



City of Coral Gables Planning and Zoning Staff Report

Property: 1155 Blue Road

Applicant: Riviera Country Club

Application: Conditional Use | Major Amendment to Site Plan (Ordinance 2016-34)

Public Hearing: Planning and Zoning Board

Date & Time: February 12, 2025 | 6:00 – 9:00 p.m.

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

1. APPLICATION REQUEST

The applicant, Riviera Country Club, represented by its agent, David Schopp of Sharpe Project Developments, is requesting 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. The proposed site plan includes a new two-story tennis center designed in the Island-British Colonial architectural style, the reconfiguration of the existing eight (8) surface tennis courts to meet United States Tennis Association (USTA) tournament standards, modifications to the existing parking lot to incorporate additional landscaping and relocate the dumpster enclosure, installation of bicycle racks and the extension of the sidewalk along the public right-of-way to provide a continuous pedestrian access along the north side of the tennis complex on the south side of Blue Road. The proposed improvements aim to enhance the club's facilities while improving pedestrian connectivity, landscaping, and compliance with tennis court tournament regulations.

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. (Legal description on file at the City).

This conditional use request requires three (3) public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. APPLICATION SUMMARY

The Riviera Country Club (the "Applicant") has submitted a conditional use application to the City of Coral Gables requesting approval of a major amendment to the existing site plan originally approved by Ordinance No. 2016-34, as amended by Ordinance 2022-10.

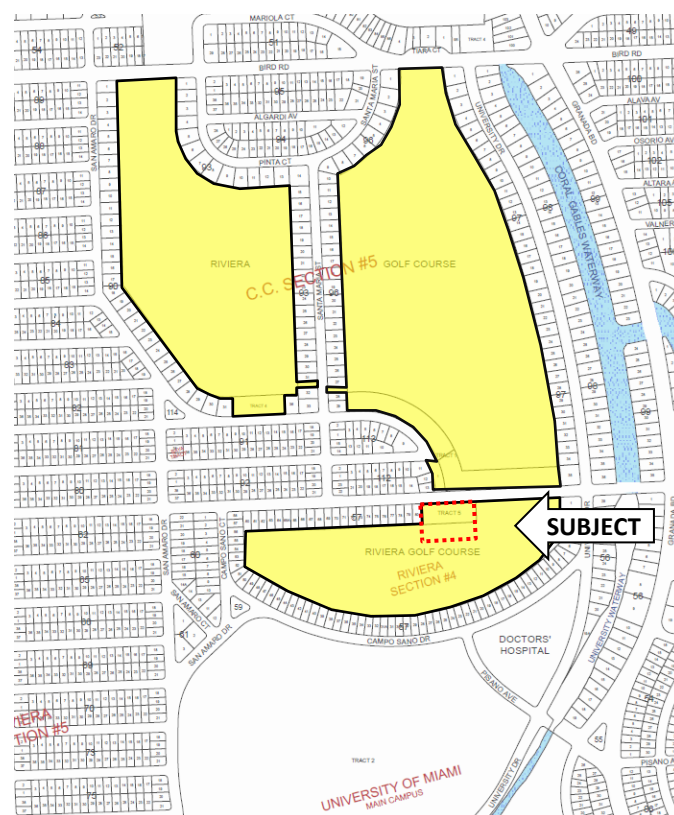
The Riviera Country Club contains a total of 113 acres, located west of University Drive and south of Bird Road within the Riviera Section Part 4. The subject property has both Parks and Recreation and Single-Family Low-Density Future Land Use Map (FLUM) designations and is within the Special Use (S) Zoning District. The subject property is occupied by the Riviera Country Club golf course, country club, fitness center and tennis facility, surrounded by single-family residences, and is located north of the University of Miami and Doctors' Hospital.

In 2016, Ordinance No. 2016-34 granted site plan approval for the Clubhouse and Fitness Center north of Blue Road, requiring any modifications to undergo Planning and Zoning Board and City Commission review and approval. In 2022, Riviera Country Club received approval under Ordinance No. 2022-10 for modifications to the existing site plan along Blue Road, with construction completed on August 1, 2023.

The current application focuses on the 2.3-acre tennis facility south of Blue Road. The proposed site plan includes demolishing the existing two-story tennis facility and replacing it with a new two-story tennis center designed in the Island-British Colonial architectural style. Additionally, the site plan proposes to reconfigure the eight (8) existing surface tennis courts to meet United States Tennis Association (USTA) tournament standards, modifying the parking lot to enhance landscaping and relocate the dumpster enclosure, installation of bicycle racks and extending the sidewalk along the public right-of-way to improve pedestrian connectivity along the north side of the tennis complex on the south side of Blue Road.

This renovation aims to modernize the outdated tennis facility, enhance the club's overall amenities, and improve accessibility for members and visitors. Over the past decade, Riviera Country Club has undergone significant upgrades, including renovations to its 1924-built 18-hole golf course, clubhouse, parking areas, and streetscape. The club maintains a consistent Island-British Colonial architectural style, incorporating wall trellis elements, louvered windows and shutters, and a raised stone-veneered landscape retaining wall to preserve its historic character.

Project Location. Context information exhibited below:



