

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.

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

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

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 County 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. ~~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.

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 rescheduled 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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Board of Architect review

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:

Application	Request
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:

City Reviews/Timeline	Date Scheduled/Reviewed*
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 st reading (tentatively scheduled)	09.22.09
City Commission, 2 nd reading (tentatively scheduled)	TBD

*All scheduled dates are subject to change without notice.

Existing property designations:

Applicable Designations	
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 Concurrency Exemption Zone)	No

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Surrounding Uses:

Location	Existing Land Uses	CLUP Designations	Zoning Designations
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:

Type	Explanation
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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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3587

AN ORDINANCE APPROVING SITE PLAN PURSUANT TO SECTION 3-11 OF ZONING CODE FOR "S", SPECIAL USE ZONED PROPERTY COMMONLY REFERRED TO AS THE COUNTRY CLUB OF CORAL GABLES AND LEGALLY DESCRIBED AS LOTS 1-9 AND 37-39, BLOCK 32, SECTION "B" (997 NORTH GREENWAY DRIVE); AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, after notice duly published, public hearings were held before the Planning and Zoning Board on April 10, 2002 and May 8, 2002 at which hearings all interested persons were afforded an opportunity to be heard on Application No. 02-02-037-P, submitted by Granada LLC, City of Coral Gables, owner, requesting site plan review for renovations and improvements to the Country Club of Coral Gables; and

WHEREAS, the City Commission after due consideration at its regular meeting of June 6, 2002 approved the site plan on first reading;

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

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code," and in particular Section 3-11(a) which requires site plan approval by the City Commission, the plans submitted by Granada LLC., applicant, City of Coral Gables, owner, requesting site plan review for the property commonly referred to as the Country Club of Coral Gables and legally described as Lots 1-9 and 37-39, Block 32, Section "B" (997 North Greenway Drive), Coral Gables, Florida. The improvements include 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 rights-of-way, and are hereby approved with the following conditions:

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 building program prepared by Chris Consultants, originally dated May 17, 2002 and amended July 9, 2002.
 - b. Landscape plan prepared by Witkin Design Group, dated May 17, 2002.
 - 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.

2. Prior to issuance of a building permit all conditions of approval recommended by the City Commission shall be included within a 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. This Parking 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 120 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 through Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday through 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 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.
- p. 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.
- q. 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.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF JULY, A.D.,
2002.

(Motion: Withers/Second: Cabrera)
 (Yea: Kerdyk, Withers, Anderson, Slesnick)
 (Nay: Cabrera)
 (Clerk's Item No. 17)

DONALD D. SLESNICK II
 MAYOR

ATTEST:

JASON A. PLEMMONS
 ACTING CITY CLERK

APPROVED AS TO FORM
 AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
 CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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.

WHEREAS, the Planning and Zoning Board on April 10, 2002 and May 8, 2002 at which hearings all interested persons were afforded an opportunity to be heard on Application No. 02-02-037-P, submitted by Granada LLC, City of Coral Gables, owner, recommended approval of the proposed site plan for renovations and improvements to the Country Club of Coral Gables; and,

WHEREAS, the City Commission after due consideration at its regular meeting of June 6, 2002 approved the site plan on first reading and on second reading on July 23, 2002; and,

WHEREAS, the operator of the country club facility desires to amend the previous conditions of approval in Ordinance No. 3587 and desires changes to the approved site plan 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; and,

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on September 16, 2009, at which hearings all interested persons were afforded the opportunity to be heard; and,

WHEREAS, site plan review are required to permit the proposed revisions to the previously approved "Country Club of Coral Gables" site plan; and,

WHEREAS, the conditions of approval required by Ordinance No. 3587 for the previously approved site plan remain in effect except as amended herein and with revised plan references; and,

WHEREAS, at a public hearing held on September 16, 2009, the Planning and Zoning Board recommended approval of the amendments to the previous conditions of approval and site plan with conditions (vote: 5-2); and,

WHEREAS, the City Commission held a public hearing on September 22, 2009 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading with conditions (vote: ____).

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

SECTION 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

SECTION 2. The proposed amendments 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 (as shown herein 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 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 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 County 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 overs-tory 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.~~

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

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 session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective _____, 2009.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2009.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

N:\Ordinances\09 22 09 Country Club of Coral Gables site plan- 1st reading.doc

Planning Department Development Review Application

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Telephone: (305) 460-5211
Fax: (305) 460-5327
Email: planning@coralgables.com
Website: www.coralgables.com

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

The undersigned applicant(s)/agent(s) request the following (please check all that apply):

Amendment to previously approved Ordinance/
Resolution
 Annexation
 Change of Zoning District
 Comprehensive Land Use Plan Map – Small Scale
Amendment
 Comprehensive Land Use Plan Map – Large Scale
Amendment
 Comprehensive Land Use Plan Text Amendment
 Conditional Use – Administrative Review
 Conditional Use – Public Hearing Review
 Development Agreement
 Development of Regional Impact

Development of Regional Impact – Notice of
Proposed Change
 Planned Area Development
 Restrictive Covenants and/or Easements
 Site Plan
 Site Plan – Mixed-Use
 Separation/Establishment of a Building Site
 Subdivision Review or Tentative Plat
 Transfer of Development Rights Receiving
Site Plan Application
 Univ. of Miami Campus Area Development Plan
 Zoning Code Text Amendment
 Other: _____

for the following address 997 N. Greenway Drive

for a parcel of land/project known as The Country Club of Coral Gables

Applicant(s)/Agent(s): Coral Grand L.L.C. / CCI Architects/Ted Faust

Applicant(s)/Agent(s) Mailing Address: 8240 SW 63 Court, Miami, FL 33143

Telephone: Business (305) 663-6797 Fax (305) 663-6701
Home () Email tfaust@cciclusdesign.com

Property Owner: The City of Coral Gables

Property Owner Mailing Address: 405 Biltmore Way, Coral Gables, FL 33134

Telephone: Business (305) 460-5201 Fax (305) 460-5371
Home () Email mjimenez@coralgables.com

Street/property address of the subject property: 997 N. Greenway Drive

Property name: The Country Club of Coral Gables

Legal description: Lot(s) 1-9 & 37-39

Block(s) 32 Section Coral Gables Section B Plat Book 5 PG. 111

Present land use classification(s): Religious / Institutional

Present zoning classification(s): HLD-S (Historic Landmark District-Special Use District)

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Required supporting information. Applicants are required to schedule a preapplication conference with Planning Department Staff. The items checked below are required to be submitted with this application. Please refer to the Planning Department Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. All correspondence must be submitted in typewritten form. The Planning Department reserves the right to request additional information as necessary. Preliminary Zoning Analysis must be submitted with application.

- Aerial.
- Affordable Housing Plan.
- Amended text (format). Provide the proposed changes of amended text utilizing underlining to denote additions and strikethroughs to denote deletions.
- Amended text (justification). Provide a typewritten narrative description detailing justification for the request and the purpose of the amendment.
- Annexation area property owners authorization petition.
- Application fees.
- Application representation.
- Architectural/building elevations.
- Comprehensive Land Use Plan (CLUP) analysis.
- Comprehensive Land Use Plan (CLUP) map.
- Concurrency Impact Statement.
- Department of Community Affairs Notice of Determination Letter.
- Landscape plan.
- Letter of determination. Submit a letter of determination from the Building and Zoning Department Development Review Official (DRO) stating whether or not the subject property is a single building site.
- Location maps.
- Massing model/3D computer model.
- Miami-Dade County Conflict of Interest and Code of Ethics form completed for all application representatives.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Photographs of existing uses/structure(s) and adjacent uses/streetscape.
- Plat.
- Property owners list.
- Property survey
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Site Plan.
- Statement of use/site plan data summary.
- Streetscape/Public Realm Plan.
- Traffic Impact Statement or Traffic Impact Study.
- Zoning Analysis – Preliminary (approved by Building and Zoning Department).
- Zoning Map.
- Other _____

Digital Media Requirements. All correspondence, mapping, charts, etc. associated with new and existing development review applications must be submitted in digital media format. The information shall be provided on compact disc in Adobe Portable Document Format (PDF). The media format requirements are as follows:

- a. Submission of two (2) compact discs (CDs) containing PDF files.
- b. The discs shall be labeled on the top of the CD with the applicant(s) name, project name and date of submittal.
- c. The CD shall contain a "Table of Contents" which identifies all PDF file name(s).
- d. Each document on the CD shall be divided into separate PDF files to avoid the creation of large PDF files (i.e., application for site plan approval, site plan mapping, elevation drawing, etc.).
- e. Maximum PDF file size is 10 Megabytes.
- f. PDF quality. Please ensure that all document information is legible.

Affirmation. (I) (We) affirm and certify to all of the following:

- a. Authorize the applicant(s)/agent(s) identified herein to file this application and act on behalf of the property owner(s).
- b. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
- c. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
- d. Understand that the application, all attachments and fees become a part of the official records of the Planning Department and are not returnable.
- e. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- f. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1.
- g. Understand that additional costs may be incurred and assessed to applicants as a result of consultant fees paid by City to complete a comprehensive review of submitted applications or supplemental documentation including but not limited to the following consultant services: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees shall be assessed by the Department upon finalization of the application review. Failure to pay the above fees within 60 days of written notification of the City shall result in discontinuance of any further reviews, inspections, approvals, etc. or issuance of a stop work order, as applicable or other appropriate action as permitted under the provisions of the Zoning Code or Code of Ordinances.

Property Owner Name:	Maria A. Jimenez		Property Owner Signature:
Address: 405 Biltmore Way, Coral Gables, FL 33134			
Telephone:	305-460-5201	Fax:	305-460-5371
<input type="checkbox"/> Proof of Ownership (Submit Warranty Deed/Tax Record)			
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF _____			
The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced			

Contract Purchaser Name:		Contract Purchaser Signature:	
Address:			
Telephone:	Fax:	E-mail:	
<input type="checkbox"/> Copy of executed contract			
NOTORIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant/Agent's Name:		Applicant/Agent's Signature:	
CORAL GRAND L.L.C./CC1 ARCHITECTS/TED FAUST			
Address: 8240 SW 63 COURT, MIAMI, FL 33143			
Telephone: 305-663-6797	Fax: 305-663-6701	E-mail: tf Faust@cc1clubdesign.com	
Will the applicant be represented by an attorney at public hearing(s)? <input type="checkbox"/> Yes (please provide contact information) <input checked="" type="checkbox"/> No			
NOTORIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

STATEMENT OF USE

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

STATEMENT OF USE

The existing club will be remodeled for the uses as follows:

The main entry at the Porte Cochere will have two new pairs of grand entry doors that will be flanked by fountains with waterfalls. One will enter into the reception area or into the new enlarged pre-function area that will have a bar. There is also another smaller pre-function area. These serve as a gathering point before entering the banquet hall that can accommodate one large function or divided with operable walls for two functions.

The reception area will have two new private bridal suites for the bride's preparation for the wedding. There will also be an addition of a men's and women's restroom adjacent to the bridal suites. There is a corridor that enters into the administration area that will remain as it exists now. The second floor in this area has the existing Fitness Center and which one enters by the east existing Lobby. This also functions as the entry to the existing Pool and Locker Rooms.

The Alhambra Lounge will have the old bar removed and a new bar and new wood flooring wood flooring. The adjacent Fountain Room will also have new wood flooring installed. The corridor and secondary entry that serves these two rooms will have new granite tile installed. These rooms will serve for private functions or parties.

To the west is the existing entrance to the outdoor Fountain Plaza. In this area there will be the addition of the new Outside Colonnade Plaza using brick pavers and the new Colonnade with Trellis structure. This will allow for additional outside seating and tables. The new Colonnade with Trellis can be used for wedding processions and other functions.

The existing meeting room in the southwest corner of the building will be converted to the Liberty Café. This will be a self service café that serves Gelato, lattes, pizza, sandwiches, etc. Outside the café will be the addition of an Outside Café Seating Area using pavers and planting as screening. There are two Royal Palm trees that are existing and will remain here and new landscaping will be added. A new pair of doors will be added in place of the existing window to the west side of the Liberty Café.

The existing garden restaurant and bar will be converted to Nove Nove 7 Restaurant and Garden Seating Area. The garden bar at the higher level will be removed to allow for seating in this most desired area. A new Bar will be added at the lower level that will have a view window behind to the new wood fired pizza oven. There will be seating available outside on the pool deck for diners who can enjoy a spectacular view of the new Truss Frame with Lighted Waterfall installed over the radius section of the Pool. Additional outdoor dining will be available at the new Outdoor Restaurant Dining area using pavers and planting as screening. There is an existing Royal Poinciana and a Royal Palm that will remain and new landscaping will be added. There will also be a new Entry Stair and Doors to the Nove Nove 7 Restaurant and Garden Seating Area. Also a new pair of doors will be added in place of the existing window to the south side of the Entrance Arcade for wait staff to serve the outside diners.

The restaurant and café will be for use by members of community and membership is not required.

SITE PLAN DATA SUMMARY

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

PARKING PROVIDED (Existing)

Club Parking	114
City Parking (west lot on Granada)	10
<hr/>	
Total Spaces	124

COVERAGE

Site Area

139,767.67 SF (3.209 Acres)

Building Area (w/ New Addition)

Footprint = 33,345 SF

Coverage = 23.86 Percent (33,345 ÷ 139,767.67)

PROPOSED SQUARE FOOTAGE SUMMARY

Main Level	33,345 SF
Upper Level	4,882 SF
<hr/>	
Total	38,227 SF

EXISTING SQUARE FOOTAGE SUMMARY

Main Level	33,313 SF
Upper Level	4,882 SF
<hr/>	
Total	38,195 SF

ADDITIONAL SQUARE FOOTAGE SUMMARY

Conversion of 32 SF of covered area at Main Entrance to 32 SF of enclosed area

APPLICATION REPRESENTATION

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

APPLICANT

Nick Di Donato B.A. Sc, P. Eng
President, Granada Grand L.L.C. (A Florida Limited Liability Corporation)
President & CEO, Liberty Entertainment Group
25 British Columbia Road, Exhibition Place
Toronto, ON M6K 3C3
T: 416.542.3789 F: 416.260.0598
www.libertygroup.com
nick@libertygroup.com

APPLICANT'S AGENT

Ted Faust
Senior Project Architect
Florida Office
CCI
8240 SW 63 Court
Miami, FL 33143
T: 305.663.6797 F: 305.663.6701
www.cciclubdesign.com
tfaust@cciclubdesign.com

Harry J. Chris
Chairman, CEO
FL Architect No. 0006128
Texas Office
CCI
1520 W Airport Fwy., Suite 200
Irving, TX 75062
T: 972.253-3583 F: 972.259.9664
hchris@cciclubdesign.com



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name

TED FAUST

LOBBYIST

Print Your Business Name

CCI ARCHITECTS

Business Telephone Number

305-663-6797

Business Address

8240 SW 63 COURT MIAMI, FL 33143

ADDRESS

CITY, STATE

ZIP CODE

Print Name of Corporation, Partnership, or Trust:

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

THE COUNTRY CLUB OF CORAL GABLES, 997 N. GREENWAY DRIVE,
CORAL GABLES, FL 33134 ON BEHALF OF CORAL GRAND L.L.C.)
NICK DI DONATO, PRESIDENT & CEO

I TED FAUST hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

Print Name of Lobbyist

Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared _____ to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this _____.

Personally Known

Notary Public
State of Florida

Produced ID

For Office Use Only

Data Entry Date: _____, 20_____.

Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3587

AN ORDINANCE APPROVING SITE PLAN PURSUANT TO SECTION 3-11 OF ZONING CODE FOR "S", SPECIAL USE ZONED PROPERTY COMMONLY REFERRED TO AS THE COUNTRY CLUB OF CORAL GABLES AND LEGALLY DESCRIBED AS LOTS 1-9 AND 37-39, BLOCK 32, SECTION "B" (997 NORTH GREENWAY DRIVE); AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, after notice duly published, public hearings were held before the Planning and Zoning Board on April 10, 2002 and May 8, 2002 at which hearings all interested persons were afforded an opportunity to be heard on Application No. 02-02-037-P, submitted by Granada LLC, City of Coral Gables, owner, requesting site plan review for renovations and improvements to the Country Club of Coral Gables; and

WHEREAS, the City Commission after due consideration at its regular meeting of June 6, 2002 approved the site plan on first reading;

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

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code," and in particular Section 3-11(a) which requires site plan approval by the City Commission, the plans submitted by Granada LLC, applicant, City of Coral Gables, owner, requesting site plan review for the property commonly referred to as the Country Club of Coral Gables and legally described as Lots 1-9 and 37-39, Block 32, Section "B" (997 North Greenway Drive), Coral Gables, Florida. The improvements include 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 rights-of-way, and are hereby approved with the following conditions:

- J. 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 building program prepared by Chris Consultants, originally dated May 17, 2002 and amended July 9, 2002.
 - b. Landscape plan prepared by Witkin Design Group, dated May 17, 2002.
 - 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.

2. Prior to issuance of a building permit all conditions of approval recommended by the City Commission shall be included within a 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. This Parking 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 120 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 through Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday through 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 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.
- p. 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.
- q. 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.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF JULY, A.D.,
2002.

(Motion: Withers/Second: Cabrera)
(Yea: Kerdyk, Withers, Anderson, Slesnick)
(Nay: Cabrera)
(Clerk's Item No. 17)

DONALD D. SLESNICK II
MAYOR

ATTEST:

JASON A. PLEMMONS
ACTING CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

City clerk's copy

**USE AGREEMENT BETWEEN THE CITY OF CORAL GABLES
AND THE COUNTRY CLUB OF CORAL GABLES**

THIS USE AGREEMENT, (hereinafter "Agreement") made and entered into this 2nd day of September, 2004, by and between the CITY OF CORAL GABLES, a municipal corporation of the State of Florida, (hereinafter the "CITY"), and the COUNTRY CLUB OF CORAL GABLES, INC., a Florida, not for profit corporation (hereinafter the "CLUB").

WITNESSETH:

WHEREAS, the CLUB is the Lessee of the property located at 997 North Greenway Drive and from time to time holds events that may require additional parking; and

WHEREAS, the Granada Golf Course and abutting right-of-ways are owned by the CITY and are located at 2001 Granada Boulevard adjacent to or in close proximity to the CLUB consisting of seventy-eight (78) parking spaces, the ("Parking Spaces") as set forth on Exhibit "A", attached hereto, as follows:

Along the South side of North Greenway Drive	17
Pro Shop Parking Lot	11
Along East side of Granada Boulevard	26
Along West side of Granada Boulevard	13
Along East side of Granada abutting North Parking	
Lot of Country Club	11
 Total:	 28

WHEREAS, the CITY will allow the CLUB non-exclusive use of the above-referenced Parking Spaces under the following terms and conditions:

- After 8:00 p.m. during the months of June-August
- After 7:00 p.m. during the months of September-December/April-May
- After 6:30 p.m. during the months of January-March
On days when rain closes the Granada Golf Course (Golf Course)
as determined by the City's Parks and Recreation Director
- Whenever the Golf Course might otherwise be closed for repairs, maintenance or
City events as determined by the City's Parks and Recreation Director.
- At such times as may be approved by the City Manager.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I.
RECITALS

All recitals are incorporated herein as if fully set forth.

II.
PARKING SPACES TO BE USED

CITY does hereby permit the **CLUB** to use, pursuant to the terms herein, the seventy-eight (78) parking spaces designated in the preamble hereto, hereinafter called the **PARKING SPACES**, lying and being in the City of Coral Gables, State of Florida, as set forth in Exhibit "A".

III.
TERM OF USE AGREEMENT

This Agreement shall be for one-year terms not to exceed 25 years unless extended. This Agreement may be extended by mutual agreement of the parties any time during the 25-year period referenced herein unless terminated by the City as provided in this Agreement. If at any time during the term of the **AGREEMENT**, the City Commission makes a determination that the **PARKING SPACES** are needed for a municipal purpose, this **AGREEMENT** shall terminate in accordance with the Termination provision contained herein.

IV.
USE OF PROPERTY

CLUB shall have non-exclusive use of the Parking Spaces for Country Club events that may require excess parking.

As set forth herein, the **PARKING SPACES** shall not be used for any unlawful or illegal business, use or purpose, or for any business, use or purpose which is immoral, disreputable, extra hazardous, or constitutes a nuisance of any kind (public or private).

No covenant, agreement, conveyance or other instrument shall be affected or executed by **CLUB** or any of its successors or assigns, whereby the **PARKING SPACES** or any portion thereof is restricted by the **CLUB**, or any successor in interest, upon the basis of race, color, religion, sex, sexual orientation or national origin in the sale, lease, use or occupancy thereof. **CLUB** shall comply with all applicable state and local laws in effect from time to time, prohibiting discrimination or segregation by reason of race, color religion, sex, or national origin in the use of the **PARKING SPACES**.

V.
IMPROVEMENTS

The **CLUB** shall reimburse the **CITY** or **CITY**'s designee for costs associated with any improvements made by **CITY** to the **PARKING SPACES**, that are associated with the use of the Parking Spaces by the **CLUB** if caused by the negligent act or omission of the Club, its employees, members, guests, and/or its invitees. In the event the improvements on and to the **PARKING SPACES** should be destroyed or damaged by fire, windstorms, or other casualty, **CLUB** will be responsible to properly repair and restore the property if caused by the negligent act or omission of one of the **CLUB'S** members, invitees, employees, or guests. Except as set forth herein, all improvements shall be performed by the City at City's expense.

CLUB agrees that no construction, alterations or improvements may be undertaken by it upon **PARKING SPACES** without the express written agreement of the **CITY**. All work or improvements performed by **CLUB** shall be done in good and workmanship manner and in accordance with all applicable governmental permits, laws, ordinances and regulations. Upon the termination, cancellation or expiration of the **USE AGREEMENT**, or any extension thereof, all permanent improvements, in their then existing condition, shall become the property of **CITY**, or shall be removed by **CLUB** at **CITY'S** option except as specifically set forth herein.

VI.
COMPLIANCE WITH LAWS AND ORDINANCES

Throughout the term of this lease **CITY** and **CLUB** shall comply with all applicable laws, ordinances and codes of Federal, State and Local Governments, including the Americans with Disabilities Act, as the same may apply to this Agreement.

VII.
INDEMNIFICATION

CLUB shall indemnify and hold harmless the **CITY** and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and cost of defense, which the **CITY** or its officers, employees, agents and instrumentalities may incur as a result of claims, demands, suits, causes of actions, or proceedings of any kind or nature arising out of, relating to or resulting from the use of the **PARKING SPACES** by the **CLUB** or its employees, members, guests, and/or invitees, which arose by an act or omission of the **CLUB**, or its employees, members, guests and/or invitees. **CLUB** shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the **CITY**, where applicable, including appellate proceedings, and shall pay all costs, judgments and attorney's fees which may issue thereon.

VIII.
CITY'S CONTROL OF LAWSUITS

The parties agree that in any lawsuit brought in its name or defended in its name, **CITY** must retain all final control and authority of the lawsuit. Therefore, in any lawsuit envisioned in this agreement in which **CITY** is a party, **CITY** retains full control of the lawsuit, including but not limited to selection of counsel and full authority to determine what legal actions or positions may be asserted to the courts in the name of **CITY** and the full authority to settle or compromise any claim. City shall not settle any claim without the consent of Club.

IX.
INSURANCE

The **CLUB** shall obtain, maintain, and keep in full force and effect during the term of the Agreement the following insurance:

- a. Comprehensive general liability insurance with broad form endorsement, including automobile liability, personal injury liability with limits of \$1,000,000.00 combined single limit per occurrence for bodily injury and property damage. Said policy or policies shall be endorsed to name the City as additional insured and shall be subject to approval by the City manager.
- b. The above insurance is to be placed with Best-rated A-8 or better insurance companies.
- c. Certified copies of all policies and related endorsements shall be delivered to City at or before the execution of this Agreement.

X.
ENTRY TO PARKING SPACES BY THE CITY
TO INSPECT PARKING SPACES

The **CITY**, or any of its agents, shall have the right to enter upon said Parking Spaces during all reasonable hours to examine the same, or to inspect, repair, and/or maintain. Such entry shall not unreasonably disturb the occupants thereof, however, it is hereby agreed and understood that safety and maintenance of the property is paramount and will take precedence over any other activity in the **PARKING SPACES**.

XI.
TERMINATION

CLUB shall have the right to terminate this Agreement by giving **CITY** written notice sixty (60) days prior to the effective date of such termination. In the event of termination by the **CITY**, **CITY** shall provide **CLUB** with written notice sixty (60) days prior to the effective date of such termination.

Except where shorter time frames are provided in this Agreement, CITY shall provide CLUB with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by that party. If CLUB fails to cure, or make a reasonable effort to cure, said default within thirty (30) days, CITY shall give CLUB notice of such fact and shall have the right to terminate this Agreement.

