

**City of Coral Gables City Commission Meeting
Agenda Item E-4
May 24, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Jim Cason
Commissioner Pat Keon
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick**

City Staff

**City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias**

Public Speaker(s)

**Jennifer Morton
Jon Olson
Robert Parsley
David Schopp
Eugenio Silva**

Agenda Item E-4 [0:00:00 a.m.]

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 located within a Special Use (S) District, for the property commonly referred to as the

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Agenda Item E-4 – Ordinance of the City Commission of the City of Coral Gables, Florida, requesting Conditional use with site plan review for site plan approval of a new country club located within a Special Use (S) District, for the property commonly referred to as the “Riviera Country Club” and including required conditions.

“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; and including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Mayor Cason: E-4.

City Attorney Leen: Thank you, Mr. Mayor. Item E-4 is an ordinance on first reading. It’s 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 District”, for site plan approval of a new country club located within a Special Use 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; and including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. The legal description is on file at the City. Planning and Zoning Board recommended approval by a vote of 6-0. Again, this is first reading. It’s a public hearing item, and it’s a quasi-judicial hearing, so any speaker should be sworn in other than City staff.

Planning and Zoning Director Trias: Thank you. May I have the PowerPoint, please?

Commissioner Slesnick: Before we start, I just want to say that I’m a member of Riviera Country Club, but I don’t feel this is a conflict of interest.

Commissioner Keon: So am I. I don’t feel it’s a conflict either. Can I ask you...

Commissioner Lago: I’d like to put on the record that I wish I was a member of Riviera Country

Club. I'm not currently, and hopefully, God willing, I will be one day.

Mayor Cason: Then you should recuse yourself. Then you have to recuse yourself.

Commissioner Lago: I wish I had the opportunity on this issue to recuse myself. Frank, if you want to join me, you can right now.

Vice Mayor Quesada: I'm going to second that motion.

Mayor Cason: Go ahead.

Commissioner Keon: Can I ask you one thing, though? In your -- in the title, the reading on ordinance, it says here it is -- it says site plan approval of a new country club. It's not a new country club. It is a new clubhouse at the existing country club.

City Attorney Leen: So, the ordinance title -- it's a nonmaterial change, so it will be change to new country clubhouse.

Commissioner Keon: A new clubhouse...

City Attorney Leen: On second reading, though.

Commissioner Keon: Building for an existing country club.

City Attorney Leen: A new clubhouse? Okay, it...

Commissioner Slesnick: Clubhouse.

Commissioner Keon: A new clubhouse.

City Attorney Leen: It will be a new clubhouse on second reading.

Commissioner Keon: Whatever.

Mayor Cason: Go forward, Mr. Trias.

Commissioner Keon: But it's not a new country club.

Planning and Zoning Director Trias: Thank you very much for that correction. The property, as you well know, includes a golf course. In the area that is the dashed line, which is both sides of Blue Road, that is the actual area of this request, the site plan. It does not include the golf course. It is, as the Commission said, the clubhouse. If you look at the context, you can see that there's a very nice neighborhood fabric all around this clubhouse, and that upon closer examination, Blue Road itself has some current issues in terms of the fact that there's a lot of informal parking going on, some safety issues that I think are being improved significantly as part of this request. The existing conditions. You're all very familiar with there's a parking lot on the front. There's some parking that takes place on the right-of-way, and both sides of the street include parking facilities. The zoning, as you know, is the Special Use District. That zoning requires the Commission to approve any site plan changes, and that's why we're here before you today. The request is for conditional use with site plan review, and the applicant, as was said before, is proposing a new building for the clubhouse. There's an existing building, but it's going to be demolished and there's a new building being proposed. In addition, the parking lot is going to be enhance to 325 spaces. The current parking lot -- or both parking lots have 186 spaces. The site plan, the general site plan, as you can see, includes an entrance, one clearly defined entrance, which is different than right now; two parking lots on either side, nicely landscaped, and then at the end of that entry drive, at the termination of that vista, there's the clubhouse, the new clubhouse, which sits slightly behind the existing clubhouse. The landscape plan, as you can see, has been developed in great detail. The applicant could explain it further.

Some of the conditions of approval that have been discussed include including a 10-foot-wide multiuse path, which will be linked about a block or so to the University and that matches -- or that is consistent with the City's bike master plan. In addition, the entry points into the site have been rearranged so they're safer and they also are aesthetically more successful as far as the design of Blue Road. The Board of Architects has reviewed this project and staff has reviewed the project for aesthetics extensively, and I think that the architect has done an excellent job and you can see that there are some references to the existing architecture. And as you can see, it's a very successful building. The lower area of the building, as is typical of these types of buildings, is where the carts are going to be stored, so that's why there's that second story basically entrance. But, as I said, this is a very common feature in these types of buildings. The fitness center is also being rebuilt, as you can see. It's a two-story building with colonnades and stone details at the entrances. The review timeline, like any other project, includes many steps. The Development Review Committee looked at this project in August of 2015. Then there was a neighborhood meeting in December of 2015. Then the Board of Architects reviewed it in February of this year. Planning and Zoning looked at the project in April. And today we are looking at the first reading with the City Commission.

Commissioner Lago: Ramon, if I may...

Planning and Zoning Director Trias: Yes.

Commissioner Lago: Just ask you a quick question in regards to the review timeline. At the neighborhood meeting, the P&Z board meeting, and at the BOA, did you receive any comments from the residents?

Planning and Zoning Director Trias: Yeah, there were a few. And there's one in particular, which is the neighbor to the west, who is here.

Commissioner Lago: I've met with that...

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: Resident on several occasions, and I think that the resident will probably be briefing the Commission.

Planning and Zoning Director Trias: And that's one of the issues.

Commissioner Lago: Okay, but that was the only kind of issue and question or negative -- I don't want to use the word negative because it's not a negative comment. I think it's more of an issue that needs to be kind of addressed.

Planning and Zoning Director Trias: Yes. I would say so, yes.

Commissioner Lago: But the other residents were in favor the design. They were in favor of the new...

Planning and Zoning Director Trias: Yeah. I don't remember any complaints about the design or any concerns.

Commissioner Lago: Okay, alright.

Mayor Cason: They're going to completely build a new facility and then tear down the old one, or are they going to go certain...

Planning and Zoning Director Trias: The applicant could explain the phasing...

Mayor Cason: Okay.

Planning and Zoning Director Trias: Of the project. In terms of design, basically, yes, they are replacing the existing facility completely, a hundred percent, in a slightly different location.

Commissioner Lago: And let me also -- the only comment that I have from two residents that have made them personally to me -- they have -- you know, are the issues of -- and I imagine we'll be addressing it when we actually commence construction -- is the issue of egress and ingress in that area. We need to be very careful with the residents that live there, when there's deliveries because this is a pretty significant construction project and I want to make sure that if there's going to be deliveries, that they're done at a certain time and that's appropriate with the neighborhood, work times, and better address...

Planning and Zoning Director Trias: Yes, certainly. And if you feel comfortable, you can have that also as an additional condition of approval.

Commissioner Lago: Because they have -- I mean, in my opinion, they have to go through the main thoroughfares. They can't be, you know, using the back streets of the neighborhood.

Planning and Zoning Director Trias: Absolutely.

Commissioner Lago: That would become a problem. Because, I mean, I'm telling you, the neighbors will start calling immediately if they start bringing 18-wheelers through the neighborhoods with deliveries.

Planning and Zoning Director Trias: The staging plan for construction can be defined in any detail that you feel comfortable with.

Commissioner Lago: Okay.

