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1 comment, that since you are having this  
 2 neighborhood meeting and I imagine you're going  
 3 to notify everyone that you need to notify, I  
 4 imagine that at that meeting you'll be saying  
 5 that that you'll be coming before us May 11.  
 6 MR. GARCIA-SERRA: Correct. Sure.  
 7 MS. MENENDEZ: Therefore I don't think  
 8 that at this point a notification is necessary.  
 9 I think it would be a waste of money.  
 10 MR. TRIAS: Yeah. And what I was going to  
 11 say is, it's up to the Board. We will do  
 12 whatever you'd prefer.  
 13 CHAIRMAN FLANAGAN: Maria moves Staff  
 14 recommendation. Do we have a second?  
 15 MR. RODRIGUEZ: Is that with notification  
 16 or without notification?  
 17 CHAIRMAN FLANAGAN: There is no  
 18 notification requirement in Staff  
 19 recommendation.  
 20 MS. MENENDEZ: I'm not putting  
 21 notification.  
 22 MR. RODRIGUEZ: Okay.  
 23 MR. TRIAS: All right. So the Applicant  
 24 will notify of the neighborhood meeting. They  
 25 will send mailers; however, the meeting will be

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1 announced tonight.  
 2 MR. COLLER: In that event, then the  
 3 meeting is March -- May 11th, at 7:00 p.m., and  
 4 please mark your -- a 6:00 p.m.  
 5 CHAIRMAN FLANAGAN: 6:00 p.m.  
 6 MR. COLLER: I'm going to create the  
 7 problem. At 6:00 p.m., and please mark your  
 8 calendars accordingly.  
 9 MR. BEHAR: I'll second the motion.  
 10 CHAIRMAN FLANAGAN: Okay. A motion and a  
 11 second to defer the item until May 11th at 6:00  
 12 p.m. in these Chambers.  
 13 Anybody have additional comments?  
 14 Okay, Jill.  
 15 THE SECRETARY: Maria Menendez?  
 16 MS. MENENDEZ: Yes.  
 17 THE SECRETARY: Alberto Perez?  
 18 MR. PEREZ: Yes.  
 19 THE SECRETARY: Frank Rodriguez?  
 20 MR. RODRIGUEZ: No.  
 21 THE SECRETARY: Robert Behar?  
 22 MR. BEHAR: Yes.  
 23 THE SECRETARY: Marshal Bellin?  
 24 MR. BELLIN: Yes.  
 25 THE SECRETARY: Jeff Flanagan?

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1 CHAIRMAN FLANAGAN: Yes. Thank you.  
 2 MR. GARCIA-SERRA: Thank you very much.  
 3 We'll see you on May 11th.  
 4 MR. BEHAR: Mario, you know, please notify  
 5 all of the neighbors of the meeting and make  
 6 sure that everybody knows.  
 7 MR. GARCIA-SERRA: Of course. You have my  
 8 word that at our neighborhood meeting, we will  
 9 announce the May 11th date of the Planning and  
 10 Zoning Board Meeting. Thank you.  
 11 CHAIRMAN FLANAGAN: All right. Next item  
 12 on the agenda is Item Number 8, an Ordinance of  
 13 the City Commission of Coral Gables, Florida  
 14 requesting conditional use with site plan  
 15 review pursuant to Zoning Code Article 3,  
 16 "Development Review", Division 4, "Conditional  
 17 Uses", and Article 4, "Zoning Districts",  
 18 Division 2, "Overlay and Special Purpose  
 19 Districts", Section 4-204, "Special Use  
 20 District", for site plan approval of a new  
 21 country club located within a Special Use (S)  
 22 District, for the property commonly referred to  
 23 as the "Riviera Country Club" and legally  
 24 described as portions of Tracts 1 and 5,  
 25 Riviera Country Club, a portion of

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1 Miami-Biltmore Golf Course of Riviera Section  
 2 Part 4 and Lots 10-14, Block 112, Country Club  
 3 Section Part 5, located at 1155 Blue Road,  
 4 Coral Gables, Florida; and including required  
 5 conditions; providing for a repealer provision,  
 6 providing for a severability clause, and  
 7 providing for an effective date. The legal  
 8 description is on file with the City.  
 9 MR. TRIAS: Thank you, Mr. Chairman. The  
 10 Applicant has a PowerPoint presentation. I  
 11 will ask them to do that first, and then I will  
 12 give a presentation to summarize their request.  
 13 CHAIRMAN FLANAGAN: Great. Thank you.  
 14 MS. MORTON: Good evening. For the record,  
 15 my name is Jennifer Morton, with JMorton  
 16 Planning and Landscape Architecture, and we  
 17 appreciate the opportunity to present the  
 18 Riviera Country Club project.  
 19 We have brought our design team here, and  
 20 so I'll just briefly introduce them. Our  
 21 general manager with Riviera Country Club is  
 22 here, Mr. Mark Snure, as well as our architect,  
 23 Jon Olson, with Peacock + Lewis. The construct  
 24 management, it's White's Company, and that firm  
 25 is represented by Mike Thomas. Our landscape

1 architect is Geomantic, and it's represented by  
2 Robert Parsely, and then our owner's  
3 representative with Sharp Development is David  
4 Sharp. So we're all here, so hopefully we'll  
5 be able to answer any questions that you may  
6 have.

7 With that, I'll get right to our  
8 presentation. As Mr. Ramon mentioned, we are  
9 requesting site plan approval for the  
10 demolition and reconstruction of the Riviera  
11 Country Club Clubhouse and Fitness Center, and  
12 we're proposing to re-configure the parking  
13 lot.

14 This is an aerial view of the Riviera  
15 Country Club property. It's approximately 113  
16 acres in size. It has a Future Land Use  
17 designation of Parks and Recreation and a  
18 Zoning of Special Use. Blue Road does bisect  
19 the property.

20 The affected area really encompasses about  
21 8.5 acres. We're focused on the clubhouse area  
22 and parking lot. The existing building is  
23 approximately 52,700 square feet, and they  
24 currently have about 186 parking spaces.

25 And when we first got involved with this

1 project, we realized early on that one of the  
2 issues we had to deal with was the parking  
3 situation. So that was part of the overall  
4 design focus.

5 Just to give you an idea of what we're  
6 proposing and why we're able to increase the  
7 parking significantly, we're actually taking  
8 the existing clubhouse fitness center and pool,  
9 that's highlighted here in yellow, and we're  
10 actually moving them north on the property. So  
11 that opens up the front portion of the project,  
12 adjacent to Blue Road, allows us to provide  
13 additional parking, an additional grand entry  
14 into the facility, and re-design the area.

15 This is a detail of the Site Plan, and as I  
16 mentioned, the acreage is just over eight  
17 acres, and let me just get to that slide. I'm  
18 having a hard time seeing the site data.

19 So right now we are proposing a just under  
20 45,000 square foot building. It includes the  
21 fitness center, the clubhouse, and then we have  
22 the pool and spa area. It is a brand new  
23 facility.

24 They went back and forth on whether to  
25 renovate the existing club or to start new, and

1 the members voted to go with a brand new  
2 project, and that's what we're here presenting  
3 to you today.

4 What I'm going to do is focus on the  
5 parking, because that is the -- what is  
6 probably one of the driving forces for the  
7 overall Site Plan and re-design. Under today's  
8 standards, they have 186 parking spaces, and I  
9 know that there have been comments about  
10 parking on the weekends, having to park up and  
11 down Blue Road, so our focus was, how do we get  
12 those cars off the street?

13 The required parking, based on what we're  
14 proposing, is 288 parking spaces. Our goal was  
15 to exceed the required parking. We are  
16 actually proposing 321 parking spaces. So  
17 we're increasing the amount of parking above  
18 what they have today by 135 spaces, and we're  
19 33 spaces more than what's required by Code.

20 And with that, what I'm going to do is have  
21 Robert Parsely come up and talk a little bit  
22 about the landscaping and the streetscape for  
23 Blue Road. That was another focal point of the  
24 project.

25 MR. PARSELY: I am Robert Parsely. I'm a

1 principal at Geomantic Designs Associates in  
2 Miami.

3 And with all of this increased acreage, you  
4 would think it would have been easy to find  
5 some places to park -- some trees in the  
6 parking lot, but, no, we had to work hard,  
7 because there was a real emphasis to get all of  
8 those cars off Blue Road, and they did a great  
9 job of increasing the parking, but what I  
10 wanted to do was try to soften the parking lot,  
11 and the only way to really do that is this  
12 extra large island, so that the trees have a  
13 chance to actually grow.

14 You see these little, you know, eight-foot  
15 parking lanes and you put these large shade  
16 trees in there, and they just sort of dwarf  
17 out. So we have ten twelve-foot islands, and  
18 we have structural soil and one of the things  
19 that we also tried to do was cut down the  
20 asphalt.

