

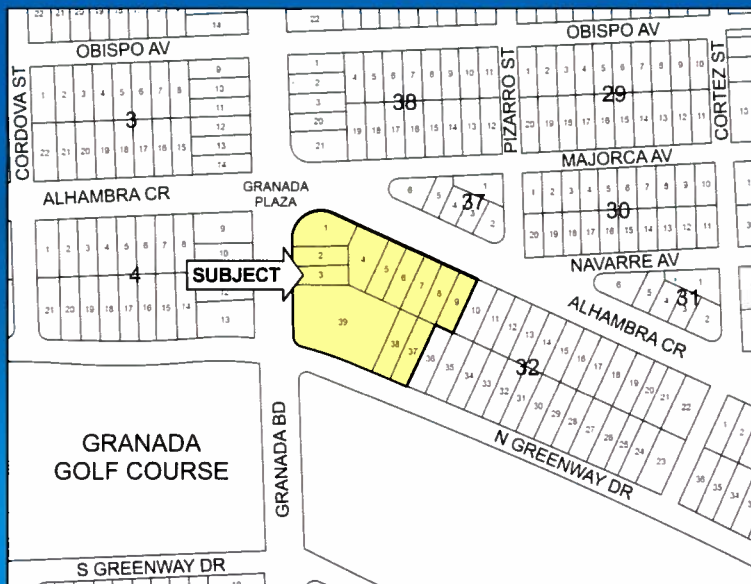


## City Commission

### Liberty Caffé at Coral Gables Country Club (997 North Greenway Drive)

Conditional Use with Site Plan Review  
for Special Use (S) zoned property  
September 22, 2015

### Location Map



## Aerial



## Application Request

- ❖ Conditional Use with Site Plan Review for Special Use (S) zoned property
  - ❖ Required for a site plan amendment to existing country club on property zoned Special Use (S)
  - ❖ Proposing paved area for outdoor dining with 6 tables, 22 chairs and 2 free-standing umbrellas on the south side facing North Greenway Drive
  - ❖ Request requires amendment to conditions in Ordinance No. 2009-47

## Review Timeline

Type of Review	Date
Development Review Committee	N/A
Board of Architects	03.06.14
Historic Preservation Board	05.08.14
Planning and Zoning Board	07.29.15
City Commission (1 <sup>st</sup> reading)	09.22.15
City Commission (2 <sup>nd</sup> reading)	TBD

## City Legislative History

- ❖ **Ordinance No. 3587 (adopted 07.23.2002).** Site plan approval for improvements both on the property and public rights-of-way with conditions restricting signage and outdoor tables, chairs and umbrellas between the Country Club and North Greenway Drive and Granada Boulevard.
- ❖ **Ordinance No. 2009-47 (adopted 10.13.2009).** Amending previous conditions to permit an enclosed/open air outdoor area on the west side of the property and improvements to the existing porte-cochere on the rear of the property.

## Historic Preservation Board Review

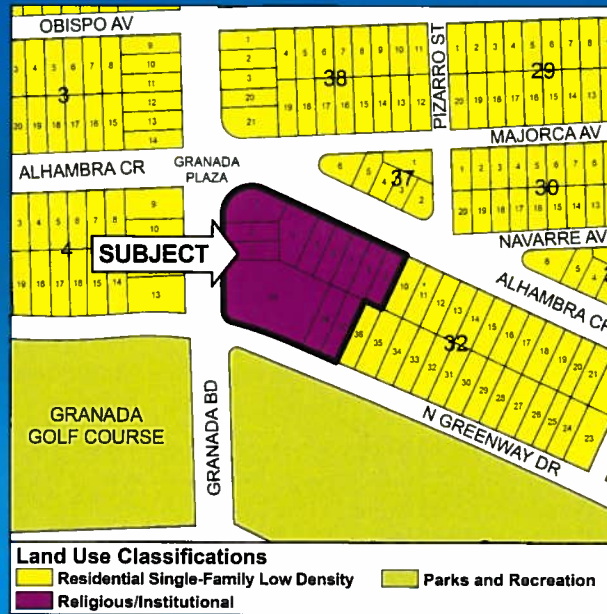
- ❖ Resolution No. HPR196-COASP2014-02 (adopted 05.08.2014):
  - ❖ To allow the proposed keystone pavers to have a 13' 8" setback facing North Greenway Drive versus 35' required by code.
  - ❖ To allow the proposed keystone pavers to have a 46' 9" setback facing Granada Boulevard versus 50' required by code.
  - ❖ To allow 19.4% landscaped open space area versus 35%.

