

**City of Coral Gables City Commission Meeting
Agenda Item F-6
March 20, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
Commissioner Michael Mena**

City Staff

**City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
City Attorney, Miriam Ramos
Deputy City Attorney, Cristina Suárez
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Historic Preservation Officer, Dona Spain**

Public Speaker(s)

**Susan Thomas
Laura Russo
Maria de los Angeles Hernandez-Pistorino
Luis Jauregui
Justin Yurkon
Mirtha Callava**

Agenda Item F-6 [0:00:00 p.m.]

A Resolution pursuant to section 3-1705 of the Zoning Code approving the dispute resolution agreement among William I. Muinos, Adriana R. Muinos, and the City of Coral Gables regarding the property located at 910 Capri Street and

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Agenda Item F-6 - Resolution approving the dispute resolution agreement between William I. Muinos, Adriana R. Muinos, and the City of Coral Gables regarding the property located at 910 Capri Street, for historic designation of the entire property; restoration and maintenance of the historic home on Lot 11; and that the owners are entitled to Lot 12 as a separate building site.

legally described as Lots 11 and 12, Block 83, amended Plat of Coral Gables Part of Granada Section, according to the plat thereof recorded at Plat Book 15, Page 7, in the Public Records of Miami-Dade County, Florida, which provides, in part, for historic designation of the entire property; restoration and maintenance of the historic home on Lot 11; and that the owners are entitled to Lot 12 as a separate building site, subject to additional terms and conditions in the dispute resolution agreement.

Mayor Valdes-Fauli: Alright, I'd like to take F-6, 910 Capri Street. This is a resolution and a public hearing.

City Attorney Ramos: F-6 is a resolution pursuant to section 3-1705 of the Zoning Code approving the dispute resolution agreement among William I. Muinos, Adriana R. Muinos, and the City of Coral Gables regarding the property located at 910 Capri Street and legally described as Lots 11 and 12, Block 83, amended Plat of the Coral Gables Part of Granada Section, according to the plat thereof recorded at Plat Book 15, Page 7, of the Public Records of Miami-Dade County, Florida, which provides, in part, for historic designation of the entire property; restoration and maintenance of the historic home on Lot 11; and that the owners are entitled to Lot 12 as a separate building site, subject to additional terms and conditions in the dispute resolution agreement. The Deputy City Attorney is prepared to present the settlement terms in this matter. We also have present counsel for the owners of 910 Capri, and this is a public hearing.

Deputy City Attorney Suárez: Good morning, Mayor and Commissioners.

Mayor Valdes-Fauli: Good morning.

Deputy City Attorney Suárez: This matter came before us initially, because the owners of the property were looking to do an addition to the property. Historic -- the Historical Resources Department is looking -- is seeking to designate the property as historic. Significantly, there's a

garage that Historic would not have recommended of demolition. According to the owners, the garage is not functional as a garage. It does not fit a car. And not allowing them to demolish that garage would have complicated their addition. So, they raised this potential dispute -- this Bert Harris claim, essentially. And what we've agreed upon -- this proposed dispute resolution agreement provides that the owners are not going to oppose historic designation, so the property -- the entire property will be designated historic. The historically significant garage will not be demolished. There will be two separate lots. There's a later-built addition on part of the historic home that will be demolished, because it's not historically significant. They're agreeing -- the owners are agreeing that each residence on each of the lots will not exceed 2,100 square feet, which, combined, would be the maximum, essentially, that could be built if it were one building site. In addition, there's a tree removal permit that will be approved. And as is standard with these type of agreements, there's a release of the City for any potential Bert Harris claims.

Mayor Valdes-Fauli: Okay, this is a public hearing. I would like to call Susan Thomas. Good morning.

Susan Thomas: Good morning, everybody.

Commissioner Lago: Good morning.

Ms. Thomas: Well, I am the resident across the street from this proposed address. And there are...

Mayor Valdes-Fauli: Susan, will you...

Ms. Thomas: Lower?

Mayor Valdes-Fauli: Yeah.

Ms. Thomas: Okay, is that better? I am the resident across the street from this proposed complex. I live at 911 Capri Street. A couple of things. The very first I heard about this was Saturday, when a neighbor came over to inform me what was going on. Supposedly, letters were sent to inform the residents of this, but I did not receive one. And I know of a couple of other people that didn't receive one. So, I'm here to firmly oppose this for several reasons. The first is if you know Capri Street, it's a small street. It was built in the early part of the Gables history. Most of the houses are single-family houses, with one-car driveways. And most of the residents don't have one car anymore. So, if you come, say, on a weekend and you look at Capri Street, it doesn't look like Coral Gables at all. It looks like some other entity. This would be right across the street from me. You're building houses -- again, 50-foot lot. The most you could probably get would be a two-car driveway. Not even that many residents have two cars anymore, so you're adding to the swale. You're adding to the trash. You're adding to the traffic. It's a tiny street. One of the reasons we do like the street is because across you have nice houses with big pieces of land. Coral Gables says you're all for sustainability and making things green, and I believe you are. But, you're going to take a lovely piece of land for basically people -- they're not -- my understanding is these folks aren't going to live there. This is strictly for profit, and you're going to impact the lives of the people who do live on the street. If we had more time, I have other neighbors that are against this, but they didn't have time to get here or they work. And I believe some of them sent you letters already. So, I can tell you that the majority of the street -- and I say this with confidence after speaking to several people yesterday -- are firmly against this. Please -- it's awfully crowded up there already. You've got a lot of houses. You've got a lot of cars. Don't add to it. You want to make our lives better? Don't do this to us. Thank you for letting me speak.

Mayor Valdes-Fauli: Thank you, Susan. Any other -- anybody else wants to speak?

City Attorney Ramos: Ms. Russo, who represents the owners of 910 Capri, is here.

Mayor Valdes-Fauli: Yes.

Laura Russo: Good morning, Mr. Mayor, members of the Commission. For the record, Laura Russo, with offices at 2655 Le Jeune Road. I am here this morning representing Dr. William Muinos, and his wife, Mrs. Adriana Muinos, along, this morning, with the architect, Luis Jauregui, who has been working with them. I came on board after the dispute had commenced and after this resolution had come to be under the prior City Attorney. I think there are some facts that are incorrect that have been put of record, so I'd like to set them straight. Dr. and Mrs. Muinos own the property. They are current residents of Coral Gables. They live on Biltmore Court. And they bought this property in order to downsize, as they get ready to move into a different phase of their life. They hired Mr. Jauregui to help them work on an addition. It is a house that sits on two lots. And looking at the current layout of the old historic home that exists there with a post-World War II addition that was done, they came up with a plan to actually use the entire property.

