

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 8(N)(4)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: February 6, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving and authorizing the County Mayor execute an Interlocal Agreement between the City of Coral Gables and Miami-Dade County to allow the City of Coral Gables to install and maintain concrete pavers, landscaping, and irrigation in front of the entrance to the Riviera Country Club located at 1155 Blue Road on County-owned right-of-way, to exercise all rights conferred therein, and to take all actions necessary to effectuate same

Resolution No. R-101-24

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: February 6, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Approving and Authorizing the Mayor to Execute an Interlocal Agreement with the City of Coral Gables to Allow Installation and Maintenance of Concrete Pavers, Landscaping, and Irrigation on County Right-of-Way

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the execution of an Interlocal Agreement (Agreement), which is attached as Exhibit 1 to this Mayor's Memorandum, between the City of Coral Gables (City) and Miami-Dade County (County) to allow the City to install and maintain concrete pavers, landscaping, and irrigation within the County-owned right-of-way in front of the entrance to the Riviera Country Club located at 1155 Blue Road. The City shall be responsible for all costs and duties related to the installation and maintenance of the concrete pavers, landscaping, and irrigation within the existing residential street.

Scope

The affected area for the Agreement falls within District 7, which is represented by Commissioner Raquel Regalado.

Fiscal Impact/Funding Source

There is no fiscal impact to the County as the City will be responsible for all installation and maintenance costs.

Track Record/Monitor

The Department of Transportation and Public Works (DTPW) is the entity overseeing this project and the person responsible for monitoring this Agreement is Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

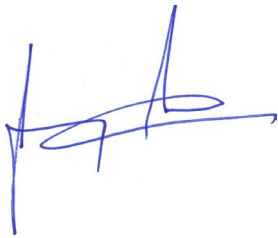
In accordance with Section 2-8.3 of the County Code related to identifying delegation of Board authority, there are no authorities beyond those specified in the resolution which include the authority of the County Mayor, or County Mayor's designee, to execute the Agreement between the County and the City, to exercise all rights conferred therein, and to take all actions necessary to effectuate same.

Background

The City passed Ordinance No. 2022-10 (attached as part of Exhibit C of the Agreement) authorizing the City Manager to enter into negotiations with the County to allow the City to install and maintain concrete pavers, landscaping, and irrigation within the County-owned right-of-way in

front of the entrance to the Riviera Country Club located at 1155 Blue Road in connection with The Riviera Country Club Project being developed on the property.

The Agreement grants authority to the City of Coral Gables to install and maintain concrete pavers, landscaping, and irrigation on local residential streets owned by Miami-Dade County. Miami-Dade County has jurisdiction over the installation of concrete pavers, landscaping, and irrigation in both municipal and County maintained roads countywide. Since the Agreement proposes to modify the existing pavement markings on County maintained roads, the Agreement is being presented to the Board for approval. The City shall be responsible for all costs and duties related to the installation and maintenance of the concrete pavers, landscaping, and irrigation within the existing residential street.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: Febraury 6, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(4)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(4)
2-6-24

RESOLUTION NO. R-101-24

RESOLUTION APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY TO ALLOW THE CITY OF CORAL GABLES TO INSTALL AND MAINTAIN CONCRETE PAVERS, LANDSCAPING, AND IRRIGATION IN FRONT OF THE ENTRANCE TO THE RIVIERA COUNTRY CLUB LOCATED AT 1155 BLUE ROAD ON COUNTY-OWNED RIGHT-OF-WAY, TO EXERCISE ALL RIGHTS CONFERRED THEREIN, AND TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

WHEREAS, the City of Coral Gables (City) has requested authority to install and maintain concrete pavers, landscaping, and irrigation at the entrance to the Riviera Country Club within a Miami-Dade County (County) public road right-of-way; and

WHEREAS, the City and County are mutually desirous of providing assurances that the County will incur no costs for the installation and continued maintenance of concrete pavers, landscaping, and irrigation within the entrance to the Riviera Country Club to be installed and maintained by the City within the County right-of-way; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board approves and incorporates the foregoing recitals as though fully set forth herein.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to execute the Interlocal Agreement in substantially the form attached to the Mayor's Memorandum as Exhibit 1, to exercise all rights conferred therein, and to take all actions necessary to effectuate same.

The foregoing resolution was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Anthony Rodriguez** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of February, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

Exhibit 1

**INTERGOVERNMENTAL AGREEMENT FOR THE INSTALLATION AND
MAINTENANCE OF CONCRETE PAVERS, LANDSCAPING AND IRRIGATION
ON LOCAL RESIDENTIAL STREETS**

THIS INTERGOVERNMENTAL AGENCY AGREEMENT TO INSTALL AND MAINTAIN CONCRETE PAVERS, LANDSCAPING AND IRRIGATION ON BLUE ROAD AT THE ENTRANCE TO THE RIVIERA COUNTRY CLUB LOCATED AT 1155 BLUE ROAD ("Agreement") is made and entered into this ____ day of _____ 2023, by and between the CITY OF CORAL GABLES (the "City"), a municipal corporation of the State of Florida, and MIAMI-DADE COUNTY (the "County"), a political subdivision of the State of Florida.

WHEREAS, the City has requested pursuant to City Ordinance 2016-34 and City Ordinance 2022-10 permission to allow for the installation of concrete pavers, landscaping and irrigation in front of the entrance to the Riviera Country Club, within the rights of way listed below (the "Improved Area"):

- Within the roadway in in front of the entrance to 1155 Blue Road

in connection with The Riviera Country Club project being developed on the property legally described in the attached Exhibit "A"; and

WHEREAS, the City and the County are mutually desirous of providing assurances for the future continued maintenance, repair, and replacement, when necessary, of the concrete pavers, landscaping and irrigation; and

WHEREAS, both the County and the City have approved the concrete pavers as indicated on the site plans, building plans, elevations and landscape plans prepared by Peacock and Lewis, Architects and Planners, LLC, dated December 14, 2015, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the City shall, at its sole cost and expense, maintain, repair, replace, and remove as necessary the concrete pavers, landscaping and irrigation,

WHEREAS, the City, by Ordinances attached hereto as Exhibit "C" and by reference made a part hereof, authorized the execution of this Agreement.

NOW THEREFORE, in consideration of \$1.00 and other good and valuable consideration, paid in hand by the City unto the County, and in further consideration of the mutual terms, covenants and conditions contained herein, THE CITY AND THE COUNTY AGREE AS FOLLOWS:

Section 1. Recitals Adopted. The recitals set forth above are incorporated herein by reference.

Section 2. Installation. The concrete pavers, landscaping and irrigation may be installed in the Improved Area on Blue Road.

Section 3. Standards. All concrete pavers submitted for review and approval shall be in accordance with this Agreement and conform to the applicable requirements established by the following publications:

- a. Florida Department of Transportation's Standard Specifications for Road and Bridge Construction;
- b. Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation Federal Highway Administration (ANSI D6-1e- 1989), including latest revisions;
- c. Standard Highway Signs, U.S. Department of Transportation, Federal Highway Administration; and
- d. Miami-Dade County Public Works Manual (available from the Public Works and Waste Management Department, Reproduction Services, 111 NW 1st Street, Suite 1604, Miami, FL 33128).
- e. Florida Highway Guide Sign Program chapter 14-51.
- f. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook).

Section 4. Maintenance Responsibility. The City assumes sole and complete responsibility for the maintenance of all concrete pavers, landscaping and irrigation that are installed within the Improved Area within City boundaries. If the City fails to maintain the concrete pavers, landscaping and irrigation it shall be responsible for any and all costs incurred by the County to replace them, maintain them, or remove them.

Section 5. Liability and Indemnification. The City assumes sole and complete liability for any and all accidents and/or injuries which may, or are alleged to, occur or arise out of the installation, operation or maintenance of the concrete pavers, landscaping and irrigation, and hereby indemnifies, to the extent allowed by Section 768.28, Florida Statutes, and holds the County harmless from any and all claims, including but not limited to negligence arising out of or relating to installation, operation, or maintenance of the concrete pavers, landscaping and irrigation.

Section 6. No Waiver of Sovereign Immunity. Notwithstanding any other term in this Agreement, nothing herein shall be deemed a waiver of the City or the County's sovereign immunity, sovereign rights, or limitations of liability as provided by Section 768.28, Florida Statutes, as may be amended from time to time.

Section 7. Public Records. The City shall be responsible for keeping records of any and all installations and repairs, and for furnishing pertinent documents as and when said records may be requested. The Parties shall each maintain their own respective records and documents associated with this Agreement in accordance with the requirements for records retention set forth in Chapter 119, Florida Statutes

Section 8. Failure to Comply with Agreement. Upon written notification by the County, the City shall immediately remove any concrete pavers, landscaping and irrigation that are not in compliance with the terms of this Agreement at the City's sole cost and expense. Failure to carry out any of the duties and responsibilities assumed herein by the City may result in termination of the Agreement, at the sole discretion of the County upon five days' notice.

Section 9. Headings. The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Agreement.

Section 10. Ambiguities. The preparation of this Agreement has been a joint effort of the Parties hereto and both Parties have had the benefit of consultation with legal counsel of their choosing prior to its execution. The resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

Section 11. Entirety. This Agreement embodies the entire agreement between the Parties with respect to the matters addressed herein. Previous agreements and understandings of the Parties with respect to such matters are null, void, and of no effect. Notwithstanding any other provision contained herein, no third-party beneficiaries are created with respect to any claims against the County by virtue of this Agreement.

Section 12. Amendments. This Agreement may be amended, modified, released, or altered, and its material provisions may be waived, only by written instrument, and only if properly executed by all parties hereto. This Agreement may be released if the concrete pavers in the Improved Area are replaced with asphalt pavement. If other materials, such as concrete pavers, are utilized, this Agreement shall remain in full force and effect.

Section 13. Effective Date. This Agreement shall become effective on the date first written above after such Agreement is fully executed by all parties hereto.

Section 14. Termination. Either the City or the County may, in their respective sole and complete discretion, terminate this Agreement, with or without cause and/or convenience of the terminating party, upon twenty (20) business days written notice; provided, however, that at the option of the County, the City shall continue to maintain,

repair, and be responsible for any concrete pavers, landscaping and irrigation installed while this Agreement is in effect. Prior to the termination of this Agreement, however, the City may elect to remove any one or all concrete pavers, landscaping and irrigation installed by the City; provided the City shall restore the roadway and area in which the concrete pavers, landscaping and irrigation were located to the condition that existed before installation.

Section 15. Execution. This Agreement may be executed in one or more hard or electronic counterparts, which, when taken together, shall constitute one fully executed instrument.

Section 16. Notice. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the Parties designate the following as the respective places for notice purposes:

a. **For the County:**

Miami-Dade Department of Transportation and Public Works, Attn: Eulois Cleckley, DTPW Director and CEO
701 NW 1st Court - Suite 1700
Miami, FL 33136

With a Copy to:

Miami-Dade County Attorney's Office
111 NW 1st Street, Suite 2810
Miami, FL 33128

b. **For the City:**

City of Coral Gables
Attn: Peter Iglesias, City Manager
405 Biltmore Way
Coral Gables, FL 33134

With a Copy to:

Cristina Suarez, City Attorney
405 Biltmore Way
Coral Gables, FL 33134

With a Copy to:

City of Coral Gables, Public Works Department
Attn: Hermes Diaz, Director
2800 SW 72nd Avenue
Miami, FL 33155

[THIS SPACE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE
FOLLOWS]

IN WITNESS WHEREOF, the City and the County have set their hands the day and year above written.

ATTEST:

MIAMI-DADE COUNTY

Juan Fernandez-Barquin
Clerk of the Board of
County Commissioners

By: _____
Mayor or Mayor's Designee

By: _____
County Deputy Clerk

Approved as to form and legal sufficiency:

Assistant County Attorney

ATTEST:

CITY OF CORAL GABLES

By: 
City Clerk

By: 
City Manager

Approved as to form and legal sufficiency:


for City Attorney, Gustavo Ceballos

Exhibit "A"

LEGAL DESCRIPTION:

All that part of those certain tracts of land designated as

Miami-Biltmore Golf Course as shown "AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART 5", according to Plat thereof recorded in Plat Book 23, Page 55 of the Public Records of Miami-Dade County, Florida;

And

All that part of Miami-Biltmore Golf Course as shown on "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", according to the Plat thereof filed for record and recorded in Plat Book 25 at Page 47 of the Public Records of Miami-Dade County, Florida;

And

Tracts 1, 2, 3, 4 and 5 of "RIVIERA COUNTRY CLUB OF CORAL GABLES, FLORIDA", according to Plat thereof recorded in Plat Book 46, Page 15 of the Public Records of Miami-Dade County, Florida;

And

Lots 10, 11, 12, 13 and 14, Block 112, "AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION, PART FIVE", as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida;

And

That portion of vacated Mendavia Avenue as described in Resolution No. 3946 of the City of Coral Gables recorded in Official Records Book 6940, Page 436, Public Records of Miami-Dade County, Florida.

