

## **City of Coral Gables Planning Department Staff Report**

**To:** Honorable Planning and Zoning Board Members

**From:** Planning Department

**Date:** September 16, 2009 (updated)

**Subject:** **Application No. 07-09-088-P. Amendments to previous conditions of approval and previously approved site plan - Country Club of Coral Gables.** An Ordinance of the City Commission of Coral Gables amending the previous conditions of approval (Ordinance No. 3587) and changes to the previously approved site plan for the Country Club of Coral Gables to include outdoor dining on south side of property facing North Greenway Drive, enclosed/open air outdoor area on west side of property and improvements to existing porte cochiere on the rear of the property, legally described as Lots 1-9 and 37-39, Block 32, Section "B" (997 North Greenway Drive), Coral Gables, Florida, and including required conditions; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.

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### **Staff Recommendation**

The Planning Department based upon the findings of fact contained herein recommends approval of the proposed amendments to the previous conditions of approval contained in Ordinance No. 3587 (see Attachment A) and changes to the previously approved site plan for the Country Club of Coral Gables to generally include the following:

1. Outdoor dining on south side of property facing North Greenway Drive;
2. Enclosed/open air outdoor area on west side of property; and,
3. Improvements to existing porte cochiere on the rear of the property.

A Draft Ordinance showing amended conditions of approval in ~~strike thru~~/underline format is provided as Attachment B.

### **Conditions of Approval**

In furtherance of the Comprehensive Plan Goals, Objectives and Policies, Zoning Code, City Code and other applicable City provisions, the recommendation of approval subject to all of the conditions of approval contained in amended Ordinance No. 3587 shown in ~~strike thru~~/underline format:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
  - a. Site plan, building elevations and other associated documents prepared by Chris

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- Consultants, originally dated May 17, 2002 as amended, and dated August 31, 2009.
- b. Landscape plan (referenced as Drawing 2-B), prepared by Witkin Design Group, originally dated May 17, 2002 as amended, and dated August 31, 2009.
  - c. Traffic impact study prepared by Civil Works, Inc., dated January, 2002.
  - d. Any construction of new buildings, additions to existing buildings or 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.
  - e. Improvements and/or conditions contained herein unless otherwise specified shall be completed at receipt of final Certificate of Occupancy.
  - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated April 4, 2002 and revised on May 1, 2002, and May 17, 2002 and August 31, 2009, and date stamped September 3, 2009.
2. Prior to issuance of a building permit, all conditions of approval recommended by the City Commission as a part of this revision shall be included within an updated Restrictive Covenant subject to City Attorney review and approval.
3. The applicant, its successors or assigns, shall adhere to the following conditions:
- a. ~~Prior to the issuance of a building permit, the Draft Parking Agreement shall be approved by the City Attorney for the use of approximately 80 parking spaces at Granada Golf Course and pro shop, and 20 spaces within the City parking area on the southeast corner of the intersection of Alhambra Circle and Granada Boulevard. The Parking Use Agreement between the City of Coral Gables and the Country Club of Coral Gables, dated 09.02.04 shall remain in effect.~~ This Parking Use Agreement shall be reviewed by the City on an annual basis (January of each year) to determine changes, modifications, etc., as necessary to ensure the surrounding properties are not negatively impacted by off-site parking and circulation.
  - b. No standing, stopping or storage of vehicles shall be permitted associated with the use of the facility along Alhambra Circle rights-of-way, including but not limited to swale and median. The City will install the necessary no parking signage and enforce accordingly.
  - c. The management of the Country Club, its successors or assigns shall provide valet service for all events where it is determined that more than 124 vehicles will be stored and/or parked at the facility. Determination of the use of the valet parking shall be at the discretion of the Country Club management. If at any time it is determined that parking and traffic circulation during events causes negative impacts on the surrounding properties or neighborhood, the City may reconsider the application as a part of the public hearing process before the City Commission and reassess possible other alternatives or appropriate measures regarding the operation of the Country Club and/or parking management to correct any potential negative impacts.
  - d. Employees will be required to park at off-site parking facilities during major planned events and upon initiation of valet service as identified within the applicant's submittal package.
  - e. 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.
  - f. 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.
  - g. The service area and trash dumpster area shall be screened with an eight (8) foot high decorative screening gate, four (4) high masonry wall and continuous, thick eight (8) foot high (hedge) landscaping. The hedge shall be maintained in perpetuity at a height of