Mayor Valdes-Fauli: Can I interrupt for a second? You say it sits on two lots, but it's one lot. I mean, it hasn't been split.

Ms. Russo: It's one...

Mayor Valdes-Fauli: So, it's one...

Ms. Russo: That is...

Mayor Valdes-Fauli: Building lot.

Ms. Russo: That is correct.

Mayor Valdes-Fauli: So, it's not two lots. It's...

Ms. Russo: That is correct.

Mayor Valdes-Fauli: A larger lot, okay.

Ms. Russo: That is correct.

Mayor Valdes-Fauli: It's one lot.

Ms. Russo: Correct. Well, it's two lots, one building site.

Mayor Valdes-Fauli: One building site, right.

Ms. Russo: And...

Commissioner Quesada: Wait, hold on, hold on. Because that goes to -- that point goes to my, I guess, inquiry. There would be a -- this settlement includes a lot split, does it not?

City Attorney Ramos: It does.

Commissioner Lago: There's -- yeah.

Mayor Valdes-Fauli: We're talking about a lot split....

Commissioner Quesada: Yeah.

Commissioner Mena: Yeah.

Mayor Valdes-Fauli: Which I...

Commissioner Quesada: Okay.

Ms. Russo: Right.

Mayor Valdes-Fauli: Adamantly oppose. Go ahead.

Ms. Russo: Right. And so, this is -- again, my understanding is I came in after the dispute resolution had been established, and I came in more as an architect to try to work it out. But, it is my understanding that there was some plans discussed with reference to an addition to the existing house that were looking to demolish the garage, which is not your typical old Spanish garage. It is toward the back of the property, but it is not detached. It's attached. It did not fit the -- a normal car, and again, is not elevated. So, in trying to do an addition over the balance of the property, there were some internal issues and they were looking to demolish that garage. As you know, the City has an ordinance that does not allow for any demolition, partial or otherwise, without Historic signing off. It is my understanding -- and Historic will be best -- I'm going to -- I'll show you...

Historic Preservation Officer Spain: I'll pass it out. (

Commissioner Mena: Thank you.

Ms. Russo: Historic staff -- it's my understanding...

Commissioner Lago: Thank you, Dona.

Ms. Russo: Was very concerned about demolishing any portion of the home, because it would impact the beauty of this 1920s home. And as we know, Historic wants to protect it. So, apparently, Historic, along with my clients and the architect, tried to find a way that would work for both parties, for the City trying to preserve a historic home in as close to its original state,

especially on the front façade, and to allow a construction of a house. And so, the issue became a give and take. And it is my understanding that, in the give and take, the house that could be built on the adjacent lot would be less than could be built if someone were to go build it just as an existing single-family 50-foot lot. So, there were concessions made on both sides. There was a 1945 addition that is not shown in this house that really takes away a lot from the look of this 1926 home. So, another concession made by my clients was to remove that addition in order to keep the façade of the home as close to the 1920s as possible. So, the dispute resolution was actually a negotiation between the City and the Historic Department and my clients and their needs to develop. And so, there were conditions. When I came on board, I initially met with Craig Leen. I've since met with Miriam Ramos. We've met with Cristina Suarez, with Suramy Cabrera, with Peter Iglesias, with Donna Spain, Kara Kautz. And so, this has been an integrated effort to try to maintain an existing home and build a smaller home than would be allowed. I mean, originally, the intent of my clients was to build a home over both parcels, you know. But it would be one home over both parcels, but because of the existing interior layout, the garage would have needed to be demolished.

Mayor Valdes-Fauli: Thank you.

Ms. Russo: So, I'm...

Mayor Valdes-Fauli: Oh, I'm sorry.

Ms. Russo: Happy to answer -- no, I'm happy to answer any questions, as is the architect, who's here, who was...

Mayor Valdes-Fauli: Are you aware of the -- why the anti-lot splitting ordinance came into effect?

Ms. Russo: Am I? I am probably more aware of it than anyone since...

Mayor Valdes-Fauli: Beautiful, beautiful. Because as I understand it, people were buying these 100-foot lots or 125-foot lots, splitting them, and then building two little houses, because everybody wanted to live in Coral Gables. And yes, the reason for this is the historic character of the property, but I am very much against splitting lots and creating two 50-foot lot houses, and especially, in North Gables, and especially, in Capri, which is a small street and beautiful houses and no more congestion there. I mean, this is a beautiful property and, yes, it was designated historic for some reason, but -- because it is historic...

City Attorney Ramos: It hasn't been yet, sir.

Ms. Russo: No, it hasn't.

City Attorney Ramos: This agreement means they don't contest the designation.

Mayor Valdes-Fauli: Oh, okay.

City Attorney Ramos: Otherwise, we would move forward...

Mayor Valdes-Fauli: Well, maybe they should...

City Attorney Ramos: With designating it.

Mayor Valdes-Fauli: Contest the designation, because I'm very much anti-lot splitting to create two 50-foot lots. There's also going to be a tree removal. God knows what they're going to remove there. And that'll change the character of the street and...

Ms. Russo: Let me just answer. The tree will probably have to be removed regardless of whether or not there is a lot...

Mayor Valdes-Fauli: Well...

Ms. Russo: Separation or whether -- because the tree is currently affecting the foundation of the home. And so...

Commissioner Lago: What tree is that?

Ms. Russo: There has been an engineer. There has been a letter that has been submitted.

Mayor Valdes-Fauli: Well...

Ms. Russo: And Mr. Iglesias has...

Mayor Valdes-Fauli: Okay.

Ms. Russo: Reviewed it. So, the tree is going to probably go whether it's one house over two lots or whether it's, you know...

Mayor Valdes-Fauli: There will always be a good reason for...

Ms. Russo: Whether the dispute resolution goes forward. I just...

Mayor Valdes-Fauli: Splitting the...

Ms. Russo: Wanted to make the record clear.

Mayor Valdes-Fauli: I'm very much against it.

Commissioner Lago: What species of tree is it?

Ms. Russo: It is an oak tree and it's...

Commissioner Lago: How old is the tree?

Ms. Russo: It's been reviewed -- I don't know the age of the oak tree, but there will be appropriate mitigation. It has already been reviewed by the City's division, because it is impacting the historic home.

Commissioner Mena: Dona, could you give us a brief explanation of the historic part of this?

Historic Preservation Officer Spain: So, I -- if I remember correctly, I believe this came as a total demolition. I -- although I could be wrong about that.

Mayor Valdes-Fauli: This came what, I'm sorry?

Historic Preservation Officer Spain: It wasn't -- it was just a garage?

City Attorney Ramos: Total demolition.