Planning and Zoning Director Trias: Public notices have taken place, like they always do. The

neighborhood meeting was noticed. There was a courtesy notification to all property owners within a thousand feet. The property was posted. There was an ad for the Planning and Zoning meeting. The agenda was also -- for Planning and Zoning, was posted on the web page of the City and so was the staff report, and so were the materials for this Commission meeting. That is a map that shows the property owners who were notified by mail within a thousand feet of the property. The site plan information is before you. The building is 44,923 square feet, which is comparable to the existing building, and the building height is also the same. So, the impact is going to be minimal in terms of the new project being different than what's going on right now. The findings of fact include that the purpose of the conditional use has been satisfied, also that the site plan review criteria have been satisfied, and that the proposed project is consistent with the comprehensive plan. Now, staff does recommend some conditions. One of them is the extension of the ten-foot multiuse path on the north of Blue Road to University Drive. There's also some recommendations for signage, "no left turn" signage on Blue Road. A requirement that no standing, stopping or storage of vehicles shall be permitted on Blue Road right-of-way, including but not limited to the swale, which takes place now, so that is being removed. All truck deliveries must be made within the service area, which is located in the site plan, and there's some hours of operation. This is after construction. We could also include some requirements for construction, if you choose to. The trucks and other similar vehicles delivering or picking up goods, et cetera, need to do it within the service area of the site plan, and that no outside storage will be allowed. The landscape plan has been done in such a way that existing buildings are being -- existing trees are being replaced, that the parking lot -- the illumination at night should be reduced after 2 am, that no amplified music or similar sounds should be permitted outside of the building, and that the hours of operation should be between 7am and 1am. In addition, the Planning and Zoning Board had a few additional ideas. One was they recommended some traffic safety devices shall be installed for pedestrian crosswalks on Blue Road, which has been done through the city on a temporary basis and it seems to be working very well in other locations. And they recommended that the path, the multiuse path, should be extended to Santa Maria Street, which is a couple of blocks towards the west. However, we have not consulted with the neighbors whether they would like this or not. And that a ten-foot buffer

should be placed on the west side, on the parking lot, which deals with the issue of the neighbor next door who had some concerns about the parking lot design. And the conditions are illustrated in this image, and the orange is the buffer that we are requesting at this point. So, with this I end the presentation. Thank you very much. And if you have any questions, the applicant is here, and also, I'm able to...

Mayor Cason: Let's ask the applicant to come up. And one question, you're going to discuss the extension of that pathway between now and the second reading with the neighbors?

Planning and Zoning Director Trias: If you choose to go that way, I will recommend you do, yes.

City Attorney Leen: Yes. The applicant should be sworn in.

Mayor Cason: City Clerk.

City Clerk Foeman: Raise your right hand, please. Do you solemnly swear or affirm that the testimony you will offer today will be the truth and nothing but the truth?

Jon Olson: I do.

City Attorney Leen: Also, before the applicant begins, I did consider the issue of the possible conflict of interest relating to being a member of the country club, and I conferred with the Deputy City Attorney and that is not a conflict. That's my ruling, so you are able to vote on this matter.

Mayor Cason: Okay.

Jennifer Morton: Good morning, Mayor, City Council (sic) members. Thank you for the

opportunity to present our project to you today. I do have a PowerPoint presentation prepared that I can present. Mr. Ramon's recommended that I -- Ramon Trias recommended that I offer up just going straight to questions because of the timing. It's your -- it's the pleasure of the board. What would you prefer?

Vice Mayor Quesada: I'd like to see the PowerPoint.

Ms. Morton: Okay.

Vice Mayor Quesada: Even if it's...

Ms. Morton: Sure.

Vice Mayor Quesada: A quick version of it.

Ms. Morton: I'm glad to do that for you. We worked on it so. Thank you.

Vice Mayor Quesada: Well, it's in our packet. We saw it, but I'd like to hear any additional comments you have related to it.

Ms. Morton: Okay, great. Thank you. As I mentioned, good morning. My name is Jennifer Morton with JMorton Planning and Landscape Architecture. We do appreciate this opportunity to present the Riviera Country Club conditional use approval. Also with me this morning is our consultant team. The project architect is Jon Olson of Peacock and Lewis. The landscape architect is Robert Parsley of Geomantic Designs. The owner's representative is David Schopp of Sharpe Construction. And the most important person is our client, Mr. Mark Snure, and he is the general manager for Riviera Country Club. With that, I'll get right to the presentation. We are requesting, as Mr. Trias mentioned, to demolish the existing clubhouse and reconstruct a new clubhouse, fitness center, and reconfigure the parking lot. The total site area for Riviera Country

Club is approximately 113 acres, with a future land use of Parks and Rec and a zoning designation of Special Use. The affected area identified here in yellow is 8.45 acres. The existing building is 52,717 square feet, and they currently have today 186 parking spaces. I think it's important to note that they are -- there's a significant deficit in parking. And those of you that live in the area know there's a lot of on-street parking and that parking -- when we initially met with staff, that was a big concern, and addressing Blue Road was a big emphasis of our meeting. So, you'll notice as I present the project that was a primary focus, in addition to the architecture and the aesthetics. But today, they're basically short over a hundred spaces. So, when we looked at redesigning the project, we looked at where the existing clubhouse, the existing fitness center, the cart barn are currently located, and we're trying to come up with a way to increase the amount of parking. And at the end of the day, we realized we needed more area to be able to accommodate this request. So, we basically -- what we're doing is we're taking the clubhouse and the fitness center and we're actually moving them behind the existing facilities. And what that does for us, that allows us to have a much larger area for our parking field, but it also creates a much more grand entry into the clubhouse and into the main facility. It also creates better circulation for both vehicles and pedestrians. So, now as you look at the proposed site plan, some of the things I want to just highlight are the ability to really create nice, grand entry into the clubhouse. We still -- it's a one-story structure as your approach from Blue Road, and the cart parking is really underneath. You can't see it on the first level. The other thing we're able to do is we really addressed Blue Road. We got all the on-street parking taken off of Blue Road, so all of that parking is now behind the landscape buffer and it's actually on property. And we are creating both pedestrian crossings as well as the ability for cars to slow down at that main ingress and egress.

Mayor Cason: Let me ask you on the parking, does that contemplate any future growth in the club or big events? Will this take care of if you have, I don't know, whatever -- some wedding or something? Is it going to -- is that number that you've come up with going to take care of the maximum use and impact of cars as you know it today?

Ms. Morton: Well, based on what the Code requires as far as required parking for all the different uses that occur, we actually exceed the Code requirement. So, yes, it should address those. It's kind of like when you think of parking for a church or a synagogue. You don't park for that one or two high holidays. You park for the typical use. So, that's what this parking -- it should -- I mean, you should notice a tremendous difference when you're driving by the facility. So, I don't really, you know, foresee it being a problem.

Commissioner Keon: Mayor Cason, I think if you -- you know, we know we've had a lot of concerns about Coral Gables Country Club and the overflow parking there and the problems it's created. But I think that at Riviera, there is only one ballroom. There's one ballroom, so there would be only, you know, one event staged at that time. How many seats are in the ballroom? How many people do you accommodate in that ballroom for an event, 300?

Unidentified Speaker: Probably 300.

Commissioner Keon: Yeah, so it's -- you're limited to 300 people in the ballroom, so it's -- you know, and that's probably, you know, the maximum amount of people that you're going to have. And you know, likely only because of the wait staff and everything else, you'll be able to have one large single event at a time. I think some of the problem with the country club is they can have up to 500 people they can accommodate easily, and they can also do events simultaneously because of the amount of space they have, which I don't think is relevant to this particular site.

Mayor Cason: Okay.

Commissioner Lago: I have a few points I just want to make in reference to the parking and the new proposed location of the country club. I live probably a few blocks away from there, so I'm the closest neighbor. I think -- yeah, I would say that I'm the closest neighbor to the actual country club and I drive in front of the country club on a daily basis a few times. You know, currently, obviously, anything that we could design is going to be much better than what we have

right now. I mean, it's a nightmare in regards to parking, and it's also a nightmare in reference to the individuals that are going to use the country club because they have to run across the street when they park on the swales on Blue Road. I just want to make a request, if I may, because you showed a previous slide, and then you're going to be moving the actual country club and putting surface parking in the front. To me, that's a little bit of a concern. Right now, again, we're already dealing with that issue. We see cars all over, parked all over. There's no actual discretion. I mean, the cars are on the hill. They're on the grass. It's basically where can we fit them. And a lot of them even end up basically right adjacent to the neighbor's property because there's no other place to put them, outside of putting them on the golf course, and they wouldn't do that. What I would like to make sure that if you were left with no other option but to move the country club, you know, further north and provide those surface parking lot -- surface parking lot, as you indicate on this proposed site plan, I want to make sure that there is no parking ever on Blue Road, number one. Number two, that there's a sufficient landscape buffer or wall created on Blue Road that impedes the aesthetic view of that surface parking lot for the neighbors, for anybody that drives that area. I think it's a very beneficial option first off, number, because aesthetically, it just makes the country club look nicer. It makes the city look nicer, but I think you also...

Vice Mayor Quesada: You don't want to see a huge parking lot as you're driving through that area.

Commissioner Lago: Not only do you not want to see a huge parking lot, but also, again, at nighttime, there's not a lot of light there and there's cars parked up and down Blue Road, you know. You could have somebody run over. You could have a car potentially clip a parked car because of the light. So, I just want to make sure that we take that into account. And if we're going to allow a brand-new surface parking lot, which to me has been an issue, I want to make sure that we impede the view as much as possible.

Ms. Morton: Right, right. No, I -- when -- as I mentioned, when we met with staff, that was a

big concern. And I also have Robert Parsley here that will talk about the landscaping and buffering and the wall that we are proposing so you don't drive down Blue Road and see a big, massive parking lot.

Commissioner Lago: Are you...

Vice Mayor Quesada: But in the same breath, though...

Commissioner Lago: Going to give -- can you give me assurances that there's not going to be one car parked on Blue Road?

Commissioner Keon: No.

Ms. Morton: I mean, we...

Commissioner Lago: I'm asking...

Ms. Morton: I mean, I -- we have exceeded what the Code says that we're required...

Commissioner Lago: I understand that.

Ms. Morton: For parking. Now, you know, how it's going to function -- you should not have any cars parked on Blue Road, I can say.

Commissioner Lago: Because I'm going to give you my honest opinion.

Ms. Morton: Okay.

Commissioner Lago: I want to be honest with you, okay. I think that's what I -- it's my

responsibility. I won't support a project that has parking -- because I cannot allow for a multimillion dollar project to happen and then basically we continue -- we add all these additional parking, the project is renovated, and then we go back to the same situation where there's cars lined up and down Blue Road. Just give me one second and I'll be done. The swales are a disaster. Even though you guys do a great job in an effort to try to maintain it even though cars park on it every day, you know, people are doing U-turns. You see people park on the grass. You're basically confined and your parking situation, which is -- you know, it's not a good opportunity to maximize what you have there. So, I just can't support the project if we're going to allow parking on Blue Road, up and down Blue Road.

Ms. Morton: Well, there's no parking on Blue Road. We have a condition of approval that says we can't park on Blue Road. We have provided -- we've exceeded the amount of required parking, so you should have no parking on Blue Road.

Mayor Cason: Is it possible...

Commissioner Lago: But I want...

Mayor Cason: To put something there physically, like trees or something that you can't park.

Commissioner Slesnick: Well, there is a sidewalk going along...

Commissioner Lago: I know, but I'm just saying...

Commissioner Slesnick: The street.

Commissioner Lago: But Mayor, if I may. Just -- the answer that I want from you and from your staff -- you don't have to give it to me today. I'm not going to put you on the spot. What I need is not assurances that they may not if we have a spillover from -- I want assurances from

the Club that they're not going to park anybody on Blue Road, valet, you know, spillover, that you contain it within the facility. That's what we require. I require that, as resident and as a neighbor. I'm a neighbor. I asked you to help me out. Help me out with that, if you can, please, because the residents that are in this community, they contacted me, and I have to answer to them not only as an elected official, but I have to answer to them as a neighbor who goes in front of your property all the time. Please, so I ask you for that help.

Mayor Cason: Go ahead and continue your -- what you're planning, and then we can have more discussion.

Robert Parsley: I'm Robert Parsley of Geomantic Designs. Let me tell you what we have on the design to date. In the right-of-way on Blue Road, on the west property line, we have a row of silver buttonwood trees, which we really picked not only to screen the cars, but because we have powerlines above and we can't use large canopy trees. So, they're about 20 feet on center. Now, there's not a way to put in enough trees close enough to be a barrier for people to park, so yes, theoretically, someone could pull off and park between those trees. Then we have the ten-foot bike path sidewalk, and then we have a wrought iron fence with a vine coverage with decorative columns along the whole Blue Road. And then we have a series of live oak trees in the parking lot -- in a green parking lot. That first strip is permeable pavers instead of regular asphalt because we're also trying to -- to Jennifer's point, we don't want a sea of asphalt. So, we know that property 80 percent of the time, the whole -- the parking lot's not being used. So, the parking that's furthest away from the clubhouse from use will be this permeable paver type parking with trees in it, so it will feel a little softer than the asphalt which starts at the lanes forward. Now, we can put signage -- they're not real pretty, but you can put "no parking in the right-of-way." They're all over Coral Gables.

Mayor Cason: No.

Mr. Parsley: Parking may allow us to put them in the trees, you know, kind of put them on the

trunks of the trees. But it's really -- there's no barrier that we're allowed by Public Works to put in the right-of-way, like those turtles or curb, possibly there might be a curb, but they still could jump the curb.

Commissioner Lago: This is not an issue about -- I personally would prefer to have less signage, and I'm not in -- I'm not a big proponent of putting bollards in that area. I think that we should try to make it as green as possible. What I think we need to do is we need to really review the protocol of the country club in regards to this issue and just notify the valet and notify -- they're very, very civil members, which we have two of them on this board. I hope to be one one day. And just make them aware and say, listen, we got to -- we have to be neighborly. We have to be neighborly here. And listen, what we have right now proposed is going to make that area look beautiful, beautiful. Can you imagine if they park cars in front of that beautiful -- all that beautifully planned green space? It's going to be -- you know, I think it would take away from the aesthetic beauty of it.

Mr. Parsley: You know, and I don't think we want the "no parking" signs because...

Commissioner Lago: We don't want the "no parking" signs. We want a nice sidewalk, which makes it safe for the pedestrians, which doesn't exist currently right now. People take their lives into their own hands. Blue Road is...

Mr. Parsley: Valet certainly can (INAUDIBLE) you guys can't park on the right-of-way. Now, if somebody -- a club member came and parked in the right-of-way, then I think it's an enforcement issue. It's not necessarily a club issue.

Commissioner Lago: I want you to leave that to us in regards to enforcement, and I'll make sure that nobody parks there. City staff will make sure. But I need you to try when you finalize your agreement with the City and before you start construction, I need you to kind of give us a plan of how you're going to deal with it once the new facility's operational.

City Manager Swanson-Rivenbark: Mr. Mayor, I just wanted to understand better. If somebody parks on Blue Road and we know that there -- we don't want them to park on Blue Road and a member parks on Blue Road, I personally don't believe it's an enforcement issue. I think it's a club issue and the club needs to stay on top of that, rather than to have our police officers directed to the area...

Commissioner Lago: That's what I...

City Manager Swanson-Rivenbark: To prevent parking.

Commissioner Lago: That's the first request I just said.

City Manager Swanson-Rivenbark: I just -- between first and second reading, I'm sure they can work it out, but I don't want them thinking that the City is going to be enforcing...

Commissioner Lago: This is a very similar issue like Commissioner Slesnick has in front of her front door in regards to the country club. And I want to try -- we don't have the opportunity right now with the country club to do what we're doing here now. We're addressing this problem. So, if at one point we can somehow, some way address the issue of the country club, I'm all ears, but we'll worry about that when it gets here. But we need to make sure that we have this opportunity once in our lifetime, you're embarking on a great opportunity. You finished the golf course. The golf course looks spectacular. Everybody rants and raves about it. Let's address this issue now.

Mayor Cason: Maybe there's a green solution with smaller shrubs or something between the trees that would physically impede people from parking there. Maybe you can come up with something between now and the second.

Mr. Parsley: We've tried that on Lisbon, the ballet class...

Commissioner Keon: You know, I don't think the problem...

Vice Mayor Quesada: Oh, that's right, yeah.

Commissioner Keon: Generally, the swale is like in front of the tennis courts and then in front of that parking lot on the west side. People don't tend to park in front of...

Mr. Parsley: Because it's at a slope.

Commissioner Keon: Yeah, they tend not to park there. But you know, I think the Club can provide a parking management plan where it, you know, parks all of its staff on-site, and I'm sure that they will agree to, you know, that sort of a plan where they park everybody on-site and, you know, they will monitor their membership so that they, you know, don't park on the swales. They can go out and notify them and tell them that, you know, you're not allowed to. You can print a piece of paper and say, you know -- put it on the windshield. We're not allowed to park on the swales. Please make sure you park inside. And you know, because of the valets, they can manage how people park because they can park people in tandem. They can...

Mr. Parsley: We have tandem parking.

Commissioner Keon: They have the ability to do that and they do that now.

Mayor Cason: Your problem is not going to be club members. It's going to be visitors that have been invited that are going to...

Commissioner Lago: Who are not aware of protocols.

Mayor Cason: Do what they want to do. So, I mean...

Commissioner Keon: Yeah, but...

Mayor Cason: That's why I think if you have something physical. It could be shrubs or something.

Commissioner Keon: You can remind them.

Mayor Cason: Where they can't do it regardless of whether they want to do it, that's probably your solution.

Vice Mayor Quesada: Just a quick thought. Your PowerPoint presentation, it's got a view from every angle except from the front. I know you're going to tell me slide 4 is from the front, but it's not really. That's like sort of when you've driven onto the property already. This is first reading. It's going to come back on second reading.

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Quesada: Yeah, from the street view. So, Commissioner Lago brought up an issue that I was thinking about when I was looking at this when I was prepping for this hearing today, but he focused on something a little different than what my focus is. When you drive by in -- if I'm a resident and I live on, you know, a surrounding neighborhood and I'm driving in front of the country club, I don't want to see a parking lot. And I know from the aerial -- what it looks like from your aerial designs on slide -- I guess it's -- oh, I'm sorry. I was looking at the page numbers, so I'm off. So, slide 2, slide 3, 4 -- slide 6, the bottom of page 3, at least in what I'm looking at. Could we put the PowerPoint back up on the street? Or actually -- there you go. That's the slide I'm referring to. So, it looks like there are trees lined up along Blue Road to -- so I guess you don't see. I just want to make sure that if I'm a car driving by, I don't see that

parking lot. It's not slightly. And it'll also take away from the look of the building because the look of the building, it's obviously -- it's great. It's going to be nice. It's going to be beautiful. You don't want to see the cars. So, if somehow you can work a hedge in there along the way so when you're driving by, you see the green and maybe you see the building, but you don't see the cars parked.

Commissioner Keon: Well, I think that this...

Vice Mayor Quesada: That's number one. Let me just finish my thought. And the second part of it is, I would ask you guys to drive and go into Pinecrest Gardens parking lot because I know you guys have palm trees designed here is what I noticed. But if you've ever been to Pinecrest Gardens, where it used to be the old Parrot Jungle, down Old Cutler. I think it's like 112th maybe, 112th Street.

Commissioner Slesnick: North of that, I think.

Vice Mayor Quesada: Well, in that area.

Commissioner Keon: Right.

Vice Mayor Quesada: If you notice, if you've ever driven that parking lot for anything, it's pretty spectacular because they had beautiful trees with a lot of shade and people love when they have the farmer's markets there just to hang out in the shade there. It's very nice, and that's within the same look and feel that I think that we have within our city. It's a thought. You know, it's not a requirement, but I think it'd be...

Commissioner Lago: I agree with you on that aspect. I would prefer -- I mean, I prefer on every opportunity we can to remove a palm tree or to not add another palm tree and add a shade tree, I mean, to me, it's a no-brainer.

Commissioner Slesnick: I agree a hundred percent because I -- just looking at the plans, I love palm trees, but there's a lot of them and no shade really.

Commissioner Keon: Well, there's no shade there now.

Commissioner Slesnick: But right now on Blue Road, the parkway is paved. There's a lot of pavement along Blue Road on both sides because there's a parking -- like eight parking spaces there on the right-hand side that will be taken over by trees and a sidewalk on the top part -- on the north side of Blue Road. And if you take the parking that's on the south side of Blue Road, which is City parking, and put the trees back in there, you're going to have just the entrance to the country club basically visible if you put large trees out on both sides. And is the City paying for redoing the parkways on both sides or is that the country club doing this?

Ms. Morton: The country -- yes, the country club is putting in the landscape, putting in the pedestrian walkway...

Commissioner Slesnick: On the City properties -- on City property.

Ms. Morton: For the walkway, yes.

Commissioner Slesnick: And all the trees and shrubs if you put -- I mean, maybe we could be like Segovia where they have trees closer together too.

Commissioner Keon: Well, Mr. Parsley just explained that they were using buttonwood trees. That's across Blue Road in front of the parking lot. Is that what you said? He said that they were using buttonwood trees all the way across the parking lot along Blue Road, one, because of the powerlines, so they had to be -- that was an appropriate height so we didn't grow into the powerlines. And because of the canopy, you can't stack them right next to each other so they're

properly spaced. I think you also said that there is a -- there will be a wrought iron fence or wrought aluminum fence that will extend across the front of the parking lot that will be covered in a vine, so you won't see it from the -- I mean, I think he already said everything you asked for.

Commissioner Slesnick: Yeah, except for the driveway, and you have to have access to the club.

Commissioner Keon: Well, you have to -- right.

Commissioner Slesnick: So, the trees down the front...

Commissioner Keon: So, the driveway, obviously, and the exit from the parking lot, but I think he showed where there is a visual barrier between Blue Road and the parking lot. There is a barrier and so visually...

Mr. Parsley: (INAUDIBLE) shade trees, then between the trees we have palms. We tried to mix both, but to your point, we will...

Commissioner Slesnick: I noticed. Those are live oaks, right? Those are live oaks.

Mr. Parsley: Live oaks.

Commissioner Lago: Let me ask you a question also, one final question in regards to illumination. Is the Club proposing any illumination on Blue Road or any of the entrance features?

Mr. Parsley: Well, certainly, the entrance on private property will be lit and the main drive will be, you know, subtle but dramatic, I hope. On the street, I'm not sure what we have on street treatment.

Commissioner Lago: How many square feet is the building going to be again? I think sixty...

Commissioner Slesnick: It's smaller than it is now.

Commissioner Lago: How many? So you know how many square feet the...

Commissioner Slesnick: Forty-seven thousand, isn't it? It's smaller.

Commissioner Keon: It's 52,000 before, and I think it's now -- they said it was 47.

Ms. Morton: It's 52,000 -- I've got it right here. It is...

Vice Mayor Quesada: Well, it says 75,000 square feet on one of your slides.

Ms. Morton: That is -- that includes terraces and mechanical area. But the -- our proposed square footage for what they calculate as gross building square footage for parking purposes is 44,923 square feet. The existing building is 52,717 square feet.

Commissioner Lago: And one final question. Is this going to be LEED certified building?

Ms. Morton: I'm sorry? A LEED certified, no.

Commissioner Lago: Why is that? Why...

Planning and Zoning Director Trias: It has to be based on the most current guidelines that you have approved, so that's not a choice.

Commissioner Lago: I think we need to give them the ordinance that was approved by this Commission so they can kind of properly plan because I mean, we're -- they're moving in the

design and approval process and they're not aware of that.

Planning and Zoning Director Trias: They're aware now. Certainly, it is our requirement and they must design accordingly.

Mr. Olson: The current Code, the Energy Code, (INAUDIBLE) 782 requires us to meet the same requirements that LEED certification, which is the first level of LEED, so they're really one in the same. As far as obtaining the certificate, I guess as far as the language of that is concerned and the application for that, that's something that we haven't had a detailed discussion with the Club about yet so...

Commissioner Lago: My recommendation -- and we can move on to the rest of the presentation is that you sit down with staff and staff provide you with the necessary documentation. It's not only LEED, it's or equivalent, so you can become aware...

Mr. Olson: Yeah.

Commissioner Lago: Of the standards that we're applying. Just so you're aware...

Mr. Olson: Sure.

Commissioner Lago: City of Miami, any building over a certain threshold, which is, I think 40 or 50,000 square feet, has to be LEED.

Mr. Olson: Correct.

Commissioner Lago: So, we're not the only ones imposing this. By the way, on that issue, we're actually catching up to our neighbors...

Mr. Olson: Right.

Commissioner Lago: Who already have standard in place. Obviously, being a smaller city, our threshold is reduced to encompass our smaller buildings. So, if you get a chance, you know, please sit down with Ramon, the City Manager, our City Attorney. They can provide you with the necessary information so that we can provide and follow through with what this Commission and staff has implemented.

Mr. Olson: Certainly. We'll meet and exceed those requirements.

City Attorney Leen: That's not necessarily a condition of approval. That may be legally required if this is the right size.

Commissioner Lago: No. I'm just -- I just want to make them aware that that...

Planning and Zoning Director Trias: The way that I understand it coming from the architect has to do with the actual certification, not with the actual requirements of the...

Commissioner Lago: It's clear through the Commission's action that that's required. The certified is required, either LEED...

Planning and Zoning Director Trias: LEED or something, yeah.

Commissioner Lago: Or the equivalent, which the Manager, on several occasions, has very clearly mentioned. We didn't want to be pushing LEED certification. We want to be making sure it's all encompassing and that we provide you different options to achieve sustainability and, you know...

Mr. Olson: Understood.

Commissioner Lago: Productive environmental building.

Mr. Olson: Yes.

Mayor Cason: Anything else you want to -- are you finished with your presentation or is there more on the slides?

Ms. Morton: Well, there -- we had slides of the architecture. We had slides of the landscape plans. Really, this was just to identify the areas that were changing, the pedestrian pathways that we're proposing across Blue Road, and then the enhanced parking, just making note that we're only required 288 spaces. We're proposing 321 spaces. It's 33 spaces above and beyond what the Code requires. I'll skip that slide. We've kind of already gone through it. We're on the architecture. These are the architecture slides. I can kind of -- this is the front entrance off of Blue Road. This is a view into the fitness center from the parking lot. This is our screened service area. This is the view on the back side of the Club looking onto the newly renovated golf course, and then this is the floor plan. And I think we've got another view of the fitness center from the road, where this is where most of the families will come in and access the pool and the spas in that area. Again, just some architectural views and floor plans. Again, just a total renovation really to address the needs of the community and the desire for these types of resort-style pools. Again, it's a family club, so we have the pool and the slide, as well as the lap pool.

Mayor Cason: And will all of this be completed before you begin demolition of the -- what's there now, or are you going to phase it in some way? Finish part of the building, and then demolish...

Ms. Morton: We -- this is actually the construction phasing schedule here. And I didn't know if David wanted to -- this is David Schopp with Sharpe Construction (INAUDIBLE).

David Schopp: Hi. It's actually Sharpe Project Developments, but thank you very much. Appreciate you having us. The plan you see in front of you is -- in green are -- up top is the new clubhouse and the fitness center. The intent is to build the entire facility behind the existing facility while we maintain operations. Once we are complete and have what we call a TCO, we will then tear down the old clubhouse and build the front parking lot and the parking lots around it. It is our intent -- you notice in green on the left side in the front, there's what we call our west parking lot, which is larger than the current parking lot because it's growing to the west and growing also to the north because we're taking out our cart barn. So, the intent would be to work that parking lot in the summer months of '17, when things are a little bit slower at the club. Our golf is not as extreme, so it's a good time. The intent is to partially work the site work while we're actually building the club so that our work, once we demolish the existing club, isn't as extreme. So, on the right hand side, on the bottom side, you'll notice there's an area of different colors. That's going to be our construction staging area during construction. So -- and the yellow path is to get around the back of the club, and you'll notice the white path is for the golf carts to kind of get around and over to the first tee box so...

Commissioner Lago: Can I ask you a quick question?

Mr. Schopp: Yes, sir.

Commissioner Lago: Sorry to interrupt you. Mayor, if I may. You said -- where is the staging area? I apologize. This map...

Mr. Schopp: The staging...

Commissioner Lago: Your site plan is -- it's our fault that we -- I just can't read the site plan.

Mr. Schopp: No, don't worry. The bottom right hand side where you see those kind of...

Commissioner Keon: The corner here.

Mr. Schopp: Two red rectangles, those are construction trailers. So, it's kind of like a shaded little white area at the bottom right hand corner beside Blue Road. That's going to be a construction staging area where certain trucks need to show up for deliveries and then we'll work the trucks around the back of the facility up that yellow road to the right.

Commissioner Lago: Where do you expect to have your wash station, for example? And I'm sorry to get into like really detailed construction issues, but I just want to make sure because the last thing I want is to -- you're probably going to be pouring, I don't know, maybe five hundred to a thousand yards of concrete.

Mr. Schopp: We'll have a lot of material coming in, no question.

Commissioner Lago: You'll be moving a lot of material.

Mr. Schopp: The wash down will be on site. It won't be off site. It'll be within either that zone or the yellow zone off to -- you'll notice where the fitness center is between where the future pool goes. That's an area that's also going to be a lay down area because the last thing we're going to be really building is the pool.

Commissioner Lago: My last question for you in regards to the construction phase one, where you're supposed to be staging, correct me if I'm wrong, I think there's a home to the west of that, correct? To the west?

Mr. Schopp: No. There's a home to the far west this way. On the right hand side, this is the first tee box right next to that yellow path, so we're a couple hundred feet away.

Commissioner Keon: There's no home. Where the yellow path is?

Commissioner Lago: But after the yellow path, there's a home there, right?

Mr. Schopp: After the...

Commissioner Keon: No.

Mr. Schopp: Yellow path is the first tee box, and then about a couple hundred feet away...

Commissioner Keon: It's the golf course.

Mr. Schopp: Is the first house.

Commissioner Keon: It's the tee box and the green for two holes.

Mr. Schopp: Correct.

Commissioner Keon: So, there's a -- here, there's a large area over here that -- this is all the golf course over here, and then there's a home over here.

Commissioner Lago: No, I mentioned that because the last thing I want to is, you know...

Mr. Schopp: No, absolutely.

Commissioner Lago: Put a staging area next to somebody's residence.

Mr. Schopp: It's the best place for us for staging without question.

Commissioner Lago: It makes sense.

Mr. Schopp: And the intent is to -- we're going to shuttle in the workers. If workers aren't parking there or behind the building, we'll be shuttling them from an alternate location as well.

Commissioner Lago: Do you have that defined already or not?

Mr. Schopp: No, but we will be.

Commissioner Lago: You're in the process.

Mr. Schopp: We're in the process.

Commissioner Lago: That's considerate of you not to have all those individuals parking in the neighborhood and, you know...

Mr. Schopp: The goal is that our contractor is Whites Construction. They're very capable. They've done a lot of clubhouses. So, we're very much working with Mark Snure and the Club to make a way where this...

Commissioner Lago: That's a good firm.

Mr. Schopp: Eases the pain. It's going to be complex. We're going to work through it.

Commissioner Lago: Okay, thank you.

Mr. Schopp: Okay, thank you. Questions for that? No?

Mayor Cason: I only have one question. Is this subject to Art in Public Places?

City Manager Swanson-Rivenbark: Yes.

Mayor Cason: And what's the value of the construction that would go to public places?

Mr. Schopp: The hard cost of construction will be in the 18 to 20 million. We're still working through those numbers. Hopefully, the 18 and not the 20. So, we'll see how prices shake out, but somewhere in that range.

Commissioner Lago: Manager, but in reference to the calculation for Art in Public Places, are we talking about hard costs only or is it also a soft cost for a full amount?

City Manager Swanson-Rivenbark: Dona, do you have that information?

Commissioner Lago: You want to answer that question for me later?

City Manager Swanson-Rivenbark: Yeah. We can certainly answer it as soon as this meeting is over. I can't remember if it's hard construction or if soft costs are included.

Mayor Cason: Between now and the second reading.

Commissioner Lago: You know, and I also want to make you aware of an ordinance that we're in the process of working on right now is increasing Art in Public Places from 1 percent to 1.5, which would fall in line with our neighbors and the County and their requirements. So, again, that hasn't come before the Commission for a vote, but I want to make sure that you're aware of that and don't catch you off guard saying, hey, what happened? You know, we're being singled out. You're not being singled out. That one percent -- that increase from one to one point five is to fall in line with our additional -- with our municipality neighbors and our county.

Commissioner Keon: Well, I think (INAUDIBLE)...

City Attorney Leen: Just to be...

Commissioner Lago: No, no, no. I'm just telling you.

Mr. Schopp: Can I pose a question in reference to public art?

Mayor Cason: Yes, sir.

Mr. Schopp: So, understanding there's a value to that, we're a private club but service a lot of the public, so to speak, so I understand that the public art is supposed to be something if we choose to do the public art not provide to the fund, that we can do so, but it needs to be in a public place. And granted, this is a private club, but we have a very large roundabout and it would be a wonderful place to have public art that we can actually have the public art procured ourselves versus putting the dollars into the fund. Would that be something that could be under consideration because it would be appreciated by the public?

City Manager Swanson-Rivenbark: I appreciate the question. We'll -- our staff will meet with them in advance of your next meeting, and we'll have that answered.

Mayor Cason: Okay.

Mr. Schopp: Okay. Thank you.

Mayor Cason: So, do you -- was that summary your summary slide? Okay, why don't you show that and...

Commissioner Lago: Thank you very much.

Ms. Morton: So, basically, we're just requesting approval of first reading. Staff has recommended approval. P&Z Board recommended approval. We've significantly addressed the parking space issue. We've made the pedestrian and the vehicular circulation better. We're providing new construction and an amenity package for many of the -- for the members of the Club and residents of Coral Gables. We're consistent and compatible with the surrounding area, and we've provided a streetscape landscape improvements for Blue Road. And with that, I'm here to answer any questions or our team is as well.

Mayor Cason: Okay. I think we have one speaker card. That's Mr. Silva, Eugenio Silva. And we don't have any other cards, Mr. Clerk?

City Clerk Foeman: No, Mr. Mayor.

Mayor Cason: So, after Mr. Silva speaks, we'll close the public hearing.

City Attorney Leen: I would just like to note that Mr. Silva has already been sworn in.

Eugenio Silva: Good morning.

Mayor Cason: Go ahead.

City Attorney Leen: He has been sworn in. I saw him.

Mr. Silva: I live at -- Eugenio Silva is my name, and I live at 1215 Blue Road. I'm the closest neighbor to the club on the west side. Currently, there is a wall that has been there probably around 67 years that divides the property or the lot, the west lot of the Club that runs between Alegriano and Blue Road. There's a concrete wall there. Now, they're proposing to move -- to knock that wall down and move it so that it becomes ten feet of setback. Right now you have about 20, 25 feet of a setback between the wall and my property line. They're going to move the

wall closer to my property line, and that is my concern. When we bought the property about two years ago, we knew that the wall was there. It's been there since the Club was built in 1947. We can't find -- I can't find anyone to tell me what the permits and so forth for the Club where I don't know if the City at that point in time set up requirements to put a buffer of that size, 25 feet, between the residential and the parking lot. A lot of cars have parked there and they're full of gas. And you know, the more that they bring that wall closer to my property, the worse I feel and exposed to, you know, a fire or something like that in that parking lot.

Mayor Cason: Is the wall on their property or on your property?

Mr. Silva: On their property.

Mayor Cason: And the proposal is also to be on their property, but closer to you?

Mr. Silva: I have -- between the structure -- between my structure, my house, and my property line, which is the property line of the Club, there's only five feet, okay. Now, if you go from the five feet to the existing wall, I think you have an additional 20 feet. So, what basically they're doing is they're proposing to cut that 20 feet in half. They knock the wall down, and they're going to build it, you know, ten feet to the west, closer to my house.

Commissioner Keon: How much space is there then beyond that wall -- between the wall and your house, how much of a buffer is there then?

Mr. Silva: Now, there's about 20 feet between...

Commissioner Keon: Okay, but so now when they're done, according to their plan, there would be an addition -- there would only be 10 feet. Is that what you're saying?

Mr. Silva: No.

Commissioner Slesnick: No, it'll be five. It'd be five feet. I went out to see it yesterday. There's five feet from Mr. Silva's house over to the actual property...

Mr. Silva: Property line.

Commissioner Slesnick: Line that Riviera Country Club owns.

Commissioner Keon: Right, but that's what I'm asking. So, from his property line -- so the property line -- now there is, between the wall and the property line, there's 20 feet.

Mr. Silva: There's 20 feet.

Commissioner Keon: So, they're going to move it over...

Mr. Silva: There's 25 overall between the structure of my house...

Commissioner Keon: No, I'm not -- okay, I'm not...

Mr. Silva: And the wall, there's a distance of 25 feet.

Commissioner Keon: Okay, but not your house, your property line.

Mr. Silva: Okay.

Commissioner Keon: Okay, so there's 20 feet from your property line to the wall now.

Mr. Silva: Yes.

Commissioner Keon: So, if they move it 10 feet, they will be 10 feet from the property line to the wall.

Mr. Silva: To the wall.

Commissioner Keon: Okay, and it's still...

Mayor Cason: What are the requirements?

Commissioner Keon: On their property?

Mr. Silva: Yes.

Commissioner Lago: Mr. Trias...

Commissioner Keon: So I need to ask Mr. Leen what are the requirements and what are the property rights -- what are you allowed as property rights? What do they have the right to do?

City Attorney Leen: I mean, typically, you know -- this is a little bit different situation because it's a large country club next to a residence. Typically, fences or walls are at the property line. And you do have a lot of -- I would say a property owner has a lot of discretion where to place the wall on their private property and this would be somewhat limited in what we can control. Now, here there is a site plan, so you know, the City does have some authority to mitigate impacts as conditions. So, it's not that the City has no authority, but the City's authority is limited because of property rights.

Mayor Cason: And what does the applicant plan to do with that extra ten feet? Is it just a buffer or is there going to be parking?

Commissioner Keon: Parking.

Commissioner Lago: Surface parking.

Mayor Cason: It's going to be...

Commissioner Keon: Parking.

Mayor Cason: That's part of increasing the parking.

Planning and Zoning Director Trias: Right.

Vice Mayor Quesada: There's also -- I'm sorry, I'm looking at it here on Google street view. I don't know how accurate it is, but it gives me a better idea. There's also a tree right there. Are you planning on cutting down that tree? It's a pretty big...

Mr. Silva: There's a huge oak on the Club's location. There's a huge oak. There's a mango tree, and there's a couple of other, you know, large trees in there.

Commissioner Lago: Mr. Parsley, is that what the purpose of that little bump out is there?

Mr. Silva: They're going to have to cut that down...

Commissioner Lago: No, no. But I'm saying, if you look at his plan, there's a bump out right there.

