



City of Coral Gables Planning and Zoning Staff Report

Applicant: Mark Snure on behalf of Riviera Country Club
Application: Site Plan Amendment
Property: 1155 Blue Road, Coral Gables, Florida
Public Hearing: Planning and Zoning Board
Date & Time: February 10, 2021; 6:00 – 9:00 p.m.
Location: **HYBRID Meeting (public participation on ZOOM platform)** Meeting ID: 943 7344 8009
Phone: (305) 461-6769

1. APPLICATION SUMMARY

On June 14, 2016, the City Commission adopted Ordinance No. 2016-34 granting Conditional Use approval with Site Plan for a new club house and fitness building located at the Riviera Country Club, 1155 Blue Road. Also approved was a parking lot with 325 parking spaces and a ten (10) foot wide multi-use path in front of the property along the north side of Blue Road. 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.”*

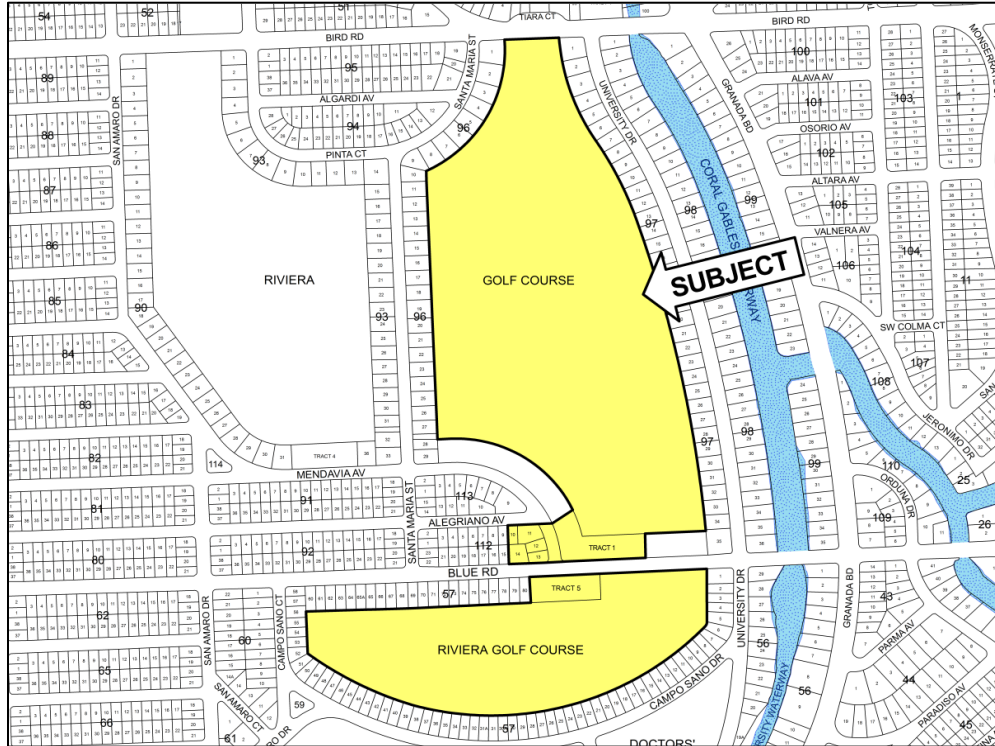
Currently, an application has been submitted by Mark Snure on behalf of Riviera Country Club, requesting Site Plan Amendment to the previously approved Country Club. The request is to change the paving material at the main entrance on Blue Road, from concrete pavers to asphalt; change the crosswalks from concrete pavers to thermo-plastic paint; 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. The application package submitted by the Applicant is provided as Attachment A.