Historic Preservation Officer Spain: So, the home is historically significant. It can be designated as it is now, even with the addition that spans across the property line. It still would qualify as a historic home. I think...

Commissioner Mena: The garage as well?

Historic Preservation Officer Spain: Pardon me?

Commissioner Mena: The garage as well?

Historic Preservation Officer Spain: The garage as well.

Commissioner Mena: Okay.

Historic Preservation Officer Spain: The issue was the garage because we would not want the garage to be demolished, because it's part of the historic fabric. And in addition to that, they could do a large addition to this home that I believe would be 4,300 square feet. The resulting house would be over 4,000 square feet. And so, when we first discussed it with Craig Leen, he thought it would be more appropriate -- I certainly agree -- that it would be more appropriate for the historic home to stand alone and be returned back to what it was in the 1940s. That's not required in order to have it designated as historic, but it would be preferable, and then there would be another home on the other...

Mayor Valdes-Fauli: Who promoted the designation?

Historic Preservation Officer Spain: Pardon me?

Mayor Valdes-Fauli: Who promoted the designation? Was that sua sponte or did...

Historic Preservation Officer Spain: I don't know how it came before us.

City Attorney Ramos: You were asked for a demo permit, you reviewed it...

Commissioner Lago: No, it was reviewed.

Historic Preservation Officer Spain: Oh, yes it was.

Mayor Valdes-Fauli: Okay.

Commissioner Lago: That's required

Historic Preservation Officer Spain: That's exactly what it was. It came as a demo permit, and I have to review all demo permits.

Mayor Valdes-Fauli: Okay.

Commissioner Lago: Could I ask you a quick question? And maybe Peter or Ramon is more appropriate to respond to me. I want to talk a little bit about the lot sizes on Capri. I want to talk about similar homes in the area. And from my understanding...

Mayor Valdes-Fauli: Before we do that, can we finish the public...

Commissioner Lago: Oh, I didn't know. I thought we were done.

Mayor Valdes-Fauli: Yeah. No, no...

Commissioner Lago: I apologize.

Mayor Valdes-Fauli: We're not.

Commissioner Lago: Excuse me.

Mayor Valdes-Fauli: We're not. I'd like to call the other neighbors or whoever wants to speak, and then we'll continue this. I'm sorry.

Commissioner Lago: Okay, no worries.

Mayor Valdes-Fauli: Yeah. Maria de los Angeles Hernandez-Pistorino. Whoever wants to speak, please fill out a card over there. Hello.

Maria de los Angeles Hernandez-Pistorino: Hello and good morning.

Mayor Valdes-Fauli: Morning.

Commissioner Lago: Morning.

Ms. De los Angeles Hernandez-Pistorino: I am Maria Hernandez-Pistorino. My complete name is Maria de los Angeles Hernandez-Pistorino.

Mayor Valdes-Fauli: Very elegant name.

Ms. De los Angeles Hernandez-Pistorino: I have owned the property since 1984, and we bought it at the time because it was designated a historic...

Mayor Valdes-Fauli: You're the next-door neighbor, right?

Ms. De los Angeles Hernandez-Pistorino: The property I own is next to 910.

Mayor Valdes-Fauli: Right.

Ms. De los Angeles Hernandez-Pistorino: We are at 918...

Mayor Valdes-Fauli: Okay.

Ms. De los Angeles Hernandez-Pistorino: Capri Street.

Mayor Valdes-Fauli: Yeah.

Ms. De los Angeles Hernandez-Pistorino: I object to regarding dividing the existing home into two lots. We bought it since 1984, because it was historic. We met the previous owner, and we were in love with the property. We bought it because, at both sides, our property has greenery, greenery from this side and greenery from the north side. We don't have the house right on the perimeter of the line of the property. We have enjoyed peace and tranquility for 34 years in our neighborhood. Our neighborhood is very quaint and most of the houses are historic. If I had known that this would have come up back then, I would not have even considered buying a property. I was not advised of this hearing until last week when I got a courtesy letter in the mail, on March 14. This letter was sent by regular mail and postmarked on March 10. The resolution states that the property owners within 1,000 feet were informed. This is not enough time for a property owner to react to what is actually a rezoning. I have not had time to retain an attorney to help me voice all these objections. The new recent owners of 910 knew very well what restrictions were on the property when they bought it. I think they are just creating a buildable investment property next to us. The construction of a new house between two properties will diminish the historical character of our neighborhood. The new house will reduce the relative historical value of our home. It would also diminish the small amount of open green space that still remains in Coral Gables. Passing of this resolution will set a precedent for other properties in large lots to be broken in -- by investors, into smaller buildable lots in the name of maintaining "historical" homes. This will diminish the historical nature of our neighborhoods in Coral Gables. Members of my family have been -- owned homes in Coral Gables since 1954. In the future, I plan to use this home as my retirement home, which we kept historical, as it was built in 1922. I've applied for permits to keep our house in its original appearance of awnings, (INAUDIBLE) barrel roof, original wood casement windows, Spanish exteriors, et cetera, because we wanted to keep that historical element. My neighbors will reduce the historical appearance of our home by erecting another residence on the open space that now exists. Finally, I believe the value of my property will diminish. We plead and request that this hearing

would be postponed until we have time to find an attorney to be able to help us with this situation. Thank you for your time.

Mayor Valdes-Fauli: Thank you very much, ma'am.

Commissioner Lago: Thank you.

Ms. De los Angeles Hernandez-Pistorino: God bless you.

Mayor Valdes-Fauli: Thank you. I'd like to call Luis Jauregui.

Luis Jauregui: Good morning. My name is...

Mayor Valdes-Fauli: Good morning.

Mr. Jauregui: My name is Luis Jauregui. I work at 2727 Salzedo Street. I'm an architect.

Mayor Valdes-Fauli: Luis...

Mr. Jauregui: I proudly serve on the Board of Architects, as well, as you know. I come here weekly to look at the aesthetics of the houses everywhere. I happen to be the -- Mrs. and Mr. Muinos' architect, but I'm really here to speak about architecture, as opposed to the resolution, which I'm in favor of. If you consider the street, Capri, right, and you look at the density of the properties that are there right now, most of those properties range between 1,700 and 2,100 square feet. It is not really about the lot size they want you to worry about. It's about the massing and the density that's produced by the new architecture that's formed. So, the idea that all these homes are on big lots, they remain smaller properties of 1,700 to 2,100 square foot homes, right. And they're broken up between massing and greenery, massing and greenery, right. When you have one big lot -- and we have our current Code that allows you to build a

4,200-square foot house, the massing, all of a sudden, changes on the street. It becomes this very big McMansion on a street that has 1,700 to 2,100 square foot homes. So, the fact that we live in a city that is looking for density, right, we appreciate them not being able to build one continuous house that is 80 foot long. We would -- it's much nicer for them to build -- to keep the original house, which, by the way, is 100 percent intact once they take out that '40s addition that was done, it'll be -- and it's believed to have been a Fink house. It's not registered as a Fink house, but it's believed to be a Fink house. The addition that they're proposing is very small, because it's being limited by this resolution to 2,100 square feet, right, and then they will build a house on the adjacent lot that Historic is going to look over and the Board of Architects is going to look over, so that it is architecturally significant for the street. What does that mean? That the massing is appropriate with the street, that the ornamentation, the windows, the doors, the barrel roofs and all that are in compliance with what the street has to do. If you look, there's a mistake that's already been made just north of them in a 100-foot lot. Somebody tore down a house and they built a 4,000 square foot house there. That looks odd because every other house there is between 1,700 and 2,100 square feet is what they're going to get. Does anybody have any questions for me?