21 So along Blue Road -- it's a little hard to  
22 see on this -- but the parking base right  
23 against the Blue Road sidewalk are on --  
24 concrete grid with grass joints. We consider  
25 those basically overflow parking, to be used

1 during events or high weekends. During the  
 2 week, people tend to park closer to the  
 3 clubhouse, closer to the athletic center.  
 4 Along Blue Road, it is a designated bike  
 5 path, so we're going to build, for our section  
 6 of the right-of-way, a ten-foot concrete  
 7 sidewalk, that will allow for a bike lane and a  
 8 pedestrian lane, and we have a traffic calming  
 9 device at the entrance to the facility, with  
 10 pavers, as you can see on the rendering, that  
 11 takes -- hopefully, not only marks that this is  
 12 an entrance, but will slow down some of the  
 13 vehicular movement.  
 14 And we've eliminated multiple entrances and  
 15 centralized this, and worked very careful to  
 16 try not to have a lot of in and out on Blue  
 17 Road for the valet traffic. We tried to do it  
 18 all internally.  
 19 And one of the opportunities visually that  
 20 we've had, since the entrance to the clubhouse  
 21 is raised over a story, we have this sloped.  
 22 The next slide.  
 23 We have a sloped entrance up to the  
 24 clubhouse for the valet parking and the  
 25 porte-cochere, all right, as you can see, and

1 in lining that entry road, we would like to  
 2 frame it with Canary Island Date Palms and  
 3 other type of Copernicia Palms going down the  
 4 center island and make this wide enough for  
 5 two, you know, cars to pass, and people to walk  
 6 up, as well.  
 7 And we think we've not only improved the  
 8 site, framed and enhanced the architecture, but  
 9 really important, the Blue Road experience.  
 10 Now, we have big power lines on that west  
 11 side of Blue Road, so we can't have the oak  
 12 trees in the right-of-way be done. Silver  
 13 birch are what's there, with are appropriate  
 14 underneath the power lines, and we've taken the  
 15 screening oak trees and putting them in the  
 16 first bay of overflow parking, in order to get  
 17 that avenue of oak trees on both sides of Blue  
 18 Road.  
 19 I can go into great detail, if you'd like,  
 20 but I think that's a quick overview of the  
 21 landscaping. I can have the architect take  
 22 over.  
 23 MR. OLSON: Thanks, Robert.  
 24 My name is Jon Olson, and I represent  
 25 Peacock and Lewis. We've been involved with

1 the membership actually for a couple of years  
 2 developing this project, and what you see here  
 3 today, is a combination of efforts from both,  
 4 Staff here and all of the groups of  
 5 consultants.  
 6 What we tried to do in the overall design  
 7 was really try to preserve and enhance what's  
 8 already there. The building is old. It was  
 9 created for a different time, and a much  
 10 smaller population for the membership at the  
 11 time.  
 12 So after a number of studies, it looked to  
 13 us, as a team, that rebuilding this club  
 14 farther back would yield a lot of benefits.  
 15 Taking a look at the neighborhood and the  
 16 architecture in the neighborhood, being  
 17 sympathetic to that architecture, so that this  
 18 would be an enhancement to the neighborhood,  
 19 but also improve safety, because one of the big  
 20 issues, as Jennifer mentioned earlier, is the  
 21 difficulty of traffic entering the site.  
 22 A couple of elements to this design.  
 23 Currently there is an elevated entrance to the  
 24 clubhouse. If you have been there, that's  
 25 something you've seen. It's a rather short

1 distance from the roadway to the entry. By  
 2 pushing the clubhouse back, we're able to get a  
 3 more gracious gradient to this. And the  
 4 fitness center, as you're facing the clubhouse  
 5 from Blue Road, would occur on the right-hand  
 6 side, very similar to what it does today.  
 7 One of the key interests, as we move  
 8 through the project, is, certainly, how do you  
 9 get all of the items that have to serve the  
 10 membership in and out of the clubhouse in an  
 11 efficient, but also as hidden as we can  
 12 possibly make it.  
 13 So we created a lower level loading dock,  
 14 very similar to the same location it is today,  
 15 and Robert has helped us add some vegetation to  
 16 hide that from both, the upper level and from  
 17 the side elevations.  
 18 The architecture style is an island classic  
 19 style. We're using concrete flat tile, with a  
 20 pitched break on the roof, copper details on  
 21 the dormers and accents of stone at the  
 22 entries. So we think it's very in keeping with  
 23 the architectural style of the neighborhood,  
 24 and we think it will be an improvement to  
 25 what's there today.

1 Just a short brief note on the floor plan,  
 2 I know you can't read these designations, but  
 3 if you have been at Riviera Country Club, you  
 4 know the locker rooms are downstairs, both men  
 5 and women, and the dining facilities are  
 6 upstairs. We're mimicking that same use, and  
 7 we're going to be pulling the pro shop closer  
 8 to the center of the club, which is the one in  
 9 the middle, if you can see that. I also have  
 10 some boards you can take a look at, if you're  
 11 interested, that actually give you that detail,  
 12 but the men's locker room is on the left, as  
 13 you see the screen. The ladies locker room is  
 14 pretty much where it is today.

15 The difference is -- two main differences.  
 16 We're creating the Family Grill that overlooks  
 17 the pool in this new plan, which we think is  
 18 going to give it a lot of excitement, and we  
 19 are taking the cart activity and putting it  
 20 underneath that entry drive.

21 So different from today, where you have a  
 22 building where all of the carts sit outside and  
 23 drive in and out on a daily basis, we will have  
 24 this underneath the building, actually  
 25 underneath the porte-cochere, and it exits out

1 the side, to the left of your screen here, in  
 2 the item marked "W."

3 On the upper level, predominantly food and  
 4 beverage and kitchen services. So the kitchen  
 5 is located on the left side of your screen.  
 6 That is directly connected to the loading dock  
 7 below, freight elevators and stairs, and I  
 8 think you can see, on the outside, the letter  
 9 designation "O," that we've wrapped this with  
 10 terraces, because of the fantastic view that  
 11 occurs on that site. So looking out over the  
 12 Biltmore property and the golf course, we  
 13 think, with cover, is one of the greatest  
 14 assets of this location.

15 You can see the porte-cochere, and that's  
 16 where you drive up and come up into the  
 17 clubhouse on grade. And, then, on the  
 18 right-hand side, is the bar lounge, again,  
 19 looking out over the pool and the golf course  
 20 and Hole Number 18.

21 So moving over to the fitness component of  
 22 the clubhouse, currently there's an exercise  
 23 room on the first floor over at the Riviera  
 24 Country Club, and on the second floor there's  
 25 an aerobic studio. This is a similar layout.

1 This is a view from Blue Road, that you'll look  
 2 into the property, but we have not closed in  
 3 the lower level. You can actually see right  
 4 through that.

5 It gives us the opportunity for shade for  
 6 members to sit out of the sun in and around the  
 7 pool. This is a view of that pool area and the  
 8 architecture that connects to the clubhouse.  
 9 We do have pool toilets and washrooms and  
 10 showers on the lower level, and, then, of  
 11 course, a little slide activity for the  
 12 families.

13 The layout of this building, as I said, on  
 14 the lower level, Designation A, as in Albert,  
 15 is an open covered area, and that's for seating  
 16 around the pool. To your right are the pool  
 17 toilets and a little bit of a lifeguard office  
 18 and management, back of house laundry.

19 Upper level, the relocated fitness  
 20 component, an aerobics room and a Pilates room  
 21 in "J." All of this is connected with  
 22 stairways to the lower level, and it is  
 23 connected with a covered walkway over to the  
 24 clubhouse. And this is a view looking back  
 25 towards this, an aerial view, maybe a Drone

1 view, if you will, but you can see the entirety  
 2 of this site and the large amount of vegetation  
 3 that's being planned around this area.

4 So, from multiple vantage points, we think  
 5 this is going to be a fantastic addition to the  
 6 City and to the membership of Coral Gables.

7 I will defer to Mike Thomas, from White's,  
 8 to talk a little bit about how the phasing is  
 9 going to happen, and ultimately how it will be  
 10 built.

11 Thank you.

12 CHAIRMAN FLANAGAN: Before you leave, just  
 13 one quick question.

14 MR. OLSON: Yes.

15 CHAIRMAN FLANAGAN: In looking at the  
 16 elevations and the plans that we have --

17 MR. OLSON: Yes.

18 CHAIRMAN FLANAGAN: -- it looks like the  
 19 south side is called the North Clubhouse  
 20 Elevation. I think they're reversed.

21 When I'm looking at the fitness center for  
 22 south and north, east and west, can we just  
 23 make sure -- I'm not sure which elevation we're  
 24 looking at.

