

1 based on the Department recommendation.  
 2 MR. PARDO: So the answer is, yes.  
 3 MR. COLLER: So the answer would be, yes.  
 4 MR. PARDO: Yes.  
 5 THE SECRETARY: Julio Grabiél?  
 6 MR. GRABIEL: Yes.  
 7 THE SECRETARY: Sue Kawalerski?  
 8 MS. KAWALERSKI: Yes.  
 9 THE SECRETARY: Javier Salman?  
 10 MR. SALMAN: Yes.  
 11 THE SECRETARY: It passed, to deny.  
 12 MR. COLLER: Mr. Chairman, do you want to  
 13 take like a three-minute break?  
 14 MR. SALMAN: Let's take a five-minute  
 15 break, if we can, but let's try and keep it  
 16 short, so we can get to the next item.  
 17 (Short recess taken.)  
 18 MR. BEHAR: Okay. We're back.  
 19 Mr. Coller, if you could please read the  
 20 next item on the agenda, please.  
 21 Good job.  
 22 MR. COLLER: Item E-2, an Ordinance of the  
 23 City Commission of Coral Gables, Florida  
 24 granting approval of a Site Plan Amendment  
 25 pursuant to Zoning Code Article 14, "Process"

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1 Section 14-203, "Conditional Uses," for a  
 2 Country Club originally approved by Ordinance  
 3 Number 2016-34, as mended by Ordinance 2022-10,  
 4 located within a Special Use (S) District, for  
 5 the property commonly referred to as the  
 6 "Riviera Country Club" and legally described as  
 7 portions of Tracts 1 and 5, Riviera Country  
 8 Club, a portion of Miami-Biltmore Golf Course  
 9 of Riviera Section 4 and Lots 10-14, Block 112,  
 10 Country Club Section Part 5 (1155 Blue Road),  
 11 Coral Gables, Florida, all other conditions of  
 12 approval contained in Ordinance 2016-34 shall  
 13 remain in effect; providing for an effective  
 14 date.  
 15 Item E-2, public hearing.  
 16 MR. BEHAR: The applicant, please.  
 17 MR. DE LEON: Good afternoon, Board  
 18 Members, Staff. Nelson de Leon, with Locus  
 19 Architecture, address 500 South Dixie Highway,  
 20 Suite 307, 44 -- I'm sorry, 33146.  
 21 THE SECRETARY: Can we have the PowerPoint,  
 22 please?  
 23 MR. BEHAR: PowerPoint.  
 24 MR. DE LEON: PowerPoint. Okay. Am I  
 25 controlling this thing or --

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1 THE SECRETARY: No. They're probably  
 2 searching for it.  
 3 MR. DE LEON: Okay.  
 4 THE SECRETARY: Okay.  
 5 MR. BEHAR: There we go.  
 6 MS. GARCIA: There should be a PowerPoint  
 7 for the applicant, the PDF file.  
 8 Is that it?  
 9 MR. DE LEON: No. I'll present yours.  
 10 MR. SOUTHERN: The applicant PDF.  
 11 MR. DE LEON: There it is. There it is.  
 12 Okay. Thank you.  
 13 Thank you, Board Members. I'll try to be  
 14 brief, and, then, as I'm presenting, I can  
 15 circle back, if you need me to explain anything  
 16 further.  
 17 So the project is the replacement of the  
 18 existing eight tennis courts and tennis  
 19 facilities that's directly across the main  
 20 Country Club on Blue Road. The existing  
 21 facilities are shown on these photos. The top  
 22 three photos are of the tennis building itself,  
 23 and then the bottom middle, the existing  
 24 courts, and the bottom right, the facility.  
 25 The overall Site Plan of the entire

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1 facility. I'm going to skip through some of  
 2 these, though. Our current site sits directly  
 3 across the entrance to the main club itself.  
 4 Blue Road, itself, has been updated,  
 5 upgraded with a street beautification project.  
 6 The entrance to the tennis portion of the  
 7 facility has already been paved. It faces  
 8 directly opposite the main club entrance.  
 9 So this is -- is it this light?  
 10 So this is the proposed building, which  
 11 sits slightly back from the original, and I  
 12 have photos which -- rather, a slide, which  
 13 will show you an overlay of the existing and  
 14 proposed, which I think will be very helpful.  
 15 So I'm going to move through some of these.  
 16 This is our pedestrian amenities. This is  
 17 a private facility, so it's really not open to  
 18 the public to enter, but within the site  
 19 itself, we're adding benches and bicycle  
 20 parking.  
 21 The parking lot itself, for the most part,  
 22 exists as is, but it is going through  
 23 modifications to comply with current Code, with  
 24 current parking widths, and with circulation  
 25 within the site itself, and adding additional

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1 landscaped areas.  
2 This is the current facility, eight courts  
3 and a small tennis building. The courts are  
4 undersized for regulation play, so part of the  
5 project's scope is to increase the court sizes  
6 to meet regulation size.

7 So, with this next slide, we're  
8 superimposing the proposed over the existing.  
9 So when the courts were expanded to meet  
10 regulation, they grew from our fixed property  
11 edge, which is on the west, toward the east.  
12 The facility is surrounded is on three sides by  
13 the golf course, and on the northwest corner,  
14 which the is the upper left portion of this  
15 slide, is the start of the single-family  
16 residential neighborhood.

17 The court that exists there now is the  
18 starting point of the new courts, and the  
19 hedging and landscaping that are between the  
20 neighbor and us will remain. That neighbor was  
21 included in multiple meetings during the design  
22 phase, so they're very aware of the project and  
23 they had no opposition to the project.

24 The tennis facility building itself has  
25 been pushed back, with a court surrounding it.

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1 The scale of the building was very much  
2 designed to fit in, more so with the  
3 residential context than with the commercial  
4 context of the -- context of the existing club  
5 across the street. So you could see,  
6 scale-wise, the roof lines are about the same  
7 height.

8 The home is actually quite a bit larger  
9 than the tennis facility. The tennis facility  
10 itself is, under air, about 3,700 square feet,  
11 and when you include the roofed areas of the  
12 wraparound verandas, it increases that to about  
13 6,700 square feet.

14 An aerial view showing how the tennis  
15 building itself fits within the site, pushed  
16 back slightly from the parking area, with site  
17 lines to four of the courts adjacent to it.

18 The building, we tried to push not centered  
19 within the courts, which would have made it  
20 visually accessible to all of the courts, but  
21 we wanted to keep the building addressing the  
22 street itself. So this is the pedestrian  
23 entrance, crossing the main club, onto the  
24 facility, and with the restructured driveway  
25 within the facility, as you come up for the

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1 So the new building, and we'll see this in the  
2 elevations and the renderings, is designed so  
3 that the second floor of it acts as a mezzanine  
4 veranda to overlook the tennis court play  
5 below.

6 So, in expansion of Courts 1, 2, 3, we lost  
7 five parking spaces along the west edge. The  
8 rest of the parking lot, you can kind of see  
9 the overlay in red dash over what was there  
10 already, and it's, more than anything, a series  
11 of adjustments to comply with current parking.

12 The bottom portion of the site extends and  
13 is bound by the cart path of the golf course.  
14 So the cart path created a very strong  
15 delineation on the east, south and southwest  
16 corners, Blue Road defining the north, and the  
17 neighborhood to the west defining the northwest  
18 quadrant.

19 The overall second floor plan and ground  
20 floor plan.

21 This is an important site, because this  
22 slide shows the relationship of the tennis  
23 court, on the bottom image, which is on the  
24 right center, to the very first residential  
25 home on the bottom right.

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1 building for the drop-off, you're centered with  
2 the building itself.

3 The tennis facility is designed with the  
4 same material pallet as the main club. So the  
5 roof tile, the stone treatment, the shutters,  
6 the window types, they're all mirroring what's  
7 existing across the street.

8 This is a view from Court 6 and 7, looking  
9 back at that upstairs covered veranda. And,  
10 then, an aerial from the back end of the site.

11 The landscape architect is the same  
12 landscape architect who worked on the original  
13 club and facility. So he's done an existing  
14 condition study. He's photographed all of the  
15 existing trees, those that we're maintaining  
16 and those that are being relocated.

17 The proposed new landscape plan -- so, to  
18 the existing parking lot on the upper right  
19 side, currently there's no landscaping within  
20 the island, so the plan is to introduce a few  
21 Mahoganies, some Sabal Palms. And, then,  
22 within the central part of the site itself,  
23 between the building and some of the courts,  
24 we're introducing a green area and a small  
25 tree, and that's an internal gathering space.

