and Planners, LLC

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Key Plan:

Sheet Title:  
OVERALL  
ARCHITECTURAL  
SITE PLAN

Revisions:

#	Date	Rev. Description
1	01.16.17	ADDENDUM #3
2	01.19.17	ADDENDUM #3A
3	02.24.17	COORDINATION
4	03.20.17	BLDG. DEPT. COMM.
5	05.09.17	PLANNING COMM.
6	06.23.17	REVISIONS
7	12.01.17	REVISION
8	01.17.18	OWNER COMMENTS
9	12.10.18	GOLF NET
10	10.25.19	SITE CHANGES

Comm. : 15-027 Date : 05-27-16  
Drawn : P+L Checked : JDO

Sheet No.  
C  
AS-101

OF:

OVERALL ARCHITECTURAL SITE PLAN

SCALE : 1/32" = 1'-0"

Drawing Name: F:\2019\15-027(A) PEACOCK + LEWIS ARCHITECTS AND PLANNERS, LLC\PROJECTS\2019\15-027(A) OVERALL ARCHITECTURAL SITE PLAN.dwg  
 User: jdo  
 Date: 10/25/19  
 Time: 12:28pm  
 Plot Date: 10/25/19  
 Time: 12:28pm  
 Plotter: HP DesignJet 5000



PEACOCK + LEWIS  
Architects and Planners, LLC

1295 U. S. Highway One  
Suite 402  
North Palm Beach, FL 33408

Member AIA Established 1961  
License No. AAC 000020

T. 561.626.9704  
F. 561.626.9719



Riviera  
Country Club

RIVIERA  
COUNTRY CLUB

CLUBHOUSE  
& FITNESS

PLANNING  
& ZONING

1155 BLUE ROAD  
CORAL GABLES, FL 33146



Seal:

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Sheet Title:

OVERALL  
PLANTING  
PLAN

Revisions:

#	Date	Rev. Description
1	8.30.20	City Comments
2	12.4.20	Site Plan Modification

Comm.: 15-027 Date: 7-13-20

Drawn: Checked:

Sheet No.

L-1.0

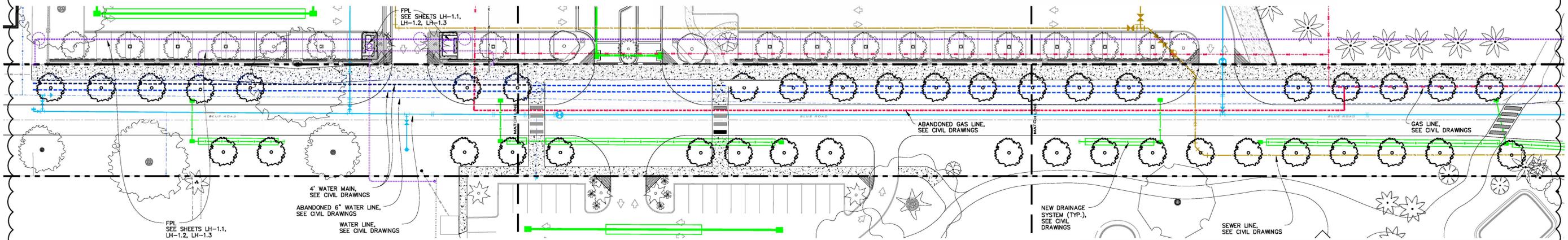
Of:

### RIVIERA COUNTRY CLUB

# L-1.1

# L-1.2

# L-1.3



### RIVIERA COUNTRY CLUB TENNIS AREA

#### PROJECT AREA



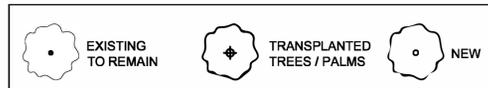
PLANT LIST							
Blue Road R.O.W.							
QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPECIFICATIONS	CANOPY CREDIT		
<b>TREES AND PALMS</b>							
41	Live Oak Trees*	<i>Quercus virginiana</i>	200 gal	18' ht. x 8'-10' spr., 5.5" cal., 6' CT (from Becker Tree Farm)	Credit x Qty.	Credit per tree	
	* denotes native species				20500	500	
Total Tree Replacement / Canopy Credit					20500		
<b>SOD</b>							
29100	Approx. sq. ft. of St. Augustine 'Palmetto' sod						
<b>VINES</b>							
355	Confederate Jasmine Vine	<i>Trachelosperma jasminoides</i>	1 gal	18" o.c.			
<b>SHRUBS</b>							
53	Podocarpus	<i>Podocarpus macrophyllus</i>	7 gal	4' ht., 20" o.c.			

NOTE: All trees, palms, and plant material to be submitted to and approved by the Landscape Architect prior to purchase

NOTE: REFER TO CIVIL DRAWINGS FOR STANDARD SIDEWALK SECTION DETAIL AND CROSSWALKS  
REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITIES

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. IRRIGATION SYSTEM TO BE SAME TYPE/MANUFACTURER AS EXISTING GOLF COURSE SYSTEM FOR EASE OF MAINTENANCE. SPRINKLER SYSTEM TO CONFORM WITH CURRENT CITY OF CORAL GABLES CODES AND REGULATIONS, INCLUDING VACUUM BREAKERS AND RAIN SENSORS

#### PLANTING LEGEND



## BLUE ROAD R.O.W. OVERALL PLANTING PLAN AND UTILITY COORDINATION

SCALE: 1"=30.0'