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. The Ordinance under consideration is as follows:

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 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)

The Riviera Country Club property is 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, as shown on the following location map and aerial:

Location Map



Aerial



Property Designations and Surrounding Uses

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

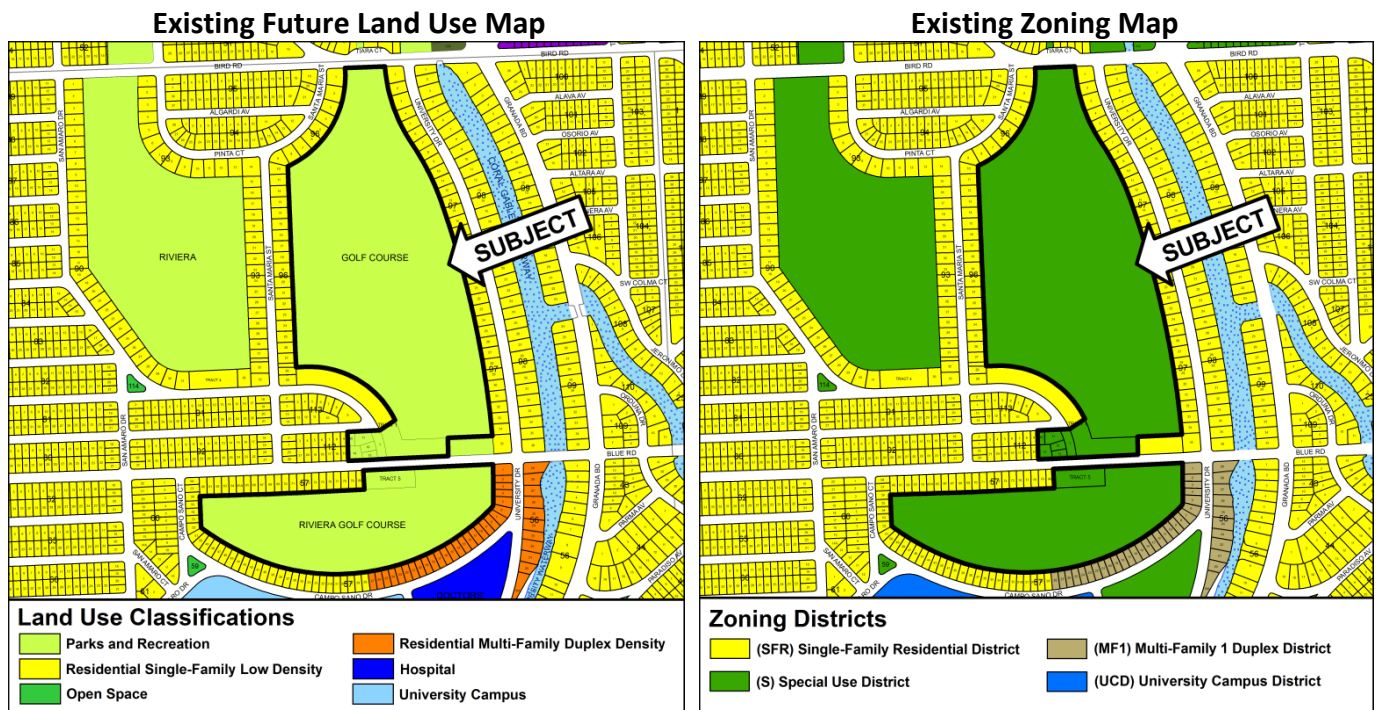
Existing Property Designations

Comprehensive Plan Future Land Use Map designation	“Parks and Recreation”
Zoning Map designation	Special Use (S) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	One and two story single-family residences	“Residential Single-Family Low Density”	Single-Family Residential (SFR) District
South	One and two story single-family residences and two story duplex residences	“Residential Single-Family Low Density” and “Residential Multi-Family Duplex Density”	Single-Family Residential (SFR) District and Multi-Family 1 Duplex (MF1) District
East	One and two story single-family residences	“Residential Single-Family Low Density”	Single-Family Residential (SFR) District
West	One and two story single-family residences and one and two story duplex residences	“Residential Single-Family Low Density” and “Residential Multi-Family Duplex Density”	Single-Family Residential (SFR) District and Multi-Family 1 Duplex (MF1) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	N/A
Board of Architects	02.11.16
Historic Preservation Board	N/A
Planning and Zoning Board	02.10.2021
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

Proposal – Amendment to Conditional Use with Site Plan

The request is to change the paving material at the main entrance on Blue Road, from concrete pavers to asphalt; change the crosswalks from concrete pavers to thermo-plastic paint; 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. The application package submitted by the Applicant is provided as Attachment A.

