



City of Coral Gables
CITY COMMISSION MEETING
May 30, 2017

ITEM TITLE:

Resolution. Conditional Use Review. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a walk-up counter as an accessory use to a restaurant (Starbucks) on property zoned Commercial District for the property legally described as the North 70 feet of Lots 1 - 2 and the West 10 feet of the North 70 feet of Lot 3, Block 2, Coral Gables Crafts Section (292 Miracle Mile), Coral Gables, Florida; including required conditions and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 05.10.17 meeting recommended approval (vote: 6 - 0) with conditions.

BRIEF HISTORY:

Starbucks Coffee Company is requesting approval for a walk-up counter as an accessory use to a restaurant on property zoned Commercial District, which is permitted as a conditional use, on the property located at 292 Miracle Mile.

The walk-up counter will be set back five (5) feet from the property line and will serve patrons directly from the exterior façade adjacent to the new Miracle Mile streetscape. Starbucks is in the process of finalizing a change of use from retail to restaurant and is requesting conditional use approval to allow the walk-up counter as an accessory use to the restaurant. The change of use does not require public hearing review and approval; however, the walk-up counter does require public hearing review with a recommendation provided by the Planning and Zoning Board and City Commission approval as it is a conditional use.

The draft Resolution for conditional use review with conditions of approval is provided as Exhibit A. Staff's report and recommendation with attachments is provided as Exhibit B. The comments and issues discussed by the Board at the meeting are provided as Exhibit C. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
05.10.17	Planning and Zoning Board	Recommended approval (vote: 6-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
04.26.17	Applicant neighborhood meeting.
04.28.17	Courtesy notification.
04.28.17	Sign posting of property.
04.28.17	Planning and Zoning Board legal advertisement.
04.28.17	Posted Planning and Zoning Board agenda on City web page / City Hall.
05.05.17	Posted Planning and Zoning Board staff report on City web page.
05.18.17	City Commission meeting agenda posted on City web page.
05.19.17	City Commission legal advertisement of Resolution heading.

EXHIBIT(S):

- A. Draft Resolution.
- B. 05.10.17 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 05.10.17 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.