



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

the previously approved site plan for the Coral Gables Country Club in order to add a paved area with six (6) tables for outdoor dining on the south side of the Coral Gables Country Club facing North Greenway Drive. The application package submitted by the Applicant is provided as Attachment A.

The Coral Gables Country Club has a site area of 3.215 acres, approximately 33,143 square feet of building square footage, and is designated as an historic landmark. The proposal would add six (6) tables, twenty-two (22) chairs, and two (2) umbrellas in conjunction with the operation of the Liberty Caffé, which is the subject of this site plan review. The Liberty Caffé is open seven (7) days a week from 8:00 AM to 8:00 PM. No alterations are proposed to the structure of the existing Coral Gables Country Club. The existing landscaping will be enhanced with additional palms and plants that will buffer the proposed outdoor dining area from North Greenway Drive.

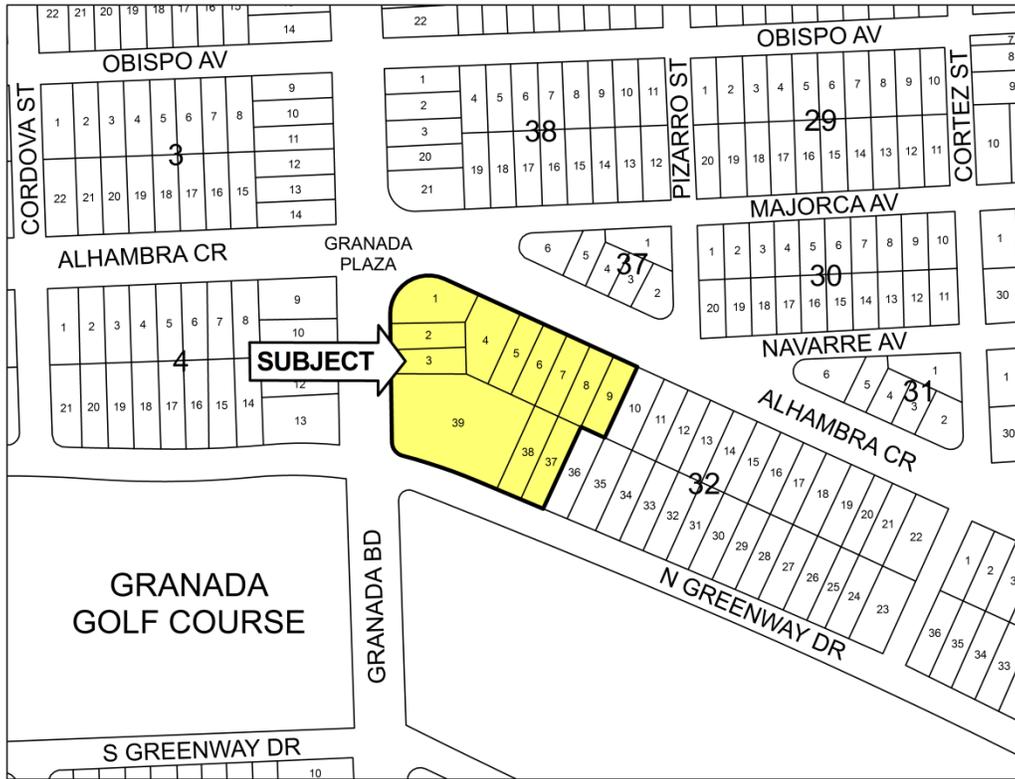
In 2009 a request for two (2) outdoor dining areas located between the Coral Gables Country Club and North Greenway Drive was presented to the Planning and Zoning Board and City Commission accompanied by requests for an enclosed/open air outdoor area on the west side of the property and for improvements to the existing porte-cochere on the north side of the property. On October 13, 2009 the City Commission approved on 2nd Reading, via Ordinance Number 2009-47 (see Attachment B), the requests for the enclosed/open air outdoor area and improvements to the existing porte-cochere. However, this approval included the elimination of the two (2) outdoor dining areas proposed on the south side of the property facing North Greenway Drive as a result of opposition by neighbors.

The applicant's original proposal in 2009 included ten (10) tables and umbrellas with forty (40) chairs for the outdoor dining area located in front of the Liberty Caffé and an additional thirteen (13) tables with fifty-two (52) chairs for a restaurant that was to be located within the Coral Gables Country Club. After that request was denied by the City Commission the applicant presented a reduced outdoor dining seating plan which included eight (8) tables and umbrellas with thirty-two (32) chairs for the outdoor dining area located in front of the Liberty Caffé and an additional eight (8) tables with thirty-two (32) chairs for the restaurant. This request was also opposed by neighbors and denied by the City Commission. The current proposal by the Applicant further reduces the amount of tables, umbrellas and chairs for the Liberty Caffé to six (6) tables, twenty-two (22) chairs, and two (2) umbrellas and does not include any other locations for tables or chairs.

Historically, proposals for outdoor seating facing North Greenway Drive at the Coral Gables Country Club have been opposed by neighbors. The current Application includes a significant reduction in paved area and amount of total seating from past proposals. In recognizing past opposition from neighbors, Staff has included conditions of approval limiting the hours of operation, activities and access to the outdoor dining area from the Liberty Caffé in order to mitigate potential conflicts.