CLUB shall provide CITY with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by CITY. If CITY fails to cure, or make a reasonable effort to cure, said default within thirty (30) days, CLUB shall give CITY notice of such fact and shall have the right to terminate this Agreement.

XII.
LIBERAL INTERPRETATION TO PROTECT CITY

The purpose of this Agreement is to protect CITY from any direct or indirect expenses that may arise from any claim stemming directly or indirectly from this Agreement. Accordingly, this Agreement will be liberally interpreted to protect CITY from the expenses, damages, costs, attorney's fees and expenses of such claims that would not have arisen but for the Agreement. Any and all provisions of law that might require or suggest a strict construction of this document, which would lessen the protections provided to CITY, or limit or restrict such protections, are hereby waived by the parties. The provisions of this Agreement shall be severable and if any part is deemed illegal and void, the remainder of the Agreement shall continue to have full force and effect.

XIII.
REVIEW OF AGREEMENT

This 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. 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 Agreement as part of a public hearing process before the City Commission and reassess other alternatives including the termination of the same.

XIV.
RIGHT OF WAYS

No standing, stopping or storage of vehicles shall be permitted associated with the use of the Club along Alhambra Circle Right of Ways, including but not limited to swale and median. The City will install the necessary no parking signage and enforce accordingly.

**XV.
VALET PARKING**

The management of the 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 direction 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.

**XVI.
EMPLOYEES PARKING**

Employees will be required to park at off-site parking facilities depicted on Exhibit B attached hereto during major planned events and upon initiation of valet service.

**XVII.
NOTICE AND GENERAL CONDITIONS**

All notices or other communications which shall or may be given pursuant to this Use Agreement shall be in writing and shall be delivered by personal service or by registered mail addressed to the parties at their respective addresses indicated below or as the same may be changed in writing from time to time. Such notice shall be deemed given on the day on which personally served, or if by mail, on the fifth day after being posted or the date of actual receipt, whichever is the earlier.

In the case of notice or communication to **CITY**:

City of Coral Gables
Office of the City Manager
405 Biltmore Way
Coral Gables, Florida 33134

cc: City Attorney,
Public Works Director
405 Biltmore Way
Coral Gables, FL 33134

2. In the case of notice or communication to **CLUB**:

President and General Manager
The Country Club of Coral Gables

997 North Greenway Drive
Coral Gables, FL 33134

XVIII.
SURRENDER OF PARKING SPACES

Upon expiration or other termination of this AGREEMENT, CLUB shall immediately surrender possession of the PARKING SPACES to CITY in substantially the condition existing at the commencement of this Agreement except for reasonable wear and tear. If, within ten (10) days following surrender of PARKING SPACES, CLUB fails to repair or replace any damage to the PARKING SPACES caused by CLUB, its agents, employees or invitees as notified by the CITY, CITY may, at its option, cause all required maintenance, repairs or replacements to be made, which costs CLUB shall pay to the CITY within ten (10) days after receipt of written notice from City for reimbursements.

XIX.
FORCE MAJEURE

Not notwithstanding any of the provisions of this Agreement to the contrary, and except as provided herein, neither the CLUB or the CITY, as the case may be, nor any successor in interest, shall be considered in breach of or in default of any of its obligations, including but not limited to the preparation of the Property for development, or the beginning and completion of construction of the Improvements, or progress in respect thereto, in the event of unavoidable delay in the performance of such obligations due to strikes, lockouts, acts of God, unusual delay in obtaining or inability to obtain labor materials due to governmental restrictions, enemy action, civil commotion, fire, sabotage, unavoidable casualty or other similar causes beyond the reasonable control of a party. The party seeking the benefit of the provisions of this Article shall, within sixty (60) days after such party shall have become aware of such unavoidable delay, give notice to the other party thereof in writing of the causes thereof and the time delayed.

XX.
DEFAULT PROVISIONS

CITY shall provide CLUB with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by CLUB. Should CLUB fail to cure default within thirty (30) days of receipt of written notice, or does not provide the CITY with a written response within thirty (30) days after written notification, indicating the status of CLUB's resolution of the violations and providing for a schedule to correct all deficiencies, the CITY shall have the right to terminate this Agreement upon ten (10) days additional written notice.

CLUB shall provide CITY with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by CITY. If CITY fails to cure default within thirty (30) days of receipt of written notice, or does not provide the CLUB with a written response within thirty (30) days after written notification, indicating the status of CITY's resolution of the violations and providing for a schedule to correct all deficiencies, the CLUB shall have the

right to terminate this Agreement upon ten (10) days additional written notice.

This Agreement shall be enforceable in a Court of Law.

XXI.
NON-DISCRIMINATION

CLUB agrees that there will be no discrimination against any person based upon race, color, sex, religious creed, ancestry, national origin, mental or physical handicap, in the use of the PARKINIG SPACES and improvements thereof.

XXII.
AMENDMENTS

CITY and CLUB, by mutual agreement, shall have the right, but not the obligation, to amend this Agreement. Any and all amendments shall be effective only if in writing and signed by City Manager after approval of City Commission and CLUB and shall be incorporated as part of this Agreement.

XXIII.
CONSTRUCTION OF AGREEMENT

This Agreement shall be construed and enforced according to the laws of the State of Florida.

XXIV.
SEVERABILITY

In the event any paragraph, clause or sentence of this Agreement or any future amendment is declared invalid by a court of competent jurisdiction, such paragraph, clause or sentence shall be stricken from the subject Agreement and the balance of the Agreement shall not be affected by the deletion thereof.

XXV.
WAIVER

No waiver of any provision hereof shall be deemed to have been made unless such waiver is in writing and signed by CITY and CLUB. The failure of any party to insist upon strict performance of any of the provisions or conditions of this Agreement shall not be construed as waiving or relinquishing any such covenants or conditions, but the same shall continue and remain in full force and effect.

XXVI.
ASSIGNMENT OF AGREEMENT

This Agreement shall not be transferred, assigned or otherwise conveyed to any other party

without the prior, express written consent of the City Commission.

XXVII.
ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties.

XXVIII.
SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties herein, their legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Use Agreement to be executed the day and year first written.

By authority of Ordinance

As to:

No. _____ passed and adopted
By the Coral Gables City
Commission on _____ day of
, 2003

CITY OF CORAL GABLES

David L. Brown, City Manager

ATTEST:

Walter J. Foeman
City Clerk

APPROVED
Elizabeth W. Hernandez
City Attorney
Date

As to:
The COUNTRY CLUB OF CORAL
GABLES, INC.

Name and title:

ATTEST:

Corporate Secretary

Of two witnesses.

Name Printed: Zilma Osle

Susan DaCosta
Name Printed: SUSAN DACOSTA

STATE OF FLORIDA)
MIAMI-DADE COUNTY)
SS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by David L. Brown and Walter J. Foeman, as City Manager and City Clerk, respectively, for the CITY OF CORAL GABLES, a Florida Municipal Corporation.

(SEAL)

Or

NOTARY PUBLIC

Personally Known

Produced Identification

Type of Identification Produced

STATE OF FLORIDA)
) SS.
 GOVERNOR OF FLORIDA

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 02 day of September,
2005, by Rudolph Leurattan, for the COUNTRY CLUB
OF CORAL GABLES, INC.



Shayesta A. Ahmed
MY COMMISSION # DD164879 EXPIRES
December 1, 2006
BONDED BY TROY PARK INSURANCE, INC.

Or

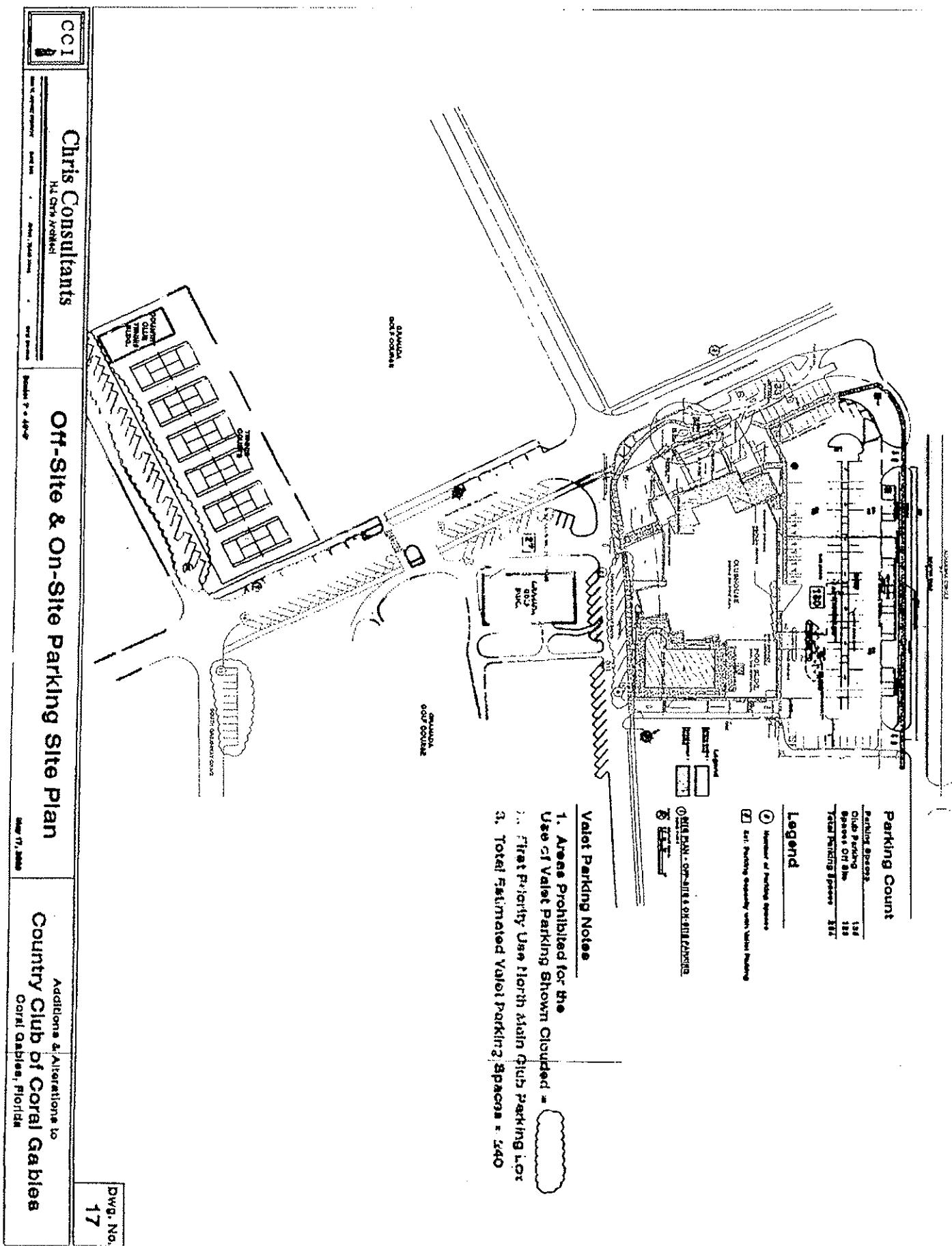
NOTARY PUBLIC

Personally Known

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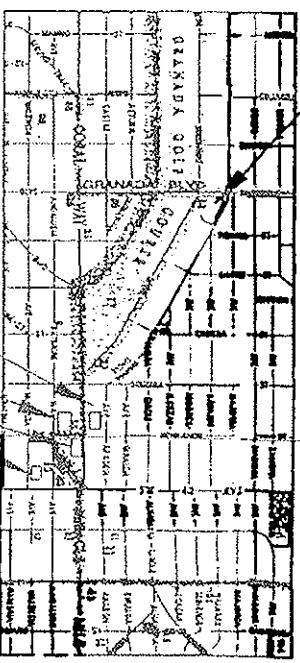
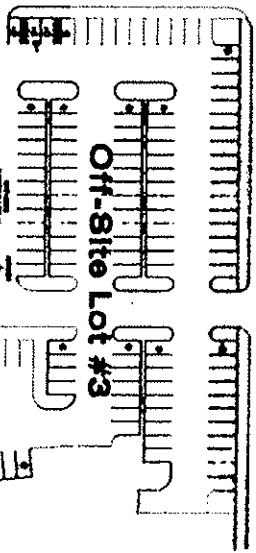
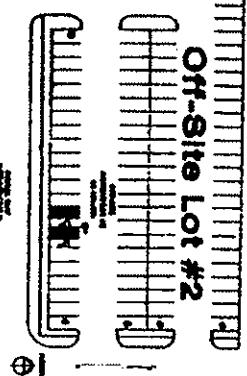
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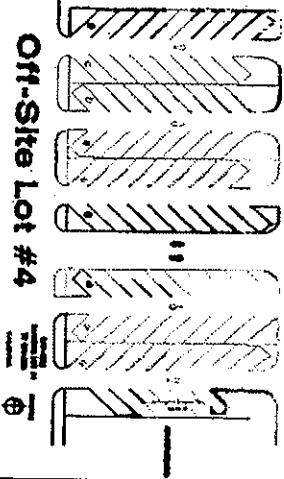
17
D.W.G. No.

PROJECT LOCATION



LOT #1 LOT #2 LOT #3 LOT #4

LOCATION MAP KEY



Off-Site Parking Lots #1, 2, 3 & 4

Chris Consultants

Hal Cren Archtct

400

Additions & Alterations to
Country Club of Coral Gables

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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3587

AN ORDINANCE APPROVING SITE PLAN PURSUANT TO SECTION 3-11 OF ZONING CODE FOR "S", SPECIAL USE ZONED PROPERTY COMMONLY REFERRED TO AS THE COUNTRY CLUB OF CORAL GABLES AND LEGALLY DESCRIBED AS LOTS 1-9 AND 37-39, BLOCK 32, SECTION "B" (997 NORTH GREENWAY DRIVE); AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITHE.

WHEREAS, after notice duly published, public hearings were held before the Planning and Zoning Board on April 10, 2002 and May 8, 2002 at which hearings all interested persons were afforded an opportunity to be heard on Application No. 02-02-037-P, submitted by Granada LLC, City of Coral Gables, owner, requesting site plan review for renovations and improvements to the Country Club of Coral Gables; and

WHEREAS, the City Commission after due consideration at its regular meeting of June 6, 2002 approved the site plan on first reading;

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

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code," and in particular Section 3-11(a) which requires site plan approval by the City Commission, the plans submitted by Granada LLC., applicant, City of Coral Gables, owner, requesting site plan review for the property commonly referred to as the Country Club of Coral Gables and legally described as Lots 1-9 and 37-39, Block 32, Section "B" (997 North Greenway Drive), Coral Gables, Florida. The improvements include 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 rights-of-way, and are hereby approved with the following conditions:

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 building program prepared by Chris Consultants, originally dated May 17, 2002 and amended July 9, 2002.
- b. Landscape plan prepared by Witkin Design Group, dated May 17, 2002.
- 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.

- 2 Prior to issuance of a building permit all conditions of approval recommended by the City Commission shall be included within a 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. This Parking 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 120 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 through Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday through 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 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.
- p. 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.
- q. 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.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF JULY, A.D.,
2002.

(Motion: Withers/Second: Cabrera)
(Yea: Kerdyk, Withers, Anderson, Slesnick)
(Nay: Cabrera)
(Clerk's Item No. 17)

DONALD D. SLESNICK II
MAYOR

ATTEST:

JASON A. PLEMMONS
ACTING CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

PHOTOGRAPHS ON CD

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

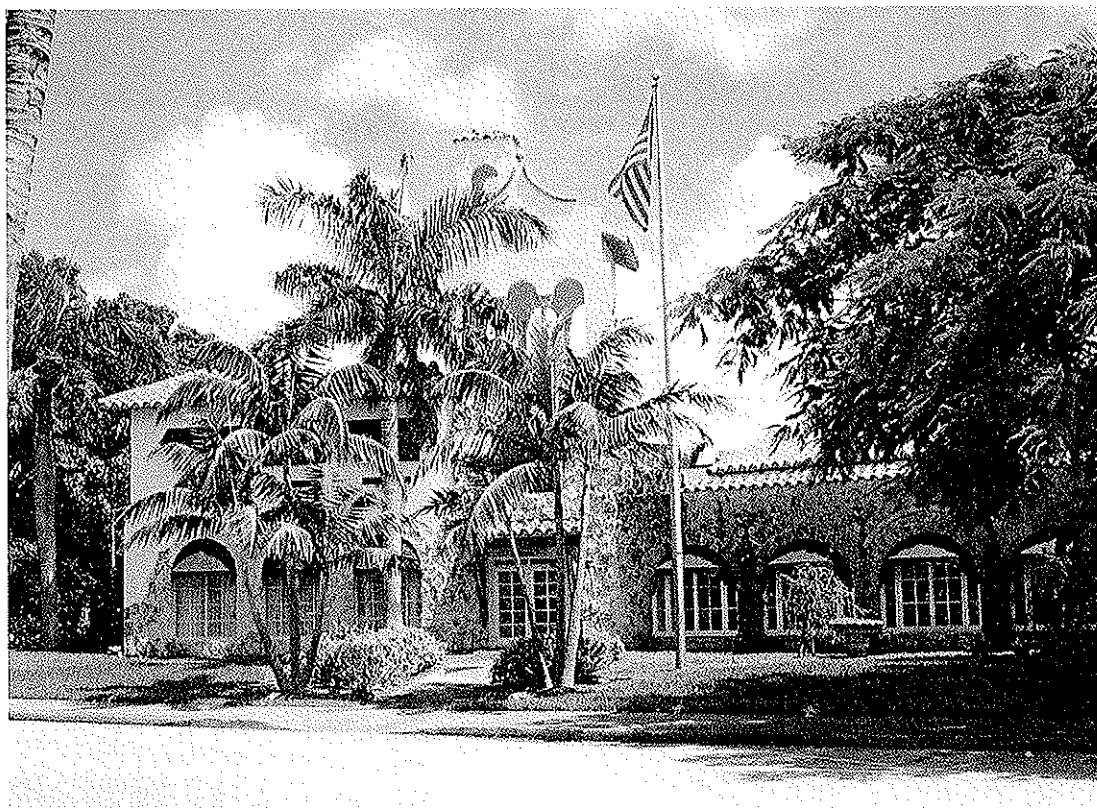
The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

PICTURE #

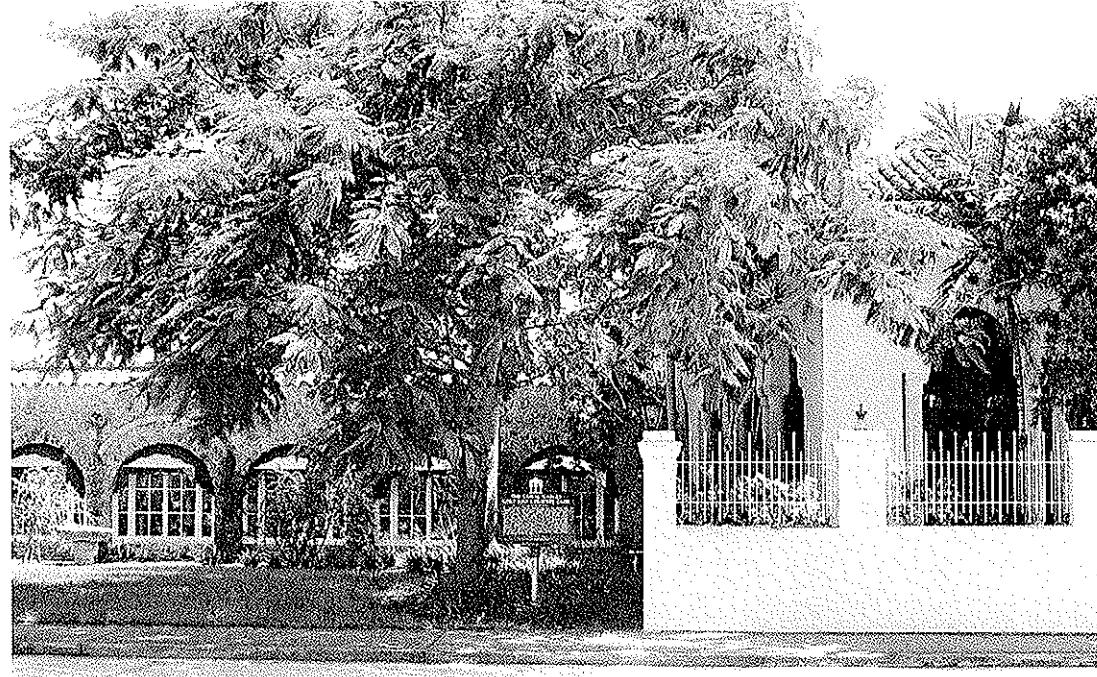
1-15, 17
19-21
16, 18
22-26
27-29,34-35
30, 57-61
36-38, 69-71
42-44, 49-54, 98
45-47
55-56
62-68, 76-78, 82-85, 92-97
72
73-75
79-80
81, 99-100, 106-108
101-105
86-91

LOCATION

South Elevation-N. Greenway
South Elevation-Inside Screenwall At Pool
Next Door Neighbor-N. Greenway
Granada Golf Across Street N. Greenway
Across The Street Granada
West Elevation-Granada
Across Street Alhambra
West Elevation-Inside Screenwall
Looking North In Service Yard
North Elevation Gates To Service Yard
North Elevation
Next Door Neighbor Alhambra
North Elevation Screenwall/Trees-Alhambra
Looking West At North Parking Lot
East Elevation
East Elevation Inside Screenwall At Pool
North Elevation Porte Cochere