Exhibit "B"



PEACOCK & LEWIS
Architects and Planners, LLC
12941 S. Highway One
Suite 200
North Palm Beach, Florida 33410
Phone: 561.842.2222
Fax: 561.842.2223
Email: info@peacockandlewis.com



RIVIERA
COUNTRY
CLUB
CLUBHOUSE
& FITNESS
PLANNING
& LANDSCAPING

155 BLUE ROAD
CORAL GABLES, FL 33134

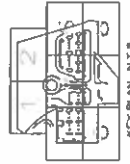


155 BLUE ROAD
CORAL GABLES, FL 33134
Phone: 305.442.1555
Fax: 305.442.1556
Email: info@155blueroad.com

400 N.W. 8th Avenue
Suite 200
Fort Lauderdale, FL 33301
Phone: 954.561.1111
Fax: 954.561.1112
Email: info@peacockandlewis.com

Revisions	Date	By	Description
1	12-14-13	CD	Final
2	12-14-13	CD	Final
3	12-14-13	CD	Final
4	12-14-13	CD	Final
5	12-14-13	CD	Final
6	12-14-13	CD	Final
7	12-14-13	CD	Final
8	12-14-13	CD	Final
9	12-14-13	CD	Final
10	12-14-13	CD	Final

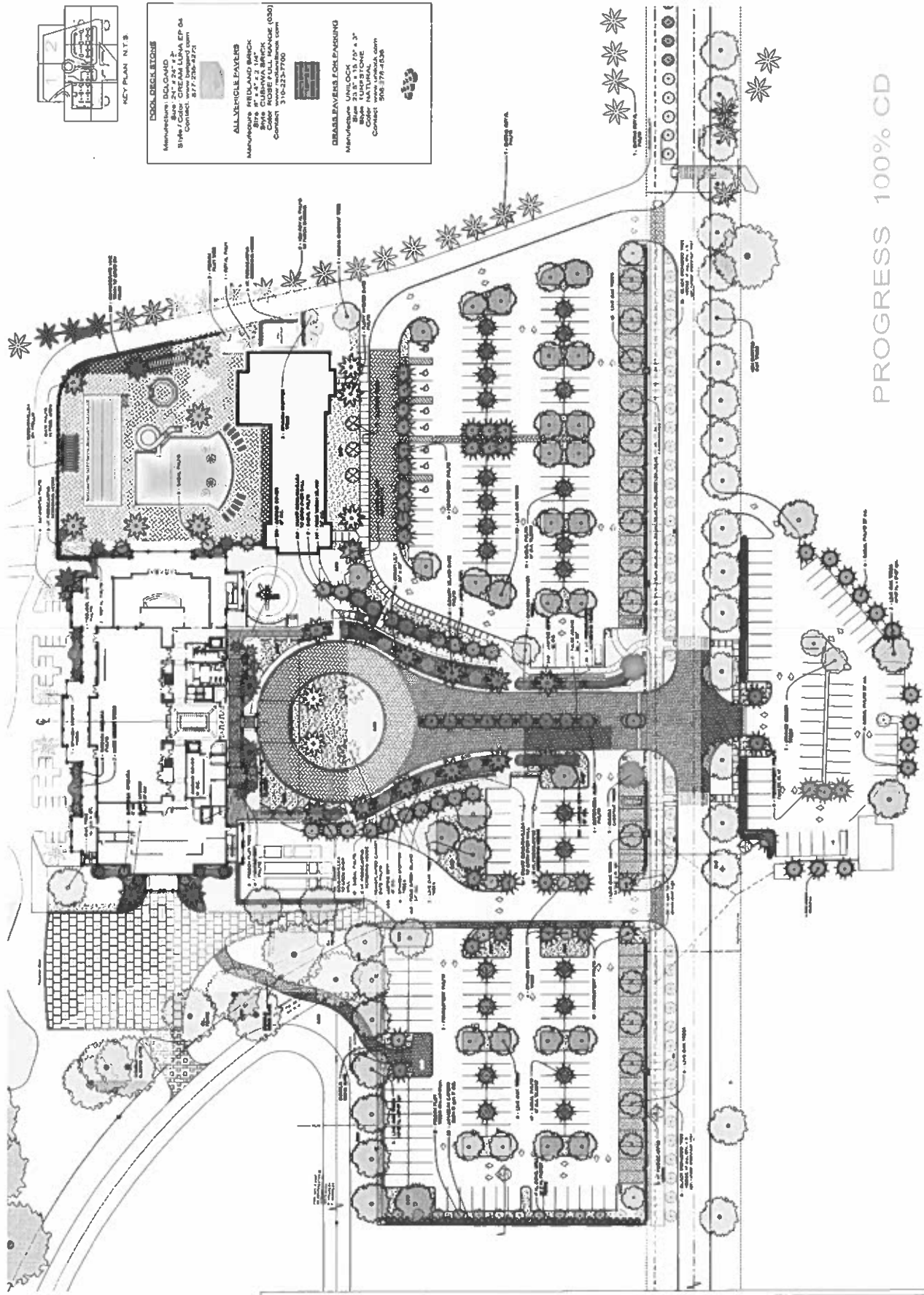
Sheet No.
L-1.0



POOL DECK KITCHES
Manufactured by DELCOR
Site of Cedar CREAM LUNA EP 04
Contact: 877.226.2272

ALL VEHICLE PAVERS
Manufactured by FREEDLAND BRICK
Site of Cedar CREAM LUNA EP 04
Contact: 877.226.2272

GRASS PAVERS FOR PARKING
Manufactured by UNILOCK
Site of Cedar CREAM LUNA EP 04
Contact: 877.226.2272



PROGRESS 100% CD

OVERALL PLANTING PLANS
SCALE: 1" = 10'



PRADOCK + LEWIS
PLANNERS & ARCHITECTS, LLC
1801 U.S. Highway One
North Palm Beach, FL 33469
Phone: 561.844.1111
Fax: 561.844.1112
www.praddock-lewis.com

RIVIERA COUNTRY CLUB
CLUBHOUSE & FITNESS
PLANNING & ZONING

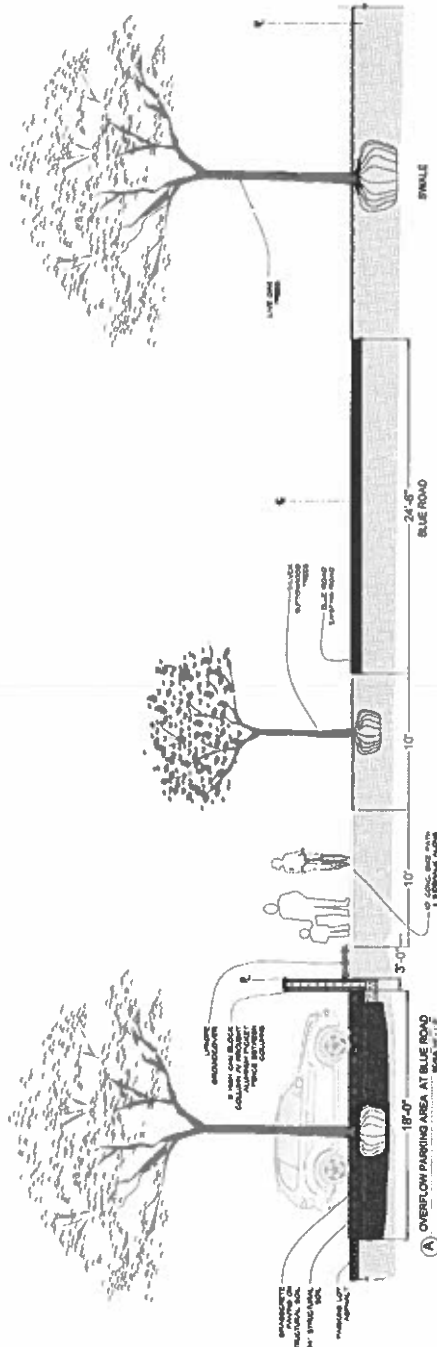
180 BLUE ROAD
COVINGTON, LA 70426



DATE: 10/10/2017
BY: DAVID A. LEWIS
PROJECT: CLUBHOUSE & FITNESS
SHEET: 1716

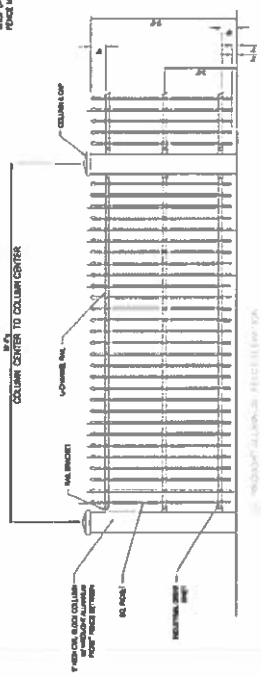
Revisions	1	2	3	4	5	6	7	8	9	10
By	DA	DA	DA	DA	DA	DA	DA	DA	DA	DA
Date	10/10/2017	10/10/2017	10/10/2017	10/10/2017	10/10/2017	10/10/2017	10/10/2017	10/10/2017	10/10/2017	10/10/2017

Sheet No. **L-2.0**



TYPICAL CONCRETE PAVING

NOTE: SLOPE SHOWN ARE INDICATED BY THE MANUFACTURER



WEST PROPERTY WALL SECTION
Scale: 1/8" = 1'-0"

PROGRESS 100% CD
DETAIL ELEVATIONS
SCALE: AS NOTED



BLACK & LEWIS
ARCHITECTS & PLANNERS
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.276.1100
Fax: 310.276.1101
www.blackandlewis.com



**CLUBHOUSE & FITNESS
PLANNING & ZONING**

**10000 WILSHIRE BLVD.
CLUBHOUSE & FITNESS
PLANNING & ZONING**

**PROPOSED TYPE
OF CONSTRUCTION**

DATE: 10/1/2010

SHEET NO. L-3.0

NEW TREE - 1 YEAR MAINTENANCE PLAN

1. The purpose of this plan is to provide a detailed description of the maintenance program for the new trees planted on the site. The program shall include all activities necessary to ensure the health and survival of the trees, including watering, fertilizing, pruning, and pest control. The program shall be implemented for a period of one year from the date of planting.

2. The maintenance program shall be implemented by a qualified arborist or horticulturist. The arborist shall provide a written report of the maintenance activities performed, including the date, time, and results of each activity. The report shall be submitted to the client for review and approval.

3. The maintenance program shall be implemented in accordance with the following schedule:

- Watering: The trees shall be watered daily for the first week after planting, then twice a week for the next four weeks, and then once a week for the remainder of the year. The water shall be applied at a rate of 1 inch per week.
- Fertilizing: The trees shall be fertilized once a year, in the spring, with a balanced fertilizer.
- Pruning: The trees shall be pruned once a year, in the spring, to remove dead or damaged branches and to maintain the desired shape of the tree.
- Pest Control: The trees shall be inspected for pests and diseases on a regular basis. If any pests or diseases are found, they shall be treated immediately with appropriate pesticides or fungicides.

PLANTING SPECIFICATIONS AND WARRANTIES

1. The trees shall be planted in accordance with the following specifications:

- Species: The trees shall be of a species suitable for the climate and soil conditions of the site.
- Size: The trees shall be of a size suitable for the intended use of the site.
- Health: The trees shall be healthy and free from pests and diseases.
- Root System: The trees shall have a well-developed root system.
- Trunk: The trees shall have a trunk diameter of at least 1 inch.
- Branches: The trees shall have a well-developed branch system.
- Leaves: The trees shall have a full canopy of leaves.

2. The trees shall be planted in accordance with the following warranties:

- Survival: The trees shall survive for a period of one year from the date of planting.
- Health: The trees shall be healthy and free from pests and diseases.
- Root System: The trees shall have a well-developed root system.
- Trunk: The trees shall have a trunk diameter of at least 1 inch.
- Branches: The trees shall have a well-developed branch system.
- Leaves: The trees shall have a full canopy of leaves.

TRANSPLANTING SPECIFICATIONS

1. The trees shall be transplanted in accordance with the following specifications:

- Species: The trees shall be of a species suitable for the climate and soil conditions of the site.
- Size: The trees shall be of a size suitable for the intended use of the site.
- Health: The trees shall be healthy and free from pests and diseases.
- Root System: The trees shall have a well-developed root system.
- Trunk: The trees shall have a trunk diameter of at least 1 inch.
- Branches: The trees shall have a well-developed branch system.
- Leaves: The trees shall have a full canopy of leaves.

