

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2025- _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING APPROVAL OF A SITE PLAN AMENDMENT PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS" SECTION 14-203, "CONDITIONAL USES," FOR A COUNTRY CLUB ORIGINALLY APPROVED BY ORDINANCE NO. 2016-34, AS AMENDED BY ORDINANCE 2022-10, LOCATED WITHIN A SPECIAL USE (S) 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; ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE 2016-34 SHALL REMAIN IN EFFECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 14, 2016, the City Commission adopted Ordinance No. 2016-34 granting Conditional Use approval with Site Plan for a new club house located at the Riviera Country Club, 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, an application has been submitted by David Schopp of Sharpe Project Developments on behalf of Riviera Country Club, requesting conditional use approval for a major amendment to the existing site plan for a new two-story tennis center, the reconfiguration of the existing eight (8) surface tennis courts, modifications to the existing parking lot, installation of bicycle racks and the extension of the sidewalk along the public right-of-way on the south side of Blue Road; and

WHEREAS, Section 2.1(d) of Ordinance No. 2016- 34 states that 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; and

WHEREAS, after notice of a public meeting before the Board of Architects (BOA), a public meeting was held before the Board and approved the preliminary design of the proposed amendments to the site plan on January 9, 2025; and

WHEREAS, after notice of a public hearing being duly published and a public notice 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 February 12,

2025, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the February 12, 2025 Planning and Zoning Board meeting, the Board recommended approval (vote: 7-0) of the major amendment; and

WHEREAS, after notice duly published and a public notice mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing for First Reading was held before the City Commission on March 11, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the amendment to the site plan, and after due consideration and discussion, approved the site plan amendment on First Reading (vote: 5 – 0);

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard.

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

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

SECTION 2. The Applicant’s request for conditional use approval for a major amendment to the existing site plan for the subject property located at 1155 Blue Road, identified with Folio number 03-4119-002-0010, is granted, subject to the plans dated January 13, 2025, submitted by Registered Architect Nelson de Leon of Locus Architecture Inc.

SECTION 3. All other conditions of approval contained in Ordinance No. 2016-34 shall remain in effect.

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

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

SECTION 6. 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 7. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2025.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY