



**City of Coral Gables
CITY COMMISSION MEETING
October 13, 2009**

AGENDA ITEM NO. _____

ITEM TITLE:

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

RECOMMENDATION OF THE CITY MANAGER:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

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

PLANNING AND ZONING BOARD RECOMMENDATION:

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

BRIEF HISTORY:

The City Commission on 09.22.09 approved on 1st reading, the site plan and amendments to the previous conditions of the approval granted to the Country Club via Ordinance No. 3587 (vote: 4-1). This approval included the elimination of the two outdoor dining areas on the south side of property facing North Greenway Drive. The Draft Ordinance conditions of approval has been amended to reflect this change (refer to the shaded text box in the Draft Ordinance, Exhibit A, page 4). The City Commission summary minutes are attached as Exhibit B.

The applicant has requested City Commission consideration of an alternative site plan that provides for a reduced outdoor dining areas facing North Greenway Drive, more specifically, a reduction in seating, reduction in paver square footage and installation of additional landscaping (see Exhibit C). Refer to the applicant's letter and alternative site plan (Exhibits C and D) for additional information. The applicant will present this alternative at the meeting.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
09.22.09	Ordinance	Approved on 1 st reading (vote: 4-1) with modification to the conditions of approval.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

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

PUBLIC NOTIFICATION(S):

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

APPROVED BY:

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

EXHIBIT(S):

- Exhibit A. Draft Ordinance.
- Exhibit B. 09.22.09 City Commission meeting summary minutes with items entered into the record (with items entered into the record).
- Exhibit C. Letter from applicant requesting consideration of an Alternative site plan.
- Exhibit D. Applicant's Alternative Site Plan.
- Exhibit E. Site Plan Package presented at 1st Reading.
- Exhibit F. 09.16.09 Planning Department Staff Report (without attachments).
- Exhibit G. Public Comments.
- Exhibit H. Applicant's PowerPoint presentation.