

1 based on the Department recommendation.
 2 MR. PARDO: So the answer is, yes.
 3 MR. COLLIER: So the answer would be, yes.
 4 MR. PARDO: Yes.
 5 THE SECRETARY: Julio Grabiell?
 6 MR. GRABIEL: Yes.
 7 THE SECRETARY: Sue Kawalerski?
 8 MS. KAWALERSKI: Yes.
 9 THE SECRETARY: Javier Salman?
 10 MR. SALMAN: Yes.
 11 THE SECRETARY: It passed, to deny.
 12 MR. COLLIER: Mr. Chairman, do you want to
 13 take like a three-minute break?
 14 MR. SALMAN: Let's take a five-minute
 15 break, if we can, but let's try and keep it
 16 short, so we can get to the next item.
 17 (Short recess taken.)
 18 MR. BEHAR: Okay. We're back.
 19 Mr. Collier, if you could please read the
 20 next item on the agenda, please.
 21 Good job.
 22 MR. COLLIER: Item E-2, an Ordinance of the
 23 City Commission of Coral Gables, Florida
 24 granting approval of a Site Plan Amendment
 25 pursuant to Zoning Code Article 14, "Process"

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1 Section 14-203, "Conditional Uses," for a
 2 Country Club originally approved by Ordinance
 3 Number 2016-34, as amended by Ordinance 2022-10,
 4 located within a Special Use (S) District, for
 5 the property commonly referred to as the
 6 "Riviera Country Club" and legally described as
 7 portions of Tracts 1 and 5, Riviera Country
 8 Club, a portion of Miami-Biltmore Golf Course
 9 of Riviera Section 4 and Lots 10-14, Block 112,
 10 Country Club Section Part 5 (1155 Blue Road),
 11 Coral Gables, Florida, all other conditions of
 12 approval contained in Ordinance 2016-34 shall
 13 remain in effect; providing for an effective
 14 date.
 15 Item E-2, public hearing.
 16 MR. BEHAR: The applicant, please.
 17 MR. DE LEON: Good afternoon, Board
 18 Members, Staff. Nelson de Leon, with Locus
 19 Architecture, address 500 South Dixie Highway,
 20 Suite 307, 44 -- I'm sorry, 33146.
 21 THE SECRETARY: Can we have the PowerPoint,
 22 please?
 23 MR. BEHAR: PowerPoint.
 24 MR. DE LEON: PowerPoint. Okay. Am I
 25 controlling this thing or --

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1 THE SECRETARY: No. They're probably
 2 searching for it.
 3 MR. DE LEON: Okay.
 4 THE SECRETARY: Okay.
 5 MR. BEHAR: There we go.
 6 MS. GARCIA: There should be a PowerPoint
 7 for the applicant, the PDF file.
 8 Is that it?
 9 MR. DE LEON: No. I'll present yours.
 10 MR. SOUTHERN: The applicant PDF.
 11 MR. DE LEON: There it is. There it is.
 12 Okay. Thank you.
 13 Thank you, Board Members. I'll try to be
 14 brief, and, then, as I'm presenting, I can
 15 circle back, if you need me to explain anything
 16 further.
 17 So the project is the replacement of the
 18 existing eight tennis courts and tennis
 19 facilities that's directly across the main
 20 Country Club on Blue Road. The existing
 21 facilities are shown on these photos. The top
 22 three photos are of the tennis building itself,
 23 and then the bottom middle, the existing
 24 courts, and the bottom right, the facility.
 25 The overall Site Plan of the entire

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1 facility. I'm going to skip through some of
 2 these, though. Our current site sits directly
 3 across the entrance to the main club itself.
 4 Blue Road, itself, has been updated,
 5 upgraded with a street beautification project.
 6 The entrance to the tennis portion of the
 7 facility has already been paved. It faces
 8 directly opposite the main club entrance.
 9 So this is -- is it this light?
 10 So this is the proposed building, which
 11 sits slightly back from the original, and I
 12 have photos which -- rather, a slide, which
 13 will show you an overlay of the existing and
 14 proposed, which I think will be very helpful.
 15 So I'm going to move through some of these.
 16 This is our pedestrian amenities. This is
 17 a private facility, so it's really not open to
 18 the public to enter, but within the site
 19 itself, we're adding benches and bicycle
 20 parking.
 21 The parking lot itself, for the most part,
 22 exists as is, but it is going through
 23 modifications to comply with current Code, with
 24 current parking widths, and with circulation
 25 within the site itself, and adding additional

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landscaped areas.

