

HISTORIC PRESERVATION BOARD

COMMISSION CHAMBERS
405 Biltmore Way
Coral Gables, Florida

Thursday, May 8, 2014
4:08 p.m. - 5:41 p.m.

CASE FILE COA (SP) 2014-002:

An application for the issuance of a Special Certificate of Appropriateness for the Country Club of Coral Gables, located at 997 North Greenway, a local historic landmark, legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables, Section "B," according to the plat thereof, as recorded in Plat Book 5, Page 111, of the public records of Miami-Dade County, Florida.

VARIANCES FROM THE CORAL GABLES ZONING CODE HAVE BEEN REQUESTED FOR A PROPOSED OUTSIDE DINING AREA.

PROCEEDINGS

1 HISTORIC PRESERVATION BOARD MEMBERS PRESENT:

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3 ALEJANDRO SILVA (Chairman)

4 DOROTHY THOMSON

5 MARGARET ROLANDO

6 TONY NEWELL

7 CARMEN GUERRERO

8 ROBERT PARSLEY

9 DOLLY MACINTYRE

10 JUDY PRUITT

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REPORTER:

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GLEENDA M. POWERS
Registered Professional Reporter
Certified Realtime Reporter
Florida Professional Reporter

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1 MR. SILVA: Okay. We'll begin.

2 First item is Case File COA (SP) 2014-002:

3 An application for the issuance of a Special
4 Certificate of Appropriateness for the Country Club
5 of Coral Gables, located at 997 North Greenway, a
6 local historic landmark, legally described as Lots
7 1 through 9 and Lots 37 through 39, Block 32, Coral
8 Gables, Section "B," according to the plat thereof,
9 as recorded in Plat Book 5, Page 111, of the public
10 records of Miami-Dade County, Florida. Variances
11 from the Coral Gables zoning code have been
12 requested for a proposed outside dining area.

13 MS. SPAIN: Thank you.

14 Before I get started, I just want to point out
15 to you that you have a packet that was delivered to
16 you. There are e-mails from Don Slesnick, also his
17 statement; a packet of e-mails that was requested
18 by Mr. Damian, and at your seats today we put
19 letters from Mayor Slesnick; an e-mail from Jose
20 and Nalvis Valera; and also an e-mail from Aldo and
21 Ramona Busot. So then those will be part of the
22 packet. They will be forwarded to the planning and
23 zoning board.

24 This is the location of the country club.

25 It's well-known, as you all know. It is a

1 contributing property within the district.

2 It is not individually designated.

3 This is a 1922 photograph; a 1924 photograph.

4 This is similar to a proposal that was
5 submitted to the Historic Preservation Board in
6 2009. It was a much larger configuration. You
7 have that packet in -- we included that in the
8 packet today. It included in there the same
9 general elevation.

10 In 2009, Kara was a preservation officer. She
11 does recommend in favor of it, and the Historic
12 Preservation Board voted to approve it, five/one.
13 In addition, Venny Torre recused himself and there
14 were two excused absences that day.

15 That went on to the planning and zoning board.
16 The planning staff in 2009 recommended in favor of
17 it and it -- the planning and zoning board
18 recommended approval to the city commission. The
19 vote was five/two.

20 And when it got to the city commission, the
21 commission passed an ordinance that did not allow
22 an outside dining. So that area was never built in
23 front of -- on the North Greenway side. You have
24 that all in your packet.

25 This is what is the proposed site plan in

1 2009. As you can see, this is a much larger area,
2 it's supposed to be.

3 Again, in 2009.

4 This is a map of the Liberty Cafe. This is
5 the general location of what they're asking for.

6 They're also asking for historic. This is the
7 existing site plan. And you can see, there's this
8 area, this area.

9 Do you remember, they installed a walkway,
10 they came to this board; that went through and was
11 permitted.

12 For those people watching, we -- they all had
13 asked us earlier, we send notices to 1,000 feet
14 around perimeter for designations and for anything
15 that requires a variance. And that was not part of
16 the variance. But we did post the property and we
17 put the notice in the newspaper.

18 And that's the same condition, showing the
19 walkway. That was recently, I want to say 2012.
20 And this shows what they would like to do.

21 This is the stairway; this is proposed pavers.
22 There's a landscaping plan. This is a stairway.

23 The intent is to have the -- take a portion of
24 the existing fence down to install stairs and have
25 a gate that matches the existing.

1 And again, here's the proposed. It shows
2 stairways that matches the existing fence up at the
3 top there.

4 And that's the proposal.

5 I would like the applicant to come up here.

6 I would like to read into the record the
7 variances that are required.

8 The stairway does not require a variance. You
9 can have a stairway in the setback.

10 The pavers are what's kicking the variances.

11 There are three variances:

12 To grant a variance to allow the proposed
13 keystone pavers, approximately 348 square feet, to
14 have a setback facing upon North Greenway Drive of
15 approximately 13 feet 8 inches versus a minimum
16 setback of 35 feet facing upon North Greenway Drive
17 or South Greenway Drive as required by Appendix A -
18 site specific zoning regulations, Section A-7,
19 Section B-C (1) of the Coral Gables zoning code;

20 And grant a variance to allow the proposed
21 keystone pavers to have a setback facing upon
22 Granada Boulevard, approximately 46 feet 9 inches
23 versus a minimum setback of 50 feet facing upon
24 Granada Boulevard, as required by Appendix A, site
25 specific zoning regulations, Section A-7, Section

1 B-C (4) of the Coral Gables zoning code;

2 And grant a variance to allow the property to
3 provide approximately 19.4 percent landscaped open
4 space versus the property shall provide landscaped
5 open space of not less than 35 percent of the area
6 of the building site, as required by Section 4-204
7 (D)(3) of the Coral Gables zoning code.

8 The country club is already non-conforming, so
9 there's no way they can do this without requiring a
10 variance.

11 I would like to turn it over to the applicant.

12 The staff is recommending in favor.

13 MR. DI DONATO: Good afternoon. Thank you for
14 your time today. So, based on the photos there and
15 the plans, we just want to do this for the
16 community. We've been servicing the community
17 since 2010 when we first opened and this has been
18 the request from many of the local residents.

19 MS. THORNTON: Would you please state your
20 name and address?

21 MR. DI DONATO: I'm sorry. My name is Anthony
22 Di Donato, and I'm from the Coral Gables Country
23 Club, 997 North Greenway Drive.

24 MS. THORNTON: Thank you.

25 MR. DI DONATO: So it's been the request of

1 many of the local visitors and residents who want
2 to come and enjoy coffee, sit outside the cafe.
3 There's many walkers and joggers out there. We
4 would like to promote a healthy and very clean
5 living style within the community.

6 So, as you saw the drawings, this is pretty
7 self-explanatory. We're not asking for many seats.
8 It's only six tables outside, and also, as well as
9 a stairway that gives access to the pool deck.

10 Is there any questions from the board?

11 MR. SILVA: Does the board have any questions
12 or staff for the applicant?

13 MS. MACINTYRE: Is there really a need for the
14 entrance to the pool from that side?

15 MR. DI DONATO: Yes. We're -- also, we host
16 weddings at our facility, too, and quite often we
17 have cocktail receptions out on the pool deck. So
18 this is a way to enter the pool deck without going
19 in and through the building.

20 MS. MACINTYRE: You can't get in from the
21 other side?

22 MR. DI DONATO: Well, if we had -- because
23 there's multiple rooms, so if there's another event
24 in the room, people do not want to cut through
25 another person's cocktail reception in that time.

1 We prefer not to do it, but this is a way to
2 alleviate that situation. It's happened a few
3 times. So we want to put a stairway there. It's
4 unobtrusive. You will not even notice it.

5 We're also going to match it with the
6 architecture of the building. And it's only
7 utilized maybe five or six times a year.

8 MS. THOMSON: Mr. Di Donato, how have you
9 addressed the concerns of the neighbors -- and
10 which was the same concerns several years ago --
11 about the parking? You don't, apparently, have
12 sufficient parking or you have -- you know,
13 incentives for people to park along North Greenway,
14 as opposed to going in the back lot because you
15 have a cafe there, for instance, and now if you're
16 going to have more seating facilities outside on
17 the North Greenway side, how do you -- how are you
18 directing the traffic into your interior parking
19 lot?

20 MR. DI DONATO: Well, the seats are nominal.
21 It's only six tables outside, so it's not going to
22 contribute to many more parking spaces. A lot of
23 our customers are local residents anyway, so a lot
24 of them walk, they bike. We encourage biking and
25 walking as well.

1 And when we have the events, we encourage
2 valet parking, too. A lot of our staff parks on
3 site and we encourage the shuttling as well to the
4 facility.

5 MS. THOMSON: In general then, you know, you
6 do a lot of catering.

7 MR. DI DONATO: Yes, we do events as well.

8 MS. THOMSON: Yes.

9 MR. DI DONATO: And at times we do close the
10 cafe earlier when we have larger events on site. A
11 lot of those customers that would be there will not
12 be taxing the facility because we close the cafe a
13 little bit earlier when we have a larger event.

14 MS. THOMSON: Well, the city -- when I say the
15 city, I mean all the organizations in the city and
16 all the different groups, and civic groups, and so
17 forth, heretofore, before your coming and before
18 the renovation took place, frequented the country
19 club, you know, throughout the year.

20 And I don't know hardly any, any that I know
21 of -- any of the clubs and organizations, are the
22 same ones -- are doing so any more. So, you know,
23 I don't know what kind of business you're doing
24 that you're able to communicate to whoever's
25 renting your facility to be cognizant and to be

1 sympathetic to the neighbors.

2 And this is one of the big questions we had
3 before. And this -- this new seating, even a few
4 more seats is going to impact the already-existing
5 problem. What have you done in the past four
6 years, for instance, to alleviate the extra parking
7 along North Greenway Drive, especially in the
8 evening times when you have these catering events
9 mostly taking place?

10 MR. DI DONATO: But those are mostly on the
11 weekends. But even then, in terms of parking, like
12 I stated, we do encourage a lot of people to
13 shuttle, if possible. We have valet services
14 available, when needed, as well.

15 The country club, in terms of size and space,
16 has always been the same. We've never increased
17 the size of the country club. It's always been
18 those multiple rooms.

19 (Board Member Peggy Rolando entered meeting.)