Commissioner Keon: That's the tree.

Vice Mayor Quesada: Right where the purple sticky note is.

Commissioner Lago: That's the tree. So, you're...

Commissioner Keon: They're going to retain it.

Commissioner Lago: They're going to retain it with like an island.

Mr. Parsley: Let me clarify one thing. Let me clarify, we can do it either way you all want or Mr. Silva wants. Right now, we're showing the wall on the property line so that the ten-foot landscape buffer is on the Club side so it's property maintained, where your earlier complaints at the Planning and Zoning Board meeting was nobody maintains that area on the outside of the wall because it doesn't feel like the Riviera's property so it gets ignored. (INAUDIBLE) gets ignored. We can put that wall ten feet in and have a ten-foot landscape buffer on his side. The effect for the Club is the same. We have the same parking. We have the same screening. We have the same privacy and we have the same protection. So, I think the Club would be flexible where that wall would be.

Commissioner Keon: So, the wall right now in your drawings is actually on the property line?

Mr. Parsley: Well, in our property line, but the parking cars are ten foot away from that wall. So, all that landscape buffer is properly maintained inside the Club.

Commissioner Keon: Okay, so it's on the Club's property line, which makes it five feet from his home?

Mr. Parsley: Right, but you could take that...

Commissioner Keon: Is that right?

Mr. Parsley: Wall and move it to the edge of the parking and that ten feet would just be grass that belongs to the Club and it would be served as a buffer. You would -- you know, we could put some trees. I think you could kill this bird with both stones.

Commissioner Keon: Okay, what I want to -- what I'm asking you, though, is the wall as its depicted on that plan is now five feet from his house?

Commissioner Lago: No.

Commissioner Keon: Is that what you're saying?

Commissioner Lago: No.

Mr. Parsley: Well, I'm not -- I won't speak...

Commissioner Keon: You're telling me it's on the property line, so if it...

Mr. Parsley: It's on the property line. I'm not sure...

Commissioner Keon: If it's on the property line, then it is five feet from his house.

Mr. Parsley: If he's...

Mr. Silva: Is that the property line there?

Mr. Parsley: Right there, right there.

Mr. Silva: Okay, my house is five feet to the west of that.

Commissioner Keon: That's what I'm saying.

Mr. Parsley: If that's normal setback for houses in that area, then that's where it is.

Commissioner Keon: Right, yeah. Okay, so it's -- he has only a five-foot -- you only have a five-foot setback between the wall -- between your house -- the wall of your house and the wall of the country club. So, what they're saying to you is they could move it in another ten feet so you would have fifteen feet from your house to the wall -- although, it's their property. They are willing to do that and to place some sort of a landscape buffer on...

Mr. Parsley: On that side of the wall.

Commissioner Keon: The other side that would be on your side of the wall.

Mayor Cason: Would you maintain it if they did that? If they did that, would you maintain their property on the other side of the wall?

Mr. Silva: (INAUDIBLE) ten feet.

City Attorney Leen: That is an issue that we really can't get involved with.

Mr. Silva: I know that.

City Attorney Leen: But we could accept a proffer of what you just indicated, the landscape buffer, and then that would be enforceable. If it's proffered as part of the site plan or the approval...

Commissioner Keon: You know...

City Attorney Leen: Then it would be enforceable.

Commissioner Keon: And you could maintain it, you know...

Vice Mayor Quesada: You'll achieve the goal which you are aiming for...

Commissioner Keon: Yes.

Vice Mayor Quesada: Is what our City Attorney is telling you.

Commissioner Keon: Can you see...

Mr. Silva: How tall is that wall going to be, the same size as the one that is there?

Commissioner Slesnick: Well, it's five feet.

Mr. Parsley: We have four feet now with two feet of wrought iron.

Mr. Silva: No, that's not adequate.

Commissioner Keon: Well, but, you know what, the reason they have four feet is because that's what the Code in the City of Coral Gables limits them to is four feet.

Mr. Silva: (INAUDIBLE) exception.

Commissioner Keon: So, we could -- okay. And so we could discuss that and we can have that by second reading be an exception.

Commissioner Lago: Commissioner Keon, if I may, just to talk about exceptions. We made an

exception for the resident that lives adjacent to the surface parking lot at Coral Gables Country Club. Remember he came in. I think he was the CEO of Parrot Jungle. He had some issues in regards to individuals, again, who were leaving the club, who, you know, he had found some trash thrown on his property. So, we made an exception there where the City, I think, raised it, I think, to six feet and removed his own structure that he had put up, which was some sort of bamboo structure to kind of block the view from his home.

Unidentified Speaker: That was what, 13?

Commissioner Lago: No, no, no, no, no, no.

Commissioner Keon: Six feet.

Commissioner Lago: The height was six feet. I think we made an exception of two feet to actually have a block wall.

Commissioner Keon: So, now it's as tall as Mr. Parsley.

Commissioner Lago: You can see -- if you'd like, you can go -- you can actually go to the Coral Gables Country Club, look at the wall, and you can see the difference in the stucco.

Commissioner Slesnick: In the parking lot.

Commissioner Lago: Yeah, in the parking lot, which is near the main entrance to the left hand side.

Mayor Cason: I think our Code has six feet as the maximum height.

Commissioner Keon: No.

Commissioner Lago: That property is on...

Commissioner Keon: It's four feet and then you can add two.

Commissioner Lago: Just so you know, it's on Alhambra. That property's on Alhambra.

Mr. Silva: Alhambra.

Commissioner Lago: It's on Alhambra, so it's literally...

Mr. Silva: It's on the country club.

Commissioner Lago: It's right -- it's the first -- it's the same situation as you.

Vice Mayor Quesada: First home to the west of the parking lot.

Commissioner Lago: Yes. So, if you'd like, you can drive by and you can see the complete difference. And from my understanding, the resident of -- the owner of that property has been sufficiently appeased by that move in the City.

Mr. Silva: Yeah, but in that situation, you don't have the safety exposure that I have (INAUDIBLE)...

Commissioner Lago: Yeah, you do. The cars are right...

Mayor Cason: It's filled with cars.

Commissioner Slesnick: (INAUDIBLE)...

Commissioner Lago: The cars are right...

Commissioner Keon: They're right at the property line.

Commissioner Lago: The car's right up to the wall.

Mr. Silva: Up to the wall.

Commissioner Lago: And in my opinion, it's a completely different situation because there you have even a more transient population that goes to the country club.

Mayor Cason: Yeah.

Commissioner Lago: Because they have multiple ballrooms.

Mr. Parsley: And this parking lot is the valet parking lot, not that some of the members may park there.

Commissioner Keon: Right.

Mr. Parsley: But this is kind of assigned as valet and the other parking lot by the fitness.

Commissioner Lago: Oh, so this is predominantly member parking, the valet.

Mr. Silva: Well, that's what -- I guess that's what it is now.

Commissioner Keon: Yeah.

Mr. Silva: Now, there's a car washing station there that isn't -- I mean, if you're by my house, 20 feet away, there's a car washing station. I hope they move that elsewhere.

Commissioner Keon: Okay. Is there -- on the wall -- on the side wall that's adjacent to his home, you said there is a four-foot concrete wall and then was there something above it or no?

Mr. Parsley: Well, you're allowed by the Code to put two foot of wrought iron fencing on top of that four feet to have a six-foot barrier. So, the four feet masonry wall would give you the visual privacy...

Commissioner Keon: Right.

Mr. Parsley: Of the headlights from the cars coming in...

Commissioner Keon: Right.

Mr. Parsley: And then another two feet of...

Commissioner Keon: But are you more comfortable -- are you telling them you're more comfortable if the wall was six feet? Okay, is that a problem, Mr...

City Attorney Leen: As long as the...

Commissioner Keon: Is Mr. Trias here?

City Attorney Leen: Commission approves it...

Commissioner Keon: Right, right.

City Attorney Leen: As a condition...

Commissioner Lago: It's...