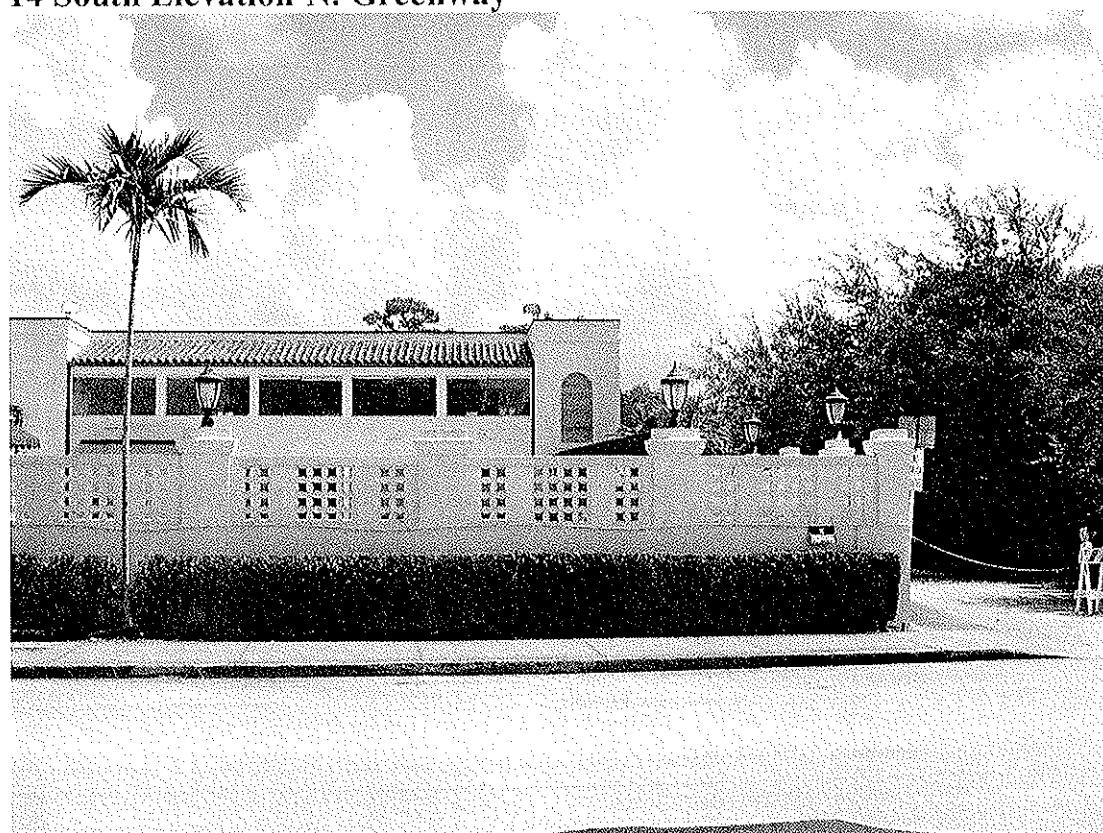
8 South Elevation-N. Greenway



2 South Elevation-N. Greenway



14 South Elevation-N. Greenway



15 South Elevation-N. Greenway



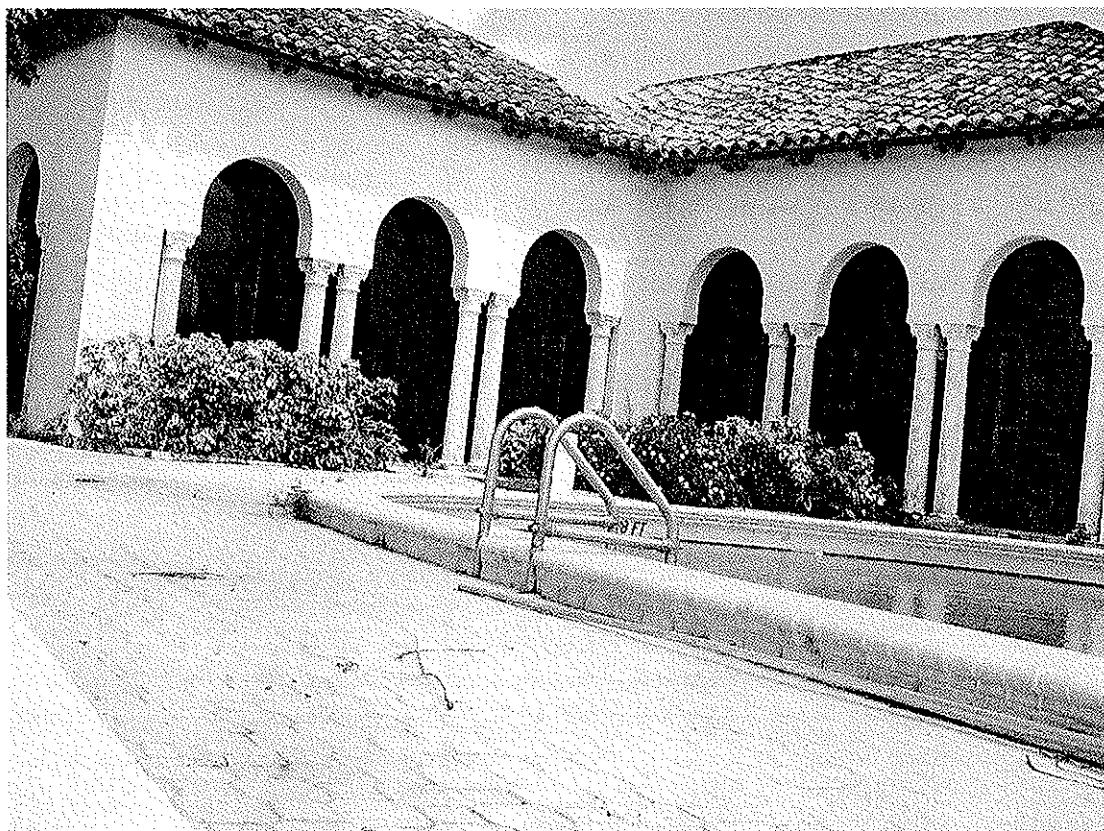
18 Next Door Neighbor-N. Greenway



19 South Elevation-Inside Screenwall At Pool



20 South Elevation-Inside Screenwall At Pool



21 South Elevation-Inside Screenwall At Pool



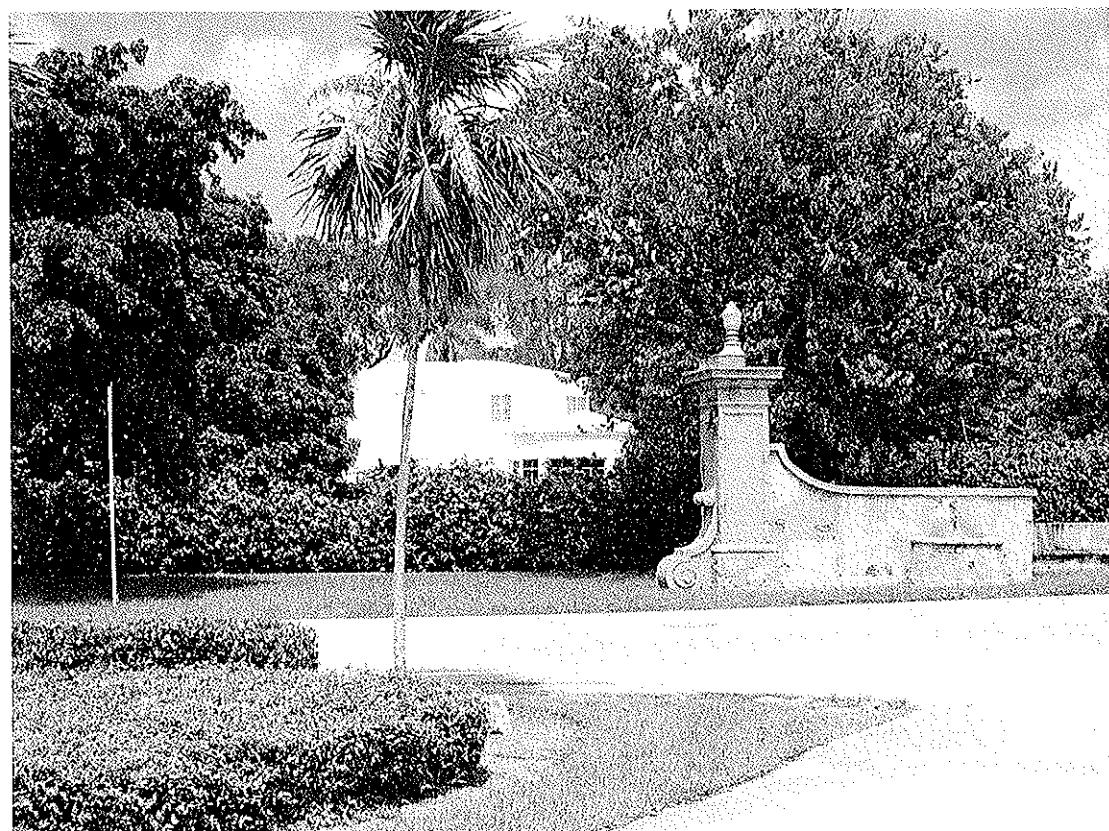
23 Granada Golf Across Street N. Greenway



