



**City of Coral Gables  
CITY COMMISSION MEETING  
June 14, 2016**

**ITEM TITLE:**

**Ordinance on Second Reading. Conditional Use with Site Plan Review.** An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for site plan approval of a new country club house located within a Special Use (S) District, for the property commonly referred to as the "Riviera Country Club" and legally described as 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, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 04.13.16 meeting recommended approval (vote: 6 yes – 0 no) of the conditional use with site plan review with conditions.

**BRIEF HISTORY:**

On May 24, 2016 the City Commission approved the application for Conditional Use with Site Plan Review for a new country club house located within a Special Use (S) District with conditions (vote: 4-0) on first reading.

At their May 24, 2016 meeting the City Commission directed staff to hold a meeting with the Riviera Country Club and the adjacent property owner to the west of the country club in order to seek an agreement on the landscaping buffer that will be provided between the Riviera Country Club property and the adjacent property owners to the west. As a result of the meeting between the Riviera Country Club and the adjacent property owner to the west the landscaping buffer has increased in width from seven (7) feet to ten (10) feet, as measured from the property line to the middle of the wall. Additionally, the majority of the wall will be six (6) feet in height except for portions near Blue Road and Alegriano Avenue, see Exhibit A for the applicant's revised landscaping buffer plan. Conditions of approval regarding maintenance responsibilities for the landscaping buffer have been included in the draft Ordinance for Conditional Use with Site Plan Review which is provided as Exhibit B.

As a result of City Commission discussion the applicant has proffered a parking management plan and LEED design criteria checklist. The parking management plan, provided as Exhibit C, requires employees to park on-site within the tennis center parking lot on the south side of Blue Road. The plan requires the Riviera Country Club to provide notice to all members that parking along Blue Road is prohibited. During special events all members and guests will be required to utilize valet parking. The

LEED design criteria, provided as Exhibit D, includes a LEED project checklist representing the applicant's expected level of potential LEED certification. Compliance with the parking management plan and LEED design criteria checklist have been included as conditions of approval within the draft Ordinance.

Riviera Country Club is requesting conditional use with site plan review in order to construct a new club house on the property located at 1155 Blue Road. The Zoning Code identifies club houses as a conditional use on properties with a Special Use (S) zoning designation. As a result, a Planning and Zoning Board recommendation is required with approval to be granted by the City Commission. The Planning and Zoning Board at their 04.13.16 meeting recommended approval (vote: 6 yes – 0 no) of the application with Staff's conditions and recommended that the following additional conditions be included:

- 1) Provide payment for an extension of the ten (10) foot multi-use path on the north side of Blue Road from the western edge of the property line to Santa Maria Street as determined by the Public Works Department;
- 2) Install in-street crosswalk signage within the two (2) pedestrian crosswalks connecting the parking lot located south of Blue Road to the country club property located north of Blue Road, subject to review and approval by the Public Works Department; and,
- 3) Provide a ten (10) foot landscaping buffer along the western edge of the property as measured from the property line to the middle of the wall, subject to approval by the Director of Public Service.

The applicant is proposing to construct a new club house and fitness center and demolish the existing club house. The new club house and fitness center are proposed to have a combined building area of 44,923 square feet. These would replace the existing country club, fitness center and cart barn that have a combined building area of 52,717 square feet. The existing 186 space parking lot will be replaced by an improved parking lot with approximately 320 spaces which will eliminate the current swale parking that occurs along Blue Road. The proposal also includes a ten (10) foot multi-use path in front of the property along the north side of Blue Road.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
05.24.16	Ordinance	Approved Conditional Use with Site Plan Review with conditions (vote: 4-0) on first reading.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

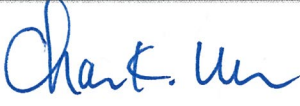



<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
04.13.16	Planning and Zoning Board	Recommended approval (vote: 6 yes – 0 no) with conditions.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
04.01.16	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
04.01.16	Property posted for Planning and Zoning Board meeting.
04.01.16	Legal advertisement published for Planning and Zoning Board meeting.
04.01.16	Planning and Zoning Board meeting agenda posted at City Hall.

04.08.16	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
05.20.16	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
06.03.16	City Commission legal advertisement of Ordinance heading.
06.10.16	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).

**APPROVED BY:**

Assistant Department Director	City Attorney	Assistant City Manager	City Manager
			FOR 

**EXHIBIT(S):**

- A. Applicant's revised landscaping buffer plan.
- B. Draft Ordinance – Conditional Use with Site Plan Review.
- C. Riviera Country Club Parking Management Plan letter.
- D. Riviera Country Club LEED Design Criteria letter.