The Coral Gables Country Club fronts onto North Greenway Drive, which is the northern boundary of the Granada Golf Course, and is bounded by Granada Boulevard (west) and Alhambra Circle (north). The property is legally described as Lots 1-9 and 37-39, Block 32, Coral Gables Section "B" (997 North Greenway Drive), Coral Gables, Florida, as shown on the following location map and aerial:

Location Map



Aerial



Site Data and Background

Property Designations and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

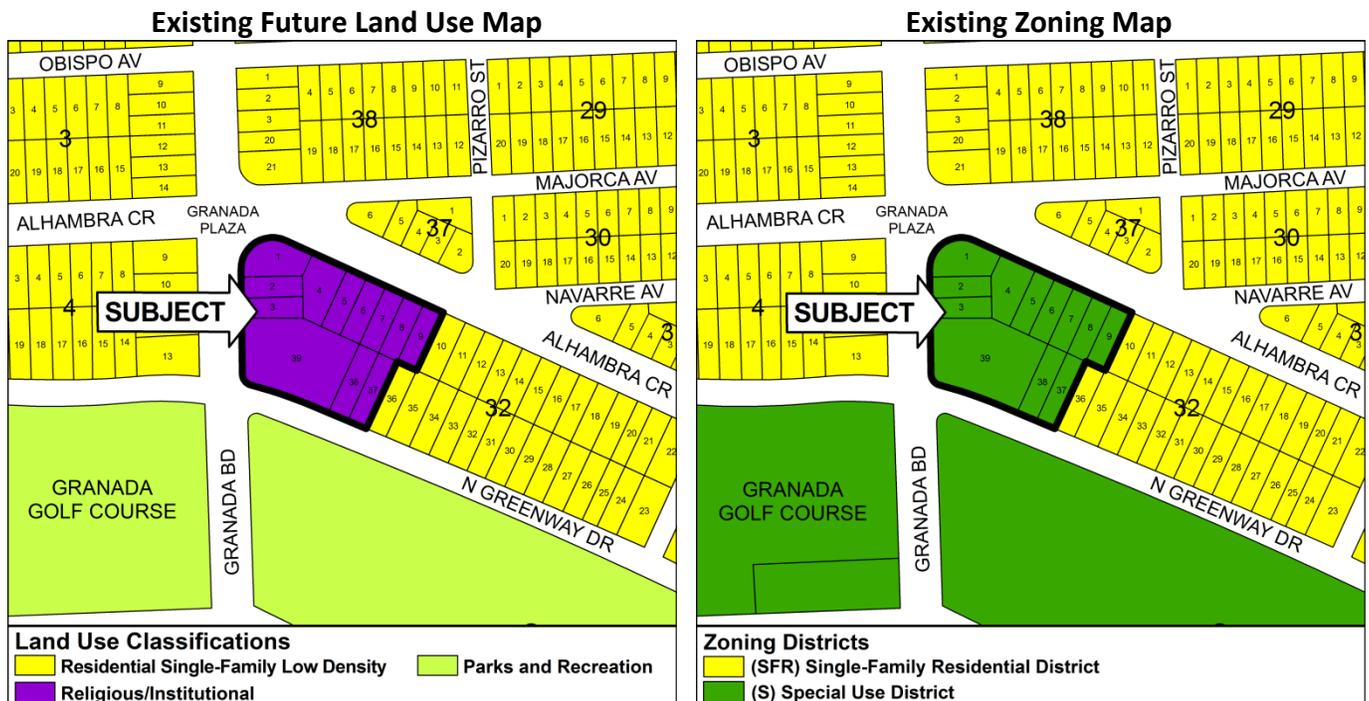
Existing Property Designations

Comprehensive Plan Future Land Use Map designation	“Religious/Institutional”
Zoning Map designation	Special Use (S) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	One and two story single-family residences	“Residential Single-Family Low Density”	Single-Family Residential (SFR) District
South	Granada Golf Course, pro shop and Burger Bob’s	“Parks and Recreation”	Special Use (S) District
East	Two story single-family residences	“Residential Single-Family Low Density”	Single-Family Residential (SFR) District
West	One and two story single-family residences	“Residential Single-Family Low Density”	Single-Family Residential (SFR) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:



City Legislative History

The following is a chronology of previous City approvals/legislation affecting the subject property:

1. Ordinance No. 3587 (adopted 07.23.2002). Site plan approval for 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 with conditions of approval restricting signage and outdoor tables, chairs and umbrellas between the Country Club and North Greenway Drive and Granada Boulevard.
2. Ordinance No. 2009-47 (adopted 10.13.2009). Amending previous conditions of approval in Ordinance No. 3587 to permit an enclosed/open air outdoor area on the west side of the property and improvements to the existing porte-cochere on the rear of the property. Condition of approval remains restricting signage and reduced to restrict outdoor tables, chairs and umbrellas between the Country Club and North Greenway Drive only. Condition of approval added regarding valet service for the facility.
3. Resolution No. HPR196-COASP2014-02 (adopted 05.08.2014) – Variance granted by the Historic Preservation Board to allow for reduced setback of keystone pavers along North Greenway Drive.