Zoning Code Section 2-301, “Special Use (S) District” identifies country clubs as a conditional use within Special Use (S) zoning districts, and that proposed amendments to an approved site plan shall comply with the public hearing review requirements established in the Zoning Code Article 14, Section 14-203, “Conditional Uses” [formerly Article 3, Division 4].

Site Plan Information:

Type	Permitted/Required	Existing/Clubhouse
Total site area	378,972 sq. ft. (8.7 acres)	378,972 sq. ft. (8.7 acres)
Floor area ratio (FAR)	0.35 FAR	0.12 FAR
FAR x total site area =	132,640 sq. ft.	44,923 sq. ft.
Building height	45'-0"	45'-0"
Open landscaping (35%)	132,640 sq. ft.	145,926 sq. ft.

2. FINDINGS OF FACT

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

Findings of Fact - Conditional Use Site Plan Review

The Applicant's proposed amendment to the Riviera Country Club site plan is considered a "Conditional Use" as it is located within a Special Use (S) zoning district and, therefore, requires review and evaluation pursuant to various sections of the City's Official Zoning Code. In addition, per 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."*

Planning Staff's review of the criteria set out in Section 14-203.8 [formerly 3-408], "Standards for Review" is as follows:

- A. *"The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan."*

Staff comments: On June 14, 2016, the City Commission adopted Ordinance No. 2016-34 granting Conditional Use with Site Plan approval for the club house and fitness building and was determined to be consistent with the CP's Goals, Objectives and Policies. All conditions of approval and site plan provisions contained in Ordinance 2016-34 shall remain in effect.

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

Staff comments: The Riviera County Club is surrounded primarily by residential community with the University of Miami, and other cultural and institutional uses within the residential neighborhood. It is compatible with the surrounding uses.

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

Staff comments: The area around the Riviera County Club is primarily a residential community with the University of Miami, schools, places of worship and other cultural and institutional uses interspersed within the residential neighborhood. The Application does not conflict with the character of the neighborhood.

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

Staff comments: The county club house will not adversely affect the use of other property in the area. The previously approved site improvements to the right-of-way including a revised parking lot that will remove parking from the swales and a continuous sidewalk along the property on the north side of Blue Road will enhance the area. However, staff is recommending that the entrance and the crosswalks remain concrete pavers as it was previously approved.

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

Staff comments: The Application does not alter the existing conditional uses which are currently located on the property which have been compatible with adjacent uses and structures.

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

Staff comments: The development meets the requirements of the Zoning Code and improves upon the existing conditions by accommodating all parking on-site where currently parking occurs within the right-of-way along Blue Road. The proposed amendment to change the paving material on the main entrance and crosswalks would diminish the pedestrian experience.

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

Staff comments: The previously approved country along with all the site improvements is beneficial to the area as it improves parking conditions and provides a sidewalk making is safer for pedestrians and residents within the area. The proposed amendment to change the paving material from concrete pavers to asphalt will diminish the pedestrian experience.

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

Staff comments: Concrete pavers create a well-defined path for pedestrian, and textured crossings that increases driver’s awareness for vehicular traffic. The Applicant’s proposal to change the paving material to asphalt and thermo-plastic paint does not promote a well-defined vehicular and pedestrian circulation.

- I. *“The proposed conditional use satisfies the concurrency standards of Section 14-218 [formerly Article 3, Division 13] and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The proposed amendment will not adversely impact public facilities and traffic as there will be no increase in membership and the overall building square footage is a reduction compared to the existing facilities.

Board of Architects Review

The proposed Site Plan Amendment Riviera Country Club site plan was reviewed by the Board of Architects and received preliminary approval on 02.11.16.