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- eight (8) feet.
- h. 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.
  - i. 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.
  - j. All costs associated with the installation and maintenance of landscaping, irrigation and any other improvements for the property and within the rights-of-way, etc., shall be the responsibility of the applicant.
  - k. Parking lot night lighting shall be reduced after 2:00 a.m. to minimum allowable standard as established by the applicable Building Code.
  - l. No amplified music or similar address/pager systems shall be permitted outside the confines of the building at any time (day or night).
  - m. Hours of operation of the Country Club shall be between 7:00 a.m. and 1:00 a.m.
  - n. No additional signage including, but not limited to, menu boards, special event advertising, etc., shall be permitted.
  - o. ~~No~~ Tables, chairs, umbrellas or any similar outdoor furnishings shall be permitted outside the Country Club between the structure and North Greenway Drive and Granada Boulevard as identified in the application package submitted by the applicant and date stamped September 3, 2009 subject to the following conditions:
    - (1) Hours of operation for cafe outdoor dining shall be from 7:00 a.m. to 10:00 p.m. seven days a week.
    - (2) Hours of operation for restaurant outdoor dining area shall be from 11:00 a.m. to 12:00 a.m. (midnight) seven days a week.
    - (3) Exterior lighting shall be limited to low level garden lighting and decorative overstory vegetation lighting.
    - (4) No other activities other than outdoor dining shall be permitted within the café and restaurant dining areas facing North Greenway Drive.
    - (5) There shall be no pedestrian/patron access to the enclosed/open air outdoor dining on west side of property. Access shall be accommodated via the interior of the facility.
  - p. Primary valet service for the facility shall occur from the rear porte cochere. Secondary valet service station along the North Greenway Drive public right-of-way shall be limited to Friday and Saturday nights between the hours of 5:00 p.m. and 11:00 p.m. Valet patrons after 11:00 p.m. shall retrieve all vehicles at the rear valet service porte cochere area. Signage shall be provided at the front valet station indicating valet service will be available after 11:00 p.m. in the rear of facility. The valet service station located on North Greenway Drive shall conform with the Use Agreement and all established City requirements.
  - q. ~~The existing Royal Poinciana tree in front yard of Country Club (between clubhouse main entrance and North Greenway Drive) shall be replaced with a new Royal Poinciana with minimum 16 to 18 feet in height at time of planting when existing tree is removed.~~
  - r. ~~Granada LLC shall submit to the Historic Preservation Department for consideration by the Historic Preservation Board and City Commission an application requesting a variance to close in and remove existing gate to the Country Club's service yard and construct a compatible wall of equal height to the existing perimeter wall. This variance request is necessary due to the relocation of the service yard entrance gate as presented on the proposed site plan.~~

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### **Background**

#### *Previous City approval*

On July 23, 2002, the City Commission adopted Ordinance No. 3587 approving the Coral Gables Country Club site plan that provided the enlargement of the existing kitchen, pre-function room and second floor fitness room, and addition of meeting rooms, additional bathrooms and installation of new landscaping and site improvements both on the property and public right-of-ways. The above referenced conditions of approval were included as a part of the approval.

### **Proposed Amendments**

As described in detail below the applicant proposes to amend the conditions of approval to allow for outdoor dining on the North Greenway side of the facility, and is requesting site plan approval to permit outdoor dining in two areas and changes to the porte cochiere located on the rear of the property.

The applicant has submitted an application package that includes a completed application, revised site plans, revised building elevations, revised landscape plans, previously approved “Use Agreement between the City of Coral Gables and the Country Club of Coral Gables”, and other documentation (see Attachment C).

The proposed site revisions include the following:

1. Construction of two connected outdoor dining patios between the building and North Greenway Drive. One open air dining patio (restaurant) is located immediately east of the building's main entrance and consists of 1,290 SF of new brick paving and will have 68 seats. This area shall be full service dining for the Country Club's restaurant facility. The other open air dining patio (café) is located west of the building's main entrance and consists of 787 SF of new brick paving and will accommodate 40 seats. This area will be non-service and available for the patrons of the proposed Liberty Café.
2. Enclosed/open air outdoor area on west side of property. Site plan review for the construction of a new open air colonnade plaza, trellis, etc. within the existing enclosed service court area. The Building and Zoning Department has determined the outdoor dining area is permitted and/or approved. This area consists of 1,465 SF of new brick paving enclosed by a new trellis and perimeter masonry screen wall.
3. Improvements to existing porte cochiere on the rear of the property. Proposed improvements include creation of formal patron drop-off area by the reduction in traffic lanes from a two lane pass thru configuration to a one lane drop-off, and construction of two fountain water features. This porte cochiere shall be utilized for valet parking.

The revisions included no proposed changes to the approved size (square foot) of the building, or any increase or alteration of the existing footprint of the building itself. Other miscellaneous changes are proposed to the interior of the country club building to increase efficiency and meet the uses proposed by the new facility operator which do not impact the previously approved site plan.

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*Staff Analysis*

Staff analysis only focuses on the above referenced revisions requested by the applicant and, therefore, items previously approved as a part of the 2002 are not under consideration at this time. Staff has included several mitigation measures within the amended conditions of approval to minimize the potential impact of the revisions that relate specifically to the proposed outdoor dining and other operations associated with these site plan revisions.

*Site plan revision to allow two outdoor dining patios on south side of property facing North Greenway Drive*

A significant amount of additional landscaping was requested by Staff and has been included to visually screen/buffer the proposed outdoor dining areas facing North Greenway Drive from single-family properties to the west. The additional landscaping includes several layers of understory shrubs/groundcover and additional overstory large trees. This additional landscaping is provided around the perimeter of the outdoor dining areas facing in the southwest corner of the site at the intersection of Granada Boulevard and North Greenway Drive. Additional landscaping has also been provided along the front of the facility (North Greenway Drive) which faces the Granada Golf Pro Shop and accompanying Burger Bobs restaurant. Staff has also included a condition that limits the hours of operation. The patios each have different hours of operations and type of service.

*Site plan revision to allow the enclosed/open air outdoor area on west side of property.*

Outdoor dining is permitted and approved by the Building and Zoning Department. The request is to modify the site plan to allow the area to function as an enclosed/open area with associated improvements (i.e. trellis, etc.) The enclosed/open air outdoor area on west side of property is already screened from view by dense under and overstory vegetation and existing multi height masonry wall. In fact, the proposed western outdoor dining is surrounded by the Country Club service court area (i.e. dumpsters, etc). Due to the presence of significant landscaping and “wrapping around” of the service area, staff has determined this area requires no further limitations than those already in place for the facility. Staff is of the opinion this space is adequately buffered.

*Site plan revision to allow improvements to existing porte cochere on the rear of the property.*

This area is within the rear portion of the property and, as noted above, shall operate as the formal entrance to the facility. Valet service will be provided within this area.

*Valet parking.*

The 2002 approval provided for valet parking in the front of the facility (North Greenway Drive) for special events. The applicant desires to continue this service for special events as well as providing service on Thursday, Friday and Saturday. Staff recommends the primary valet service occur in the rear porte cochere and the secondary valet service on North Greenway Drive, and shall be limited to only Friday and Saturdays from 5:00 p.m. to 11:00 p.m. Patrons desiring to retrieve vehicles after that time could do so at the rear porte cochere. These limitations are provided for within the amended conditions of approval.