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PLAN 1**

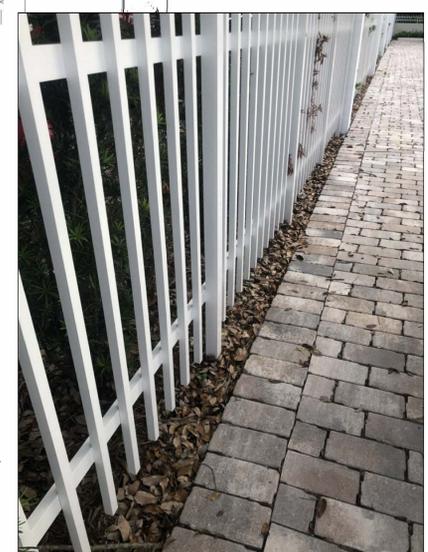
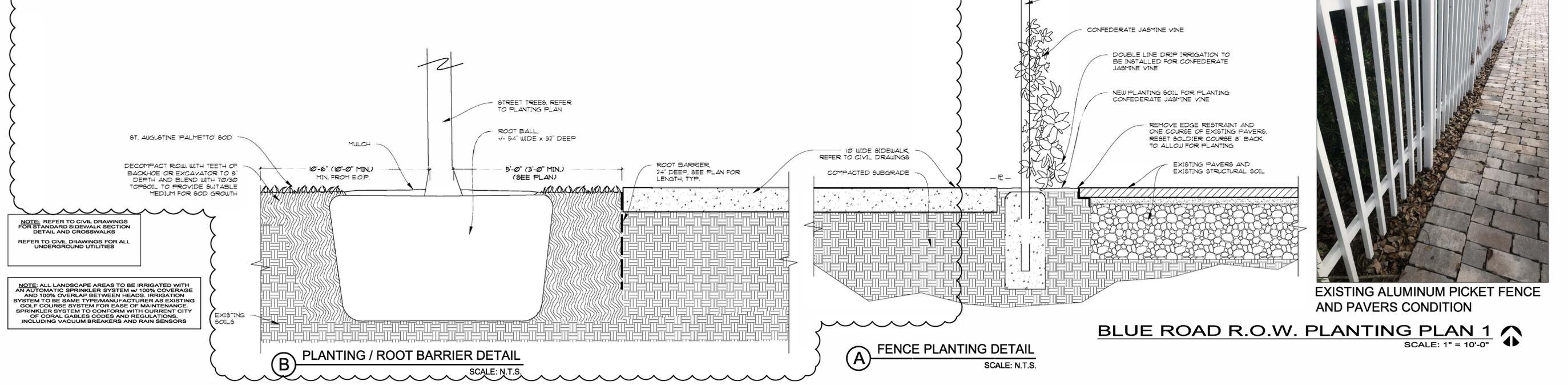
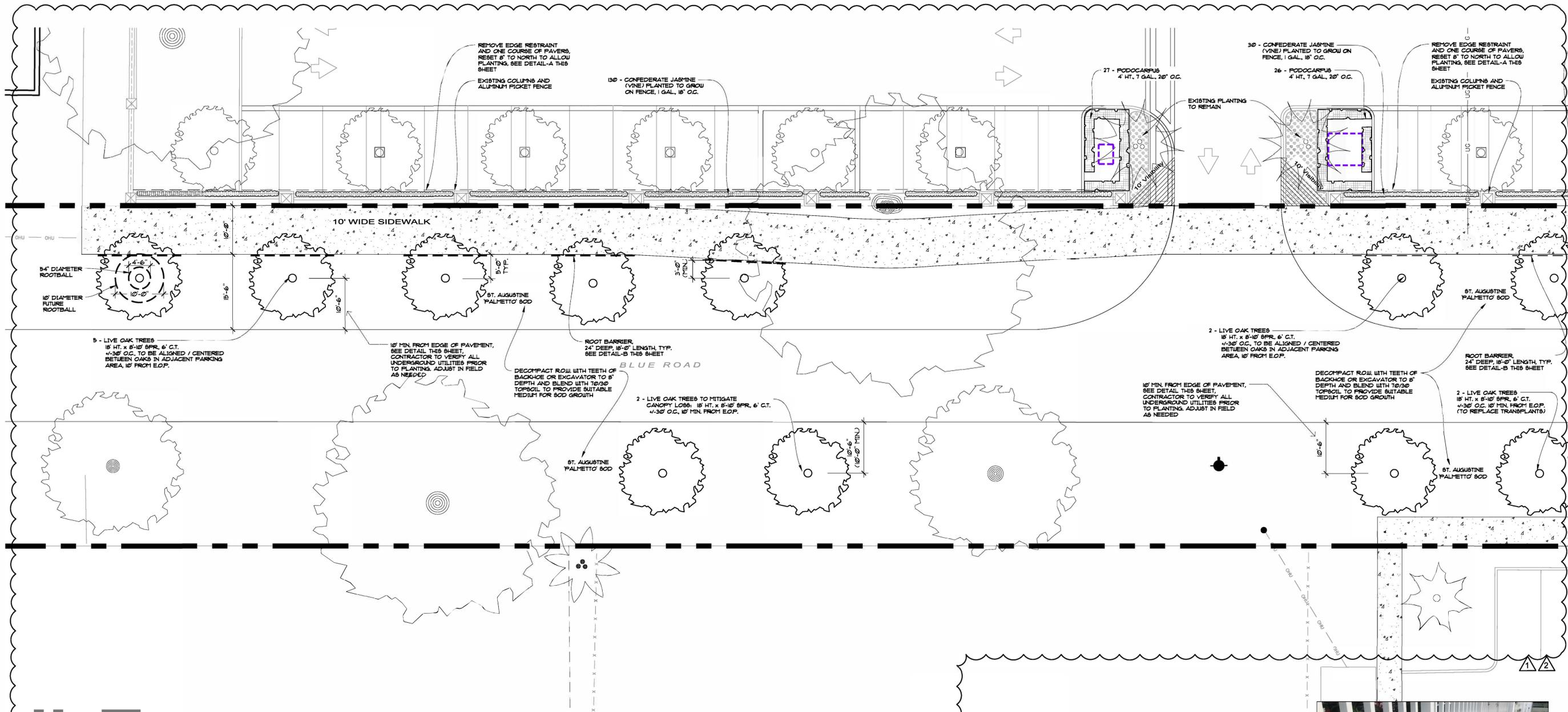
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Date: 7-13-20  
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Sheet No. \_\_\_\_\_

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Of: \_\_\_\_\_



EXISTING ALUMINUM PICKET FENCE  
AND PAVERS CONDITION

**BLUE ROAD R.O.W. PLANTING PLAN 1**  
SCALE: 1" = 10'-0"



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PLAN 2**

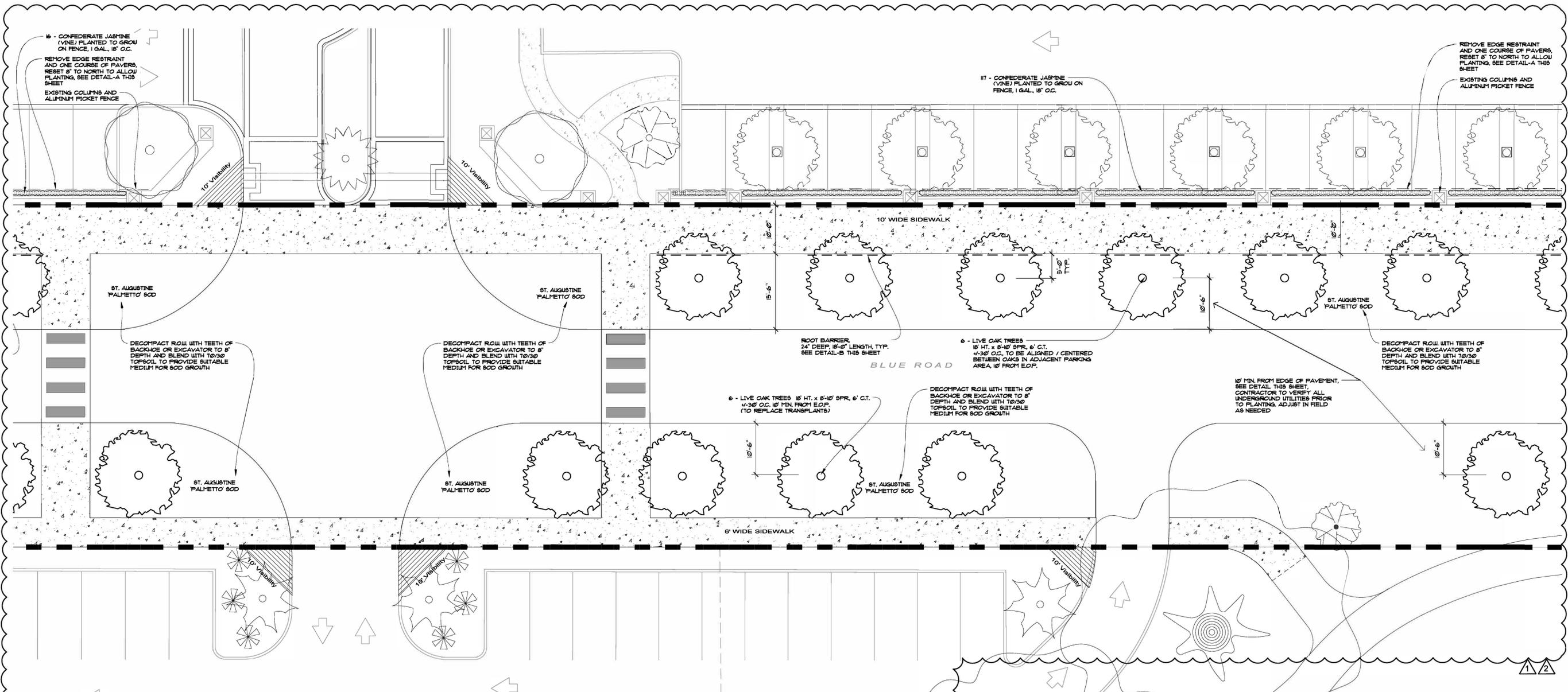
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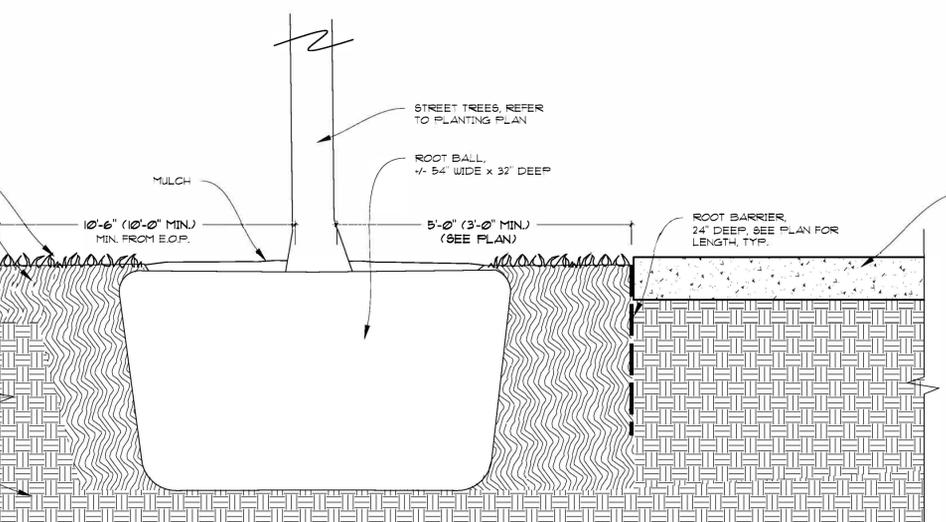
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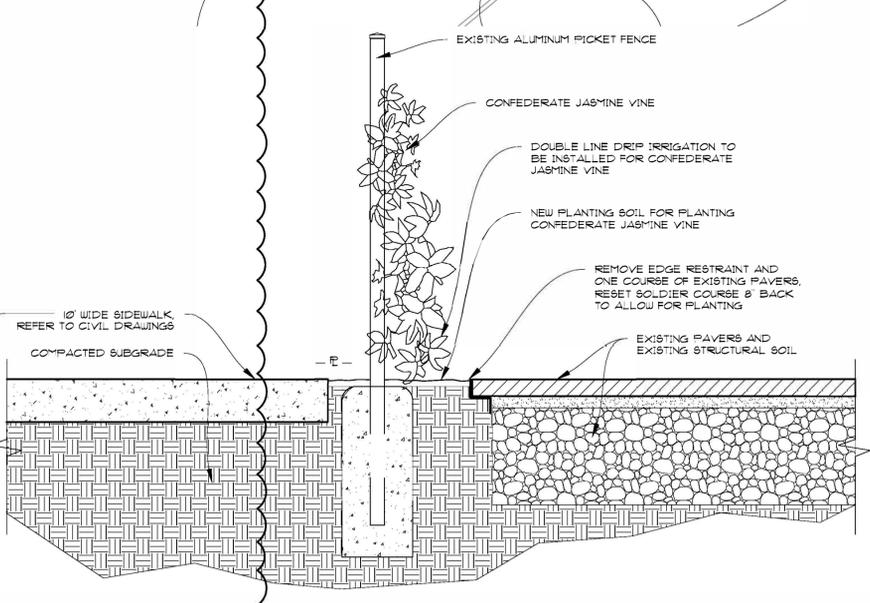