25 MR. OLSON: North is towards the Biltmore.

1 So the east is going to be on the right-hand  
 2 side. Do you want me to mark that up on there  
 3 to correct it?  
 4 CHAIRMAN FLANAGAN: No. But as I said, on  
 5 the plans we have, the front of the clubhouse  
 6 says it's the north elevation.  
 7 MR. OLSON: Yeah. That's the south elevation.  
 8 CHAIRMAN FLANAGAN: Okay. So those are  
 9 flipped.  
 10 The east and the west elevation of the  
 11 clubhouse look correct.  
 12 On the fitness center, is there a way --  
 13 are the south and the north flipped on these  
 14 or --  
 15 MR. OLSON: Let me go to that page.  
 16 This is the north. This is the south.  
 17 MR. COLLER: You need to step back.  
 18 Unfortunately, I don't think we have a mobile  
 19 mike here, do we?  
 20 CHAIRMAN FLANAGAN: No, but he'll say it  
 21 again. We'll get it on the record.  
 22 MR. COLLER: Okay.  
 23 MR. OLSON: The north elevation is the  
 24 south elevation, and the south elevation is the  
 25 north elevation.

1 CHAIRMAN FLANAGAN: And, then, is the east  
 2 and west on the fitness center, then, correct?  
 3 It's okay?  
 4 MR. OLSON: That's west.  
 5 CHAIRMAN FLANAGAN: Okay.  
 6 MR. OLSON: What's east is west, and what's  
 7 north is south.  
 8 CHAIRMAN FLANAGAN: Got it. Thank you.  
 9 MR. OLSON: Continuing into the  
 10 presentation, I'd like to introduce Mike  
 11 Thomas, from White's Companies. He can talk a  
 12 little bit more about the Site Plan and  
 13 logistics for the phasing.  
 14 MR. PEREZ: Excuse me, before we get there,  
 15 I just have one question or one comment.  
 16 MR. OLSON: Yes.  
 17 MR. PEREZ: So going back to your earlier  
 18 comment, as far as safety of vehicular traffic  
 19 along Blue and exiting the property, et cetera,  
 20 I live very near -- very close to Riviera, and  
 21 I always have a major issue with pedestrian  
 22 traffic and golf cart traffic crossing Blue  
 23 Road.  
 24 My thought is, considering that the Country  
 25 Club is going to go through this expense, not

1 knowing whether Blue Road is DOT or who it  
 2 belongs to, my recommendation is that you need  
 3 to put up traffic calming devices or something,  
 4 because an accident is bound to happen with a  
 5 car and a golf cart. I see kids back and forth  
 6 a lot.  
 7 So I would like to see something, as far as  
 8 safety is concerned, for both, golf carts  
 9 crossing back and forth from the golf course,  
 10 and from the kids coming from the tennis  
 11 courts, et cetera.  
 12 So whether it's speed bumps, whether it's  
 13 those lights that are blinking, et cetera, but,  
 14 again, it's my opinion, that from a  
 15 responsibility perspective, you guys have to do  
 16 this, because it's a matter of time before an  
 17 accident occurs.  
 18 I drive that street daily, and I see the  
 19 back and forth. So I applauded you for being  
 20 responsible and setting the building back, et  
 21 cetera, but something more needs to be done for  
 22 the safety of the people who are going to be  
 23 there on a daily basis.  
 24 MR. OLSON: Sure. And both, Jennifer and  
 25 Robert can speak to this a little bit. We did

1 have conversations about traffic calming.  
 2 Step One was to actually organize the  
 3 traffic, so that we had cart traffic  
 4 identified, pedestrian traffic identified, and  
 5 then the vehicular traffic, and trying to keep  
 6 it in board as to the club as much as possible  
 7 when it's valet.  
 8 The other thing that we've recommended is  
 9 actually changing the paver surface to brick.  
 10 In the rendering that actually is over here, I  
 11 can bring up, but you can see the brick is  
 12 actually coming out into the roadway.  
 13 MR. PEREZ: Yeah, but where the majority of  
 14 the people cross is not -- I understand you're  
 15 doing it there as an entry to the main entry,  
 16 but further east is where all of the golf carts  
 17 cross, further west --  
 18 MR. OLSON: There's actually a delineation  
 19 for a cart path with brick pavers, and we kind  
 20 of felt like people approaching the site, that  
 21 would be their first indication. Oftentimes  
 22 that kind of wakes you up, when you're driving  
 23 over a different surface. You're more  
 24 attentive. Not everybody likes the speed  
 25 plates, the platforms. Some areas, they're

1 successful, but we tried to identify those  
2 areas for that traffic to occur, and then put  
3 another material that's going to give people  
4 some kind of an alert, as they're driving, that  
5 something is different.

6 MR. BEHAR: But I think he's correct. I  
7 drive that street at least four times a day,  
8 because I also live very close.

9 MR. OLSON: Okay.

10 MR. BEHAR: And I will tell you that one of  
11 the biggest problems is that the crossing is  
12 not aligned to one another. You have to --  
13 from the north side, to the south side, it's  
14 diagonal, for the golf cart crossing, you know.  
15 So that needs to be addressed, because it's  
16 really -- it's not a very safe crossing for the  
17 golf carts and whoever else, pedestrians,  
18 there, as well.

19 MR. OLSON: Yeah.

20 MR. BEHAR: That's always been a problem.

21 MR. PARSELY: But I think that the flashing  
22 lights is a good idea.

23 MR. PEREZ: Yeah. I have many friends that  
24 are members there. My brother is a member  
25 there. They all have young kids. And a

1 one of your sheets of your package, on Page  
2 L-2.0, you have typical grass, green pavers,  
3 which is like turf block, and it seems to be --  
4 it's called -- I'm interpreting it to say that  
5 it's going to be placed in what's labeled as  
6 Overflow Parking Area at Blue Road. Where is  
7 that? Where are you going to do that?

8 MR. PARSELY: It's inside the --

9 MS. MENENDEZ: So it's on your property?  
10 It's not on Blue Road?

11 CHAIRMAN FLANAGAN: Can you please talk  
12 into the microphone?

13 MR. PARSELY: Sure.

14 CHAIRMAN FLANAGAN: Thank you.

15 MR. PARSELY: So it's this row of  
16 parking --

17 MR. COLLER: Sir, there is a mobile mike  
18 right here. Why don't you pick that up so that  
19 you can talk with that? Hopefully it works.

20 MR. PARSELY: Here, on the east side of the  
21 parking lot, you can see the slightly different  
22 color, with the oak trees in it, are these  
23 pavers and grass grid.

24 When we say, "Overflow," what we're saying  
25 is -- it's like shopping centers. You know,

1 consistent concern that I hear is the safety of  
2 the kids crossing Blue Road.

3 MS. OLSON: Right.

4 MR. PEREZ: And, once again, I'm of the  
5 opinion that you guys have to implement  
6 something for the safety.

7 MR. OLSON: Okay. Yeah, we're certainly  
8 happy to look into that.

9 MR. PARSELY: We'll work with Public Works.

10 MR. OLSON: Most certainly. And that is  
11 one of the reasons we felt that there was a  
12 demand for redoing this entry to the club. It  
13 just is too dangerous.

14 MR. PARSELY: We made lots of parking in  
15 the tennis court side, in order to get it lined  
16 up.

17 MR. BEHAR: And where do the golf carts  
18 cross now?

19 MR. PARSELY: Golf carts, we have to do  
20 over here, because I think it is more  
21 professional -- it's already on the plans  
22 showing marked with extra pavers, brick pavers,  
23 but the more we mark it, the safer it is.

24 MS. MENENDEZ: I have a question since  
25 we're dealing with site plans and things. On

1 they plan for -- they don't have enough on  
2 Thanksgiving, but they have way too much on  
3 Wednesday and Thursday of a regular weekday.  
4 So people tend to park closer to the building.  
5 So instead of having so much asphalt, we said,  
6 why don't we use grass grid there, have our  
7 street trees there, because we can't put them  
8 in the right-of-way, because of the power lines  
9 above, but everything is done on private  
10 property.

11 MS. MENENDEZ: Okay. It was just a little  
12 misleading, when it says, "At Blue Road." I  
13 thought maybe it was on the swale.

14 MR. PARSELY: That's just the vicinity.

15 MS. MENENDEZ: Right. Thank you.

16 MR. THOMAS: Good evening. My name is  
17 Michael Thomas. I represent the White's  
18 Company, the general contractor for the  
19 project.

20 One of the proposed that I'm going to  
21 present to you tonight is the phasing and  
22 construction logistics plan for the project.

23 As you see it here on the first slide, on  
24 Phase One, is the -- the green structures up at  
25 the top of the slide is the new clubhouse and

1 the new fitness center, that will be  
2 constructed first, while the existing clubhouse  
3 remains in operation. The entire site will be  
4 fenced, all of the way around the construction  
5 site, protecting and separating the  
6 construction activities from the club  
7 activities.