2002 Site Plan Approval Limitations

The site plan approval granted in 2002 does include other limitations governing the operations of the facility. All of these limitations (conditions) shall remain in place and enforceable. In summary, these include the following:

1. Use Agreement that provides detailed plan of parking, use of parking spaces, valet operations, etc.
2. Prohibition of parking on Alhambra Circle.
3. Off-site parking for employees.
4. Limitations on truck deliveries and truck parking.
5. Prohibition of outdoor storage.
6. Requirements to replace expired landscaping and maintain landscaping.
7. Limitation of exterior lighting.
8. Prohibition of outside music, paging system, etc.

**City Department Comments**

The Planning Department provided copies of the application to the City Manager's Office and the Public Works, Public Service, Parking and Historic Resources Departments and has met individually and jointly for review and comments regarding the proposed amendments and revisions to the previously approved site plan. All comments that were provided have been addressed by the applicant.

A Preliminary Zoning Analysis prepared by the Building and Zoning Department is provided as Attachment D. The Department has noted that the proposed improvements (i.e. outdoor dining, etc.) does not exceed the threshold requiring additional parking, nor does outdoor dining (additional seating) require additional parking. Therefore no additional parking is necessary. The applicant proposes no changes/revisions to the parking areas. The 2002 approved parking plan remains in effect. That zoning analysis concludes that the proposal is in compliance with the applicable provisions of the Zoning Code, with the exception of the variances that were re-scheduled for Historic Preservation Board consideration on 09.15.09.

The proposed revisions to the site plan have been reviewed for compliance with the City's concurrency program. The Concurrency Impact Statement (CIS) indicates that there is adequate infrastructure available to service the proposed revisions to the previously approved site plan.

*Historic Preservation Board site plan review and variances*

The Historic Preservation Board reviewed the proposed nine (9) variances for setbacks, minimum landscape open space, open air dining, the construction of a trellis, and to allow structures to be closer to the street than the main building. A copy of the 08.20.09 Historic Resources Department Staff Report is attached for your information (see Attachment E) and a summary of the Boards actions are attached as Attachment F. The Board deferred consideration of the variances from the 08.20.09 meeting to the Board's 09.15.09 meeting and requested additional information. A summary of the Board's 08.20.09 comments are provided in Attachment F.

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The application secured preliminary Board of Architect review and approval on 08.13.09 that included front façade changes, changes to the western courtyard, front entrance and rear porte cochiere. Refer to Attachment G for the Boards conditions of approval.

*Miscellaneous information:*

| <b>Application</b>                         | <b>Request</b>                                                 |
|--------------------------------------------|----------------------------------------------------------------|
| Change of land use designation(s)          | No                                                             |
| Comprehensive Plan text amendment          | No                                                             |
| Change of zoning designation(s)            | No                                                             |
| Zoning Code text amendment                 | No                                                             |
| Site plan review                           | Yes (amendments to previously approved site plan)              |
| Amendment of previously approved Ordinance | Yes (amendments to previously approved conditions of approval) |
| Subdivision review or tentative plat       | No                                                             |
| Conditional uses                           | No                                                             |
| Street and Alley Vacation                  | No                                                             |

*City reviews and approvals:*

| <b>City Reviews/Timeline</b>                                     | <b>Date Scheduled/ Reviewed*</b> |
|------------------------------------------------------------------|----------------------------------|
| Development Review Committee (DRC)                               | N/A                              |
| Board of Architects (preliminary approval )                      | 08.13.09                         |
| Board of Adjustment                                              | N/A                              |
| Historic Preservation Board                                      | 08.20.09 and 09.15.09            |
| Landscape Advisory Board                                         | N/A                              |
| Local Planning Agency                                            | N/A                              |
| Planning and Zoning Board                                        | 09.16.09                         |
| Public rights-of-way encroachment (City Commission)              | N/A                              |
| City Commission, 1 <sup>st</sup> reading (tentatively scheduled) | 09.22.09                         |
| City Commission, 2 <sup>nd</sup> reading (tentatively scheduled) | TBD                              |

\*All scheduled dates are subject to change without notice.