2. The trees shall be transplanted in accordance with the following warranties:

- Survival: The trees shall survive for a period of one year from the date of transplanting.
- Health: The trees shall be healthy and free from pests and diseases.
- Root System: The trees shall have a well-developed root system.
- Trunk: The trees shall have a trunk diameter of at least 1 inch.
- Branches: The trees shall have a well-developed branch system.
- Leaves: The trees shall have a full canopy of leaves.



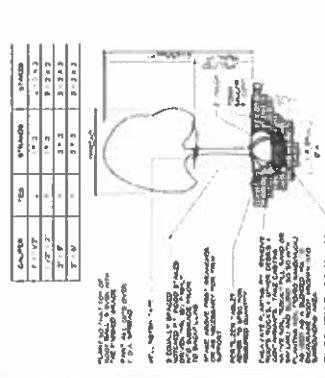
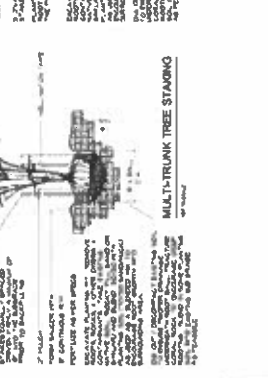
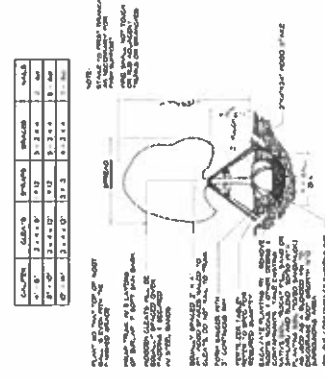
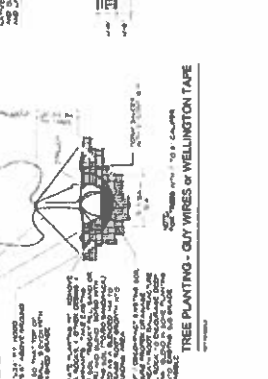
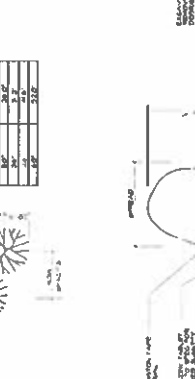
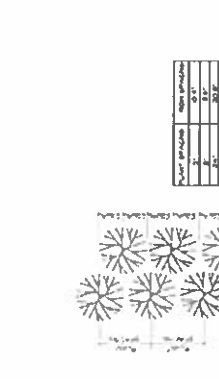
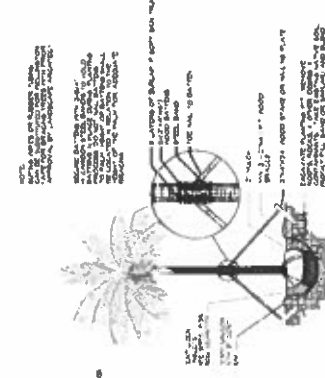
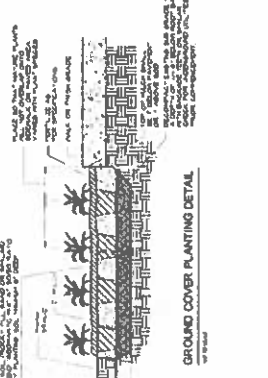
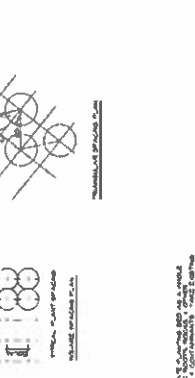
HEDGE & MASS PLANTING DETAIL

1. The hedge and mass planting shall be installed in accordance with the following specifications:

- Species: The plants shall be of a species suitable for the climate and soil conditions of the site.
- Size: The plants shall be of a size suitable for the intended use of the site.
- Health: The plants shall be healthy and free from pests and diseases.
- Root System: The plants shall have a well-developed root system.
- Trunk: The plants shall have a trunk diameter of at least 1 inch.
- Branches: The plants shall have a well-developed branch system.
- Leaves: The plants shall have a full canopy of leaves.

2. The hedge and mass planting shall be installed in accordance with the following warranties:

- Survival: The plants shall survive for a period of one year from the date of installation.
- Health: The plants shall be healthy and free from pests and diseases.
- Root System: The plants shall have a well-developed root system.
- Trunk: The plants shall have a trunk diameter of at least 1 inch.
- Branches: The plants shall have a well-developed branch system.
- Leaves: The plants shall have a full canopy of leaves.



PROGRESS 50% CD

PLANTING DETAILS



PEACOCK & LEWIS
Architects and Planners, LLC
1300 U.S. Highway One
Suite 200
North Palm Beach, FL 33408
Telephone: 561.855.0000
Fax: 561.855.0000
E-Mail: info@peacockandlewis.com

**RIVERA
COUNTRY
CLUB**
CLUB HOUSE
BOARD OF
ARCHITECTS
REVIEW
(PRELIMINARY
APPROVAL)
115 BLUE ROAD
CORAL GABLES, FL 33134

PROJ. CONST. TYPE
100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET
100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET

DATE: AUGUST 1, 2018
BY: PEACOCK & LEWIS
PROJECT: RIVERA COUNTRY CLUB
SHEET: 100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET

DATE: AUGUST 1, 2018
BY: PEACOCK & LEWIS
PROJECT: RIVERA COUNTRY CLUB
SHEET: 100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET

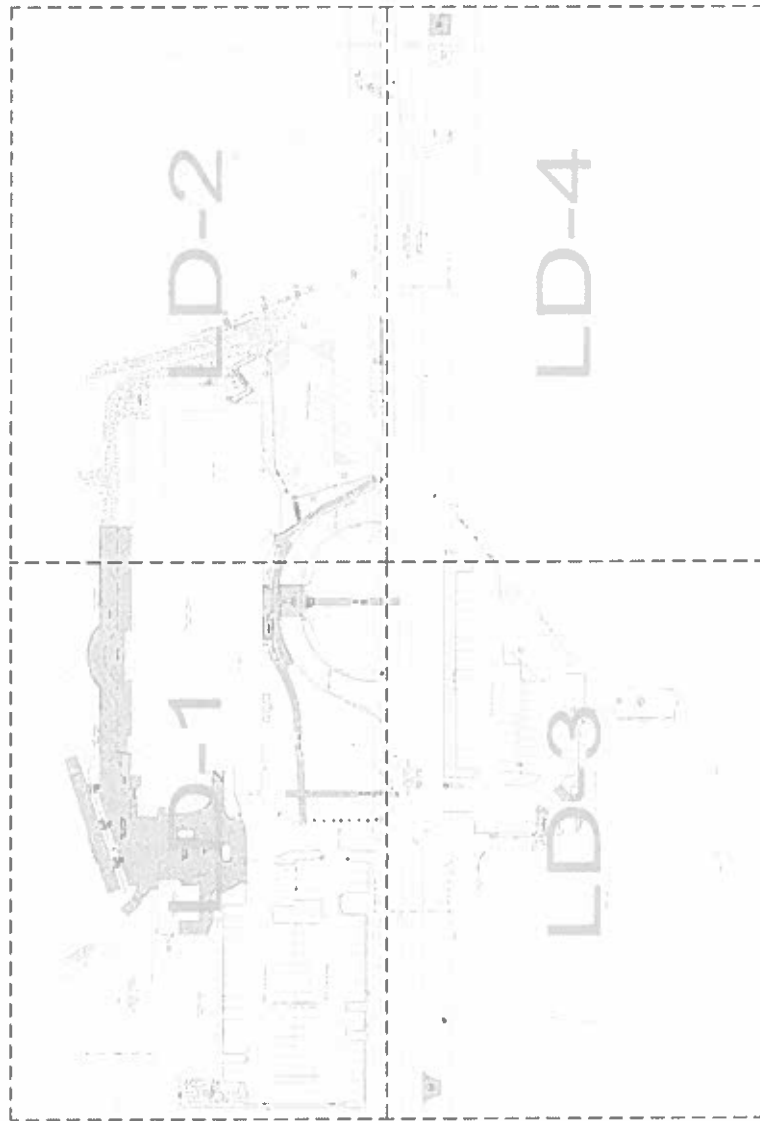
DATE: AUGUST 1, 2018
BY: PEACOCK & LEWIS
PROJECT: RIVERA COUNTRY CLUB
SHEET: 100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET

DATE: AUGUST 1, 2018
BY: PEACOCK & LEWIS
PROJECT: RIVERA COUNTRY CLUB
SHEET: 100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET

DATE: AUGUST 1, 2018
BY: PEACOCK & LEWIS
PROJECT: RIVERA COUNTRY CLUB
SHEET: 100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET

DATE: AUGUST 1, 2018
BY: PEACOCK & LEWIS
PROJECT: RIVERA COUNTRY CLUB
SHEET: 100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET

DATE: AUGUST 1, 2018
BY: PEACOCK & LEWIS
PROJECT: RIVERA COUNTRY CLUB
SHEET: 100% FULLY SPRINKLED
ORIG. ARCH. FIVE
SHEET SET



PROGRESS PRINT

TREE DISPOSITION PLAN KEY MAP

SCALE: 1/8" = 1'-0"

RIVIERA
COUNTRY
CLUB

CLUB HOUSE

BOARD OF
ARCHITECTS
REVIEW
(PRELIMINARY
APPROVAL)

1155 BLUE ROAD
CORAL GABLES, FL 33146

PROP. CONST. TYPE:



Special

A.C.I. ARCHITECT NAME
U.S. ARCHITECT LICENSE

BY DATE PLACE OF LEAVE
Authority and Purpose

Parents. This document is kept within the
 one meeting records in either hardcopy
 or electronic format. It is not shared
 without the approval and participation of
 PIA, LISA, & LEWIS Education and
 Training, LLC. A-4-2000000
 Reproduction without leave is prohibited.

SECRET FILE

Revisions: 4 Date Rev Description _____ _____ _____ _____		Column: 15-029	Date: 08-30-15
		Drawn: P+L	Checked: JOC

Sheet No. A

LD-1

8



TREE DISPOSITION PLAN 
SCALE 1/8" = 1'-0"

PROGRESS PRINT



PEACOCK & LEWIS
Architects and Planners, LLC
3001 U.S. Highway 1
Suite 200
Naples, FL 34109
Tel: 239.438.8800
Fax: 239.438.8801
www.peacockandlewis.com



CLUB HOUSE

BOARD OF
ARCHITECTS
REVIEW
(PRELIMINARY
APPROVAL)

1155 BLUE ROAD
CORAL GABLES, FL 33134

PROJ. CONST. TYPE
JOB FULLY SPANNED



Scale

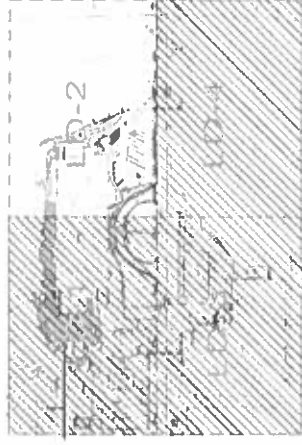
ALL ARCHITECTURAL
DRAWINGS SHALL BE
IN ACCORDANCE WITH
THE LATEST EDITIONS OF
THE AIA GRAPHIC STANDARDS
AND THE AIA PRACTICE
MANUAL. THE ARCHITECT
SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS
FOR THE PROJECT. THE
ARCHITECT SHALL NOT BE
RESPONSIBLE FOR THE
CONSTRUCTION OF THE
PROJECT OR FOR THE
SAFETY OF THE
CONSTRUCTION.