20 MS. SPAIN: I need to point out one thing.

21 We sent these plans -- every plan you see
22 we've sent to zoning, and this outside dining does
23 not require a parking variance.

24 There may, in fact, be an enforcement problem
25 with parking, but that's not part of this

1 application.

2 MS. THOMSON: Well, it is part of the
3 application, inasmuch as what we're deciding today
4 is, you know, to give further -- further license to
5 you, as it were, to increase your business, whether
6 it's a few -- four tables, or whatever you're
7 talking about, as opposed to your being a
8 commercial establishment in a residential area.

9 And we have to be cognizant of that very much
10 so, and especially in historic area. And from what
11 I've been able to understand, that parking problem
12 continues, you know.

13 If you're going to be a good neighbor, I would
14 think that you, by now, you would find some
15 alternative measures to alleviate the situation of
16 the parking along North Greenway Drive, which is
17 crowded in itself, anyway, with people walking and
18 running and as you say.

19 MR. DI DONATO: Well, I don't have an answer
20 for that. Like I stated, we do our best in terms
21 of what we can do in terms of valet services,
22 shuttling. My staff parks outside as much as we
23 can. We also encourage carpooling.

24 We also have an athletic facility on site, so
25 a lot of the people who go are local residents, who

1 ride their bikes. We have a bike rack, too, along
2 the parking lot. So these are things that we
3 encourage.

4 MS. THOMSON: Apparently, it's not working.

5 MR. SILVA: Any other questions for the
6 applicant at this time?

7 I would like to take notice that Peggy Rolando
8 has joined us, for the record.

9 So, is there anyone in the audience who wishes
10 to speak to this case? If so, please come forward
11 to the microphone and state your name and address
12 for the record.

13 MR. DI DONATO: Can I be seated?

14 MR. DAMIAN: Good afternoon. I'm Vincent
15 Damian. I live at 1115 North Greenway Drive. I've
16 lived in that home since 1970. I lived in the home
17 when this area was designated as a historic area,
18 and my home is designated as a historic home.

19 As you know, when you accept that designation
20 you give up certain freedoms. You give up the
21 right to make any changes that you want to the
22 house. You have to come before this board to do
23 that. But in return what you get is a satisfaction
24 and knowledge that your neighborhood is going to
25 remain as it was, it will remain historic and it

1 will basically continue the historic uses that have
2 been there before.

3 This is not what is being asked for today.

4 Today we're being asked -- you're being asked
5 to approve a major, major change. You're being
6 asked to allow a commercial use outside of the
7 walls of the Country Club.

8 I've been a member -- I was a member of the
9 Country Club for 20, 30 years. We used to have
10 great buffets, parties and things, all inside the
11 walls, all consistent with the historic and green
12 nature of the neighborhood.

13 Riviera Country Club, same thing, parties, all
14 sorts of things that go on. They go on inside of
15 the perimeter of the structure so that nothing
16 flows out onto the street. This is a residential
17 neighborhood.

18 This is the only non-residential -- the coffee
19 shop, if they have outdoor dining, this area is the
20 only non-residential area that's a semi-business
21 area. What this does is it turns it into a real
22 commercial business. And this is -- they had
23 stated it's for dining, it's for liquor. They will
24 be drinking, they will be smoking. It is totally
25 inconsistent with the historic nature of this

1 property.

2 You have before you a package prepared by
3 staff in which they made the recommendation to
4 approve. And I've gone over it. The criteria A
5 through G, all of them must be approved as "yes,"
6 that they meet these criteria.

7 Staff has said criteria A: That special
8 conditions and circumstances exist which are
9 peculiar to this land. And they say "yes" to that.

10 And Dona has explained that because of the
11 location of the building they can't get the setback
12 in order to put these stones there in order to have
13 the dining room.

14 So she's saying I approve the stones to be put
15 in without the setback, but she doesn't say
16 anything about the dining. So she says "yes" to
17 that -- or staff does.

18 B: Special conditions and circumstances do
19 not result from the actions of the applicant, and
20 she says "yes" to that. I don't have a great deal
21 of argument with either of those two.

22 But let's get to C: The granting of the
23 variance requested will not confer on this
24 applicant any special privilege that is denied by
25 this ordinance to other lands, buildings or

1 structures in the same zoning district.

2 Does that mean that I'm allowed to have a
3 outdoor dining in front of my home if I come before
4 this group and ask for a variance? I'm entitled to
5 it.

6 This is the -- when the flood gates open, now
7 we're going to have everybody having outdoor dining
8 rooms on their front lawns, commercial outdoor
9 dining rooms and drinking. This is not something
10 that every other neighbor has.

11 The answer to that criteria is "no," because
12 if there's one "no," you must deny it.

13 D: That literal interpretation of the
14 provisions of the zoning code would deprive the
15 applicant of rights commonly enjoyed by other
16 properties in the same zoning district under the
17 terms of the zoning code.

18 The answer is clearly "no." We're not
19 entitled to do what they want to do here.

20 MS. SPAIN: I'm sorry, I hate to interrupt
21 you, but I need to point out that this is not zoned
22 residential. It's zoned S use. You are allowed in
23 that zoning district, a commercial district, to
24 have outside dining. So that's the zoning district
25 that that one goes to. Not the surrounding area,

1 but what it's zoned for. I'm sorry. I apologize.
2 I know that throws you off, but I had to make sure.

3 MR. DAMIAN: It's all procedurally incorrect,
4 but...

5 The literal interpretation of the provisions
6 of the zoning code would deprive the applicant of
7 rights commonly enjoyed by other properties in the
8 same zoning district under the terms of the zoning
9 code and would work unnecessary and undue hardship
10 on the applicant.

11 Well, the applicant has been there for five
12 years. They're not going to have any undue
13 hardship. What they're looking for is some special
14 consideration.

15 And Dona, excuse me, please. So what you're
16 telling me is the zoning district consists of this
17 building? This building is in a historic district,
18 and that's what we're talking about.

19 E: That the variance granted is the minimum
20 variance that will make possible -- the variance
21 granted is the minimal variance that will make
22 possible the reasonable use of the land, building,
23 or structure.

24 Coral Gables Country Club has been operating
25 there over 80 years without this variance. So they

1 do not need this, as a minimum, in order to operate
2 the Country Club. And that's what the criteria is.
3 That's the minimum that is required for them to
4 operate, meaning if they don't have this, they got
5 to close down. And the answer to that is "no,"
6 they do not meet that criteria.

7 F: That granting the variance will not change
8 the use to one that is different from other land in
9 the same district.

10 I don't know what other land she's talking
11 about. She's telling us that there's only one
12 building in this district. Well, this is a
13 historic district, and I'm looking at the historic
14 district.

15 G: That the granting of the variance will be
16 in harmony with the general intent and purpose of
17 the zoning code and that such variance will not be
18 injurious to the area involved or otherwise be
19 detrimental to the public welfare.

20 Again, that's an absolute "no." It is not in
21 harmony with the general intent of the zoning
22 code -- capital Z.C. -- meaning the whole general
23 code.

24 We set up in Coral Gables a very harmonious
25 plan. We have a residential area, we have a

1 country club, we have business areas. These things
2 were meant to be preserved from the time of the
3 founding of Coral Gables, and this board is here
4 for the very purpose of protecting Coral Gables and
5 the residents of Coral Gables.

6 So I ask you to, first, on a general ground of
7 what this historic board is here for, to deny this
8 application.

9 And second, to look at the criteria and
10 understand that not only do you have to look at it
11 and say, well, it probably should be denied, but it
12 must be denied because they do not meet the
13 criteria. They are not going out of business if
14 they don't get these stones so they can put in
15 their restaurant and drinking.

16 As a practical matter, we were talking about
17 the steps to the pool. Again, my children and I
18 swam at that pool for many, many years. We had a
19 snack bar up there and we frequented the snack bar.

20 We didn't have to go down those stairs, to go
21 out in public, on my street, have people partially
22 clad in bathing suits, on my street, drinking and
23 eating in front of my home. That is not called
24 for, and as a practical matter, that should be
25 denied.

1 Last, I pointed out five years ago before the
2 commission when this was turned down at that time,
3 there are at least five very suitable places in
4 that Country Club area for outdoor dining.

5 There's one area on the -- that's adjacent to
6 Granada Boulevard. It's a big area. It's got a
7 statue there. It's got lots of trees. It's got
8 shade.

9 I've had my grandchildren's baptism and
10 receptions have been there.

11 Outdoor dining, serving of liquor, totally
12 shielded from the neighborhood. So they're not
13 going out of business because they can't have these
14 flagstones put in; this dining, this drinking, this
15 smoking.

16 And I request that this application be denied.

17 MR. SILVA: Thank you. Anyone else wishes to
18 speak? Please state your name and address for the
19 record.

20 MR. BUSOT: Aldo Busot, 819 North Greenway
21 Drive. We're the fifth house east of the country
22 club. My wife and I, Ramona, have lived in this
23 house for a good 14, 15 years. Prior to that we
24 lived on South Greenway, dead across the fairway.
25 So we're very familiar with not only North

1 Greenway, but the whole area as a whole.

2 And like Vince, we were also members of the
3 country club for many, many years, and many
4 activities go on there.

5 But the issue has been that everything that's
6 being done is driving more and more traffic and
7 more and more parking issues to the North Greenway
8 side; whether it be the opening of the cafe,
9 whether it be adding the additional door for
10 entrance -- which I was not aware that that had
11 even been announced -- and now talking adding
12 another entryway into the pool.

13 They could modify the interior of the entry
14 from the parking lot to allow people to go to the
15 pool without having to go through the cocktail
16 area, if they so chose. That's their decision.

17 The key here, though, is that I feel like it's
18 déjà vu all over again. We already had this
19 discussion. We discussed this years ago.

20 No outdoor dining, which, by the way, the
21 tables they soon put out there, or benches, and so
22 forth, that's not supposed to be there; signs were
23 another issue that weren't supposed to be put
24 there; and closing at 8:00.

25 So those are things that I vividly remember

1 discussing and apparently everybody forgets about
2 it. It's like a child that keeps coming back and
3 asking for the same thing and you keep telling them
4 "no" every time.

5 That's not suitable for this area. We are a
6 residential area, above all. And the country club
7 for many, many years, even in its heyday, never was
8 an intrusion to the neighborhood.

9 By the way, the valet parking that he's
10 talking about, absolutely, they have valet parking,
11 and it parks all along North Greenway, well passed
12 my home, and I'm the fifth home.

13 So yes, they do something about the parking
14 issue. They park cars in front of our homes. They
15 park cars in front of our -- in the swale area.
16 They allow -- also, nobody comes along and picks up
17 on the next day after an event, when we've got all
18 kind of garbage all over the golf course and on the
19 sidewalks.

20 So these are issues that do have an impact on
21 us. And at first they sound like it's not a big
22 deal, you know, a little outdoor dining. Liquor?
23 No alcohol of any sort out there. And like Vince
24 said, next thing you know, you got a different kind
25 of congestion going on.

1 We strongly, strongly request that you deny
2 this application. It does have an impact on us.
3 Please, don't -- let's put it to rest once and for
4 all. Thank you.

5 MR. SILVA: Thank you.

6 MS. HARPER: Hi. My name is Paige Harper. I
7 live at 765 North Greenway Drive. I am exactly one
8 block east of the country club. And I've lived
9 there since 2005, so I know what it was like before
10 the country club became a more commercial
11 enterprise than it is now.

12 And I will tell you -- well, first of all, I
13 will tell you that unlike some of the other people
14 who have spoken, I have two young children, ages
15 six and eight.

16 And since the country club has become this new
17 establishment, I've noticed a huge increase in
18 traffic, traffic that goes very fast. I'm afraid
19 to have my children play outside.

20 I would also like to let you know that even
21 I'm more than a block up, cars are parked all the
22 way up to my house and beyond. It becomes a
23 problem.

24 Maybe other people haven't noticed, but I hear
25 conversations at night and I hear drunk people

1 throwing trash, fighting. And it's not an unusual
2 occurrence for me to be woken up in the middle of
3 the night by screaming drunk people, and I'm not
4 really thrilled about that.

5 And I would urge you not to increase the
6 business because it's been a problem. I think it
7 diminishes the value of my house. I think it
8 diminishes the value of the historic nature of the
9 neighborhood.

10 I have found it sort of interesting that
11 historic is supporting this, when they make it so
12 incredibly difficult to do any sort of renovation
13 to your house because of its historic nature, not
14 just with the house, but the street in general.

15 Just to have such increase of a commercial
16 business the way they're proposing, I think
17 diminishes the value of the historic district,
18 which is inconsistent with what I have been led to
19 believe living in the historic district is like.

20 I would also like to point out one quick thing
21 at the end. My son took swimming lessons at the
22 country club before it closed. So I know for a
23 fact that there's an entrance to the pool that's
24 direct from the parking lot, where you don't have
25 to go through any other place, you don't have to

1 disturb any other party.

2 So I'm a little confused about, unless the
3 interior of the building has changed so much that
4 they cut off that direct access to the pool, the
5 pool area that he's talking about, where he needs a
6 separate staircase. So maybe that's another
7 inconsistency. I do not understand that.

8 But I also would like to add my support to the
9 neighbors who strongly discourage the approval of
10 this request in this proposal. Because I can tell
11 you, I was involved at the beginning when the
12 commercial establishment wanted to begin serving
13 alcohol at the little cafe, which I've been to once
14 or twice.

15 There may be a lot of neighborhood people
16 come, but I can tell you, it's not a lot of people
17 on North Greenway. And it's pretty much all the
18 people who live on North Greenway are, uniformly,
19 very adverse to having this place in the first
20 place. And I know they're all pretty much
21 adverse -- there's a couple of exceptions -- with
22 the addition of what's being proposed today.

23 Thank you very much for your time.

24 MR. SILVA: Thank you. Anyone else in the
25 audience wishes to be heard on this?

1 MR. MAY: Over here.

2 MS. SPAIN: I have an easel for you.

3 MR. MAY: Okay. All right. Thank you.

4 MS. SPAIN: Can you all see this? I'm sure
5 you can.

6 MR. MAY: Good afternoon, board members.

7 My name is Dan May. I live at 808 Minorca,
8 about ten houses away from the club.

9 MR. SILVA: Mr. May, could you talk into the
10 microphone?

11 MR. MAY: I was talking here in the middle. I
12 will move. How's this, sir? Good.

13 Once again, Dan May. I live at 808 Minorca.
14 Okay. And I am here to speak on this, the club
15 situation here. Now, this is an old, old story.

16 One of the problems is they have -- each time
17 you give a board more freedom, they take more on
18 top of it. And this deal about giving them
19 keystones right on both sides of the door, the one
20 main -- the historic item -- and which you folks
21 are in charge of, responsible for keeping up --
22 they want to put keystones on each side of the
23 door.

24 Now, you got tour buses coming in, looking at
25 published articles, you see pictures of the

1 billboards, you see pictures of the Venetian Pool,
2 but you never see pictures of Coral Gables keystone
3 pavers. Nobody comes to see those. Even the tour
4 buses, two-story tour buses do not come to see
5 keystone pavers. And they want to put them right
6 on both of the sides of the main picture that we
7 have.

8 Now, the other thing about the club is --
9 which I tell you that they take advantage of
10 things. Accidentally, I did the -- I looked like I
11 wasn't going to be here, so I will give you some
12 comments that you all have in the file. As you
13 recall, I will give you a quick tour around the
14 club.

15 Flag, they fly it whenever they want to fly
16 it. They fly it all the time, half mast, they fly
17 it full mast, light, no light. The flag's up.
18 It's quite all right to have a flag pole without a
19 light, but you got to go take it down. They leave
20 it up. And when it comes time to take it down,
21 instead of half mast, it's quarter mast. There's
22 no help there.

23 You move around the -- start to take a tour
24 quickly around the place, you go around to the
25 service area. There was a big deal to let them

1 bring their trucks in and park them in the setback.

2 And we had a fence there that was supposed to
3 cover up some old fire damage and we let the fence
4 up, had them park behind. Sounds good. We gave
5 them that privilege.

6 What did they do with it? They put two
7 moderate buildings in there where the structure is
8 supposed to be. And then they put another building
9 in the corner, and then they sat junk on the floor.

10 Now, they don't just do it for a week or
11 whenever. It's under construction. It's been
12 there for four years.

13 Now, we have -- the city has an employee
14 that's supposed to take care of this. And so --
15 her name is Cynthia Birdsill. You see her on the
16 news. She's a big-time person that comes here and
17 making a high salary, supposedly, but she's not
18 able to handle them. They overcome her.

19 And then at the gateway there, they decided to
20 put in a dumpster. They put a dumpster in and got
21 halfway blocked the gate. It's been there for two
22 years. The dumpster's not big enough, so they put
23 the trash bags on the west side of the dumpster.

24 So now you got the dumpster, trash sacks, and
25 what are you going to do, you have halfway to go,

1 they haven't cover that up yet. So they go buy
2 some plants, buy some trees, palms and cover that
3 up. What does that do? That stops up the gate.

4 So the service trucks are supposed to back in,
5 if you look back at the contract, the trucks are
6 supposed to go in the service area, unload, open
7 the door to unload, close the doors and leave.

8 Now, last time -- the last time I told this
9 particular story, I'm telling you it happened at
10 10:00 this morning, I saw it. The truck pulls in
11 near the service gate, about 40, 50 feet away,
12 stop, opens the top, gets out all the materials,
13 rolls it through the door. Why? Because the
14 garbage can was in the way of the door, so there's
15 no way to be able to back in. We told that story.

16 Then we let them have an extra parking spot.
17 The club for many, many years, for years and years,
18 everybody parked in the back inside the fence. And
19 in the old days we had a few parking spots on the
20 outside, where it was used by people that were not
21 club members, and you had to go to the club, you
22 parked outside the fence. And of course those
23 spots are still there. And we said, okay, you can
24 use them in a tight spot.

25 They immediately, since they took over, they

1 started putting staff out there, so we had to look
2 at the staff's cars everyday. And then on the left
3 side of that, there's grass. They said, well, I
4 don't like to park in the fenced spot, I like to
5 park in the grass here and head their car kind of
6 west into Granada.

7 So, you see, they keep pushing the envelope.
8 And that's another theme song. The contract says
9 no signs. They got five signs on the front door;
10 over at the golf course, they got two signs on the
11 front door; and on the east side, they got one sign
12 there. They claim that it's been grandfathered in.

13 But the thing is the sign, I believe, it was
14 built by the first operator. When the actual club
15 first operated, we had to put in an illegal sign.
16 And then the second group comes along and they say
17 they're grandfathered in again.

18 So I just want to show you they have a
19 history. They have a history of pushing people.
20 And so here when they start with the pavers, once
21 again, they're pushing, the club is.

22 Some of the people who spoke got hesitant
23 about wondering why do they want to put a gate in
24 there, a gate going up to the pool.

25 Well, (inaudible), bathing suit going in. In

1 40 years I've never seen anybody enter that club,
2 one person, in a bathing suit through the front
3 door. So I don't know about that problem.

4 But what I can imagine is, you put in the
5 pavers, you let people start to eat, put in the
6 tables, you get the food and drink and go to the
7 table; open this gate over here, and then the
8 swimmers can come out every time they get tired,
9 they run out and run across our grass, get
10 something to eat, go back. They don't want to
11 (inaudible) sit down and do some sun bathing and
12 then return to the place.

13 So, these are things that I see that's
14 happening here and I want you to know about it.
15 The thing is, you do have the responsibility for
16 the entire historic value of the entire property;
17 not just, well, we'll throw in some pavers here and
18 here, just sign off on these pavers, that's all
19 there are.

20 If it's pavers, we could use some (inaudible),
21 much less than the status of this board. You're
22 here for the overall picture, and I believe you can
23 see this picture is grim. And they want to add to
24 it. And that's my story, and I thank you very
25 much. I hope you take into consideration all this

1 type of lifestyle. Thank you.

2 MR. SILVA: Thank you, Mr. May.

3 MS. MACINTYRE: Mr. Chairman, if I may make a
4 comment. Mr. May, I'm disturbed --

5 MR. MAY: Yes, ma'am.

6 MS. MACINTYRE: -- that our historic resources
7 staff has had to spend at least \$500 in time and
8 materials preparing over 1600 pages of repetitive
9 e-mails and e-mail lists that address two topics,
10 primarily, that is parking and flag protocol,
11 neither of which is in the province of this board.

