


***Riviera
Country Club***

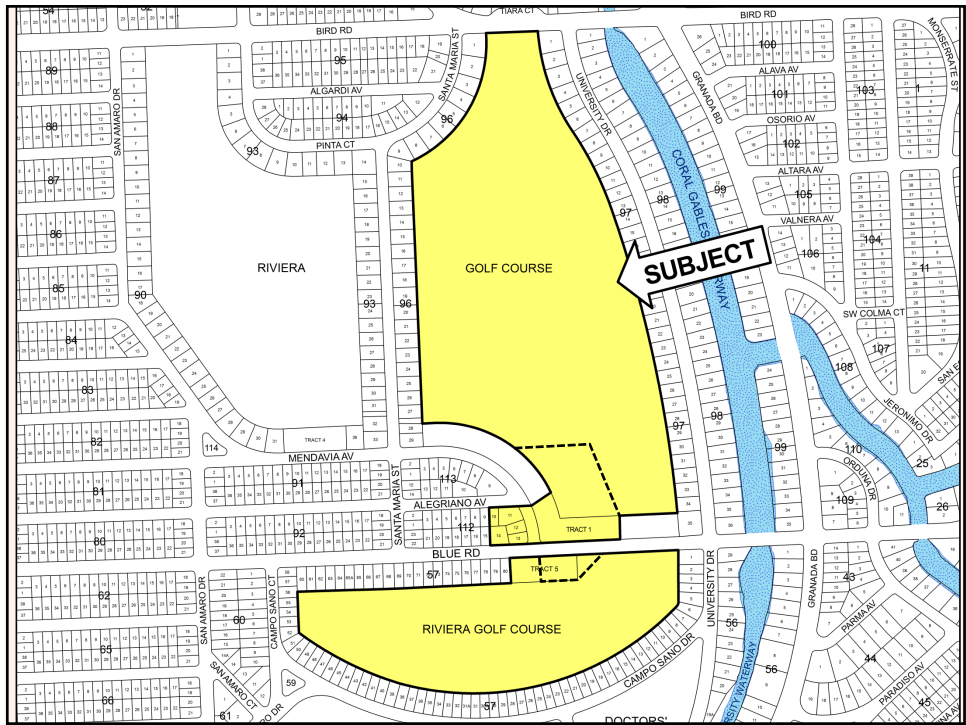
1155 BLUE ROAD

SITE PLAN AMENDMENT

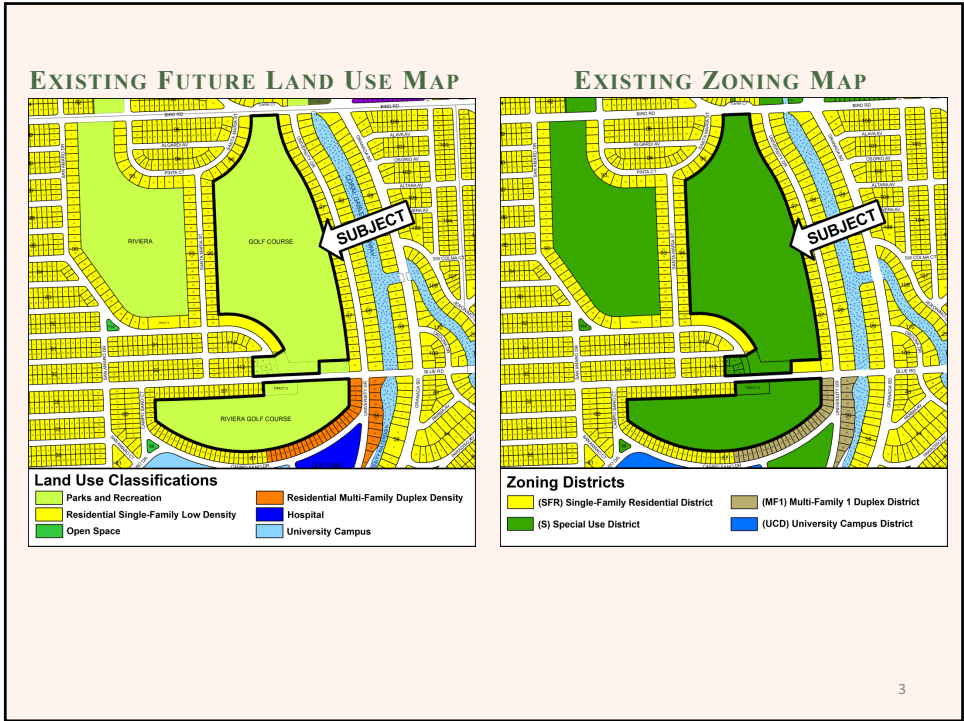
CITY COMMISSION
MARCH 9, 2021



1



2



3



4

AERIAL



5

5

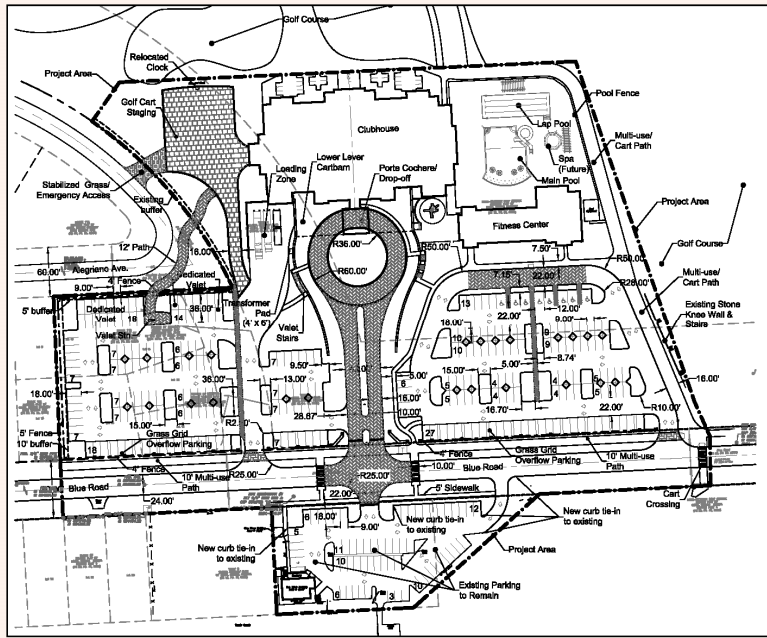
PROJECT HISTORY

- ❖ IN 2016, THE CITY COMMISSION ADOPTED ORDINANCE NO. 2016-34 GRANTING APPROVAL OF A CONDITIONAL USE 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
- ❖ TEN (10) FOOT WIDE MULTI-USE PATH ALONG BLUE ROAD