Lot, Subdivision, and Plat Map



Aerial Map

SITE DATA AND SURROUNDING USES

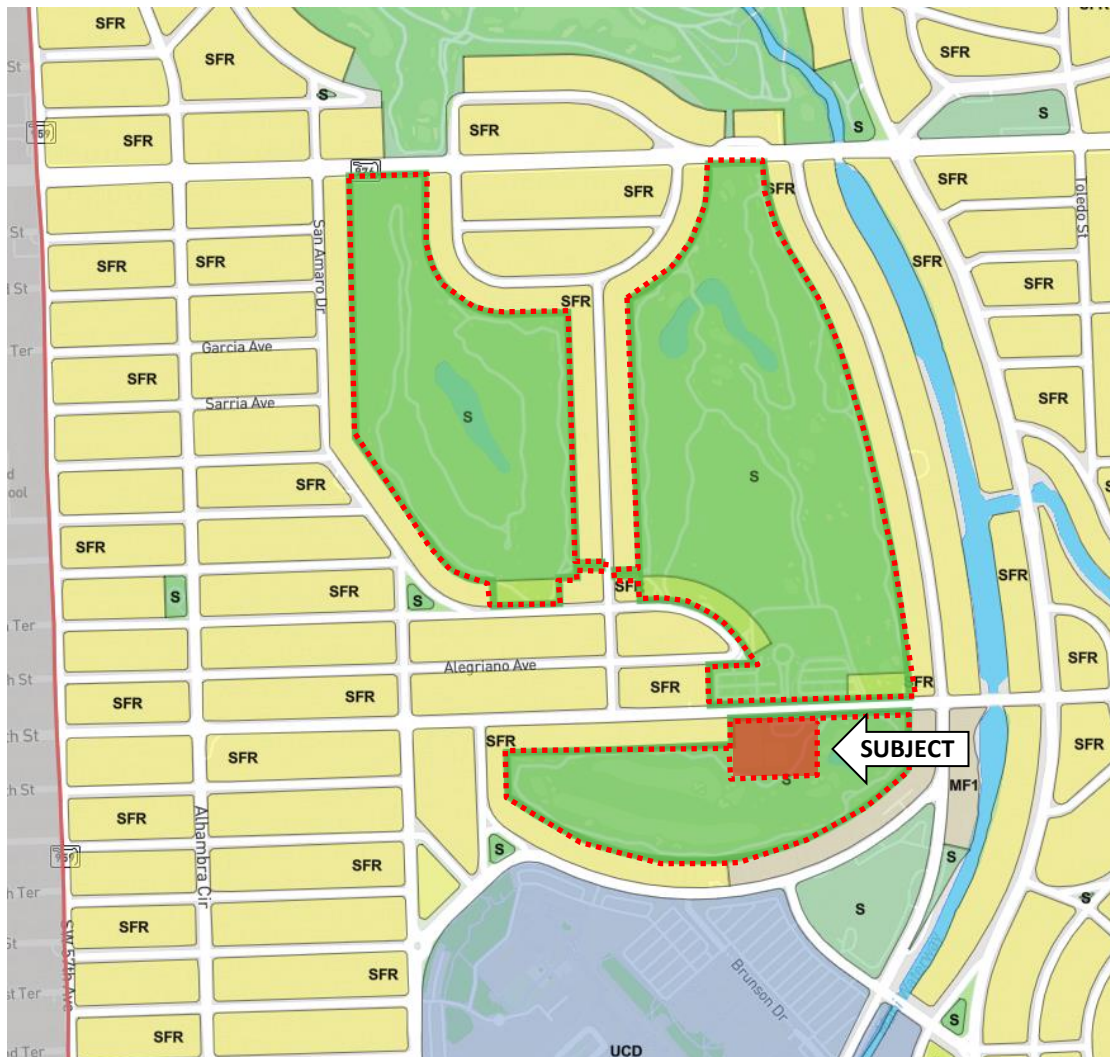
The following tables provide the subject property's designations and surrounding land uses:

Existing Property Designations

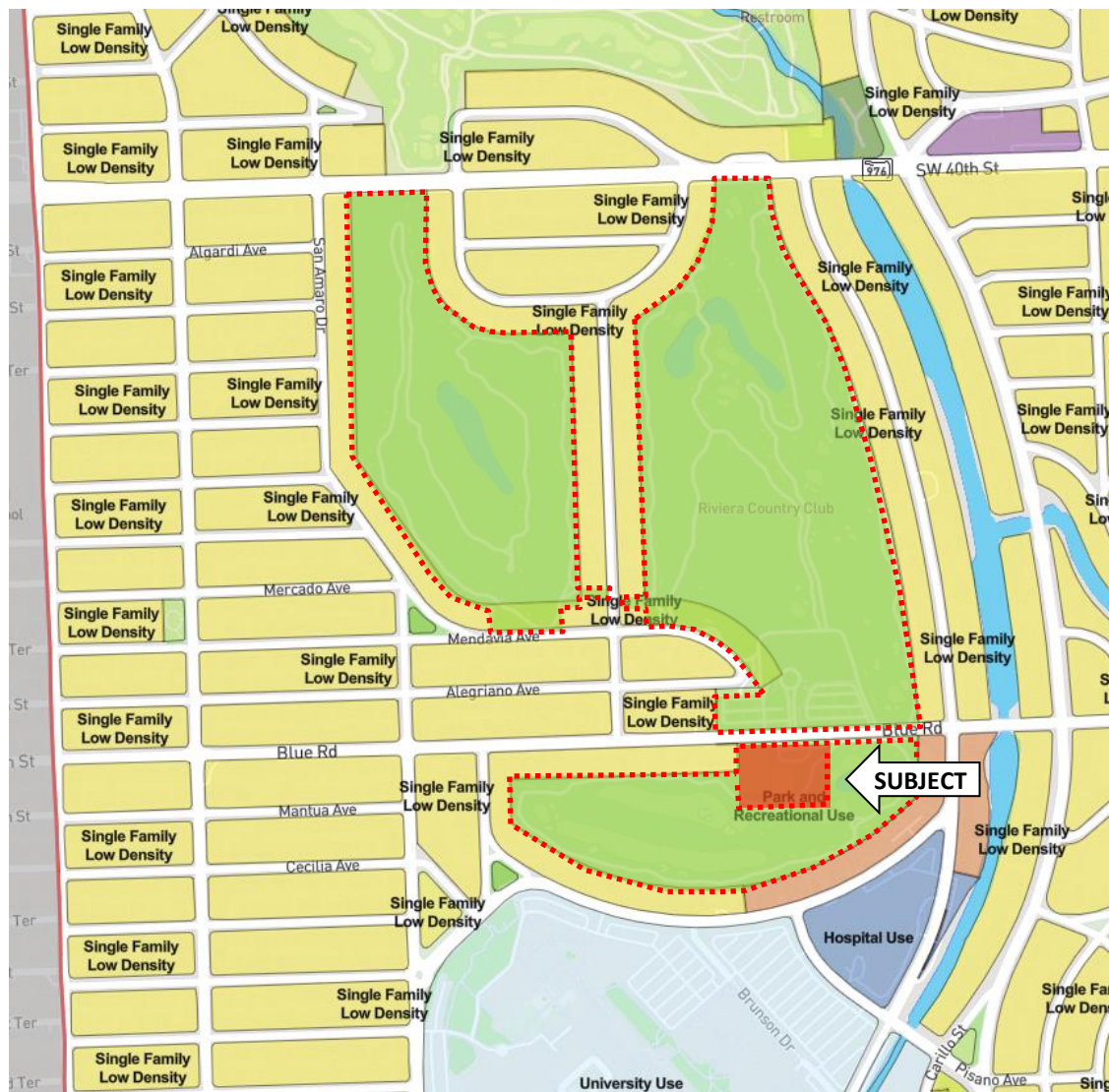
Future Land Use Map (FLUM) designation	Park and Recreational Use, Single-Family Low-Density
Existing land use	Civic Support
Zoning District Map designation	Special Use (S)
Overlay District	None
Site Specific	A-34 – Country Club Section Part 5
Coral Gables Redevelopment Infill District	Outside of the GRID

Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	Single-Family Residential, Biltmore Golf Course	Single-Family Low-Density	Single-Family Residential (SFR), Special Use (S)
South	Single-Family Residential, Multi-Family Duplex, University of Miami, Doctors Hospital	Single-Family Low-Density, Multi-Family Duplex Density, University Use and Hospital Use	Single-Family Residential (SFR), Multi-Family 1 Duplex (MF1), Special Use (S), University Campus District (UCD)
East	Single-Family Residential, Multi-Family Duplex	Single-Family Low-Density, Multi-Family Duplex Density	Single-Family Residential (SFR), Multi-Family 1 Duplex (MF1)
West	Single-Family Residential	Single-Family Low-Density	Single-Family Residential (SFR)



Existing Zoning



Future Land Use Map (FLUM)

3. FINDINGS OF FACT

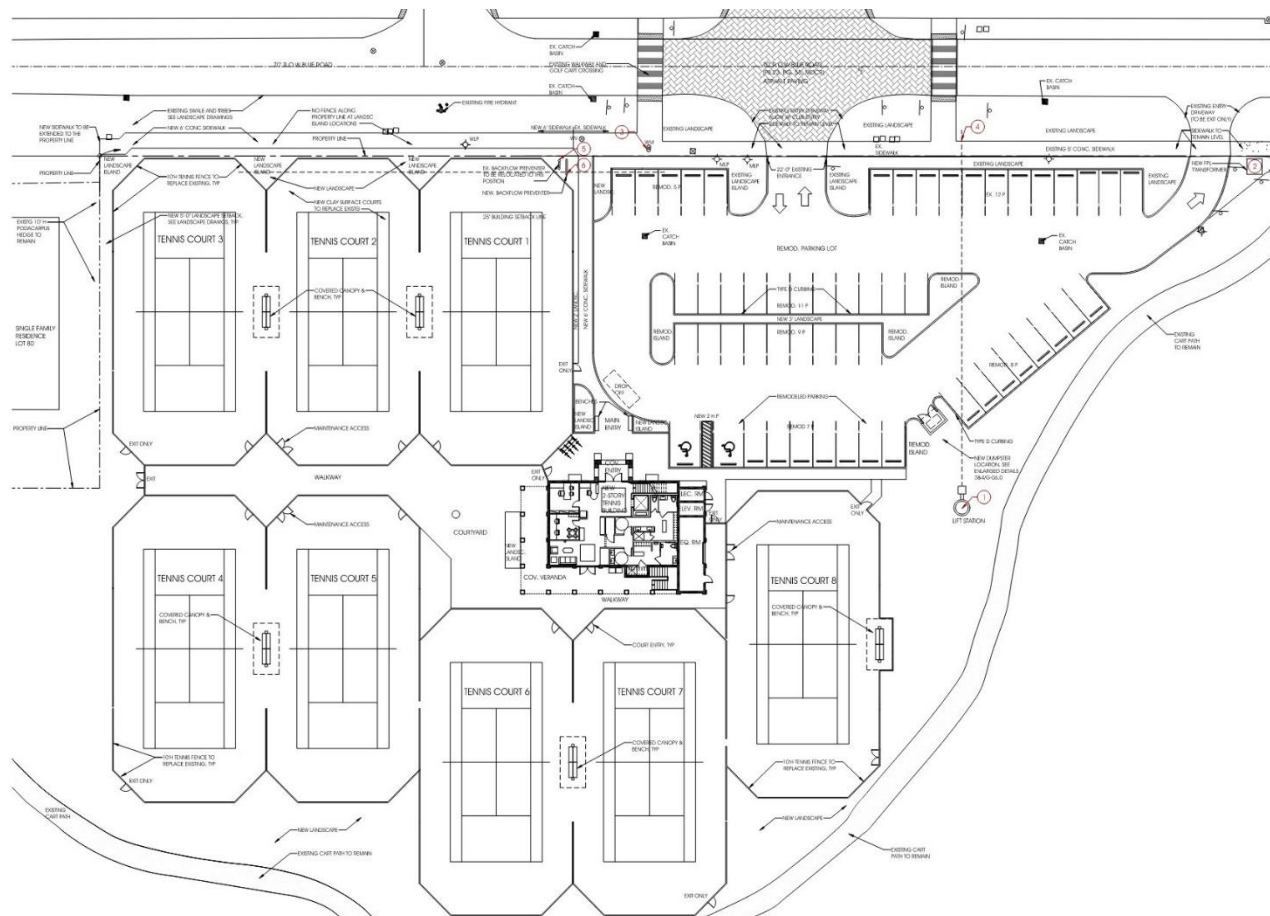
This section provides City staff's evaluation of the application and findings of fact related to the requested conditional use approval for a major amendment to the existing site plan. As part of the review process, the City must determine whether the application is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, complies with the Zoning Code, and adheres to all other applicable municipal regulations of the City of Coral Gables.