28 Across The Street Granada



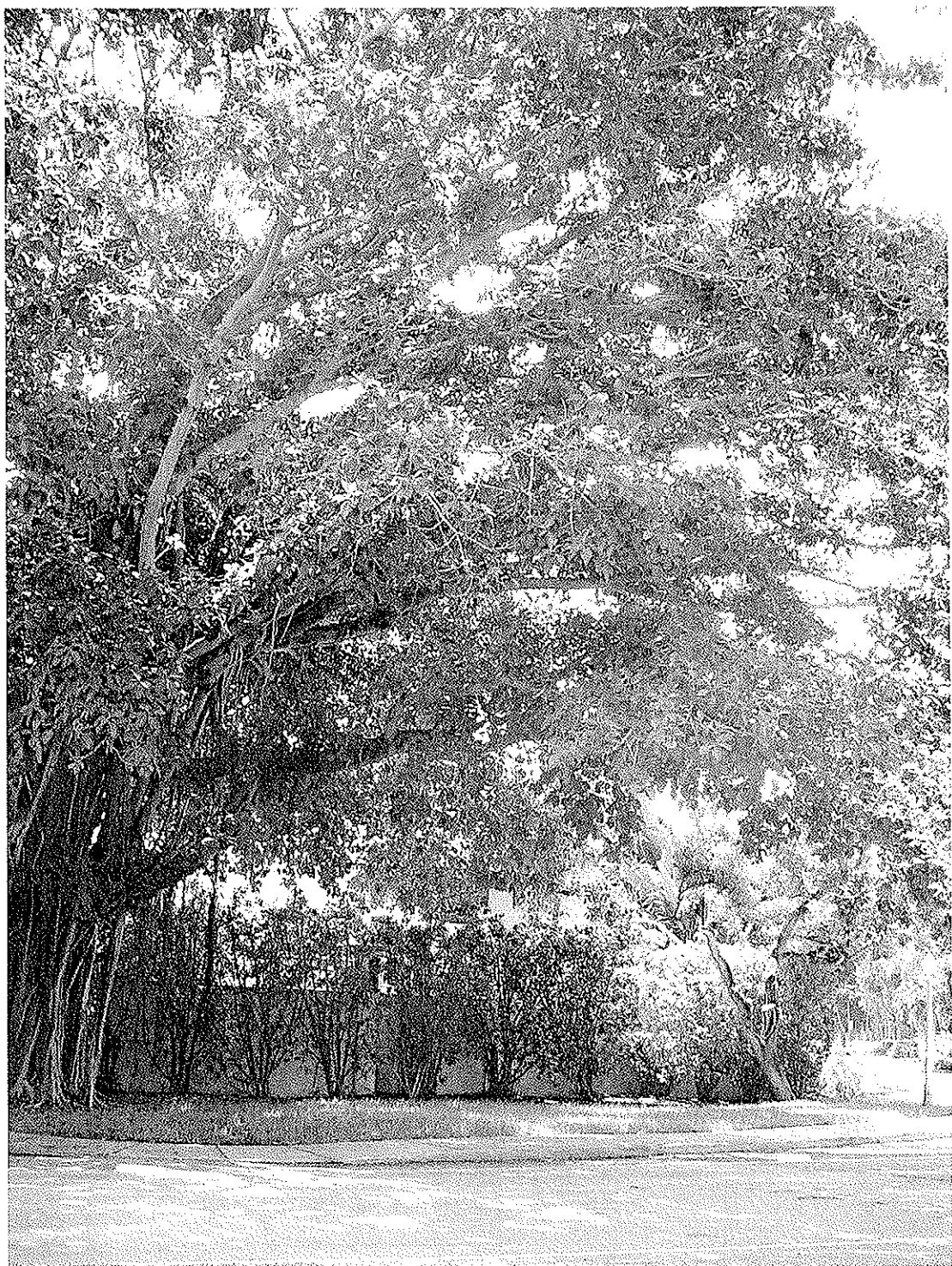
34 Across The Street Granada



35 Across The Street Granada



30 West Elevation-Granada



57 West Elevation-Granada



59 West Elevation-Granada



42 West Elevation-Inside Screenwall



44 West Elevation-Inside Screenwall



52 West Elevation-Inside Screenwall



53 West Elevation-Inside Screenwall



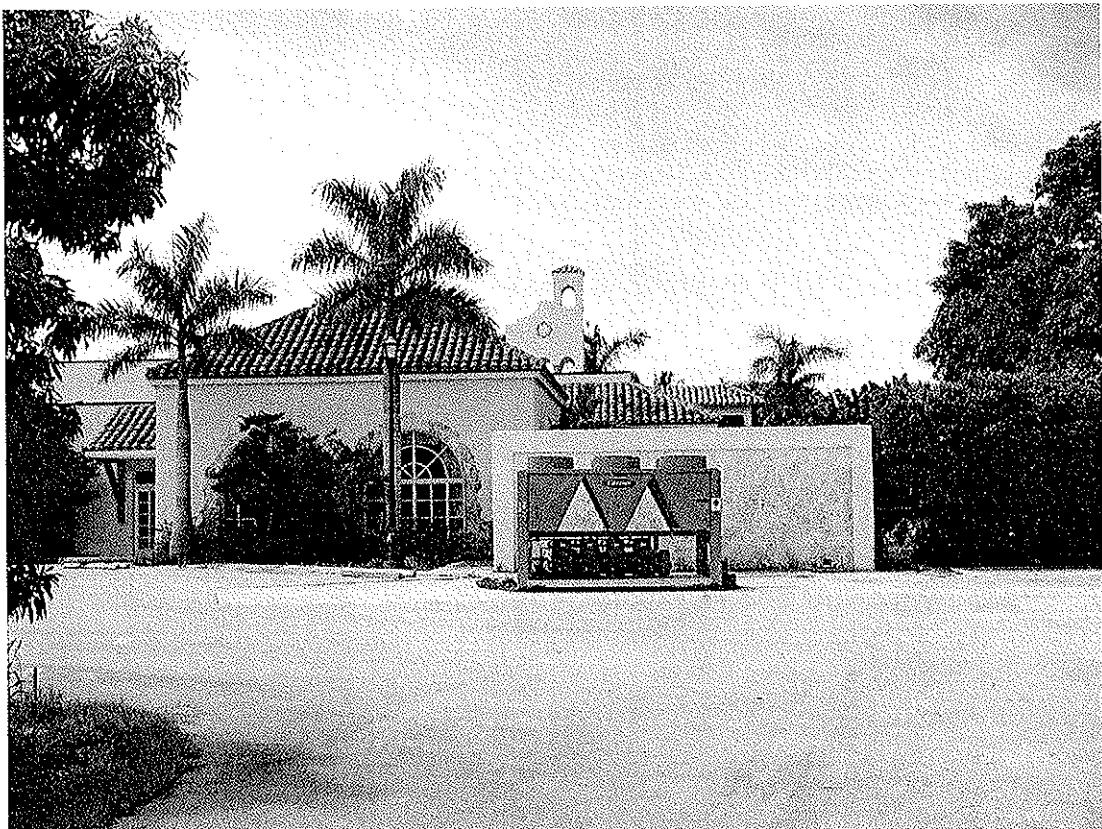
69 Across Street Alhambra



70 Across Street Alhambra



71 Across Street Alhambra



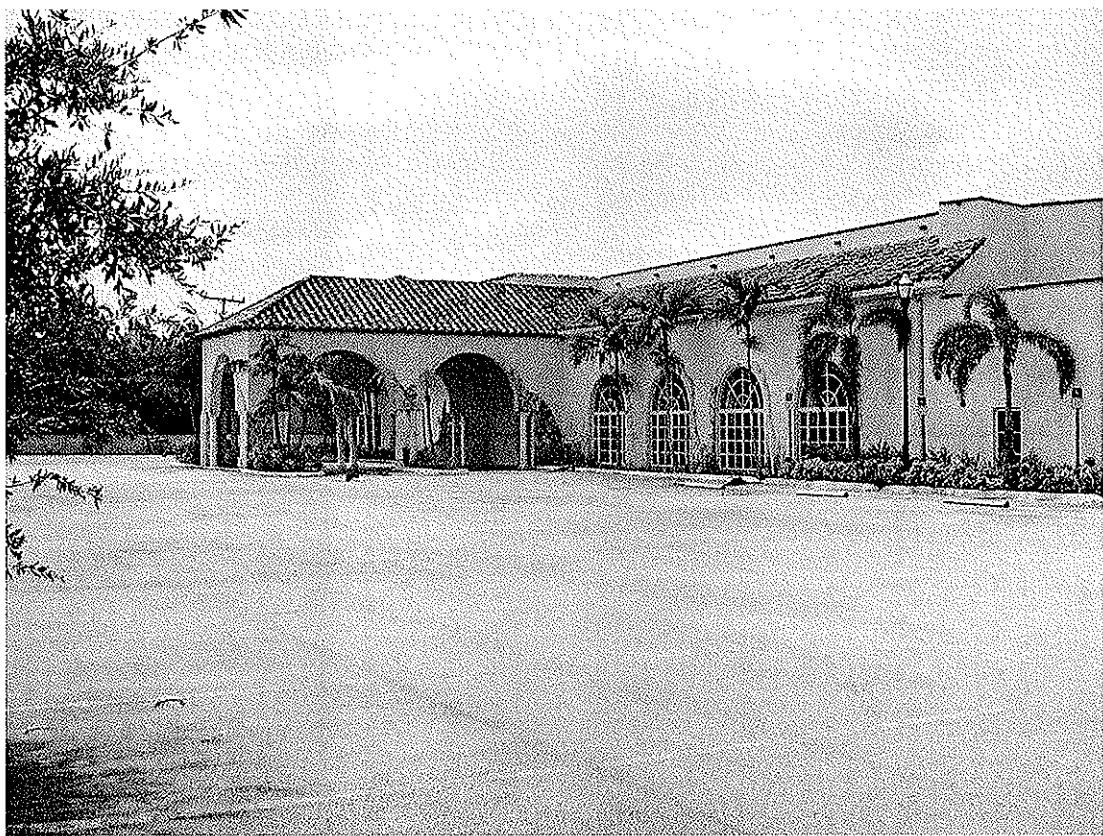
62 North Elevation



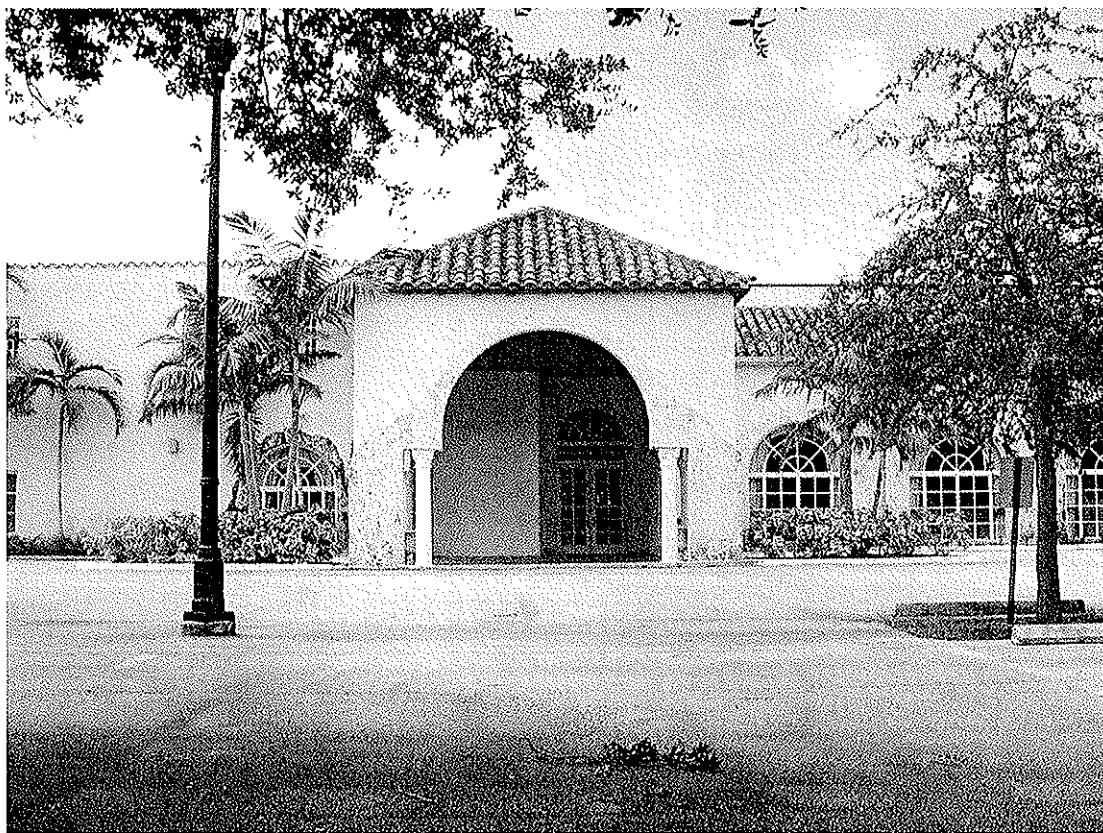
63 North Elevation



67 North Elevation



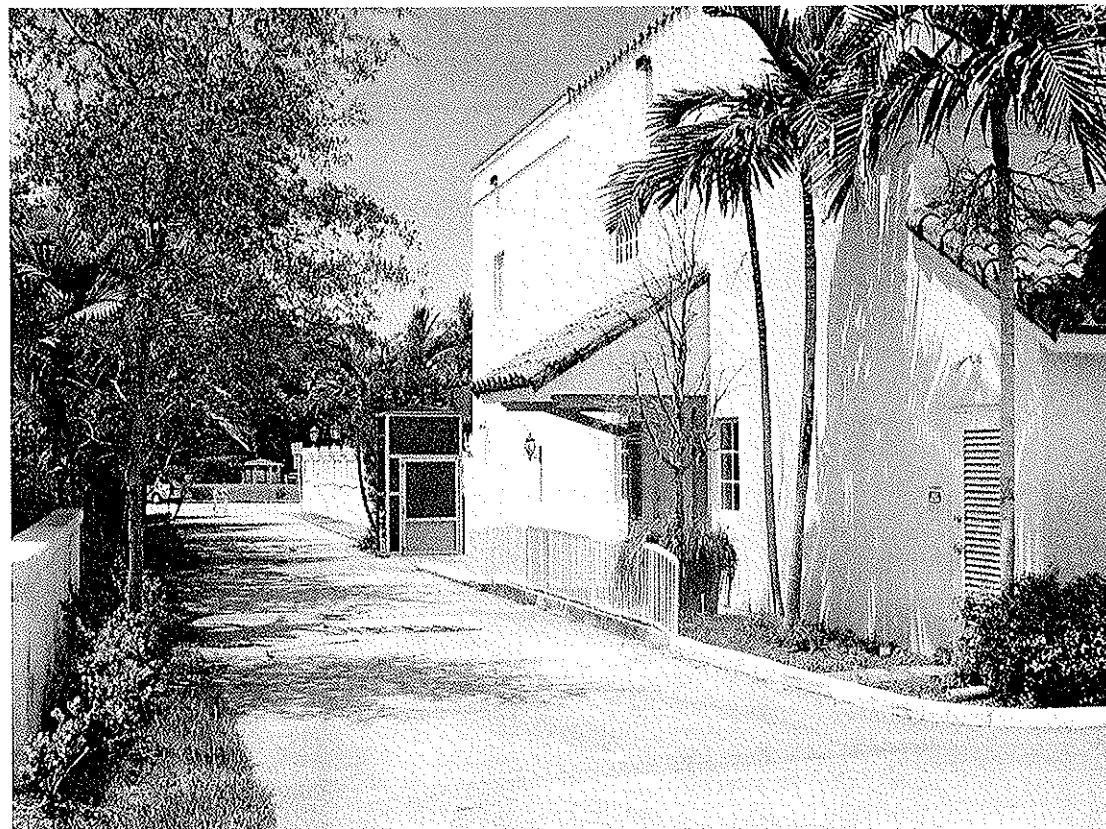
68 North Elevation



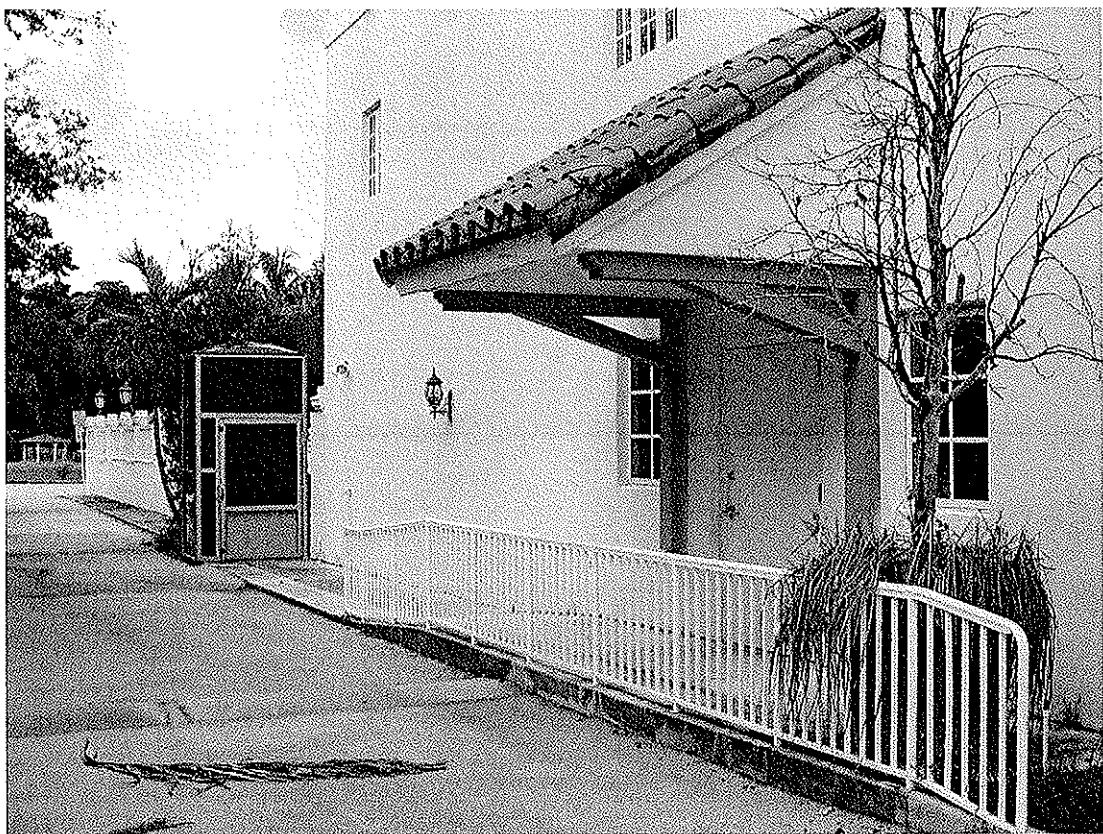
83 North Elevation



82 North Elevation



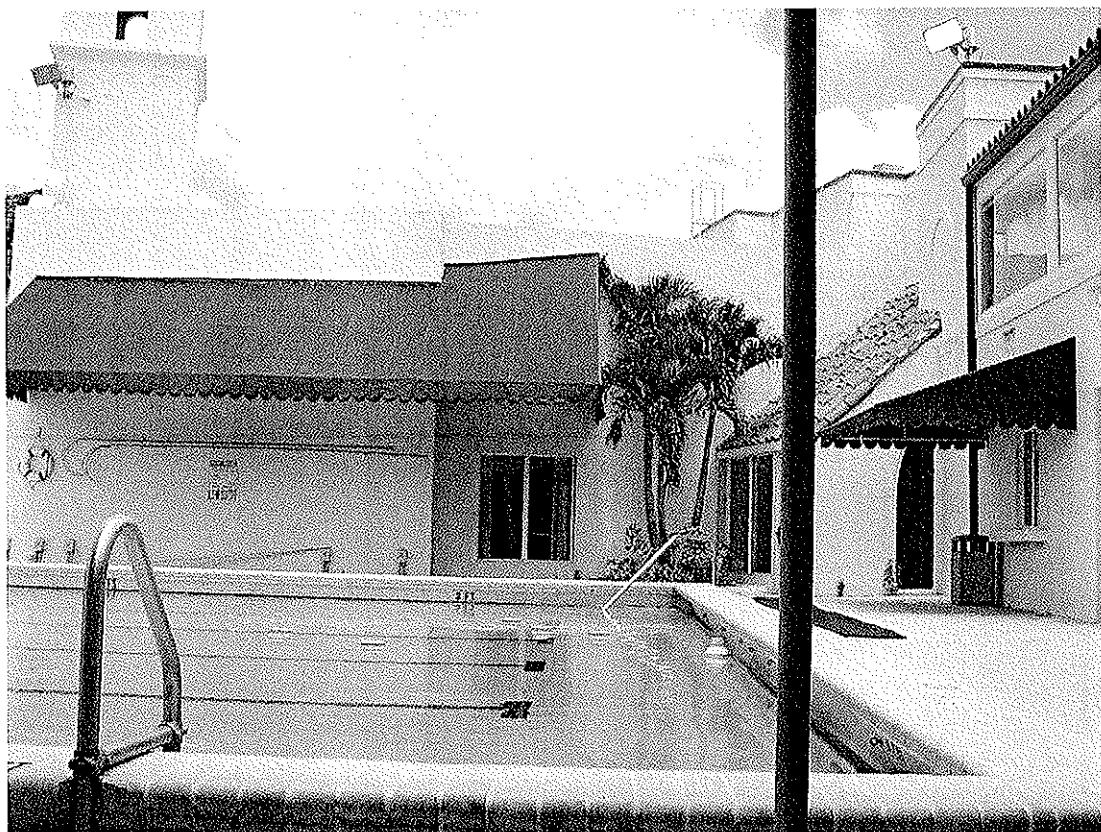
81 East Elevation



99 East Elevation



100 East Elevation



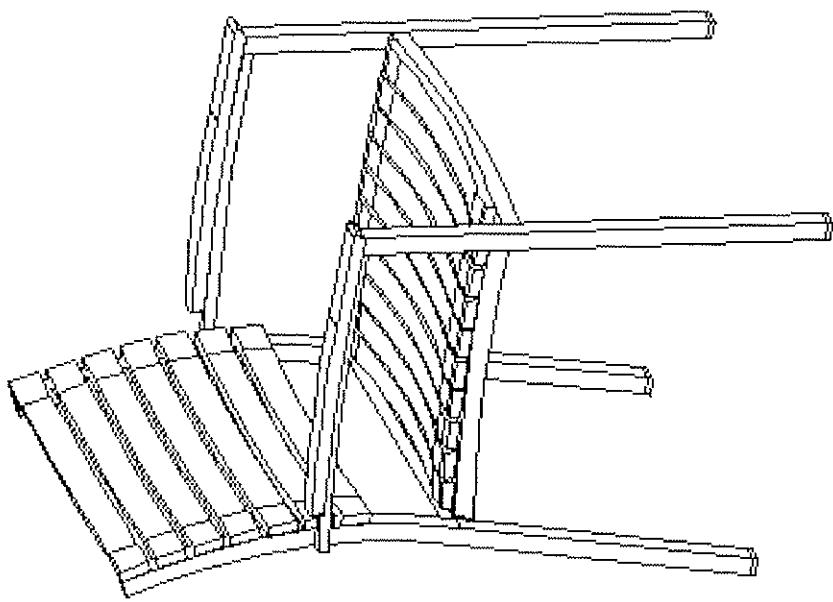
103 East Elevation Inside Screenwall At Pool



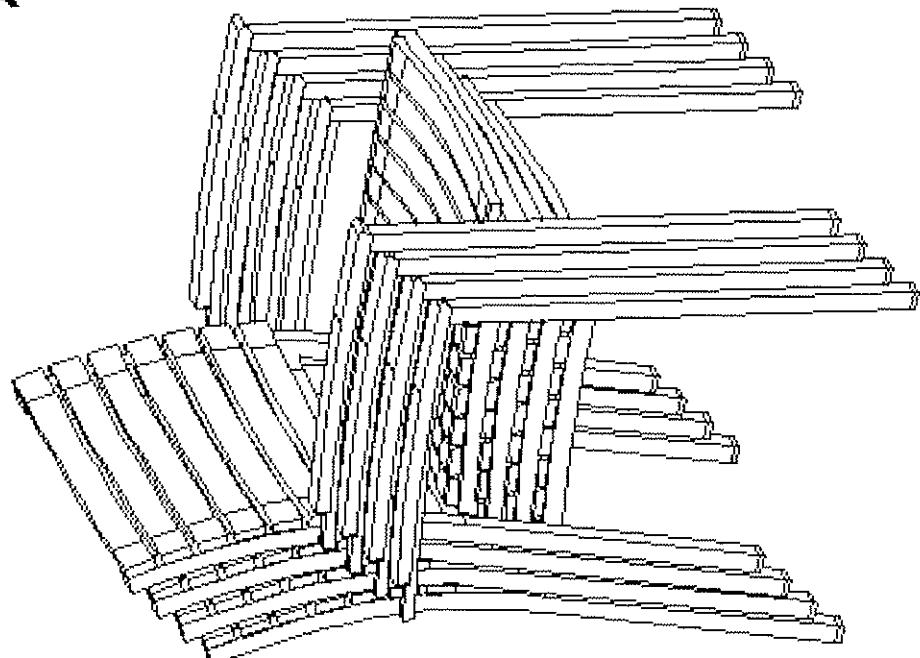
104 East Elevation Inside Screenwall At Pool

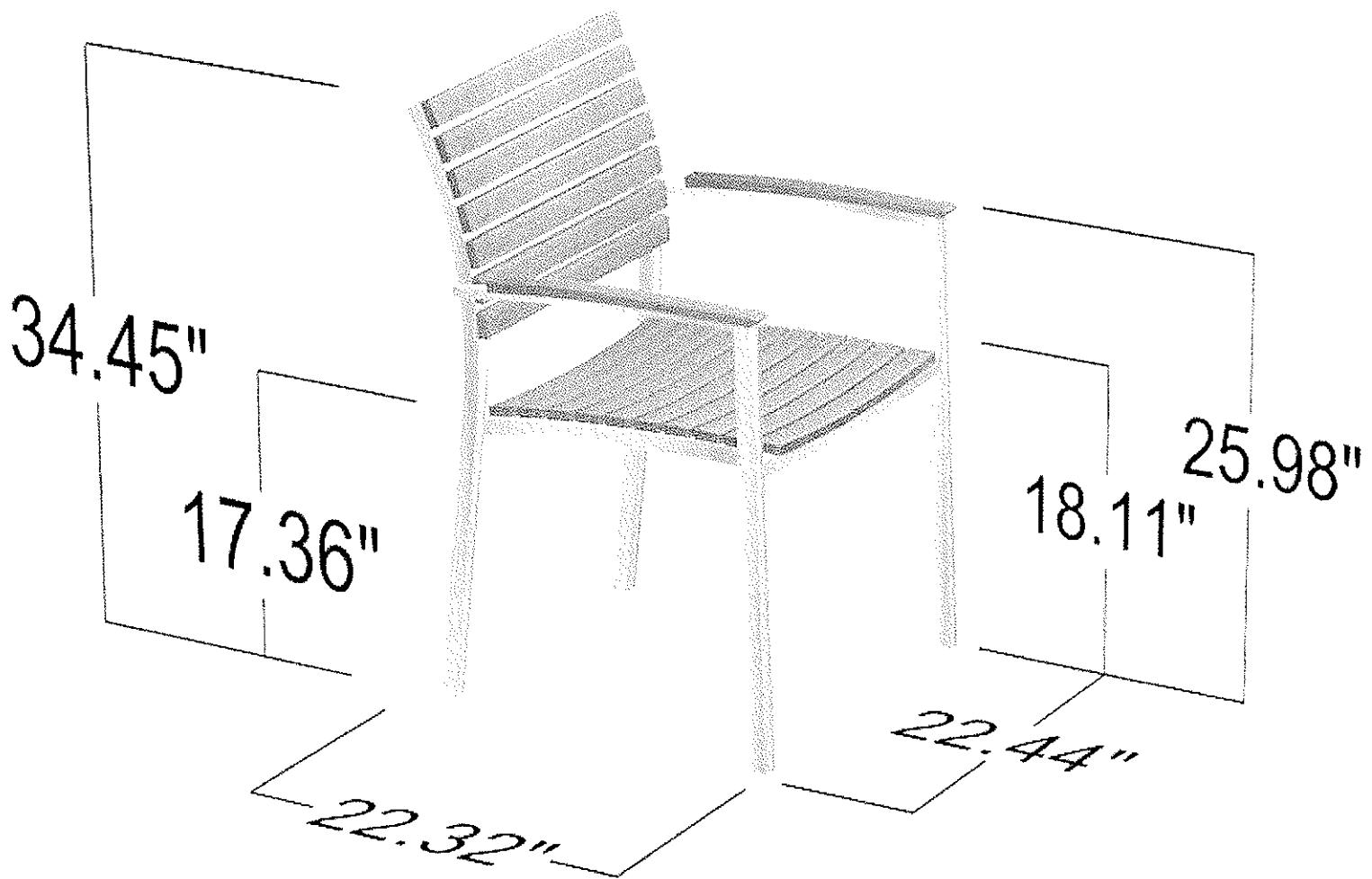
22007 VOGUE STACKABLE ARMCHAIR

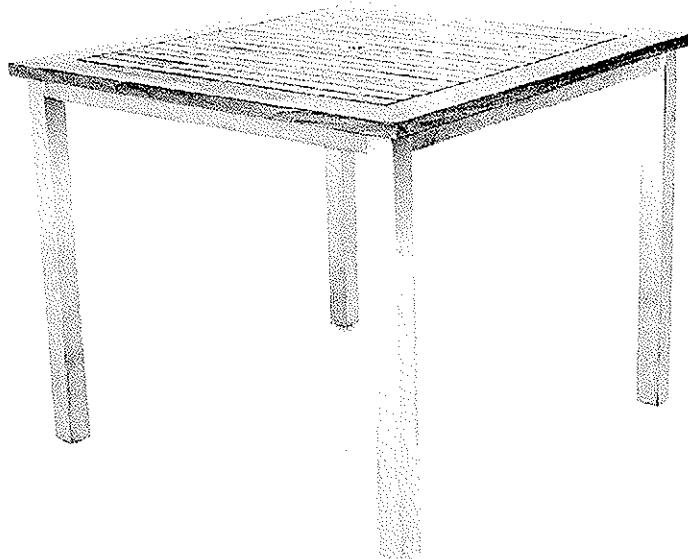
2



1







VOGUE SQUARE TABLE
Product ID 25190

Measurements

35.50" W x 35.50" D x 29.50" H

Weight 47 lbs

Assembly

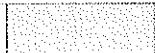
No assembly required.

Material

Premium teak from renewable plantations
Premium Grade Stainless Steel



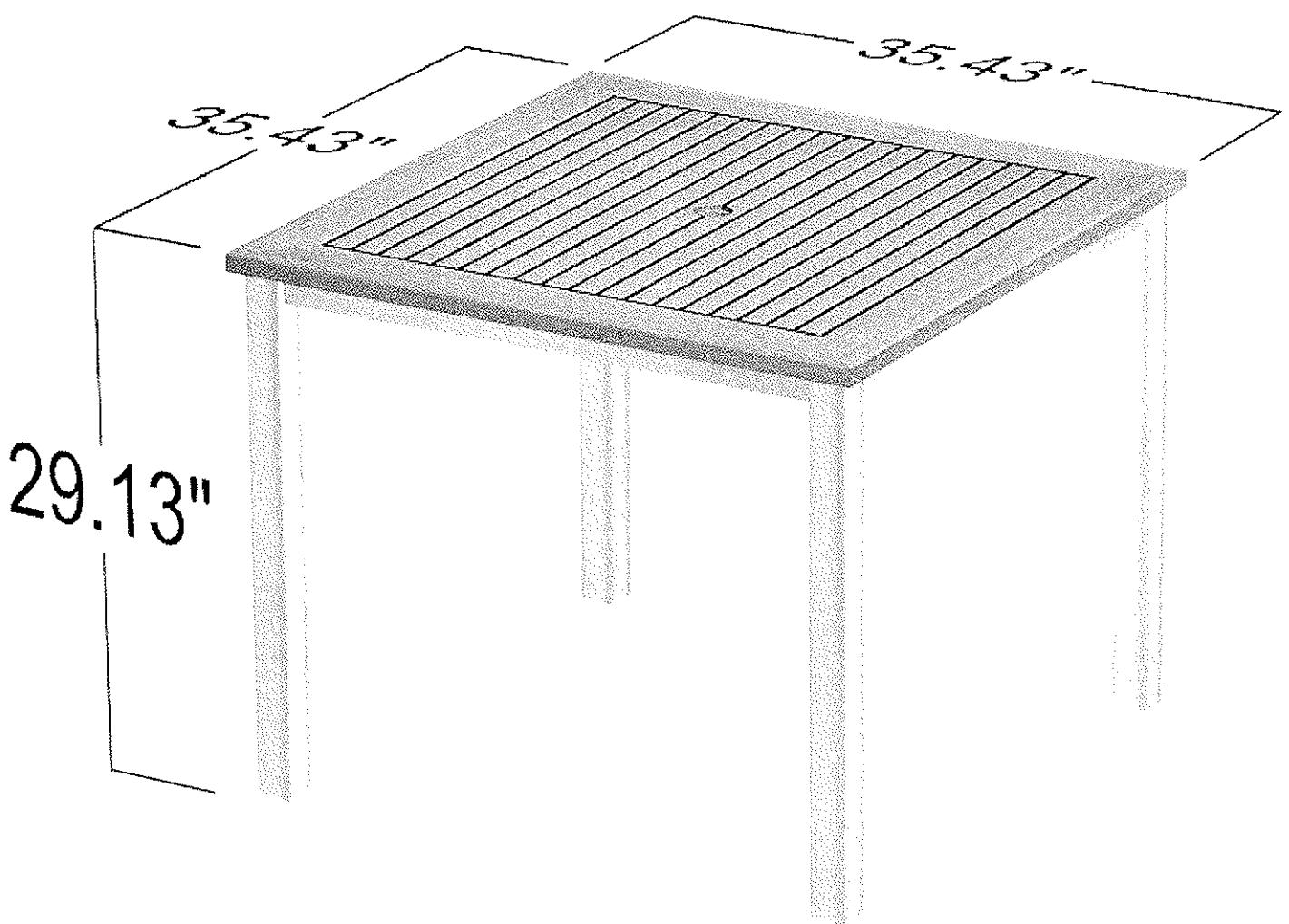
1-888-592-TEAK

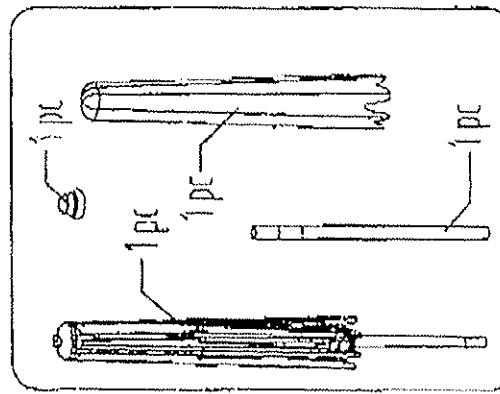
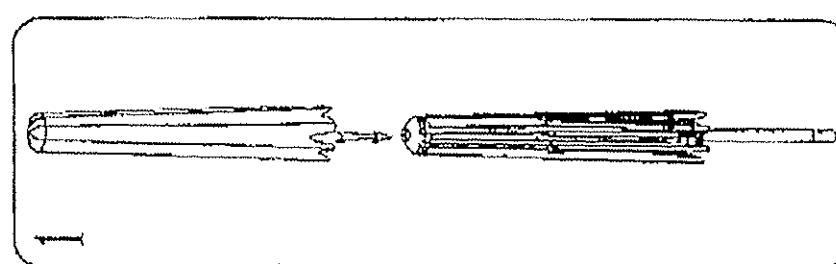
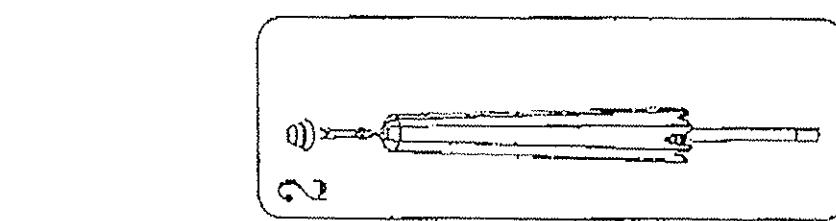
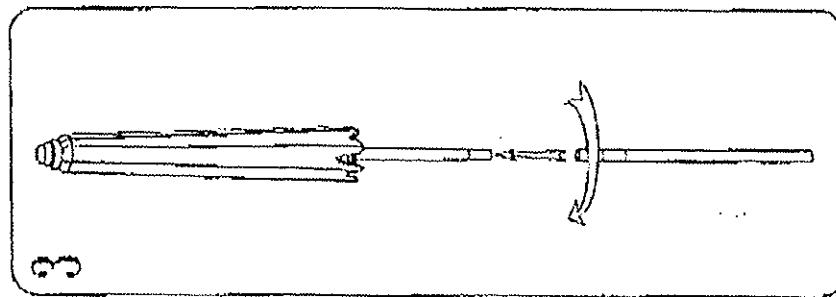
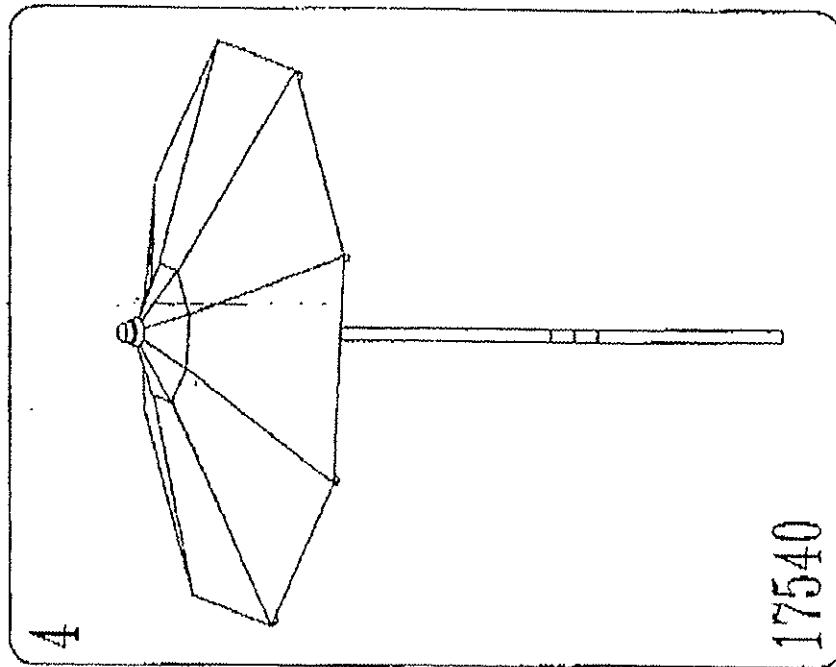


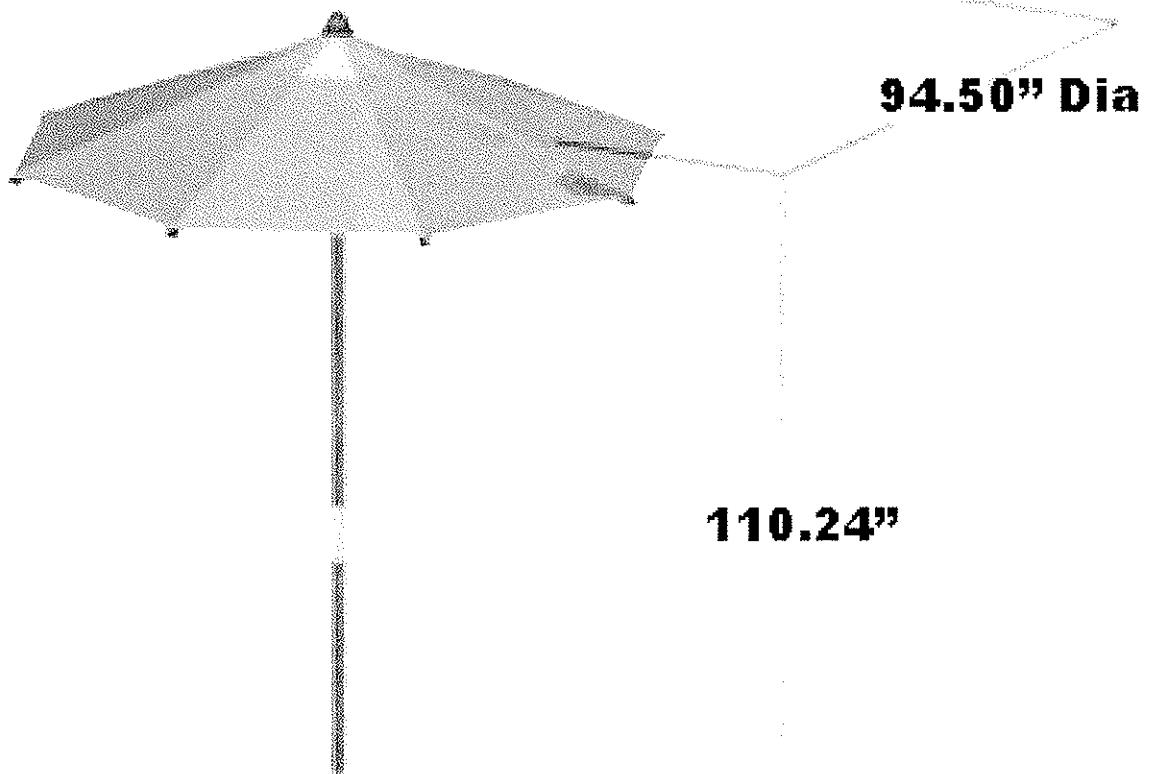
www.westminsterteak.com

WESTMINSTER TEAK, USA. 1415 N. OHIO AVENUE, LIVE OAK, FL 32064

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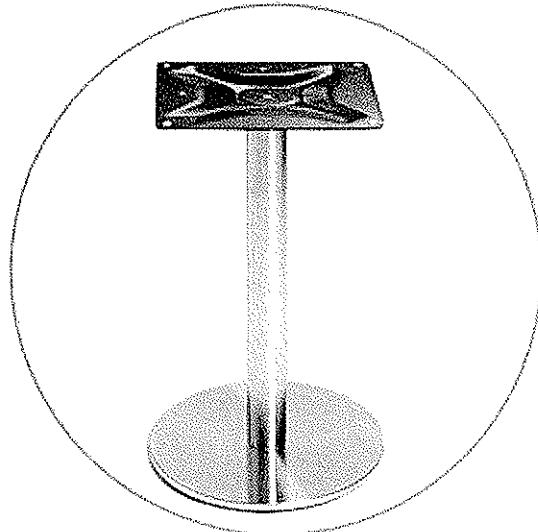






Ted Faust

Subject: RFL450 - Stainless Steel Table Base and 24 x 36 Granite Table Top by tablebases.com



Model

Description:

RFL450 - Stainless Steel

450mm Stainless Steel Disk Base

Availability:

Usually ships in 2 - 3 business days

Base Bottom:

Powdercoated Steel with 304 Stainless Steel Cover

Column:

3"dia. 16ga. Stainless Steel

Finish:

Brushed Stainless Steel

Glides:

Adjustable Black Plastic

Outside Use:

Yes

Spider / Mounting Plate:

12" x 12" Steel Plate

Spread:

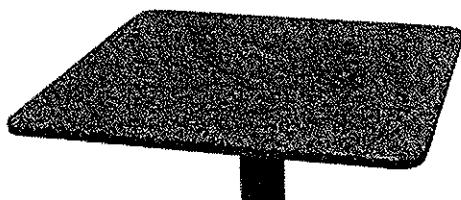
17 3/4"

