



**City of Coral Gables
CITY COMMISSION MEETING
March 11, 2025**

ITEM TITLE:

Ordinance on First Reading. Conditional Use | Major Amendment to Site Plan (Ordinance 2016-34)

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).

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their February 12, 2025, meeting recommended approval with conditions (vote: 5-0) of the request for amending Ordinance 2016-34

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
1.9.2025	Board of Architects (BOA)	Approval (vote: 8-0)

BRIEF HISTORY:

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.

Planning & Zoning Board

At the February 12, 2025, Planning and Zoning Board meeting, the Board briefly discussed the proposed site plan, including the reconfiguration of the existing eight (8) surface tennis courts to meet United States Tennis Association (USTA) tournament standards, the parking lot modifications, and the traffic trip generation statement by Simmons & White (dated 1/24/2025). The traffic statement indicated a minimal increase of 7 morning and 9 evening peak-hour trips and the applicant confirmed that the project would not result in any increase in membership at the Riviera Country Club. Following this discussion, the Board unanimously recommended approval of the application (vote: 5-0) with additional conditions.

The Applicant's submittal package is provided as Exhibit A, and the Draft Ordinance as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
1.15.2025	Mailed Notification for Neighborhood Participation Meeting
1.29.2025	Applicant Neighborhood Meeting
1.29.2025	Mailed Notification for PZB Meeting
1.29.2025	Sign Posting for PZB meeting
1.31.2025	Legal Advertisement
2.07.2025	Posted PZB Agenda and Staff Report on City web page
2.26.2025	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
03.04.2025	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		

2.	\$0		
Total:	\$0		
Fiscal Impact: The approval to amend Ordinance No. 2016-34 will not have a direct fiscal impact on the City.			

EXHIBITS:

- A. Applicant's Submittal.
- B. Draft Ordinance.
- C. 02 12 25 Planning & Zoning Staff Report.
- D. Excerpt of 02 12 25 PZB Meeting Minutes.
- E. Mailed Notice.
- F. PowerPoint Presentation.