



**City of Coral Gables
Planning and Zoning Staff Recommendation**

Applicant:	Liberty Caffé
Application:	Conditional Use with Site Plan Review for Special Use (S) zoned property
Property:	Coral Gables Country Club (997 North Greenway Drive)
City Public Hearing Dates/Times:	Planning and Zoning Board, July 29, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request

Application request is for consideration of a conditional use with site plan review as required for an amendment to an approved site plan for an existing country club on property zoned Special Use (S). Liberty Caffé is proposing to add a paved area for outdoor dining on the south side of the Coral Gables Country Club facing North Greenway Drive. The Ordinance under consideration is as follows:

“An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, and Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-204, “Special Use (S) District”, for an amendment to an approved site plan and previous conditions of approval (Ordinance No. 2009-47) for an existing country club located within a Special Use (S) zoned district, for the property commonly referred to as the “Coral Gables Country Club” and legally described as Lots 1-9 and 37-39, Block 32, Coral Gables Section “B” (997 North Greenway Drive), Coral Gables, Florida; and including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.”

Applications for conditional use with site plan review require review and recommendation by the Planning and Zoning Board at one (1) advertised public hearing, and consideration by the City Commission at two (2) advertised public hearings (Ordinance format).

Summary of Application

Liberty Caffé (hereinafter referred to as the “Applicant”), has submitted an application for conditional use with site plan review (hereinafter referred to as the “Application”) for a proposed amendment to