NOTE: REFER TO CIVIL DRAWINGS FOR STANDARD SIDEWALK SECTION DETAIL AND CROSSWALKS  
REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITIES

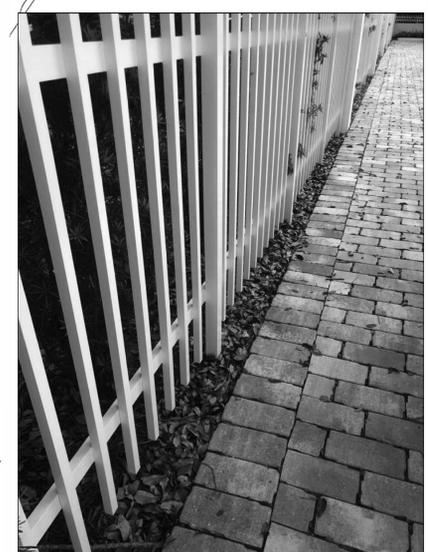
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**B** PLANTING / ROOT BARRIER DETAIL  
SCALE: N.T.S.



**A** FENCE PLANTING DETAIL  
SCALE: N.T.S.



EXISTING ALUMINUM PICKET FENCE AND PAVERS CONDITION

**BLUE ROAD R.O.W. PLANTING PLAN 2**  
SCALE: 1" = 10'-0"



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PLANTING  
PLAN 3

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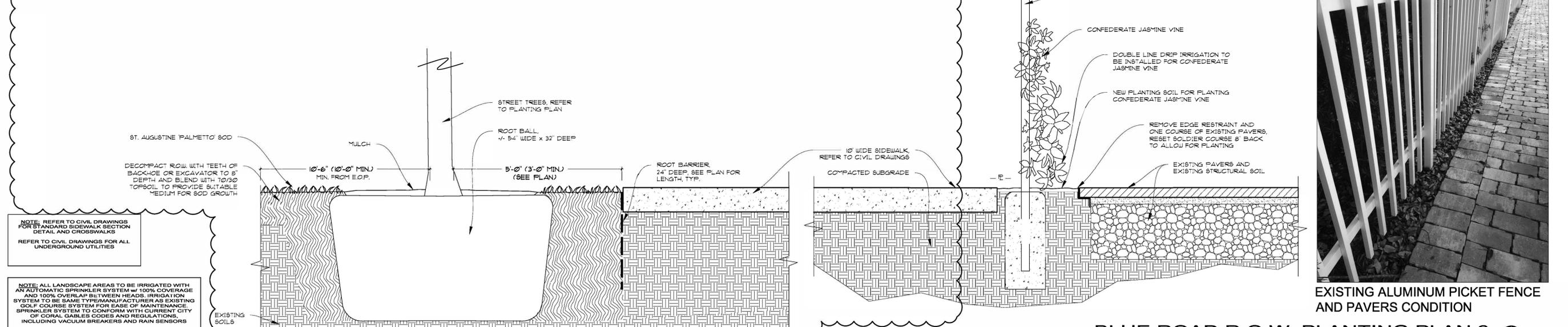
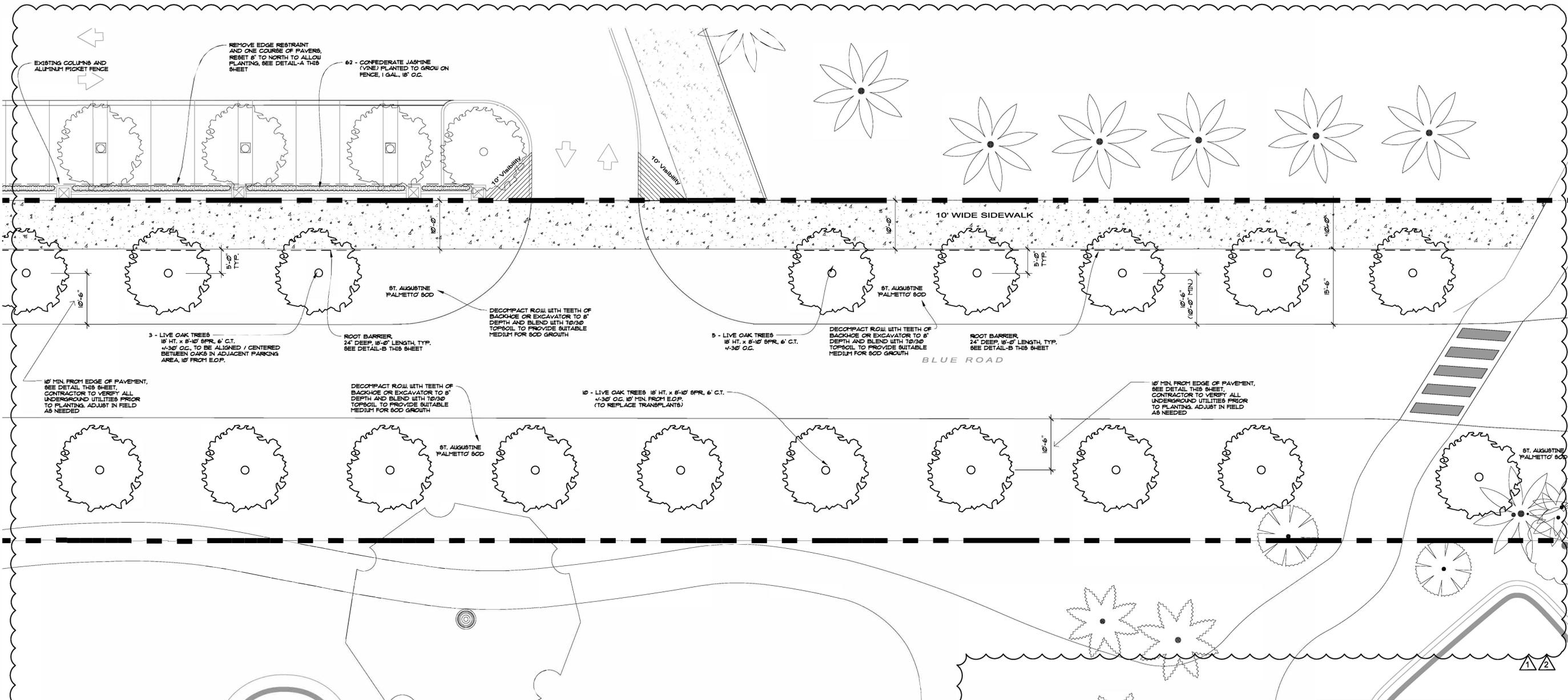
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15-027	7-13-20
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Sheet No.

L-1.3

Of:



EXISTING ALUMINUM PICKET FENCE AND PAVERS CONDITION

BLUE ROAD R.O.W. PLANTING PLAN 3  
SCALE: 1" = 10'-0"

(B) PLANTING / ROOT BARRIER DETAIL  
SCALE: N.T.S.