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1 And this is the material pallet for the  
2 landscape that will be surrounding the  
3 facility.

4 And I'll end the presentation with that. I  
5 know you're all architects here, so any  
6 questions you have, I could circle back to any  
7 image.

8 MR. BEHAR: Thank you, Nelson.  
9 If we want to have the Staff presentation  
10 now.

11 MR. SOUTHERN: All right. Good evening,  
12 Planning and -- Planning and Zoning Board,  
13 forgive me. Craig Southern, the newest member  
14 of the Planning and Zoning team.

15 All right. Let's see here. So the  
16 application that we have in front of us tonight  
17 is a Conditional Use application for a major  
18 amendment to an existing Site Plan, also  
19 pursuant to Ordinance Number 2016-34.

20 So if you take a look at the location map,  
21 you'll see that the subject property is  
22 encapsulated by Bird Road to the north,  
23 University Drive to the east, I think it's  
24 Campo Sano Avenue to the south, and then the  
25 subject property is bisected by Blue Road. So,

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1 review.

2 As you can see, pursuant to Section 2-1D,  
3 that is -- that's why we're here tonight in  
4 front of the Planning and Zoning Board.

5 Also, in 2022, the Riviera Country Club  
6 received approval under Ordinance Number  
7 2022-10 for modifications to the existing Site  
8 Plan along Blue Road, which the applicant's  
9 architect just indicated, construction was  
10 completed back in August 1st of 2023.

11 Quickly, you'll take a quick look at the  
12 Future Land Use Map and the Zoning Map. It's  
13 pretty consistent with both, the surrounding  
14 Future Land Use designations. The Special Use  
15 District is predominantly surrounded by  
16 single-family. To the south, we do have the  
17 University of Miami and Doctors Hospital.

18 Quickly, we'll take a quick look at what  
19 the existing conditions look like. The  
20 applicant's architect did a good job of  
21 describing it, but we've just got some photos  
22 for you here of what the existing tennis court  
23 and facility look like.

24 So when we delve into the Site Plan, it's  
25 predominantly -- it's completely consistent

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1 on the south side of Blue Road, you'll see that  
2 that's where the project area is. The project  
3 area is about 2.3 acres, where the entire  
4 Riviera Country Club encapsulates 113 acres.

5 The current use is a Recreational Use. The  
6 address is 1155 Blue Road. And the current  
7 zoning is Special Use District, with a Future  
8 Land Use designation of both, park and  
9 recreational use and single-family low density.

10 The application has been heard and has been  
11 reviewed by the Development Review Committee,  
12 the DRC, last year, November 22nd of 2024. It  
13 just recently went to the Board of Architects,  
14 last month, January 9th. And then it also had  
15 a Neighborhood Participation Meeting, that the  
16 applicant held, on January 29th.

17 So why we're here, it is a major amendment  
18 to the existing Site Plan, but pursuant to the  
19 existing Ordinance, 2016-34 -- I'll just give  
20 you a little history from our Staff report.  
21 Basically, in 2016, Ordinance 2016-34 granted  
22 Site Plan approval for the clubhouse and the  
23 fitness center that's north of Blue Road,  
24 requiring any modifications to undergo the  
25 Planning and Zoning Board and City Commission

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1 with all of the site development standards in  
2 our Zoning Code. It's far below the floor area  
3 ratio requirements. It meets all of the  
4 setbacks. We don't have any flood zone issues.

5 So, once again, I'll briefly kind of delve  
6 into the Staff report, in the sense of the  
7 proposed Site Plan includes a new two-story  
8 tennis center, designed in the Island British  
9 Colonial architectural style. The  
10 reconfiguration of the existing eight surface  
11 tennis courts will now meet the United States  
12 Tennis Association tournament standards.  
13 Modifications to the existing parking lot, to  
14 incorporate additional landscaping, relocation  
15 of the dumpster enclosure, installation of  
16 bicycle racks, the extension of the sidewalk  
17 along the public right-of-way, to provide a  
18 continuous pedestrian access along the north  
19 side of the tennis complex, which is on the  
20 south side of Blue Road, and, basically, this  
21 just helps to enhance the Club's connectivity  
22 with pedestrian activity, landscaping and  
23 traffic circulation.