6

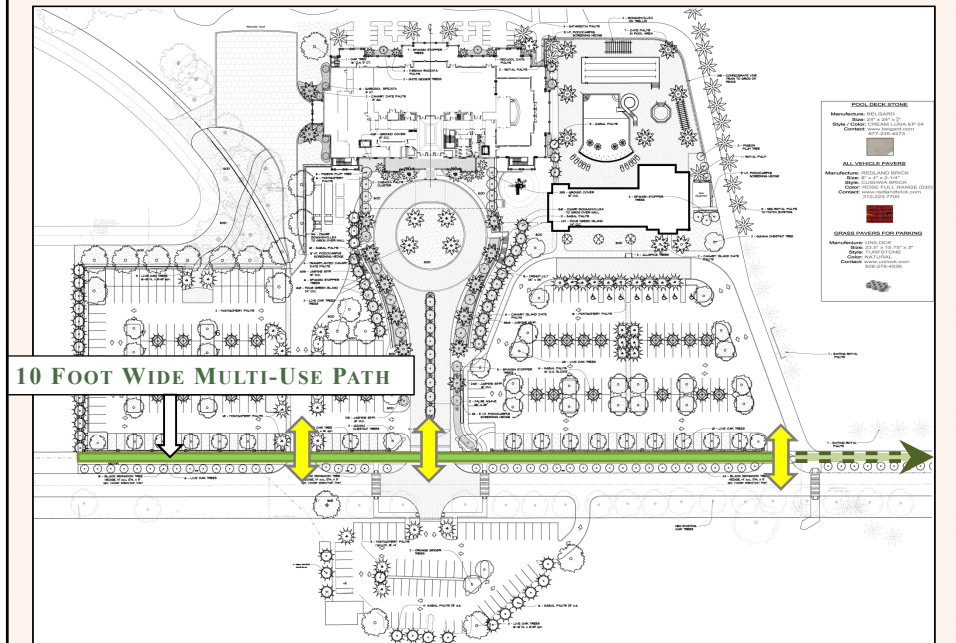
6

PREVIOUSLY APPROVED SITE PLAN



7

LANDSCAPE PLAN



8

SITE PLAN INFORMATION

TYPE	PERMITTED/ REQUIRED	PREVIOUSLY APPROVED
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.

9

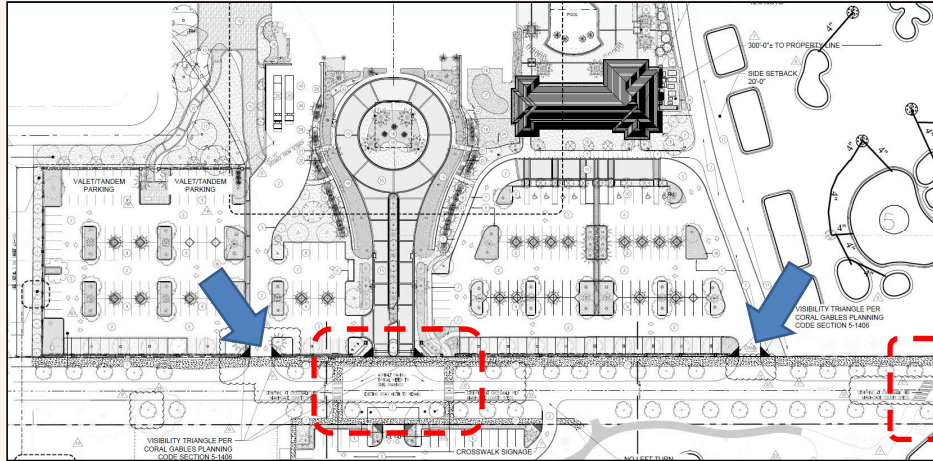
APPLICATION REQUEST

- ❖ CONDITIONAL USE SITE PLAN AMENDMENT
 - ❖ CHANGE FROM CONCRETE PAVERS TO ASPHALT AT THE MAIN ENTRANCE ON BLUE ROAD
 - ❖ CHANGE FROM CONCRETE PAVERS TO THERMO-PLASTIC PAINT AT THE CROSSWALKS
 - ❖ CHANGE FROM CONCRETE PAVERS TO CORAL GABLES BEIGE CONCRETE ON PARKING LOT ENTRANCES
 - ❖ ELIMINATE TWO ON-SITE PARKING SPACES
 - ❖ CHANGE OF STREET TREE SPECIES FROM IRONWOOD TO LIVE OAK

10

10

SITE PLAN AMENDMENT



11

11

STAFF RECOMMENDATION

❖ STAFF RECOMMENDS THE FOLLOWING:

- ❖ CHANGE FROM CONCRETE PAVERS TO ASPHALT AT THE MAIN ENTRANCE ON BLUE ROAD - **DENIAL**
- ❖ CHANGE FROM CONCRETE PAVERS TO THERMO-PLASTIC PAINT AT THE CROSSWALKS - **DENIAL**
- ❖ CHANGE FROM CONCRETE PAVERS TO CORAL GABLES BEIGE CONCRETE ON PARKING LOT ENTRANCES - **APPROVAL**
- ❖ ELIMINATE TWO ON-SITE PARKING SPACES - **APPROVAL**
- ❖ CHANGE OF STREET TREE SPECIES FROM IRONWOOD TO LIVE OAK - **APPROVAL**