Sheet 1000

Revisions		
No.	Date	Description
1		
2		
3		

Client	10/01/11
Drawn	10/01/11
Checked	10/01/11
Scale	10/01/11

Sheet No.	A
LD-2	



KEY LOCATION MAP A1.0



MATCH LINE

PROGRESS PRINT

TREE DISPOSITION PLAN
SCALE 1/8" = 1'-0"



PEADOCK LEWIS
ARCHITECTS AND PLANNERS, LLC
1000 U.S. Highway One
North Palm Beach, FL 33408
Telephone: 561.833.1111
Fax: 561.833.1112
www.lewisarchitects.com

RIVIERA
COUNTRY
CLUB
CLUB HOUSE

BOARD OF
ARCHITECTS
REVIEW
(PRELIMINARY
APPROVAL)

1155 BLUE ROAD
CORAL GABLES, FL 33134

PROJ. CONST. TYPE:
NEW (FULLY SPANNED)

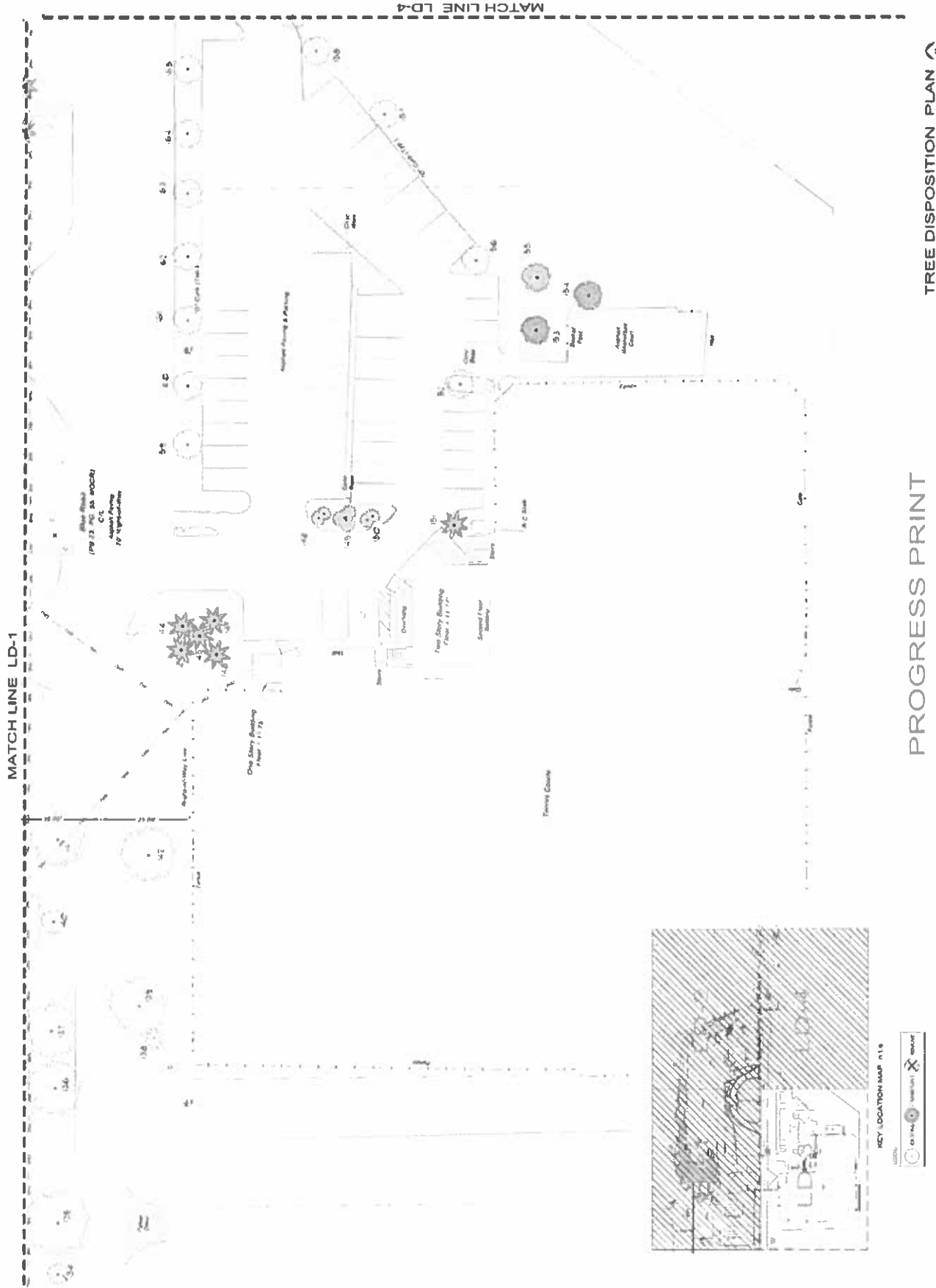


U.S. ARCHITECT
1155 BLUE ROAD
CORAL GABLES, FL 33134
Telephone: 305.442.1111
Fax: 305.442.1112
www.usarchitect.com

DATE: 1/18/17

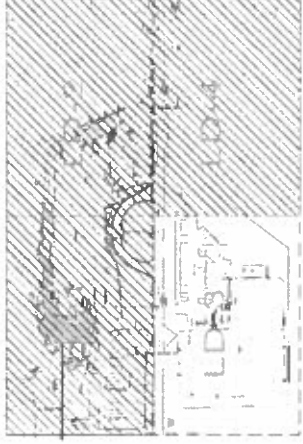
Rev.	Description	Date
1	Initial Design	1/18/17
2	Revised Design	1/18/17
3	Final Design	1/18/17

Sheet No. A
LD-3



PROGRESS PRINT

TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0"



KEY LOCATION MAP n15
Legend:
- Building Footprint
- Tree Symbol
- Road
- Water



PEACOCK & LEWIS
ARCHITECTS AND PLANNERS, LLC
1101 N. 3rd Avenue, Suite 200
North Palm Beach, FL 33408
Tel: 561.844.8800
Fax: 561.844.8801
www.peacock-lewis.com



CLUB HOUSE

BOARD OF
ARCHITECTS
REVIEW
(PRELIMINARY
APPROVAL)

1101 BLUE ROAD
CORAL GABLES, FL 33134

PROP. CONST. TYPE
300 FULLY SPRINKLED



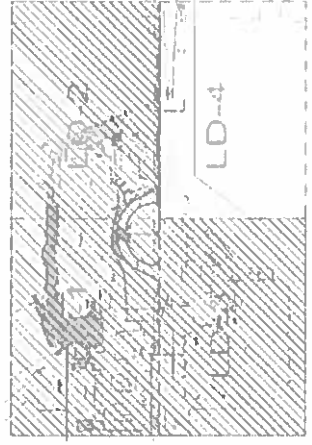
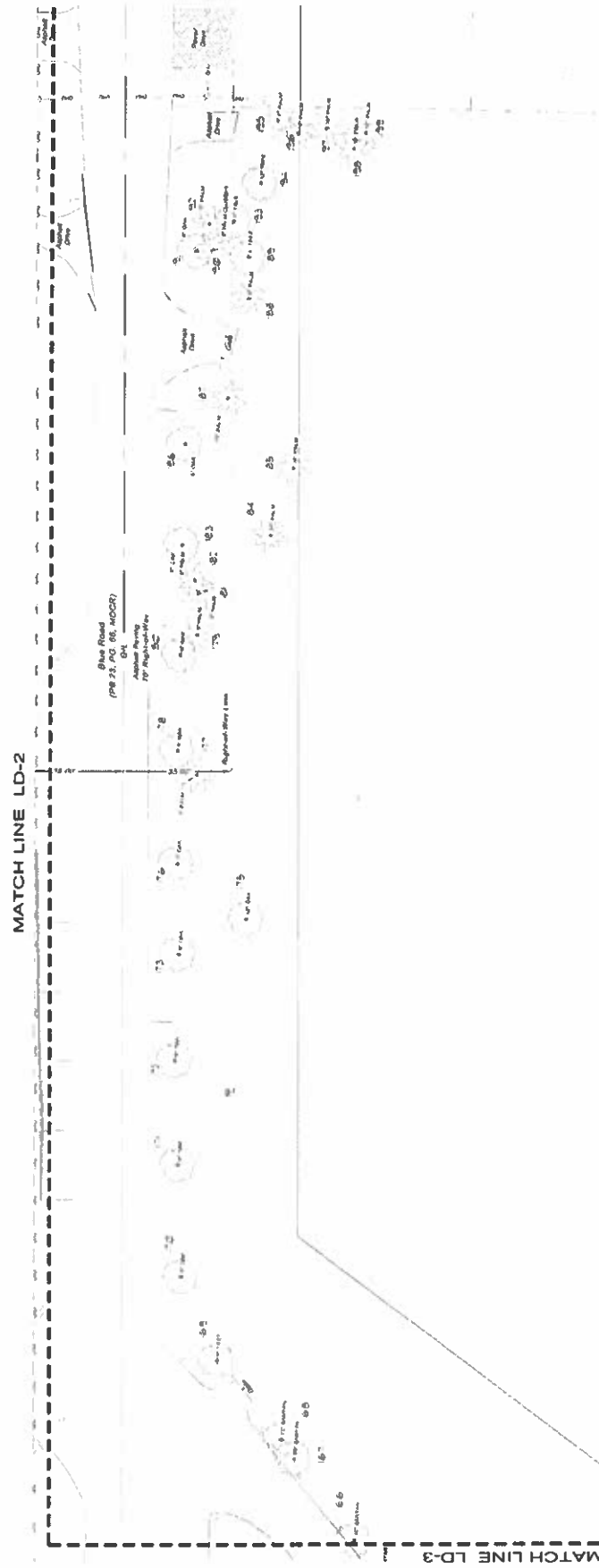
Sheet 100

**ALL ARCHITECTS MUST
BE LICENSED IN THE STATE
OF FLORIDA. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE
DESIGN OR CONSTRUCTION OF
THE PROJECT UNLESS HE OR SHE
IS THE DESIGNER OF RECORD
FOR THE PROJECT. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE
DESIGN OR CONSTRUCTION OF
THE PROJECT UNLESS HE OR SHE
IS THE DESIGNER OF RECORD
FOR THE PROJECT.**

Sheet 100

Revisions	Date	By	Check
1	10/1/10	JL	ML
2	10/1/10	JL	ML
3	10/1/10	JL	ML
4	10/1/10	JL	ML
5	10/1/10	JL	ML
6	10/1/10	JL	ML
7	10/1/10	JL	ML
8	10/1/10	JL	ML
9	10/1/10	JL	ML
10	10/1/10	JL	ML

Sheet No.	A
LD-4	



PROGRESS PRINT

TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0"



BOARD OF
ARCHITECTS
REVIEW
(PRELIMINARY
APPROVAL)

1153 BLUE ROAD
CORAL GABLES, FL 33146

PROP. CONST. TYPE:



1000

[illegible]

*** **NOTES** ***

Revisi: _____ di Ujung Liris, Banjarmasin _____

	Drawn	p-L	Checked	KOK
	Confirm.	15-027	Date:	08-10-19

Sheet No. A
LD-5
of

[illegible]

PROGRESS PRINT

TREE DISPOSITION LIST



PEACOCK & LEWIS
Architects, P.A.
1200 S. Highway 100
Suite 100
North Palm Beach, FL 33460
Phone: 561.844.0000
Fax: 561.844.0001
www.peacock-lewis.com



RIVIERA
COUNTRY
CLUB
CLUB HOUSE

BOARD OF
ARCHITECTS
REVIEW
(PRELIMINARY
APPROVAL)

105 BLUE ROAD
CORAL GABLES, FL 33134
PROJECT TYPE
REMODEL/RENOVATION



DATE: 08/11/13
BY: [Signature]
FOR: [Signature]

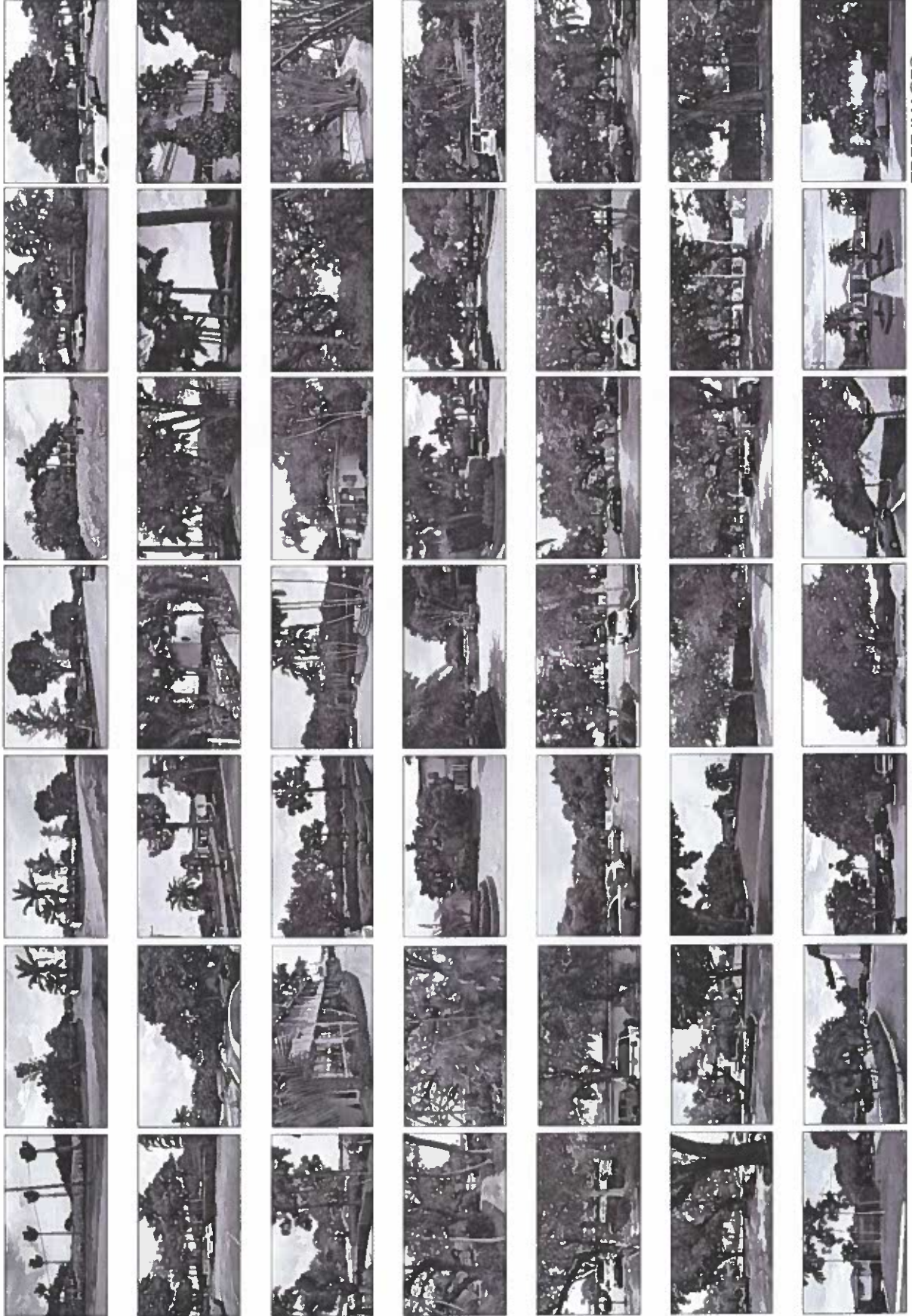
DATE: 08/11/13
BY: [Signature]
FOR: [Signature]

DATE: 08/11/13
BY: [Signature]
FOR: [Signature]

DATE: 08/11/13
BY: [Signature]
FOR: [Signature]

DATE: 08/11/13
BY: [Signature]
FOR: [Signature]

DATE: 08/11/13
BY: [Signature]
FOR: [Signature]



TREE IMAGES

PROGRESS PRINT



PEACOCK & LEWIS
INCORPORATED
1395 U.S. Highway 90
North Palm Beach, FL 33408
Member AIA, Registered Prof.
Engineer No. AIC 000028
1. MILES OFF
1-561-887970



CLUBHOUSE
& FITNESS
PLANNING
& ZONING

135 BLUE ROAD
CORAL GABLES, FL 33134

PRICE: \$100,000
DATE: 10/1/2000

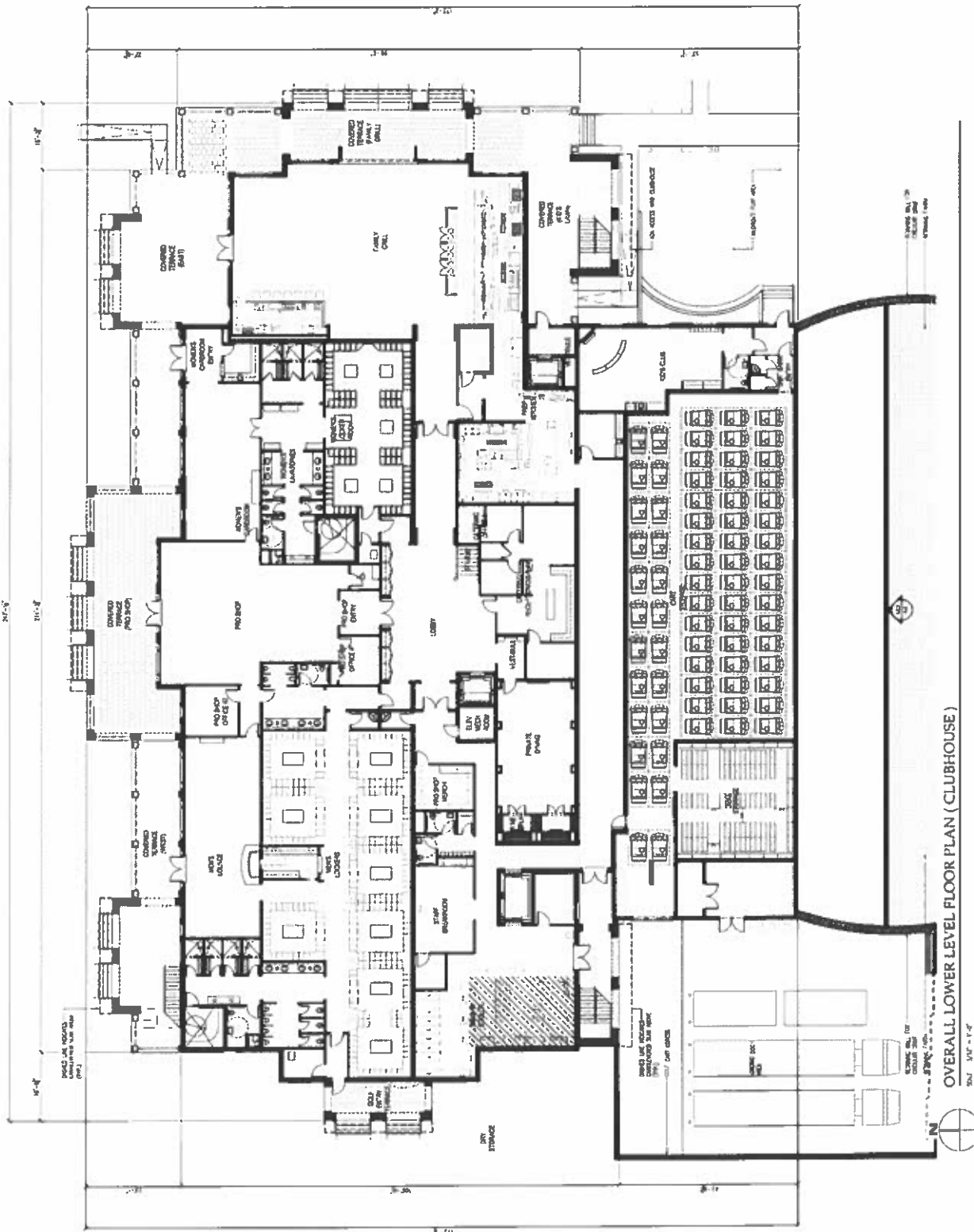


PEACOCK & LEWIS
INCORPORATED
1395 U.S. Highway 90
North Palm Beach, FL 33408
Member AIA, Registered Prof.
Engineer No. AIC 000028
1. MILES OFF
1-561-887970

OVERALL LOWER
FLOOR PLAN
(CLUBHOUSE)

DATE	BY	DESCRIPTION
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF
10/1/2000	PEL	1. MILES OFF

Sheet No.
A-2
06





1125 MILUTE ROAD
CORAL GABLES, FL 33146

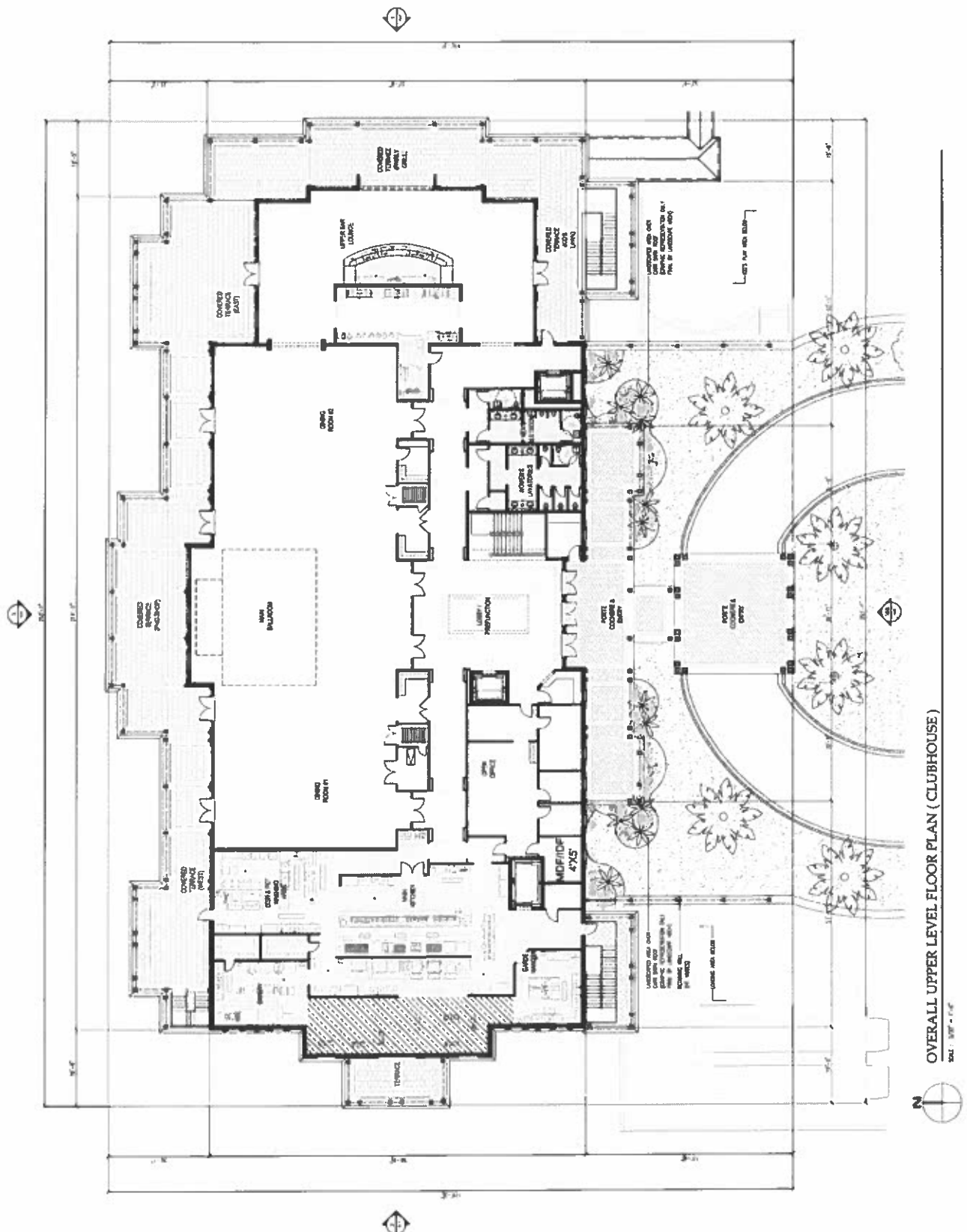
PROP. CONST. TYPE
100% FULLY SPRINKLED



Sheet Title :
OVERALL UPPER
FLOOR PLAN
(CLUBHOUSE)

Approved by: _____ Date: _____		Date: 12-14-15	
By: _____ Date: _____		Checked: _____ Date: _____	

Sheet No. **A-3** of





PEACOCK & LEWIS
Architects and Planners, LLC
1325 U.S. Highway One
North Palm Beach, FL 33461
Phone: 561.843.8888
Fax: 561.843.8888
www.peacock-lewis.com