24 So, once again, you can take a quick look  
25 at what is being proposed by the renderings.

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1 We'll break it down one more time. The review  
2 time line, DRC last November, Board of  
3 Architects the beginning of January of this  
4 year, the Neighborhood Participation Meeting  
5 was at the end of January of last month,  
6 currently we're having the Planning and Zoning  
7 Board Meeting presently, and then there are two  
8 City Commission meetings for the Ordinance to  
9 be heard.

10 There were 792 properties that were  
11 notified to the thousand foot radius. Multiple  
12 public notifications, two times letters were  
13 sent to all of the property owners, the 792,  
14 for the Neighborhood Participation Meeting, and  
15 tonight's meeting. Three times there were  
16 property postings for DRC, Board of Architects,  
17 Planning and Zoning Board. There's been three  
18 website postings, for the DRC, Board of  
19 Architects, and tonight's meeting. And then a  
20 newspaper advertisement for tonight's Planning  
21 and Zoning Board Meeting.

22 The Staff report intricately delves into  
23 the consistencies of the Comprehensive Plan, so  
24 Staff's determination is definitely that it  
25 meets all of the requirements for the

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1 Jill?  
2 THE SECRETARY: No.  
3 MR. BEHAR: Anybody on the public -- on the  
4 phone?  
5 THE SECRETARY: No.  
6 MR. BEHAR: Okay. Seeing none, we're going  
7 to close the public comment and I'm going to  
8 open it to the Board discussion, and I'm going  
9 to start to my right.  
10 Julio, please, any comments?  
11 MR. GRABIEL: I'm fine. I have no problems  
12 with it. Thank you.  
13 MR. BEHAR: Javier?  
14 MR. SALMAN: Can I just go ahead and make a  
15 motion?  
16 MR. BEHAR: Well, we've got to -- just save  
17 it --  
18 MR. SALMAN: We can use that as an excuse  
19 for discussion, and if not, we can just go  
20 through it.  
21 MR. BEHAR: Go ahead.  
22 MR. SALMAN: I'd like make a motion to  
23 accept the Staff recommendation for approval.  
24 MR. PARDO: Second.  
25 MR. BEHAR: Sue, any comments?

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1 Comprehensive plans, goals, objectives and  
2 policies.

3 So Staff's recommendation tonight is for  
4 approval, with conditions, pursuant to the  
5 conditions that were contained within the  
6 original Ordinance of what brought us here  
7 tonight, of Ordinance 2016-34. There are no  
8 conditions in Ordinance 2022, but just that  
9 there's an Ordinance attached to the subject  
10 property. So Staff does make a recommendation  
11 of approval with conditions.

12 Thank you.  
13 MR. BEHAR: Thank you very much. And  
14 congratulations on your first presentation to  
15 us. Good job.

16 MR. SOUTHERN: Good to meet all of you.

17 MR. BEHAR: At this time, I'm going to open  
18 it up to the public comments in the Chambers.

19 MR. PARDO: Mr. Chairman, can we limit it  
20 to three minutes a piece?

21 MR. BEHAR: I think so. We have a packed  
22 house. I'm going to keep it to two minutes.

23 Seeing none, we're going to close the  
24 public hearing in the Chamber. I'm going to  
25 open it to -- anybody on the Zoom platform,

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1 MS. KAWALERSKI: Just out of curiosity, you  
2 said you're going to have an increase in car  
3 traffic, not very much. But why would you have  
4 an increase in car traffic, if basically the  
5 footprint is the same?  
6 MR. DE LEON: Yeah, I'm not sure how the  
7 traffic would increase. It's -- the membership  
8 is capped. The only way you could become a  
9 member now is if a member leaves. So they're  
10 capped at, I believe, a thousand total. So the  
11 membership itself wouldn't increase at all with  
12 this. It's basically swapping like for like,  
13 except now with courts that meet regulation  
14 play size and a new tennis facility.  
15 MS. KAWALERSKI: Yeah. I was just curious.  
16 I mean, the report says it would increase  
17 traffic by adding like seven cars or six  
18 cars --  
19 MR. DE LEON: I'm not sure --  
20 MR. BEHAR: Is it that you're adding more  
21 spaces there than you had?  
22 MR. DE LEON: No. We have a net loss of  
23 five parking spots on that side because of the  
24 court expansion.  
25 MS. KAWALERSKI: Yeah. I mean, I was just

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1 curious. I mean, there was no reason why cars  
2 would be increased, but it's in the report.