## Planning and Zoning Board Recommendation

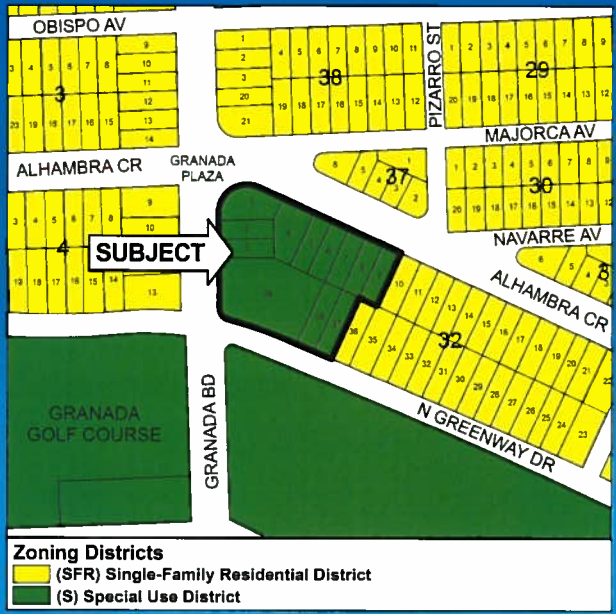
- ❖ July 29, 2015: Planning and Zoning Board recommended approval (vote: 4 yes – 1 no) with conditions recommended by Staff



