



**City of Coral Gables  
CITY COMMISSION MEETING  
March 8, 2022**

**ITEM TITLE:**

**Ordinance on First Reading. Site Plan Amendment.** 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)

**DEPARTMENT HEAD RECOMMENDATION:**

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

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 02.10.21 meeting recommended approval of all the requested Site Plan changes (vote: 7 yes – 0 no).

**BRIEF HISTORY:**

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.*"

On March 9, 2021, the City Commission deferred the item. On March 23, 2021, the City Commission heard the item again but voted to continue the item. Mayor Lago requested to meet with the Country Club representatives, and to look for more options.

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; add understory plantings along north side and south side of Blue Road; and, add decorative post-top lighting for road/multi-use path along north side and south side of Blue Road.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**


Date	Board/Committee	Comments (if any)
02.10.21	Planning and Zoning Board	Recommended approval (vote: 7 yes – 0 no)

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
01.25.21	Neighborhood meeting
01.28.21	Notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
01.28.21	Property posted for Planning and Zoning Board meeting.
01.29.21	Legal advertisement published for Planning and Zoning Board meeting.
02.05.21	Planning and Zoning Board meeting agenda posted at City Hall.
02.05.21	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
02.05.21	City Commission meeting agenda posted on City web page.
03.16.21	City Commission meeting agenda posted on City web page.
05.28.21	City Commission meeting agenda posted on City web page.
03.01.22	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

Asst. Director of Development Services  
for Planning and Zoning



**EXHIBIT(S):**

- A. Draft Ordinance – Site Plan Amendment
- B. Update from the Applicant