

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)  
(Yeas: 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