12 I understand your concerns, but I think it's a
13 bit of overkill. And I personally did not have
14 time to read word for word 160 pages, but I
15 certainly scanned through it carefully to see what
16 it was all about.

17 MR. MAY: All right. Well, I have a hundred
18 percent, I agree with you. Remember, our world
19 doesn't work exactly straight here. I found out
20 about this meeting three weeks ago. I went
21 immediately to get those e-mails.

22 I wanted ones that were applicable, okay. Our
23 city attorney's office drug their feet for three
24 weeks, and with three days -- with four days to go,
25 they told me, oh, yes, you got to pay us before we

1 can give you these. I went three weeks go by,
2 nobody told me I owed anybody money.

3 In fact, there was an e-mail going on that
4 says that they were going to 50 such addresses as
5 soon as they get them. Well, this person is not
6 going to get them because I hadn't paid. But as
7 soon as I found out I could pay, I paid.

8 They said they were going to work on it. They
9 started at 2:50 on Wednesday afternoon. They
10 completed the stuff -- they completed -- no, 2:50
11 on Thursday afternoon. They got finished at about
12 10:00 in the morning.

13 Ms. Spain, she worked very diligently to keep
14 you folks informed. She had a noon time deadline
15 to send this stuff to you. So when I had to get
16 stuff turned in at 10:00 and it had to be out to
17 all of you at noon, I did not have the time to go
18 through and cut the file back. And so that's how
19 it happened. That may not be good, that may be
20 bad, but that's how it happened.

21 And if you go again, I will -- now I know I
22 got to pay right up front, pound them, pound them,
23 pound them, get the money to them, pound them,
24 pound them, pound them, get the e-mails, separate
25 out the trash. And I would not have received

1 anything if I didn't pay.

2 MS. MACINTYRE: As I say, I looked at it
3 carefully enough to know what it was about.

4 Thank you for the explanation.

5 MR. MAY: All right. Thank you.

6 MR. SILVA: Thank you, Mr. May, I appreciate
7 it.

8 MR. MAY: Oh, okay. Thank you.

9 MR. SILVA: Anyone else wishing to speak to
10 this item?

11 MS. THORNTON: City Attorney. I would like to
12 clarify on behalf of the city attorney's office.
13 Mr. May was informed that there may be a cost
14 associated with the production.

15 However, we don't know that cost until we know
16 the exact amount of pages that are being printed or
17 copied. And once we received the information from
18 I.T. as to the exact number of e-mails, we
19 communicated that exact cost.

20 But over a phone call that the assistant city
21 attorney, Yaneris Figueroa, we always communicate
22 to public records requesters that there may be a
23 cost associated, and once we get an idea of how
24 many documents are involved, we can give you the
25 exact costs.

1 MR. SILVA: Thank you for the clarification.
2 I appreciate it.

3 MR. MAY: Okay. I didn't get all that story,
4 but I was the one there, so I -- I know I was there
5 when it happened. This lady here helped me as much
6 as she possibly could. So there's no difference
7 between -- there's no problem between me and this
8 lady here, all right. Thank you.

9 MR. SILVA: Thank you.

10 MR. BOSSOUGHI: Good afternoon, everybody.

11 MR. SILVA: Were you sworn in, sir?

12 MR. BOSSOUGHI: Yes, I was. My name is Majid
13 Bossoughi. I live at 1910 Granada. First and
14 foremost, I apologize to you all for my attire.

15 My neighbor, Adriana Pino, who's sitting back
16 there, kind of told me about what was going on
17 today. This is the very first time I attend
18 something like this.

19 But I heard her concerns and I couldn't share
20 them all. I'm not going to waste your time. I
21 think you've heard more than enough. You really
22 don't need to hear more from me.

23 But I just want to let you know, Ms. Pino and
24 I live right across from the country club --
25 immediately across from the country club right on

1 Granada, at 1910 and 1920.

2 I believe the gentleman's name was Mr. Damian,
3 very well-spoken. I think he gave you the agency
4 and the law. Obviously, I've been informed
5 literally an hour or two ago. There's nothing I
6 can add to that.

7 The only thing I do have to say is that from
8 speaking with Ms. Pino -- and I could be wrong --
9 when I saw the display, I think the pavement
10 appeared to be facing north on -- towards the golf
11 course on Greenway. But I think -- and I may be
12 incorrect, so I apologize for that -- but I think
13 there's also a proposal to pave on the side of
14 Granada, which immediately looks towards my house,
15 as well as Pina.

16 As I said in the very beginning, there's not
17 much for me to add, but I want to be very honest
18 with you, I don't pay the type of taxes I do to
19 live in that neighborhood to have people camp
20 outside my house, to wine and dine, have liquor,
21 smoke cigars. And that's not the reason I moved in
22 that environment.

23 There's plenty of traffic. I used to go jog
24 around that golf course when I was in a little bit
25 of better shape. Hopefully, I can start doing

1 that. But certainly the environment is a healthy,
2 clean environment. And I'm not suggesting there's
3 anything inherently wrong with anybody who wants to
4 have a cigarette, or who wants to have liquor, I
5 just do not believe that's the kind of environment.

6 As Mr. Damian pointed out, this is a
7 residential area with its own character. And
8 there's one too many places to wine and dine in
9 Coral Gables.

10 So I just do not see why the intersection of
11 Greenway and Granada there's a need to pave the
12 street facing Granada or, for that matter, the
13 greenway to have people sit and eat. If they want
14 to do that, they could do that on site.

15 When I used to go jogging there years ago, it
16 was very hard to find parking. To be frank with
17 you, I used to drive. I used to park right across
18 from where the pool is, and I never had a problem
19 finding a parking lot -- a parking space.

20 If you go there from five to six these days,
21 you'll find there's plenty of problem with parking,
22 because -- the good news is that there's plenty
23 more people who engage, it appears to me, in
24 outdoor activities, in running and jogging.

25 But certainly, unless those people are walking

1 to that area, they're driving, they're looking for
2 space to park. So I think spacing is a problem.

3 I live right across so I do hear the noise.
4 It's usually from indoors, and that's not too much
5 of a problem. But I can certainly see if people
6 want to sit outside and wine and dine, there could
7 potentially be music and loud noise. So I do think
8 this issue with parking, I do think that the issue
9 would dramatically change the character of the
10 neighborhood.

11 I certainly do not want to be in that
12 environment and raise a family. I like to
13 encourage my family to look at the people who are
14 jogging, not necessarily the people who are wining
15 and dining.

16 I certainly know that there's events, whatever
17 the nights it is. If you have a paved area, a
18 paved area, a seating area, what I can potentially
19 see is that if somebody cannot have a cigarette,
20 then outside it would be very comfortable for them
21 to walk out, six or so people, and sit outside at
22 7:00, 8:00, 9:00, where there's a cafeteria,
23 whether Liberty Cafe is open or not, just sit
24 there.

25 And it's definitely not something that I

1 signed up for when I moved in that area, so I
2 strongly oppose this proposal that they have.

3 MS. SPAIN: I just need to clarify. There's
4 not a proposal to put anything to the west of the
5 country club. It's only about pavers in front of
6 the building.

7 MR. BOSSOUGHI: Right. And that's why I said
8 I wasn't sure, but -- I apologize.

9 MS. SPAIN: They did ask about that, I
10 believe, in the 2009. But that's not part of this.

11 MR. BOSSOUGHI: Right. Thank you for the
12 clarification. Nevertheless, that area is still
13 immediately across from my home and Ms. Pino. And
14 it's good to see people jogging and running, but we
15 definitely don't want to see people sitting out
16 there drinking and smoking.

17 MS. MACINTYRE: Dona, are alcoholic beverages
18 sold at Liberty Cafe?

19 MR. DI DONATO: I just want to clarify a few
20 things. There seems to be a little bit of
21 confusion there. The Liberty Cafe -- I'm not sure
22 if anybody's been there -- but it's a family-style
23 cafe. We sell mainly ice creams, coffees, gelatos.
24 We also have beer and wine. That's all we sell
25 there. Our sales for that are very minimal. We

1 do not sell much beer and wine, because we are a
2 family establishment. Our top sellers there are
3 gelatos, and we do all our gelatos in-house.

4 And I can give you a petition with a thousand
5 names on it with people who actually asked to sit
6 outside. It's such a beautiful area and everybody
7 is stuck inside the building.

8 We're in Florida. It's beautiful.

9 I'm originally from up north. I deal with the
10 snow and the horrible weather. So many people ask
11 to sit outside and how come you guys don't have a
12 nice little area you can enjoy outside.

13 I have lots of family and children that can
14 play in front on the grass, and this, I think, is
15 great area for the kids.

16 And one thing about the stairway, just to
17 clarify that, the stairway is an entrance when we
18 have wedding receptions up on the pool deck.
19 That's the only reason that the stairway will be
20 utilized for.

21 It's not going to be used for anything else.
22 You're not going to catch kids running around down
23 there. That's not what it's used for.

24 It's for only when we have weddings and you
25 need private access to the pool deck. That's what

1 it needs to be used. So I hope that clarifies any
2 other questions or concerns the people might have.

3 But this is something the community needs,
4 this is something the community has been asking
5 for.

6 We're not here to have people drunk, smoking
7 and drinking. That's not our idea of what we're
8 looking for. We're a family establishment, and I
9 encourage that, and that's how we would like that.

10 MR. DAMIAN: Excuse me. May I ask a question
11 of the applicant after that statement?

12 Are you here to tell us that there will be no
13 alcoholic beverages served --

14 MR. SILVA: Mr. Damian, step up to the
15 microphone.

16 THE CLERK: Sir, go to the microphone. Thank
17 you.

18 MR. SILVA: You have two minutes, again.

19 MR. DAMIAN: This is Vincent Damian. We've
20 been out of order to begin with. But I want to
21 just ask a question about his statement. I
22 testified before.

23 Are you saying that there will be no alcoholic
24 beverages served in the outdoor area that you are
25 proposing?

1 MR. DI DONATO: We serve beer and wine at the
2 Liberty Cafe. The patio is only utilized for the
3 Liberty Cafe, from the hours of eight a.m. to eight
4 p.m. That's the only hours they're open. Nobody's
5 going to be drinking hard liquor out there, no one
6 is going to be smoking cigars out there. We do not
7 promote drunkenness; if anything, this will be
8 monitored. That's not the type of facility that we
9 are.

10 MR. DAMIAN: That's not the question I asked.
11 Are you saying to me there will be no
12 alcoholic beverages or smoking cigars in that area?

13 MR. DI DONATO: We have a license to sell
14 liquor, yes, we do, which is beer and wine. That's
15 what we sell at the Liberty Cafe. We sell only
16 wine and beer.

17 MR. DAMIAN: Okay. Do you have a license to
18 serve alcoholic beverages?

19 MR. DI DONATO: Yes, I do.

20 MR. DAMIAN: Whiskey? Vodka?

21 MR. DI DONATO: We're not selling whiskey at
22 the Liberty Cafe.

23 MR. DAMIAN: I didn't ask you that.

24 MR. SILVA: I think it is pretty clear that he
25 is selling --

1 MR. DAMIAN: Okay.

2 MR. DI DONATO: And this has nothing to do
3 with that. This is a historic board meeting, and
4 all we're asking for is keystone pavers and a
5 stairway. Thank you for your time.

6 MR. SILVA: Thank you.

7 MR. FERNANDEZ: Good afternoon. Ariel
8 Fernandez, 831 Monterey Street. I want to start by
9 thanking you all for being part of this board and
10 taking the time from your busy lives to help
11 preserve the history of our "City Beautiful."

12 My wife and I are patrons of Liberty Cafe.
13 We're there at least once a week, sometimes three
14 or four times a week. I'm a small business owner
15 in the Gables. I have most of my meetings at
16 Liberty Cafe.

17 But I must say that I am against this measure.
18 Two reasons. Number one, they expressed the need
19 for these pavers and this sitting area outside
20 Liberty Cafe. I'm there pretty often and, for the
21 most part, the chairs are outside with the
22 umbrellas, for the most part are empty, nobody's
23 sitting out there.

24 On weekends, occasionally, you will have
25 somebody walking their dog, they will sit there,

1 there's water for the dogs. That's pretty much it.
2 You don't see people going outside, taking their
3 coffee and sitting out on the pavement area where
4 they now, the benches are right there. There's
5 about three benches in that area already and people
6 don't use them.

7 Number two, the steps. The steps are a big
8 concern. I think he just clarified, the steps are
9 there to allow access to the pool deck during
10 receptions.

11 Our current largest issue in the area is
12 parking. If that is the main entrance for
13 receptions in the pool deck, people are no longer
14 going to park in the main parking lot. They're now
15 going to be parking on North Greenway and the golf
16 course.

17 And we have enough issues with the golf course
18 as it is, maintaining the grass and maintaining the
19 beauty of that part of Coral Gables.

20 I think, as the gentleman before me was
21 saying, alcoholic beverages might actually be an
22 issue. Because if you have this easy access and
23 this area to sit down, during the receptions people
24 always like to linger around and find other places
25 to go, a more quiet area where there's no music.

1 They're going to be sitting in this area where the
2 tables are with the pavers, and they're going to
3 enjoy their reception out in the middle of the
4 public area of Coral Gables.

5 The last issue that I have is loading. My
6 wife and I were there for breakfast this Saturday.
7 There were three trucks loading and unloading on
8 Greenway Drive.

9 If they open this new area for the pool deck,
10 we're not going to have three trucks loading and
11 unloading on North Greenway Drive. We're going to
12 have five or six.

13 So, for these reasons, I would urge you to
14 vote against this.

15 MR. SILVA: Thank you, Mr. Fernandez.

16 MS. EBBERT: Hi there. Good afternoon.

17 My name is Marlin Ebbert. I don't live
18 anywhere near the Liberty Cafe. I live at 6935
19 Almansa Street.

20 MS. THORNTON: Excuse me, ma'am. Were you
21 sworn?

22 MS. EBBERT: No. Do I have to come up to you?

23 MS. THORNTON: No. The clerk will do it. You
24 don't have to come up.

25 THE CLERK: You don't have to come up.

1 MS. EBBERT: Oh, okay.

2 THE CLERK: Do you swear or affirm to tell the
3 truth, the whole truth, and nothing but the truth?

4 MS. EBBERT: I certainly do.

5 THE CLERK: Thank you.

6 MS. EBBERT: How quickly we forget. Five
7 years ago this was a huge issue. I attended
8 meetings at the country club, standing room only.

9 And how quickly we forget also that the
10 country club was really an albatross around the
11 neck of the city that had been shuttered for years,
12 opened briefly and then shuttered again.

13 And how fortunate we are -- we were that Nick
14 Di Donato -- as I recall his name was -- had a son
15 that was at the University of Miami, owned this
16 Canadian entertainment company -- I think it was
17 Liberty Entertainment -- and came to Miami and came
18 to Coral Gables and saw this country club. And if
19 I recall correctly, he was the only business that
20 came to the city with a plan.

21 And there were numerous meetings at the
22 country club -- also standing-room only -- at the
23 commission meetings. And my objection here today
24 is the improper notice about this meeting.

25 If my daughter-in-law had not stubbed her toe

1 on Tuesday and asked me to pick up my grandson at
2 St. Philips, and if we had not gone for half-priced
3 gelato, and walking up the path there was this
4 little sign that was all curled, and Tyler said to
5 me, "What is that?"

6 And I looked at it and it said that there was
7 a notice of this meeting. It only gave the date.
8 It didn't tell the time. It didn't tell the
9 location.

10 So I got in touch with some of my friends that
11 were on this board, and I said, "What is this
12 about?"

13 And I don't know what the correct answer is,
14 but I feel that you are only hearing from the
15 people that were noticed about this meeting, which
16 was probably within what, 500 feet?

17 MS. SPAIN: 1,000 feet, and it was in the
18 newspaper.

19 MS. EBBERT: It was in the newspaper? When?

20 MS. SPAIN: All right.

21 MS. EBBERT: You know, both Pinecrest and
22 South Miami do quarter-page notices about important
23 issues.

24 MS. SPAIN: The city uses the Daily Business
25 Review. I think every board uses the Daily

1 Business Review, and it's put in there ten days in
2 advance of the meeting.

3 MS. EBBERT: Now tell me --

4 MS. SPAIN: And that's what we use.

5 MS. EBBERT: You know, I -- you know I'm an
6 informed citizen of the City of Coral Gables. I
7 think that I am. I know that I am. And if -- I'm
8 telling you, if we hadn't gone for gelato on
9 Tuesday, I would not be here.

10 MS. SPAIN: We do three things. If there's
11 variances involved and if we're designating the
12 property as historic, we send notices 1,000 feet
13 from the perimeter of the property. We did that.

14 We post the property. On the sign that we
15 put, it has the case number and a phone number to
16 call for information.

17 MS. EBBERT: Right. And I took a picture of
18 it. I mean, because it only said the time. It
19 didn't say where and when. I could have called
20 you. I knew that I could have called you.

21 MS. SPAIN: I don't believe you didn't have my
22 cell phone.

23 MS. EBBERT: But do you know what -- I think
24 -- I think that when this was an issue before, the
25 entire city got involved.

1 MS. SPAIN: But before -- the same notice went
2 out before. We've had the same notice requirements
3 for many years.

4 MS. EBBERT: Well, I think that whatever the
5 answer is, you're only seeing half the people that
6 would like to talk to this. So, thank you.

7 MS. SLESNICK: Last, but not least, Jeannett
8 Slesnick, 827 North Greenway Drive, Coral Gables.
9 Hello, everybody. Thank you for serving. I
10 appreciate it. I was on the Historic Preservation
11 Board back in the 1970s and '80s, and I'm also a
12 member of the Coral Gables Country Club from '70s
13 up to the '90s, until we joined another club in
14 town.

15 You all have my husband's letter, and we agree
16 on all the points. I just want to reiterate, too,
17 that I'm very concerned about historic
18 preservation, but I just don't see three front
19 doors needed to be in the front of the
20 country club.

21 This is a front, grassy-type of area, which
22 all the other yards up and down north and south
23 Greenway have grass out front. They don't need
24 anymore paving stones, and we don't need three
25 front doors.

1 My husband also said that we are really
2 concerned about parking. Now, Mr. Di Donato should
3 have been there yesterday, because from 11:00 until
4 2:30 there were cars for two-and-half blocks up the
5 street on North Greenway, past all of our neighbors
6 here.

7 And two weeks ago there was a seminar there
8 from 8:00 on Saturday morning until around 4:00 in
9 the afternoon, and there were cars up to the
10 Valdes-Fauli house, which is in the middle of the
11 700 block.

12 Every night on the weekends we have cars
13 parking out in the front of our house. I love the
14 country club and what has happened there. We eat
15 at the -- we have gelatos there on a regular basis
16 at the cafe, and we appreciate it being there for
17 the neighborhood. There's nothing like having a
18 sandwich shop and ice cream shop in your
19 neighborhood. It really enhances it.

20 The problem is, when the club overbooks -- and
21 yesterday they had a CHARLEE fundraiser, they had
22 something else where they were having a trunk show.
23 The cars, mixed with the cars of the joggers and
24 the walkers and the golfers and everyone else that
25 comes from there in the daytime to eat, or in the

1 burger box, and we just have cars up and down the
2 street.

3 And there hasn't been a problem so much in the
4 last two years ago, when it first started, but now
5 the economy is getting better and more and more
6 people are having receptions again. I'm happy for
7 the organization.

8 More and more people are having receptions and
9 weddings, and bigger weddings, and fundraisers
10 there. So the cars and over-parking in the
11 neighborhood is becoming a big situation.

12 Also, I wanted to point out that we have this
13 door -- and I've taken lots of pictures -- and I
14 can send them to you -- of all the cars coming up
15 and down the street.

16 There's one thing, if you look at in the
17 diagram they have up here, where the steps are
18 going up into the pool area, that may be very well
19 that somebody can come up those steps and come over
20 to the wall and walk around to the back door. It's
21 only about three feet wide there.

22 But what I'm saying is that down the line,
23 that door -- those steps run right into a beautiful
24 column entrance, that I feel in about another six
25 months we're going to be back here asking for a

1 building permit to put a front door there.

2 Can you see from where you are?

3 I mean, it matches up perfectly to these
4 beautiful columns, which should be an entrance to
5 the bar room, that's no longer a bar. And if I
6 were running a club, as a business owner, I would
7 definitely put doors there and make that a very
8 formal entrance for weddings and receptions,
9 because you have the bar area and that big loggia
10 now, and the dining room there. So you don't have
11 to go park in the back, instead you can park in the
12 front and come in there.