3 Just one thing, do you have tournaments  
4 there right now?

5 MR. DE LEON: They're internal to the club.

6 MS. KAWALERSKI: They're just internal?

7 MR. DE LEON: Yeah. So what happens is,  
8 because the courts themselves are not  
9 regulation, they're not able to --

10 MS. KAWALERSKI: Right.

11 MR. DE LEON: My understanding is, the  
12 regulations are, you need to have eight courts  
13 regulation size in order to be able to compete  
14 in tournaments. I'm assuming what they would  
15 do is compete maybe against other clubs, asides  
16 from their own internal competitions.

17 MS. KAWALERSKI: Yeah, because now they're  
18 going to be USTA, so you have more competitions  
19 there, correct?

20 MR. DE LEON: Truthfully, architecture  
21 only.

22 MS. KAWALERSKI: Okay.

23 MR. DE LEON: The less I know, the better  
24 off I am.

25 MS. KAWALERSKI: Okay. Okay. Those were

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1 my only questions. Thank you.

2 MR. BEHAR: Felix.

3 MR. PARDO: In your meeting with the  
4 neighbors, was there a big outpouring of  
5 neighbors or any concerns that you --

6 MR. DE LEON: The meeting we had on the  
7 29th probably had about 20 -- 25 neighbors that  
8 showed up. A good majority of them, club  
9 members, that live right in the area. So I  
10 think it was more of a curiosity as to what was  
11 going to happen.

12 MR. PARDO: No objections?

13 MR. DE LEON: No. Certainly no objections  
14 to the design or to the tennis courts or to the  
15 existing parking or changes, no.

16 MR. PARDO: Well, I think that you did a  
17 very nice job --

18 MR. DE LEON: Thank you.

19 MR. PARDO: -- in bringing that up to the  
20 standard and also putting in the two-story  
21 building. The two-story building, it's very  
22 similar to the Kerdyk Tennis Center next to the  
23 Biltmore Hotel, very, very similar, and  
24 obviously, the style and everything, is in  
25 keeping with all of the refurbishing that the

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1 Country Club has done over the past few years.  
2 You've also done improvements on Blue Road that  
3 have made it a much better, a safer community  
4 for pedestrians and people on bicycles and all  
5 of the different things.

6 The other thing is that, because you have  
7 the tennis courts on ground level and the scale  
8 of the building itself that is substantially  
9 less than the adjacent homes, it's also in  
10 keeping with the community. So I see that this  
11 is not only a win for the Country Club members,  
12 but a win for the existing neighborhood. It's  
13 very compatible.

14 MR. DE LEON: Thank you.

15 MR. BEHAR: Thank you, Felix.

16 MR. SALMAN: I have one question, please.  
17 First of all, it's a beautiful project, I have  
18 not problem with it, but when they did the  
19 Country Club, we were without practically the  
20 use of Blue Road for years and the conditions  
21 were horrible. Do you foresee any work that's  
22 going to be involving working on Blue Road?

23 MR. DE LEON: Yeah, certainly not impacting  
24 Blue Road at this time. The idea is to phase  
25 it, take out three courts, use that as a

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1 staging area, building the building, do the  
2 first three courts in the front, and then flip  
3 the staging area to the parking lot and finish  
4 the other five courts.

5 MR. SALMAN: So there's no water and sewer  
6 improvements on the roadway, there's no  
7 widening of the roadway? There's nothing --

8 MR. DE LEON: The addition of a sidewalk,  
9 which was --

10 MR. SALMAN: That will be, somewhat five,  
11 ten feet from the edge of the road?

12 MR. DE LEON: The sidewalk is more like ten  
13 to twelve feet from the edge of the road, yeah.

14 MR. SALMAN: Very good. That was it.  
15 Those were my only questions.

16 MR. BEHAR: Thank you.

17 Nelson, you've done a great job. I really  
18 commend you for doing a really nice, beautiful  
19 job on this court. I'm an immediate neighbor.  
20 I live on Pinta Court, which backs up to it,  
21 and I'm very, very pleased with what the Club  
22 has done over the last, whatever, six, seven  
23 years.