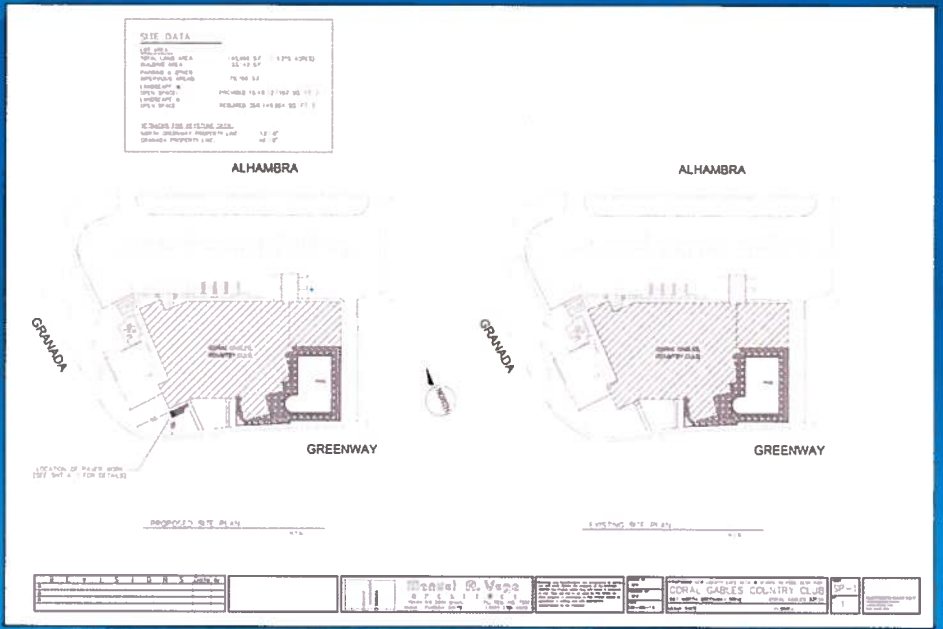
### Existing Land Use Map



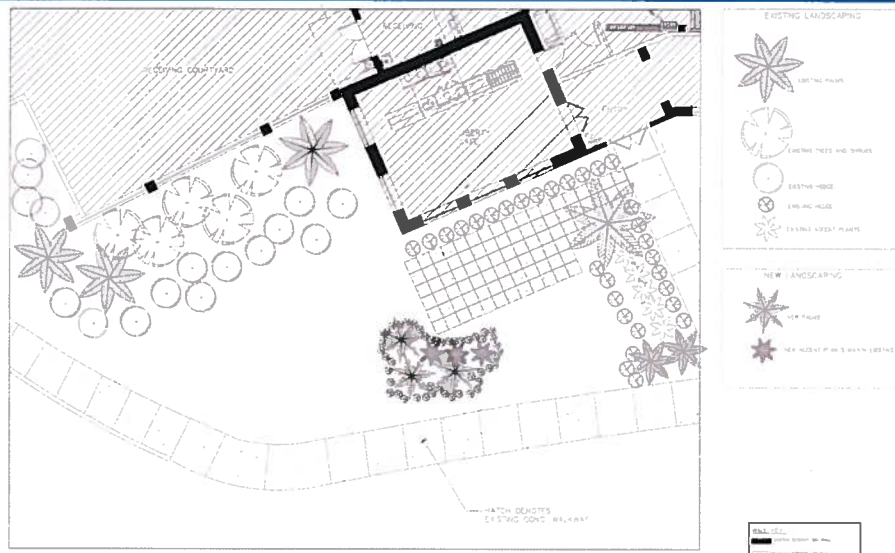
## Existing Zoning Map



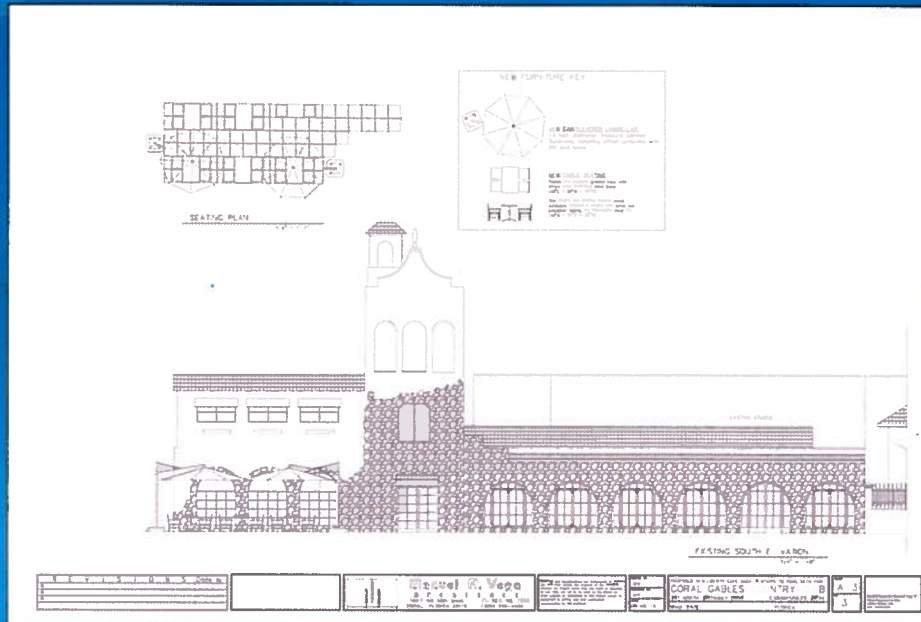
## Site Plan



# Landscape Plan



# Building Elevation with Seating Plan



## Findings of Fact

- ❖ **Satisfies** Sec. 3-401 for “Purpose and Applicability” of Conditional Uses with recommended conditions to mitigate potential negative impacts on neighboring residential areas.
- ❖ **Satisfies** Sec. 3-408 for site plan review criteria.
- ❖ **Consistent** with the Comprehensive Plan’s goals, objectives and policies.

## Staff Recommendation

- ❖ Staff recommends **approval** with conditions of approval (see pages 19-21 within PZB Staff Report)
- ❖ Hours of operation limited daily 8:00 a.m. to 8:00 p.m.
- ❖ No other activities other than outdoor dining permitted within the café dining area.
- ❖ No pedestrian/patron access to the enclosed/open air outdoor dining area (Outside Colonnade Plaza).



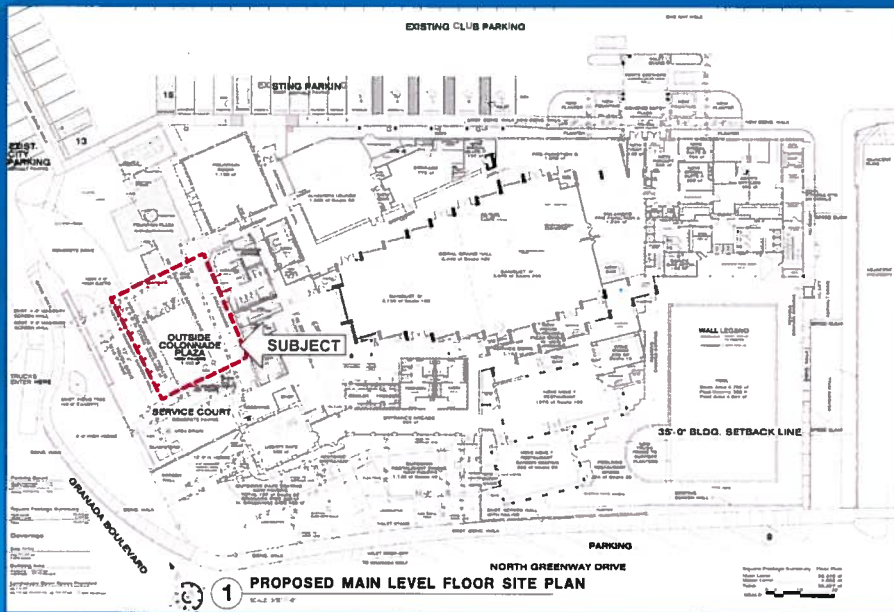


## City Commission

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Conditional Use with Site Plan Review  
for Special Use (S) zoned property  
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## Outside Colonnade Plaza



## Site Plan Information

Type	Permitted/Required	Existing/Proposed
Total site area	140,066 sq. ft. (3.215 acres)	140,066 sq. ft. (3.215 acres)
Floor area ratio (FAR)	0.35 FAR	0.35 FAR
FAR x total site area =	49,023 sq. ft.	---
Total square footage of building	---	33,143 sq. ft.
Building height	45'-0"	38'-11"
Open landscaping (35%)	49,023 sq. ft.	27,157 sq. ft.

## Public Notifications

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

Type	Date
Public information meeting	07.15.15
Courtesy notification – mailed to property owners within 1,000 feet of the property	07.17.15
Posting of property	07.17.15
Legal advertisement	07.16.15
PZB agenda posted on City web page/City Hall	07.21.15
PZB Staff report posted on City web page	07.24.15
CC agenda and report posted on City web page	09.18.15