13 My husband and I walk around a lot, about
14 three times an evening -- a week in the evening,
15 and we see people coming in with wedding gifts and
16 party gifts. And on Mother's Day -- you need to
17 come over on Mother's Day, they're having a
18 wonderful event. But again, cars are going to be
19 three blocks up the street for Mother's Day.

20 I think my neighbors are starting to approach
21 us about asking the commission to put a ban on
22 parking on North Greenway on the golf course,
23 because it's becoming a parking lot.

24 And I didn't buy my house in 1985 to have a
25 parking lot in front of my house. I'm a realtor in

1 Coral Gables. It lowers your property value to
2 have most cars on the parkway. You go into North
3 Gables, where you don't have as many places to park
4 and you have three or four cars on the parkway, it
5 lowers the value for that section of the city.

6 It's very important to have garages, it's very
7 important to have front yards, it's very important
8 to have green space around you.

9 And now, on a regular basis, probably two or
10 three times a week, the cars go at least up a
11 block, in front of all of our houses, on the 600 --
12 the 700 and 800 blocks.

13 Even in the evenings with the joggers there
14 they don't have enough space because the people are
15 coming to the cafe for drinks and gelatos -- again,
16 which I applaud -- but it's cutting out on the
17 space for the joggers.

18 But if we allow an entrance on the staircase
19 to let them into this new room and allow people to
20 come in -- when you go to Publix, you don't park
21 way out in the parking lot and walk in. You park
22 as close as you can to the front door of the
23 Publix.

24 And the same thing is happening here with
25 entrances on that side of the building. So

1 already, with the second front door of the club
2 going into the building, instead of going into the
3 cafe directly, we are having real problems that
4 this new entrance will create.

5 So I'm asking you, please, and this may not be
6 pertinent to the specific issues you're addressing,
7 as far as having the steppingstones, but this is
8 just creating -- it's growing a little bit, a
9 little bit, a little bit.

10 They have an entrance for the cafe, they're
11 going to have an entrance to the club. They're
12 going to have steps into the pool, they will have a
13 door there. I ask you to deny this variance.

14 MR. SILVA: Thank you. Anyone else from the
15 public wishes to speak to this issue?

16 If not, I want to declare the public portion
17 concludes and open the floor to board comments.

18 MS. GUERRERO: Yes. First of all, I'd like to
19 thank the residents that came. I think you've made
20 very poignant presentations that underlined very
21 clearly your opinions.

22 I think it's interesting, because while I am
23 sympathetic to historic structures and functions
24 having to revisit themselves and adapt to new times
25 and trends, I mean, certainly maybe a country club

1 a couple years ago, the same amenities would
2 possibly not be served today. So I'm sympathetic
3 to that.

4 But I have to be honest. I have difficulty
5 agreeing with the recommendation of staff because I
6 feel that these -- there are five points that I
7 wrote down: The noise, the garbage, which has to
8 do with the on-site neatness, the parking, the
9 safety, the increased traffic.

10 And then, you know, the issue with the
11 dumpsters, which goes in with the unsightly
12 fixtures -- unsightly features.

13 I have difficulty agreeing or recommending
14 going with staff's recommendation if we don't see
15 how the applicant is trying to solve these issues,
16 which I think are, you know, pretty important for
17 the community. I don't even know if that's in our
18 jurisdiction to work on that.

19 MS. SPAIN: I understand your concern. And I
20 actually went over to the country club to --
21 because Mr. May had some concerns that I wasn't
22 sure of the answer of, and so I went over there.
23 And there were cars parked along the golf course
24 for at least four houses, I believe, down.

25 I did call Kevin Kinney, the parking director,

1 today. It is legal to park on the golf course
2 side. But that's really not what's before you.

3 What's before you is whether or not pavers or
4 the stairs affects the historic activity. This
5 will have to go before the planning and zoning
6 board for the outside dining, and will have to go
7 before the city commission.

8 But really what you're here for is whether or
9 not it affects the historic integrity of that
10 structure. So there may well be a parking issue
11 there. But this is whether or not those pavers
12 have historic integrity, and the stairs.

13 MS. THOMSON: Yes, I know what you're talking
14 about, that you have to get to the heart of the
15 matter. And to me, various applications come to us
16 from time to time and we spend a lot of time on the
17 landscaping of the particular structures.

18 And to me, this is a landscaping matter,
19 because the country club building -- which is the
20 original one, as you see it today -- because, as
21 you know, when the fire occurred in 1983, that was
22 an addition to it; and so the original structure of
23 the country club remains as it was and has been
24 since 1922, '23.

25 It's always been open, green space. And to do

1 this, pavers, and the other items they wanted to
2 put out there, umbrellas and whatever, but, you
3 know, the permit things, like pavers and so forth,
4 trigger other landscaping modifications.

5 And you no longer, I think, will see the green
6 space that's always been there since the 1920s.
7 Truly, this is historic. And I think that is what
8 we really should be concentrating on right now.

9 Do you want to see a change in the sod,
10 period.

11 MS. SPAIN: I believe that's the issue,
12 whether or not that space -- whether or not you put
13 the stairway and the pavers onto that space,
14 whether it affects the historic integrity. I
15 appreciate those comments.

16 MR. NEWELL: I will try to be as brief as
17 possible. You know, I try to be as accommodating
18 to everyone as possible. We don't normally have
19 this type of turn out. It's nice to see that you
20 all care. You're not here because you're riveting
21 in fear.

22 And also, although I just moved here a few
23 weeks ago, I did move into the area, (inaudible), I
24 can see the golf courses, that's my new jogging
25 area, so I'm not indifferent in any way.

1 What I feel we have here, in my opinion, is
2 sort of a right church/wrong pew scenario, where
3 you guys have a quality of life argument. You
4 really don't have the historic preservation
5 argument. I've been waiting for one of you to say
6 something to tie it in.

7 And it might be I can't see the pavers -- I
8 think you're paving, roughly, one-third or one-half
9 of the south lawn. And we're talking about green
10 space. We have a golf course across the street.
11 There's a lot of green space in that neighborhood.

12 But what you're really getting at are
13 exceptionalities. And following up on that point
14 is, where do you draw the line? I don't think
15 that's sort of in our purview. That is, what if
16 the club decided to cut membership fee in half, or
17 decided to give away free ice cream on George and
18 Mary's birthday, or decided to let people join the
19 gym at half price?

20 That is going to be a huge surge in demand.
21 That's going to be a huge draw to the club. That's
22 going to bring a lot of people in that area,
23 parking on the swale, parking on the golf course;
24 more so than pavers would.

25 So would it be proper for this board to impose

1 price controls on the club because, well, there may
2 be some overflow and somehow in a tenuous way that
3 is going to affect the historic nature of the
4 neighborhood.

5 I don't think -- foot traffic and auto
6 traffic, I think the link between that and historic
7 preservation is non-existent.

8 I think there are a lot of very historic
9 sites. I think there is -- you have the Alamo, you
10 have the Grand Canyon, you have the Eiffel Tower,
11 you name it, they all attract people, they all want
12 people to be there. There's a lot of foot traffic
13 in and out of these places. It doesn't affect the
14 historic because it's temporary.

15 So what I'm trying to get at here is I think
16 you really do have an argument, I really do. I
17 think every one of you should show up at the
18 commission meeting. I think maybe you should go to
19 the Z & H board, P & Z meetings, because I think
20 then -- I think your argument has merit. I just
21 don't think it has any here. That's the problem.

22 It would be wrong of me, I think, since --
23 people, I do, I mean this sincerely, neighbors, I
24 think it would be wrong, to me. I'm always the one
25 preaching about staying within our jurisdiction

1 here.

2 To somehow start imposing these restrictions
3 based on what could happen to the property value of
4 the neighbors is too weak of a link to me. So
5 unless someone can demonstrate how the pavers
6 themselves affect the historical integrity of the
7 building, then I really don't see how this board
8 can stop it from going forth.

9 MS. EBBERT: Point of order?

10 MR. NEWELL: Sure.

11 MS. EBBERT: I did say that there were
12 more -- that there was only one original door to
13 the country club. And I have lived in this area
14 since 1962 -- '72, and I know there's only been one
15 door in the front of the country club on North
16 Greenway.

17 Now we got two doors in the proposal. So, to
18 me, that is -- I mean, what house would have three
19 doors? Also, the front of the country club has a
20 green space, it has a front yard, and it already
21 has one sidewalk and another sidewalk. So I think
22 this needs -- historically, there has never been
23 building construction of the front yard of the
24 country club.

25 And pavers, to me, if you go to the building

1 department, they will cite you for putting pavers
2 down in any residential area without a permit. And
3 those should be happening in our front yard or the
4 front yard of the country club.

5 MR. SILVA: Thank you.

6 MR. NEWELL: I did hear you say that. I
7 appreciate that.

8 MS. EBBERT: Okay.

9 MR. NEWELL: Does the extra door or two extra
10 doors --

11 MS. EBBERT: Three doors.

12 MR. NEWELL: -- or three doors affect the
13 historic integrity of the building? I don't think
14 so. You may think so. I understand that. I
15 appreciate that. I really don't.

16 And that's also -- I mean, I'm sure this has
17 to go before the board of architects.

18 MS. SPAIN: It has already.

19 MR. NEWELL: It has already?

20 MS. SPAIN: Everything you see has already
21 been approved by the board of architects.

22 MS. EBBERT: I served on the Historic
23 Preservation Board when we had the fire at the
24 club, and we were very concerned about access to
25 the front of that, it was all rebuilt.

1 And closing the pool area and having people
2 come in through the back, through the garden room,
3 because at that time the garden room -- which is
4 that level right where they're planning on putting
5 the steps -- was a bar area, and people didn't want
6 access to a bar from North Greenway into that room.

7 So the Historic Preservation Board was very
8 involved in the reconstruction of the country club
9 after the fire.

10 MR. NEWELL: Are we adding doors to this plan?

11 MS. SPAIN: Pardon me?

12 MR. NEWELL: Are we adding doors to this plan?
13 I didn't see doors on the plan

14 MS. SPAIN: No. I think she's talking about
15 the stairs. There's no other entries.

16 MS. EBBERT: The stairs, which is another
17 entrance access, entrance. So it doesn't matter
18 whether there's a door straight across from it or
19 around on the back side where people come in
20 through the bar now, but that's another entrance to
21 the bar.

