



The City of Coral Gables

Exhibit I

Planning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

October 26, 2009

Subject: Invitation to attend a neighborhood meeting regarding proposed outdoor seating at the Country Club of Coral Gables located at 997 Greenway Drive

Dear Resident:

The City Commission on October 13th approved various zoning requests resulting in improvements to the Country Club of Coral Gables located at 997 Greenway Drive. These improvements included installation of various architectural improvements (i.e., trellis, planters), modifications to the rear yard porte-cochere and installation of additional landscaping facing Granada Boulevard and North Greenway Drive. The City Commission requested that the operator, Mr. Nick Di Donato, of Coral Grand, LLC, conduct a neighborhood meeting to solicit further input on his proposal to locate outdoor seating as a part of the proposed european style café and elegant restaurant on the southwest portion of the property along North Greenway Drive (see attached plan). The plan, in advance of City Commission consideration, received approval from both the Historic Preservation Board and Planning and Zoning Board.

Mr. Di Donato will be initially investing a minimum of \$1.2 million in the facility and has indicated that he is committed to transforming the Coral Gables Country Club into the epicenter of the neighborhood with amenities that shall be available for use by the entire neighborhood. He has proposed a café be located within the facility with outdoor seating. Mr. Di Donato will include a café only if outdoor seating is allowed. The proposed café would be a small venue with indoor seating and 8 outdoor tables that will serve gelato, panini, thin-crust pizza made in a stone oven, salads and desserts. The proposed restaurant to be named "NOVE7 Restaurant" will be a full service mediterranean style restaurant with outdoor service of 12 tables. The outdoor seating will be located on brick pavers entirely surrounded by landscaping (i.e. shrubs, large trees) and low level lighting. No outdoor signage or music will be allowed.

The City is also committed to ensuring this historic facility maintains its traditional neighborhood character and will be completing various facility improvements which includes repairs to the roof and renovations to the pool, among others.

Interested parties are invited to hear a presentation by Mr. Di Donato and provide input to the City and operator regarding the outdoor seating at a neighborhood meeting scheduled for **Tuesday, November 3, 2009, at 6:30 p.m.** at the Coral Gables Country Club.

Questions regarding the outdoor seating proposal can be directed to the City Planning Department at 305-460-5211, or email to planning@coralgables.com.

Sincerely,

Planning Department

City of Coral Gables

ALHAMBRA CIRCLE (EAST ROUND)

EXIST. CONC. WALK (22'-0" L. X 5'-0" W.)

SWALE

LANDSCAPE BUFFER
LANDSCAPE BUFFER
STREET LIGHT
EXIST. 4'-0" HIGH SCREEN WALL

25'-0" BUILDING SETBACK LINE

EXISTING PARKING
EXIST. ASPHALT PAVING

PAINTED STRIPING-TYP.
EXISTING PARKING-TYP. W/ LANDSCAPING
9'-0" X 8'-0" LEAN-OUT IN PAVING

EXISTING CLUB PARKING

EXISTING PARKING
EXIST. ASPHALT PAVING

SECONDARY ENTRANCE

PLAZA ENTRANCE

CLUBHOUSE
EXISTING ONE STORY BLDG.

**ADMIN. / POOL /
FITNESS BLDG.**
EXISTING TWO STORY BLDG.
H. C. ACCESSIBLE

MAIN ENTRANCE
H. C. ACCESSIBLE
32 SF ADDITION
FROM COVERED
TO ENCLOSED
(SHOWN HATCHED)

POOL DECK
H. C. ACCESSIBLE

RESTAURANT

SERVICE ENTRANCE

HISTORIC ENTRANCE

CAFE

RESTAURANT
OUTDOOR SEATING

CAFE OUTDOOR
SEATING

| Parking Count | |
|---------------|-------|
| CLUB PARKING | = 114 |
| CITY PARKING | = 10 |
| TOTAL PARKING | = 124 |

| Square Footage Summary | |
|------------------------|-----------|
| EXIST. CLUB | 35,345 SF |
| EXIST. ADMIN. | 4,822 SF |
| NEW ADDITION | 38,227 SF |
| Total | |

Coverage

Site Area

1,936,97.87 SF

3,230 ACRES

Building Area (w/ New Addition)

Graphic Scale Summary - Feet Only
Main Level: 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
North Arrow
SCALE: 1" = 20'-0"

PROPOSED SITE PLAN

1

SCALE: 1" = 20'-0"

PARKING
NORTH GREENWAY DRIVE

GRANADA BOULEVARD

GRANADA BOULEVARD

Existing
(Shade)
Bldg. A
(Hatch)