*Existing property designations:*

| <b>Applicable Designations</b>                                                                |                                                             |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| CLUP Map Designations                                                                         | “Religious/Institutional”                                   |
| Zoning Map Designations                                                                       | HLD-S, Special Use (Historic Landmark District designation) |
| Within Central Business District                                                              | No                                                          |
| Mixed Use District (“C”, Commercial zoned properties)                                         | No                                                          |
| Mixed Use District 3 (archived Zoning Code)                                                   | No                                                          |
| Mediterranean Architectural District (citywide)                                               | Yes                                                         |
| Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrence Exemption Zone) | No                                                          |

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### *Surrounding Uses:*

| <b>Location</b> | <b>Existing Land Uses</b> | <b>CLUP Designations</b>                      | <b>Zoning Designations</b>       |
|-----------------|---------------------------|-----------------------------------------------|----------------------------------|
| North           | Single-family homes       | “Residential Use (Single Family) Low Density” | “SFR”, Single Family Residential |
| South           | Granada Golf Course       | “Parks and Recreational Use”                  | “S”, Special Use                 |
| East            | Single-family homes       | “Residential Use (Single Family) Low Density  | “SFR”, Single Family Residential |
| West            | Single-family homes       | “Residential Use (Single Family) Low Density  | “SFR”, Single Family Residential |

### **Findings of Fact**

The findings of fact that support the approval of the application include the following:

1. Application remains “consistent” with the Comprehensive Plan Goals, Objectives and Policies as determined when the site plan was approved in July 2002.
2. Preliminary Zoning Analysis prepared by the Building and Zoning Department indicated that the revised site plan is in compliance with the provisions of the Zoning Code.
3. Proposal retains the same size, massing and building configuration as originally approved.
4. Additional protective measures (conditions) have been required to mitigate any potential impacts of the outdoor dining including limitation on hours of operations, limitation on lighting and prohibition of other activities within the dining areas.
5. The applicant has proffered significant under and over-story landscape buffering to screen the proposed outdoor dining areas.
6. Amended conditions of approval include provisions mitigating the potential negative impacts of the proposed outdoor dining areas facing onto North Greenway Drive.
7. All conditions of approval other than amended as adopted for the previously approved Country Club of Coral Gables site plan in Ordinance No. 3587 remain in effect.
8. An amended Restrictive Covenant shall be required to provide for effective enforcement of conditions.

### **Public Notification/Comments**

The following has been completed to solicit input and provide notice of the application:

| <b>Type</b>                                                                            | <b>Explanation</b>                                        |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Courtesy notification of all property owners within 1,000 feet of the subject property | Completed 08.11.09, 08.17.09 and 08.27.09                 |
| Courtesy notification posted on City web page                                          | Completed 08.11.09 and 08.28.09                           |
| Newspaper ad published                                                                 | Completed 08.12.09 and 08.28.09                           |
| Posted property                                                                        | Completed 08.12.09 and reposted with new date on 08.26.09 |
| Posted agenda on City web page/City Hall                                               | Completed 08.12.09 and 08.28.09                           |
| Posted Application and Staff report on City web page                                   | Completed 08.21.09 and 09.11.09                           |

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The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment H.

Respectfully submitted,

Eric Riel, Jr.  
Planning Director

**Attachments:**

- A. Ordinance No. 3587.
- B. Draft Ordinance with amended conditions.
- C. Application and site plans.
- D. Building and Zoning Department Preliminary Zoning Analysis.
- E. 08.20.09 Historic Resources Department Staff Report.
- F. Historic Preservation Board Summary of Proceedings (08.20.09 public hearing).
- G. Board of Architects Preliminary Conditions of Approval (08.13.09 meeting).
- H. Synopsis of comments received from property owners within 1,000 feet.

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