Historic Preservation Board Review

As indicated in a letter issued by the Historical Resources Department dated May 20, 2014 (see Attachment A), variances have been requested and were granted by the Historic Preservation Board on May 8, 2014 for the following:

1. To allow the proposed keystone pavers to have a setback facing upon North Greenway Drive of approximately thirteen (13) feet and eight (8) inches versus a minimum setback of thirty-five (35) feet as required by Site Specific Zoning Regulations.
2. To allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six (46) feet and nine (9) inches versus a minimum setback of fifty (50) feet as required by Site Specific Zoning Regulations.
3. To allow the property to provide approximately nineteen and four-tenths of one percent (19.4%) landscaped open space versus the requirement to provide landscaped open space of not less than thirty-five (35%) percent of the area of the building site.

The variances granted by the Historic Preservation Board were extended by one (1) year as they were set to expire on May 8, 2015 and are now valid until May 8, 2016.

City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	N/A
Board of Architects	03.06.14
Historic Preservation Board	05.08.14
Planning and Zoning Board	07.29.15
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

Proposed Conditional Use Site Plan Review
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The Applicant has submitted an application package that includes the following (see Attachment A):

- 1) Application;
- 2) Statement of Use;
- 3) Photographs of property and survey;
- 4) Aerial;
- 5) Site Plan;
- 6) Landscape Plan;
- 7) Building elevations;
- 8) Photographs of proposed chairs and tables;
- 9) Historical Resources Department Staff Report, Letter, and Certificate of Appropriateness;
- 10) Resolutions and Ordinances;
- 11) Plans presented at 09.22.09 City Commission meeting; and,
- 12) Contact information.

Proposal – Conditional Use with Site Plan

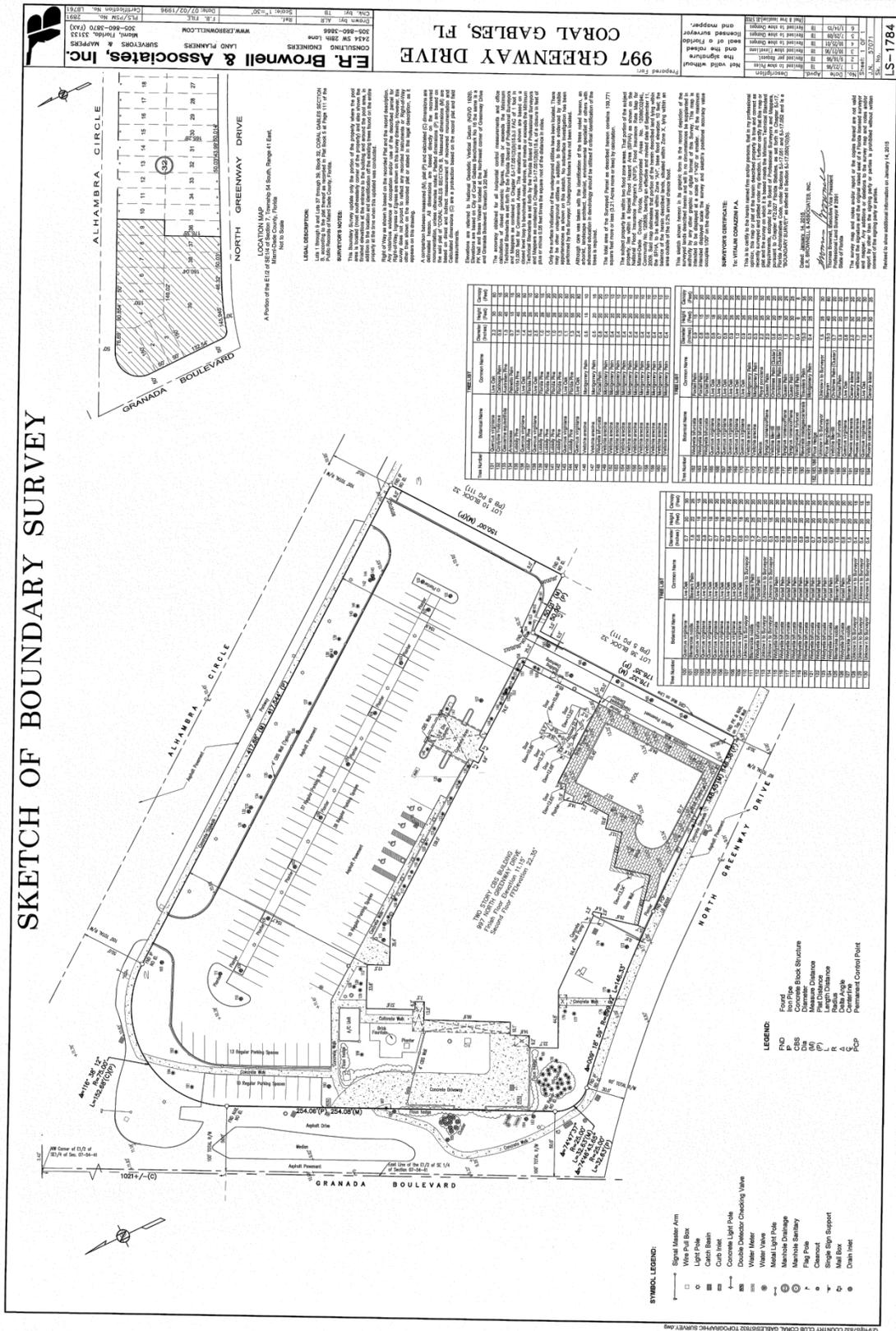
Zoning Code Section 4-204, “Special Use (S) District” identifies country clubs as a conditional use within Special Use (S) zoned districts, and that proposed amendments to an approved site plan shall comply with the public hearing review requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses.”