A Conditional Use application must meet the requirements pursuant to [Section 14-203 Conditional Uses](#), and comply with the applicable standards and criteria for a proposed conditional use pursuant to [Section 14-203.8 Standards for Review](#) as indicated within the tabular summary of Site Development Standards below:

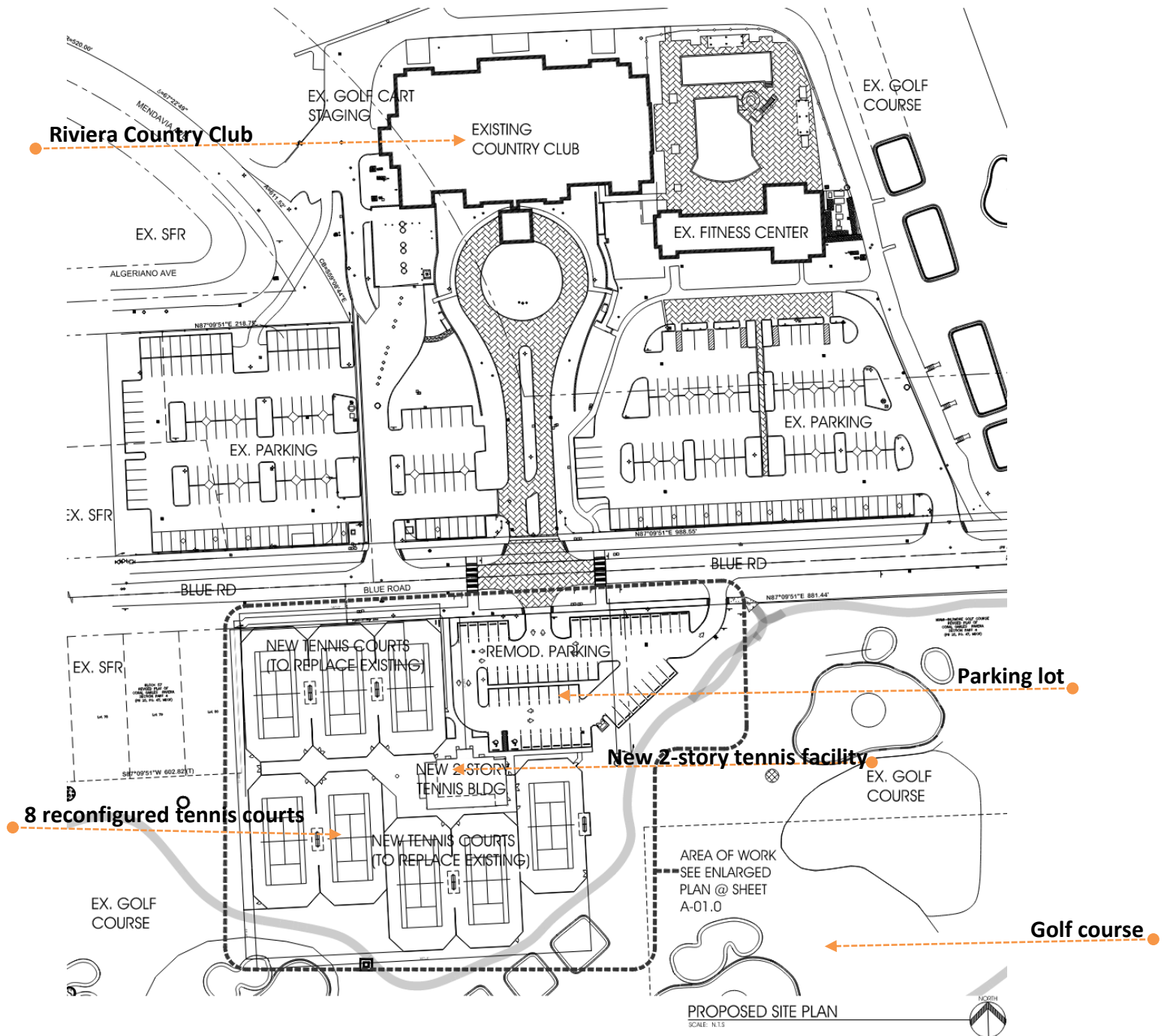
Site Development Standards

Standard	Project Data	
Zoning District	Special Use (S) District	
Future Land Use Map	Park and Recreational Use; Single-Family Low-Density	
Land Area	Riviera Country Club: 113 acres Tennis Facility: 2.3 acres	
Flood Zone	X	
	Required/Permitted	Proposed
Tennis Facility		
Floor Area Ratio (FAR)	0.35 FAR (1,722,798 sq. ft.)	48,346 sq. ft.
Building Height	45 ft.	45 ft.
Setbacks: Tennis Building		
Principal front (Blue Rd)	25 ft.	119 ft. 2 in.
Interior Side (East)	5 ft.	+700 ft.
Interior Side (West)	5 ft. min 20% of width up to max of 20 ft.	193 ft. 7 in.
Rear (South)	5 ft.	+700 ft.

