

City of Coral Gables City Commission Meeting
Agenda Item E-6
May 20, 2025
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Richard D. Lara

City Staff

Acting City Manager, Joe L. Gomez

City Attorney, Cristina Suárez

City Clerk, Billy Urquia

Planning and Zoning Director, Jennifer Garcia

Public Speaker(s)

Nelson de Leon

Agenda Item E-6 [3:18 p.m.]

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 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). (02 23 25 PZB recommended approval, Vote: 5-0) Lobbyist: Nelson de Leon Lobbyist: David Schoop

Mayor Lago: Moving onto E-6. Madam City Attorney.

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[Date]

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May 20, 2025

Agenda Item E-6 – Ordinance granting approval of a site plan amendment pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses” – Riviera Country Club

City Attorney Suarez: E-6 is 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 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. This is a quasi-judicial matter. Mr. Clerk, please swear in those who will be testifying today.

City Clerk Urquia: Those who will be appearing on this item, please stand and raise your right hand. Do you swear or affirm that the testimony you’ll provide today will be the truth and nothing but the truth.

All: Yes.

City Clerk Urquia: Thank you.

Planning and Zoning Director Garcia: Good morning, Jennifer Garcia, Planning and Zoning Director.

Commissioner Lara: May I interrupt for just one moment, I apologize.

Planning and Zoning Director Garcia: Of course.

Commissioner Lara: Mr. Mayor.

Mayor Lago: Yes sir.

Commissioner Lara: Question for the City Attorney. I was unaware of this until I received the agenda item and for the sake of absolute clarity and transparency, I happen to be a member of the Riviera Country Club as a tennis member. It has no impact whatsoever on what I’m about to hear or how I’ll vote in terms of bias. I just wanted to make that clear for the record.

City Attorney Suarez: So generally, I think as a regular member who is not a board member and there are many members and you are just one of many members, I don’t think there’s an issue there, but I will say since you were not here on first reading, we did discuss that you would be reviewing the discussion from the prior one and the materials. So, if you could just confirm that.

Commissioner Lara: I have.

City Attorney Suarez: Okay.

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Commissioner Lara: Thank you.

Mayor Lago: Madam Director.

Planning and Zoning Director Garcia: Yes, of course. So, this is an applicant's request for a major site plan amendment for their site plan for Riviera Country Club. It is a demolition of the existing tennis building, construction of a new tennis building and reconfiguration of the eight courts there. They've been no changes since first reading.

Mayor Lago: Okay. Do we have anything from the applicant or no. Got anything. The fact that you're a great architect and I really admire your work.

Mr. de Leon: Thank you. Thank you very much. Mr. Mayor, Vice Mayor, Commissioners, staff, thank you. Nelson de Leon of Locus Architecture, Inc., at 500 South Dixie Highway, Suite 307, Coral Gables, representing today the Riviera Country Club. There are no changes, as Jennifer Garcia said. The scope of the project is in essence changing like for like, so a two-story existing tennis building modernized and replaced with a new two-story tennis building, eight tennis courts, some of which are undersized for regulation play being increased to regulation size, along with landscape improvements and additional site improvements. And one thing that's very important is that we designed the tennis facility itself to fit within the context of the residential neighborhood itself, so the height of the tennis building is no higher than the adjacent neighbors. And additionally, the footprint is rather small; air condition 3,700 square feet. It has wrap around verandahs which bring the total up to about 6,700 square foot under roof. That second-floor verandah is designed as an observation level looking down upon the courts.

Mayor Lago: Thank you. Mr. Clerk, do you have any public comment.

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: I'll entertain a motion.

Vice Mayor Anderson: I'll move it.

Commissioner Fernandez: I'll second.

Mayor Lago: Any further comment from the Commission. Can I get a roll call.

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Lara: Yes

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Vice Mayor Anderson: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: Thank you very much.