8 Off to the left, the duration for  
9 construction will be from approximately October  
10 of this year, pending permitting, through  
11 December of 2017, of next year. During the  
12 slow months of the club, next summer, Summer of  
13 2017, off to the left, the western parking lot  
14 will be constructed in two phases, with a goal  
15 to maintain parking for all of the members at  
16 all times while we're under construction for  
17 the project.

18 Phase Two is, once we are complete with the  
19 new clubhouse and new fitness center and the  
20 new pools, we'll commence demolition of the  
21 existing facility, which is outlined in orange,  
22 along with constructing the east parking lot  
23 and the porte-cochere leading up to the new  
24 club. All of that will take place between  
25 December of 2017 through May of 2018, in a

1 second phase.

2 Also, there is a little bit of parking lot  
3 workup on the left side, just above that orange  
4 box there, where the existing cart barn  
5 currently exists today. When we demolish that,  
6 that is going to turn into part of the parking  
7 lot that will be constructed.

8 MS. MORTON: Thank you, Mike. And that  
9 concludes our presentation. We would request  
10 that you recommend approval. Staff is  
11 recommending approval of the project.

12 We have provided a significant amount of  
13 increase in the parking area, to try and  
14 address the parking issue that currently exists  
15 on site. We believe that we have better  
16 pedestrian and vehicular circulation on both  
17 sites and the connection to both parcels.

18 We are providing a new project, new  
19 amenities, a new facility for the current  
20 membership. We're consistent and we're  
21 compatible with the surrounding neighborhood.  
22 We tried to focus on Blue Road and provide a  
23 nice streetscape, landscape feel, as you're  
24 driving along Blue Road, and, finally, we agree  
25 with all of the conditions of approval, and we

1 will work on the traffic calming safety issue  
2 with Staff.

3 Thank you very much. And if you have any  
4 questions, we're all here to answer them.

5 CHAIRMAN FLANAGAN: Thank you.  
6 All right. Ramon.

7 MR. TRIAS: Thank you, Mr. Chairman. If I  
8 could have the PowerPoint, please.

9 Okay. The request is a Site Plan Review  
10 through Conditional Use, and the reason is that  
11 it's a Special Use property. The whole  
12 property, of course, has already been redone,  
13 in terms of the golf course, a lot of plantings  
14 and a lot of work went into that, and the  
15 little area that you see in the dotted line is  
16 the area that the Applicant showed very clearly  
17 as the project.

18 That's the way it looks in the area. As  
19 you can see, it's within a neighborhood, so  
20 it's very important to think about the impacts  
21 in the neighborhood.

22 Now, Blue Road, in particular, as Mr. Perez  
23 mentioned, is a road that has some issues, and  
24 we tried to address them through the proposed  
25 Site Plan.

1 That's the existing condition, and those  
2 are some views of the current situation.  
3 Currently there's a lot of parking taking place  
4 on the right-of-way on Blue Road, fairly  
5 informal, and that creates some significant  
6 safety issues. That is one of the things that  
7 goes away -- that is going to go away with the  
8 project, and Blue Road is going to look much,  
9 much better, in terms of safety and appearance.

10 The Zoning, as I said before, is a Special  
11 Use, which is a Zoning that we have in some  
12 locations throughout the City, and every time  
13 there's a change, it requires Site Plan review.

14 The application request is simply the Site  
15 Plan approval, which will be approved or not,  
16 by the Commission, later on, in a Resolution,  
17 and the proposal is a building that is 44,000  
18 square feet, that will replace the current  
19 building, that is approximately the same size,  
20 52,000 square feet.

21 And as the Applicant explained, there's a  
22 significant improvement in terms of the number  
23 parking spaces, which exceeds the requirement.  
24 325 is what's proposed.

25 The Site Plan was explained in great

1 detail, but basically the issues that were  
 2 raised about traffic calming, I think, are not  
 3 fully resolved. I think, in the past, we've  
 4 looked at some other options, in terms of a  
 5 roundabout perhaps, and I think that working  
 6 with Public Works we could come up with a  
 7 reasonable way to deal with that.

8 Now, what the Applicant is proposing is a  
 9 ten-foot sidewalk. There is no sidewalk right  
 10 now on Blue Road. Ten feet allows a shared  
 11 sidewalk between bicycles and pedestrians. And  
 12 what we are recommending is that the Condition  
 13 of Approval should be that it should be  
 14 extended all of the way to University, and then  
 15 it links with some other bicycle facilities  
 16 that are in the Bicycle Master Plan. So that's  
 17 a significant change, I think, in terms of the  
 18 front.

19 The Landscape Plan was explained  
 20 thoroughly, and I think it's a real  
 21 enhancement, in terms of the way that the road  
 22 is going to look. The new sidewalk will be  
 23 there. The extension, about a block and a half  
 24 or so, is a reasonable extension, to  
 25 University, which is what is shown in that

1 image, and then the vehicular circulation  
 2 becomes more rational, I think, safer, in the  
 3 current proposal.

4 So those are the main changes that you  
 5 would see like in the front.

6 The building itself has been reviewed, and,  
 7 unfortunately, as you correctly pointed out,  
 8 the elevations were mislabeled in the package  
 9 provided by the Applicant, but I think that, in  
 10 this image, you get a pretty good sense of the  
 11 way the building is going to look, both towards  
 12 Blue Road and towards the golf course and the  
 13 Biltmore.

14 The Board of Architects reviewed the  
 15 architecture, and Staff worked with them, so it  
 16 was a very productive discussion. I think the  
 17 results were very satisfactory, and I think  
 18 that the detailing of the building is very good  
 19 and compatible with the neighborhood.

20 The review time line, as you know, we do  
 21 take time to have many meetings and Staff gets  
 22 a chance to review -- all of the different  
 23 Staff from the City review the project. So the  
 24 first meeting was the Development Review  
 25 Committee, back in October -- I'm sorry, back

1 in August of 2015. Then the required  
 2 neighborhood meeting took place in December.  
 3 Board of Architects reviewed it in February.  
 4 And today -- and then the Planning and Zoning  
 5 Board meeting we're having today. And then  
 6 there will be one meeting for the Site Plan  
 7 Review by the City Commission.

8 The public notifications, as we always do  
 9 in these projects -- types of projects, takes  
 10 place multiple times. One was for the  
 11 neighborhood meeting. There was a mail out  
 12 within a thousand feet of the property. There  
 13 was a posting of the property. There was a  
 14 legal ad. The agenda was posted at City Hall.  
 15 And, of course, the Staff Report was also  
 16 posted.

17 The map of the area that was noticed, as  
 18 you can see, is very significant, because of  
 19 the golf course. So everybody within 1,000  
 20 feet of that golf course received a courtesy  
 21 mail notice.

22 MS. MENENDEZ: Did we get any responses or  
 23 any comments from the public?

24 MR. TRIAS: I met with one person today,  
 25 and he's here, and he's the person who lives

1 right to the west of the parking lot. He has  
 2 some specific questions. That's the only --  
 3 anybody -- that was the only input we got.

4 The Site Plan information, the statistics,  
 5 in terms of numbers, are here. Everything is  
 6 according to what's allowed by Code. If you  
 7 have any specific questions, Staff is available  
 8 to explain it further.

9 The findings of facts that we are required  
 10 to do is that it does satisfy the Conditional  
 11 Use requirements, with the recommended  
 12 condition, and the proposed project also  
 13 satisfies the Site Plan review criteria and is  
 14 consistent with the Comprehensive Plan.

15 The Staff recommendation includes a few  
 16 ideas that I think are going to be very  
 17 helpful. Some I've described already, like the  
 18 extension of the -- or the provision of the  
 19 sidewalk in the front along Blue Road, and the  
 20 extension all of the way to University; that  
 21 there should be no left turn signage for the  
 22 eastern egress from the parking lot located  
 23 south of Blue Road, which is that additional  
 24 exit that they have, that no standing, stopping  
 25 or storage of vehicles shall be permitted along



1 Blue Road, which takes place now. So it's an  
2 improvement on the existing conditions, that  
3 deliveries must be made within the service area  
4 from 7:00 a.m. to 7:00 p.m. You know, this is  
5 within a neighborhood, so some hours of  
6 operation are appropriate, then trucks and  
7 other similar vehicles delivering products and  
8 merchandise may not park outside of the  
9 confines identified in the service area, and  
10 that no outside storage should be provided.

11 The next one, that landscape should be  
12 replaced, as needed, and that the parking lot  
13 lighting shall be reduced after 2:00 a.m. to a  
14 minimum, that no amplified music or similar  
15 noise should be permitted outside of the  
16 building, and that the hours of operations  
17 shall be between 7:00 a.m. and 1:00 a.m.

18 Those are the recommendations. This is the  
19 end of my presentation. If you have any  
20 questions, Staff is here to assist.

21 CHAIRMAN FLANAGAN: Great. Thank you,  
22 Ramon.

23 All right. We'll open up the public  
24 hearing. If there is anybody here that wishes  
25 to speak on this item.

1 Jill, do we have any names on the list?  
2 THE SECRETARY: Yes, Eugenio Silva.  
3 MR. SILVA: Here.

4 Good afternoon. I am the owner of Lot 15,  
5 Block 120, which is right adjacent to the  
6 parking lot of the Riviera Country Club.

7 MR. COLLER: Excuse me, can we get your  
8 name and address, for the record, please?

9 MR. SILVA: Oh, I'm sorry. Eugenio Silva.  
10 The address is 1215 Blue Road. I'm just west  
11 of the Club.

12 As you know, the legal description of the  
13 Riviera Country Club, in that section, is Lots  
14 10, 11, 12, 13 and 14. I am in Lot 15, so I  
15 share that common boundary line.

16 There's an area of about 18 feet between  
17 the property line of the Club and my house, and  
18 that's a no man's land. It's been -- you know,  
19 I've seen big rats in there. I've tried  
20 cleaning it up. I just don't know what to do.  
21 So I'm imploring the Club, now that we have the  
22 opportunity, to look at this situation, to see  
23 what we can come up with, that will be of help  
24 to us.

25 Right now we're looking at a very ugly

1 semi-delapidated concrete wall, and that was  
2 back in the days, I believe, a buffer zone,  
3 that was provided from the parking lot to the  
4 property line to the west.

5 That's really what I want to ask is, to go  
6 on record that I'm expecting someone from the  
7 Club to get together with me or I get together  
8 with them, so we can resolve this issue.

9 Something -- in addition to that, I think  
10 the sidewalk that's going to be alongside Blue  
11 Road should be extended all of the way over to  
12 Santa Maria, because there's no way that  
13 pedestrians can get from the west side of Coral  
14 Gables to the Club, unless they walk on Blue  
15 Road, which is very, very, very dangerous. So  
16 I would suggest that the sidewalk be extended  
17 all of the way across, so that people from the  
18 east and from the west can access the Club on  
19 feet, on bicycles, et cetera, et cetera.

20 I don't know what you intend to do on the  
21 south side of Blue Road for the people that  
22 live on that side of the City, on the south  
23 side.

24 Also, it would be great, I've seen the  
25 proposed landscape plan, and along my property

1 line, they're planting -- supposedly planting  
2 palm trees. Now, palm trees are great, but  
3 from my house, if I look at a palm tree, I'm  
4 going to see the trunk of that palm tree, and  
5 the foliage is going to be way above. So I  
6 would suggest that the podocarpus that you're  
7 planting on Lot 14 alongside Blue Road be  
8 included as what you're going to plant on Lot  
9 15, on the property line, so that that will  
10 provide adequate buffer for me, for example.

11 I think there's only one other house behind  
12 me, and, you know, I don't know what they're  
13 going to request or what they want you to do,  
14 but that's all I wanted to go on record, that  
15 I'm looking for help.

16 CHAIRMAN FLANAGAN: Very good. Thank you.

17 MR. SILVA: Thank you.

18 CHAIRMAN FLANAGAN: No other speakers?

19 THE SECRETARY: No other speakers.

20 CHAIRMAN FLANAGAN: Anybody else in the  
21 audience?

22 All right. Seeing none, we'll close the  
23 public hearing.

24 We'll open up it up to Board Members for  
25 discussion or questions.

1 Marshall.  
 2 MR. BELLIN: I have a couple of questions.  
 3 It looks like the parking is right on the  
 4 property line on Blue Road; is that correct?  
 5 And what you're proposing is a four-foot  
 6 high fence. Do you think that that's going to  
 7 be adequate to shield parking from view from  
 8 the street?  
 9 MR. PARSELY: Can we respond?  
 10 MR. BELLIN: Yes.  
 11 MR. PARSELY: We have a four-foot rod  
 12 aluminum picket fence, masonry columns, a vine  
 13 on the fence, and then the overflow parking  
 14 with the Grasscrete starts.  
 15 So we were going to lose that bay all  
 16 entirely, because we needed it to be a legal  
 17 bay, if we did the normal four or five-foot  
 18 setback.  
 19 So we said, since it is overflow, it is  
 20 grass, the paving is not going to come right to  
 21 the edge, and it will only be kind of overflow,  
 22 weekend, holiday events that we would have cars  
 23 there.  
 24 So, yes, I think that's sufficient  
 25 screening, and we get a lot more parking for

1 those occasional events, which is going to  
 2 happen.  
 3 MR. BELLIN: Okay. Do you think a picket  
 4 fence is sufficient to shield the cars?  
 5 MR. PARSELY: Well, with vine on it -- I  
 6 mean, I think it's going to be a hedge. I  
 7 don't think -- once it grows in, it's always  
 8 jasmine --  
 9 MR. BELLIN: Let me ask you a question  
 10 then. Is there any reason why the sidewalk is  
 11 ten feet? Could you cut the sidewalk back  
 12 maybe to eight feet and create a buffer between  
 13 the cars and the fence?  
 14 MR. PARSELY: Well, from the property line,  
 15 into the right-of-way, we have a three-foot  
 16 planting strip or a thirty-inch planting strip  
 17 in front of that vine, and then the ten feet.  
 18 An earlier suggestion for the bike/walk was  
 19 eight feet, and it was requested by Planning to  
 20 go back to ten. We're amenable to eight. I  
 21 think that's a pretty big sidewalk to  
 22 accomodate -- since it doesn't really go  
 23 anywhere, I don't think we're going to get a  
 24 ton of bicycle traffic or pedestrian traffic.  
 25 So ten feet is pretty wide, but we'd defer to

1 Planning's suggestion there.  
 2 MR. BELLIN: I would prefer that it be an  
 3 eight-foot sidewalk.  
 4 MR. TRIAS: Mr. Bellin, I think the point  
 5 that you're making is how to have more  
 6 landscaping in that area. I think we can  
 7 probably design the typical section of Blue  
 8 Road in a way that accomplishes that.  
 9 The ten-foot sidewalk is the standard to be  
 10 able to do the shared pedestrian and bicycle,  
 11 but I think that we can probably move it in  
 12 such a way that we can get a couple of extra  
 13 feet. That's what I would recommend.  
 14 MS. MENENDEZ: Who owns that right-of-way?  
 15 Is it the County or is it the City?  
 16 MR. TRIAS: It's the City.  
 17 MS. MENENDEZ: It's a City right-of-way?  
 18 MR. TRIAS: Yeah. And that's something  
 19 that -- I think Public Works really needs to  
 20 finalize the design of that area, and I don't  
 21 think that has been achieved at this point. I  
 22 think we're still discussing that.  
 23 MS. MENENDEZ: Okay.  
 24 MR. TRIAS: By "finalize," I mean, one or  
 25 two feet, one way or the other. It's close to

1 being finalized, but not quite.  
 2 MS. MENENDEZ: The reason I ask is because  
 3 the shared use path, the width is dependent on  
 4 the speed of the road, and the higher the speed  
 5 or the classification of the road, the wider  
 6 the path has to be. If you run it by the  
 7 County, I'm not sure they'll allow anything  
 8 less than ten, but that's something that has to  
 9 be explored.  
 10 MR. TRIAS: That's the way I understand it,  
 11 also.  
 12 MR. PARSELY: But I think the Club is  
 13 committed to providing safe and appropriate  
 14 sidewalks and bike paths in front of their  
 15 club.  
 16 MS. MENENDEZ: Right.  
 17 Let me ask you, is the overflow parking  
 18 part of your parking count?  
 19 MR. PARSELY: Yes.  
 20 MS. MENENDEZ: It is? How many spaces is  
 21 classified as overflow parking?  
 22 MR. PARSELY: Well, they're classified as  
 23 parking spaces. We call them overflow. Maybe  
 24 that's not the best word. Maybe we should call  
 25 it -- maybe less asphalted parking would be a

1 better word.  
 2 MS. MORTON: We have 52 of those parking  
 3 spaces that are grass -- what we consider grass  
 4 or overflow parking.  
 5 MR. PARSELY: The last to be used.  
 6 MS. MENENDEZ: What has been your  
 7 experience with the turf block and heels,  
 8 because my experience --  
 9 MR. PARSELY: You ladies don't like it, in  
 10 particular, but there's not a lot of other  
 11 choices.  
 12 MS. MENENDEZ: Right. Okay.  
 13 CHAIRMAN FLANAGAN: While we are talking  
 14 about buffering, to the gentleman's question,  
 15 the neighbor immediately to the west --  
 16 MR. PARSELY: Well, certainly we can either  
 17 put a podocarpus hedge and eliminate the palms  
 18 or have palms and podocarpus. I'm sure we can  
 19 accommodate the proper screening for that  
 20 gentleman.  
 21 As far as the 18 feet, that's news to me.  
 22 I wasn't quite clear, is the 18 feet on his  
 23 side of the property, on the outside of the  
 24 wall, or is that an alley or --  
 25 CHAIRMAN FLANAGAN: Well, he says it's kind

1 of no man's land. When I'm looking on your  
 2 site plan, you show 18 feet, and it might be  
 3 from proposed edge of pavement to the property  
 4 line, but then you show a ten-foot buffer.  
 5 MR. PARSELY: Oh, we're taking part of the  
 6 parking -- okay. So that's inside our property  
 7 and our parking goes to five feet of that wall  
 8 now.  
 9 CHAIRMAN FLANAGAN: I'm not sure that he's  
 10 talking about the same piece, but I happen to  
 11 see 18 feet and then a 10-foot buffer, but they  
 12 look like straight lines.  
 13 MR. SILVA: This is a blown up copy of the --  
 14 MR. PARSELY: Mr. Silva, I think you're  
 15 talking about this existing --  
 16 MR. MORTON: I think this is the area.  
 17 MR. SILVA: You see, I have -- this is my  
 18 lot here, and I have five feet on this side, on  
 19 the east side, only five feet, and that's my  
 20 property line.  
 21 Okay. Next is the property of the Club,  
 22 and there's somewhere along here, in the  
 23 middle, a concrete fence that runs all of the  
 24 way down to Blue Road and across --  
 25 MR. TRIAS: The existing condition, and I

1 visited this with the Club some time ago, and  
 2 they explained it to me, there's a 10-foot  
 3 buffer, which is right next to your property  
 4 line, that is the property of the club. Those  
 5 are the existing conditions. Then there's the  
 6 wall.  
 7 Okay. And that was done deliberately, to  
 8 be able to buffer the neighborhood years ago,  
 9 whenever that was built. So the question that  
 10 you have, if I understand it correctly, is:  
 11 What is being proposed now as a buffer of the  
 12 parking lot next to your property line, right?  
 13 So if you could explain that in some  
 14 detail.  
 15 MR. SILVA: And who is going to maintain  
 16 that no man's land between my lot?  
 17 MR. PARSELY: The wall is going be on the  
 18 property line. So you'll have a masonry  
 19 wall --  
 20 MR. SILVA: On the west?  
 21 MR. PARSELY: On the west. So you won't  
 22 have the no man's land.  
 23 MR. SILVA: I don't think the City is going  
 24 to allow that.  
 25 MR. COLLER: Wait. Can we do one person at

1 a time, because the reporter -- you guys -- you  
 2 guys could have it two ways here. One way is  
 3 to do it one at a time, so that the reporter  
 4 can take the testimony down --  
 5 MR. TRIAS: Why don't we do this? Why  
 6 don't we have the Applicant explain what  
 7 they're proposing. If I could --  
 8 CHAIRMAN FLANAGAN: Ma'am --  
 9 MR. COLLER: Ma'am, you can't have that  
 10 conversation. We're -- this is a  
 11 quasi-judicial hearing. Everybody's testimony  
 12 is being taken down. So we have to go one at a  
 13 time.  
 14 CHAIRMAN FLANAGAN: And Mr. Trias is going  
 15 to go next.  
 16 MR. TRIAS: Mr. Chairman, please, what I  
 17 would recommend is this: If the Applicant  
 18 could explain what they are proposing on that  
 19 part of the plan, and then the neighbor could  
 20 explain what they would like to see.  
 21 MR. MORTON: Okay. Thank you.  
 22 Basically, today, there is the wall that is  
 23 on the Club property. That wall is  
 24 approximately fifteen feet off the Club's  
 25 actual property line. So there is some no

1 man's land between the property -- the Club's  
 2 property line and the wall.  
 3 With the new plan, that wall will come  
 4 down. We will have a ten-foot landscape buffer  
 5 and we will have the fence and the landscaping  
 6 that Mr. Parsely is proposing. So there will  
 7 no longer be a no man's land of shrubbery and  
 8 overgrowth. It will be a manicured landscape  
 9 buffer and hedge.  
 10 MS. MENENDEZ: I have a question. The  
 11 original Site Plan or the original way that  
 12 that was done, is it possible that there was a  
 13 condition that you had to maintain a fifteen  
 14 feet buffer before the wall started? Because  
 15 normally that's how those things happen.  
 16 MR. PARSELY: I'm not sure. We'd have to  
 17 research that.  
 18 MS. MENENDEZ: My question is really  
 19 towards Staff, because they would have had to  
 20 research it.  
 21 MR. TRIAS: The way it was explained to me  
 22 is that it was a deliberate choice at the time.  
 23 I don't know if it was a condition of an  
 24 approved Site Plan or not.  
 25 MS. MENENDEZ: Okay. That's important.

1 MR. TRIAS: But we could verify that, but I  
 2 know that that was something that it was a  
 3 design choice made specifically to buffer the  
 4 neighborhood.  
 5 MS. MENENDEZ: Right. The question is, was  
 6 it a requirement?  
 7 MR. TRIAS: It may have been, and you have  
 8 the authority to make it a requirement today,  
 9 also. I mean, as part of the conditions of  
 10 approval, you can require additional buffering,  
 11 if you believe that's important in that area.  
 12 So you could make that a requirement, if you  
 13 want to, and we could verify if it was at the  
 14 time, also.  
 15 MR. PARSELY: I think we have plenty of  
 16 room to provide additional screening and have  
 17 it inside the property, so it's properly  
 18 maintained, because when it's on the other side  
 19 of the wall, outside, out of mind, and then the  
 20 maintenance people don't do it.  
 21 So I'm sure we can meet all three  
 22 conditions, if there's a legal requirement that  
 23 the wall has to be ten feet back, or whatever  
 24 it might say, from the old Clubhouse Resolution  
 25 or Site Specific Conditions, and help Mr. Silva

1 with his privacy.  
 2 MS. MENENDEZ: Do you have an elevation of  
 3 that area, by any chance?  
 4 MR. PARSELY: No.  
 5 MS. MENENDEZ: There's no elevation of how  
 6 the wall and landscaping looks?  
 7 MR. SILVA: I have the elevations in the  
 8 survey.  
 9 MR. PARSELY: I think she means --  
 10 CHAIRMAN FLANAGAN: Architectural  
 11 elevations.  
 12 MS. MENENDEZ: No, a picture. A pretty  
 13 picture.  
 14 MR. BEHAR: Actually, if you go to Google,  
 15 the image, you can clearly see there's a big  
 16 gap between your property -- it looks like your  
 17 house is set about five feet away from the  
 18 property line.  
 19 MR. SILVA: Exactly.  
 20 MR. BEHAR: But then you have a big gap,  
 21 and you have what looks to be a mature oak tree  
 22 back there, and right now it's a clear area, at  
 23 least.  
 24 For the Applicant -- I've got a question  
 25 for the Applicant. I've got a question.

1 MR. PARSELY: I didn't hear the question.  
 2 I apologize.  
 3 MR. BEHAR: Do you intend to leave that  
 4 masonry wall where it is at today or are you  
 5 going to move that to his -- abutting his  
 6 property line?  
 7 MR. PARSELY: Yes.  
 8 MR. BEHAR: So the landscaping -- their  
 9 landscape area is going to go away. They're  
 10 going to put a wall, a masonry wall, at the  
 11 edge of your property line.  
 12 MR. SILVA: Next to my five feet?  
 13 MR. COLLER: Could you speak within the  
 14 mike, sir? There's a mike right there.  
 15 MR. BEHAR: Yeah.  
 16 MR. SILVA: Next to the five feet between  
 17 my structure and my property line, I'm going to  
 18 have a ten-foot or twelve-foot tall wall?  
 19 MS. MENENDEZ: No.  
 20 MR. BEHAR: Whatever the wall height will  
 21 be, I don't -- I haven't seen that.  
 22 CHAIRMAN FLANAGAN: It says five feet on  
 23 the plans.  
 24 MR. BEHAR: It will be five feet, but it  
 25 will be at the edge of their property line,

1 which is abutting your property line. So that  
2 landscaped area will no longer be visible from  
3 your property. So they have the right to put  
4 the wall at their property line.

5 MR. SILVA: They don't have a setback to  
6 place that wall at?

7 MR. BEHAR: Not that I'm aware of.

8 MS. MENENDEZ: Unless there was a Site  
9 Specific originally, which is the way those  
10 things happen, but we don't know that.

11 MR. TRIAS: Yeah, if I could, my Staff had  
12 done the review of the ordinances and there was  
13 no condition in the ordinances. Keep in mind  
14 that the building was built in 1947, okay, and  
15 there were changes later on, but there was no  
16 specific condition, in terms of Site Plan  
17 approval, for that buffer.

18 However, I was informed that that buffer  
19 was built specifically at some other time to  
20 buffer the neighborhood.

21 Now, I don't believe it was a condition of  
22 approval of a Site Plan. We did not find any  
23 evidence of that.

24 MS. MENENDEZ: Okay.

25 MR. PARSELY: I have a suggestion. We

1 beautiful job you have done. It's amazing to  
2 see the different changes of elevation that you  
3 created in Miami.

4 And I was speaking to my colleague today --  
5 or yesterday, as a matter of fact, about it.  
6 You've done a great job.

7 I have two comments and two minor  
8 complaints, okay. I'm going to start with the  
9 comments. I think, in your Site Plan, you show  
10 your loading area, which you do show a truck  
11 that is of a significant size, and you do  
12 have -- because I see the large trucks doing  
13 delivery. It doesn't appear to me,  
14 graphically, that you -- the truck is intended  
15 to go into your parking lot and do the  
16 maneuvering, the backing up, to that loading  
17 dock area.

18 I don't think that's going to be able to  
19 accommodate -- it looks like the way it may be  
20 intended is that the maneuvering is done on the  
21 public right-of-way and backing in all of the  
22 way in.

23 I think that needs to be addressed, because  
24 it doesn't look -- and I think that when you  
25 look at the radius that it requires to do that,

1 could build a four-foot wall, with a two feet  
2 of rod iron picket above it, kind of a  
3 residential size wall. We have on the plans  
4 ten feet of landscaping before the asphalt  
5 starts, but everything is inside the property,  
6 which means it will be maintained, instead of  
7 on the outside of the wall, which is no man's  
8 land.

9 So it won't be, you know, quite a massive a  
10 structure, a much more residential scale wall,  
11 and then ten feet of privacy.

12 MR. SILVA: And it will go all of the way to --

13 MR. COLLER: Sir, you need to speak into  
14 the mike, because the court reporter cannot  
15 hear you.

16 MR. SILVA: It will go all of the way to  
17 Blue Road?

18 MR. PARSELY: Yes.

19 CHAIRMAN FLANAGAN: Okay. Anybody else  
20 have any additional comments?

21 MR. BEHAR: I do have.

22 I'm going to start by commending the  
23 Applicant for doing a fantastic job on the  
24 actual golf course. I live on -- backing up to  
25 the golf course, so I get to enjoy that

1 it doesn't look that you have sufficient area  
2 to do that.

3 MR. PARSELY: All right. We did think  
4 about that and it's tight, but if you come into  
5 that, let's say, western drive, you pass the  
6 first island, and you see how that is kind of  
7 rectangular on the Site Plan, and then you see,  
8 on the second island, it has a very large  
9 radius there, that will allow the  
10 tractor-trailers to go in and then back into  
11 the site. So we've done it on AutoCAD.

12 MR. BEHAR: It doesn't look like it. We  
13 deal with this on a daily basis. Some of us do  
14 this for a living, because we are architects.

15 MR. PARSELY: We'll have the civil people  
16 check it again.

17 MR. BEHAR: Okay. Please do that, because  
18 we don't want to have -- what happens now is  
19 that the delivery trucks back or -- stand on  
20 Blue Road or back in.

21 MR. PARSELY: Correct. No, we want to do  
22 it inside our property, absolutely.

23 MR. BEHAR: Okay. Second is, for the  
24 safety -- you're doing a great job extending  
25 the sidewalks all of the way to University, and

1 that's great. I walk on Blue Road a lot, and  
 2 there's no sidewalk on Blue Road.  
 3 And I walk in front of the Club almost on a  
 4 nightly basis. It would be good -- maybe not a  
 5 ten-foot sidewalk, but to extend, if it's  
 6 possible, to Santa Maria, which is four houses  
 7 down. If the Staff could look at that option  
 8 possibility, so you cover Blue Road, from  
 9 University to Santa Maria, okay, because  
 10 there's no -- and before, your Staff would park  
 11 on the soil area and would have to walk in that  
 12 area.  
 13 Something for the safety, and I think it  
 14 may go a little bit beyond what Mr. Perez  
 15 mentioned of safety, but I think that that area  
 16 is very -- Blue Road, and -- you know how  
 17 people drive in that Blue Road area.  
 18 My two minor complaints. Okay, again,  
 19 you've done a wonderful job with the golf  
 20 course. Between the new sod that you put in  
 21 the golf course and backing up into my  
 22 property, the term, no man's land, that was  
 23 scraped, and nothing was ever done there, and I  
 24 think that pretty much follows the whole golf  
 25 course, at least in our area.

1 Please look at that. And when you do this,  
 2 consider the two most visible quarters into the  
 3 golf course. From Bird Road, you have -- you  
 4 maintained that old ficus hedge that is  
 5 terrible. You could see through. It would be  
 6 nice if you address that when you do something  
 7 like this, because ficuses, the hedge, are  
 8 gone. You're not going to see that.  
 9 And it's a shame that you drive and you see  
 10 this beautiful course, but, you know, terrible  
 11 hedge. Something to consider.  
 12 MR. PARSELY: We'll mention it to the  
 13 maintenance people.  
 14 MS. MENENDEZ: I think it's beyond  
 15 maintenance. I think it's replacement people.  
 16 MR. PARSELY: We'll take a look at that, yeah.  
 17 MR. BEHAR: But other than that, you've  
 18 done a great job, and I support -- you know,  
 19 I'm not a member, but I do go to the Club every  
 20 so often, and this will be a great asset.  
 21 CHAIRMAN FLANAGAN: Thank you.  
 22 Anybody else?  
 23 I was just going to ask, there's, looks  
 24 like a pathway, semi-meandering path, at the  
 25 western property, where there's the

1 right-of-way, Alegriano cuts in --  
 2 MR. PARSELY: Yes.  
 3 CHAIRMAN FLANAGAN: -- that goes outside of  
 4 the Club property?  
 5 MR. PARSELY: Yes.  
 6 CHAIRMAN FLANAGAN: Whose is that? Is that  
 7 City land there, Ramon?  
 8 MR. PARSELY: Yes.  
 9 CHAIRMAN FLANAGAN: It is?  
 10 MR. PARSELY: They're aware of it and  
 11 they've encouraged it as a golf cart and  
 12 pedestrian means from that western parking lot  
 13 to the golf course entrance.  
 14 So it will be brick pavers, but it is on  
 15 the public right-of-away. They'll get their  
 16 requisite covenant to put it there.  
 17 CHAIRMAN FLANAGAN: Okay. And, then,  
 18 what's the height of the building currently?  
 19 MR. PARSELY: 45 feet.  
 20 CHAIRMAN FLANAGAN: Okay. So you're going  
 21 no higher than what's there today?  
 22 MR. PARSELY: Correct.  
 23 CHAIRMAN FLANAGAN: And you're stepping it  
 24 back, okay.  
 25 Maria?

1 MS. MENENDEZ: No.  
 2 CHAIRMAN FLANAGAN: No. All right.  
 3 Anybody? Anybody want to make a motion?  
 4 MS. MENENDEZ: I'll make a motion, that we  
 5 approve it, with Staff conditions.  
 6 MR. TRIAS: Would you be willing to modify  
 7 the sidewalk, so it goes from Santa Maria to  
 8 University? It's only a few more --  
 9 MS. MENENDEZ: Well, I think the biggest  
 10 challenge that you're going to have, perhaps,  
 11 is with the residents that are going to be  
 12 fronting that paved path, from experience, but  
 13 is that something that Staff wants to --  
 14 MR. TRIAS: Well, I mean, from the  
 15 discussion --  
 16 MS. MENENDEZ: I think one of our Board  
 17 Members had requested it. So is that something  
 18 you wanted to add to the motion?  
 19 MR. BEHAR: If it's possible, yes. Look at  
 20 it. Obviously you need to meet with those  
 21 residents.  
 22 MS. MENENDEZ: Residents and convince them.  
 23 MR. BEHAR: Okay. But you go back, for  
 24 example, to Bird Road, a sidewalk was added,  
 25 and it became, you know, an area where you

1 could feel safe walking.  
 2 MS. MENENDEZ: Right.  
 3 MR. BEHAR: You already have 80 percent of  
 4 that strip with a sidewalk that you're going to  
 5 be adding. You might as well take it all of  
 6 the way through.  
 7 MR. TRIAS: Yes. I think if you want to  
 8 recommend it with the condition that we check  
 9 with the neighbors and do the proper  
 10 engineering design, I think that will be  
 11 acceptable.  
 12 MS. MENENDEZ: Right. And I think, in  
 13 addition to some traffic calming that another  
 14 Board Member mentioned.  
 15 MR. PEREZ: I would request that they add  
 16 the flashing lights for safety, for both  
 17 pedestrian and --  
 18 MR. TRIAS: I would advise that the Board  
 19 doesn't make an engineering recommendation,  
 20 just because --  
 21 MR. PEREZ: I'm not making an engineering.  
 22 I'm just making a recommendation to add  
 23 flashing lights.  
 24 MR. COLLER: I have a question about the  
 25 flashing lights. Because it's --

1 CHAIRMAN FLANAGAN: Craig -- hold on.  
 2 Sorry.  
 3 MR. COLLER: I just have a question about  
 4 the flashing lights, because I don't know what  
 5 traffic engineering would -- if permitted by  
 6 traffic engineering or some kind of  
 7 condition --  
 8 MR. TRIAS: Mr. Chairman, I --  
 9 MS. MENENDEZ: Do you want to say that you  
 10 want them to --  
 11 CHAIRMAN FLANAGAN: Hold on. Sorry. Wait.  
 12 Hold on. Sorry. Please.  
 13 MR. COLLER: Sorry.  
 14 CHAIRMAN FLANAGAN: Please. Ramon was  
 15 speaking, but, Craig, go ahead and finish.  
 16 MR. COLLER: Yeah, I just don't know if the  
 17 flashing lights are something that's permitted  
 18 by whoever has the jurisdiction over Blue Road.  
 19 Is it the City that has jurisdiction over it or  
 20 is it the State?  
 21 MR. TRIAS: My advice to the Board is to  
 22 make a recommendation that traffic calming be  
 23 studied, and let the engineers come up with the  
 24 appropriate traffic calming. I would advice  
 25 you strongly not to make a recommendation about

1 street design.  
 2 And the reason I say that is that street  
 3 design has a lot of liability attached to it,  
 4 and just a general recommendation is much  
 5 better, I think.  
 6 MR. BEHAR: Yeah, but, Mr. Trias, we've got  
 7 a bigger liability when there's a crossing and  
 8 there's no provision for safety. And when you  
 9 look at Ponce de Leon, on the west side of Le  
 10 Jeune Road, they installed lights -- you know,  
 11 flashing lights, to allow for pedestrians to  
 12 cross.  
 13 So it may not be a recommendation, but we  
 14 strongly suggest that Public Works look at it  
 15 and come up with a solution that will be  
 16 sufficient.  
 17 MR. TRIAS: That's the proper way to say  
 18 it, yes.  
 19 MR. PEREZ: So who engages that study, the  
 20 City --  
 21 MR. TRIAS: Yes.  
 22 MR. PEREZ: -- because it's a City street  
 23 or the Applicant?  
 24 MR. TRIAS: Well, Public Works will make a  
 25 recommendation and the Applicant will probably

1 pay for the implements.  
 2 MR. BEHAR: Well, I would definitely, you  
 3 know, mandate that the Applicant pay for that  
 4 study, because that's something that's going to  
 5 affect them, as well, more than anybody else.  
 6 MR. PEREZ: And at what point is that  
 7 recommendation given, whether to us here or to  
 8 the Commission? And, again, I just want to be  
 9 clear as to my request to get something done,  
 10 whether it's the lights or whatever -- it's  
 11 something.  
 12 MR. TRIAS: And that's the proper  
 13 recommendation. My hope is that we can have  
 14 that ready by the time the Commission reviews  
 15 this and approves or not that request.  
 16 CHAIRMAN FLANAGAN: Maria, you had some  
 17 thoughts.  
 18 MS. MENENDEZ: No. I had a motion. So I  
 19 was trying to get all of my conditions to my  
 20 motion.  
 21 CHAIRMAN FLANAGAN: Okay.  
 22 MR. COLLER: One more point on the issue of  
 23 the motion. There was a discussion about a  
 24 different treatment for this wall or fence. Is  
 25 that something that is reflected on the plans

1 that has to be addressed?  
 2 MS. MENENDEZ: Are you referring to the  
 3 west or are you referring along Blue Road?  
 4 MR. COLLER: I think it was, this gentleman  
 5 had the issue of apparently the wall, and there  
 6 was a discussion about a four-foot wall with a  
 7 two-foot picket iron fence on top of it, and I  
 8 didn't know whether that was addressed in the  
 9 plans that are proposed and whether that is  
 10 something that you want to make part of your  
 11 recommendations?  
 12 MS. MENENDEZ: Yeah, I have it here. Not  
 13 so detailed as you explained it, but -- okay.  
 14 So approval with the condition that the path be  
 15 extended west towards Santa Maria.  
 16 MR. BEHAR: Correct.  
 17 MS. MENENDEZ: That a traffic study or  
 18 traffic calming study and pedestrian safety  
 19 study be conducted along Blue Road, adjacent to  
 20 the property -- adjacent to that property. Is  
 21 that acceptable?  
 22 MR. PEREZ: So it's pedestrian, but it's  
 23 also golf carts, as well. So I don't know if  
 24 that's determined pedestrian or not.  
 25 MS. MENENDEZ: Okay. I understand. So

1 pedestrian, slash, crossing, you know. You  
 2 know what we mean.  
 3 MR. PARSELY: Yes, we do.  
 4 MS. MENENDEZ: More importantly, Staff  
 5 knows what we mean. And then the buffer on the  
 6 west of the property, a proper buffer, and  
 7 perhaps you can get someone from Public Service  
 8 to recommend a proper buffer, that would  
 9 replace the fifteen feet or ten feet space  
 10 that's now being taken away or, you know, being  
 11 enclosed by a wall.  
 12 So that's the condition to the approval,  
 13 and I guess we need a second.  
 14 MR. BEHAR: I'll second that.  
 15 MR. RODRIGUEZ: I just have a question  
 16 then. In addition to the study, shouldn't  
 17 there be a recommendation that there would be  
 18 some action taken based on the study?  
 19 MS. MENENDEZ: That's typically -- if it  
 20 gets approved, it's typically at the level of  
 21 Public Works and the County. I think the  
 22 County is going to be involved.  
 23 I'm pretty sure -- and I can't say a  
 24 hundred percent, but I think Blue Road is a  
 25 County road, but I'm not a hundred percent.

1 MR. TRIAS: And the real condition is that  
 2 the Applicant be the one who would pay for the  
 3 improvements. That's the way that I would  
 4 phrase that concern.  
 5 CHAIRMAN FLANAGAN: Okay. So, Albert,  
 6 you're good with that condition?  
 7 MR. PEREZ: Yeah.  
 8 CHAIRMAN FLANAGAN: Okay.  
 9 MR. BEHAR: We have a motion and a second.  
 10 CHAIRMAN FLANAGAN: We have a motion and a  
 11 second. Any additional comments or questions?  
 12 Seeing none, Jill, if you could call the  
 13 roll, please.  
 14 THE SECRETARY: Alberto Perez?  
 15 MR. PEREZ: Yes.  
 16 THE SECRETARY: Frank Rodriguez?  
 17 MR. RODRIGUEZ: Yes.  
 18 THE SECRETARY: Robert Behar?  
 19 MR. BEHAR: Yes.  
 20 THE SECRETARY: Marshal Bellin?  
 21 MR. BELLIN: Yes.  
 22 THE SECRETARY: Maria Menendez?  
 23 MS. MENENDEZ: Yes.  
 24 THE SECRETARY: Jeff Flanagan?  
 25 CHAIRMAN FLANAGAN: Yes.

1 MR. PARSELY: Thank you very much.  
 2 MS. MENENDEZ: Thank you.  
 3 CHAIRMAN FLANAGAN: Okay. The next item on  
 4 our agenda -- Item 9 and 10 are related, so why  
 5 don't I read them both in at the same time?  
 6 We'll hear the application. Then we'll vote on  
 7 them individually.  
 8 Item Number 9 is an Ordinance of the City  
 9 Commission of Coral Gables, Florida requesting  
 10 Conditional Use Review for a Building Site  
 11 Determination pursuant to Zoning Code Article  
 12 3, "Development Review", Section 3-206,  
 13 "Building Site Determination" to create two  
 14 separate single-family building sites on  
 15 property zoned Single-Family Residential  
 16 District; one building site consisting of Lots  
 17 19-21 and one building site consisting of Lots  
 18 22-24 on the property located on the 2500 block  
 19 of Red Road and legally described as Lots  
 20 19-24, Block 15, Coral Gables Section "D",  
 21 Coral Gables, Florida; including required  
 22 conditions; providing for a repealer provision,  
 23 providing for a severability clause,  
 24 codification, and providing for an effective  
 25 date.