City Attorney Leen: Of the approval to meet the harm that's being raised here.

Mayor Cason: What I suggest is -- this issue now is a question of where you place the wall. You guys, why don't you discuss this between now and the second reading.

Commissioner Keon: Right, but the height of the wall, we can tell them to go ahead with it. We will approve it at six feet, and then you can step it down, I guess, at the street...

Commissioner Lago: Commissioner Keon, if I may.

Commissioner Keon: Or something for vision...

Commissioner Lago: Just go and look at the Coral Gables Country Club. We made that exception. Speak with...

Commissioner Slesnick: We have a picture right here.

Commissioner Lago: Yeah, speak with the City Attorney. He'll show you all the necessary steps that we took to ensure that we could, you know, ease the resident's concerns. It's not a big deal. Just take a look at it. I mean, I think we've done it like -- I think one of the few exceptions we've made and this is a standard situation just like that. Yeah, look at it.

Mayor Cason: Go ahead. Yes, go ahead.

Mr. Schopp: Hi, David Schopp. So, it seems like we resolved the issue. Ten -- we can move

this wall ten feet back and we can make it six feet high. Can we get that into this reading? Approve it as such for second reading? Because there's nothing more we can do. We're not keeping the wall where it is.

Commissioner Keon: Yeah.

Mayor Cason: We can handle it on second reading.

Commissioner Keon: Absolutely. I mean, we can...

Vice Mayor Quesada: We can do it on second reading.

Commissioner Keon: Put that -- we'll do it -- I mean, we're giving direction...

Mr. Schopp: Okay.

Commissioner Keon: To our Planning staff to work with you to show that on your drawings for approval at second reading.

Mr. Schopp: Okay, perfect. Okay, thank you.

Commissioner Lago: As long as...

Mayor Cason: Right.

Commissioner Keon: And that's what he's agreed to.

Mayor Cason: Mr. Silva, that's your main issue?

Mr. Silva: It's -- my understanding is that I'm not the only one affected by that wall. My neighbor to the back, that wall goes along all the way from Alegriano to Blue Road.

Commissioner Keon: Right.

Mr. Silva: So, you know, I'm the one that's coming out here and objecting to the size -- I mean, to the movement. The other neighbor I've consulted and he seems to be alright with whatever I decide.

Mayor Cason: Why don't you -- why doesn't staff, you and the applicant...

Commissioner Keon: Work it out.

Mayor Cason: Work this particular issue between now and the second reading, which is plenty of time. When we pass it then, whatever you come up with will be what will be done.

Mr. Silva: Okay.

Planning and Zoning Director Trias: And it will be in the form of a condition of approval.

Commissioner Keon: Correct.

Commissioner Slesnick: And on the Alegriano side too.

Commissioner Keon: Well, you could talk to that neighbor, whatever.

Mr. Silva: Now, one thing that I can -- if I may say, the sidewalk is only going on the north side of Blue Road, so still on the south side of Blue Road, you have a swale where people are actually parking nowadays. So, are you going to build a sidewalk on both sides of Blue Road?

Mayor Cason: I think we're going to make it illegal to park on Blue Road.

Commissioner Keon: Or I think we're going to ask them to enforce the no parking.

Mayor Cason: Enforce it.

Commissioner Keon: Along there.

Planning and Zoning Director Trias: And that's already one of the conditions of approval, and we're going to expand it to make sure that Club enforces, within their own rules, the parking.

Mayor Cason: Okay, any other discussion? We've closed the public hearing. Thank you very much.

Commissioner Lago: Thank you.

Commissioner Keon: I have one -- can I have one question of you? Do you hear noise? I mean, is it -- like if they do things outside -- I know they occasionally have like a movie night for children that's on the green or something. You don't hear any of that, right?

Mr. Silva: No. In the house that -- I'm not living in that house, fortunately. The house doesn't have impact windows. I'm going to be tearing all the windows out and the doors and putting impact, and that -- you know...

Commissioner Keon: You don't hear anything.

Mr. Silva: The previous house was on Hardee, and we didn't hear a peep.

Commissioner Keon: No. Yeah, I know. I have impact glass. You hear nothing.

Mayor Cason: Okay.

Commissioner Keon: Okay, thank you.

Mr. Silva: So, I thank you for...

Mayor Cason: Thank you.

Commissioner Keon: Thank you.

Mayor Cason: Thank you for bringing your concerns.

City Manager Swanson-Rivenbark: Mr. Mayor...

Mr. Silva: Listening to me.

Commissioner Lago: Thank you, Mr. Silva.

City Manager Swanson-Rivenbark: The question on...

Mr. Silva: Thank you.

City Manager Swanson-Rivenbark: Art in Public Places, Dona Spain answered it. It is all costs, soft, hard...

Mayor Cason: Okay.

City Manager Swanson-Rivenbark: Everything.

Mayor Cason: Alright, do we have a motion?

Commissioner Keon: I have one question.

Mayor Cason: You have another one?

Commissioner Keon: I have one more question, yes. On the conditions, under number five, the applicant and its successors or assigns shall adhere to the following conditions, and one of the conditions was under G (sic), was no amplified music or similar address/pager systems that shall be permitted outside the confines of the building at any time, day or night. I think that that is not practical and it is harsh.

Commissioner Lago: Excessive.

Commissioner Keon: It's excessive.

Mayor Cason: Why can't you put in something about decibels, like we've done elsewhere?

Commissioner Keon: I mean, that is excessive.

Mayor Cason: That'd take care of it.

Commissioner Keon: Because they...

Mayor Cason: The noise ordinance.

Planning and Zoning Director Trias: It's up to you. It's up to the Commission.

City Commission Meeting

May 24, 2016

Agenda Item E-4 – Ordinance of the City Commission of the City of Coral Gables, Florida, requesting Conditional use with site plan review for site plan approval of a new country club located within a Special Use (S) District, for the property commonly referred to as the “Riviera Country Club” and including required conditions.

Commissioner Keon: When people assemble to start golf, it's with a -- you know, and they tell them, but -- and he just testified that the only one that would -- might hear it was the neighbor next door and he doesn't hear anything. So, you know, I'd like you to remove G (sic).

Commissioner Lago: I just think that you can't comply with that. There's no way...

Commissioner Keon: You can't. And they do activities on the lawn. You can't do it.

Commissioner Lago: If we leave that provision in the agreement, again, it's going to -- I think to fulfill that requirement, it's going to be impossible.

Mayor Cason: And we don't need it because...

Commissioner Lago: That's just too much stress on (INAUDIBLE)...

Mayor Cason: We have a separate noise ordinance we've already passed.

Commissioner Lago: Yeah, we have a noise ordinance in place.

Mayor Cason: So, take it out.

Commissioner Keon: Yeah, take it out, please.

Mayor Cason: I would suggest we take it out.

Planning and Zoning Director Trias: It's being removed.

Commissioner Lago: Just follow -- just basically refer back to the noise ordinance as in place in

regards to the following City statute.

Mayor Cason: Did you have another question on it?

Commissioner Keon: No. I just would ask them if there are any of these other conditions that are, you know -- conflict tremendously with, you know, your operation, that you would please let them know.

Mayor Cason: Alright.

Commissioner Keon: That's all.

Mayor Cason: Do we have then a motion on E-4?

Commissioner Lago: So moved.

Mayor Cason: Okay, Commissioner Lago made the motion. The Vice Mayor seconds. City Clerk.

Commissioner Slesnick: Yes.

Commissioner Keon: Yes.

Commissioner Lago: Yes.

Vice Mayor Quesada: Yes.

Mayor Cason: Yes.

(Vote: 5-0)

Commissioner Keon: Okay.

Mayor Cason: Thank you very much.

Commissioner Keon: We're going to give these back to you so you can use them for the next hearing.

Mayor Cason: Yeah. We'll try to do one more, and we'll do E-5 now before we take a break for lunch.

Commissioner Keon: Okay.