This is the current facility, eight courts and a small tennis building. The courts are undersized for regulation play, so part of the project's scope is to increase the court sizes to meet regulation size.

So, with this next slide, we're superimposing the proposed over the existing. So when the courts were expanded to meet regulation, they grew from our fixed property edge, which is on the west, toward the east. The facility is surrounded is on three sides by the golf course, and on the northwest corner, which the is the upper left portion of this slide, is the start of the single-family residential neighborhood.

The court that exists there now is the starting point of the new courts, and the hedging and landscaping that are between the neighbor and us will remain. That neighbor was included in multiple meetings during the design phase, so they're very aware of the project and they had no opposition to the project.

The tennis facility building itself has been pushed back, with a court surrounding it.

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So the new building, and we'll see this in the elevations and the renderings, is designed so that the second floor of it acts as a mezzanine veranda to overlook the tennis court play below.

So, in expansion of Courts 1, 2, 3, we lost five parking spaces along the west edge. The rest of the parking lot, you can kind of see the overlay in red dash over what was there already, and it's, more than anything, a series of adjustments to comply with current parking.

The bottom portion of the site extends and is bound by the cart path of the golf course. So the cart path created a very strong delineation on the east, south and southwest corners, Blue Road defining the north, and the neighborhood to the west defining the northwest quadrant.

The overall second floor plan and ground floor plan.

This is an important site, because this slide shows the relationship of the tennis court, on the bottom image, which is on the right center, to the very first residential home on the bottom right.

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The scale of the building was very much designed to fit in, more so with the residential context than with the commercial context of the -- context of the existing club across the street. So you could see, scale-wise, the roof lines are about the same height.

The home is actually quite a bit larger than the tennis facility. The tennis facility itself is, under air, about 3,700 square feet, and when you include the roofed areas of the wraparound verandas, it increases that to about 6,700 square feet.

An aerial view showing how the tennis building itself fits within the site, pushed back slightly from the parking area, with site lines to four of the courts adjacent to it.

The building, we tried to push not centered within the courts, which would have made it visually accessible to all of the courts, but we wanted to keep the building addressing the street itself. So this is the pedestrian entrance, crossing the main club, onto the facility, and with the restructured driveway within the facility, as you come up for the

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building for the drop-off, you're centered with the building itself.

The tennis facility is designed with the same material pallet as the main club. So the roof tile, the stone treatment, the shutters, the window types, they're all mirroring what's existing across the street.

This is a view from Court 6 and 7, looking back at that upstairs covered veranda. And, then, an aerial from the back end of the site.

The landscape architect is the same landscape architect who worked on the original club and facility. So he's done an existing condition study. He's photographed all of the existing trees, those that we're maintaining and those that are being relocated.

The proposed new landscape plan -- so, to the existing parking lot on the upper right side, currently there's no landscaping within the island, so the plan is to introduce a few Mahoganies, some Sabal Palms. And, then, within the central part of the site itself, between the building and some of the courts, we're introducing a green area and a small tree, and that's an internal gathering space.

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1 And this is the material pallet for the
2 landscape that will be surrounding the
3 facility.

4 And I'll end the presentation with that. I
5 know you're all architects here, so any
6 questions you have, I could circle back to any
7 image.

8 MR. BEHAR: Thank you, Nelson.

9 If we want to have the Staff presentation
10 now.

11 MR. SOUTHERN: All right. Good evening,
12 Planning and -- Planning and Zoning Board,
13 forgive me. Craig Southern, the newest member
14 of the Planning and Zoning team.