Mayor Valdes-Fauli: Thank you, Luis. He's a very good architect. I'd like to call William Muinos.

Commissioner Quesada: What's the average lot? Does anyone know what the average lot size is for the homes in that area?

Commissioner Mena: I think that's what Commissioner...

Mayor Valdes-Fauli: Good morning.

Commissioner Mena: Lago...

William Muinos: Mayor, how are you?

Commissioner Mena: Was asking of Ramon.

Commissioner Quesada: I'm sorry. You may proceed.

Mayor Valdes-Fauli: Yeah.

Mr. Muinos: No, but it's important because the -- what Luis stated is that really what we're proposing is a continuum of what is...

Commissioner Quesada: You're the owner of the home?

Mr. Muinos: I'm the owner, yes. William Muinos. I live in 4804 Biltmore Drive. I've lived in Coral Gables since 1990, so everyone wants to express their history. I work at Nicklaus Children's Hospital since 1985. I've been in this community all my life. So -- I'm not a developer. And what we're proposing makes complete sense, if, from what I'm hearing today, is what the City of Coral Gables wants to do. That -- Capri is a historic, old Spanish street. A 4,000-foot modern home does not fit there, and we saw that. And another issue, there is no empty lot there. It was fence -- the fenced-in -- when we saw it, fenced-in, overgrown area, so there's nothing manicured about that emptiness at all. It was fenced in, and I think the fence was an old metal fence, an eyesore. The house, in my opinion, has been an eyesore for probably a decade. And what we're proposing to do is increase the value of everyone's property there. It will be a continuum of what's there; small lots with small homes, historic homes that I think would bring the value and really show what that street is all about. And I -- Mr. Mayor, I know you oppose the splitting of lots, but that splitting of lot would not increase any density whatsoever. What would increase the density would be to put a 4,000-square-foot home there. That would increase the density.

Commissioner Quesada: Yeah, but hold on...

Mr. Muinos: As far as the traffic is concerned, we're -- you know, there is no increased traffic because we're bringing in -- for us, we're going to live in one of them and there's two of us. And we wouldn't put any -- we wouldn't park any cars out, you know, in the median strip. We don't do that now, so I don't know what they're talking about that it would be an eyesore to the block. Go ahead, Commissioner. You have a question.

Commissioner Quesada: Yeah. I'm sorry, I just -- I have the Google Maps up right now, so we're just -- we're looking at the location.

Mr. Muinos: Okay.

Commissioner Quesada: So, let me make sure I understand this correctly, the way it was explained to me. So -- and I'm looking at the picture of the house. So, if I'm standing in front of the house to the right, there's a garage, and then you have the main house. And then, to the left, there's another little -- seems to be -- maybe it was an addition added on.

Mr. Muinos: Addition, 1940s addition.

Commissioner Quesada: Alright, so -- and again, this is just -- clarify the facts for me. The idea would be to get rid of that addition...

Mr. Muinos: Yes.

Commissioner Quesada: Split the lot there and allow a building there.

Mr. Muinos: Correct.

Commissioner Quesada: Okay. So, you know, I'll be honest with you. I don't drive down this street often, but I have been down this street many times before. And I believe there is -- across the street, on the Miami side, there's the supermarket on the other side and there's -- there might be even some multifamily near 8th Street.

Mr. Muinos: Yes.

Commissioner Quesada: Is there? Yeah.

Mr. Muinos: Right. At the end of the block, there's a barrier.

Commissioner Quesada: So, the thing with these streets -- with this street, it's narrow. It's tight because the Google street view that I'm looking at, you know, you see cars parked...

Mr. Muinos: Yeah.

Commissioner Quesada: In the middle of the street and you can tell it's tight. And I can imagine when there's a landscaper or a gardener there, it's even less (sic) tight. And I live...

Mr. Muinos: Well, let me interrupt you for...

Commissioner Quesada: And I live on a street similar to this.

Mr. Muinos: Yeah.

Commissioner Quesada: So, I understand what it's like when people are parking in swales and it feels like it's your -- it feels like you're dodging cars when you drive around. So, I'll be honest with you. When I hear the comments from the neighbors, what I think is, well, if you're going to

have another house here and you have more cars, obviously, that -- people living there and people visiting there and it's going to add more to the street. So, I understand that.

Mr. Muinos: Well, let me ask you something.

Commissioner Quesada: I mean, I think that's what they're referring to about the additional congestion...

Mr. Muinos: Yeah, yeah.

Commissioner Quesada: In traffic.

Mr. Muinos: But let me ask you something.

Commissioner Quesada: Ask away.

Mr. Muinos: What is the difference of putting a 4,000-plus house there, which would have to be multiple bedrooms, okay, multiple bedrooms because that's what it takes, maybe four or five bedrooms in order to maximize what you could do allowed by the City of Coral Gables as it is. Don't you think that would increase the congestion, because you're going to have to have a big family with lots of cars and so forth? Don't you think so?

Mayor Valdes-Fauli: The problem here is that you...

Commissioner Quesada: Yeah, it's possible, absolutely.

Mr. Muinos: Two small houses where...

City Manager Swanson-Rivenbark: Excuse me, sir. I know this is a difficult issue and we're trying to work through it. I know that you have had a lot of discussions with certain members of the City staff and that you want us to move forward. We're just trying to figure out how to make it all work.

Mr. Muinos: No, I understand that, ma'am. But I'm just trying to say that you're bringing up these very, very moot points that are trying to overwhelm the project, which I -- in my opinion, it's not realistic.

Mayor Valdes-Fauli: The problem is that you bought a historic house and now you want to demolish it. And maybe you...

Mr. Muinos: I don't want to demolish it.

Mayor Valdes-Fauli: Should not have bought it.

Mr. Muinos: I don't want to demolish it. I want to restore it.