12

12

REVIEW TIMELINE	
1	NEIGHBORHOOD MEETING: 01.25.21
2	BOARD OF ARCHITECTS: 02.11.16
3	PLANNING AND ZONING BOARD: 02.10.21
4	CITY COMMISSION 1ST READING: 03.09.21
5	CITY COMMISSION 2ND READING: TBD

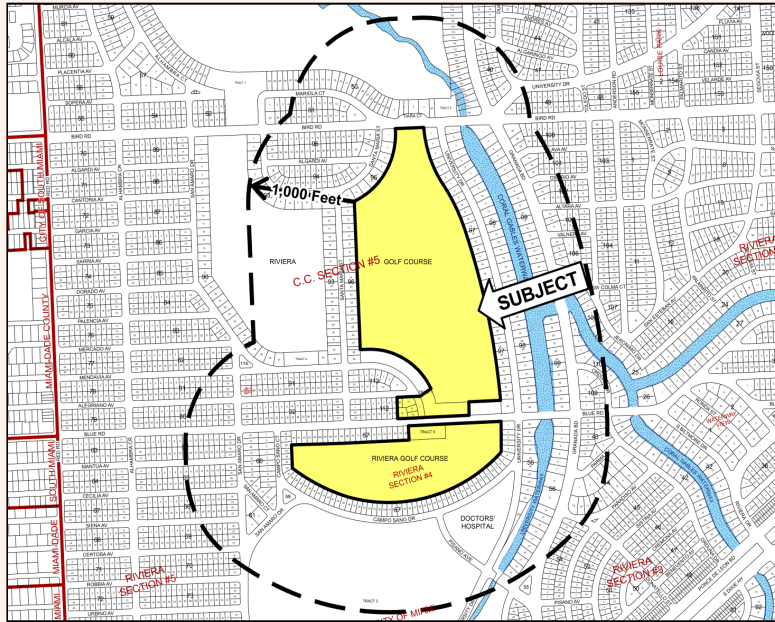
13

PUBLIC NOTIFICATIONS	
THE FOLLOWING HAS BEEN COMPLETED TO SOLICIT INPUT AND PROVIDE NOTICE OF THE APPLICATION	
TYPE	DATE
NEIGHBORHOOD MEETING	01.25.21
COURTESY NOTIFICATION – MAILED TO PROPERTY OWNERS WITHIN 1,000 FEET OF THE PROPERTY	01.28.21
POSTING OF PROPERTY	01.28.21
PZB LEGAL ADVERTISEMENT	01.29.21
POSTED PZB AGENDA ON CITY WEB PAGE/CITY HALL	02.05.21
POSTED PZB STAFF REPORT ON CITY WEB PAGE	02.05.21

14

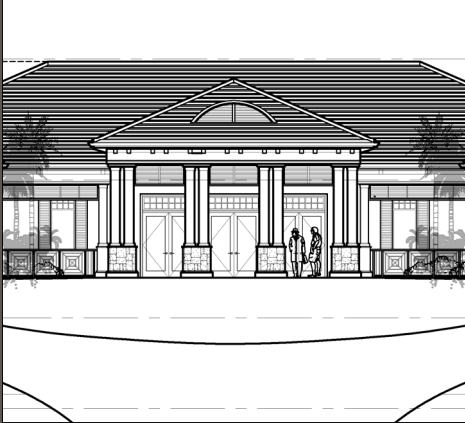
14

LETTERS TO PROPERTY OWNERS (1,000 FT)



15

15




*Riviera
Country Club*

1155 BLUE ROAD

SITE PLAN AMENDMENT

CITY COMMISSION
MARCH 9, 2021



The complex block contains an architectural rendering of the Riviera Country Club clubhouse, a title block with the club's name and address, the purpose of the amendment, the date of the city commission meeting, and the official seal of the City of Coral Gables, Florida.

16