Proposed Tennis Facility Area



Proposed Overall Site Plan



The proposed major amendment to the existing site plan must comply the standards and criteria for a conditional use pursuant to [Section 14-203.8 Standards for Review](#) as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	The proposed demolition of the existing two-story tennis center, reconfiguration of the tennis courts, and construction of a new 45-foot, two-story tennis center will enhance the Riviera Country Club's facilities, environment, and user experience. The project includes replacing the outdated facility with a new center, reconfiguring the eight tennis courts to meet USTA tournament standards, enhancing the parking lot with improved landscaping, relocating the dumpster enclosure, installing bicycle racks, and extending the sidewalk along Blue Road to improve pedestrian connectivity. This major amendment to the site plan is consistent with the goals and policies of the Comprehensive Land Use Plan and complies with the Site Development Standards of the Zoning Code.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	The proposed demolition of the existing two-story tennis center, reconfiguration of the tennis courts, and construction of a new 45-foot, two-story tennis center will enhance the Riviera Country Club's facilities, with landscaping that complements its surroundings. Located near single-family residences and the University of Miami to the south, the redevelopment is compatible with both existing and planned uses in the area. Additionally, the existing structure holds no historical significance, making the redevelopment an appropriate and beneficial choice for the site.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	The proposed two-story tennis center, along with the reconfiguration of the tennis courts, will not conflict with the needs or character of the surrounding neighborhood. The use of the property will remain consistent, maintaining the same number of tennis courts. The replacement of the existing structure with a new facility, designed in the Island-British Colonial style, is better aligned with the aesthetic preferences of Riviera Country Club members and golf patrons, offering an improvement over the current facility.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	The proposed site plan amendment will not adversely or unreasonably affect the use of other properties in the area, as the use of the subject property will remain consistent and maintain the same number of tennis courts. Additionally, the proposal is consistent with the underlying Special Use zoning and meets the required site development standards.
E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.	As previously stated, the proposed site plan amendment is compatible with the nature, condition, and development of adjacent properties, buildings, and structures. The new building will be located within the Riviera Country Club, bordered by single-family residences to the north, east, and west, and situated north of the University of Miami. The replacement of the existing structure will not negatively impact these surrounding areas, as the use and number of members will remain unchanged. Additionally, the new facility may attract more

STANDARD	STAFF EVALUATION
	families to the neighborhood, contributing positively to the local economy.
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	The subject property, located at 1155 Blue Road, consists of portions of Tracts 1 and 5 of the Riviera Country Club, a section of the Miami-Biltmore Golf Course of Riviera Section Part 4, and Lots 10 through 13, Block 112, Country Club Section Part 5. The subject property contains 113 acres, with the tennis facility covering 2.3 acres, fully meeting all required site development standards.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	The proposed amendment to the site plan will not be detrimental to the health, safety, or general welfare of the community with the demolition and reconstruction of the tennis center that provides enhanced recreational opportunities, stimulates economic development, and promotes a greater sense of safety within the neighborhood. The new tennis facility will replace the outdated structure and offer updated amenities. The eight tennis courts will be reconfigured to meet USTA tournament standards, and the parking lot will be enhanced with improved landscaping. Additional improvements include relocating the dumpster enclosure, installing bicycle racks, and extending the sidewalk along Blue Road to improve pedestrian connectivity. These upgrades will preserve continued access for surrounding neighbors while improving the aesthetics of the Riviera Country Club. As a result, the project will strengthen the overall well-being of the community.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	The parking lot design includes two (2) access points from Blue Road: a 22-foot main entry/exit and a 16'4" one-way egress on the east side. The layout has been reconfigured to improve traffic flow, with better turning radii to accommodate drop-off and pick-up areas, as well as a bypass lane adjacent to the new tennis center entrance. Additionally, pedestrian circulation has been enhanced, and landscaping has been increased, including improvements to the interior landscaped parking islands.
I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	The proposed site plan meets the concurrency standards and will not place an undue burden on public facilities. The trip generation statement prepared by Simmons & White, dated 1/24/2025, the project is expected to generate 7 additional trips in the morning, and 9 additional trips in the afternoon/evening. Public Works has reviewed and accepted the trip generation analysis and will not require a traffic study. Additionally, the Riviera Country Club will not be increasing its membership numbers.

Staff Comments: Based upon the Findings of Facts provided herein presented, Staff finds and concludes that the application for a conditional use approval for a major amendment to the existing site plan satisfies and meets the provisions of the Zoning Code.

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	Objective FLU-1.9. Encourage sound innovation in the development standards of the City’s Zoning Code which provides a continuing process to respond to community needs.	Complies
4	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
5	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
6	Objective FLU-2.1. The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City’s Comprehensive Plan, and are consistent and compatible with County, State, and Federal plans and regulations.	Complies
7	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
8	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
9	Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City’s Zoning Code that ensure high quality design of buildings and spaces.	Complies
10	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
11	Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
12	Objective REC-1.4. Promote convenient public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10-minute walk for every resident within the City.	Complies

Staff Comments: The application seeks conditional use approval for a major amendment to the existing site plan for the property located at 1155 Blue Road. The proposed site plan of a new two-story tennis center, the reconfiguration of existing tennis courts, and modifications to the parking lot are intended to enhance the club’s facilities, improve pedestrian connectivity, increase landscaping, and ensure compliance with tennis court tournament regulations.

Riviera Country Club’s proposal to replace the existing tennis facility with a new, state-of-the-art facility enhances the area and benefits surrounding residents. The redesign will offer club members, golf patrons, and visitors an upgraded tennis center with improved amenities while maintaining the picturesque environment and high-quality living standards of the neighborhood. Additionally, the project may contribute to increased property values. Architectural improvements at the street level, such as landscaped bicycle parking and the relocation of the dumpster (now screened from view along Blue Road), further enhance the site's appearance. The proposed tennis facility is located within a 10-minute walk of single-family homes, encouraging walking and biking. The use remains unchanged and continues to be compatible with surrounding uses, including single-family residences, the University, and hospital facilities. Staff finds the proposal to be consistent with the identified goals, objectives, and policies of the Comprehensive Plan.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION

City Review Timeline. The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	11.22.2024
Board of Architects	01.9.2025
Planning and Zoning Board	02.12.2025
City Commission – First Reading	TBD
City Commission – Second Reading	TBD