Mayor Valdes-Fauli: Okay.

Mr. Muinos: I don't want to demolish it at all. I want to restore it to its pristine state and build...

Mayor Valdes-Fauli: And build a 4,000...

Mr. Muinos: And build another one exactly like that one, or you know, similar...

Mayor Valdes-Fauli: No, no, no, no. Without the lot splitting...

Commissioner Quesada: Yeah.

Mayor Valdes-Fauli: Without the lot splitting, you want to demolish the house and build a 4,000 square foot home.

Mr. Muinos: No, not...

Ms. Russo: That's incorrect. I think the record needs to state that the request for demolition that came to Historic was partially -- was only the garage. So, it was only the garage that was the request for demolition. Will you...

Historic Preservation Officer Spain: That's right. And I need to also explain that I think it's historically significant with the addition on the double lot. And we intend to take it to the Preservation Board for designation, regardless of the outcome of this.

Mayor Valdes-Fauli: So, can we demolish the garage?

Historic Preservation Officer Spain: I would not recommend in favor of that.

Mayor Valdes-Fauli: No, you wouldn't, but is it -- half a loaf better than no loaf? A historic house without the garage versus no historic house.

Historic Preservation Officer Spain: Well, in my view, the demolition of the garage would need to go to the Historic Preservation Board as a certificate of app...

Mayor Valdes-Fauli: What? I'm sorry?

Historic Preservation Officer Spain: It should go to the Historic Preservation Board as a Certificate of Appropriateness.

Commissioner Quesada: Let me jump in here for a second, just real quick. I hate the bureaucracy that sometimes gets created in these processes because the unfair part to him, the property owner, is he sort of worked out an agreement with staff and now, all of a sudden, it may blow up. So, that's about the fairness in the process here, which -- so, I feel for him on that. But at the same time, I feel like there wasn't notice given to the surrounding neighborhood.

Historic Preservation Officer Spain: Well, I believe the property...

Commissioner Quesada: That we -- wait, hold on...

Historic Preservation Officer Spain: Was posted.

Commissioner Quesada: Hold on, hold on. The way we typically do for a lot split. The way we typically do it for a lot split. So, I just feel like the process here could have been better. Because typically, when staff has worked something out with the residents, I try to do everything I can to approve it, because it's been a long and painful process to get there, and then it comes to us and it gets blown up; that's just not right. you know, I

Historic Preservation Officer Spain: Okay. But just so you know, I need to put on the record that the property was posted and notices were sent out by the City Attorney's Office for 1,000 feet. And that's the identical notice that we do for lot separations.

Commissioner Quesada: Okay.

Historic Preservation Officer Spain: It's at a Commission level, but not at the Planning and Zoning...

City Manager Swanson-Rivenbark: But, I have to...

Commissioner Quesada: Okay.

City Manager Swanson-Rivenbark: I have to step in here.

Commissioner Quesada: I didn't realize that.

City Manager Swanson-Rivenbark: For a minute. The notices went out when?

Historic Preservation Officer Spain: I don't know.

City Manager Swanson-Rivenbark: Yeah.

Historic Preservation Officer Spain: I have no idea.

City Manager Swanson-Rivenbark: And so...

Historic Preservation Officer Spain: That was done by the City Attorney's Office.

City Manager Swanson-Rivenbark: But -- I don't normally drive outside my lane, but I'm out here now, because you all want to do the right thing for the historic home. You want to renovate it and celebrate it and live there, and we appreciate that. And that you want to have a home built next to you. And these neighbors love their neighborhood too. It almost seems to me that if we could -- if the Commission would agree -- that we postpone this -- we continue this item until next week. We would be happy...

Historic Preservation Officer Spain: (INAUDIBLE).

City Manager Swanson-Rivenbark: To meet with all of the neighborhood and talk through it, because you want to be good neighbors and they want to be good neighbors. And if we're already started the, you know, polarization of the street, it takes away from Capri. So...

Mayor Valdes-Fauli: Let's listen to -- we have two more here.

City Manager Swanson-Rivenbark: If we can help in the process, let us know.

Mayor Valdes-Fauli: Alright. Justin Yurkon, 906 Capri Street. Hi.

Justin Yurkon: Either one?

Mayor Valdes-Fauli: Huh?

Vice Mayor Keon: Either one.

Commissioner Quesada: Either one.

Mayor Valdes-Fauli: Either one, as long as you put it close.

Ms. Yurkon: Hi. I live next door to the home in process, and I've spoken with them several times. It was my understanding -- I never knew the lot was going to be split. It was my understanding that the oak tree had to come down in order to make it a historical home. They're building up to -- from the agenda saying it's up to five feet from the back property line. I never received notice, even though we had spoke to them, so I know about the meetings. Putting two houses on -- this house has sat for 90 years on two lots. To ruin this at this point -- you don't have to put a 4,200 square foot home on it. It could be a nicer, smaller home on a big lot, and that's one of the draws for our street is that we do have a lot of green space. We have children that play in the streets. Our street is a dead-end. So, we have kids that are up and down. If you

put more cars in the swale, there's more chance for kids to get hurt. We had -- it's already hard enough to back out of our driveways now as it is. My next-door neighbor has a three-bedroom home and they have four cars. So, our swales already are turning into dirt piles. I really would like for you to consider seriously before approving the split of the lot.

Mayor Valdes-Fauli: I'm sorry. You'd like to consider what?

Ms. Yurkon: Really consider before you decide to split a lot to put more homes and more cars on an already congested street.

Mayor Valdes-Fauli: Thank you.

Ms. Yurkon: Thank you.

Mayor Valdes-Fauli: Thank you very much. Mirtha Callava, 822 Capri. Good morning.

Mirtha Callava: Good morning.

Commissioner Lago: Good morning.

Ms. Callava: Good morning.

Mayor Valdes-Fauli: No, no. Get it closer.

Ms. Callava: Okay.

Mayor Valdes-Fauli: There.

Ms. Callava: I also live in 822 Capri. My name is Mirtha Callava. And I agree with my neighbors that our street is already crowded. I mean, the swales are terrible. They are in dirt, and this would be adding more problems to our street. I appreciate, you know, if you can listen to us.

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Callava: Thank you.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: And I'd like to read something that I was asked to read here. Matthew Yurkon. A courtesy notice was not mailed to all property owners within a thousand-foot radius. Residents strongly oppose creating two building lots. Mrs. Muinos never spoke to neighbors about splitting site into two lots and falsely claimed she did. Residents feel additional development would permanently and negatively impact charm of neighborhood. We do not feel the Bert Harris Act is properly utilized. Residents don't want additional traffic or noise, want to maintain lower density and preserve quality neighborhood. There has been -- huh?