24 And Javier, you're right. It took a long  
25 time, but that was an incredible undertaking,

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1 because not only were they building the  
2 clubhouse, they did the courts, they redid it,  
3 and they've done a great job. So I'm very,  
4 very happy.

5 The neighborhood did come together, because  
6 there was multiple meetings. I didn't go to  
7 the last meeting, because I didn't have to. It  
8 was already, conveyed the message. You guys  
9 did a great job. I'm very pleased with the  
10 outcome.

11 So we have a motion and the second,  
12 correct? Can you please call the roll?

13 THE SECRETARY: Javier Salman?

14 MR. SALMAN: Yes.

15 THE SECRETARY: Julio Grabiell?

16 MR. GRABIEL: Yes.

17 THE SECRETARY: Sue Kawalerski?

18 MS. KAWALERSKI: Yes.

19 THE SECRETARY: Felix Pardo?

20 MR. PARDO: Yes.

21 THE SECRETARY: Robert Behar?

22 MR. BEHAR: Yes.

23 Thank you very much.

24 MR. DE LEON: Thank you. Thank you, Board  
25 Members. Thank you.

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1 confusion for any applicant, and also it would  
2 be a much better tool, I think.

3 And the other thing is that, this is also  
4 an opportunity to also put certain constructs,  
5 that can be added to Live Local, if it's looked  
6 at very carefully. So I'm making that  
7 suggestion now, I think, for the third time,  
8 and I would like -- you know, if that's a bad  
9 idea, I would like, you know, Staff to be able  
10 to give me a reason why, but I think that it  
11 would be a cleaner solution and it would be  
12 something that we, as a whole, with all of the  
13 members, should consider.

14 MR. BEHAR: Well, I think that as a  
15 whole -- Members as a whole should be. I'm not  
16 sure if that's the Staff or that's a legal  
17 interpretation or -- for them to look at,  
18 because, you know, I don't know if Staff has  
19 the authority to modify Live Local.

20 MR. PARDO: No. No. I'm sorry, the  
21 format. We're talking about the format. Miami  
22 Beach has had this format already since the  
23 beginning of Live Local.

24 MR. BEHAR: Okay.

25 MR. PARDO: The thing is that, you know,

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1 MR. BEHAR: We have one more item, but I  
2 think this item coming up -- and I'm going to  
3 make a suggestion, I think it should be a full  
4 Board. It shouldn't be the five of us.

5 MR. PARDO: I agree a hundred percent with  
6 you, and I just want to bring up one point, if  
7 you don't mind.

8 MR. BEHAR: Okay.

9 MR. PARDO: I have asked -- multiple times,  
10 when this item has come before us, I've asked  
11 for Staff to please look at the City of Miami  
12 Beach Ordinance about Live Local --  
13 specifically about Live Local.

14 The way that the section is written there,  
15 which is clearly separate, we don't know what  
16 the future of Live Local is. It could be  
17 expanded. It could be reduced. It could be  
18 whatever. When you have it there separately, I  
19 think it does a lot of good.

20 I understand what Staff is trying to do  
21 with the parking and the TDRs and the other  
22 details. They could easily be put in the new  
23 section, where the TDRs and the parking and the  
24 other things would be in a separate section. I  
25 think it would be clearer. It will have less

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1 it's like creating chapters. You know, you go  
2 when you're using the Code. Right now, the  
3 things that are being proposed by Staff is the  
4 parking, and then, well, if you have this, you  
5 can't have the TDRs, it can't be -- but it's  
6 inserted into the Code and it becomes very  
7 confusing to be able to understand it.

8 If you go to the new chapter, which Miami  
9 Beach calls it, Development Approvals under the  
10 Live Local Act, you have all of the sections  
11 there, and then you can augment that. It is a  
12 much cleaner way of addressing Live Local.

13 I'm not talking about changing or anything  
14 legal. It's to identify and clarify, for the  
15 use of the applicant and for the use of the  
16 public and the reviewers.

17 MR. BEHAR: Okay. Sue.

18 MS. KAWALERSKI: And I would love -- and I  
19 mentioned this before. I would love a broad  
20 presentation about Live Local, you know, and it  
21 may take all evening to do, but we're looking  
22 at little snippets here, instead of looking  
23 what we can do, as a City, to counter what the  
24 State is telling us to do, and here's an  
25 example.

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