

*Law Offices of
Slesnick & Casey, LLP*

2701 PONCE DE LEON BOULEVARD
SUITE 200

Coral Gables, Florida 33134-6020

DONALD D. SLESNICK II
CERTIFIED IN LABOR & EMPLOYMENT LAW
CERTIFIED CIRCUIT COURT MEDIATOR
donslesnick@scllp.com

FAX (305) 448-5685
TEL (305) 448-5672

JAMES C. CASEY
FLORIDA SUPREME COURT
CERTIFIED CIRCUIT COURT MEDIATOR
jimcasey@scllp.com

May 6, 2014

Chairperson and Members
Historic Preservation Board
City of Coral Gables, Florida
c/o Dona M. Spain
Historic Preservation Officer

Re: Case File COA (SP) 2014-002, Coral Gables Country Club

Dear Chair and Members:

Please excuse me for not being able to make a personal appearance at your meeting of May 8th, but the date was set despite my notification to the City of my absence from the area. My spouse, Jeannett, plans to be in attendance to add her comments and respond to any questions regarding my input.

I write in opposition to the above-referenced application altering the physical configuration of the historic country club building located at 997 North Greenway Drive. This is of great concern to me, my family and our neighbors who live on a day-to-day basis with the challenges of having a commercial operation in the midst of a single-family residential historically-designated neighborhood.

I am intimately familiar with the club and its history. I was a member as a child (it was known then by its historic name: The Country Club of Coral Gables); my children were raised as members; I served as President; I served as Founding Chair of its charitable Foundation; I was Mayor during the restoration and transition from private club to catering facility and I have lived four doors east of the Club for more than 25 years.

As someone who helped in the creation of the current preservation ordinance, I realize that the role of your Board is more limited than that of the Planning & Zoning Board or the Commission. But that fact, however, should not deter you from considering the important negative impact that the proposal before you will have on the historic character of the district. If granted, it will cause increased parking pressures upon the neighborhood, upon the grounds of the historic Granada Golf Course and upon the five historically designated houses that are situated on the same block.

Chairperson and Members
Historic Preservation Board
City of Coral Gables, Florida
c/o Dona M. Spain
May 6, 2014
Page 2

The application before you provides for the paving of a substantial portion of the front yard and the opening of a new entrance to the bar and pool area with the ultimate purpose of opening an outside dining facility and encouraging more access from the Greenway side of the building.

Let me enumerate a few pertinent facts:

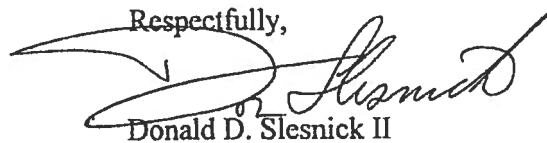
1. Historically, the club has never been allowed to have an outside dining facility on North Greenway Drive (a historic residential street). Even George Merrick's famous outside band shell and dance floor were centered within the property surrounded by walls separating outside activities from the residential neighbors.
2. Historically, there has never been more than one entrance to the club on North Greenway Drive. Prior to the fire, the main entrance and reception foyer faced North Greenway, but persons entering the pool area entered from the eastern boundary driveway or the rear entrance on the Alhambra parking lot.
3. During the past two years, the first block east of the clubhouse has been more and more negatively impacted by overflow parking of vehicles along the golf course and swale areas. The presence of vehicles parked along the street at all times of the day and night is destructive of the historic character of the neighborhood. By granting the application, more parking will be introduced to the clearly overburdened street as the outside restaurant area will attract more diners to the southside of the clubhouse and the new pool deck bar entrance will provide expanded access to the clubhouse from North Greenway. Both of these changes will result in encouraging people to park along North Greenway rather than in the parking lot to the rear of the building.

Chairperson and Members
Historic Preservation Board
City of Coral Gables, Florida
c/o Dona M. Spain
May 6, 2014
Page 3

4. The North Greenway entrance has historically been fronted by a yard of green grass between the building and the sidewalk, thereby providing a streetscape similar to the rest of the block = **an historic streetscape.**

Thus, for the above reasons, the Slesnick family of 827 N. Greenway Drive urges your rejection of this application. Your help in saving what is left of the ambiance within this district is critical to our future quality of life.

Respectfully,

A handwritten signature in black ink, appearing to read "Donald D. Slesnick II", written in a cursive style. The signature is positioned above the printed name.

Donald D. Slesnick II

From: Don Slesnick <donslesnick@scllp.com>
Sent: Thursday, April 10, 2014 2:57 PM
To: Spain, Dona
Cc: Jeannett Slesnick; aldo@busot.com
Subject: Case File COA (S))2014-002 [Coral Gables Country Club]

Dear Ms Spain:

We have just received a notice of an application for the issuance of a Special Certificate of Appropriateness for the Coral Gables Country Club (Case # is in the "Subject" line above). Please accept this as our initial input to the Historic Preservation Board:

1. The same or similar proposal was made previously and denied. Here we have the applicant trying again to shop this proposal hoping to wear down the neighbors.
2. As one of the neighboring residential properties that would be most impacted – we object to the requested variances and would ask the Board to deny them.
3. Due to the short timeframe between receipt of notice and hearing, we would ask the Board to grant the neighboring homeowners a continuance in order that those property owners can meet and discuss the application and its consequences. This will either determine that the neighborhood is opposed to the application or that the Board could consider the issue without neighborhood opposition. This is an important matter and the concerned parties should be given the courtesy of having time to develop their position regarding it.

