



Ricardo Herran, Zoning Technician
 305.460.5237
 Date: 08.04.09

PRELIMINARY ZONING ANALYSIS-997 N. GREENWAY DRIVE

Project Architect: CCI Club Design
Phone: 972.253.3583
Board of Architects: Plans have not been presented as of 08.04.09

In the provided column below items in italics require approval/verification from City departments other than Zoning. Items in bold require approval/verification from the Zoning Department.

<i>CODE SECTION/DOCUMENT</i>	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
Land Use Map, Plate 3 of 18.	Religious/Institutional	
Zoning Map, Plate 3 of 18.	Special Use District.	
Survey (07.28.09)	Lots 1 through 9 and Lots 37 through 39, Block 32, CORAL GABLES SECTION B.	
Section A-7-Section B.	<p>C. Setbacks-Minimum front.</p> <p>1. Facing upon North Greenway Drive or South Greenway Drive-35 feet.</p> <p>4. Facing upon Granada Boulevard-50 feet.</p>	<p>1. Proposed outdoor dining area (Nove pavers) and outdoor café seating area (Liberty Café pavers) encroaches on required 35' setback.*</p> <p>4. Proposed outdoor café seating (Liberty Café pavers), colonnade with trellis, brick pavers, and relocated irrigation pump and tank encroaches on required 50' setback.*</p> <p>*Amount of encroachment</p>

		and distance from property line not able to be determined with information submitted on plans.
Section 4-204. Special Use (S) District.		
	C. Conditional Uses. 4. Country clubs.	4. Complies, subject property is a country club.
	D. Performance standards: 1. Setbacks: a. Front: 25 feet. b. Side: 20 feet (total). c. Rear: 5 feet. d. Setback from canal, waterway, lake or bay: 35 feet. 2. Height: 45 feet. 3. Landscaped open space: 35% minimum. 4. Floor area ratio: a. .35, when adjacent to a single-family residential district. 139,767 X .35=48,918 S.F.* *Based on site area provided in drawings dated 07.30.09.	1a. North Greenway Drive: superseded by site specific regulations (see review above). Granada Boulevard: superseded by site specific regulations (see review above). Alhambra Circle: Complies. 1b. Complies. 1c. N/A 1d. N/A 2. Complies, existing tower elements exceeding 45 feet in height are legally, non-conforming. 3. Unable to determine amount of open space provided; variance may be required. 4a. Complies, proposed addition and existing building does not exceed allowed FAR.
Section 5-101. General.		
	C. In no case shall an accessory	Does not comply, proposed

	building or structure be located closer to the front or side street of a lot or building site than the main or principal building.	colonnade and trellis is located closer to the front street (Granada) than the main building.
Section 5-113. Trellises.		
	Trellises shall be permitted as an accessory use in a single-family district or multi-family dwelling subject to the following conditions: G. The setbacks for trellises shall be governed by the same minimum setbacks as required for the main or principal building.	Does not comply, proposed trellis is located in a Special-Use district. G. Does not comply, proposed trellis encroaches on required 50' setback on Granada Boulevard.
Section 5-119. Restaurant, open air.		
	A. Open air dining on private property, as accessory to a restaurant, provided that: 3. That the open-air dining area shall not occupy an area of more than thirty (30%) percent of the public indoor area of the primary restaurant operation.	3. Does not comply, proposed open-air dining areas for Nove Restaurant and Liberty Café exceed maximum allowed of 30%.
Section 5-120. Fountains and reflecting pools.		
	Fountains and reflecting pools are permitted as an accessory use in any zoning district subject to City Architect approval.	<i>To be approved by the City Architect.</i>
Section 5-1409. Amount of required parking.		
	B. Calculation of parking requirements.	N/A, parking not triggered by proposed changes.
Other:		<i>Provide approval from the</i>

		<p><i>Parking Department for proposed valet parking and stand.</i></p> <p>Note: nighttime-use standards are not mentioned in the Special-Use District section of the zoning code; these provisions are included in the Commercial, Commercial Limited, and MXD sections.</p>
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