Weight:

49

Height

28"



Model

24 x 36 Rectangular Granite Table Top

Manufacturer:

CT&T

Edge Detail:

Chamfored Edge - slightly beveled top and bottom

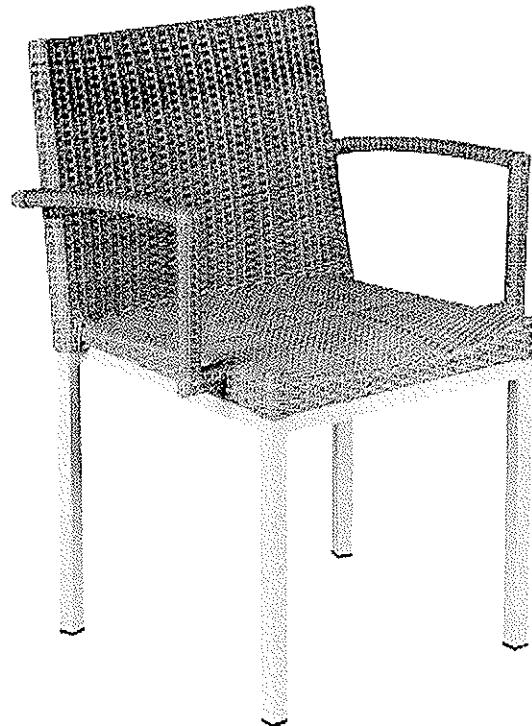
Weight:

100

Finish

Tiger Skin Yellow

Subject: Doppo Outdoor Dining Armchair



Doppo Outdoor Dining Armchair

Product ID: GK1910

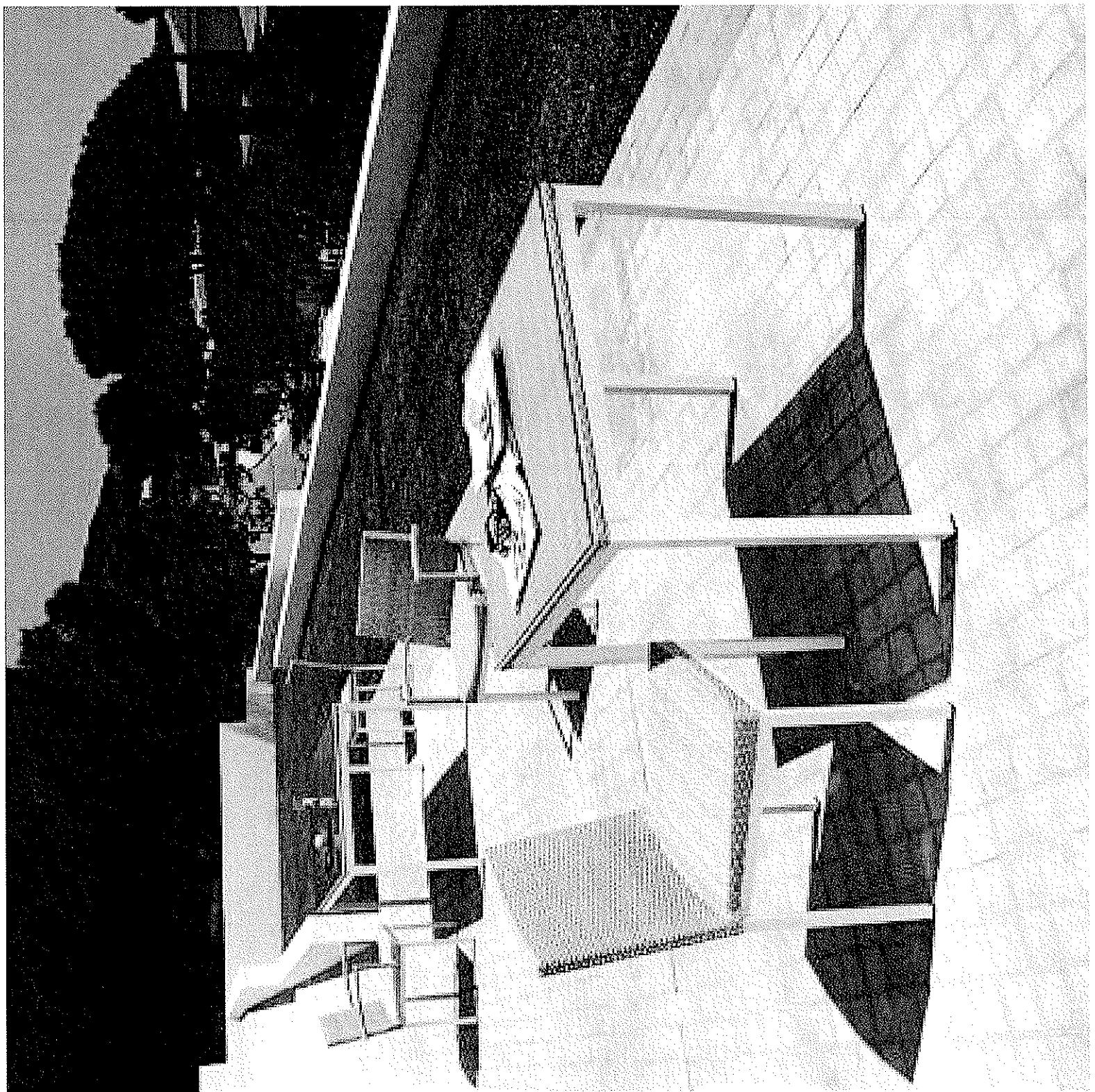
Doppo Outdoor Dining Armchair

Doppo aluminum wicker outdoor dining armchair. Commercial grade outdoor dining chair. Aluminum profile structure painted with two coats of polyester paint. Modern and simple design. Outdoor wicker withstands harsh weather conditions. Just hose it down for cleaning. Doppo outdoor dining chair is a modern choice. Commercial grade durability. Preferred by restaurants and hotels. Doppo outdoor armchair is available in two colors: Ivory frame with natural wicker or charcoal gray frame with etna wicker.

- Material: Outdoor Wicker
- Doppo Outdoor Dining Armchair is from Doppo Collection by Evolutif.
- Seat Depth: 23"
- Seat Width: 23"
- Chair Height 32"
- Chair Weight: 35 lbs.
- Color 1: Ivory Frame/ Natural Wicker
- Color 2: Charcoal Grey/ Etna Wicker
- Doppo Outdoor Dining Armchair is stackable.
- Price shown is for each item in set.
- Doppo Outdoor Dining Armchair is sold in minimum sets of 2.
- Doppo Outdoor Dining Armchair ships in 4 weeks.
- **Order Doppo Outdoor Dining Armchair TODAY & get FREE SHIPPING!**



Ivory - Natural



ADDITIONS & ALTERATIONS TO:
THE COUNTRY CLUB OF CORAL GABLES

997 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA

INDEX

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- 02 MAIN LEVEL FLOOR SITE PLAN
- 02F MAIN LEVEL FURNITURE PLAN
- 03 MAIN LEVEL FLOOR PLAN
- 04 EXTERIOR ELEVATIONS
- 04F PARTIAL SOUTH EXTERIOR ELEV. - FURNITURE
- LS1 PROPOSED LANDSCAPE PLAN

EXISTING

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- 12 VALET CIRCULATION SITE PLAN

PLANS SUBMITTED SEPTEMBER 2, 2009 FOR:
SEPTEMBER 15, 2009 FOR HISTORIC PRESERVATION BOARD,
SEPTEMBER 16, 2009 PLANNING & ZONING BOARD AND
SEPTEMBER 22, 2009 CITY COMMISSION



CLUB DESIGN THAT WORKS

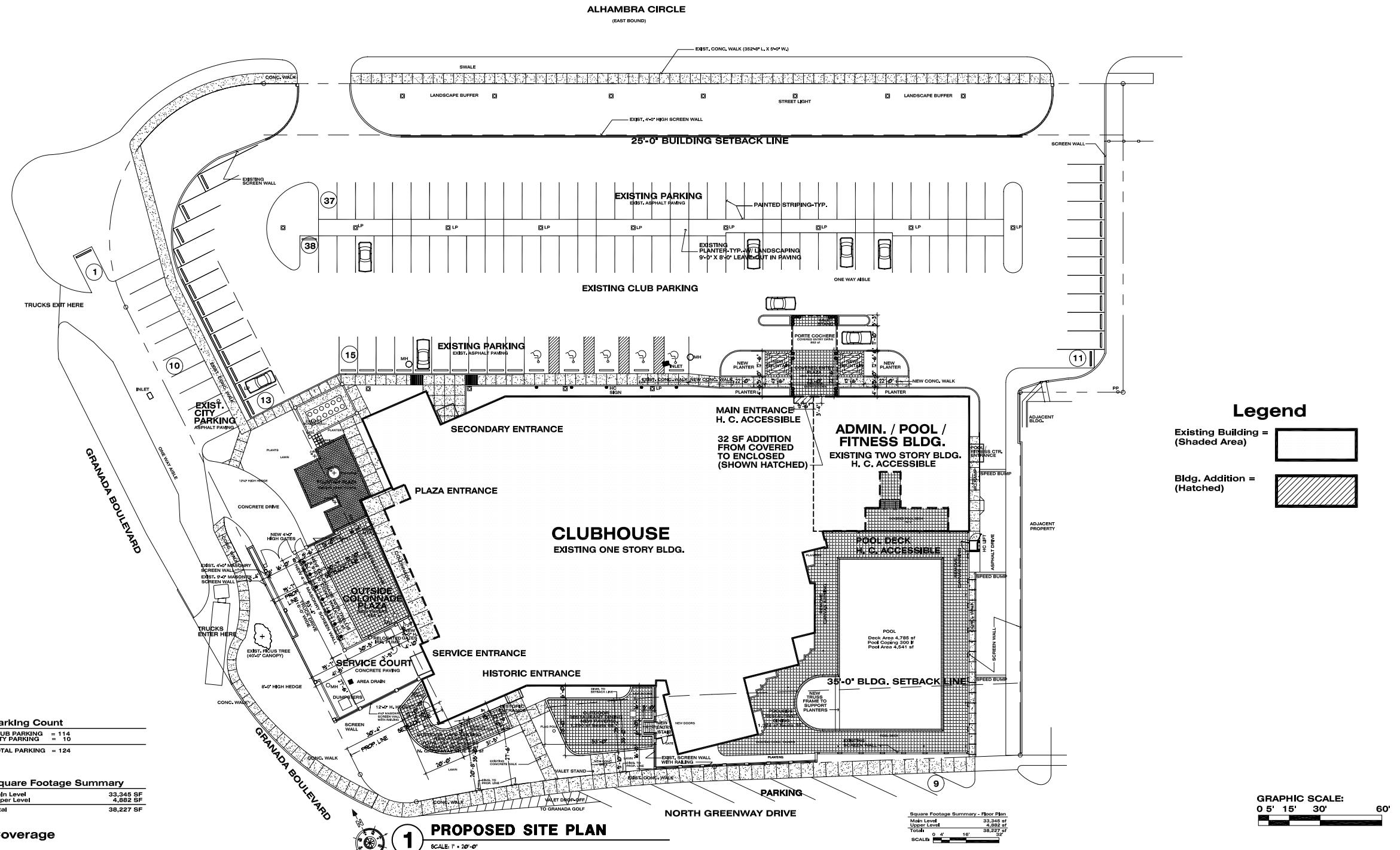
ARCHITECTURE
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MASTER PLANNING
FOOD SERVICE PLANNING

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WWW.CCICLUBDESIGN.COM

Cover Sheet

August 31, 2009

**Additions and Alterations to:
The Country Club of Coral Gables
Coral Gables, Florida**



Scheme A Proposed Site Plan

Additions and Alterations to:

The Country Club of Coral Gables

Coral Gables, Florida

Dwg. No.

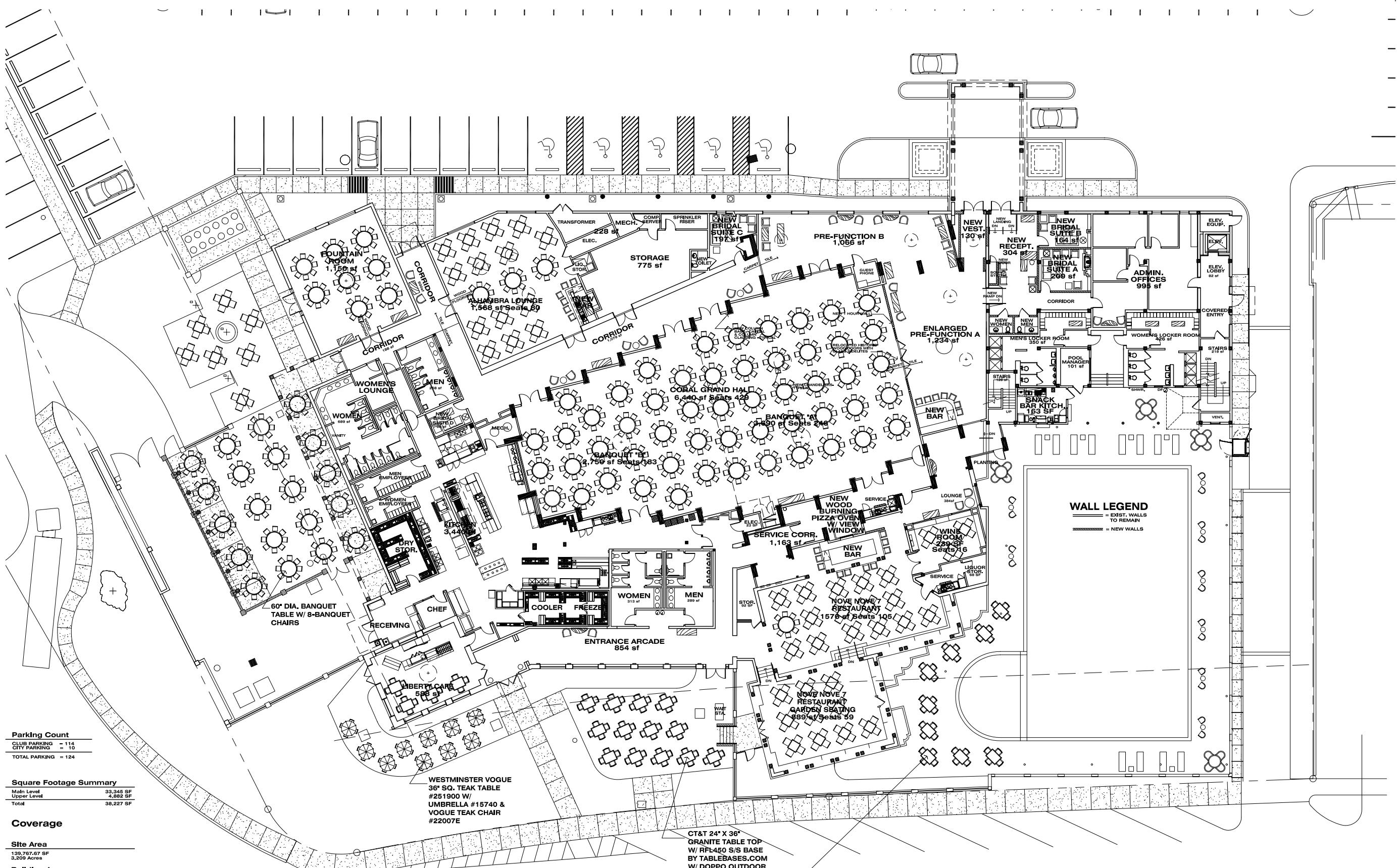


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Scale 1' = 20'-0"



1

PROPOSED MAIN LEVEL FURNITURE PLAN

SCALE: 3/32" = 1'-0"



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Scheme A Proposed Main Level Furniture Plan

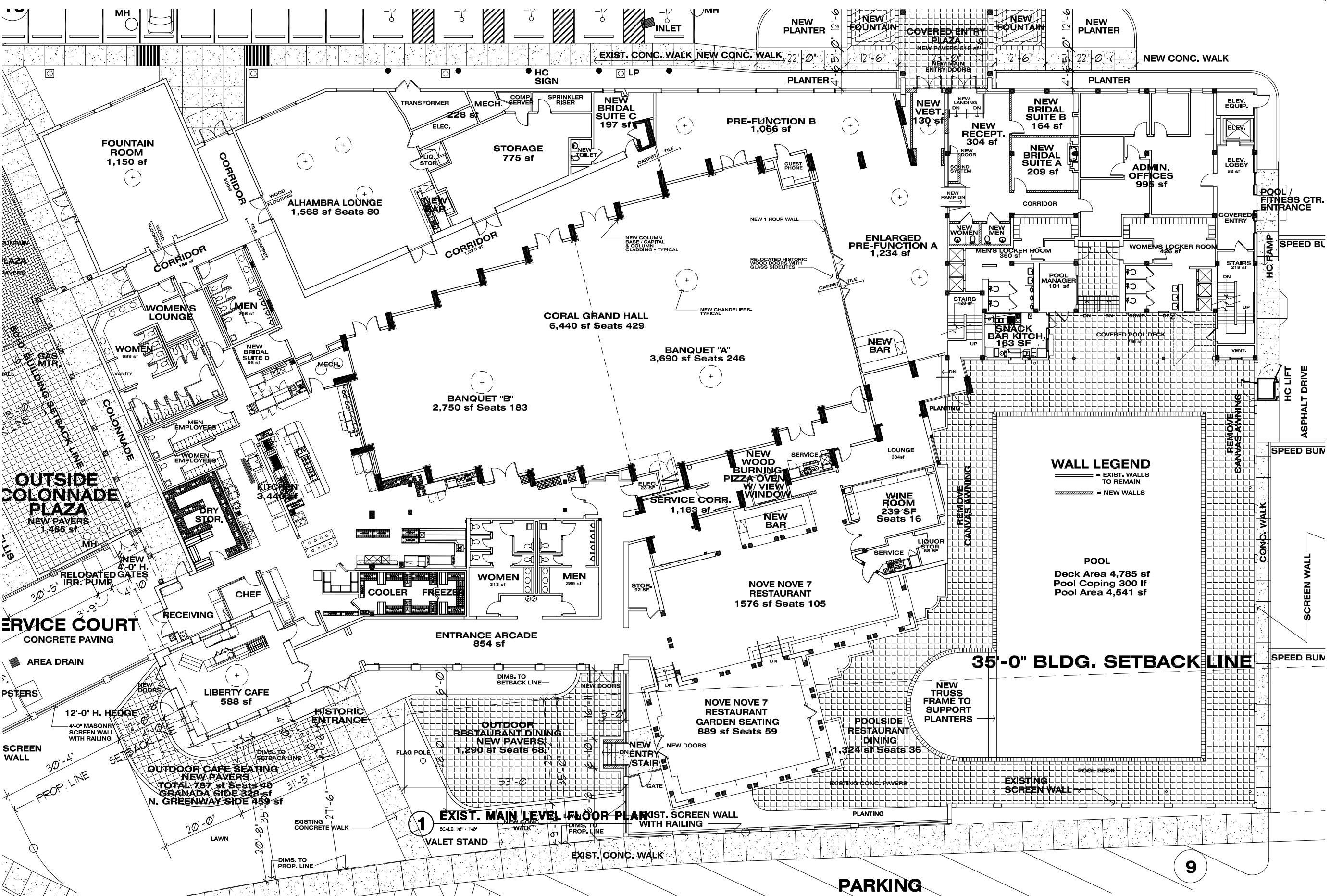
Scale 3/32" = 1'-0"

August 31, 2009

Additions and Alterations to:

The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
03F



LUB DESIGN THAT WORKS

ARCHITECTURE
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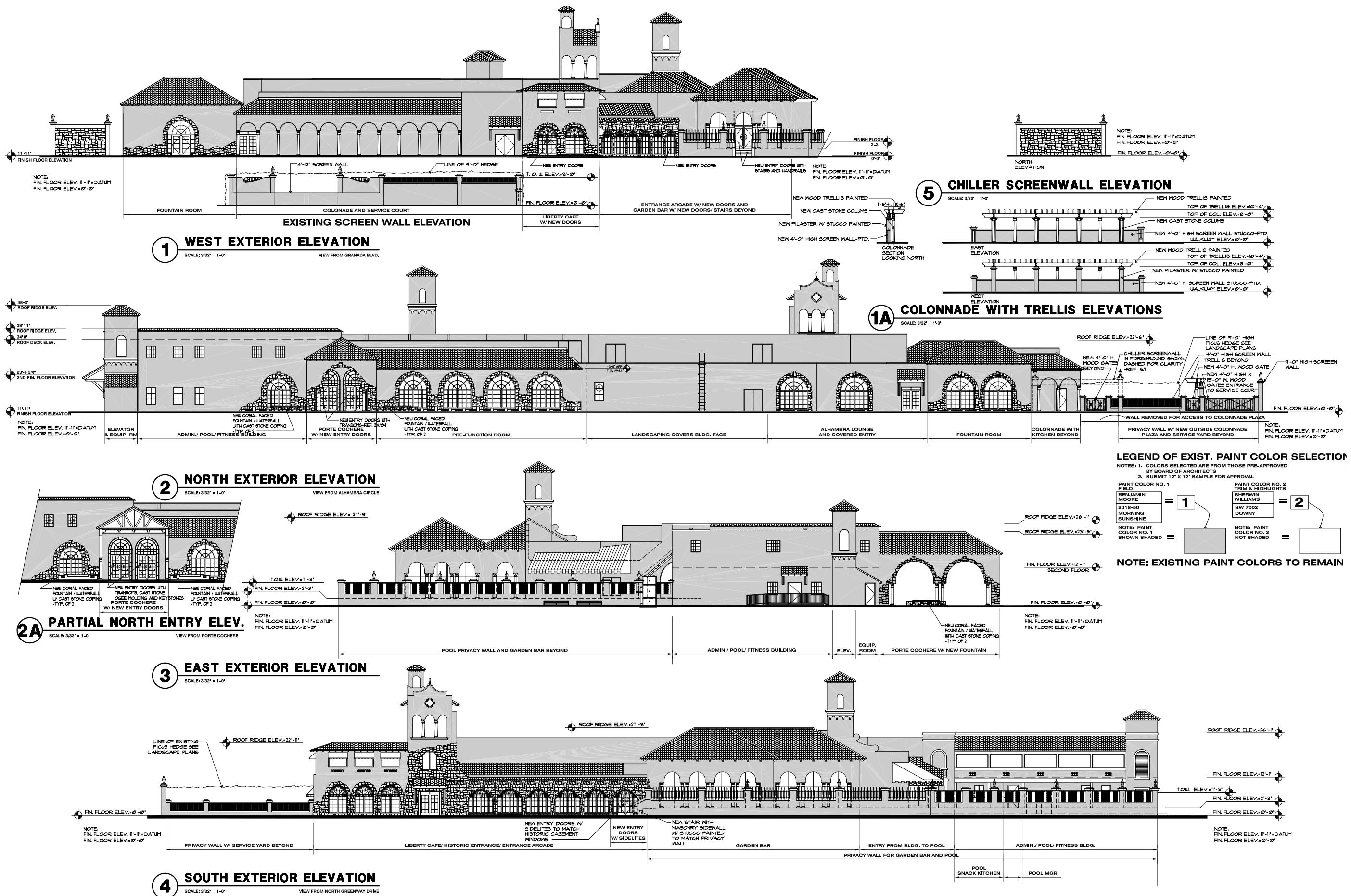
520 W. AIRPORT FREEWAY
SUITE 200
IRVING, TEXAS 75062
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FAX: (972) 253-3583
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Scheme A