Commissioner Mena: Can we get some clar -- I wanted to get some clarification from Ms. Russo and maybe from Dona as well. The original request that prompted all of this...

Ms. Russo: The original request...

Commissioner Mena: You said was to tear down the garage...

Ms. Russo: Was to demolish...

Vice Mayor Keon: The garage.

Ms. Russo: The garage.

Commissioner Mena: And do what?

Ms. Russo: To demolish the garage and for a tree removal permit.

Commissioner Mena: But to demolish the garage to then do what?

Ms. Russo: To then do an addition...

Commissioner Mena: Okay, which...

Ms. Russo: Okay.

Commissioner Mena: Would yield -- what was the end game on...

Ms. Russo: Well...

Commissioner Mena: On that original request?

Ms. Russo: The end game -- I think the architect would be the best able to tell you what the end game was after the demolition...

Commissioner Mena: Because what we're talking about now is the...

Ms. Russo: Yeah -- no, the...

Commissioner Mena: Negotiated resolution...

Ms. Russo: Right.

Commissioner Mena: But, what was the original request is what I'm trying to understand.

Mr. Jauregui: So, originally, the way the house is loaded, it has all the communal functions on the north side of it where the garage is, right. So, if you look at the house on the garage side, the only possible addition -- because, if not, we would completely block the beautiful living room that it has -- would be to tear down the garage and a tree that is within two feet of the garage that, if the house is made historic, they won't be able to preserve it in perpetuity, because the tree roots are going to ruin the garage that has to be preserved. So, I came up with a plan to take down the garage, take down the tree and do the addition to the house along the northerly border; five feet on the side, as Code allows, and ten feet to the rear.

Mayor Valdes-Fauli: Which is where the garage is?

Mr. Jauregui: Which would impact the neighbor on the north the most, right, because the 1940s addition is off of the living room and it's a master bedroom and bath that they wouldn't be tearing down otherwise, right. So, when we took that to Historic because we need approval first, they said, sorry, you can't tear down the garage. We really like it. Now, the garage, mind you, is 9 by 20 and it's -- it's at street level. It's a crown of road elevation, so when it rains bad, it gets water in it. And whoever lived there before, converted it into a dwelling unit. So, the absolute best thing in light of not being able to tear down the garage is to preserve the beautiful house, do a small addition in the back that will not impact at all the street front at all. It won't impact the street front at all. Have a buffer of green space between two houses and construct a new house that Historic is going to manage and the Board of Architects is going to manage with how it looks. The parking issue does not change whether it's two houses or whether it's one house. Because if you have a five-bedroom, one house house, you're still going to have five to six cars. The best option is to have two properties, because you will be able to have two

driveways, with one garage or carport, and tandem parking inside. So, you're going to relieve at least three cars off of the street, and you're going to be able to do that twice. There is no way that you're going to be able -- on a 4,000-square-foot house -- put six cars inside their property. There's just absolutely no way that you're going to be able to do that, but with two lots, you will, so that the streetscape is going to look much better with the two lots. And again, I'd like to say that the density of the whole street, the massing, the way the buildings look, even if they're on a big lot or on a small lot, it doesn't make any difference. What makes a difference is that we keep that massing the same throughout the street as opposed to constructing a building that is -- what would it be -- would be 80 feet across, 29 feet high...

Commissioner Lago: Okay.

Mr. Jauregui: When everything is small, little (INAUDIBLE). So, that positive and negative, that solid with that green, that solid with the green is really what the street is about. It's not about the parking, and it's not about the lot size.

Commissioner Lago: Thank you.

Commissioner Mena: The -- sorry, and I followed most of your explanation of what the original plan was, but, again, the net -- at the end of the day, if you could tear down the garage, you were going to try to build a house of what size?

Mr. Jauregui: 4,200...

Commissioner Mena: 4,200.

Mr. Jauregui: 4,200 square feet.

Historic Preservation Officer Spain: Almost 4,300 square feet is what is -- what's allowed.

Mayor Valdes-Fauli: Into the...

Commissioner Mena: But remains...

Mayor Valdes-Fauli: The other lot.

Mr. Jauregui: Into the adjacent lot.

Commissioner Lago: So, with the lot...

Unidentified Speaker: Into the adjacent lot...

Mr. Jauregui: Which we...

Commissioner Mena: But maintaining the existing house, but for the garage.

Mr. Jauregui: One house, 4,200 square feet.

Commissioner Lago: So, if they go to a lot split -- if you're granted a lot split, you'd have one home that's 2,100 and one home that's (INAUDIBLE)...

Mr. Jauregui: Yeah.

Commissioner Lago: Okay.

Mr. Jauregui: It makes it a lot better.

Mayor Valdes-Fauli: But tell me, how can they -- if they want to live in 4,200 square feet, how can they live then in 2,100 square feet? I think that, you know, this looks like they're trying to sell the lot next door...

Mr. Jauregui: No.

Mayor Valdes-Fauli: To finance the making of their lot. Tell me how that works.

Mr. Jauregui: So...

Mayor Valdes-Fauli: They're willing to...

Mr. Jauregui: The difference is...

Mayor Valdes-Fauli: Stay at 2,100 if they can sell the lot?

Mr. Jauregui: So, the difference is that when you build from scratch, right, you can accommodate people's needs a lot better than...

Mayor Valdes-Fauli: Yeah, but you're doubling the size.

Mr. Jauregui: When you're using -- no, so...

Mayor Valdes-Fauli: Yes, you are. 4,200 versus 2,100, which is what they have, except that they're going to get the money for selling the lot next door.

Commissioner Mena: Well, if they're going to sell both lots.

Commissioner Lago: My understanding would be -- and I don't mean to speak for you -- but you'd probably build the home for your client, design the home, and then you would sell off the historic home.

Mr. Jauregui: Exactly.

Commissioner Lago: I would -- I imagine that's the goal.

Mr. Jauregui: Exactly.

Mayor Valdes-Fauli: It's the same thing...

Commissioner Lago: Because...

Mayor Valdes-Fauli: I mean, how big -- it's the same thing.

Commissioner Lago: No, no, no.

Mayor Valdes-Fauli: How big is the...

Commissioner Lago: I just...

Mr. Jauregui: I don't know...

Commissioner Lago: Yeah, but that doesn't even matter.

Mayor Valdes-Fauli: Yeah. They're not planning to live in either one, yeah.

Commissioner Lago: That's neither here nor there to me. My question is...

Mayor Valdes-Fauli: This is very disingenuous, (INAUDIBLE).

Mr. Muinos: Excuse me, excuse me, I'm sorry. Excuse me.

Mayor Valdes-Fauli: Yes, sir.