(A) FENCE PLANTING DETAIL  
SCALE: N.T.S.



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Sheet Title :

OVERALL  
HARDSCAPE  
PLAN

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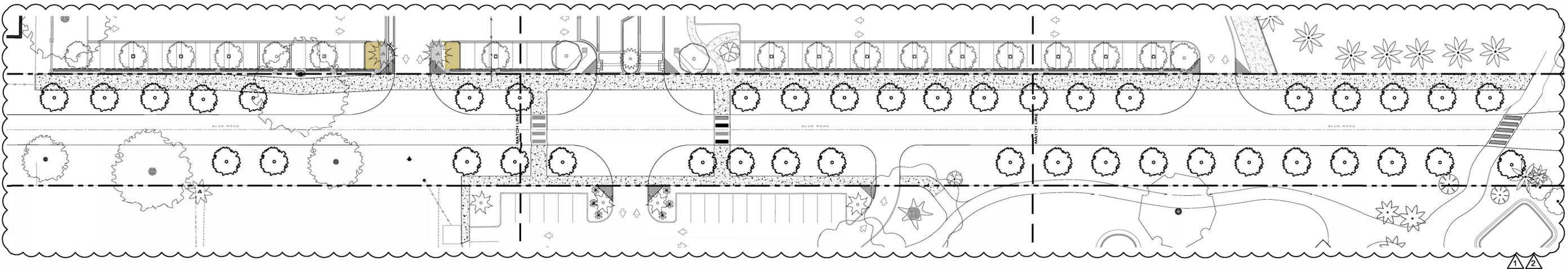
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RIVIERA COUNTRY CLUB

LH-1.1

LH-1.2

LH-1.3



RIVIERA COUNTRY CLUB  
TENNIS AREA

PROJECT AREA



NOTE: REFER TO CIVIL DRAWINGS  
FOR STANDARD SIDEWALK SECTION  
DETAIL AND CROSSWALKS  
REFER TO CIVIL DRAWINGS FOR ALL  
UNDERGROUND UTILITIES



BLUE ROAD R.O.W. OVERALL HARDSCAPE PLAN  
SCALE: 1"=30.0'







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**HARDSCAPE  
PLAN 2**

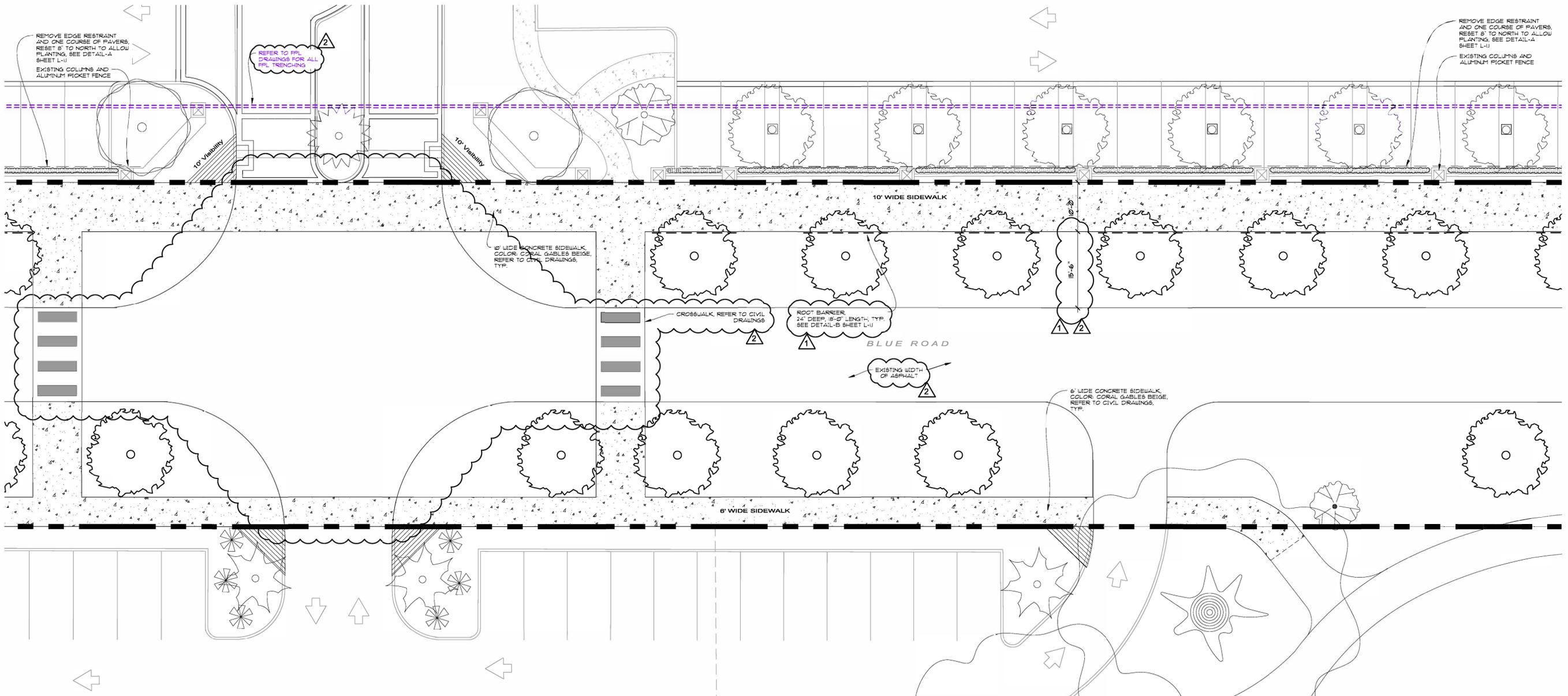
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NOTE: REFER TO CIVIL DRAWINGS  
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DETAIL AND CROSSWALKS  
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**BLUE ROAD R.O.W. HARDSCAPE PLAN 2**  
SCALE: 1" = 10'-0"



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PLAN 3**

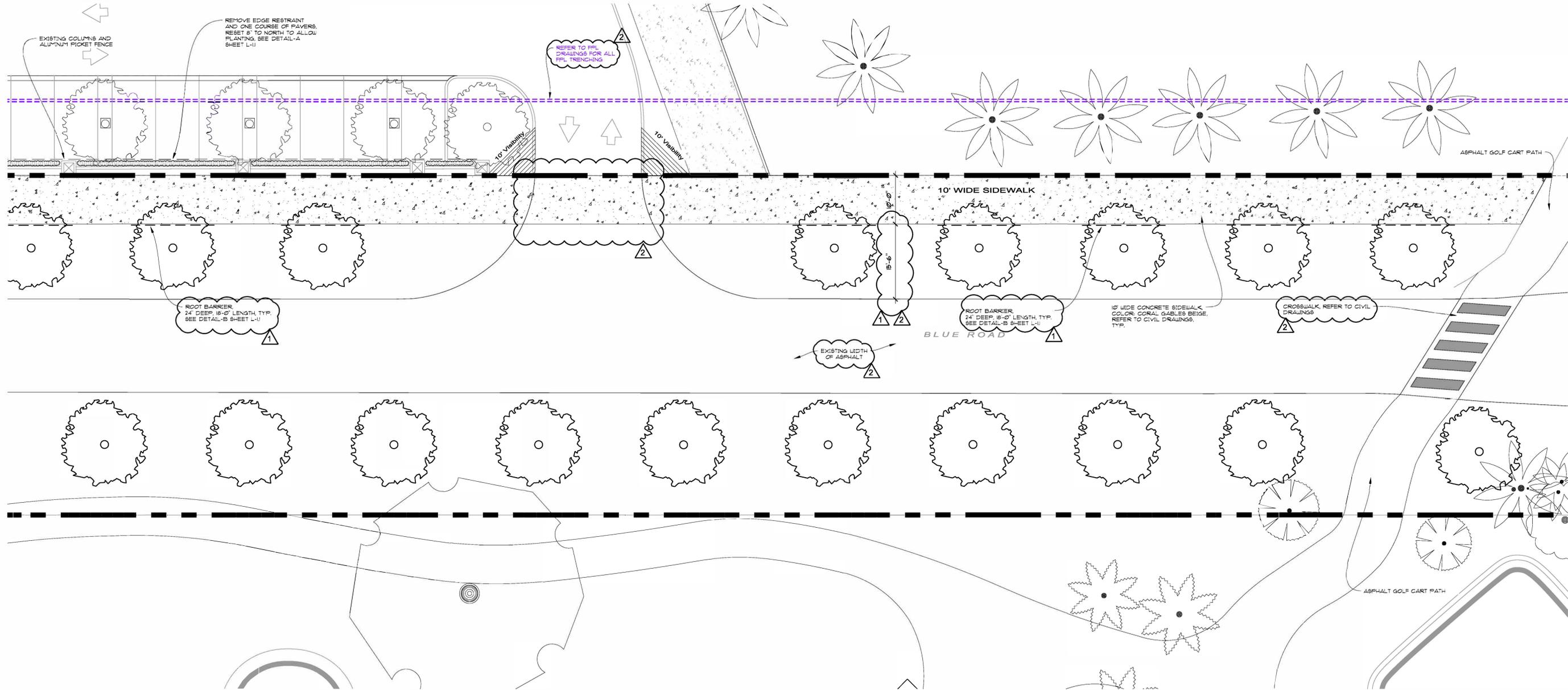
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NOTE: REFER TO CIVIL DRAWINGS FOR STANDARD SIDEWALK SECTION DETAIL AND CROSSWALKS  
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**BLUE ROAD R.O.W. HARDSCAPE PLAN 3**  
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Sheet Title :