Proposed Main Level Floor Plan

**Additions and Alterations to:
Country Club of Coral Gables
Coral Gables, Florida**

Dwg. No.
03



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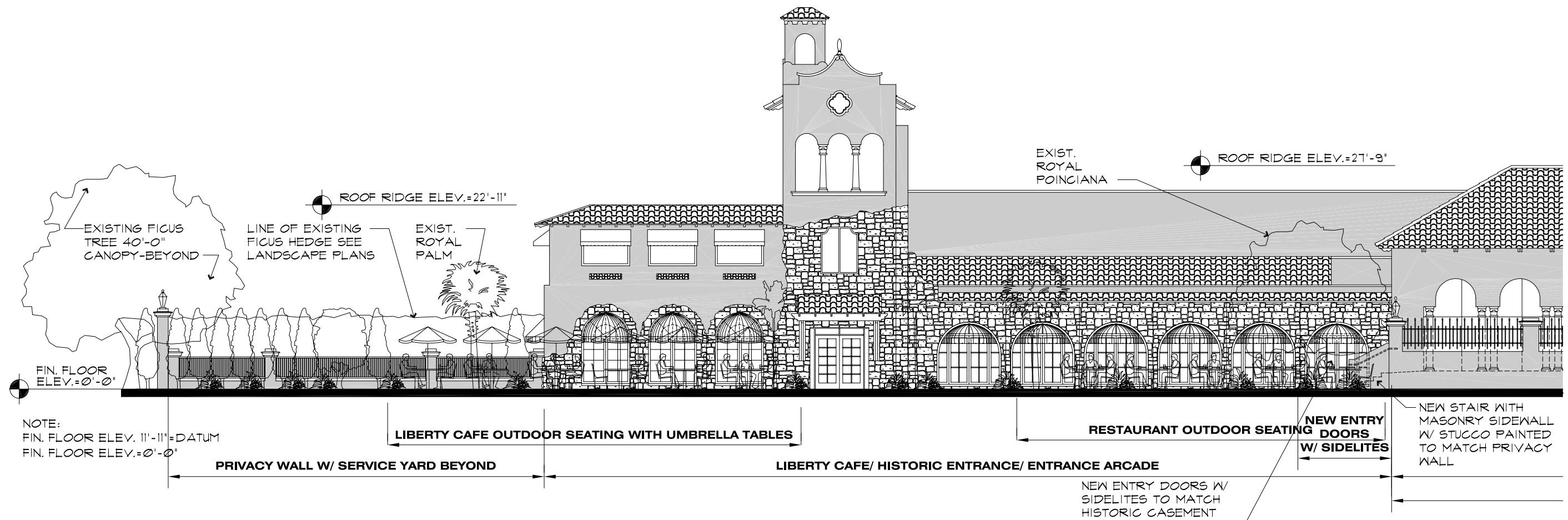
Scale 3/32" = 1'-0"

Scheme A Exterior Elevations

August 31, 2009

Additions and Alterations to:
The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
04



4

PARTIAL SOUTH EXTERIOR ELEV. - FURNITURE

VIEW FROM NORTH GREENWAY DRIVE



CLUB DESIGN THAT WORKS
ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
FOOD SERVICE PLANNING

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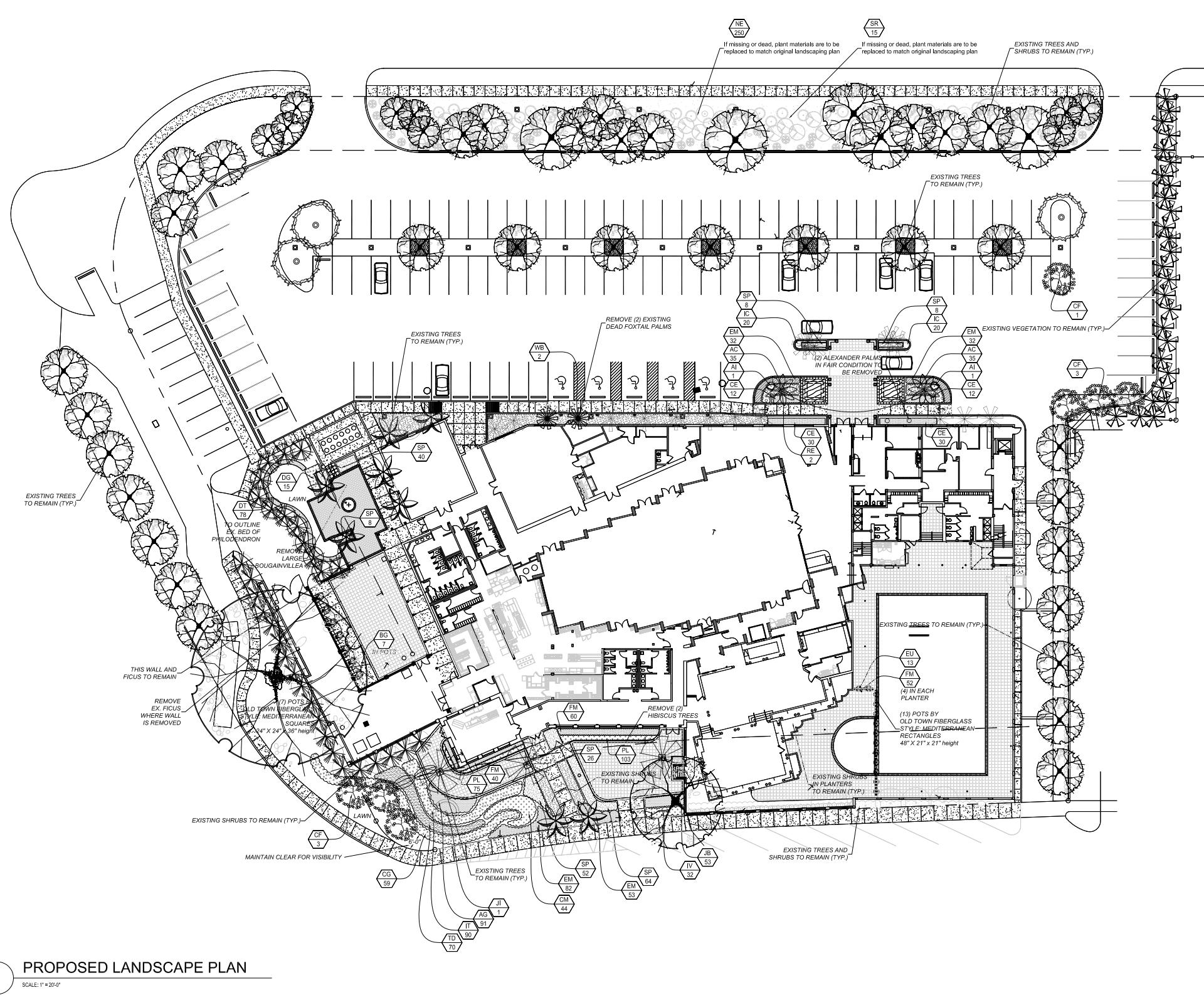
Scheme A Partial South Exterior Elev. - Furniture

August 31, 2009

Additions and Alterations to:

The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
04F



LANDSCAPE LIST			
QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
70	AC	Allamanda cathartica 'Hendersoni Dwarf' DWARF ALLAMANDA	18" ht. X 18" spr. 3 gal.
91	AG	Arachis glabra ORNAMENTAL PEANUT	12" ht. X 12" spr. 1 gal. 15" o.c.
2	AI	Alcantarea Imperialis RED IMPERIAL BROMELIAD	30" ht. X 30" spr. 14" POT
7	BG	Bougainvillea 'Barbara Karla' PINK BOUGAINVILLEA	3' TRELLIS 3 gal.
84	CE	Conocarpus erectus GREEN BUTTONWOOD	24" ht. X 24" spr. 3 gal.
7	CF	Cassia fistula GOLDEN SHOWER TREE	12" ht. X 5' spr. 1 gal.
59	CG	Clusia guttifera SMALL LEAF CLUSIA	36" ht. X 24" spr. 7 gal.
44	CM	Carissa macrocarpa DWARF NATAL PLUM	24" ht. X 24" spr. 3 gal.
15	DG	Duranta erecta 'Gold Mound' BRIGHT GREEN DEW DROP	18" ht. X 18" spr. 3 gal.
78	DT	Dianella tasmanica 'Variegata' VARIAGATED FLAX LILY	1 gallon full
199	EM	Euphorbia milii 'Short and Sweet' DWARF CROWN OF THORNS	18" ht. X 18" spr. 3 gal.
13	EU	Eugenia spp. CONE TOPARY	4" o. a. ht. 3 gal, cone
152	FM	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	18" ht. X 18" spr. 3 gal.
40	IC	Ipomoea batatas Margarita BRIGHT GREEN SWEET POTATO	1 gallon full
90	IT	Ixora lata DWARF IXORA	18" ht. X 18" spr. 3 gal.
32	IV	Ilex vomitoria DWARF YUPOON HOLLY	15" ht. X 15" spr. 3 gal.
53	JB	Justicia brandegeana 'Red' SHRIMP PLANT	18" ht. X 18" spr. 3 gal.
1	JL	Jatropha integerrima PEREGRINA	6" o. a. ht. 20 gal.
250	NE	Nephrolepis exaltata BOSTON FERN	24" ht. X 24" spr. 3 gal.
178	PL	Pentas lanceolata 'New Look Red' DWARF PENTAS	1 gallon full
2	RE	Roystonea elata ROYAL PALM	8' GW, 22' O.A. F.G.
206	SP	Spathoglottis plicata GROUND ORCHIDS	18" ht. X 18" spr. 3 gal.
15	SR	Serenoa repens SAW PALMETTO	24" ht. X 24" spr. 3 gal.
70	TD	Tripsacum floridanum DWARF FAKAHATCHEE GRASS	30" ht. X 24" spr. 3 gal.
2	WB	Wodyetia bifurcata FOXTAIL PALM	16' ht. o.a. F.G.
AS REQ'D	LAWN	Stenotaphrum secundatum ST. AUGUSTINE GRASS	Solid Even Sod

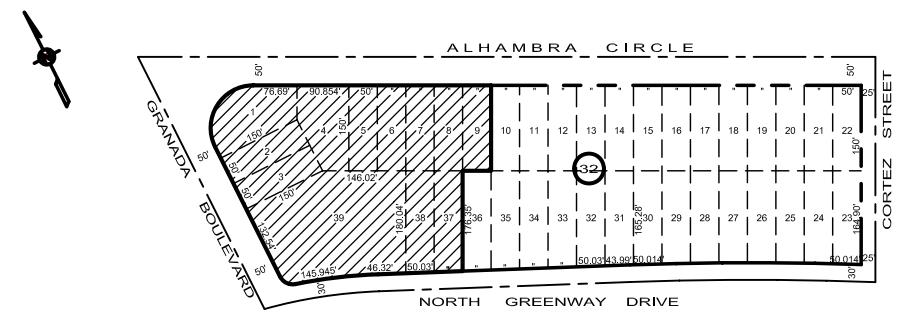
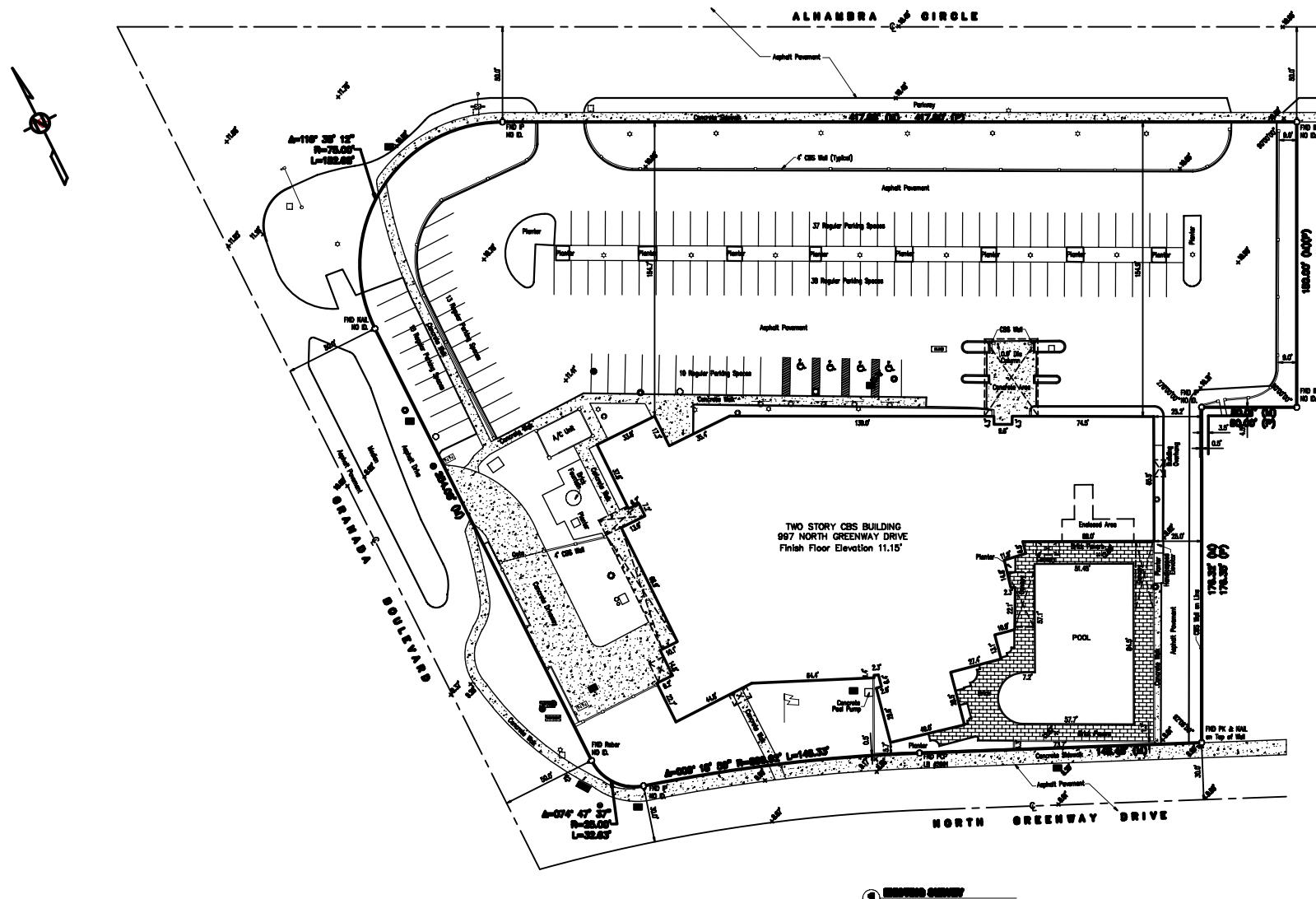
Scheme A Proposed Landscape Plan

Additions and Alterations to:
The Country Club of Coral Gables
Coral Gables, Florida

AUGUST 31 2009

Dwg. No.
LS-1

SKETCH OF BOUNDARY SURVEY



LOCATION MAP
Not to Scale

LEGAL DESCRIPTION:

Lots 1 through 9 and Lots 37 through 39, Block 32, CORAL GABLES SECTION B, according to the plat thereof as recorded in Plat Book 5 at Page 111 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

Right of Way as shown is based on the recorded Plat and the record description. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments of Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

SYMBOL LEGEND:

- Signal Master Arm
- Wire Pull Box
- ★ Light Pole
- Catch Basin
- Curb Inlet
- ← Concrete Light Pole
- Double Detector Checking Valve
- Water Meter
- Water Valve
- Metal Light Pole
- Manhole Drainage
- Manhole Sanitary
- Flag Pole
- Cleanout
- Single Sign Support
- Mail Box

LEGEND:

FND	Found
IP	Iron Pipe
CBS	Concrete Block Structure
Dia	Diameter
(M)	Measure Distance
(P)	Plat Distance
L	Length Distance
R	Radius
Δ	Delta Angle
CP	Centerline
PCP	Permanent Control Point

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the herein described property is true and correct to the best of our knowledge and belief as surveyed and plotted under our direction on July 7, 1996. I further certify that this survey meets the Minimum Technical Standard Requirements as set forth in Rule 61G17-6 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

E. R. BROWNE & ASSOCIATES, INC.


Thomas Brownell
Executive Vice President
Professional Land Surveyor #2891
State of Florida

Revised to show additional information on July 28, 2009



E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
LAND PLANNERS SURVEYORS & MAPPERS
2434 SW 28th LANE
305-860-3866
WWW.ERBROWNEELL.COM
Certification No. L0761
Miami, Florida, 33133
305-860-3870 (FAX)

CLUB DESIGN THAT WORKS



ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
FOOD SERVICE PLANNING

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SUITE 200
IRVING, TEXAS 75062
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FAX: (972) 253-3583
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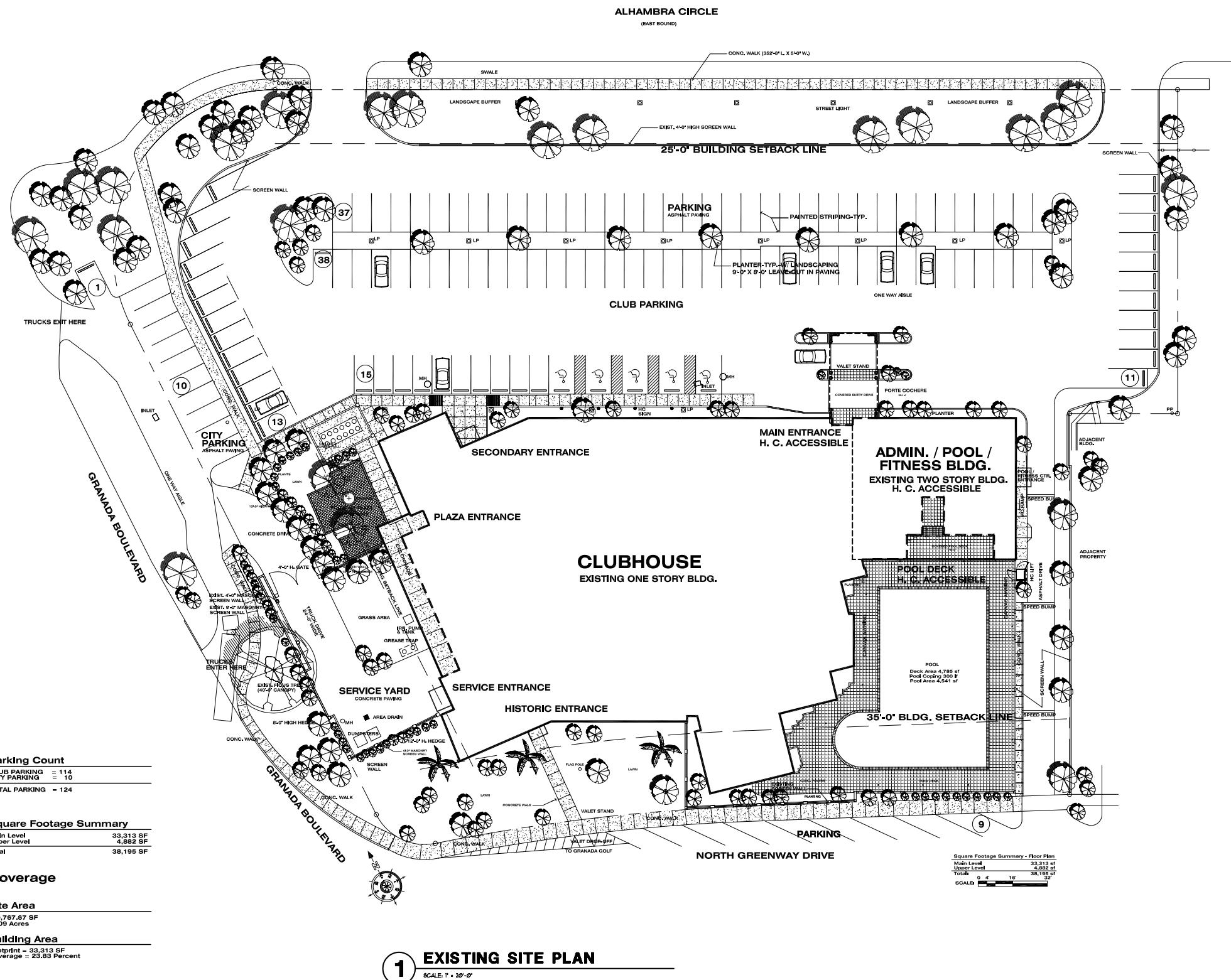
Scale 1" = 50'-0"

Existing
Survey

July 28, 2009

Additions and Alterations to:
The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
05



CLUB DESIGN THAT WORKS

ARCHITECTURE
INTERIOR DESIGN
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FAX: (972) 253-3583
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Scale 1" = 20'-0"

Existing Site Plan

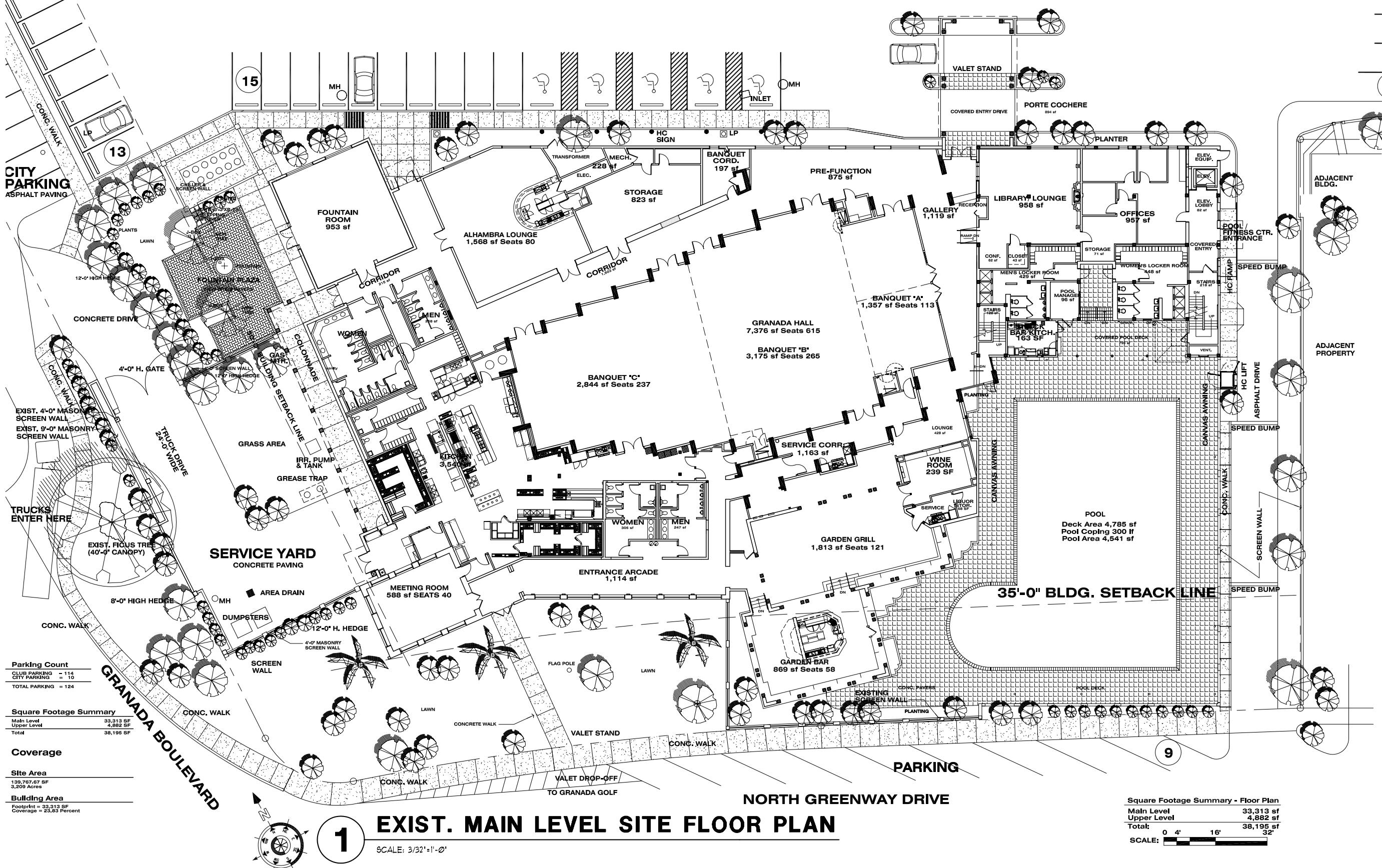
August 31, 2009

Additions and Alterations to:
The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
06