RIVERA
COUNTRY CLUB
CLUBHOUSE
& FITNESS
PLANNING
& ZONING

135 BLUE ROAD
CORAL GABLES, FL 33134
PREP. CONST. TYPE
BIB FULLY SPECIFIED

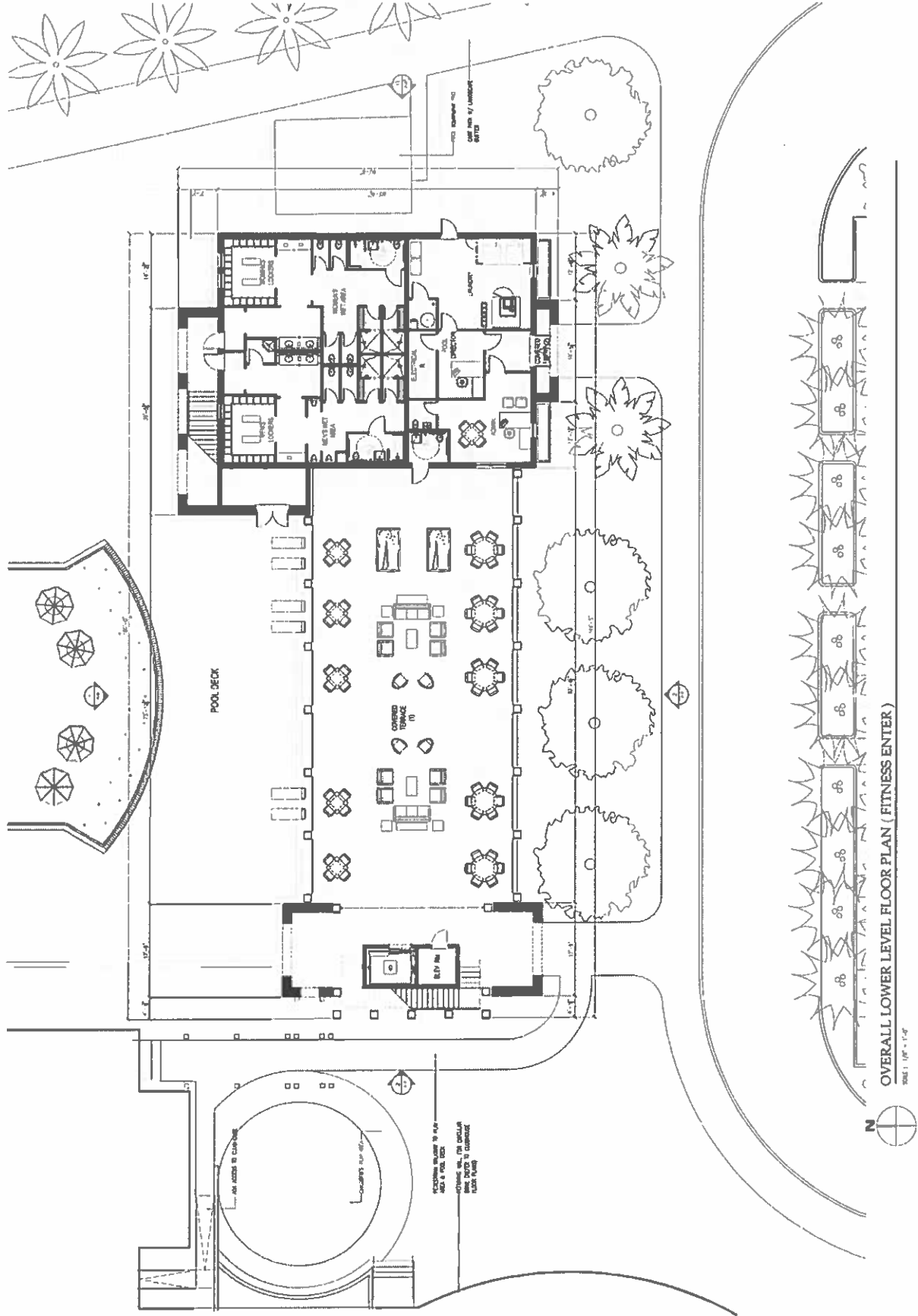


PEACOCK & LEWIS
Architects and Planners, LLC
1325 U.S. Highway One
North Palm Beach, FL 33461
Phone: 561.843.8888
Fax: 561.843.8888
www.peacock-lewis.com

**OVERALL LOWER
FLOOR PLAN
(FITNESS)**

Revisions	
1	Rev. 1
2	Rev. 2
3	Rev. 3
4	Rev. 4
5	Rev. 5
6	Rev. 6
7	Rev. 7
8	Rev. 8
9	Rev. 9
10	Rev. 10

Sheet No. **A-4**
05



OVERALL LOWER LEVEL FLOOR PLAN (FITNESS ENTER)

SCALE: 1/8" = 1'-0"



PEACOCK & LEWIS
ARCHITECTS AND ENGINEERS, LLC
1390 U.S. Highway One
North Palm Beach, FL 33468
Member AIA, Registered Professional Engineer
License No. A.C. 000028
1001 NW 10th Ave
P.O. Box 10000



**RIVERA
COUNTRY CLUB**
**CLUBHOUSE
& FITNESS
PLANNING
& ZONING**

115 BLUE ROAD
CORAL GABLES, FL 33134

PROJ. CONST. TYPE
100 (POLYSPINNED)



PEACOCK & LEWIS
ARCHITECTS AND ENGINEERS, LLC
1390 U.S. Highway One
North Palm Beach, FL 33468
Member AIA, Registered Professional Engineer
License No. A.C. 000028
1001 NW 10th Ave
P.O. Box 10000

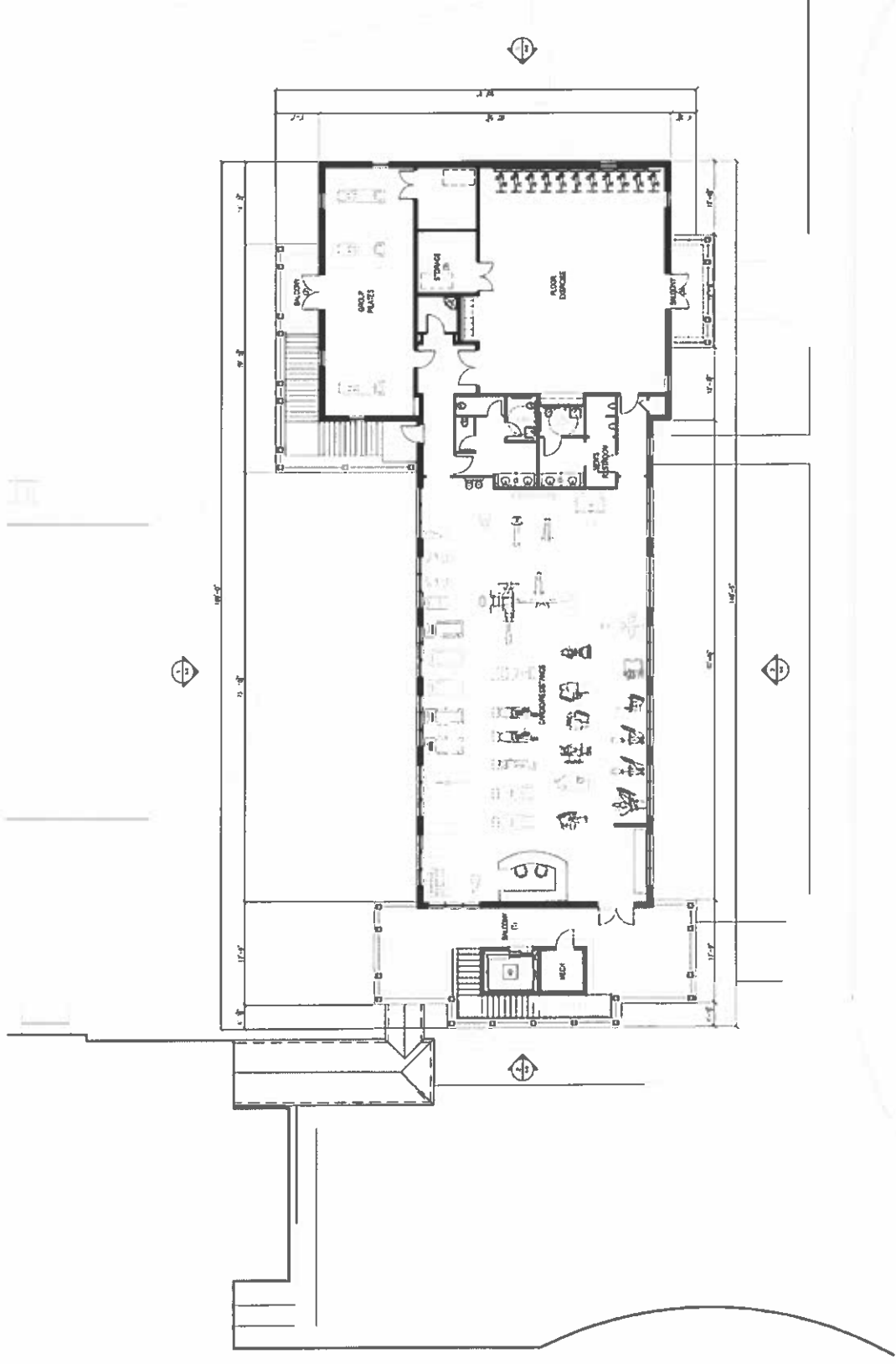
Sheet Title
**OVERALL UPPER
FLOOR PLAN
(FITNESS)**

Revisions	
No.	Description
1	Issue
2	Rev.
3	Rev.
4	Rev.
5	Rev.

Comments	
Date	By
11/11/11	ML
11/11/11	ML
11/11/11	ML

Sheet No.
A-5

OF



OVERALL FIRST LEVEL FLOOR PLAN (FITNESS CENTER)

Scale: 1/8" = 1'-0"





PRADOCK & LEWIS
Architects and Planners, LLC

13911 S. Highway One
Suite 200
North Palm Beach, FL 33408
Telephone: 561.844.1111
Fax: 561.844.1112
E-mail: info@pradock.com



RIVERA
COUNTRY
CLUB

CLUBHOUSE
& FITNESS
PLANNING
& ZONING

115 BLUE ROAD
CORAL GABLES, FL 33134

PREP. CONSTRUCTION
BBS FULLY SPRING-2017



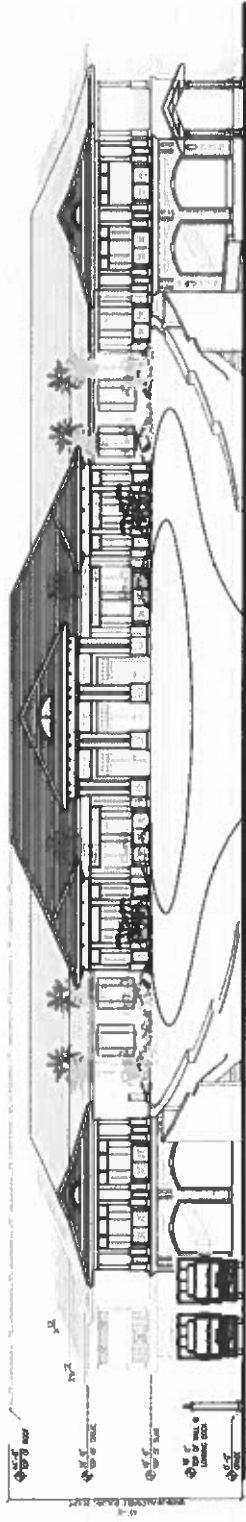
PRADOCK & LEWIS
Architects and Planners, LLC
13911 S. Highway One
Suite 200
North Palm Beach, FL 33408
Telephone: 561.844.1111
Fax: 561.844.1112
E-mail: info@pradock.com

Sheet Title
CLUBHOUSE
(CLUBHOUSE)

Revisions	Date	By	Checked
1	12-15-17	PL	SL

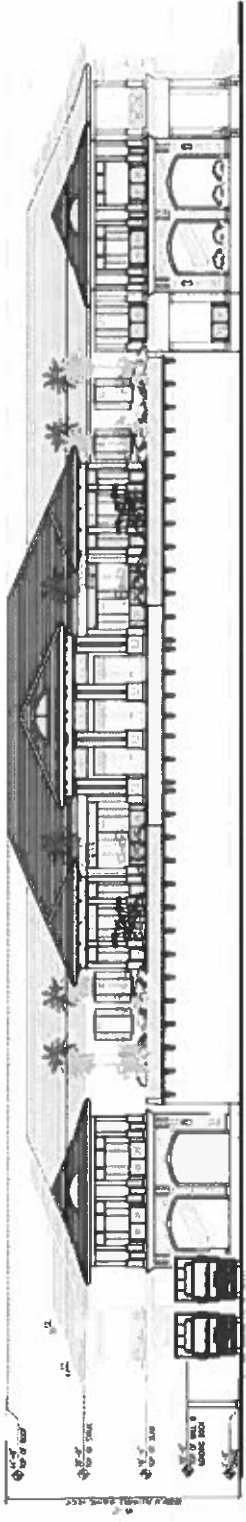
Sheet No.
A-6

08



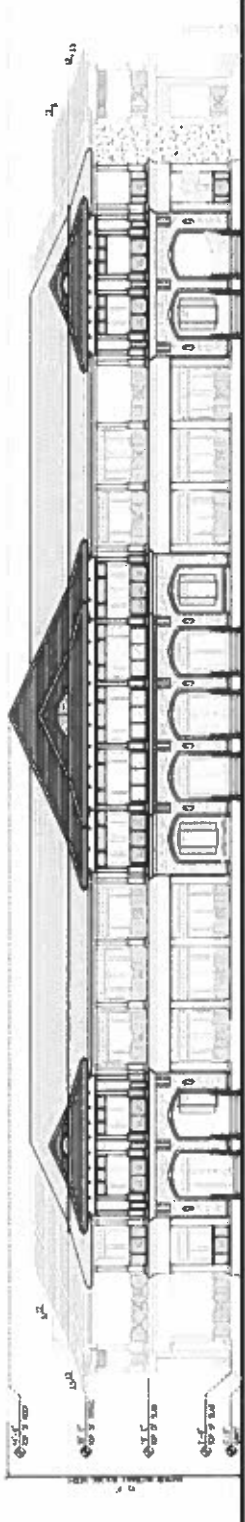
1

SOUTH CLUBHOUSE ELEVATION
SCALE: 1/8" = 1'-0"