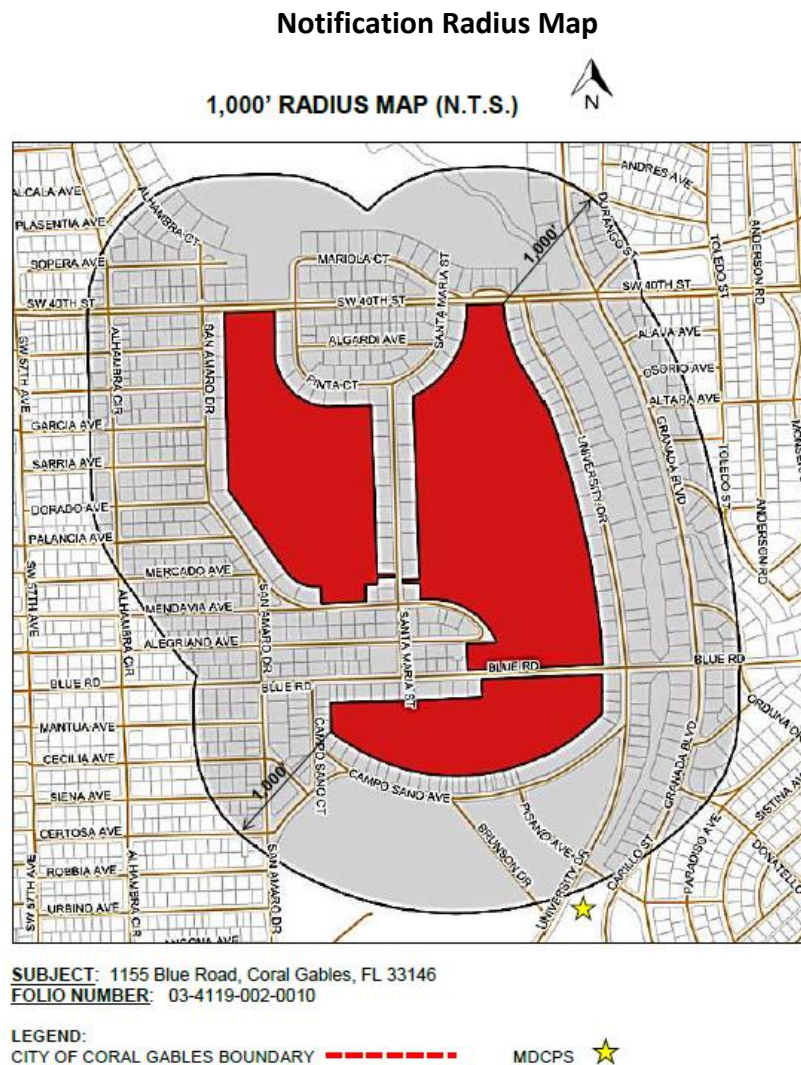
Department	DRC 11.22.2024	Board of Architects	Comments Provided
Historical Resources and Cultural Arts	X		N
Art in Public Places	X		N
Parking	X		Y
Police	X		N
Fire	X		Y
Public Works (Traffic)	X		Y
Public Works (Engineering)	X		Y
Public Works (Utilities)	X		Y
Zoning	X		Y
Planning	X		Y

City Architect	X	X	Y
Building	X		N
Greenspace Management	X		Y

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on January 29, 2025, with notification to all property owners within 1,000 feet of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division. A summary of the meeting is provided under Attachment A.

Article 15, “Notices,” Section 15-100 of the Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. 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. There were 792 notices mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.



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

PUBLIC NOTICE	DATE
Mailed notification for neighborhood meeting	1.15.2025
Applicant neighborhood meeting	1.29.2025
Mailed Notification for PZB meeting	1.29.2025
Sign posting of property	1.29.2025
Legal advertisement	1.31.2025
Posted Staff report on City web page	2.07.2025

5. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **Approval, with conditions.**


All other conditions contained in Ordinance No. 2016-34 and Ordinance No. 2022-10 shall remain in effect of the application.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Ordinance No. 2016-34
- C. Ordinance No. 2022-10
- D. Notice mailed to all property owners within 1,000 feet of the property and legal ad.
- E. PowerPoint 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,


Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, 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 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.

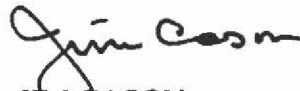
(Moved: Keon / Seconded: Lago)

(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

Attachment C

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-10

AN ORDINANCE OF THE CITY COMMISSION GRANTING APPROVAL OF A SITE PLAN AMENDMENT PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS" SECTION 14-203, "CONDITIONAL USES," FOR A PREVIOUSLY APPROVED COUNTRY CLUB BY ORDINANCE NO. 2016-34, 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. (LEGAL DESCRIPTION ON FILE AT THE CITY).

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 Mark Snure on behalf of Riviera Country Club, requesting Site Plan Amendment: 1.) to change the paving material at the main entrance on Blue Road, from concrete pavers to asphalt; 2.) change the crosswalks from concrete pavers to thermo-plastic paint; 3.) change concrete pavers on the east and west parking lot entrances with Coral Gables beige concrete; 4.) eliminate two (2) on-site parking spaces to allow for new FPL switch cabinets; and 5.) to change street tree species from ironwood to live oak; and

WHEREAS, included in the condition of approval, 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 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 10, 2021, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the February 10, 2021 Planning and Zoning Board meeting, the Board recommended approval of all the requested changes to the previously approve Site Plan (vote: 7-0), pursuant to the Zoning Code, Article 14 “Process” Section 14-203 “Conditional Uses”; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on March 9, 2021, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the proposed changes to the previously approved Site Plan, and after due consideration and discussion, the City Commission voted to approve requests 3, 4, and 5, but did not approve requests 1 and 2 (vote: 5-0); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on March 29, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, during the March 29, 2022 quasi-judicial hearing, the City Commission heard testimony from the City’s Planning and Zoning Director and the City’s Public Works Director; and

WHEREAS, based on the explanations provided that the initially-required pavers are interlocking concrete pavers used throughout Miami-Dade County and not pavers such as those seen in other areas of the City, that developers are, as a matter of policy, responsible for the maintenance of any improvements in the right-of-way, and that the required pavers serve as a traffic calming element, which constitutes competent substantial evidence, the City Commission voted to approve requests 3, 4, and 5, but did not approve requests 1 and 2; and

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 Site Plan amendment to: change concrete pavers on the east and west parking lot entrances with Coral Gables beige concrete; eliminate two (2) on-site parking spaces to allow for new FPL switch cabinets; and to change street tree species from ironwood to live oak, on the south side, is granted.

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 TWENTY-NINTH DAY OF MARCH, A.D.,
2022.