Site Plan Information:

Type	Permitted/Required	Existing/Proposed
Total site area	140,066 sq. ft. (3.215 acres)	140,066 sq. ft. (3.215 acres)
Floor area ratio (FAR)	0.35 FAR	0.35 FAR
FAR x total site area =	49,023 sq. ft.	---
Total square footage of building	---	33,143 sq. ft.
Building height	45'-0"	38'-11"
Open landscaping (35%)	49,023 sq. ft.	27,157 sq. ft.

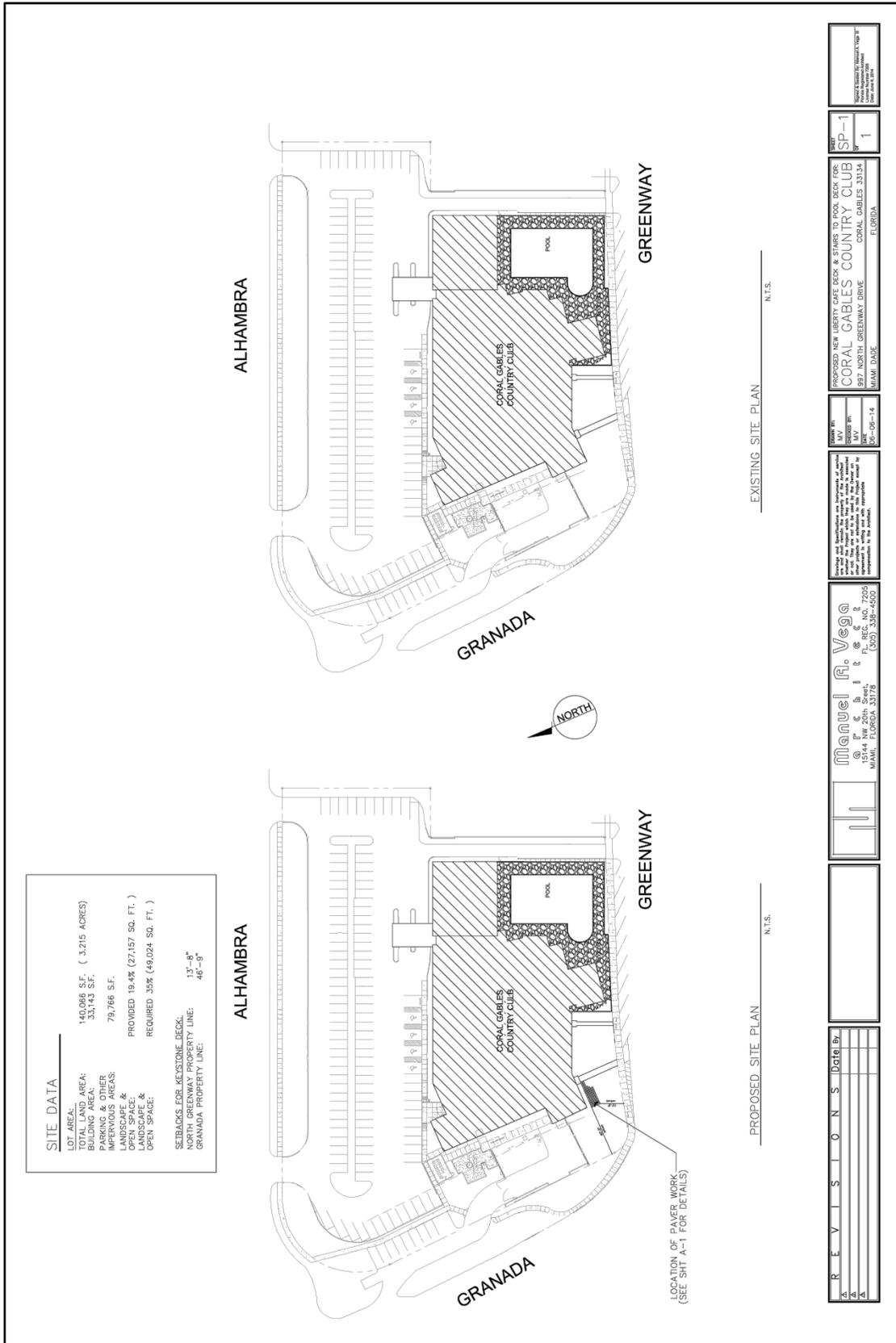
A survey of the existing property and the Applicant's proposed site plan, landscape plan and building elevation with seating plan are provided on the following pages.

Survey



SKETCH OF BOUNDARY SURVEY

Site Plan



SITE DATA

LOT AREA: 140,086 S.F. (3.215 ACRES)
 BUILDING AREA: 33,143 S.F.
 PARKING & OTHER IMPERVIOUS AREAS: 79,766 S.F.
 PROVIDED 19.4% (27,157 SQ. FT.)
 LANDSCAPE & OPEN SPACE: REQUIRED 35% (49,024 SQ. FT.)