2

SOUTH CLUBHOUSE ELEVATION (LOWER LEVEL CART BARN IN SECTION)
SCALE: 1/8" = 1'-0"



3

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PEACOCK & LEWIS
Architects and Planners, LLC
1375 N. Biscayne Blvd.
Suite 1000, Coral Gables, FL 33134
Tel: 305.442.1100
Fax: 305.442.1101
www.peacockandlewis.com



RIVERA
COUNTRY
CLUB

CLUBHOUSE
& FITNESS
PLANNING
& ZONING

1375 BLUE ROAD
CORAL GABLES, FL 33134

PRICE: COST TYPE
BID FULLY SPECIFIED



PEACOCK & LEWIS
Architects and Planners, LLC
1375 N. Biscayne Blvd.
Suite 1000, Coral Gables, FL 33134
Tel: 305.442.1100
Fax: 305.442.1101
www.peacockandlewis.com

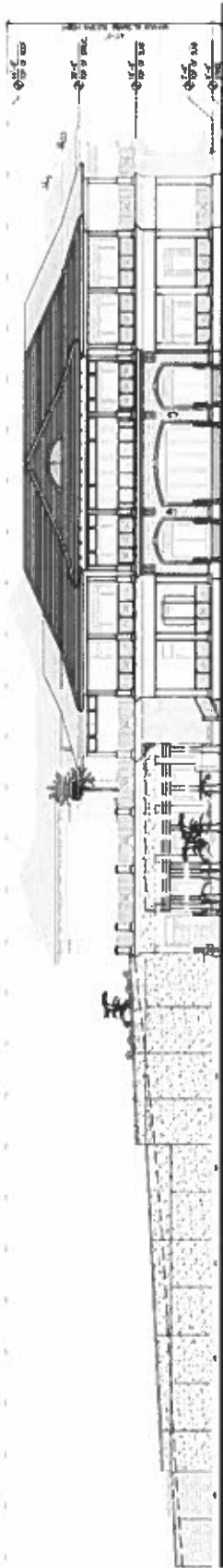
Sheet Title
CLUBHOUSE
(CLUBHOUSE)

Revisions
1. Change 1
2. Change 2
3. Change 3

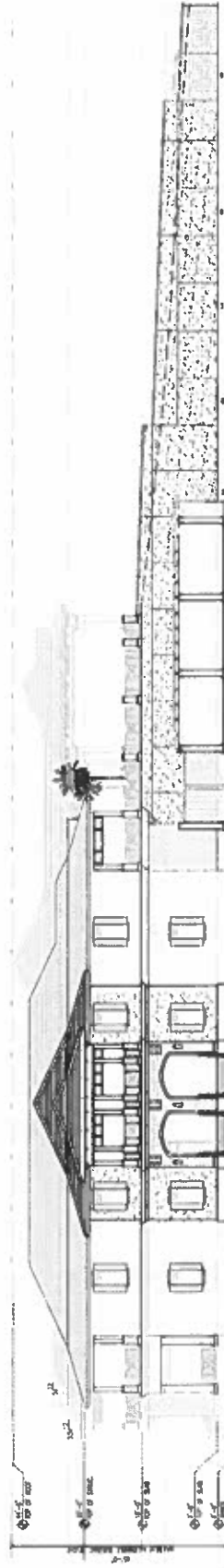
Drawn
12-1-15
Checked
1-1-15
Scale
1/8" = 1'-0"

Sheet No.
A-7

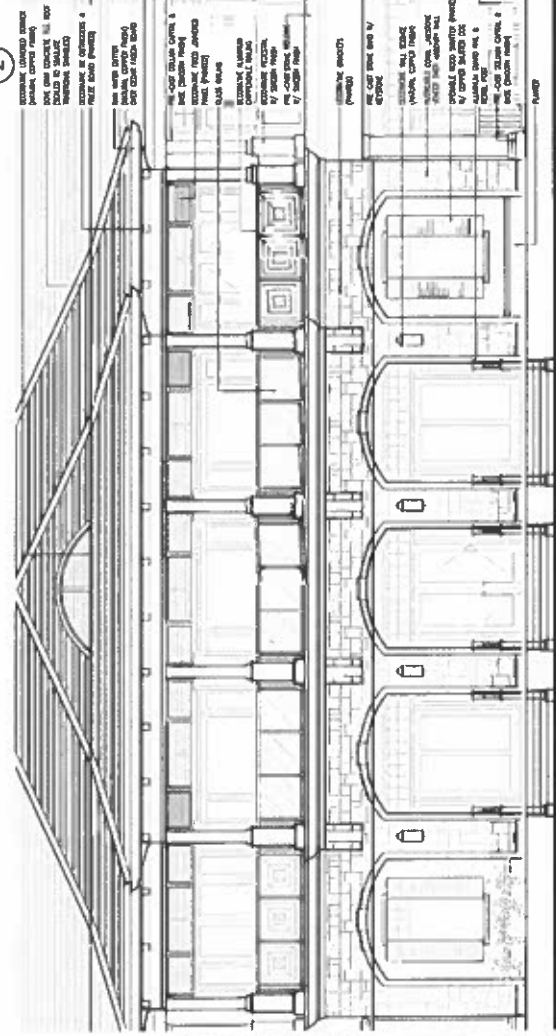
CS



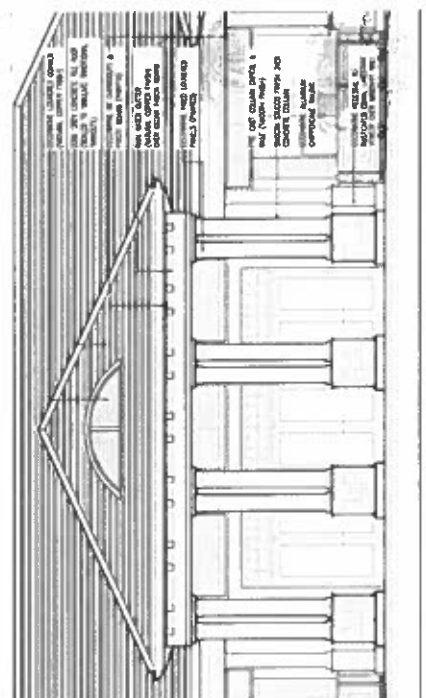
1



2



4



3



PRADOCK & LEWIS
Architects and Planners, LLC
1259 N. Independence Ave.
North Palm Beach, FL 33408
Telephone: 561.833.8888
Fax: 561.833.8888
E-mail: info@pradock-lewis.com



RIVIERA COUNTRY CLUB
CLUBHOUSE
& FITNESS
PLANNING
& ZONING

115 BLUE ROAD
CORAL GABLES, FL 33134

PROJECT: CONSTRUCTION
DATE: 01/15/2015



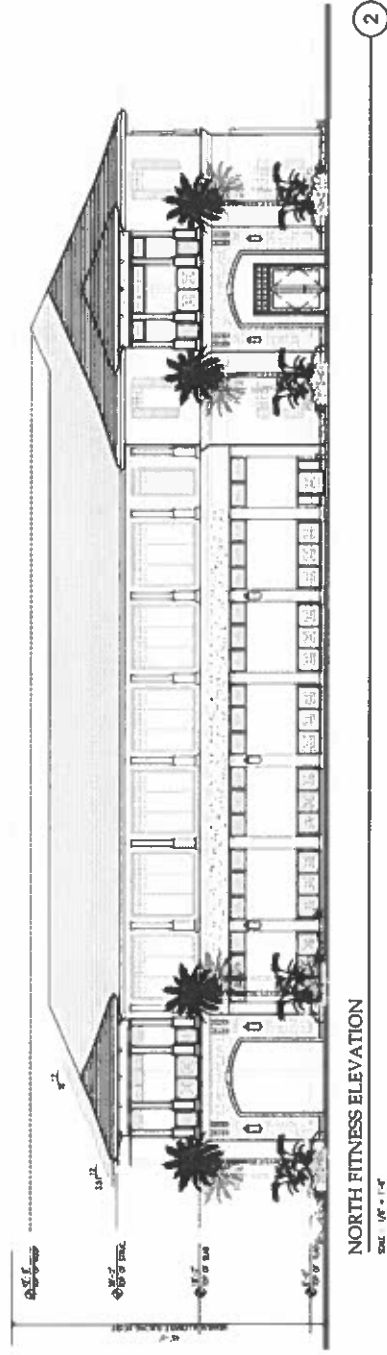
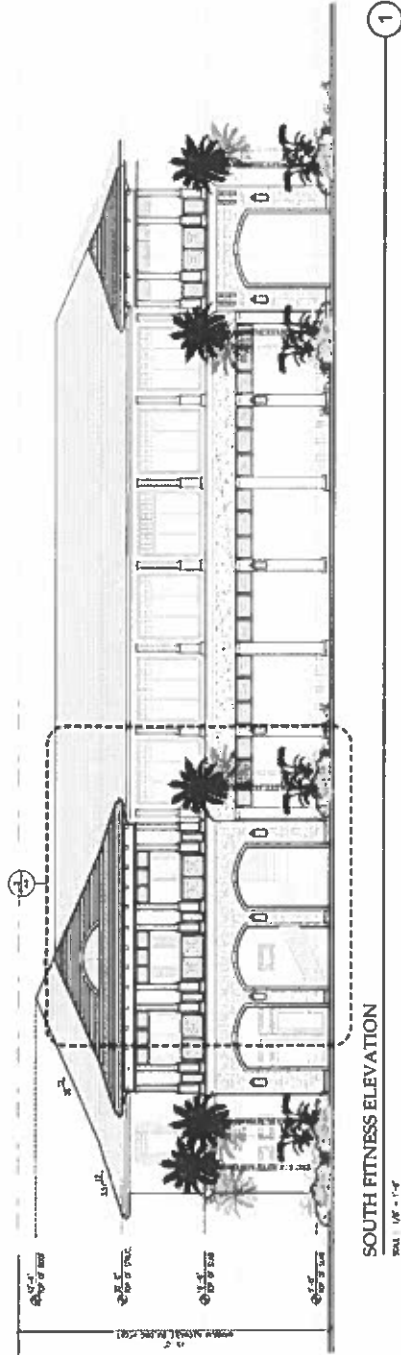
PRADOCK & LEWIS
Architects and Planners, LLC
1259 N. Independence Ave.
North Palm Beach, FL 33408
Telephone: 561.833.8888
Fax: 561.833.8888
E-mail: info@pradock-lewis.com

**ELEVATIONS
(FITNESS)**

Rev	Date	By	Check
1	01/15/15	PL	OK

Rev	Date	By	Check
1	01/15/15	PL	OK

Sheet No. **A-9**
06





PEACOCK & LEWIS
Architects and Planners, LLC

1350 E. 8th Avenue, Ste.
North Palm Beach, FL 33460
Phone: 561.844.1111
Fax: 561.844.1112
www.peacockandlewis.com



RIVIERA
COUNTRY
CLUB

CLUBHOUSE
& FITNESS
PLANNING
& ZONING

115 BLUE ROAD
CORAL GABLES, FL 33134
PROJECT TYPE
100% FULLY SPECIFIED

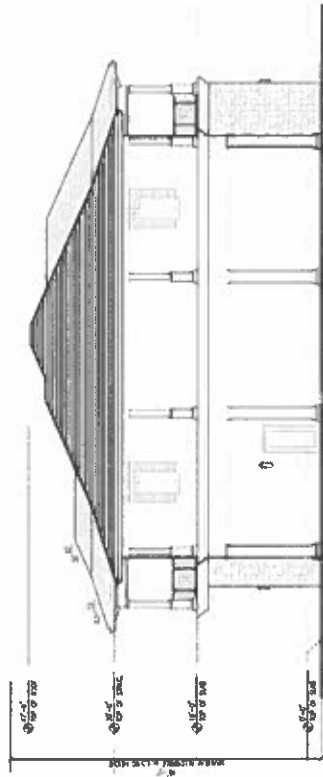


PEACOCK & LEWIS
Architects and Planners, LLC
1350 E. 8th Avenue, Ste.
North Palm Beach, FL 33460
Phone: 561.844.1111
Fax: 561.844.1112
www.peacockandlewis.com

ELEVATIONS
(FITNESS)

Revisions	
1	Rev. 1/1/11
2	Rev. 1/1/11
3	Rev. 1/1/11
4	Rev. 1/1/11
5	Rev. 1/1/11
6	Rev. 1/1/11
7	Rev. 1/1/11
8	Rev. 1/1/11
9	Rev. 1/1/11
10	Rev. 1/1/11
11	Rev. 1/1/11
12	Rev. 1/1/11
13	Rev. 1/1/11
14	Rev. 1/1/11
15	Rev. 1/1/11
16	Rev. 1/1/11
17	Rev. 1/1/11
18	Rev. 1/1/11
19	Rev. 1/1/11
20	Rev. 1/1/11
21	Rev. 1/1/11
22	Rev. 1/1/11
23	Rev. 1/1/11
24	Rev. 1/1/11
25	Rev. 1/1/11
26	Rev. 1/1/11
27	Rev. 1/1/11
28	Rev. 1/1/11
29	Rev. 1/1/11
30	Rev. 1/1/11
31	Rev. 1/1/11
32	Rev. 1/1/11
33	Rev. 1/1/11
34	Rev. 1/1/11
35	Rev. 1/1/11
36	Rev. 1/1/11
37	Rev. 1/1/11
38	Rev. 1/1/11
39	Rev. 1/1/11
40	Rev. 1/1/11
41	Rev. 1/1/11
42	Rev. 1/1/11
43	Rev. 1/1/11
44	Rev. 1/1/11
45	Rev. 1/1/11
46	Rev. 1/1/11
47	Rev. 1/1/11
48	Rev. 1/1/11
49	Rev. 1/1/11
50	Rev. 1/1/11
51	Rev. 1/1/11
52	Rev. 1/1/11
53	Rev. 1/1/11
54	Rev. 1/1/11
55	Rev. 1/1/11
56	Rev. 1/1/11
57	Rev. 1/1/11
58	Rev. 1/1/11
59	Rev. 1/1/11
60	Rev. 1/1/11
61	Rev. 1/1/11
62	Rev. 1/1/11
63	Rev. 1/1/11
64	Rev. 1/1/11
65	Rev. 1/1/11
66	Rev. 1/1/11
67	Rev. 1/1/11
68	Rev. 1/1/11
69	Rev. 1/1/11
70	Rev. 1/1/11
71	Rev. 1/1/11
72	Rev. 1/1/11
73	Rev. 1/1/11
74	Rev. 1/1/11
75	Rev. 1/1/11
76	Rev. 1/1/11
77	Rev. 1/1/11
78	Rev. 1/1/11
79	Rev. 1/1/11
80	Rev. 1/1/11
81	Rev. 1/1/11
82	Rev. 1/1/11
83	Rev. 1/1/11
84	Rev. 1/1/11
85	Rev. 1/1/11
86	Rev. 1/1/11
87	Rev. 1/1/11
88	Rev. 1/1/11
89	Rev. 1/1/11
90	Rev. 1/1/11
91	Rev. 1/1/11
92	Rev. 1/1/11
93	Rev. 1/1/11
94	Rev. 1/1/11
95	Rev. 1/1/11
96	Rev. 1/1/11
97	Rev. 1/1/11
98	Rev. 1/1/11
99	Rev. 1/1/11
100	Rev. 1/1/11

Sheet No.
A-10
06



EAST FITNESS ELEVATION

SCALE: 1/8" = 1'-0"

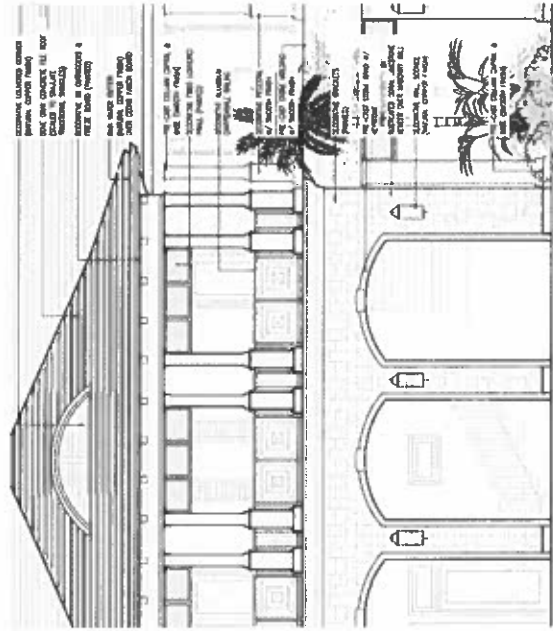
1



WEST FITNESS ELEVATION

SCALE: 1/8" = 1'-0"

2



PARTIAL ENLARGED ELEVATION

SCALE: 1/8" = 1'-0"

2

Exhibit "C"

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2016-34

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

WHEREAS, an Application was submitted for consideration of a conditional use with site plan review for a new country club house on 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

WHEREAS, pursuant to Zoning Code Section 4-204, "Special Use (S) District" country clubs are identified as a conditional use within Special Use (S) zoned districts, and that the proposed new construction of a country club house shall comply with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses"; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on April 13, 2016, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the April 13, 2016 Planning and Zoning Board meeting, the Board recommended approval (vote: 6-0) with conditions on the conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for the construction of a country club house within a Special Use (S) zoned district; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on May 24, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented the conditional use with site plan review, and after due consideration and discussion, approved (vote: 4-0) the proposed new country club house within a Special Use (S) zoned district with conditions on First Reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicant's request for conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for the construction of a new country club house within a Special Use (S) zoned district, for the property commonly referred to as the "Riviera Country Club" and legally described as portions of Tracts 1 and 5, Riviera Country Club, a portion of Miami-Biltmore Golf Course of Riviera Section Part 4 and Lots 10-14, Block 112, Country Club Section Part 5 (1155 Blue Road), Coral Gables, Florida, is approved subject to the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:
 - a. Site plans, building plans, elevations and landscape plans prepared by Peacock and Lewis, Architects and Planners, LLC, dated 12.14.15.
 - b. All representations and exhibits as prepared and provided to the Planning and Zoning Division as a part of the application submittal package dated 05.06.16.
 - c. All representations proffered by the applicant's representatives as a part of the review of the application at public hearings.
 - d. Any changes to the plans and drawings referenced above unless specified herein shall require Planning and Zoning Board and City Commission review and final approval in ordinance form.
2. Restrictive covenant. Within 30 days of approval of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

3. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. Comply with the requirements for Art in Public Places as provided in Zoning Code Article 3, "Development Review," Division 21, "Art in Public Places Program."
 - b. Provide payment for an extension of the ten (10) foot multi-use path on the north side of Blue Road from the eastern (terminus of the proposed path) edge of the subject property line to University Drive and from the western edge of the property line to Santa Maria Street as determined by the Public Works Department.
 - c. Comply with USGBC LEED checklist for the proposed Riviera Country Club clubhouse as provided by the applicant in the letter dated June 2, 2016, prepared by Peacock & Lewis, Architects and Planners, LLC.
4. Prior to the issuance of any final Certificate of Occupancy for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. Provide "No Left Turn" signage for the eastern vehicular egress from the proposed parking lot located south of Blue Road.
 - b. 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.
 - c. Provide a ten (10) foot landscaping buffer, as measured from the property line to the middle of the wall, and a six (6) foot wall along the western edge of the property line adjacent to the properties located at 1215 Blue Road and 1220 Alegriano Avenue, subject to approval by the Director of Public Service.
5. The Applicant, its successors or assigns, shall adhere to the following conditions:
 - a. No standing, stopping or storage of vehicles shall be permitted associated with the use of the facility along Blue Road rights-of-way, including but not limited to the swale. The City may install no parking signage and enforce accordingly. The Riviera Country Club will be responsible for enforcement of this condition and will provide a management plan to be approved by the Parking Director.
 - b. All truck deliveries will be made to the designated service area and shall be permitted from 7:00 a.m. to 7:00 p.m. Monday thru Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday thru Saturday.
 - c. Trucks or other similar vehicles delivering or picking up goods, products, merchandise, etc. to the facility may not park or stop outside the confines of the identified service area. All such activities shall occur within the service area.
 - d. No outside storage of merchandise, goods or other products shall occur outside the confines of the service yard enclosure or any other portions of the site.
 - e. Landscaping that expires shall be replaced on a 1 to 1 ratio (caliber size lost shall be replaced with identical caliber). The selection of replaced materials, location and other applicable standards shall be subject to Public Service Director's review and approval.
 - f. Parking lot night lighting shall be reduced after 2:00 a.m. to minimum allowable standard as established by the applicable Building Code.
 - g. Hours of operation of the County Club shall be between 7:00 a.m. and 1:00 a.m.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 6. This ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF JUNE, A.D., 2016.

(Moved: Keon / Seconded: Lago)

(Yeas: Lago, Quesada, Slesnick, Keon, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: E-3)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-10

AN ORDINANCE OF THE CITY COMMISSION GRANTING APPROVAL OF A SITE PLAN AMENDMENT PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS" SECTION 14-203, "CONDITIONAL USES," FOR A PREVIOUSLY APPROVED COUNTRY CLUB BY ORDINANCE NO. 2016-34, 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; ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE 2016-34 SHALL REMAIN IN EFFECT; PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE AT THE CITY).

WHEREAS, on June 14, 2016, the City Commission adopted Ordinance No. 2016-34 granting Conditional Use approval with Site Plan for a new club house located at the Riviera Country Club, 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

WHEREAS, an application has been submitted by Mark Snure on behalf of Riviera Country Club, requesting Site Plan Amendment: 1.) to change the paving material at the main entrance on Blue Road, from concrete pavers to asphalt; 2.) change the crosswalks from concrete pavers to thermo-plastic paint; 3.) change concrete pavers on the east and west parking lot entrances with Coral Gables beige concrete; 4.) eliminate two (2) on-site parking spaces to allow for new FPL switch cabinets; and 5.) to change street tree species from ironwood to live oak; and

WHEREAS, included in the condition of approval, Section 2.1(d) of Ordinance No. 2016-34, states that any changes to the plans and drawings referenced above unless specified herein shall require Planning and Zoning Board and City Commission review and final approval in ordinance form; and

WHEREAS, after notice of a public hearing being duly published and a public notice mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on February 10, 2021, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the February 10, 2021 Planning and Zoning Board meeting, the Board recommended approval of all the requested changes to the previously approve Site Plan (vote: 7-0), pursuant to the Zoning Code, Article 14 "Process" Section 14-203 "Conditional Uses"; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on March 9, 2021, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the proposed changes to the previously approved Site Plan, and after due consideration and discussion, the City Commission voted to approve requests 3, 4, and 5, but did not approve requests 1 and 2 (vote: 5-0); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on March 29, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, during the March 29, 2022 quasi-judicial hearing, the City Commission heard testimony from the City's Planning and Zoning Director and the City's Public Works Director; and

WHEREAS, based on the explanations provided that the initially-required pavers are interlocking concrete pavers used throughout Miami-Dade County and not pavers such as those seen in other areas of the City, that developers are, as a matter of policy, responsible for the maintenance of any improvements in the right-of-way, and that the required pavers serve as a traffic calming element, which constitutes competent substantial evidence, the City Commission voted to approve requests 3, 4, and 5, but did not approve requests 1 and 2; and

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicant's request for Site Plan amendment to: change concrete pavers on the east and west parking lot entrances with Coral Gables beige concrete; eliminate two (2) on-site parking spaces to allow for new FPL switch cabinets; and to change street tree species from ironwood to live oak, on the south side, is granted.

SECTION 3. All other conditions of approval contained in Ordinance No. 2016-34 shall remain in effect.

SECTION 4. All Ordinances or parts of Ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 7. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-NINTH DAY OF MARCH, A.D.,
2022.

(Moved: Mena / Seconded: Anderson)
(Yeas: Mena, Menendez, Anderson, Fors, Jr., Lago)
(Unanimous: 5-0 vote)
(Agenda Item: F-1)

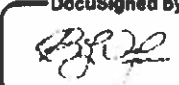
APPROVED:

DocuSigned by:

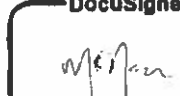
53B880AB93824A5

VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

358417D2FA884FF...
BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

03A0CB1421E64AC...
MIRIAM SOLER RAMOS
CITY ATTORNEY