Don & Jeannett Slesnick

827 N. Greenway Drive
Coral Gables, Florida 33134
donslesnick@scllp.com
slesnickj@hotmail.com

Don's day telephone: 305/448-5672
Jeannett's day telephone: 305/446-8033 or 305/446-2001

Spain, Dona

From: Aldo Busot <aldo.busot@gmail.com>
Sent: Wednesday, May 07, 2014 10:33 AM
To: Spain, Dona
Subject: Coral Gables Country Club Case File COA (SP) 2014-002

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Ms. Spain,

Please inform the members of the Historic Preservation Board that we are against the approval of the application to pave parts of the green space. This matter of outdoor dining has been addressed and rejected in the past by various Boards including the City Commission.

By encouraging increased outside activity the Club is by default increasing the traffic and parking on both the Granada Golf Course and the North Greenway Drive swale. We already have such disruption several times a week with the Club's current activities.

We wish the applicant well in their venture but not at the expense of further disruption to our Historical Residential neighborhood by increasing parking and sidewalk traffic on our street. The 8:00 pm closing of the Cafe and the no alcohol served or consumed outside has been settled in the past and we do not agree that this should be changed.

Please reject the application.

Aldo & Ramona Busot

Aldo C. Busot
819 North Greenway Drive
Coral Gables, FL 33134
305-323-0263

In God We Trust

Sent from my iPad

Spain, Dona

From: nenecabloom . <enetevalera@gmail.com>
Sent: Thursday, May 08, 2014 11:05 AM
To: Spain, Dona
Subject: REJECTION of Case File COA (SP) 2014-002 CORAL GABLES COUNTRY CLUB

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Members:

After a cordial greeting, I want to take this opportunity to extend my comments to the case of Coral Gables Country Club through this route, because I unfortunately have prior commitments outside of the country and am unable to attend today's meeting.

As owners of 901 N. Greenway Dr., we would like to vehemently reject the proposal to remove the CGCC green area of our "Green City" to place outside dining facilities (not enough restaurants in our restaurant Downtown?) When do these special exceptions end? Do I have the right for special exceptions on my private residence? I would hope and like to believe that this isn't a case of our city government bending to business interests for the sake of profits.

To conclude our absolute rejection, I would like to highlight:

1st. Junk, junk and more junk which litters my front yard at the conclusion of large parties at the Country Club. Litter includes but is not limited to empty alcoholic beverages which is hardly a value-enhancing aspect of Coral Gables. Ask yourself, would you like to come out of your house on Saturday morning to find your front yard littered with garbage from the prior night's party?

2nd. Abuse of drivers parking in front of the houses on North Greenway, including mine, which for two years has had a "no parking" sign in front of my house. Oftentimes that sign is ignored when large events at the Coral Gables Country Club take place.

3rd and THE MOST IMPORTANT. Up to this point, thank God, there haven't been any drunk driving accidents from these parties at the Country Club. As you know, the area around the Granada Golf Course has some of the highest foot and bike traffic in all of Coral Gables. This course is also frequented by many families with small children. There are plenty of spaces in Coral Gables for large dining establishments, and if memory serves correctly, the owners of the Coral Gables Country Club are owners of the Cibo restaurant on Miracle Mile.

When is enough, enough? Again, please ask yourself, would you like a large outdoor restaurant steps away from your front yard? Businesses such as these should be confined to the appropriately zoned areas of Coral Gables.

Respectfully,

Jose Luis and Nalvis Valera

CURRENT ABUSES WITHIN THE COUNTRY CLUB SET-BACK

SET BACK ERRORS

AT THE MAIN CAMPUS

SOUTH-EAST CORNER OF MAIN BUILDING IMPROPER SIGNS

~~SIDEWALK, NORTH SOUTH ON SPOT OF TREE~~

FLAG POLE NOT LIGHTED

FLAG POLE - NOT 1/2 STAFF ON APPROPRIATE OCCASIONS

MENU BOARD IN SET-BACK AS LATE AS LAST WEEK

5 SIGNS ON FRONT DOOR

EXTREMELY USED AND USEFUL BUT VERY BICYCLE RACK

WOOD BENCHES ENCOURAGE:

EATING IN FRONT LAWN

TAKE OUT PURCHASES WHICH ARE NOT AUTHORIZED

INSIDE SERVICE AREA BUT ALSO IN SET BACK AREA

EAST SIDE OF SURFACE AREA

TWO TEMPORARY LARGE BUILDINGS

ONE SMALL BUILDING

GENERAL TUCK ON GROUND

WEST SIDE OF SERVICE AREA

DUMPSTER WITH LID OPEN

TEMP FENCE WITH LID OPEN

ADDITIONAL TRASH IN SACKS ON WEST END OF DUMPSTER

SERVICE ENTRANCE TOO NARROW FOR TRAILER TRUCKS

SERVICE TRUCKS ROUTINELY UNLOAD OUTSIDE OF SERVICE AREA

SERVICE VAN ROUTINELY PARKS IN OPEN SPACE AS A ADVERTISING DEVICE

EMPLOYEES PARK ON WEST SIDE OF PARKING LOT WITH CARS

AUTO EAST SIDE OF HERGES -- OFF PAVED SURFACE

CENTRERED LOUWAYS ON SIDEWALK NEAR SERVICE ENTRANCE

Don P May

AT THE TENNIS COURT

2 SIGNS ON FENCE NEAR ENTRANCE

ONE TRASH CAN AT SOUTH EAST CORNER OF TENNIS COURT

AT THE GOLF COURSE

EVENT PARKING ON SOUTH VERGES OF NORTH GREENWAY - UP TO
40 CARS.

GENERAL THOUGHTS - MAYBE 100 CITIZENS PER DAY ENJOY

THE EXTREMELY REFRESH INTERIOR OF THE CLUB -- BUT --

MORE THAN 1,000 PER DAY OBSERVE THE CLUB'S VIOLATED

SET-BACK AREAS WHILE DRIVING BY.

Don P May