SETBACKS FOR KEYSTONE DECK:
 NORTH GREENWAY PROPERTY LINE: 13'-8"
 GRANADA PROPERTY LINE: 46'-9"

PROPOSED NEW LIBERTY CAFE DECK & STAIRS TO POOL DECK FOR
CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DRIVE
 MIAMI, FLORIDA

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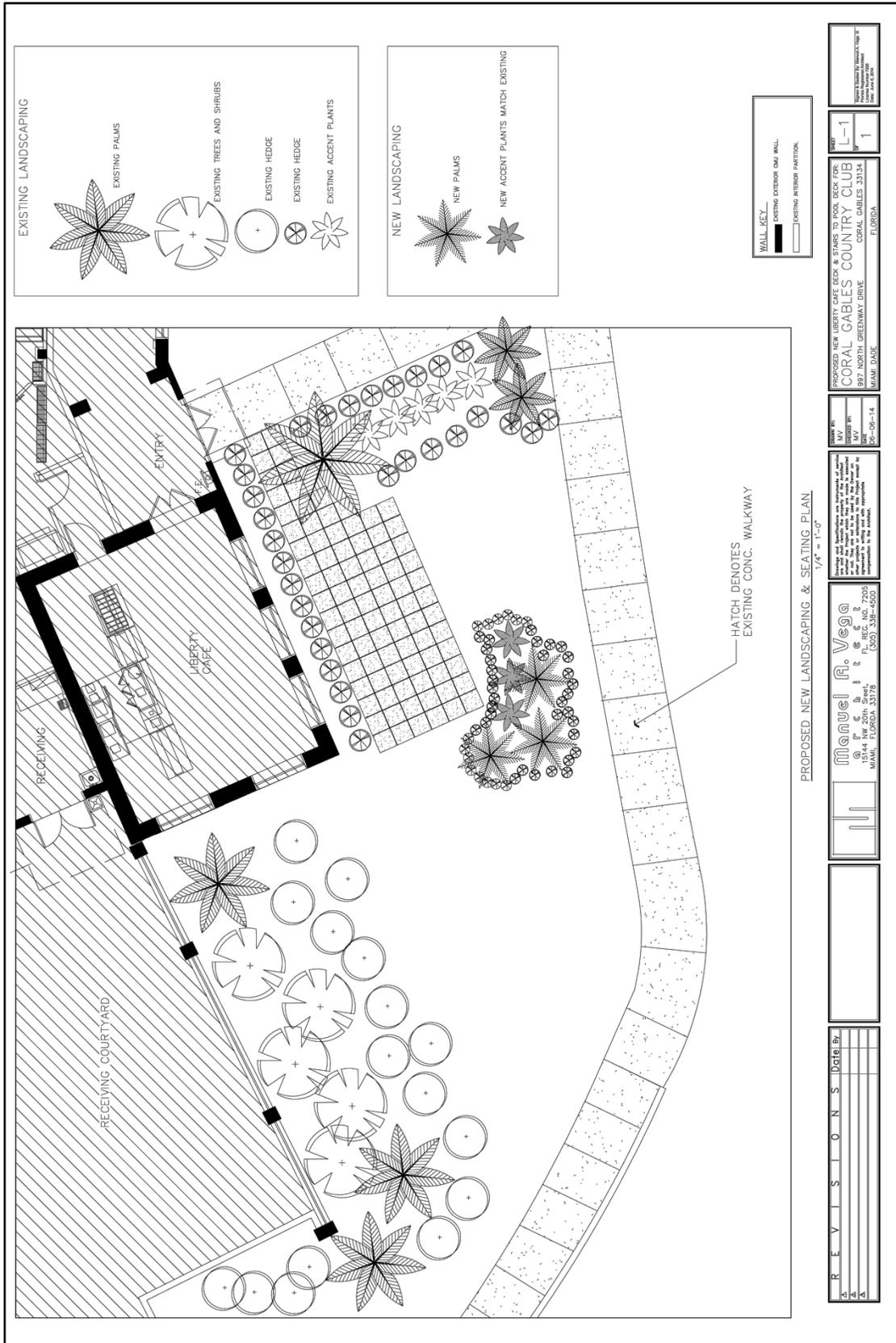
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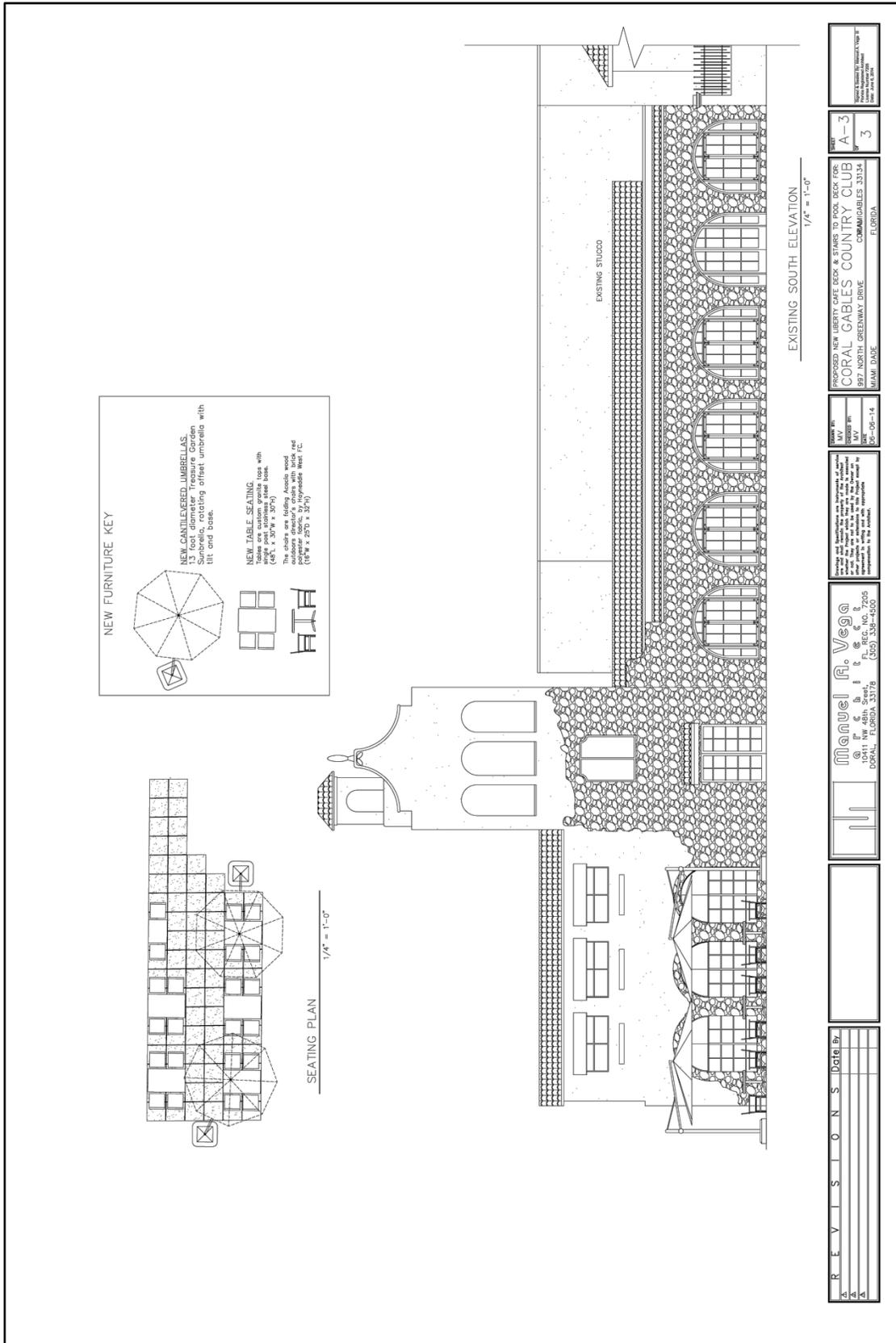
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 (305) 338-4500