(Moved: Mena / Seconded: Anderson)
(Yeas: Mena, Menendez, Anderson, Fors, Jr., Lago)
(Unanimous: 5-0 vote)
(Agenda Item: F-1)

APPROVED:

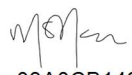
DocuSigned by:

53B880AB93824A5...


VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

358417D2FA884FF...
BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

03A0CB1421E64AC...
MIRIAM SOLER RAMOS
CITY ATTORNEY

	City of Coral Gables Notice of Public Hearing	
Applicant:	Riviera Country Club	
Application:	Amendment to Site Plan (Ordinance No. 2016-34)	
Property:	1155 Blue Road	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board Wednesday, February 12, 2025, 6:00 p.m. Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Wednesday, February 12, 2025** on the following application at the Coral Gables Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida:

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. (Legal description on file at the City).

An application has been submitted by Riviera Country Club (the "Applicant") to the City of Coral Gables for major amendment to the site plan that was approved under Ordinance No. 2016-34. The Applicant seeks to demolish and reconstruct the existing tennis facility on the south side of Blue Road at 1155 Blue Road. The proposed site plan includes a new 2-story tennis facility and 8 surface tennis courts. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

Additional information may be found at www.coralgables.com. Please forward to other interested parties. The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also comment on an item on the agenda by sending an email to planning@coralgables.com prior to the meeting. Sign up to receive future public notices via email at <https://shorturl.at/N3X6w>.

Sincerely,

City of Coral Gables, Florida



Services & Information ▾

News & Social Media ▾


Your Government ▾

Employees ▾

Public Notice - Local Planning Agency/Planning and Zoning Board Public Hearing

Coral Gables | Publish Date: Jan 31, 2025


PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on Wednesday, February 12, 2025, at 6:00 p.m., Community Meeting Room located at Coral Gables Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida 33134.



Riviera Country Club

CONDITIONAL USE | MAJOR AMENDMENT TO SITE PLAN
(ORDINANCE NO. 2016-34)

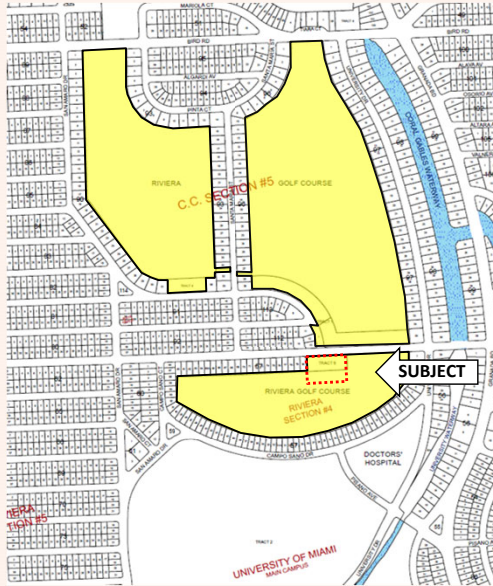
PLANNING & ZONING BOARD
FEBRUARY 12, 2025



1

BACKGROUND

- **Request:** a public hearing to consider an application for the approval of a conditional use for a major amendment to an existing site plan to enhance the existing tennis center facility
- **Location:** 1155 Blue Road
- **Folio #:** 03-4119-002-0010
- **Current Use:** Recreational Use
- **Applicant:** Riviera Country Club
- **FLUM Category:** Park and Recreational Use and Single-Family Low-Density
- **Current Zoning:** Special Use (S) District
- **Area:** 113 acres

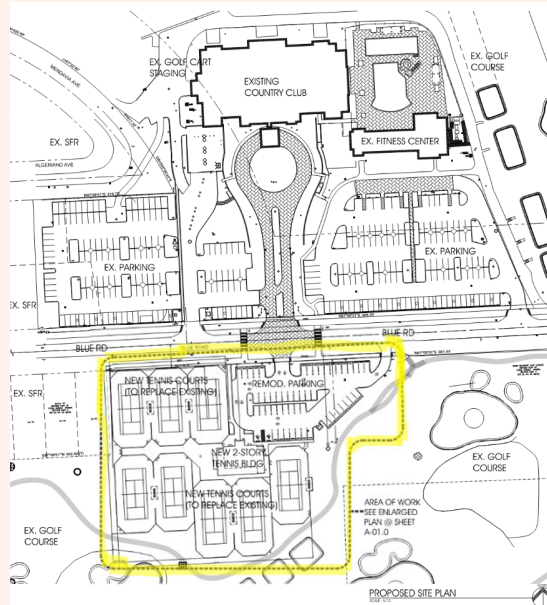


2

REQUEST

The Planning and Zoning Board to consider the request for a Major Amendment to an existing Site Plan (Ordinance 2016-34) - Conditional Use to enhance the existing tennis center facility and to make a recommendation to the City Commission.

- Development Review Committee (DRC):
meeting held on November 22, 2024
- Board of Architects (BOA):
meeting held on January 9, 2025
- Neighborhood Participation Meeting (NPM):
meeting held on January 29, 2025



3

REQUEST

ORDINANCE NO. 2016-34

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.

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:

- Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:
 - Site plans, building plans, elevations and landscape plans prepared by Peacock and Lewis, Architects and Planners, LLC, dated 12.14.15.
 - 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.
 - All representations proffered by the applicant's representatives as a part of the review of the application at public hearings.
 - 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.

4

FUTURE LAND USE AND ZONING MAPS

Future Land Use Map (FLUM):
Park and Recreational; Single-Family Low-Density



Zoning Map:
Special Use (S) District



5

EXISTING CONDITIONS

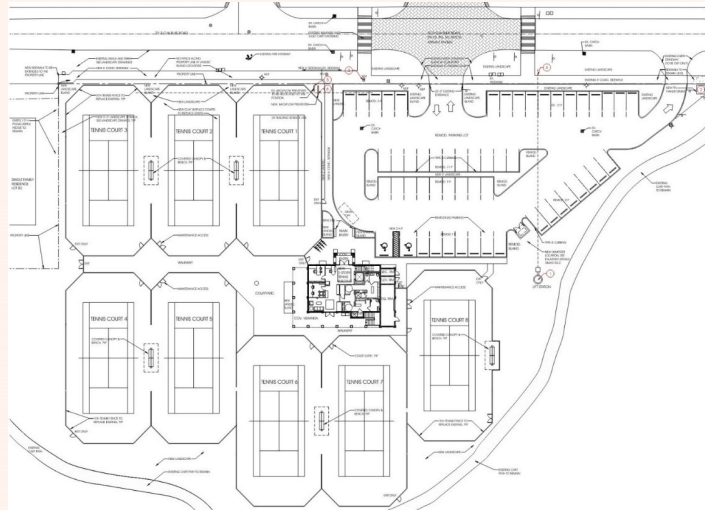


6

PROPOSED TENNIS FACILITY AREA

Standard	Project Data	
Zoning District	Special Use (S) District	
Future Land Use Map	Park and Recreational Use; Single-Family Low-Density	
Land Area	Riviera Country Club: 113 acres Tennis Facility: 2.3 acres	
Flood Zone	X	
	Required/Permitted	Proposed
Tennis Facility		
Floor Area Ratio (FAR)	0.35 FAR (1,722,798 sq. ft.)	48,346 sq. ft.
Building Height	45 ft.	45 ft.
Setbacks: Tennis Building		
Principal front (Blue Rd)	25 ft.	119 ft. 2 in.
Interior Side (East)	5 ft.	+700 ft.
Interior Side (West)	5 ft. min 20% of width up to max of 20 ft.	193 ft. 7 in.
Rear (South)	5 ft.	+700 ft.

Proposed Tennis Facility Area



7

PROPOSED TENNIS FACILITY AREA

Proposed Tennis Facility Area



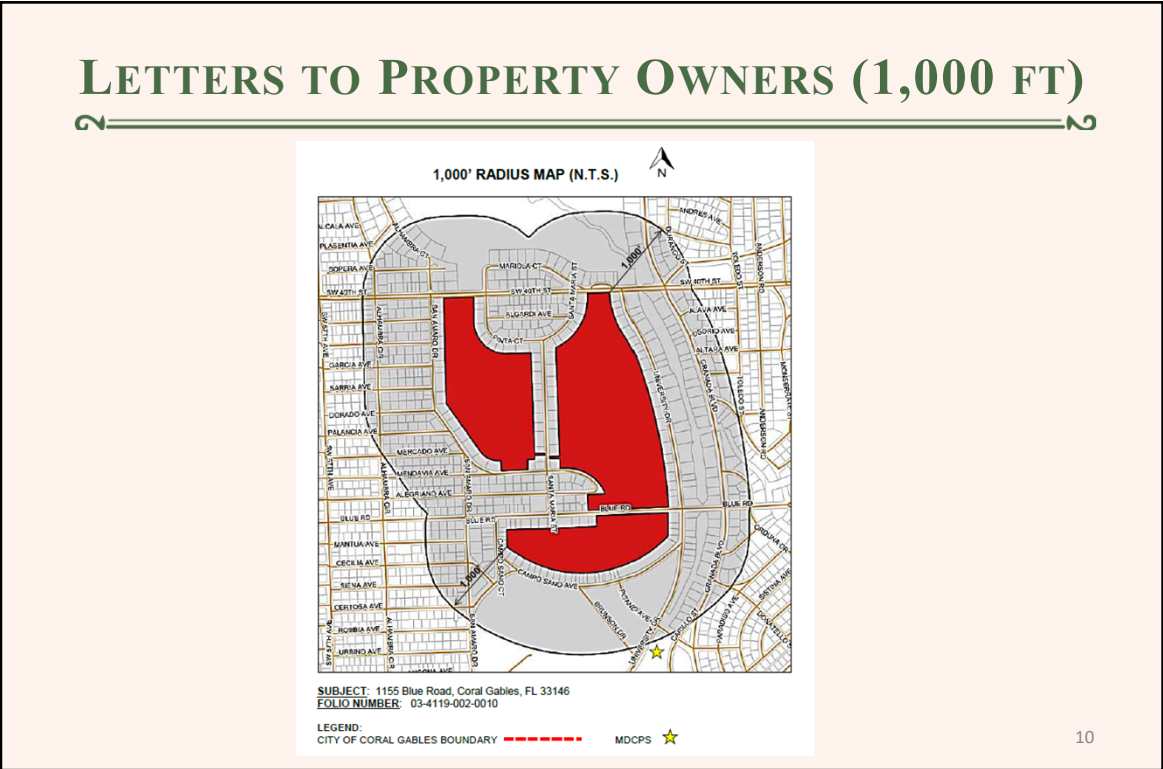
Front View



Rear View

8

<u>REVIEW TIMELINE – PROPOSED PROJECT</u>	
1	DEVELOPMENT REVIEW COMMITTEE (DRC) 11.22.2024
2	BOARD OF ARCHITECTS (BOA): 1.9.2025
3	NEIGHBORHOOD PARTICIPATION MEETING (NPM): 1.29.2025
4	PLANNING AND ZONING BOARD (PZB): 2.12.2025
5	CITY COMMISSION – 1ST READING: TBD
6	CITY COMMISSION – 2ND READING: TBD
9	



<u>PUBLIC NOTIFICATION</u>	
2 TIMES	LETTERS TO PROPERTY OWNERS: NEIGHBORHOOD PARTICIPATION MEETING, PZB
3 TIMES	PROPERTY POSTING: DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB
11	

11

COMPREHENSIVE PLAN
<p>Staff's determination is that this application is <u>consistent</u> with the Comprehensive Plan Goals, Objectives and Policies.</p>
12

12

STAFF RECOMMENDATION

2

2

STAFF RECOMMENDATION & CONDITIONS OF APPROVAL:

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends Approval, with conditions.

All other conditions contained in Ordinance No. 2016-34 and Ordinance No. 2022-10 shall remain in effect of the application.

13



Riviera Country Club

CONDITIONAL USE | MAJOR AMENDMENT TO SITE PLAN
(ORDINANCE NO. 2016-34)

PLANNING & ZONING BOARD
FEBRUARY 12, 2025



14