Mr. Muinos: There's a lot of things that -- you know, you're injecting a lot of things that you don't know anything about what my plans are, and you're erroneously interjecting.

Mayor Valdes-Fauli: Okay, fine.

Mr. Muinos: And I get offended by that.

Mayor Valdes-Fauli: Clarify this for me.

Mr. Muinos: So...

Mayor Valdes-Fauli: You want to build a 4,200 square foot house...

Mr. Muinos: I don't want to do that. I want to do what was suggested by my architect because it makes sense. That's exactly what I want to do. And if you really look at it and study it and even go out there and see what I'm talking about, you'll agree with me.

Mayor Valdes-Fauli: No, I know the street very well.

Mr. Muinos: Okay, well, then the continuity of the beauty of that street will continue if this plan is accepted.

Mayor Valdes-Fauli: But...

Mr. Muinos: And if I wanted to...

Mayor Valdes-Fauli: The intention that I'm getting is that you want to sell...

Mr. Muinos: Build a 4,000...

Mayor Valdes-Fauli: Both lots. You want to split it and sell it.

Mr. Muinos: Square foot house, whether I'm going to live in it or I'm going to sell it, that's my business. I think it's my business.

Mayor Valdes-Fauli: No, it isn't.

Mr. Muinos: And...

Mayor Valdes-Fauli: Yeah, but it's our business to preserve...

Mr. Muinos: I understand that.

Mayor Valdes-Fauli: The integrity of neighborhoods. And what I don't understand is if you are allowed to split the lots, right, you're going to live in a 2,100 square foot house?

Mr. Muinos: Well, if you want to know my...

Mayor Valdes-Fauli: That if...

Mr. Muinos: Personal opinion, yes, I am.

Mayor Valdes-Fauli: Okay, but then why...

Mr. Muinos: (INAUDIBLE) me and my wife.

Mayor Valdes-Fauli: Why not live in a 2,100-square foot house now...

Mr. Muinos: Pardon me?

Mayor Valdes-Fauli: Why do you say that you need to build a 4,200-square foot house if you are telling me that you can live in a 2,100-square foot...?

Mr. Muinos: Well, if you're talking about, you know, economics and as far as, you know, the return of my investment, that's logical to do something like that.

Mayor Valdes-Fauli: But that -- you see...

Mr. Muinos: But that would go -- no, but that would go against what we're trying to do.

Mayor Valdes-Fauli: What you're trying to do is sell the lot next door in order to live in a 2,100-square foot house and you've telling us that you need to do that because, otherwise, you would build a 4,200...

Commissioner Lago: Mayor...

Mayor Valdes-Fauli: Square foot house.

Commissioner Lago: If I may.

Commissioner Mena: Yeah.

Commissioner Lago: Just one second. I want to just get really back on track here. I'm of the belief that the Manager's comments, about ten minutes ago, I think they're the appropriate measure that should be taken today.

Commissioner Mena: Agreed.

Commissioner Lago: I think we should really defer this probably for the next meeting, which is in a week, or the April meeting, if possible. I just have some final comments that I was hoping to make 15 minutes ago, which I wasn't able to. And I'd ask for staff just to prepare a little brief memo or deliver them at the next Commission meeting. I think it's beneficial for everybody on this Commission. Number one, there's already a lot-splitting protocol in place, okay. I need you to tell me if these individuals came to me today -- the property's not historic and it was not deemed historic, would they meet the lot split protocol?

Unidentified Speaker: No.

Commissioner Lago: I know, but I need it in writing.

Mayor Valdes-Fauli: No.

Commissioner Lago: I know the -- but I need it in writing. I need it in writing and I need staff to tell me that because staff hasn't told me that, okay. I need that; that's number one. Number two, I need a simple...

Vice Mayor Keon: Ask Ramon.

Commissioner Lago: I know. That's what I tried to do before.

Vice Mayor Keon: You didn't get a chance.

Commissioner Lago: I couldn't get -- so, the second part on my question is very simple. Show me; show us similar lot sizes on Capri. I drove it and I want to kind of get a little bit more information from maybe an aerial perspective, not, you know, on the ground. So, show me the lot sizes, as it is right now. And I want to deem -- I want to review it myself and I want to see how it would break down if we keep it as a 10,000-square foot lot or if we go into two 5,000-square foot lots. I think we should table this discussion in reverence to the neighbors, make sure that everybody has all the necessary notice before we make a decision today and we move further on this.

Commissioner Mena: I agree. I don't -- I just want to say I don't necessarily think it matters whether or not these individuals plan to live in the house or not, you know. We can't control that. They may plan on living in it tomorrow, and they may sell it a year from now. That's not really the issue. The issue is what's appropriate for the neighborhood. I -- Ms. Russo, I would -- if -- I'd appreciate it if you can reach out to my office. I'd like to visit and see the property and maybe have an explanation...

Mayor Valdes-Fauli: It's a beautiful street.

Commissioner Mena: It's very difficult...

Mayor Valdes-Fauli: Yeah.

Commissioner Mena: You know, off of photos, to understand exactly what we're talking about, and I'd like to get a better understanding of that. I understand your point to a degree. That's why I'd like to see it in person, because I understand your point about density. I don't necessarily agree with it a hundred percent because you have empty nesters, right. My parents

have a four-bedroom home and there's only two people and two cars. So, it's not necessarily true that you're going to have four or five cars in a three- or -- in a four- or five-bedroom home. Probably, I assume, Commissioner Quesada's parents are similar and Commissioner Lago's parents are similar, so that's not necessarily the case. You also have families with young children who don't drive cars either. So, then you're going to have those families with kids in high school and college who do have cars. So, I think it just depends. We're getting too far into the weeds when we get into that. I think what really matters here is what's appropriate for this neighborhood, you know.

Mr. Jauregui: When you do your study, I think it's important to look at lot size plus the home size that's on that lot.

Commissioner Lago: Yeah, but...

Commissioner Mena: Yes.

Commissioner Lago: Again, that's what I'm hoping...

Mr. Jauregui: Because that's...

Mayor Valdes-Fauli: But...

Mr. Jauregui: That's the important...

Mayor Valdes-Fauli: But...

Commissioner Lago: You made...

Mayor Valdes-Fauli: But, I would also like to -- for you to address the 4,200 square foot...

Mr. Jauregui: Well...

Mayor Valdes-Fauli: Versus -- you know, which is...

Mr. Jauregui: Absolutely.

Mayor Valdes-Fauli: A threat...

Mr. Jauregui: That's what I'm trying to do.

Mayor Valdes-Fauli: That's a threat versus their willingness to live in a 2,100 square foot if we split the lot and they can sell the lot next door.

Commissioner Lago: And I want to be honest with you.

Mayor Valdes-Fauli: I want you to address that.

Commissioner Lago: And I want to be honest with you. And the last and third point that I forgot to mention, I want a real deep dive in regards to that tree. I want to understand; again, are there any other...

Mr. Jauregui: You'll see.

Commissioner Lago: Options that we have. Again, but I need to have my arborist and my team...

Mayor Valdes-Fauli: Right.

Commissioner Lago: Tell me about that, not just that...

Mr. Jauregui: Sure.

Commissioner Lago: We're removing an oak tree...

Mr. Jauregui: Sure.

Commissioner Lago: That's X amount of years old. So, I want to...

Mayor Valdes-Fauli: Alright.

Commissioner Lago: I want to understand about that. And when you start mentioning about lot size and all that kind of stuff and density and -- I know the point you're trying to make. You said it three times. But, I think it's a little bit beyond that because if we grant you, in a week or two weeks, three weeks, this lot split, I'm pretty sure there's two other homes in the neighborhood that may come also...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: And ask for the same because...

Mayor Valdes-Fauli: There will be.

Commissioner Lago: They're in the same kind of limbo as your client is. I'm not saying I'm voting against it. I'm not saying I'm voting in favor. I need more information. And I think the best thing to do is to give the neighbors the necessary time to have some sort of representation where they can come here and put together a plan, okay?

Vice Mayor Keon: Can I ask a...

Mayor Valdes-Fauli: And answer my question about...

Mr. Jauregui: So, obvious -- so what happens is that when you design a new 2,100-square foot house, the way you arrange the house is just as good as being able to live in a 4,200 square foot house. What happens is that...

Mayor Valdes-Fauli: Double?

Mr. Jauregui: Yeah, absolutely.

Vice Mayor Keon: Yeah.

Mr. Jauregui: So, what happens with this house is that the garage is tucked way back, right. It has a historic façade that you can't touch, and you end up with a beautiful living room and dining room that you don't want to touch and a beautiful window, right. So, one-third of that massing is already taken up, and you're only left with the other side that has a tree and...

Mayor Valdes-Fauli: Well, let's...

Vice Mayor Keon: I -- could I ask one question, please?

Mayor Valdes-Fauli: Yes, please. Let's finish this.

Vice Mayor Keon: I'm going to assume when you -- did you do a plan with the addition that if you were permitted to demolish this garage, did you have a plan that you...

Mr. Jauregui: Yes.

Vice Mayor Keon: Had developed?

Mr. Jauregui: Yes.

Vice Mayor Keon: And where did you replace the garage?

Mr. Jauregui: We added a carport in the front.

Vice Mayor Keon: You added a carport in the front.

Mr. Jauregui: So the garage is far back enough that without encroaching into the front setback...

Vice Mayor Keon: Right.

Mr. Jauregui: And still staying behind the front door, we could add a carport.

Vice Mayor Keon: You could add a carport.

Mr. Jauregui: Yeah, so the way the Code...

Vice Mayor Keon: And what would happen with this garage?

Mr. Jauregui: It...

Vice Mayor Keon: You would not have a garage? You would only have a carport?

Mr. Jauregui: It would have been demolished and the new structure put behind there, because it needed to be at the right elevation.

Mayor Valdes-Fauli: Vice Mayor, let's continue this when...

Vice Mayor Keon: Well, you know, but...

Mayor Valdes-Fauli: We hear it...

Vice Mayor Keon: I don't -- I would like to see the lot remain intact, only for the neighborhood. But, I certainly understand that sometimes the circulation and the way that these homes were built, the inside is not historic and can be, you know, removed, and probably you can build a more efficient home, you know, today than maybe they did at this time. I agree with you on that. But you know, I would like to see if there's a way to, you know, to -- so many of these smaller homes have been added onto. They're beautiful. You hardly would know that they had been added onto, because of the way that they have been added onto. And I'm sure that Historic and all could -- and the Board of Architects would also help guide you in how you could do that. And if you had to, you know -- I know you don't want to hear anything about demolishing this garage, but if you could keep the front of this house intact, leave this lot intact and allow you to expand this home, you know, and replace this garage, you know, in another way or another place that is attractive and good for this home.

Mayor Valdes-Fauli: A Certificate of Appropriateness to...

Vice Mayor Keon: I don't have any problem with that at all.

Mayor Valdes-Fauli: Demolish the garage.

Vice Mayor Keon: I mean, I don't -- and I know that Historic Preservation wouldn't like to see the garage demolished, but I think you have so many competing interests here and one is, you know, the -- maintaining the lot in its place. The other is, you know, responsive to the people

that own it so that they can, you know, build out a house that they can live in. And you know, if you can, you know, working with Historic and working with the Board of Architects, you know, it's really the frontage. I know that the garage is important to him. Something's got to give here, and I'd rather see it be the garage than maybe some of those other things. So, if you could maybe work together and come back. And I know that's not what Historic wants to hear, but you know, I think it's the front of this house and these dimensions and that scale and those elements is what you may -- you want to really preserve. So, if you can do that, I would rather see, you know, you add onto the house in a, you know, appropriate manner, and you will be guided by -- you've sat on the Board of Architects. You know what -- you know what they -- one of the items they look at is neighborhood compatibility, so they would not expect that you would develop, you know, a huge home that wasn't appropriate for the rest of this home and that was compatible with the neighborhood, and you can move forward. And if the cost to that is the garage, for me, I would support the cost of the -- I would give you the garage.

Mayor Valdes-Fauli: Alright.

Vice Mayor Keon: But, I don't know what everybody else on this panel feels, but...

Mayor Valdes-Fauli: No, let's continue this at the next meeting...

Vice Mayor Keon: So, I think then...

Mayor Valdes-Fauli: So we can go on...

Vice Mayor Keon: You know, with that direction, I'd rather you come back.

City Attorney Ramos: Sir, the next meeting is next Tuesday. If a notice was an issue and a longer period of time to notice, then I...

Mayor Valdes-Fauli: Let's go to the first meeting...

City Attorney Ramos: Suggest the meeting for...

Mayor Valdes-Fauli: In April.

City Attorney Ramos: April 10.

Commissioner Lago: Why don't we just move it to the first meeting in April?

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: I mean...

Mayor Valdes-Fauli: Okay. Let's go on. Thank you very much...

City Attorney Ramos: You have a...

Mayor Valdes-Fauli: Everybody.

Vice Mayor Keon: Thank you.

City Attorney Ramos: Can we take a motion to defer it to the first meeting in April?

Commissioner Quesada: So moved.

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: Second.

Mayor Valdes-Fauli: All those in favor, say “aye.”

The Commission (Collectively): Aye.