NO.	REVISIONS	DATE

Landscape Plan



Building Elevation with Seating Plan



Findings of Fact

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact - Conditional Use Site Plan Review

The Applicant's proposed amendment to the Coral Gables Country Club site plan is considered a "Conditional Use" as it is located within a Special Use (S) zoned district and, therefore, requires review and evaluation pursuant to various sections of the City's Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, Division 4, Section 3-401., "Purpose and Applicability" provides for the following:

"The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved."

Staff's Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use site plan review for a proposed amendment to an existing country club. Staff review finds that the proposed plans and Staff's recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties, particularly residential areas.

Zoning Code Section 4-204, "Special Use (S) District" identifies country clubs as a conditional use within a Special Use (S) zoned districts, and that a proposed amendment to an existing country club shall include a site plan. This request does include a site plan. Staff's responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Section 3-408, "Standards for review" and provide Findings of Fact regarding the proposed site plan.

Staff has compared the Applicant's plans to the site plan review criteria set out in Zoning Code Section 3-408, and found that the site plan complies with the following standards and criteria:

- A. *“The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.”*

Staff comments: As concluded in this Staff report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant.

- B. *“The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area”.*

Staff comments: The proposed changes including keystone pavers with chairs, tables, and umbrellas for outdoor dining are to be utilized in conjunction with the existing Liberty Caffé. The property is adjacent to single-family residences and therefore, staff recommends preserving the previous conditions of approval, where appropriate, and including additional conditions of approval designed to mitigate impacts to the surrounding residential neighborhood.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

Staff comments: The area around the Coral Gables Country Club is primarily a residential community with country clubs, schools, places of worship and other cultural and institutional uses interspersed within the residential neighborhood. The Application does not alter the existing conditional uses which are currently located on the property and is compatible with the surrounding neighborhood. Previously approved conditions of approval will remain and additional conditions of approval are recommended by Staff to provide further assurance that future conflicts do not arise.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

Staff comments: The application is for an amendment to add six (6) tables with twenty-two (22) chairs and two (2) umbrellas to be located outside on new keystone pavers for patrons of the Liberty Caffé. Previous conditions of approval will remain, such as no amplified music or additional signage, and additional conditions of approval have been included limiting the hours of operation, activities and access to the outdoor dining area from the Liberty Caffé in order to mitigate potential negative impacts. In the past there has been opposition by neighbors to having outdoor dining areas located in front of the Coral Gables Country Club facing North Greenway Drive.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