OVERALL  
IRRIGATION  
PLAN

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#	Date	Rev. Description
2	12.4.20	Site Plan Modification

Comm. : 15-027

Date : 7-13-20

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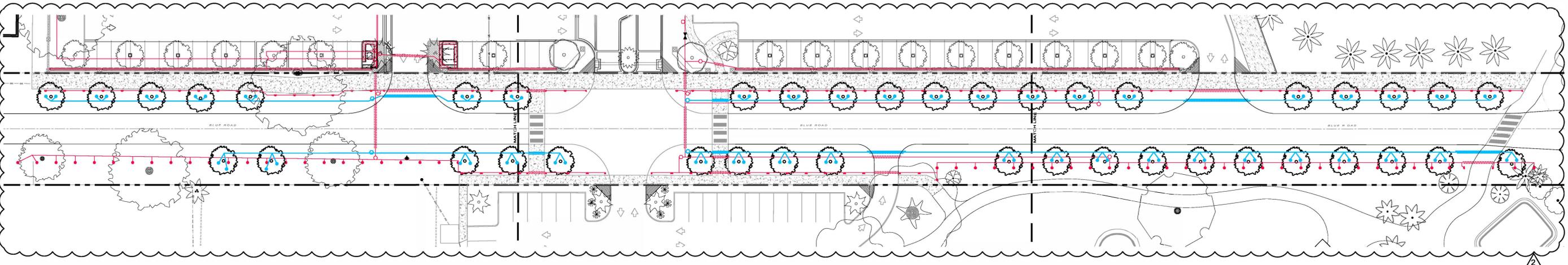
Of:

RIVIERA COUNTRY CLUB

IR-1.1

IR-1.2

IR-1.3



RIVIERA COUNTRY CLUB  
TENNIS AREA

PROJECT AREA



BLUE ROAD R.O.W. OVERALL IRRIGATION PLAN  
SCALE: 1"=30.0'



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PLAN 1

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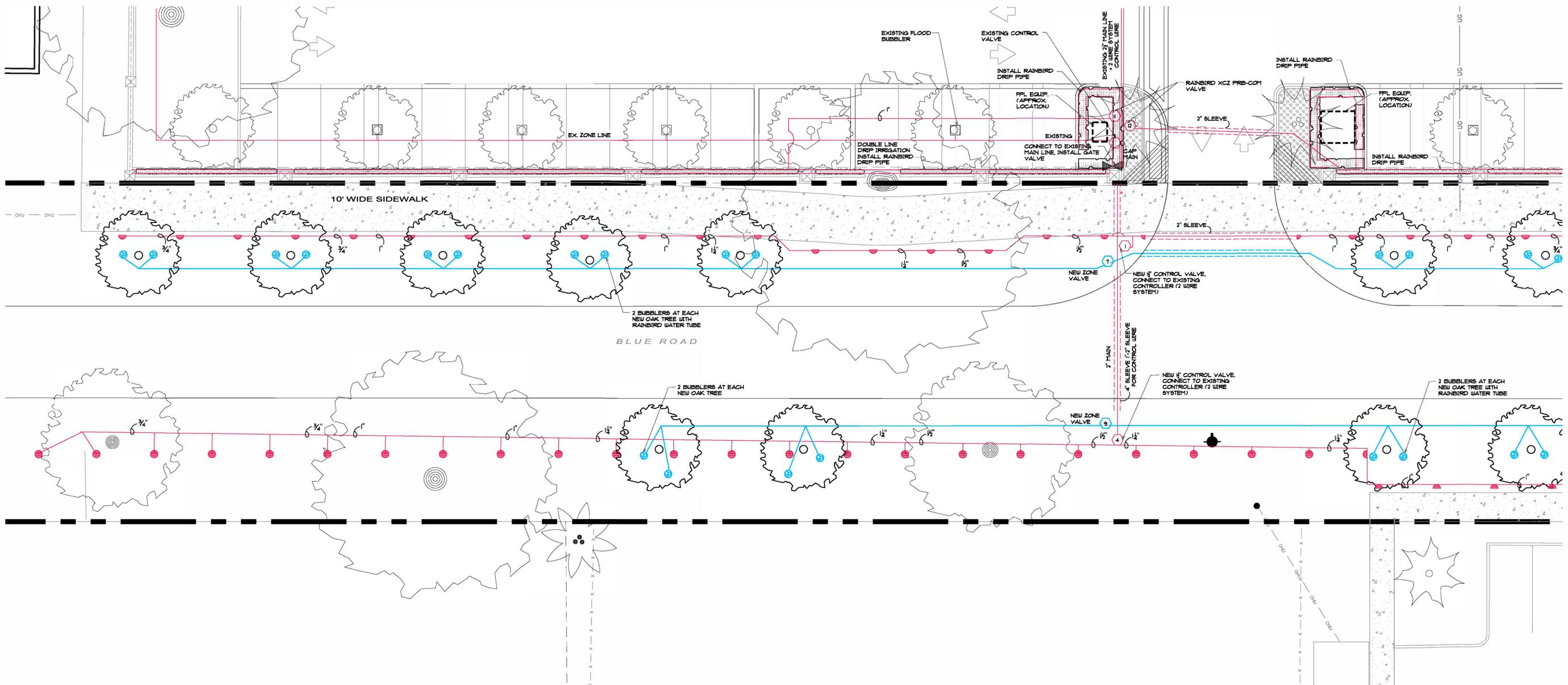
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Of:



**NOTE:**  
 1. ALL HEADS TO BE RAINBIRD 6" POP UP  
 2. CONTROL VALVES TO BE RAINBIRD PGA  
 3. SLEEVES TO BE PVC SCH 40  
 4. EXISTING BACKFLOW PREVENTER, CONTROLLER, AND RAIN SENSOR LOCATED BEHIND LOADING DOCK



