



City of Coral Gables
CITY COMMISSION MEETING
September 22, 2015

ITEM TITLE:

Case File COA(SP)2014-002

Donald and Jeannett Slesnick and Vincent and Carol Damian, as aggrieved parties, have filed an appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board at its regular meeting held on Thursday May 8th, 2014, to permit the laying of keystone pavers over the front yard of the property located at 997 North Greenway Drive (Coral Gables Country Club), a contributing structure within the "Country Club of Coral Gables Historic District," legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section "B", as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida, which will result in reducing the setbacks and the amount of required landscaped open space.

SUMMARY OF APPEAL:

The Historic Preservation Board at its regular hearing on Thursday, May 8th 2014 met to review an application for the issuance of a Special Certificate of Appropriateness for, a contributing structure within the "Country Club of Coral Gables Historic District," legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section "B", as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The application requested design approval for the installation of pavers and an exterior stair. Variances were also requested from the Coral Gables "Zoning Code". The applicants are appealing the decision of the Historic Preservation Board ruling as per resolutions HPR196-COA(SP)2014-02, HPR197-COA(SP)2014-02, and HPR198-COA(SP)2014-02 which granted variances for the laying of keystone pavers over its front yard and thereby reducing the setbacks and reducing the amount of required landscaped open space.

BACKGROUND:

On May 8th, 2014, the Historic Preservation Board met to review the requested design approval for the installation of pavers and an exterior stair. Variances were also requested from the Coral Gables "Zoning Code". At the meeting Anthony Di Donato relayed a desire to accommodate the community and said Liberty Café customers requested outside seating. Vincent Damian spoke against the application. Aldo Busot also requested that the application be denied. Paige A. Harper spoke against the application. Dan P. May also requested that the application be denied. Majid Bossoughi also spoke against the application. Ariel Fernandez requested that the application be denied. Jeannett Slesnick requested that the application and variances be denied.

During lengthy discussion, Board members voiced understanding about parking and traffic concerns. While empathizing with neighbors, they focused attention on the issues of the application and discussed appropriate action.


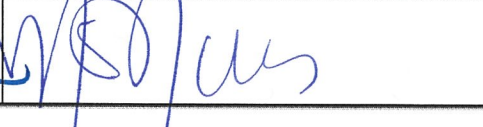

After all Board opinions were voiced, Mr. Silva suggested developing a functional solution for the proposed stairs on the other side of the pool deck, one that would not impact the historic nature of the building. From an architectural viewpoint, he advised that the pavers would not interfere with reading the green space as a lawn. He expressed an overall concern about the "piecemeal" nature of the country club's applications and suggested a more holistic approach to planning. The appeal was stayed and the parties are working on a petition to comply with the appeal fee waiver provision in Resolution 2014-224.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):		
Date	Board/Committee	Recommendation
05/08/15	Historic Preservation Board	Denied issuance of a Certificate of Appropriateness for the stairway entrance to the pool deck as depicted on the plans. (Ayes: 6, Nays: 1)
05/08/14	Historic Preservation Board	Granted a variance to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches vs. a minimum setback of thirty-five feet facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the “Coral Gables Zoning Code.” (Ayes: 6, Nays: 1)
05/08/14	Historic Preservation Board	Granted a variance to allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six feet nine inches vs. a minimum setback of fifty feet facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(4) of the “Coral Gables Zoning Code.” (Ayes: 5, Nays: 2)
05/08/14	Historic Preservation Board	Granted a variance to allow the property to provide approximately nineteen point four percent landscaped open space vs. property shall provide landscaped open space of not less than thirty-five percent of the area of the building site as required by Section 4-204 (D) (3) of the “Coral Gables Zoning Code.” (Ayes: 5, Nays: 2)
05/08/15	Historic Preservation Board	Approved issuance of a Special Certificate of Appropriateness for the keystone pavers as depicted on the plans. (Ayes: 6, Nays: 1)

PUBLIC NOTIFICATION(S):

Date	
04/25/2014	Miami Daily Business Review

APPROVED BY:

Department Director	City Attorney	City Manager
		

ATTACHMENT(S):

1. Results letter from Historic Preservation Board Meeting May 8, 2014
2. Resolution HPR196-COASP2014-02, Resolution HPR197-COASP2014-02, Resolution HPR198-COASP2014-02

3. Donald and Jeanette Slesnick, Vincent and Carol Damian Application for Appeal from the Historic Preservation Board
4. City of Coral Gables Notice Public Hearing
5. Letter of intent – Manuel A. Vega, Staff Report COA(SP) 2014-004, and Plans
6. Donald Slesnick – E-mail dated April 10, 2014
7. Dan May – Letter
8. Vincent Damian – E-mail dated April 11, 2014
9. Vincent Damian – Letter dated April 14, 2014
10. Donald Slesnick – E-mail dated April 14, 2014
11. Donald Slesnick – Letter dated May 6, 2014
12. Aldo Busot – E-mail dated May 7, 2014
13. Jose Luis and Nalvis Valera – E-mail dated May 8, 2014
14. COA(SP)2009-19 – Staff Report
15. Historic Preservation Board August 20, 2009 – Minutes
16. Historic Preservation Board September 15, 2009 – Minutes
17. 997 North Greenway Drive – Proposed Plans
18. Dan P. May – Comments give at May 8, 2014 Historic Preservation Board Meeting
19. E-mails between Dan P. May and City Staff/Officials
20. Historic Preservation Board May 8, 2014 – Verbatim Transcript