Staff comments: The proposed outdoor dining area is relatively small in scope and is located in an area which is a considerable distance away from adjacent single-family residences so as to not adversely impact adjacent properties.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The Coral Gables Country Club has been designated as a local historic landmark, the proposed amendments will not impact the existing historic building and have been reviewed and approved by the Historic Preservation Board.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: The Application does not alter the existing conditional uses which are currently located on the property and compatible with the surrounding neighborhood. The existing conditions of approval which have insured a harmonious relationship with the community will remain, with minor modifications to permit the proposed outdoor dining area, and additional conditions included to provide further assurance that future conflicts do not arise.

- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: The existing parking lot, driveways and circulation patterns will not be affected by the proposed site plan amendment. The proposed pavers, tables and chairs will provide a designated area for Liberty Caffé patrons separated from areas where pedestrian circulation occurs.

- I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The proposed amendment is minor in nature and is not a significant enough increase as to create a burden on existing public facilities or traffic.

Board of Architects Review

The proposed amendment to the Coral Gables Country Club site plan was reviewed by the Board of Architects and received preliminary approval on 03.06.14.

Historic Preservation Board Review

The proposed Coral Gables Country Club site plan amendment was reviewed, discussed and granted variances by the Historic Preservation Board on 05.08.14.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
4.	Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.	Complies
5.	Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
6.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
8.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
9.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
10.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	development review process.	
11.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending	Complies
12.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
13.	Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
14.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
15.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
16.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
17.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies
18.	Goal HIS-1. Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City.	Complies
19.	Goal HIS-3. Continue the preservation and protection of the historical and cultural resources within the City of Coral Gables.	Complies

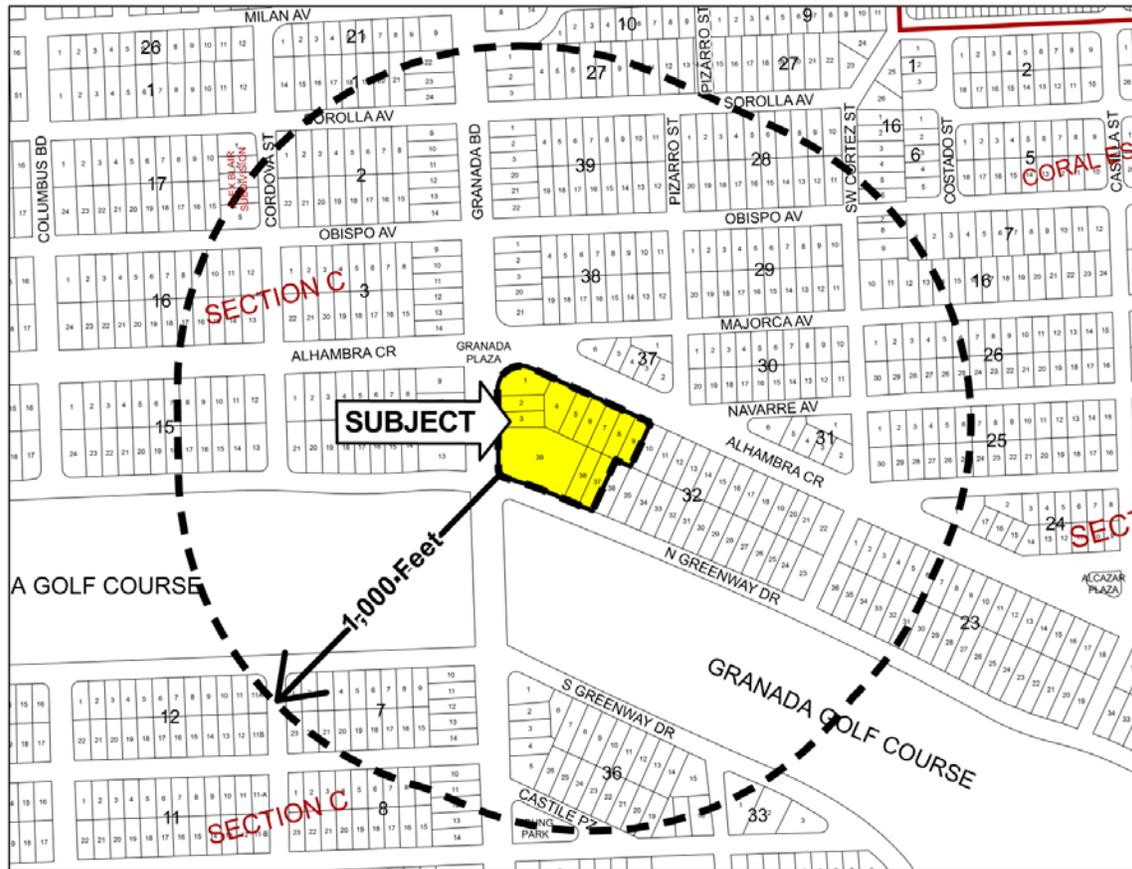
Staff Comments: Staff's determination that this Application is "consistent" with the CP's goals, objectives and policies that are identified is based upon compliance with conditions of approval previously implemented by Staff, including proposed modifications to allow for the current proposal, and additional conditions of approval recommended by Staff. The conditions of approval should mitigate any negative impacts on the neighborhood.

Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 07.15.15.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 246 notices were mailed. Copies of public comments received shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D. A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the application:

Public Notice

Type	Date
Public information meeting	07.15.15
Courtesy notification - 1,000 feet	07.17.15
Posting of property	07.17.15
Legal advertisement	07.16.15
Posted agenda on City web page/City Hall	07.21.15
Posted Staff report on City web page	07.24.15

Staff Recommendation and Conditions of Approval

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

“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.”

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff’s support of the application for Conditional Use with Site Plan Review for Special Use (S) zoned property is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the proposed amendment to an approved site plan on Special Use (S) zoned property is subject to the following previously implemented conditions of approval contained in amended Ordinance No. 2009-47 with proposed amendments shown in ~~striketru~~/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, with modifications as shown in plans prepared by architect Manuel A. Vega dated June 6, 2014.
 - 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, with modifications as shown in plans prepared by architect Manuel A. Vega dated June 6, 2014.
 - 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, 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. The Use Agreement between the City of Coral Gables and the Country Club of Coral Gables, dated 09.02.04 shall remain in effect. This 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.

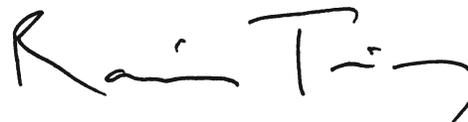
- n. No additional signage including, but not limited to, menu boards, special event advertising, etc., shall be permitted.
- o. ~~No~~ Tables, chairs, and umbrellas or any similar outdoor furnishings shall be permitted outside the Country Club between the structure and North Greenway Drive as identified in the plans submitted by the applicant prepared by architect Manuel A. Vega dated June 6, 2014 subject to the following conditions:
 - (1) Hours of operation for cafe outdoor dining shall be from 8:00 a.m. to 8:00 p.m. seven (7) days a week.
 - (2) No other activities other than outdoor dining shall be permitted within the café dining area facing North Greenway Drive.
 - (3) There shall be no pedestrian/patron access to the enclosed/open air outdoor dining area located on west side of property identified as the "Outside Colonnade Plaza" on site plans prepared by Chris Consultants dated August 31, 2009.
- 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.

Attachments

- A. Applicant's submittal package.
- B. Ordinance No. 2009-47.
- C. 07.16.15 Legal advertisement published.
- D. 07.17.15 Courtesy notice mailed to all property owners.

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA**ORDINANCE NO. 2009-47 (AS AMENDED)**

AN ORDINANCE OF THE CITY COMMISSION 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 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 and modifications (vote: 4-1);

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

SECTION 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption.

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 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. The Use Agreement between the City of Coral Gables and the Country Club of Coral Gables, dated 09.02.04 shall remain in effect. This 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 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, and umbrellas shall be permitted outside the Country Club between the structure and North Greenway Drive.
 - 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.

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. That this ordinance shall become effective ten days upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF OCTOBER, A.D.
2009.

(Moved: Kerdyk / Seconded Withers)
(Yeas: Withers, Kerdyk, Slesnick)
(Nays: Anderson)
(Majority: 3-1 Vote)
(Abstentions: Cabrera)
(Agenda Item: E-1)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - LOCAL PLANNING AGENCY
PLANNING AND ZONING BOARD - PUBLIC HEARING - 7/29/2015

in the XXXX Court,
was published in said newspaper in the issues of

07/16/2015

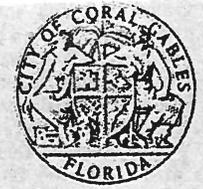
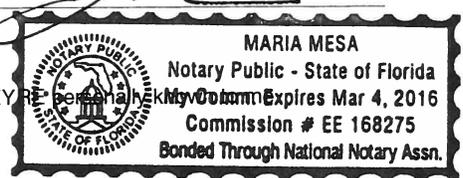
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this
16 day of JULY A.D. 2015

(SEAL)

O.V. FERBEYRE



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

**CITY PUBLIC HEARING LOCAL PLANNING AGENCY/
PLANNING AND ZONING BOARD
DATES/TIMES WEDNESDAY, JULY 29, 2015,
6:00 - 9:00 P.M.**

**LOCATION CITY COMMISSION CHAMBERS,
CITY HALL, 405 BILTMORE WAY,
CORAL GABLES, FLORIDA, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Townhouse on Valencia Phase II" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.27 acre property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida; providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
3. 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 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.

Items 4 through 7 are related.

4. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)
5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (LPA review)
6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8," by removing provisions restricting FAR, height and setbacks for the property legally described as Tract A, Riviera Section Part 8; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (Legal description on file at the City)
7. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as the "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">July 17, 2015</p>	
<p>Applicant:</p>	<p>Liberty Caffé</p>	
<p>Application:</p>	<p>Conditional Use with Site Plan Review for Special Use (S) zoned property</p>	
<p>Property:</p>	<p>Coral Gables Country Club (997 North Greenway Drive)</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>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</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on July 29, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

“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 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.”

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida