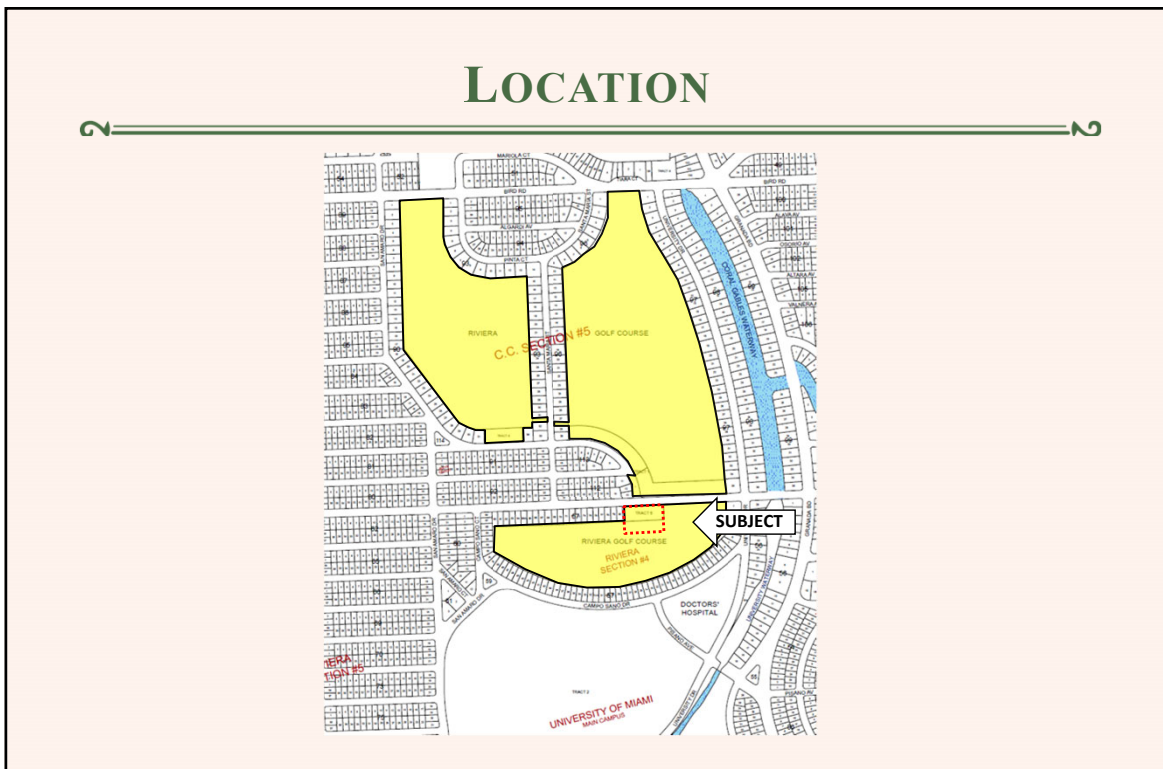


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# FUTURE LAND USE AND ZONING MAPS

**Future Land Use Map (FLUM):**  
Park and Recreational; Single-Family Low-Density



**Zoning Map:**  
Special Use (S) District



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# EXISTING CONDITIONS

**Aerial view**



**Existing tennis building from parking lot**



**Existing tennis building**



**Existing tennis court**



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# REQUEST

## ORDINANCE NO. 2016-34

### CITY OF CORAL GABLES, FLORIDA

#### ORDINANCE NO. 2016-34

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE WITH SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 4, "CONDITIONAL USES", AND ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-204, "SPECIAL USE (S) DISTRICT", FOR SITE PLAN APPROVAL OF A NEW COUNTRY CLUB HOUSE LOCATED WITHIN A SPECIAL USE (S) DISTRICT, FOR THE PROPERTY COMMONLY REFERRED TO AS THE "RIVIERA COUNTRY CLUB" AND LEGALLY DESCRIBED AS PORTION OF TRACTS 1 AND 5, RIVIERA COUNTRY CLUB SECTION PART 5 (1155 BLUE ROAD), CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**SECTION 2.** The Applicant's request for conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for the construction of a new country club house within a Special Use (S) zoned 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, is approved subject to the following conditions of approval:

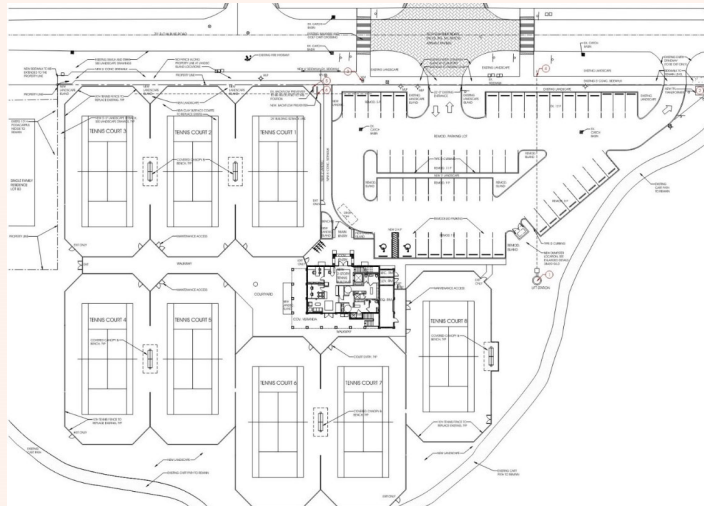
1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:
  - a. Site plans, building plans, elevations and landscape plans prepared by Peacock and Lewis, Architects and Planners, LLC, dated 12.14.15.
  - b. All representations and exhibits as prepared and provided to the Planning and Zoning Division as a part of the application submittal package dated 05.06.16.
  - c. All representations proffered by the applicant's representatives as a part of the review of the application at public hearings.
  - d. 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.

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## PROPOSED TENNIS FACILITY AREA

Standard	Project Data	
Land Area	Riviera Country Club: 113 acres Tennis Facility: 2.3 acres	
	Required/Permitted	Proposed
<b>Tennis Facility</b>		
Floor Area Ratio (FAR)	0.35 FAR (1,722,798 sq. ft.)	48,346 sq. ft.
Building Height	45 ft.	45 ft.
Setbacks: Tennis Building		
Principal front (Blue Rd)	25 ft.	119 ft. 2 in.
Interior Side (East)	5 ft.	+700 ft.
Interior Side (West)	5 ft. min 20% of width up to max of 20 ft.	193 ft. 7 in.
Rear (South)	5 ft.	+700 ft.

Proposed Tennis Facility Area



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## PROPOSED TENNIS FACILITY AREA



Front View



Rear View

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## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE (DRC) 11.22.2024</b>
<b>2</b>	<b>BOARD OF ARCHITECTS (BOA): 1.9.2025</b>
<b>3</b>	<b>NEIGHBORHOOD PARTICIPATION MEETING (NPM): 1.29.2025</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD (PZB): 2.12.2025</b>
<b>5</b>	<b>CITY COMMISSION – 1ST READING: 03.11.2025</b>
<b>6</b>	<b>CITY COMMISSION – 2ND READING: TBD</b>
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# PUBLIC NOTIFICATION

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## COMPREHENSIVE PLAN

Staff's determination is that this application is **consistent** with the Comprehensive Plan Goals, Objectives and Policies.

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## STAFF RECOMMENDATION

### **STAFF RECOMMENDATION:**

Based upon the complete Findings of Fact contained within the Staff Report, Staff recommends **Approval**.

All other conditions contained in Ordinance No. 2016-34 and Ordinance No. 2022-10 shall remain in effect of the application.

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## *Riviera Country Club*

CONDITIONAL USE | MAJOR AMENDMENT TO SITE PLAN  
(ORDINANCE NO. 2016-34)

CITY COMMISSION  
MARCH 11, 2025