CLUB PARKING

ONE WAY AISLE



CCCI
卷四

CLUB DESIGN THAT WORKS

ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
FOOD SERVICE PLANNING

1520 W. AIRPORT FREEWAY
SUITE 200
IRVING, TEXAS 75062
TEL: (972) 253-3583
FAX: (972) 253-3583
WWW.CCICLUBDESIGN.COM

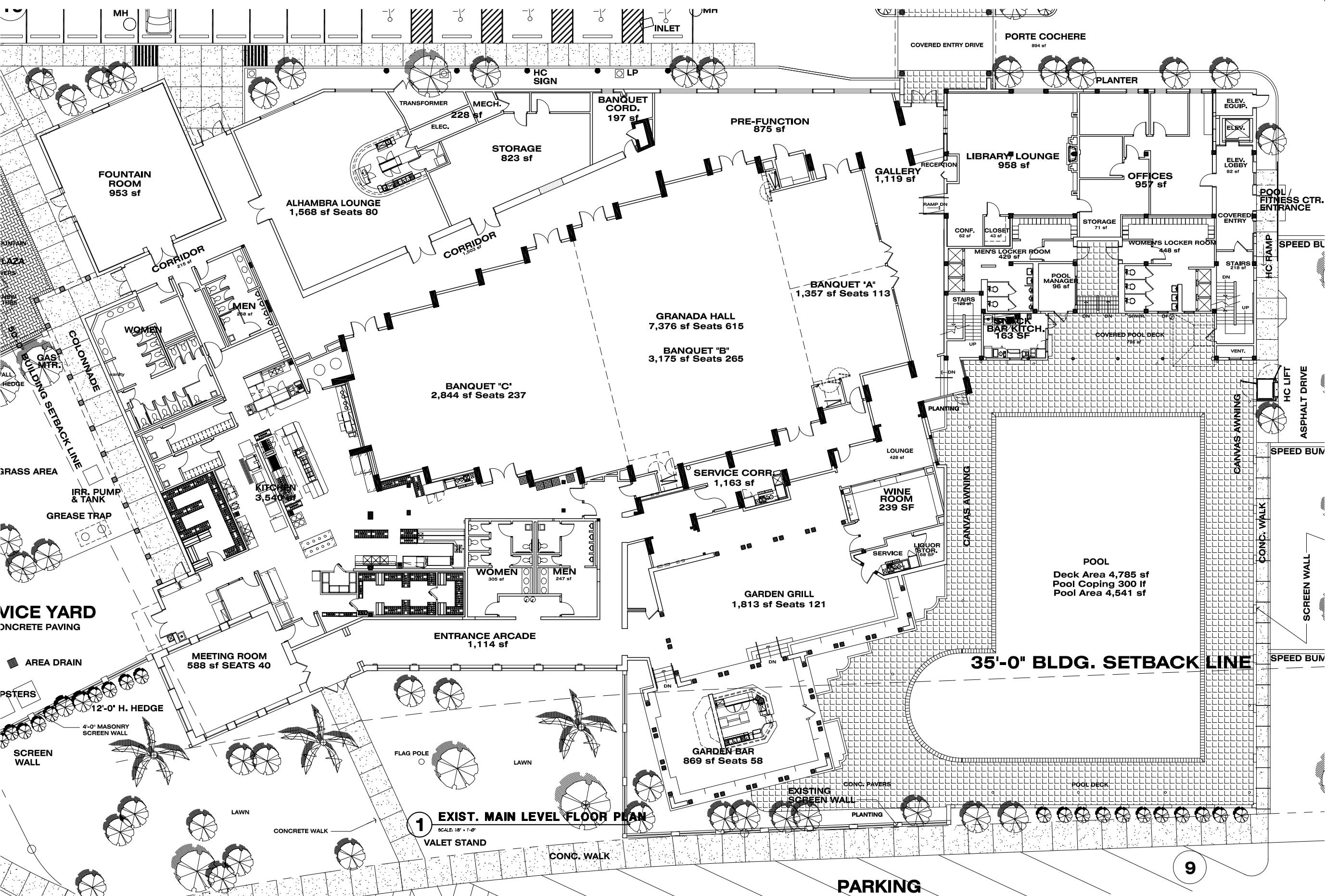
Existing Main Level Floor Site Plan

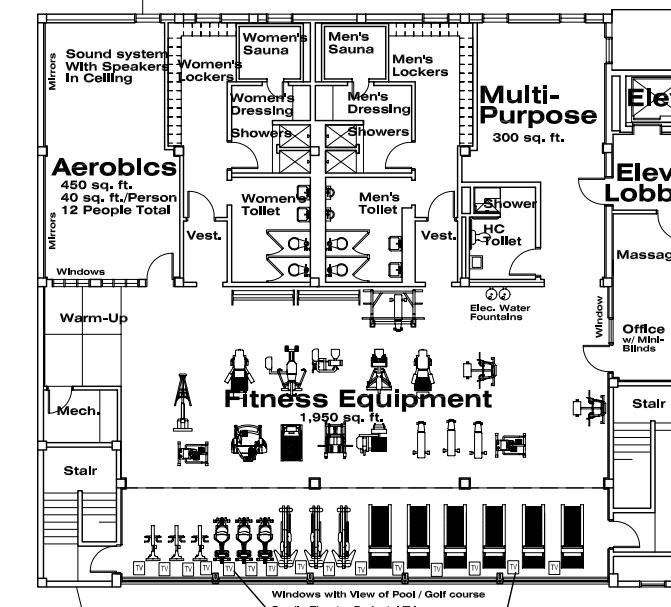
Scale 3/32" = 1'-0"

August 31, 2009

**Additions and Alterations to:
Country Club of Coral Gables
Coral Gables, Florida**

Dwg. No.
07





1 Exist. Second Level Floor Plan - Fitness Center
Second Level Square Footage 4,882 sf
SCALE: 1/8"=1'-0"

SCALE: 0 4' 16' 32'



CLUB DESIGN THAT WORKS

ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
FOOD SERVICE PLANNING

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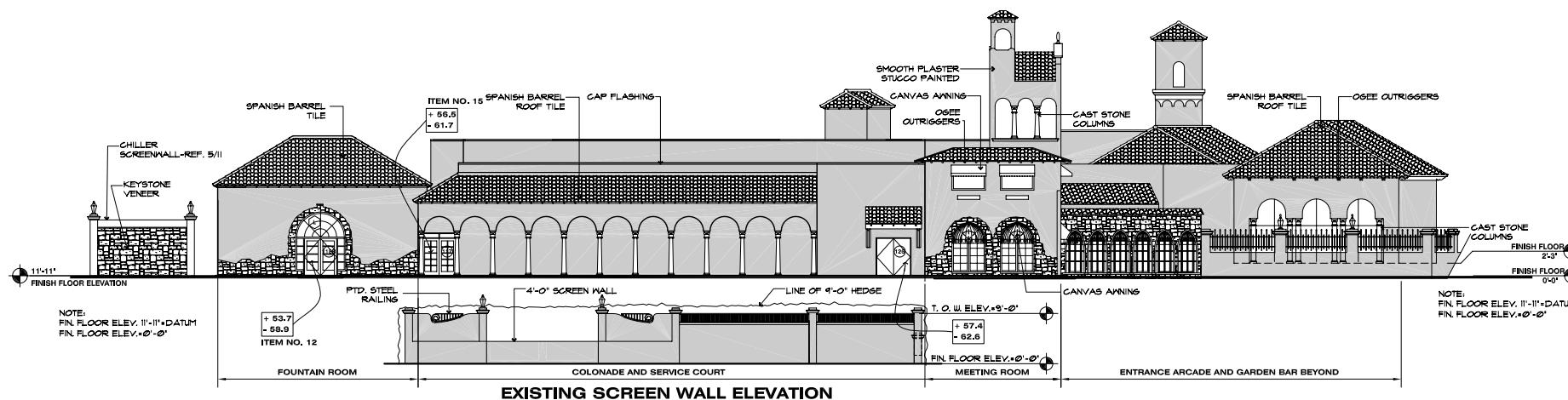
Existing
Second Level Floor Plan - Fitness Center
Scale 1/8" • 1'-0"

August 31, 2009

Additions and Alterations to:

The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
09



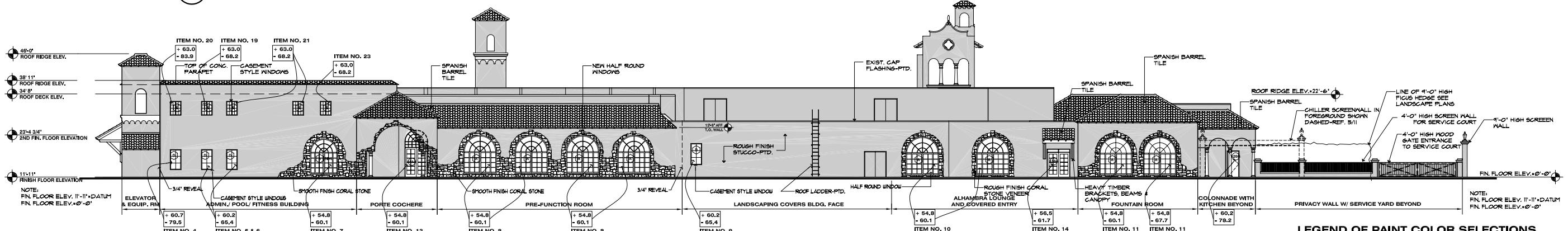
5 CHILLER SCREENWALL ELEVATIONS

SCALE: 3/32" = 1'-0"

1 WEST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

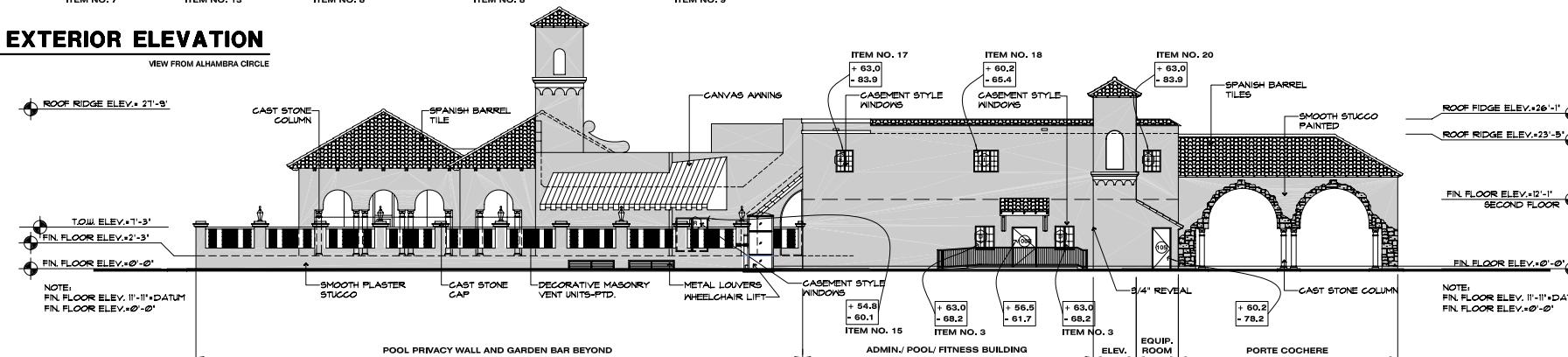
VIEW FROM GRANADA BLV



3 NORTH EXTERIOR ELEVATION

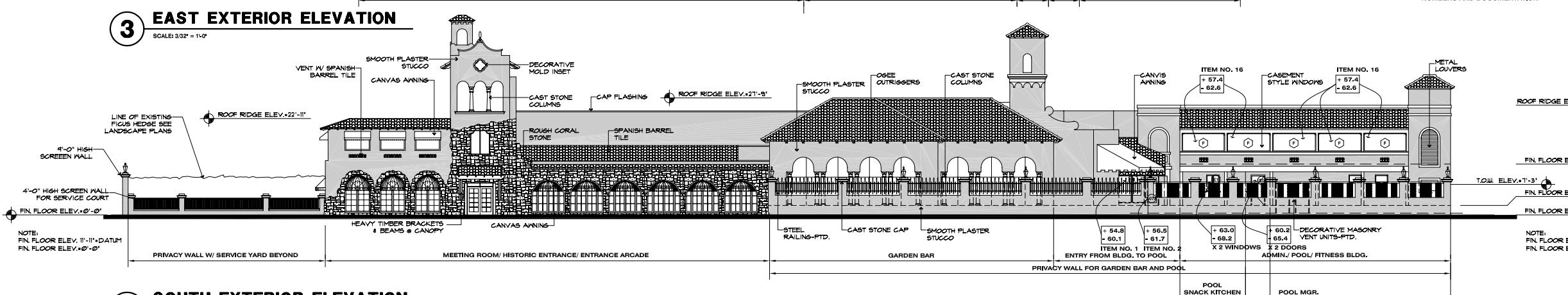
SCALE: 3/32" = 1'-0"

VIEW FROM ALHAMBRA CIRC



EAST EXTERIOR ELEVATION

SCALE: 3/32" - 1:0



4 SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0" VIEW FROM NORTH GREENWAY DR



CLUB DESIGN THAT WORKS

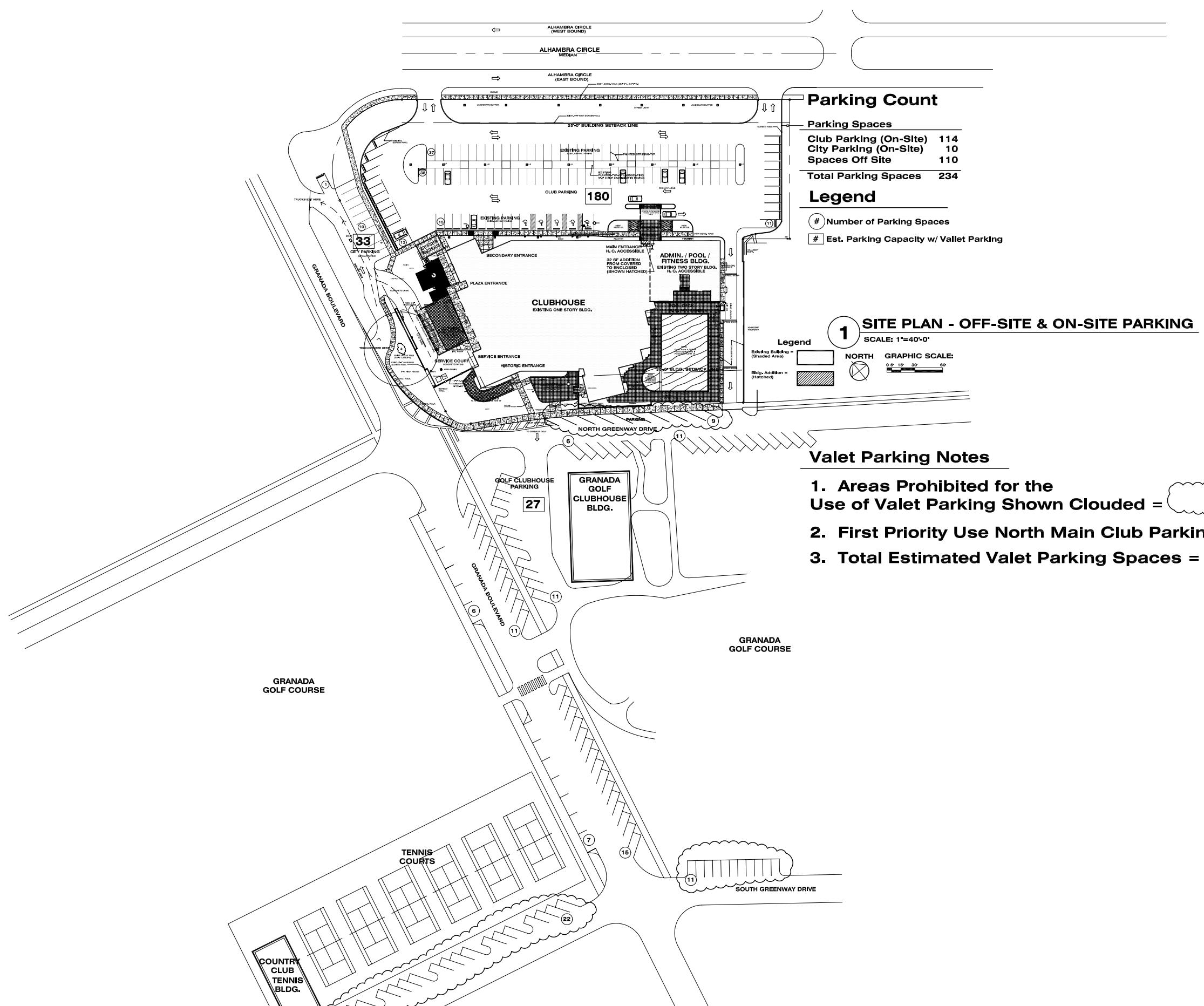
ARCHITECTURE
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FOOD SERVICE PLANNING

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Existing Exterior Elevations

Additions and Alterations to:
The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
10



CLUB DESIGN THAT WORKS

ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
FOOD SERVICE PLANNING

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IRVING, TEXAS 75062
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Scale 1" = 40'-0"
Off-Site & On-Site Parking Site Plan

August 31, 2009

Additions and Alterations to:

The Country Club of Coral Gables
Coral Gables, Florida

Dwg. No.
11



CORAL GABLES

Ricardo Herran, Zoning Technician
305.460.5237
Date: 08.04.09

PRELIMINARY ZONING ANALYSIS-997 N. GREENWAY DRIVE

Project Architect: CCI Club Design

Phone: 972.253.3583

Board of Architects: Plans have not been presented as of 08.04.09

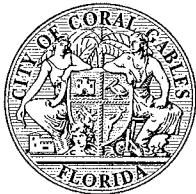
In the provided column below items in italics require approval/verification from City departments other than Zoning. Items in bold require approval/verification from the Zoning Department.

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Land Use Map, Plate 3 of 18.	Religious/Institutional	
Zoning Map, Plate 3 of 18.	Special Use District.	
Survey (07.28.09)	Lots 1 through 9 and Lots 37 through 39, Block 32, CORAL GABLES SECTION B.	
Section A-7-Section B.	C. Setbacks-Minimum front. 1. Facing upon North Greenway Drive or South Greenway Drive-35 feet. 4. Facing upon Granada Boulevard-50 feet.	1. Proposed outdoor dining area (Nove pavers) and outdoor café seating area (Liberty Café pavers) encroaches on required 35' setback.* 4. Proposed outdoor café seating (Liberty Café pavers), colonnade with trellis, brick pavers, and relocated irrigation pump and tank encroaches on required 50' setback.* *Amount of encroachment

		and distance from property line not able to be determined with information submitted on plans.
Section 4-204. Special Use (S) District.		
	C. Conditional Uses. 4. Country clubs.	4. Complies, subject property is a country club.
	D. Performance standards: 1. Setbacks: a. Front: 25 feet. b. Side: 20 feet (total). c. Rear: 5 feet. d. Setback from canal, waterway, lake or bay: 35 feet. 2. Height: 45 feet. 3. Landscaped open space: 35% minimum. 4. Floor area ratio: a. .35, when adjacent to a single-family residential district. 139,767 X .35=48,918 S.F.* *Based on site area provided in drawings dated 07.30.09.	1a. North Greenway Drive: superseded by site specific regulations (see review above). Granada Boulevard: superseded by site specific regulations (see review above). Alhambra Circle: Complies. 1b. Complies. 1c. N/A 1d. N/A 2. Complies, existing tower elements exceeding 45 feet in height are legally, non-conforming. 3. Unable to determine amount of open space provided; variance may be required. 4a. Complies, proposed addition and existing building does not exceed allowed FAR.
Section 5-101. General.		
	C. In no case shall an accessory	Does not comply, proposed

	building or structure be located closer to the front or side street of a lot or building site than the main or principal building.	colonnade and trellis is located closer to the front street (Granada) than the main building.
Section 5-113. Trellises.		
	<p>Trellises shall be permitted as an accessory use in a single-family district or multi-family dwelling subject to the following conditions:</p> <p>G. The setbacks for trellises shall be governed by the same minimum setbacks as required for the main or principal building.</p>	Does not comply, proposed trellis is located in a Special-Use district. G. Does not comply, proposed trellis encroaches on required 50' setback on Granada Boulevard.
Section 5-119. Restaurant, open air.		
	<p>A. Open air dining on private property, as accessory to a restaurant, provided that:</p> <p>3. That the open-air dining area shall not occupy an area of more than thirty (30%) percent of the public indoor area of the primary restaurant operation.</p>	3. Does not comply, proposed open-air dining areas for Nove Restaurant and Liberty Café exceed maximum allowed of 30%.
Section 5-120. Fountains and reflecting pools.		
	Fountains and reflecting pools are permitted as an accessory use in any zoning district subject to City Architect approval.	<i>To be approved by the City Architect.</i>
Section 5-1409. Amount of required parking.		
	B. Calculation of parking requirements.	N/A, parking not triggered by proposed changes.
Other:		<i>Provide approval from the</i>

		<p><i>Parking Department for proposed valet parking and stand.</i></p> <p>Note: nighttime-use standards are not mentioned in the Special-Use District section of the zoning code; these provisions are included in the Commercial, Commercial Limited, and MXD sections.</p>
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The City of Coral Gables

Historical Resources Department

**COA (SP) 2009-19
AUGUST 20, 2009**

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATIONS TO THE CORAL GABLES COUNTRY CLUB LOCATED AT 997 NORTH GREENWAY DRIVE A LOCAL HISTORIC LANDMARK

Proposal:	The applicant is requesting design approval for alterations to the existing structure. Variances are requested from the Coral Gables "Zoning Code" 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.
Architect:	Ted Faust, CCI Club Design
Owner:	The City of Coral Gables
Legal Description:	Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section B, PB 5-111
Site Characteristics:	This property is located on the northeast corner of the intersection of Granada Blvd. and North Greenway Drive. Alhambra Blvd. is on the north side of the property. The primary elevation faces south on North Greenway Drive
Folio Number:	03-4108-001-5090

BACKGROUND/EXISTING CONDITIONS

The Country Club of Coral Gables was built in 1922 and designed by Hampton and Reimert. It served an important role in entertaining prospective buyers for the germinating development. The Granada Golf Course was the City's first golf course, and opened January 1, 1923. Originally called the "Coral Gables Golf Course," the nine-hole course was designed by the firm of Langford and Moreau of Chicago, then the leading

golf course architects in America. The Country Club was the focus for the city's social activities in the 1920s. There were numerous additions and alterations to the club throughout its history and much of the building was destroyed by fire in 1983. In 1996 a new south tower was built to replace the tower destroyed by the fire and the "Lady Tweed Room" was added in 1997 to replace the Living Room destroyed in the fire.

PROPOSAL

The applicant is requesting design approval for alterations to the interior and exterior of the existing structure. Variances are requested from the Coral Gables "Zoning Code" 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.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The proposal calls for interior and exterior alterations. (See the applicant's Letter of Intent for a detailed description of all interior changes.) The exterior alterations are concentrated in four areas: the Alhambra Circle entrance, the "Colonnade Plaza," and the

“Liberty Café” and the “Nove Nove 7” restaurant. At the Alhambra Circle entrance, the application proposes to move the exterior wall and entrance doors to the north to be flush with an existing exterior wall, installing an additional pair of French doors, adding two new fountains to flank the entrance doors, adding pavers and altering the drive lanes. The “Colonnade Plaza” will be a new feature on the site. This area, currently a grassed area within the service yard, will be enhanced with brick pavers, a trellised colonnade, and a low four foot high masonry wall. The current Meeting Room at the southwest corner of the building will be converted into the “Liberty Café.” At the “Liberty Café” the applicant proposes introducing a walk-up café area, small outdoor seating area and landscaping. This includes the addition of an outdoor patio (pavers), and changing an existing window to a pair of doors within the existing opening. At the “Nove Nove 7” restaurant, the applicant proposes a new brick paver patio for outdoor dining at ground level, the addition of an exterior stair to provide access to and from the existing upper level dining area (the “garden seating area” and pool deck), and the alteration of an existing window into a pair of French doors within the existing opening. Replacing the window with a door is the most significant change to the existing historic fabric of the Club. However, the existing arched opening will be maintained. The application also proposes site landscaping and the introduction of a lighted truss feature to act as screening at the south west side of the pool.

VARIANCES

The sections of the Zoning Code from which variances have been requested are:

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

Section A-7 - Section B.

C. Setbacks-Minimum front.

- 1. Facing upon North Greenway Drive or South Greenway Drive (except building sites in Block 33)-Thirty-five (35) feet.***
- 4. Facing upon Granada Boulevard (except building sites in Block 35)-Fifty (50) feet.***

Article 4 – Zoning Districts

Division 2. Overlay and Special Purpose Districts

Section 4-204. Special Use (S) District.

D. Performance standards:

- 3. Landscaped open space: Not less than thirty-five (35%) percent of the area of the building site.***

Article 5 – Development Standards

Division 1. Accessory Uses

Section 5-101. General.

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards:

- C. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building.***

Section 5-113. Trellises.

Trellises shall be permitted as an accessory use in a single-family district or as an accessory to a multi-family dwelling subject to the following conditions and restrictions:

Section 5-119. Restaurant, open air.

A. Open air dining on private property, as accessory to a restaurant, provided that:

4. That the open-air dining area shall be unenclosed and shall be open except that it may be covered with a canvas cover or structural canopy of a building's arcade, loggia or overhang.

The following variances are requested from the Coral Gables Zoning Code:

Grant a variance to allow the proposed brick pavers (approximately 1290 square feet) to have a front street setback facing upon North Greenway Drive of approximately nine feet, ten inches (9'-10") vs. maintaining a minimum front setback of thirty-five feet (35'-0") facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (1) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed brick pavers to have a front street setback facing upon North Greenway Drive of approximately twenty feet, eight inches (20'-8") vs. maintaining a minimum front setback of thirty-five feet (35'-0") facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (1) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed brick pavers to have a front street setback facing upon Granada Boulevard of approximately thirty feet, four inches (30'-4") vs. maintaining a minimum front setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (4) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed brick pavers (approximately 1465 square feet) and proposed colonnaded trellis to have a front street setback facing upon Granada Boulevard of approximately nineteen feet, seven inches (19'-7") vs. maintaining a minimum front setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (4) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed relocated irrigation pump and tank to have a front street setback facing upon Granada Boulevard of approximately forty-one feet, five inches (41'-5") vs. maintaining a minimum front setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (4) of the Coral Gables "Zoning Code."

AND

Grant a variance to allow the property to provide seventeen point eight percent (17.8%) landscaped open space vs. property shall provide landscaped open space of not less than thirty-five (35%) percent of the area of the building site as required by Section 4-204 (D) (3) of the Coral Gables "Zoning Code."

AND

Grant a variance to allow the proposed trellis as an accessory use in a Special Use (S) District vs. trellises shall be permitted as an accessory use in a single-family district or multi-family district as required by Section 5-113 of the Coral Gables "Zoning Code."

AND

Grant a variance to allow the proposed colonnaded trellis to be located closer to the front or side street of a lot or building site than the main or principal building vs. in no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building as required by Section 5-101 (C) of the Coral Gables "Zoning Code."

AND

Grant a variance to allow the proposed open-air dining area to occupy an area of eighty-two (82%) percent of the public indoor area of the primary restaurant operation vs. open-air dining on private property, as an accessory to a restaurant, provided that the open-air dining area shall not occupy an area of more than thirty (30%) percent of the public indoor area of the primary restaurant operation as required by Section 5-119 (A) (3) of the Coral Gables "Zoning Code."

BOARD OF ARCHITECTS

The Board of Architects reviewed this project on August 13, 2009 with comments. Those comments were:

- Consider a single central door at the porte cochere at the Alhambra Circle entrance.
- Show the proposed trellis on the drawing of the north elevation.\
- Final color scheme to be submitted to BOA for review and approval.

The BOA also discussed the four-foot high wall at the "Colonnade Plaza" with the architect and offered suggestions for this wall.

STAFF CONCLUSION

The application presented requests design approval for interior and exterior alterations to the Coral Gables Country Club building. The interior alterations serve to make the building more functional as both a rental and restaurant facility. None of the interior alterations detrimentally affect the historic nature of the building. The exterior alterations also have very little effect on the historic nature of the building. The alterations to the Alhambra Circle entrance serve to enhance the entrance and make the arrival experience more comfortable for patrons. The alterations to the "Colonnade Plaza" also seek to make the experience nicer for patrons. This area is currently behind a nine-foot tall screen wall that already encroaches into the Granada Boulevard setback and lush landscaping. Therefore, the alterations will not be readily visible from the street. The alterations to the "Liberty Café" and the "Nove Nove 7" restaurant will have the most impact on the most historic section of the building, but the changes are minimal and reversible. The changes proposed are intended to increase the flexibility of the structure and give the users (tenant and patrons alike) more options for its use.

The overall design of the alterations does not detract from the historic nature of the structure.

Variances from the Coral Gables Zoning Code have been requested. Granting the requested variances will not be detrimental to the historic nature of the property. The Historical Resources staff finds that the following criteria, necessary for authorization of a variance, apply:

Criteria	Yes/No
(a) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	Yes
(b) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
(c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.	Yes
(d) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.	Yes
(e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes
(f) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
(g) That the granting of the variance will be in harmony with	Yes

the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	
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Although some of the variances requested are the result of the applicant (i.e. requesting encroachments into the existing setbacks), the placement of the building is not. The existing building abuts the existing setback lines on Granada Boulevard and North Greenway Drive and actually partially encroaches into the Granada Boulevard setback. Therefore, any opportunity to enhance the southern façade and encourage use of this side of the building would most likely require a variance. In this case, the encroachment is for pavers, not a permanent structure and the impact is minimal. It is important to note that historically, the entrance to the Club was from North Greenway. In recent years, the primary entrance to the Club has been shifted to Alhambra Circle side. The requested variances will give the tenant the opportunity to enhance this corner and engage the public in the building's use. Overall, the variances are not detrimental to the historic structure and will allow the Country Club of Coral Gables to remain a viable and occupied building. In Staff's opinion, if the variances are necessary to make the building palatable to a tenant, thus ensuring that the structure remain inhabited, maintained and well-cared for, then the variance request is a valid one. Therefore, to maintain the ongoing use and enjoyment of the site by the residents of the City, Staff recommends in favor of the requested variances.

Therefore, Staff recommends the following:

A motion to grant design approval for the alterations to the Coral Gables Country Club located at 997 North Greenway Drive, a local historic landmark, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

AND

A motion to grant the requested variances associated with this Certificate of Appropriateness application as enumerated within this report.

Specifically, those variances are:

Grant a variance to allow the proposed brick pavers (approximately 1290 square feet) to have a front street setback facing upon North Greenway Drive of approximately nine feet, ten inches (9'-10") vs. maintaining a minimum front setback of thirty-five feet (35'-0") facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (1) of the Coral Gables "Zoning Code."

AND

Grant a variance to allow the proposed brick pavers to have a front street setback facing upon North Greenway Drive of approximately twenty feet, eight inches (20'-8") vs. maintaining a minimum front setback of thirty-five feet (35'-0") facing upon North

Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (1) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed brick pavers to have a front street setback facing upon Granada Boulevard of approximately thirty feet, four inches (30'-4") vs. maintaining a minimum front setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (4) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed brick pavers (approximately 1465 square feet) and proposed colonnaded trellis to have a front street setback facing upon Granada Boulevard of approximately nineteen feet, seven inches (19'-7") vs. maintaining a minimum front setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (4) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed relocated irrigation pump and tank to have a front street setback facing upon Granada Boulevard of approximately forty-one feet, five inches (41'-5") vs. maintaining a minimum front setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B, C (4) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the property to provide seventeen point eight percent (17.8%) landscaped open space vs. property shall provide landscaped open space of not less than thirty-five (35%) percent of the area of the building site as required by Section 4-204 (D) (3) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed trellis as an accessory use in a Special Use (S) District vs. trellises shall be permitted as an accessory use in a single-family district or multi-family district as required by Section 5-113 of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed colonnaded trellis to be located closer to the front or side street of a lot or building site than the main or principal building vs. in no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building as required by Section 5-101 (C) of the Coral Gables “Zoning Code.”

AND

Grant a variance to allow the proposed open-air dining area to occupy an area of eighty-two (82%) percent of the public indoor area of the primary restaurant operation vs. open-air dining on private property, as an accessory to a restaurant, provided that the open-air dining area shall not occupy an area of more than thirty (30%) percent of the public indoor area of the primary restaurant operation as required by Section 5-119 (A) (3) of the Coral Gables "Zoning Code."

Respectfully submitted,



Kara N. Kautz
Kara N. Kautz
Historic Preservation Officer

CITY OF CORAL GABLES

- MEMORANDUM -

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2009 AUG 21 PM 11:15

TO: ERIC RIEL
PLANNING DIRECTOR

DATE: AUGUST 21, 2009

FROM: KARA KAUTZ *PK*
HISTORIC PRESERVATION
OFFICER

SUBJECT:
THE COUNTRY CLUB OF CORAL GABLES
997 NORTH GREENWAY DRIVE

An application for the issuance of a Special Certificate of Appropriateness for the Country Club of Coral Gables, located at 997 North Greenway Drive, a contributing structure within the "Country Club of Coral Gables Historic District," legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section "B," as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida, was presented by the Historic Preservation Board on Thursday, August 20, 2009. The Board unanimously approved deferral of this item to allow the applicant to address their primary concerns, which included:

- Review of construction materials to be used (i.e. keystone trim, fountain material, pavers, etc.) to ensure appropriateness with historic structure.
- Further investigation of proposed landscaping (new vs. existing) particularly on the Alhambra Circle side.
- Porte-cochere and resolution of entrance drop off design (queuing of cars and pedestrians).
- Appropriate use of the "Tweed Room" vs. proposed Liberty Café.

The Board's discussion also included: parking plans, outdoor dining, maintenance of existing landscaping, and fountain design.

If you should have any questions, or need additional information, please do not hesitate to contact this Department.

cc: Historic Preservation Board
Dona M. Spain, Assistant City Manager
Maria Alberro-Jimenez, Assistant City Manager
Walter Carlson, Assistant Planning Director



Board of Architects – Preliminary Review Comments

*Address: The Country Club of Coral Gables
997 North Greenway Drive
Coral Gables, Florida*

The Board of Architects reviewed this project on August 13, 2009 with the following comments:

- *Consider a single central door at the porte cochere at the Alhambra Circle entrance.*
- *Show the proposed trellis on the drawing of the north elevation.*
- *Final color scheme to be submitted to BOA for review and approval.*
- *BOA also discussed the four-foot high wall at the "Colonnade Plaza" with the architect and offered suggestions for this wall.*

Date: 14 August, 2009

*Carlos A. Mindreau / City Architect
405 Biltmore Way
Coral Gables, Florida 33134
cmindreau@coralgables.com*

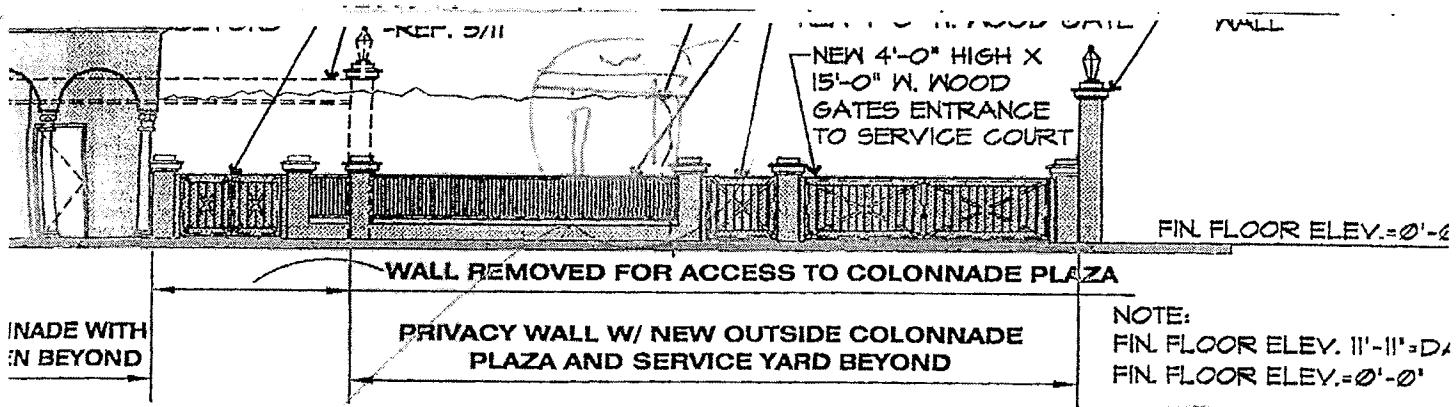
3.0.1 # PRE-AB09081532

dog

new addition & alteration
description:

907 N. Greenway DR

Exterior
8/13/11



LEGEND OF NEW PAINT COLOR SELECTION

NOTES: 1. COLORS SELECTED ARE FROM THOSE PRE-APPROVED BY BOARD OF ARCHITECTS
 2. SUBMIT 12" X 12" SAMPLE FOR APPROVAL.

PAINT COLOR NO. 1 FIELD

BENJAMIN MOORE
2016-70
CANCUN SAND

= **1**

PAINT COLOR NO. 2 TRIM & HIGHLIGHTS

SHERWIN WILLIAMS
SW 7002 DOWNY

= **2**

SE ELEV.=26'-1"

SE ELEV.=23'-5"

R ELEV.=12'-1"

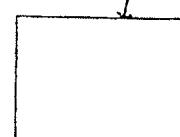
SECOND FLOOR

R ELEV.=0'-0"

NOTE: PAINT COLOR NO. 1 SHOWN SHADED =



NOTE: PAINT COLOR NO. 2 NOT SHADeD =

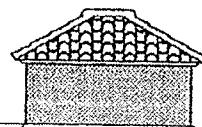


PAINT COLOR SCHEME TO BE
 → SUBMITTED TO BOA FOR REVIEW
 & APPROVAL

ELEV. 11'-11" = DATUM
 ELEV.=0'-0"

BOA
 GLEN
 MITCH
 APPROVED AS
 NOTED.

2
 08/13/05



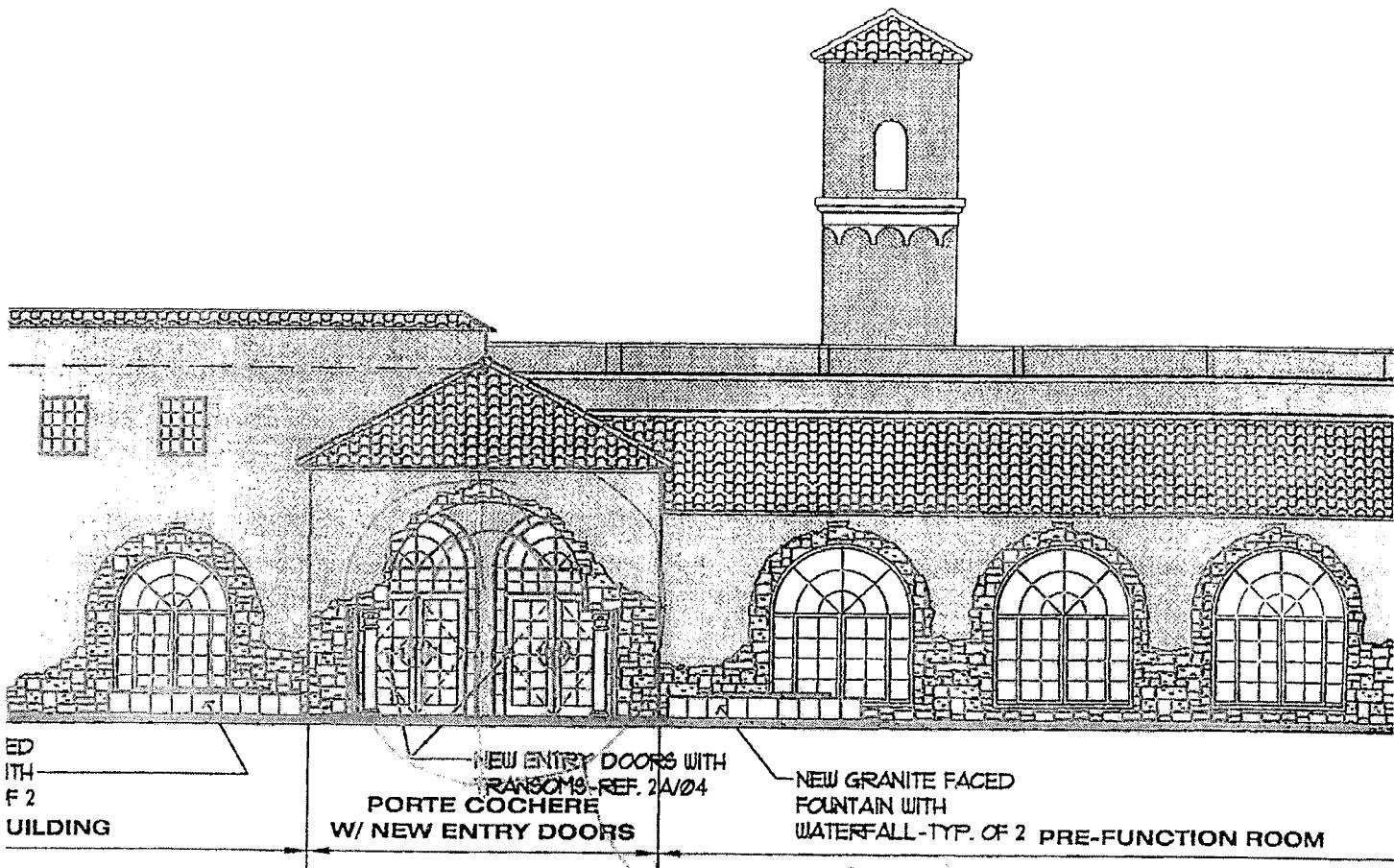
ROOF RIDGE ELEV.=26'-1"

Walter
 8/13/05

3/13/05

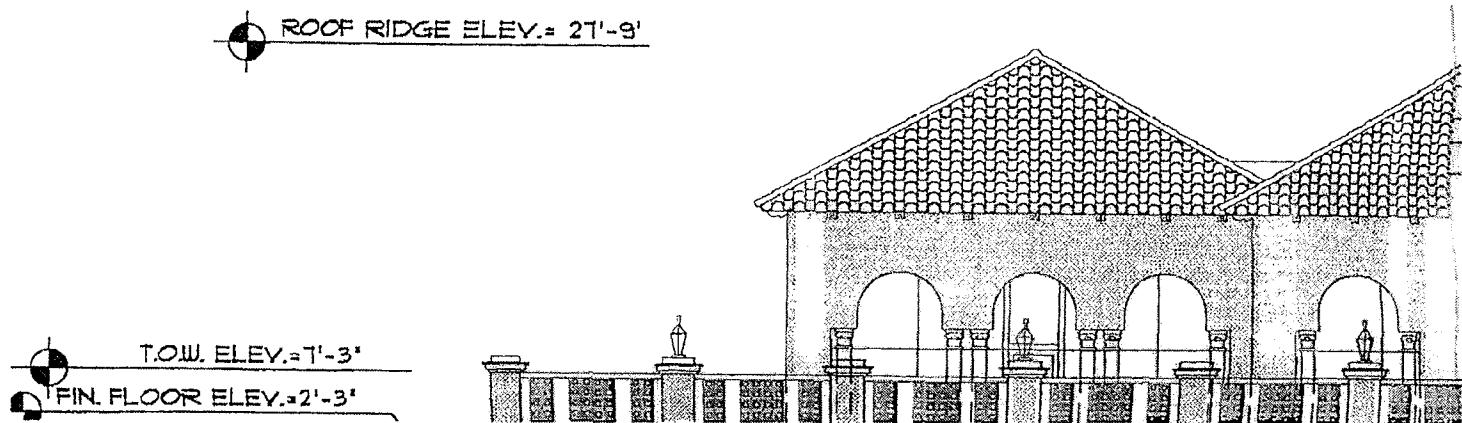
TERIOR ELEVATION

VIEW FROM GRANADA BLVD.



KTERIOR ELEVATION

VIEW FROM ALHAMBRA CIRCLE



September 16, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 07-09-089-P (Country Club of Coral Gables – Amendment Site Plan Review)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	09 01 09	Dan P. May 808 Majorca Avenue Coral Gables, FL 33134			<p>Thanks for maintaining a tough stance that will set the stage for a continuing tighten of the Salary and Pension items over the next ten years.</p> <p>Your 1st step was great and I will await your action over the next few years.</p> <p>I have noted a new problem. It's all subjective so I have no immediate concrete answer.</p> <p>Each one of you individually and as a group repeatedly remind the staff to notify the neighbors if something is going on in their neighborhood. Staff always agrees to do so. After that no one ever comments on the detail that should be in the notice.</p> <p>I take exception to the recent planning board notice of an upcoming board meeting regarding the Club.</p> <p>After attending a historic preservation meeting, I believe the following will happen at the planning board meeting.</p> <ol style="list-style-type: none"> 1. At least 80 percent of the already small front yard on North Green Way will be paved over (with pavers). 2. More than 100 chairs will be sitting on the paved over part 3. Unknown number of umbrellas will be attached to unknown number of tables 4. One section will (I think the 60 chair part) will have waitress service going on 5. The paved area will be surrounded by a 4 foot hedge that will hide the diners below their neck 6. The hedge will further increase the appearance size of the dinning patio 7. The service area will be decreased so that more delivery trucks will be waiting outside of the Service area. 8. All of the outside patio area will be lighted by a yet to be illustrated system-- Approximately 3000 sq ft 9. The staff will use such words as "FAR" "Grandfathered" "Sq Feet" "Quote an old ordinance" 10. To suggest that parking will not need to be increased to cover the additional outside dining 11. The green space ratio will be lowered below the neighborhood amount of 30 % to just above 15 % 12. Mr. Voilksy will inadvertently speak against Florida's original landscape as he continues to suggest that 13. our native trees and plants on the north side should be replaced with other trees and plants in an alternate arrangement 14. The board may discuss the term "Park all comers" as the parking rule and requirement for the Club. 15. The board may discuss a North Greenway Valet Station to be manned on some weekend days. <p>within the meeting , the architect will casually announce the following interior changes that</p>

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				<p>do not need anyone's approval.</p> <p>A. The Tweed room as such will disappear and emerge as an interior dining area known as the "Liberty Café" B. The Alhambra Bar will disappear C. 2 other older bars will disappear D. The fire place will become unreachable E. The Library will disappear F. The Sitting Room will disappear</p> <p>These are the phrases that the Planning Department sent to the neighbors to describe all of the activity above in a notice dated 8/27/09</p> <p>"To include outdoor dining on south side of property facing North Greenway Drive, enclosed/open air outdoor dining on west side of property"</p> <p>Once again, I believe the 23 word description of the possible action is sleep enticing and it would encourage the neighbors to not give any thoughts to what could be going on at the club.</p> <p>Please do think about notices that are too brief.</p>

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2.	08 27 09	Dan P. May 808 Majorca Avenue Coral Gables, FL 33134			<p><i>PLANNING BOARD</i></p> <p>Reply to Public hearing Courtesy Notification Dated August 11, 2009</p> <p>2009 AUG 27 AM 94</p> <p>I hereby request my request to delay discussion regarding ordinance changes at the Country Club on August 26 be withdrawn so that parking can be actively discussed on that date, on August 26.</p> <p>I specifically draw your attention to page 6 of the staff's report entitled "City Department comments".</p> <p>The staff's report indicates that parking at the Club is somehow related to parking requirements in the business areas of the town. Terms such as sq feet and ordinance numbers are spread about. Further the staff made a public appearance at the Historic preservation meeting after the public hearing had closed and they freely used terms such as "FAR", "Grandfathered in", and "increases in outdoor usage does not effect parking requirements".</p> <p>Please reflect on these comments while remembering that the club is in an isolated location completely surrounded by individual homes and a golf course, and much like a new ship at sea it must be self sufficient taking on all situations as they arise.</p> <p>For example, for the next few months or even for a year the building is closed so the parking requirement is probably about three spaces.</p> <p>When the first restaurant opens the parking requirement increases to whatever is necessary "to park all comers and not anymore".</p> <p>When the first restaurant opens along with the exercises and pool the parking requirement increases to continue "to park all comers and not anymore".</p> <p>When three restaurants with attached outdoor dining and Exercisers and Swimmers, and a quality staff appear, the parking requirement increases to continue "to park all comers and not anymore".</p> <p>When defining parking requirements please remember the Club's ISOLATED LOCATION and its need to "PARK ALL COMERS". I ask that you do not use terms such as "FAR" "grandfathered in" sq feet" and reference to long ago ordinances that go back to the time when activity at the club was laid back and its capacity was only occasionally challenged.</p> <p>Any requirement to install valets based on some estimate</p>
3.	08 26 09	Luis & Nancy Uriarte 2109 Granada Boulevard Coral Gables, FL		X	
4.	08 25 09	Orlando J. Casareggo 1021 N. Greenway Drive		X	Great Idea.

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		Coral Gables, FL 33134			
5.	08 24 09	Marytom Godbold 815 Majorca Coral Gables, FL 33134	X		<u>Noise</u> , insects, trash
6.	08 24 09	Mark T. Reeves 909 N. Greenway Drive Coral Gables, FL 33134		X	
7.	08 24 09	Jane Connolly 2123 Granada Blvd Coral Gables, FL	X		Music from the CCCG has kept me up on many nights. This is a residential area & the noise level should be low. If there is outdoor dining, I suspect outdoor music will accompany it & further disrupt the peace of the neighborhood. Unless there is a stipulation that there be no outdoor performance, I object to the inclusion of outdoor dining.
8.	08 24 09	Percy Aguila 1031 N. Greenway Drive Coral Gables, FL 33134		X	
9.	08 24 09	Roberto & Maria Fewell 930 S. Greenway Drive Coral Gables, FL		X	
10.	08 20 09	Hector & Olga Garcia 1020 Alhambra Circle Coral Gables, FL 33134		X	Will bring new life to the entire area!!
11.	08 20 09	Alfredo C. Sanchez AIA ACIP 4200 Alton Road Miami Beach, FL 33140 901 Majorca Avenue Coral Gables, FL 33134		X	It will have no impact on residential property and if it helps this community asset it should be permitted.
12.	08 20 09	Dan P. May 808 Majorca Avenue Coral Gables, 33134	X		See attached.

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		Coral Gables, FL			
16.	08 18 09	Chris E. Kirsch and Harry R. Kirsch, Trustees 41 Kingswood Road Auberndale, MA 02466-1013		X	
17.	08 18 09	Ari & Loretta Kedem 1047 Asturia Avenue Coral Gables, FL 33134-4731	X		It will change the façade and peacefulness of the neighborhood. Let them expand onto the rear of the building into their parking lot. There will still be ample parking and Granada & N. Greenway setbacks can remain same. There is sufficient open air dining all over the Gables. We don't need additional traffic & noise flowing into this quite neighborhood.
18.	08 18 09	Mark T. Reeves 909 N. Greenway Drive Coral Gables, FL 33134		X	
19.					