22 MR. NEWELL: I take it under advisement. My
23 colleagues might agree. I don't. And again, I
24 would encourage you to take this matter down to
25 the club -- or to the other boards, and especially

1 the commission, because I don't think your
2 argument's without merit. I just think that --
3 again, I think you're fighting this battle on the
4 wrong front today. This may be a
5 throw-it-at-the-wall, see-if-it-sticks kind of
6 thing.

7 MS. EBBERT: It's just like the Merrick house.
8 There's one double French door in front of the
9 Merrick house, where the steps come up and George
10 Merrick built that house.

11 MR. NEWELL: I understand.

12 MS. EBBERT: That's a nice front door. It
13 doesn't have three front doors. You have to go
14 around to the side of the house to get into the
15 dining room.

16 MR. NEWELL: I understand, but we're talking
17 about a walkway. So I'll take it under advisement.

18 MS. HARPER: I have a question.

19 MR. SILVA: The public hearing is closed.

20 MS. HARPER: We're talking about houses.
21 Three doors is wrong. But I've tried to get
22 windows changed, and that's not allowed. I can't
23 change the styles of the windows in my house
24 because it's not historic.

25 MR. NEWELL: I would be the first one fighting

1 on your behalf, trust me on that.

2 MS. HARPER: It's the same thing. How is that
3 any different?

4 MS. SPAIN: I just would like to point out we
5 will be ordering a transcript of this meeting and
6 it will be forwarded to the planning department; so
7 it will become part of that record, just in case
8 they're unable to go to the planning department.

9 MR. SILVA: Ms. Rolando?

10 MS. ROLANDO: Yes. Tony, thank you for making
11 the distinction between the lifestyle issues and
12 the historic preservation issues.

13 We clearly have an issue with parking relating
14 to the club. I'm a big fan of the Liberty Cafe. I
15 walk there. I don't drive there. And I live on
16 Alhambra Circle. I'm very cognizant of the traffic
17 issues and parking issues, too.

18 I do not see how we can say no to the pavers.
19 I don't think they're permanent. I don't think
20 they're historic. And I don't have -- I -- I don't
21 have a problem legally, aesthetically, historically
22 with the pavers.

23 I do have a problem with the stairs, because
24 they are blocking one of the Palladian windows and
25 I believe it interferes with the facade of the --

1 the original facade of the country club.

2 We have previously on this board approved the
3 addition of a second door. It was already a window
4 with a very --

5 MS. SPAIN: Yes.

6 MS. ROLANDO: -- short sill, and we approved
7 that, and that was it. I am not in favor of the
8 stairs because of the aesthetics and the
9 appearance.

10 I'm also sensitive to the issue from the
11 surrounding neighborhood that it will draw traffic.
12 I get that. But that's not my -- the basis for my
13 objection to this staircase. And I don't think
14 it -- I don't think it lines up right, even if it
15 were -- if I --

16 MS. SPAIN: It went multiple times to the
17 board of architects, and I had those same concerns.

18 MS. ROLANDO: I think it's inappropriate, and
19 I don't like -- I don't think it's -- they've done
20 anything to attempt to minimize the effect on the
21 facade. So if -- if -- when we vote, I would like
22 to bifurcate the vote on the stairs from that on
23 the pavers.

24 MR. SILVA: Thank you.

25 MS. MACINTYRE: I agree with you on the vote

1 on the stairway. I think that's going to impact
2 the parking on Greenway. I don't have a problem
3 with the pavers and the very minimal outdoor eating
4 facility. You know, they're getting ready to do a
5 major change on Miracle Mile to make more street
6 cafes.

7 And there's a parking problem anywhere in
8 Coral Gables, and that happens to be because our
9 population keeps growing, we've become more
10 desirable. So it's an issue that we're all dealing
11 with everywhere.

12 I sympathize with the neighbors because I know
13 that the larger events do cause problems, and I
14 don't know what the solution is to that. But
15 again, that is not our problem, for this board.

16 MS. PRUITT: I remember when, I don't know,
17 five years ago maybe, when Mr. Di Donato wanted to
18 put tables outside the Liberty Cafe, and that was
19 turned down.

20 So I'm confused about having the pavers out
21 there because -- and then he said that he was going
22 to have six tables? -- six tables, and I thought
23 we had already said there would be no tables.

24 MS. SPAIN: Actually, the Historic
25 Preservation Board recommended in favor of the 2009

1 alterations, and that was a much larger area, and
2 staff at that time recommended in favor of it also.

3 MS. THOMSON: It was not unanimous.

4 MS. SPAIN: The planning board recommended in
5 favor of that. The Historic Preservation Board
6 voted five/one, and the planning board voted
7 five/two. And it went to the commission and they
8 denied it. So there's an ordinance in place that
9 prohibits outside dining.

10 And what they're trying to do is go through
11 the process, get to the commission and ask that
12 they be allowed to do that. They have a right to
13 request that the ordinance be changed.

14 MS. PRUITT: Okay.

15 MR. SILVA: Any other board comments?

16 MS. GUERRERO: I have a question. Why are we
17 seeking this before that ordinance changes?

18 MS. SPAIN: Because we're part of the process.
19 It goes to the board of architects, it goes to the
20 Historic Preservation Board, it goes to the
21 planning and zoning board, it goes to the
22 commission.

23 MR. DAMIAN: You know, I do have a point of
24 order. And I'm not here to re-argue anything
25 that's been discussed. That's not entirely true,

1 Dona. And to answer you, Mr. Newell, the procedure
2 that we're here on today, you're sitting as a board
3 of adjustment that's been taken away from the
4 normal board of adjustment because historic now
5 gets all of those kind of issues.

6 You're sitting as a board of adjustment.
7 They're asking you for a variance. They're not
8 coming in like any other applicant that says,
9 here's what we want to do, here's the improvements
10 we want to make that you're allowed to make, and we
11 want your approval because they're changing a
12 historic building, no.

13 They're seeking an adjustment. They're not
14 allowed to do this. And they want you to give them
15 a variance from the zoning code that exists that
16 says, disregard the zoning code as it is, allow us
17 to do this.

18 That's why I went to the criteria; that eight
19 criteria, they must meet all eight of them. They
20 clearly don't. That's the only point I want to
21 make. I won't argue any other issues.

22 MR. SILVA: I kind of agree with some of the
23 statements all of you've made. It's clearly an
24 issue with the country club. This is not
25 necessarily the forum to address issues like

1 parking. However, looking at it strictly within
2 our purview historic, I, like Ms. Rolando, have an
3 issue that was stated coming from the pool deck.

4 I do believe that it does impact the facade of
5 that existing building. Your functional issue of
6 having people come in through the pool deck,
7 looking at the plans -- and I can only go by what's
8 been submitted -- but it seems like there's a very
9 simple solution to come from the other side.

10 If you want people coming into the pool deck,
11 it's not the most elegant entrance in the world, I
12 understand, but it's a functional solution and it
13 doesn't impact the historic nature of the building.

14 So, on the issue of the stairs, I agree 100
15 percent with Peggy.

16 On the issue of the pavers, yes, historically,
17 that was a lawn. But by installing pavers, I
18 believe it will continue to read as a lawn. It
19 will still read as an open space, even with tables
20 and umbrellas, which are there now, by the way,
21 probably in violation of the existing ordinance.
22 But that's another matter as well.

23 In regards to the setback requests, though,
24 the one from Greenway that makes sense to me was an
25 existing encroachment. The pool goes to zero along

1 Greenway, so I don't have a problem with that one.

2 The one from Granada seems a little arbitrary
3 to me. It seems like it's coming in those extra
4 four feet and being in compliance so that you
5 wouldn't lose much, and I really don't see a
6 justification for that one.

7 So I would argue to not approve that four-foot
8 variance from Granada.

9 I'm okay with the one on the Greenway.

10 And then, in general, I'm a little
11 uncomfortable with kind of the piecemeal nature of
12 the process. You know, a couple of months -- or
13 however long ago it was -- they approached the
14 board to ask for that walkway, the additional
15 entrance.

16 Now they're coming back, perfectly within
17 their right, to ask for the pavers, the stairway.
18 But as Ms. Slesnick pointed out, it kind of begs
19 the question of what's next, right? Are there
20 going to be doors? You know, I would really like
21 to see kind of a holistic approach.

22 I understand the applicant has the right to do
23 it this way, but I'm a little uncomfortable
24 proceeding this way.

25 And again, the whole issue of going back to

1 something that's already been rejected by the city
2 commission, (inaudible), that's another forum. So
3 that's not part of this. So those are kind of my
4 thoughts on that.

5 The other thing they're asking for, the
6 reduction in green space and landscaping, I'm okay
7 with, more or less. Again, the club is not
8 compliant now. It's actually at -- just by my
9 rough calculations, 19.6 percent, and they're
10 asking to go to 19.4 percent. So I don't see a
11 huge issue here.

12 So with that being said, are there any other
13 board comments?

14 MS. SPAIN: You are saying to just take this
15 back? Right?

16 MR. SILVA: That's my personal thoughts.

17 MS. SPAIN: This, on this side?

18 MR. SILVA: Right. So I'll open the table to
19 a motion. Do you have -- anyone offer to have a
20 motion?

21 MS. ROLANDO: Dona, may I ask you, with regard
22 to the special certificate for appropriateness,
23 would we -- would it be appropriate to divide it
24 between the pavers and the stairs?

25 MS. SPAIN: Sure. Yes, you can have two votes

1 on that. If you're not comfortable with the
2 stairs, you can make a motion to...

3 MS. ROLANDO: I would move that we deny a
4 certificate of appropriateness for the stairs to
5 the pool deck depicted on the plans.