**BLUE ROAD R.O.W. IRRIGATION PLAN 1**  
 SCALE: 1" = 10'-0"



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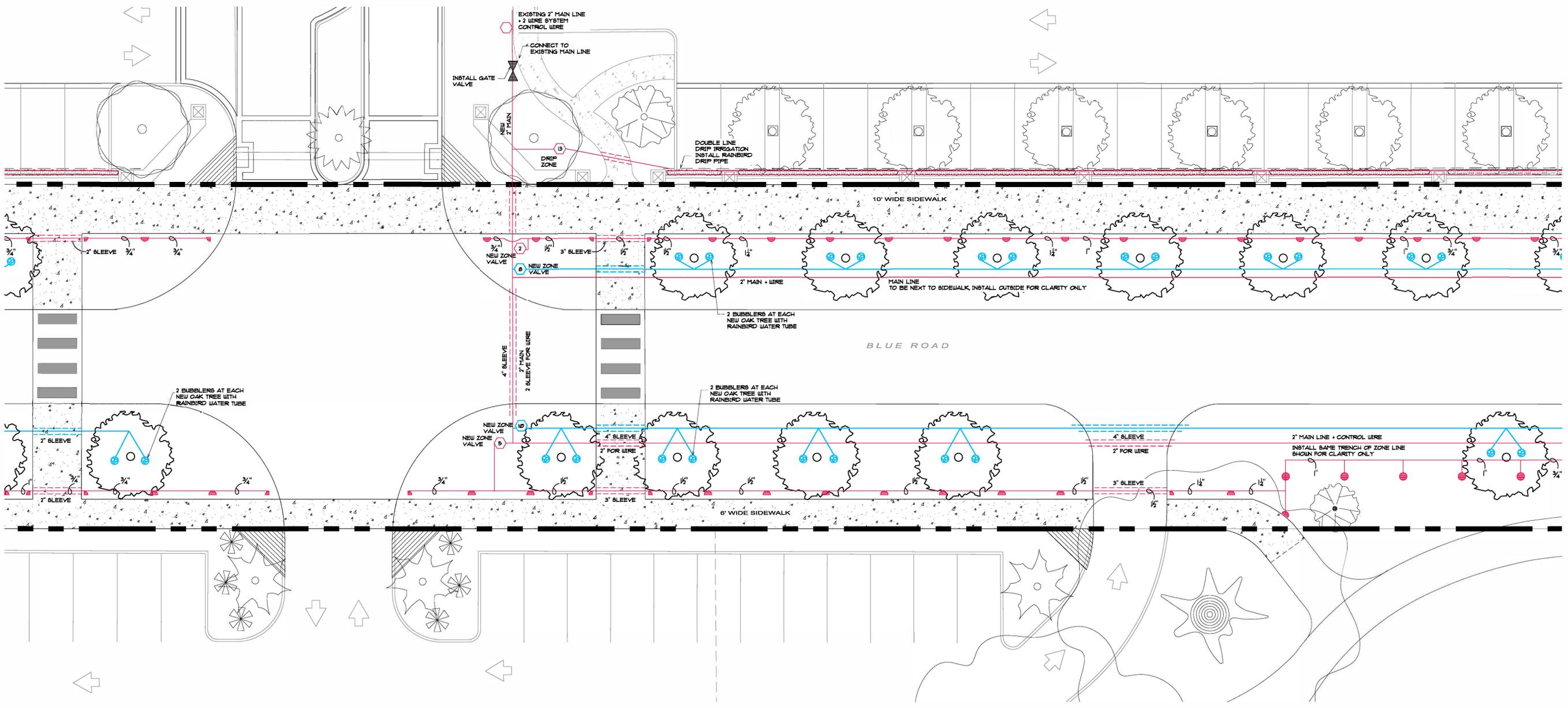
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NOTE:  
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BLUE ROAD R.O.W. IRRIGATION PLAN 2  
 SCALE: 1" = 10'-0"



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PLAN 3

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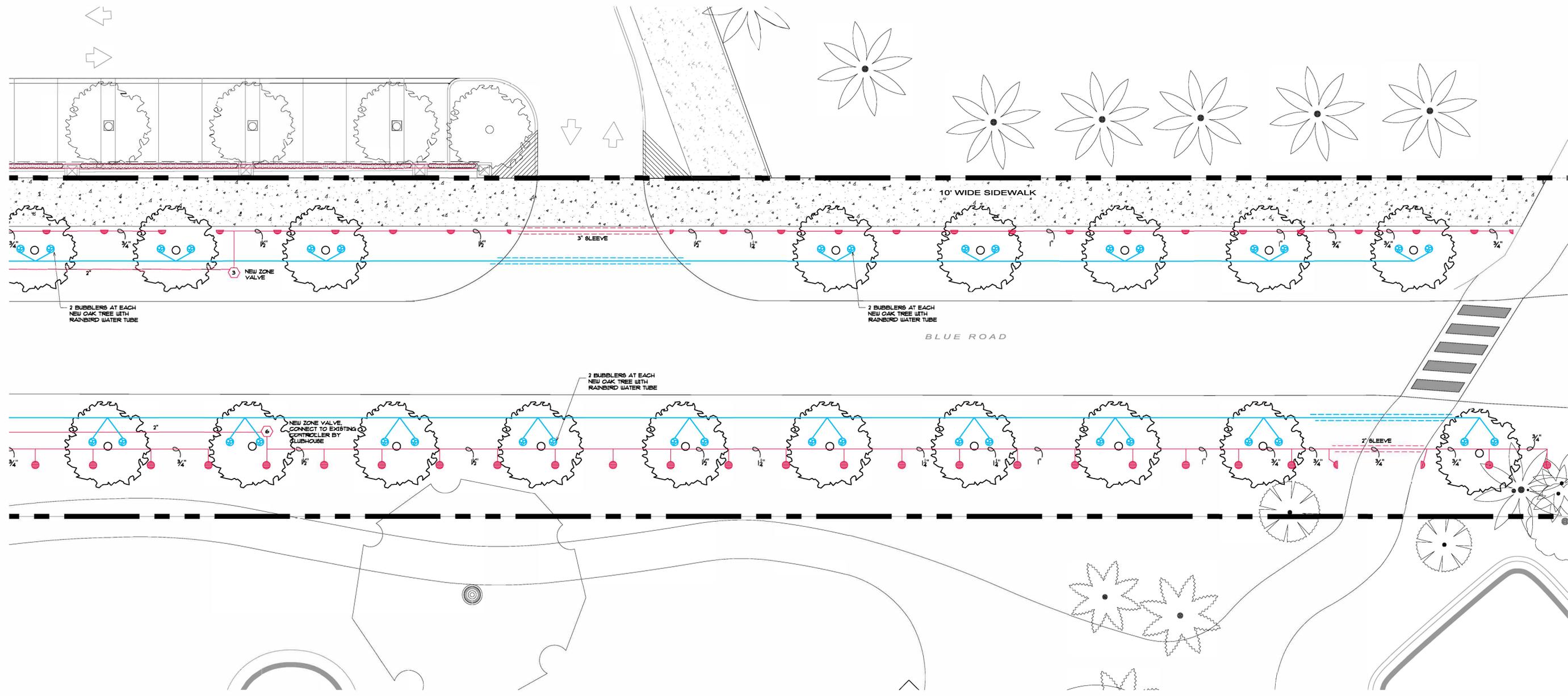
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BLUE ROAD R.O.W. IRRIGATION PLAN 3  
 SCALE: 1" = 10'-0"

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2016-34**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE WITH SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 4, "CONDITIONAL USES", AND ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-204, "SPECIAL USE (S) DISTRICT", FOR SITE PLAN APPROVAL OF A NEW COUNTRY CLUB HOUSE LOCATED WITHIN A SPECIAL USE (S) DISTRICT, FOR THE PROPERTY COMMONLY REFERRED TO AS THE "RIVIERA COUNTRY CLUB" AND LEGALLY DESCRIBED AS PORTION OF TRACTS 1 AND 5, RIVIERA COUNTRY CLUB SECTION PART 5 (1155 BLUE ROAD), CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an Application was submitted for consideration of a conditional use with site plan review for a new country club house on the property commonly referred to as the "Riviera Country Club" and legally described as portions of Tracts 1 and 5, Riviera Country Club, a portion of Miami-Biltmore Golf Course of Riviera Section Part 4 and Lots 10-14, Block 112, Country Club Section Part 5 (1155 Blue Road), Coral Gables, Florida; and

**WHEREAS**, pursuant to Zoning Code Section 4-204, "Special Use (S) District" country clubs are identified as a conditional use within Special Use (S) zoned districts, and that the proposed new construction of a country club house shall comply with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses"; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on April 13, 2016, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the April 13, 2016 Planning and Zoning Board meeting, the Board recommended approval (vote: 6-0) with conditions on the conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for the construction of a country club house within a Special Use (S) zoned district; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on May 24, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented the conditional use with site plan review, and after due consideration and discussion, approved (vote: 4-0) the proposed new country club house within a Special Use (S) zoned district with conditions on First Reading;

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

**SECTION 1.** The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Applicant’s request for conditional use with site plan review pursuant to Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, and Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-204, “Special Use (S) District”, for the construction of a new country club house within a Special Use (S) zoned district, for the property commonly referred to as the “Riviera Country Club” and legally described as portions of Tracts 1 and 5, Riviera Country Club, a portion of Miami-Biltmore Golf Course of Riviera Section Part 4 and Lots 10-14, Block 112, Country Club Section Part 5 (1155 Blue Road), Coral Gables, Florida, is approved subject to the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:
  - a. Site plans, building plans, elevations and landscape plans prepared by Peacock and Lewis, Architects and Planners, LLC, dated 12.14.15.
  - b. All representations and exhibits as prepared and provided to the Planning and Zoning Division as a part of the application submittal package dated 05.06.16.
  - c. All representations proffered by the applicant’s representatives as a part of the review of the application at public hearings.
  - d. Any changes to the plans and drawings referenced above unless specified herein shall require Planning and Zoning Board and City Commission review and final approval in ordinance form.
  
2. Restrictive covenant. Within 30 days of approval of the site plan, the property owner, 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.

3. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
  - a. Comply with the requirements for Art in Public Places as provided in Zoning Code Article 3, "Development Review," Division 21, "Art in Public Places Program."
  - b. Provide payment for an extension of the ten (10) foot multi-use path on the north side of Blue Road from the eastern (terminus of the proposed path) edge of the subject property line to University Drive and from the western edge of the property line to Santa Maria Street as determined by the Public Works Department.
  - c. Comply with USGBC LEED checklist for the proposed Riviera Country Club clubhouse as provided by the applicant in the letter dated June 2, 2016, prepared by Peacock & Lewis, Architects and Planners, LLC.
4. Prior to the issuance of any final Certificate of Occupancy for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
  - a. Provide "No Left Turn" signage for the eastern vehicular egress from the proposed parking lot located south of Blue Road.
  - b. Install in-street crosswalk signage within the two (2) pedestrian crosswalks connecting the parking lot located south of Blue Road to the country club property located north of Blue Road, subject to review and approval by the Public Works Department.
  - c. Provide a ten (10) foot landscaping buffer, as measured from the property line to the middle of the wall, and a six (6) foot wall along the western edge of the property line adjacent to the properties located at 1215 Blue Road and 1220 Alegriano Avenue, subject to approval by the Director of Public Service.
5. The Applicant, its successors or assigns, shall adhere to the following conditions:
  - a. No standing, stopping or storage of vehicles shall be permitted associated with the use of the facility along Blue Road rights-of-way, including but not limited to the swale. The City may install no parking signage and enforce accordingly. The Riviera Country Club will be responsible for enforcement of this condition and will provide a management plan to be approved by the Parking Director.
  - b. All truck deliveries will be made to the designated service area and shall be permitted from 7:00 a.m. to 7:00 p.m. Monday thru Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday thru Saturday.
  - c. Trucks or other similar vehicles delivering or picking up goods, products, merchandise, etc. to the facility may not park or stop outside the confines of the identified service area. All such activities shall occur within the service area.
  - d. No outside storage of merchandise, goods or other products shall occur outside the confines of the service yard enclosure or any other portions of the site.
  - e. Landscaping that expires shall be replaced on a 1 to 1 ratio (caliber size lost shall be replaced with identical caliber). The selection of replaced materials, location and other applicable standards shall be subject to Public Service Director's review and approval.
  - f. Parking lot night lighting shall be reduced after 2:00 a.m. to minimum allowable standard as established by the applicable Building Code.
  - g. Hours of operation of the County Club shall be between 7:00 a.m. and 1:00 a.m.

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

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

**SECTION 5.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 6.** This ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF JUNE, A.D., 2016.  
(Moved: Keon / Seconded: Lago)  
(Yeas: Lago, Quesada, Slesnick, Keon, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-3)

APPROVED:



JIM CASON  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY

## RELEASE AND INDEMNIFICATION

### VIRTUAL QUASI-JUDICIAL MEETINGS/HEARINGS

**Mark Snure** \_\_\_\_\_, as owner (“Owner”) of the property located at **1155 Blue Road Coral Gables, FL 33146** and more particularly described as **SEE LEGAL DESCRIPTION ATTACHED** (the “Property”).

Owner, on behalf of itself, its respective heirs, successors, and assigns, acknowledges and agrees that:

1. On March 9, 2020, the Governor of the State of Florida issued Executive Order No. 20-52, declaring a state of emergency for the entire State of Florida. Said order was issued in response to the Coronavirus/COVID-19 emergency. Coronavirus/COVID-19 spreads easily from person-to-person. Consequently, the Centers for Disease Control and Prevention issued guidelines in order to slow the spread of the virus. Said guidelines advised that individuals should adopt far-reaching social distancing measures.

2. On March, 12, 2020, the Mayor of the City of Coral Gables, Florida declared a state of emergency for the City of Coral Gables as authorized by Section 252.38(3)(a), Florida Statutes, and Section 27-2(c)(6) of the City Code in response to the Novel Coronavirus Disease-2019 (COVID-19) and on March 25, 2020, the Mayor issued a “Safer at Home” Emergency Order urging all residents to remain in their residences, subject to enumerated exceptions. While the Mayor on May 16, 2020 issued an Emergency Order Allowing for the Limited Re-opening of Restaurants and Certain Establishments with Conditions, as amended, that amended the Safer at Home Order, the Limited Re-opening Order still provided that “[a]ll persons residing within the City of Coral Gables continue to be urged to remain in their residences.”

3. Adhering to social distancing poses a problem for government bodies as it is well established in opinions issued by the Florida Attorney General that in order to establish a quorum, the requisite number of members must be physically present in the room and that if a quorum is physically present, the participation of an absent member by telephone/video is permissible due to extraordinary circumstances. Finding it necessary and appropriate to take action to ensure that Coronavirus/COVID-19 remains controlled and that residents and visitors in Florida remain safe and secure, on March 20, 2020, the Governor issued Executive Order No. 20-69, suspending any section of the Florida Statutes that “requires a quorum to be present in person or requires a local government body to meet a specific public place.” Executive Order No. 20-69 expressly permits local government bodies to utilize communications media technology, such as telephone and video conferencing, as provided in section 120.54(5)(b)(2), F.S.

4. Executive Order No. 20-69 requires that local government bodies adopt rules of procedure for virtual meetings in accordance with section 120.54(5)(b)(2), F.S. At the March 31, 2020 City Release and Indemnification  
Virtual Quasi-Judicial Meetings/Hearings

Commission meeting, the Commission approved Rules of Procedure for virtual meetings (Resolution No. 2020-074) and at the April 21, 2020 City Commission meeting, the Commission approved Rules of Procedure for virtual quasi-judicial meetings (Resolution No. 2020-90). The

nature of virtual meetings makes it uniquely difficult to ensure strict compliance with all the legal requirements associated with quasi-judicial meetings. Consequently, the City has determined that virtual quasi-judicial hearings will only be scheduled where doing so is required by law, doing so will avoid further delays that may be detrimental to the City, the item has been previously deferred more than two (2) times, the item involves an educational institution, hospital/healthcare center, or governmental institution, building, or public works projects, or doing so is required to protect the rights of a party. Additionally, the City requests that any party choosing to proceed with a virtual quasi-judicial meeting provide this Release and Indemnification of the City.

5. Owner has elected to proceed with a quasi-judicial hearing at this time (the “Hearing”) regarding the Property, acknowledging and understanding that the hearing must be held virtually in compliance with all CDC guidelines and executive/emergency orders, including the Governor’s Executive Orders 20-91 and 20-92, Miami- Dade County Emergency Order 12-20, and the City’s own “Safer at Home” Declaration.

6. Owner acknowledges and agrees that proceeding with a virtual quasi-judicial hearing presents unique challenges. Therefore, Owner acknowledges and agrees that proceeding with the Hearing shall be at his/her/its own risk and fully releases the City from any responsibility or liability, whatsoever, relating to, arising out of, or as a result of, in whole or in part, the virtual nature of the Hearing.

7. Further, Owner hereby agrees to indemnify, defend, protect, save, and hold harmless the City, its elected and appointed officials, attorneys, agents, employees, and consultants from and against any and all claims, losses, costs, damages, expenses (direct, indirect, or consequential) liability, and causes of action of any nature whatsoever, including but not limited to reasonable attorneys’ fees and costs, including appellate fees and costs, relating to, arising out of, or as a result of, in whole or in part, the virtual nature of the Hearing.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Owner has executed this Agreement on this 14<sup>th</sup> day of January, 2021<sup>1</sup>

OWNER

*Mark Snure*

[NAME] **Mark Snure**

[TITLE] **General Manager**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, on this 14<sup>th</sup> day of Jan, 2021 by Mark Snure, who is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission expires:

Marye Marion.  
**NOTARY PUBLIC, State of Florida**



**LEGAL DESCRIPTION:**

All that part of those certain tracts of land designated as

Miami-Biltmore Golf Course as shown on Plat of Country Club Section Part #5 Coral Gables, according to Plat thereof recorded in Plat Book 23, Page 55 of the Public Records of Miami-Dade County, Florida;

And

All that part of Miami-Biltmore Golf Course as shown on Plat of Riviera Section Part #4 of Coral Gables according to the Plat thereof filed for record and recorded in Plat Book 25 at Page 47 of the Public Records of Miami-Dade County, Florida;

And

Tracts 1, 2, 3, 4 and 5 of Riviera Country Club of Coral Gables, Florida according to Plat thereof recorded in Plat Book 46, Page 15 of the Public Records of Miami-Dade County, Florida;

And

Lots 10, 11, 12, 13 and 14, Block 112, amended Plat of Coral Gables Country Club Section, Part Five, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida;

And

That portion of vacated Mendavia Avenue as described in Resolution No. 3946 of the City of Coral Gables recorded in Official Records Book 6940, Page 436, Public Records of Miami-Dade County, Florida.