15 All right. Let's see here. So the
16 application that we have in front of us tonight
17 is a Conditional Use application for a major
18 amendment to an existing Site Plan, also
19 pursuant to Ordinance Number 2016-34.

20 So if you take a look at the location map,
21 you'll see that the subject property is
22 encapsulated by Bird Road to the north,
23 University Drive to the east, I think it's
24 Campo Sano Avenue to the south, and then the
25 subject property is bisected by Blue Road. So,

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1 on the south side of Blue Road, you'll see that
2 that's where the project area is. The project
3 area is about 2.3 acres, where the entire
4 Riviera Country Club encapsulates 113 acres.

5 The current use is a Recreational Use. The
6 address is 1155 Blue Road. And the current
7 zoning is Special Use District, with a Future
8 Land Use designation of both, park and
9 recreational use and single-family low density.

10 The application has been heard and has been
11 reviewed by the Development Review Committee,
12 the DRC, last year, November 22nd of 2024. It
13 just recently went to the Board of Architects,
14 last month, January 9th. And then it also had
15 a Neighborhood Participation Meeting, that the
16 applicant held, on January 29th.

17 So why we're here, it is a major amendment
18 to the existing Site Plan, but pursuant to the
19 existing Ordinance, 2016-34 -- I'll just give
20 you a little history from our Staff report.
21 Basically, in 2016, Ordinance 2016-34 granted
22 Site Plan approval for the clubhouse and the
23 fitness center that's north of Blue Road,
24 requiring any modifications to undergo the
25 Planning and Zoning Board and City Commission

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1 review.

2 As you can see, pursuant to Section 2-1D,
3 that is -- that's why we're here tonight in
4 front of the Planning and Zoning Board.

5 Also, in 2022, the Riviera Country Club
6 received approval under Ordinance Number
7 2022-10 for modifications to the existing Site
8 Plan along Blue Road, which the applicant's
9 architect just indicated, construction was
10 completed back in August 1st of 2023.

11 Quickly, you'll take a quick look at the
12 Future Land Use Map and the Zoning Map. It's
13 pretty consistent with both, the surrounding
14 Future Land Use designations. The Special Use
15 District is predominantly surrounded by
16 single-family. To the south, we do have the
17 University of Miami and Doctors Hospital.

18 Quickly, we'll take a quick look at what
19 the existing conditions look like. The
20 applicant's architect did a good job of
21 describing it, but we've just got some photos
22 for you here of what the existing tennis court
23 and facility look like.

24 So when we delve into the Site Plan, it's
25 predominantly -- it's completely consistent

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1 with all of the site development standards in
2 our Zoning Code. It's far below the floor area
3 ratio requirements. It meets all of the
4 setbacks. We don't have any flood zone issues.

5 So, once again, I'll briefly kind of delve
6 into the Staff report, in the sense of the
7 proposed Site Plan includes a new two-story
8 tennis center, designed in the Island British
9 Colonial architectural style. The
10 reconfiguration of the existing eight surface
11 tennis courts will now meet the United States
12 Tennis Association tournament standards.
13 Modifications to the existing parking lot, to
14 incorporate additional landscaping, relocation
15 of the dumpster enclosure, installation of
16 bicycle racks, the extension of the sidewalk
17 along the public right-of-way, to provide a
18 continuous pedestrian access along the north
19 side of the tennis complex, which is on the
20 south side of Blue Road, and, basically, this
21 just helps to enhance the Club's connectivity
22 with pedestrian activity, landscaping and
23 traffic circulation.

24 So, once again, you can take a quick look
25 at what is being proposed by the renderings.

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1 We'll break it down one more time. The review
2 time line, DRC last November, Board of
3 Architects the beginning of January of this
4 year, the Neighborhood Participation Meeting
5 was at the end of January of last month,
6 currently we're having the Planning and Zoning
7 Board Meeting presently, and then there are two
8 City Commission meetings for the Ordinance to
9 be heard.

10 There were 792 properties that were
11 notified to the thousand foot radius. Multiple
12 public notifications, two times letters were
13 sent to all of the property owners, the 792,
14 for the Neighborhood Participation Meeting, and
15 tonight's meeting. Three times there were
16 property postings for DRC, Board of Architects,
17 Planning and Zoning Board. There's been three
18 website postings, for the DRC, Board of
19 Architects, and tonight's meeting. And then a
20 newspaper advertisement for tonight's Planning
21 and Zoning Board Meeting.

22 The Staff report intricately delves into
23 the consistencies of the Comprehensive Plan, so
24 Staff's determination is definitely that it
25 meets all of the requirements for the

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1 Comprehensive plans, goals, objectives and
2 policies.

3 So Staff's recommendation tonight is for
4 approval, with conditions, pursuant to the
5 conditions that were contained within the
6 original Ordinance of what brought us here
7 tonight, of Ordinance 2016-34. There are no
8 conditions in Ordinance 2022, but just that
9 there's an Ordinance attached to the subject
10 property. So Staff does make a recommendation
11 of approval with conditions.

12 Thank you.

13 MR. BEHAR: Thank you very much. And
14 congratulations on your first presentation to
15 us. Good job.

16 MR. SOUTHERN: Good to meet all of you.

17 MR. BEHAR: At this time, I'm going to open
18 it up to the public comments in the Chambers.

19 MR. PARDO: Mr. Chairman, can we limit it
20 to three minutes a piece?

21 MR. BEHAR: I think so. We have a packed
22 house. I'm going to keep it to two minutes.

23 Seeing none, we're going to close the
24 public hearing in the Chamber. I'm going to
25 open it to -- anybody on the Zoom platform,

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1 Jill?

2 THE SECRETARY: No.

3 MR. BEHAR: Anybody on the public -- on the
4 phone?

5 THE SECRETARY: No.

6 MR. BEHAR: Okay. Seeing none, we're going
7 to close the public comment and I'm going to
8 open it to the Board discussion, and I'm going
9 to start to my right.

10 Julio, please, any comments?

11 MR. GRABIEL: I'm fine. I have no problems
12 with it. Thank you.

13 MR. BEHAR: Javier?

14 MR. SALMAN: Can I just go ahead and make a
15 motion?

16 MR. BEHAR: Well, we've got to -- just save
17 it --

18 MR. SALMAN: We can use that as an excuse
19 for discussion, and if not, we can just go
20 through it.

21 MR. BEHAR: Go ahead.

22 MR. SALMAN: I'd like make a motion to
23 accept the Staff recommendation for approval.

24 MR. PARDO: Second.

25 MR. BEHAR: Sue, any comments?

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1 MS. KAWALERSKI: Just out of curiosity, you
2 said you're going to have an increase in car
3 traffic, not very much. But why would you have
4 an increase in car traffic, if basically the
5 footprint is the same?

6 MR. DE LEON: Yeah, I'm not sure how the
7 traffic would increase. It's -- the membership
8 is capped. The only way you could become a
9 member now is if a member leaves. So they're
10 capped at, I believe, a thousand total. So the
11 membership itself wouldn't increase at all with
12 this. It's basically swapping like for like,
13 except now with courts that meet regulation
14 play size and a new tennis facility.

15 MS. KAWALERSKI: Yeah. I was just curious.
16 I mean, the report says it would increase
17 traffic by adding like seven cars or six
18 cars --

19 MR. DE LEON: I'm not sure --

20 MR. BEHAR: Is it that you're adding more
21 spaces there than you had?

22 MR. DE LEON: No. We have a net loss of
23 five parking spots on that side because of the
24 court expansion.

25 MS. KAWALERSKI: Yeah. I mean, I was just

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1 curious. I mean, there was no reason why cars
2 would be increased, but it's in the report.
3 Just one thing, do you have tournaments
4 there right now?
5 MR. DE LEON: They're internal to the club.
6 MS. KAWALERSKI: They're just internal?
7 MR. DE LEON: Yeah. So what happens is,
8 because the courts themselves are not
9 regulation, they're not able to --
10 MS. KAWALERSKI: Right.
11 MR. DE LEON: My understanding is, the
12 regulations are, you need to have eight courts
13 regulation size in order to be able to compete
14 in tournaments. I'm assuming what they would
15 do is compete maybe against other clubs, asides
16 from their own internal competitions.
17 MS. KAWALERSKI: Yeah, because now they're
18 going to be USTA, so you have more competitions
19 there, correct?
20 MR. DE LEON: Truthfully, architecture
21 only.
22 MS. KAWALERSKI: Okay.
23 MR. DE LEON: The less I know, the better
24 off I am.
25 MS. KAWALERSKI: Okay. Okay. Those were

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1 my only questions. Thank you.
2 MR. BEHAR: Felix.
3 MR. PARDO: In your meeting with the
4 neighbors, was there a big outpouring of
5 neighbors or any concerns that you --
6 MR. DE LEON: The meeting we had on the
7 29th probably had about 20 -- 25 neighbors that
8 showed up. A good majority of them, club
9 members, that live right in the area. So I
10 think it was more of a curiosity as to what was
11 going to happen.
12 MR. PARDO: No objections?
13 MR. DE LEON: No. Certainly no objections
14 to the design or to the tennis courts or to the
15 existing parking or changes, no.
16 MR. PARDO: Well, I think that you did a
17 very nice job --
18 MR. DE LEON: Thank you.
19 MR. PARDO: -- in bringing that up to the
20 standard and also putting in the two-story
21 building. The two-story building, it's very
22 similar to the Kerdyk Tennis Center next to the
23 Biltmore Hotel, very, very similar, and
24 obviously, the style and everything, is in
25 keeping with all of the refurbishing that the

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1 Country Club has done over the past few years.
2 You've also done improvements on Blue Road that
3 have made it a much better, a safer community
4 for pedestrians and people on bicycles and all
5 of the different things.

6 The other thing is that, because you have
7 the tennis courts on ground level and the scale
8 of the building itself that is substantially
9 less than the adjacent homes, it's also in
10 keeping with the community. So I see that this
11 is not only a win for the Country Club members,
12 but a win for the existing neighborhood. It's
13 very compatible.

14 MR. DE LEON: Thank you.

15 MR. BEHAR: Thank you, Felix.

16 MR. SALMAN: I have one question, please.
17 First of all, it's a beautiful project, I have
18 not problem with it, but when they did the
19 Country Club, we were without practically the
20 use of Blue Road for years and the conditions
21 were horrible. Do you foresee any work that's
22 going to be involving working on Blue Road?

23 MR. DE LEON: Yeah, certainly not impacting
24 Blue Road at this time. The idea is to phase
25 it, take out three courts, use that as a

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1 staging area, building the building, do the
2 first three courts in the front, and then flip
3 the staging area to the parking lot and finish
4 the other five courts.

5 MR. SALMAN: So there's no water and sewer
6 improvements on the roadway, there's no
7 widening of the roadway? There's nothing --

8 MR. DE LEON: The addition of a sidewalk,
9 which was --

10 MR. SALMAN: That will be, somewhat five,
11 ten feet from the edge of the road?

12 MR. DE LEON: The sidewalk is more like ten
13 to twelve feet from the edge of the road, yeah.

14 MR. SALMAN: Very good. That was it.
15 Those were my only questions.

16 MR. BEHAR: Thank you.

17 Nelson, you've done a great job. I really
18 commend you for doing a really nice, beautiful
19 job on this court. I'm an immediate neighbor.
20 I live on Pinta Court, which backs up to it,
21 and I'm very, very pleased with what the Club
22 has done over the last, whatever, six, seven
23 years.

24 And Javier, you're right. It took a long
25 time, but that was an incredible undertaking,

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1 because not only were they building the
2 clubhouse, they did the courts, they redid it,
3 and they've done a great job. So I'm very,
4 very happy.

5 The neighborhood did come together, because
6 there was multiple meetings. I didn't go to
7 the last meeting, because I didn't have to. It
8 was already, conveyed the message. You guys
9 did a great job. I'm very pleased with the
10 outcome.

11 So we have a motion and the second,
12 correct? Can you please call the roll?

13 THE SECRETARY: Javier Salman?

14 MR. SALMAN: Yes.

15 THE SECRETARY: Julio Grabiell?

16 MR. GRABIEL: Yes.

17 THE SECRETARY: Sue Kawalerski?

18 MS. KAWALERSKI: Yes.

19 THE SECRETARY: Felix Pardo?

20 MR. PARDO: Yes.

21 THE SECRETARY: Robert Behar?

22 MR. BEHAR: Yes.

23 Thank you very much.

24 MR. DE LEON: Thank you. Thank you, Board
25 Members. Thank you.

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1 confusion for any applicant, and also it would
2 be a much better tool, I think.

3 And the other thing is that, this is also
4 an opportunity to also put certain constructs,
5 that can be added to Live Local, if it's looked
6 at very carefully. So I'm making that
7 suggestion now, I think, for the third time,
8 and I would like -- you know, if that's a bad
9 idea, I would like, you know, Staff to be able
10 to give me a reason why, but I think that it
11 would be a cleaner solution and it would be
12 something that we, as a whole, with all of the
13 members, should consider.

14 MR. BEHAR: Well, I think that as a
15 whole -- Members as a whole should be. I'm not
16 sure if that's the Staff or that's a legal
17 interpretation or -- for them to look at,
18 because, you know, I don't know if Staff has
19 the authority to modify Live Local.

20 MR. PARDO: No. No. I'm sorry, the
21 format. We're talking about the format. Miami
22 Beach has had this format already since the
23 beginning of Live Local.

24 MR. BEHAR: Okay.

25 MR. PARDO: The thing is that, you know,

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1 MR. BEHAR: We have one more item, but I
2 think this item coming up -- and I'm going to
3 make a suggestion, I think it should be a full
4 Board. It shouldn't be the five of us.

5 MR. PARDO: I agree a hundred percent with
6 you, and I just want to bring up one point, if
7 you don't mind.

8 MR. BEHAR: Okay.

9 MR. PARDO: I have asked -- multiple times,
10 when this item has come before us, I've asked
11 for Staff to please look at the City of Miami
12 Beach Ordinance about Live Local --
13 specifically about Live Local.

14 The way that the section is written there,
15 which is clearly separate, we don't know what
16 the future of Live Local is. It could be
17 expanded. It could be reduced. It could be
18 whatever. When you have it there separately, I
19 think it does a lot of good.

20 I understand what Staff is trying to do
21 with the parking and the TDRs and the other
22 details. They could easily be put in the new
23 section, where the TDRs and the parking and the
24 other things would be in a separate section. I
25 think it would be clearer. It will have less

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1 it's like creating chapters. You know, you go
2 when you're using the Code. Right now, the
3 things that are being proposed by Staff is the
4 parking, and then, well, if you have this, you
5 can't have the TDRs, it can't be -- but it's
6 inserted into the Code and it becomes very
7 confusing to be able to understand it.

8 If you go to the new chapter, which Miami
9 Beach calls it, Development Approvals under the
10 Live Local Act, you have all of the sections
11 there, and then you can augment that. It is a
12 much cleaner way of addressing Live Local.

13 I'm not talking about changing or anything
14 legal. It's to identify and clarify, for the
15 use of the applicant and for the use of the
16 public and the reviewers.

17 MR. BEHAR: Okay. Sue.

18 MS. KAWALERSKI: And I would love -- and I
19 mentioned this before. I would love a broad
20 presentation about Live Local, you know, and it
21 may take all evening to do, but we're looking
22 at little snippets here, instead of looking
23 what we can do, as a City, to counter what the
24 State is telling us to do, and here's an
25 example.

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