6 MS. MACINTYRE: Second.

7 MR. SILVA: Can we call the roll?

8 THE CLERK: Mr. Newell?

9 MR. NEWELL: No.

10 THE CLERK: Ms. Pruitt?

11 MS. ROLANDO: The motion was to deny.

12 MR. NEWELL: So I'm saying "no" to denial.

13 MS. PRUITT: Deny, I say yes.

14 THE CLERK: Ms. Guerrero?

15 MS. GUERRERO: Yes.

16 THE CLERK: Mr. Parsley?

17 MR. PARSLEY: Abstain.

18 THE CLERK: Mr. -- I'm sorry. Ms. Rolando?

19 MS. ROLANDO: Yes.

20 THE CLERK: Mayor Thomson?

21 MS. THOMSON: Yes.

22 THE CLERK: Ms. MacIntyre?

23 MS. MACINTYRE: Yes.

24 MS. THOMSON: Can we ask about the abstention?

25 THE CLERK: Mr. Silva?

1 MR. SILVA: Yes.

2 MR. PARSLEY: I should -- let me clarify. I'm
3 a member of the gym there, so I probably should
4 have recused myself.

5 MS. SPAIN: This is a legal question, I don't
6 know the answer to.

7 MR. PARSLEY: The athletic club there, I just
8 joined about three weeks ago, when I was reviewing
9 this, it didn't really -- and I think it is one
10 organization, one -- is there one entity or not?
11 The athletic club versus you, as a restaurant, too?

12 MR. DI DONATO: I'm sorry, can I hear that
13 again?

14 MS. SPAIN: He's under the impression that you
15 couldn't abstain, but that's a legal question.

16 MS. FIGUEROA: You can't abstain if you're
17 present. You have to vote one way or another. If
18 you have to recuse yourself and there's a conflict
19 of interest, you could have done that at the
20 beginning.

21 MS. THOMSON: I've also understood that you
22 can abstain, but you have to put a reason in
23 writing to the legal office.

24 MS. SPAIN: Yeah, it was my view that you
25 can't abstain on voting. In fact, you are required

1 to vote, unless there is a reason to recuse
2 yourself and it has to be done in advance of a
3 discussion and the meeting.

4 MS. FIGUEROA: That's accurate.

5 MS. SPAIN: But that's a legal question. But
6 at this point, I'm not an attorney. That's why we
7 chose the best.

8 MS. FIGUEROA: Right, so that is correct;
9 either you can recuse yourself, and again, just
10 state on the record you're stepping out while this
11 discussion goes on or vote.

12 MR. PARSLEY: I don't know the rules of the
13 road here, so I think I'll recuse myself and step
14 out for the rest of the meeting, this portion.

15 MS. SPAIN: Can he do that at this point?

16 MR. PARSLEY: Can I do that?

17 MS. FIGUEROA: Yeah.

18 MR. PARSLEY: I think that's more proper.

19 MS. THOMSON: Why can't you abstain?

20 (Board Member Robert Parsley exited meeting.)

21 MR. SILVA: So that motion then passes, and we
22 open the floor to another motion regarding the
23 remaining issues.

24 MS. ROLANDO: And I move for granting of a --
25 or approval of a special certificate of

1 appropriateness for the pavers depicted on the
2 plans, subject to whatever variances are approved.

3 MS. SPAIN: I believe it should be a separate
4 vote on the variance -- variances, so you vote --

5 MS. ROLANDO: Do we do a separate vote on each
6 one and then go back to the certificate of
7 appropriateness?

8 MS. SPAIN: I think, my view is, is that you
9 can vote -- because all of the variances are for
10 the pavers, so I think that you can vote to on the
11 variances, and then have a vote to issue them a
12 C.O., so issue two votes.

13 MR. SILVA: Do you want to amend your motion
14 then?

15 MS. ROLANDO: I withdraw the motion, and then
16 we'll -- I'll move for the granting of the first
17 variance to allow the keystone pavers to have the
18 reduced setback.

19 MR. SILVA: On North Greenway.

20 MS. ROLANDO: Excuse me. On North Greenway.

21 MR. SILVA: Do we have a second?

22 MS. MACINTYRE: I'll second.

23 THE CLERK: Who said the second?

24 MS. MACINTYRE: I'll second.

25 MR. SILVA: Call the roll, please.

1 THE CLERK: Ms. Pruitt?

2 MS. PRUITT: Yes.

3 THE CLERK: Ms. Guerrero?

4 MS. GUERRERO: Yes.

5 THE CLERK: Mr. Parsley is not here.

6 Ms. Rolando?

7 MS. ROLANDO: Yes.

8 THE CLERK: Mayor Thomson?

9 MS. THOMSON: I will be consistent with my

10 September 15th, 2009 vote, and I will vote "no" on

11 this board.

12 THE CLERK: Ms. MacIntyre?

13 MS. MACINTYRE: Yes.

14 THE CLERK: Mr. Newell?

15 MR. NEWELL: Yes.

16 THE CLERK: Mr. Silva?

17 MR. SILVA: Yes.

18 MS. ROLANDO: Moving on to the next variance.

19 I move to grant the variance to allow the keystone

20 pavers to reduce the setback required along Granada

21 Boulevard from 46.9 -- 46 feet 9 inches from the

22 required setback of 50 feet.

23 MR. SILVA: Do we have a second?

24 MR. NEWELL: I'll second.

25 MS. THOMSON: Clarify that, please.

1 MS. ROLANDO: Here's the motion. It's the
2 second one.

3 MS. THOMSON: Yeah, I see it.

4 MS. ROLANDO: Okay.

5 THE CLERK: Roll call?

6 MS. THOMSON: All right. I'm asking a
7 question. These pavers on the Granada side, we
8 spoke to that before?

9 MS. ROLANDO: This was the --

10 MS. SPAIN: These are these pavers here.

11 We need to fix the computer -- or we need to
12 know your password.

13 They're referring to the same pavers. It's
14 just that those same pavers require a setback for
15 Granada.

16 MS. THOMSON: They are going to be on Granada
17 Boulevard?

18 MS. SPAIN: These pavers require setback.
19 This portion of the building here is already in the
20 setback.

21 MS. ROLANDO: And can you point out what the
22 current setback would be? It looks as if it's
23 about three feet, they extend three feet into the
24 paver -- into the setback?

25 MR. SILVA: It's on that first sheet. It's

1 very small.

2 MS. SPAIN: They're asking 46-9 instead of 50.

3 MS. ROLANDO: So they're extending into it.

4 MS. SPAIN: That's the old one.

5 MS. KAUTZ: Here's the corner of the building.

6 That's the setback line.

7 MS. ROLANDO: How wide is this strip of the
8 pavers? What's the scale here?

9 MR. SILVA: There's a dimension on there.
10 It's -- they're usually two-by-twos, probably --

11 MS. ROLANDO: Okay. Right.

12 MR. SILVA: -- it looks like, by that scale.

13 MS. ROLANDO: Because they don't line up
14 exactly with the building either.

15 MR. SILVA: Right.

16 MS. ROLANDO: So they're a little awkward.

17 MS. KAUTZ: It's almost three.

18 MS. SPAIN: Almost three is what it is.

19 MS. ROLANDO: Well, if you look at the
20 setback, where it's 4 feet 1 inch setback, it's
21 slightly less than that; so it would be the
22 equivalent about two lines of pavers that extend
23 into this setback.

24 MS. KAUTZ: They would go around like this
25 way.

1 MS. ROLANDO: Okay. Uh-huh.

2 MS. THOMSON: Okay.

3 THE CLERK: Roll call.

4 MR. SILVA: Roll call, sorry.

5 THE CLERK: Ms. Guerrero?

6 MS. GUERRERO: Yes.

7 THE CLERK: Ms. Rolando?

8 MS. ROLANDO: Yes.

9 THE CLERK: Mayor Thomson?

10 MS. THOMSON: No.

11 THE CLERK: Mr. Newell?

12 MR. NEWELL: Yes.

13 THE CLERK: Ms. MacIntyre?

14 MS. MACINTYRE: Yes.

15 THE CLERK: Ms. Pruitt?

16 MS. PRUITT: Yes.

17 THE CLERK: Mr. Silva?

18 MR. SILVA: No.

19 Motion still passes. We have five affirmative

20 votes?

21 MS. SPAIN: Yes.

22 THE CLERK: Yes.

23 MR. SILVA: Motion passes.

24 MS. ROLANDO: And then the final motion is to

25 grant a variance to allow the property to provide,

1 approximately, 19.4 percent landscape open space
2 versus open space of not less than 35 percent of
3 the building area.

4 MR. SILVA: Do we have a second?

5 MR. NEWELL: I'll second.

6 MR. SILVA: Will you call the roll, please.

7 THE CLERK: Mayor Thomson?

8 MS. THOMSON: No.

9 THE CLERK: Mr. Newell?

10 MR. NEWELL: Yes.

11 THE CLERK: Ms. Rolando?

12 MS. ROLANDO: Yes.

13 THE CLERK: MacIntyre?

14 MS. MACINTYRE: Yes.

15 THE CLERK: Ms. Pruitt?

16 MS. PRUITT: Yes.

17 THE CLERK: Ms. Guerrero?

18 MS. GUERRERO: No.

19 THE CLERK: Mr. Silva?

20 MR. SILVA: Yes.

21 THE CLERK: Five to two.

22 MR. SILVA: Five to two, the motion passes.

23 I think we still need one for the certificate
24 of appropriateness.

25 MS. ROLANDO: I move for approval of the

1 special certificate of appropriateness for the
2 pavers --

3 MR. SILVA: Do we have a second?

4 MS. ROLANDO: -- as depicted on the plans.

5 MR. SILVA: Sorry. Do we have a second?

6 MR. NEWELL: I'll second.

7 MR. SILVA: Call the roll, please.

8 THE CLERK: Mr. Newell?

9 MR. NEWELL: Yes.

10 THE CLERK: Ms. MacIntyre?

11 MS. MACINTYRE: Yes.

12 THE CLERK: Ms. Pruitt?

13 MS. PRUITT: Yes.

14 THE CLERK: Ms. Guerrero?

15 MS. GUERRERO: Yes.

16 THE CLERK: Ms. Rolando?

17 MS. ROLANDO: Yes.

18 THE CLERK: Mayor Thomson?

19 MS. THOMSON: No.

20 THE CLERK: Mr. Silva?

21 MR. SILVA: Yes.

22 MR. SILVA: I think the motion passes as well.

23 MS. SPAIN: Thank you.

24 MR. SILVA: Thank you, all.

25 MS. THOMSON: Mr. Chairman? For personal

1 reasons, I need to take leave at this point of the
2 meeting. I'm sorry. I have personal reasons to do
3 so; not because of the vote, just to clarify that.

4 MR. SILVA: Thank you, Ms. Thomson.

5 Moving along on the agenda, the next item...

6 (Agenda item concluded at 5:41 p.m.)

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