CITY OF CORAL GABLES, FLORIDA ORDINANCE NO. 2016-34

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE WITH SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 4, "CONDITIONAL USES", AND ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4204, "SPECIAL USE (S) DISTRICT", FOR SITE PLAN APPROVAL OF A NEW COUNTRY CLUB HOUSE LOCATED WITHIN A SPECIAL USE (S) DISTRICT, FOR THE PROPERTY COMMONLY REFERRED TO AS THE "RIVIERA COUNTRY CLUB" AND LEGALLY DESCRIBED AS PORTION OF TRACTS I AND 5, RIVIERA COUNTRY CLUB SECTION PART 5 (1155 BLUE ROAD), CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted for consideration of a conditional use with site plan review for a new country club house on the property commonly referred to as the "Riviera Country Club" and legally described as portions of Tracts I and 5, Riviera Country Club, a portion of Miami-Biltmore Golf Course of Riviera Section Part 4 and Lots 10-14, Block I 12, Country Club Section Part 5 (1155 Blue Road), Coral Gables, Florida; and

WHEREAS, pursuant to Zoning Code Section 4-204, "Special Use (S) District" country clubs are identified as a conditional use within Special Use (S) zoned districts, and that the proposed new construction of a country club house shall comply with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses"; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on April 13, 2016, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the April 13, 2016 Planning and Zoning Board meeting, the Board recommended approval (vote: 6-0) with conditions on the conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for the construction of a country club house within a Special Use (S) zoned district; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on May 24, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented the conditional use with site plan review, and after due consideration and discussion, approved (vote: 4-0) the proposed new country club house within a Special Use (S) zoned district with conditions on First Reading;

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

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicant's request for conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4204, "Special Use (S) District", for the construction of a new country club house within a Special Use (S) zoned district, for the property commonly referred to as the "Riviera Country Club" and legally described as portions of Tracts I and 5, Riviera Country Club, a portion of MiamiBiltmore Golf Course of Riviera Section Part 4 and Lots 10-14, Block 112, Country Club Section Part 5 (1155 Blue Road), Coral Gables, Florida, is approved subject to the following conditions of approval:

I. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:

a. Site plans, building plans, elevations and landscape plans prepared by Peacock and Lewis, Architects and Planners, LLC, dated 12.14.15.

b. All representations and exhibits as prepared and provided to the Planning and Zoning Division as a part of the application submittal package dated 05.06.16.

c. All representations proffered by the applicant's representatives as a part of the review of the application at public hearings. RCC 1/11/21 - Agreed

d. Any changes to the plans and drawings referenced above unless specified herein shall require Planning and Zoning Board and City Commission review and final approval in ordinance form.

2. Restrictive covenant. Within 30 days of approval of the site plan, the property owner, 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.

Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:

a. Comply with the requirements for Art in Public Places as provided in Zoning Code Article 3, "Development Review," Division 21, "Art in Public Places Program." **RCC 01/11/21 – Complete and paid with Building Permit.**

b. Provide payment for an extension of the ten (10) foot multi-use path on the north side of Blue Road from the eastern (terminus of the proposed path) edge of the subject property line to University Drive and from the western edge of the property line to Santa Maria Street as determined by the Public Works Department. **RCC 01/11/21- Pending value/invoice from City of Coral Gables for payment by RCC.**

c. Comply with USGBC LEED checklist for the proposed Riviera Country Club clubhouse as provided by the applicant in the letter dated June 2, 2016, prepared by Peacock & Lewis, Architects and Planners, LLC. **RCC 01/11/21 - Complete**

4. Prior to the issuance of any final Certificate of Occupancy for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:

a. Provide "No Left Turn" signage for the eastern vehicular egress from the proposed parking lot located south of Blue Road. **RCC 01/11/21 – Pending the completion of Blue Road improvements that are part of this Site Plan Modification.**

b. Install in-street crosswalk signage within the two (2) pedestrian crosswalks connecting the parking lot located south of Blue Road to the country club property located north of Blue Road, subject to review and approval by the Public Works Department. **RCC 01/11/21 – Pending the completion of Blue Road improvements that are part of this Site Plan Modification**

c. Provide a ten (10) foot landscaping buffer, as measured from the property line to the middle of the wall, and a six (6) foot wall along the western edge of the property line adjacent to the properties located at 1215 Blue Road and 1220 Alegriano Avenue, subject to approval by the Director of Public Service. **RCC 01/11/21 - Complete**

5. The Applicant, its successors or assigns, shall adhere to the following conditions:

a. No standing, stopping or storage of vehicles shall be permitted associated with the use of the facility along Blue Road rights-of-way, including but not limited to the swale. The City may install no parking signage and enforce accordingly. The Riviera Country Club will be responsible for enforcement of this condition and will provide a management plan to be approved by the

Parking Director. **RCC 01/11/21 – Pending the completion of Blue Road improvements that are part of this Site Plan Modification**

b. All truck deliveries will be made to the designated service area and shall be permitted from 7:00 a.m. to 7:00 p.m. Monday thru Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday thru Saturday. **RCC 01/11/21 – Agreed, compliant and operations on-going.**

c. Trucks or other similar vehicles delivering or picking up goods, products, merchandise, etc. to the facility may not park or stop outside the confines of the identified service area. All such activities shall occur within the service area. **RCC 01/11/21 – Agreed, compliant and operations on-going.**

d. No outside storage of merchandise, goods or other products shall occur outside the confines of the service yard enclosure or any other portions of the site. **RCC 01/11/21 – Agreed, compliant and operations on-going.**

e. Landscaping that expires shall be replaced on a 1 to 1 ratio (caliber size lost shall be replaced with identical caliber). The selection of replaced materials, location and other applicable standards shall be subject to Public Service Director's review and approval. **RCC 01/11/21 – Agreed.**

f. Parking lot night lighting shall be reduced after 2:00 a.m. to minimum allowable standard as established by the applicable Building Code. **RCC 01/11/21 – Agreed, compliant and operations on-going.**

g. Hours of operation of the County Club shall be between 7:00 a.m. and 1 :00 a.m. **RCC 01/11/21 – Agreed, compliant and operations on-going.**

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

Page 3 of 4 - Ordinance No. 2016-34

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

SECTION 5. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions

that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 6. This ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF JUNE, A.D., 2016.

(Moved: Keon | Seconded: Lago)

(Yeas: Lago, Quesada, Slesnick, Keon, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: E-3)



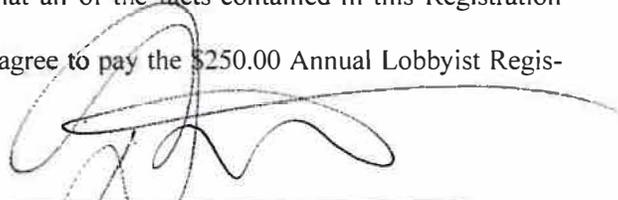
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

**LOBBYIST ISSUE APPLICATION:** Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

**NOTICE OF WITHDRAWAL:** If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$250.00 Lobbyist Registration Fee is required.

I David Schopp hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$250.00 Annual Lobbyist Registration Fee.

  
\_\_\_\_\_  
Signature of Lobbyist

STATE OF FLORIDA     )  
  )  
COUNTY OF BROWARD    )

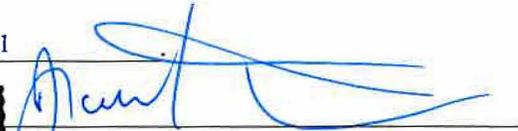
BEFORE ME personally appeared David Schopp to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 19th day of January, 2021

Personally Known

Produced ID



  
\_\_\_\_\_  
Notary Public  
State of Florida

\$250.00 Fee Paid \_\_\_\_\_ Received By \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_ FL. ID#: \_\_\_\_\_

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_ Entered By: \_\_\_\_\_

January 19, 2021

Dear Riviera Country Club Neighbors:

In an effort to keep our neighbors informed on proposed site plan modifications changes to the Blue Road Right-of-Way, we are hosting an informational meeting. We appreciate your participation and look forward to your attendance.

The meeting information follows:

**WHO:** Riviera Country Club Neighbors

**WHEN:** Monday, January 25, 2021 at 5:30PM.

**WHERE:** Riviera Country Club  
1155 Blue Road  
Outdoor meeting space (See map attached)  
Fitness Building – Level 1

**WHAT:** Site Plan Modification to the new country club- *Remove concrete pavers from Blue Road right-of-way and install asphalt in place.*

**RSVP:** Riviera Country Club  
**Mary Marion**  
**305-661-5331**  
**[mmarion@rivieracc.org](mailto:mmarion@rivieracc.org)**

