



**City of Coral Gables
CITY COMMISSION MEETING
November 17, 2009**

E-7

ITEM TITLE:

Ordinance on Second Reading. 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-cochere 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.

RECOMMENDATION OF THE CITY MANAGER:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

Recommend approval of the site plan and amendments to the previous conditions of approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board on 09.16.09 recommended approval (vote: 5-2) with Staff's recommended conditions of approval.

BRIEF HISTORY:

On 09.22.09, the City Commission approved (vote: 4-1) on 1st reading the site plan and amendments to the previous conditions of the approval granted to the Country Club via Ordinance No. 3587. This approval did not include the outdoor seating facing North Greenway Drive.

On 10.13.09, the City Commission approved (vote 3-1) on 2nd reading the site plan and amendments to Ordinance No. 3587. The City Commission deferred consideration of the outdoor seating to the 11.17.09 meeting. The Commission asked City staff in conjunction with the operator to conduct a neighborhood meeting to allow the residents the opportunity to ask questions of the operator and provide input of the outdoor seating proposal. If the Commission review results in allowing the outdoor seating, the proposed Ordinance is attached as Exhibit A. The 10.13.09 meeting minutes are attached as Exhibit B.

At the 10.13.09 meeting, the operator submitted for City Commission consideration a letter and alternative site plan providing for a reduction in outdoor seating facing North Greenway Drive, more specifically, a reduction in seating, reduction in paver square footage and installation of additional landscaping (see Exhibits C and D). The outdoor seating proposal provides for 32 seats/8 tables/787 s.f. within the café and 48 seats/12 tables/1,290 s.f. within the restaurant.

The neighborhood meeting was held on 11.03.09 at the Country Club. The following information is attached as background information:

1. Summary of public input and comments (26 speakers) – See Exhibit E.
2. Sign-in sheets (142 attendees signed in) – See Exhibit F.
3. PowerPoint presentation from the neighborhood meeting – See Exhibit G.
4. Updated comments since the 10.13.2009 meeting – See Exhibit H.
5. Ordinance No. 2009-47 passed on 10.13.09 – See Exhibit J.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
09.22.09	Ordinance	Approved on 1 st reading.
10.13.09	Ordinance No. 2009-47	Approved on 2 nd reading of the site plan and deferred consideration of the outdoor seating.

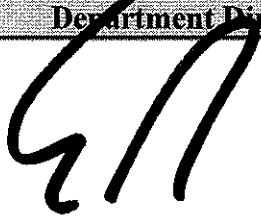
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
08.13.09	Board of Architects	Preliminary approval.
08.20.09	Historic Preservation Board	The Board unanimously recommended deferral in order that additional information may be provided by the applicant.
09.15.09	Historic Preservation Board	Approved site plan/requested variances (vote: 5-1).
09.16.09	Planning and Zoning Board	Recommended approval (vote: 5-2).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
08.12.09/ 08.28.09	Published Planning and Zoning Board Meeting Agenda in newspaper.
09.18.09	Posted City Commission memo and all attachments on City web page.
09.30.09	Memo to City Clerk requesting advertisement of Ordinance heading on 2 nd Reading.
10.09.09	Posted City Commission memo and all attachments on City web page.
10.26.09	Neighborhood Letter.
11.03.09	Memo to City Clerk requesting advertisement of Ordinance heading on 2 nd Reading.
11.13.09	Posted City Commission memo and all attachments on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
 Eric Riel, Jr. Planning Director		

EXHIBIT(S):

- Exhibit A. Proposed Ordinance.
- Exhibit B. 10.13.09 City Commission meeting minutes.
- Exhibit C. Letter from applicant requesting consideration of an alternative site plan.
- Exhibit D. Applicant's alternative site plan.
- Exhibit E. 11.03.09 Neighborhood meeting summary.
- Exhibit F. 11.03.09 Neighborhood meeting sign-in sheet.
- Exhibit G. 11.03.09 Neighborhood meeting presentation.
- Exhibit H. 11.17.09 Updated public comments.
- Exhibit I. 10.26.09 Neighborhood letter.
- Exhibit J. 10.13.09 Ordinance No. 2009-47.