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

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
4.	Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.	Complies
5.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
7.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
9.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
10.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
11.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
12.	Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City’s Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
13.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
14.	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
15.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City’s existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

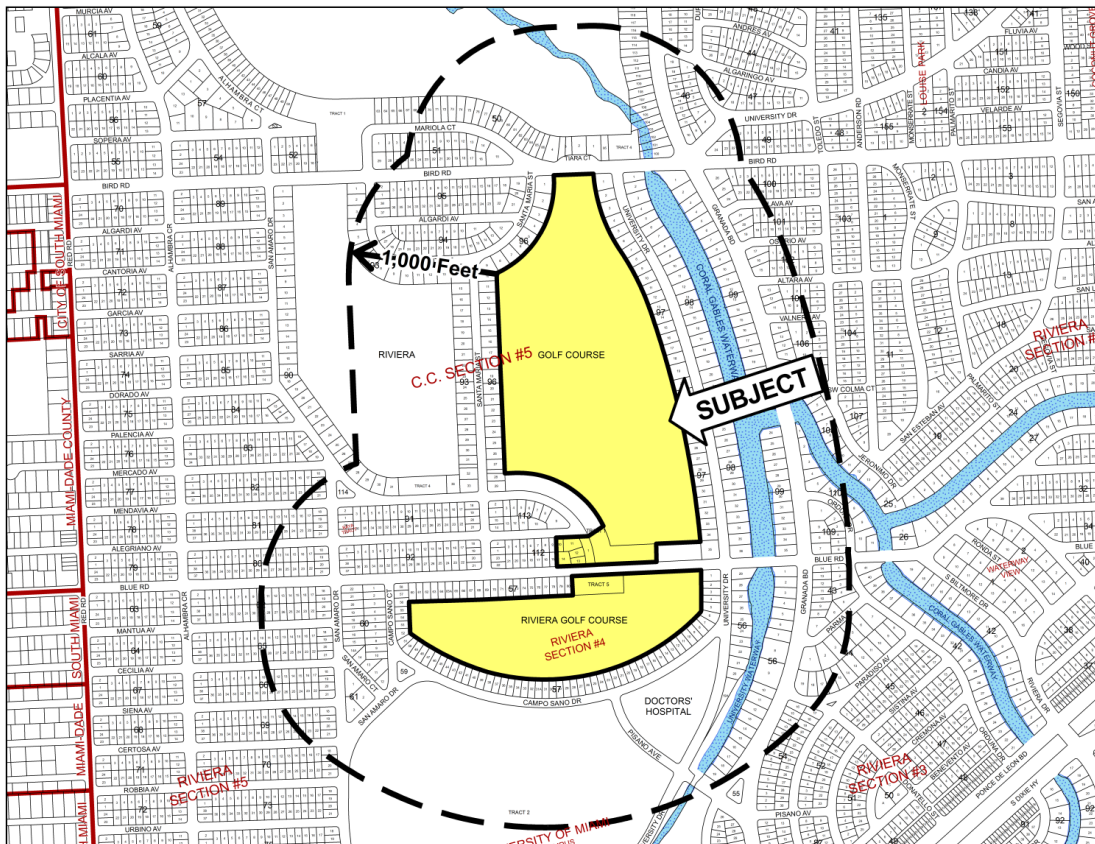
Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval stated in Ordinance No. 2016-34.

3. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on January 25, 2021.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 386 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C. A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Public information meeting	01.25.21
Notification - 1,000 feet	01.28.21
Posting of property	01.28.21
Legal advertisement	01.29.21
Posted agenda on City web page/City Hall	02.05.21
Posted Staff report on City web page	02.05.21

4. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this report recommends the following:

1. Change from concrete pavers to asphalt at the main entrance on Blue Road - DENIAL
2. Change from concrete pavers to thermo-plastic paint at the crosswalks – DENIAL
3. Change from concrete pavers to Coral Gables beige concrete on parking lot entrances - APPROVAL
4. Eliminate two (2) on-site parking spaces – APPROVAL
5. Change of street tree species from ironwood to live oak - APPROVAL

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

5. ATTACHMENTS

- A. Applicant's submittal package.
- B. 01.29.21 Legal advertisement published.
- C. 01.28.21 Notice mailed to all property owners.
- D. Powerpoint Presentation

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias, Ph.D. AIA AICP LEED AP
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida