

**September 22, 2009 - UPDATED**  
**City of Coral Gables - Planning Department**  
**Letters Received from Property Owners**  
**Application No. 07-09-089-P (Country Club of Coral Gables – Amendment Site Plan Review)**

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	09 16 09	Evelyn J. Budde 832 Benevento Avenue Coral Gables, FL 33146	X		<p><b>From:</b> Evelyn Budde [mailto:privatebanker@netzero.net]  <b>Sent:</b> Wednesday, September 16, 2009 5:19 PM  <b>To:</b> Carlson, Walter  <b>Subject:</b> Country Club of Coral Gables</p> <p>Re: Planning &amp; Zoning Board</p> <p>Please note that I am against your possible approval of the application to allow outside dining at the Country Club of Coral Gables in addition I am extremely concerned with the over parking that will take place in the months and years to come. When the new managers originally applied for outside dining it was my understanding that our Commission voted this down; in addition the former management group requested outside dining and it was not approved. Please consider that there be no outside bars or dining areas as this is a residential area.</p> <p>Respectfully submitted,</p> <p>Evelyn J. Budde 832 Benevento Avenue Coral Gables, FL 33146</p>
2.	09 15 09	Dorothy Thomson 2600 Cardena Street Villa # 3 Coral Gables, FL	X		<p><b>From:</b> Mayor85@aol.com [mailto:Mayor85@aol.com]  <b>Sent:</b> Wednesday, September 16, 2009 11:45 AM  <b>To:</b> eriehl@coralgables.com  <b>Cc:</b> Carlson, Walter  <b>Subject:</b> Agenda Item: Country Club of Coral Gables</p> <p>Planning and Zoning Board Members: RE: Country Club of Coral Gables</p> <p>As a resident of Coral Gables for over 50 years I am objecting to the proposed usage of outdoor dining by the Liberty Entertainment Group as part of their overall renovation and operation of the Country Club of Coral Gables. My first objection centers on the fact that outdoor dining parking needs are not considered as it impacts this primarily residential neighborhood. Apparently, there is no provision in our present Zoning Code for such a usage (and it may behoove the Planning Board to take the initiative and address this ever-increasing popular usage.)</p> <p>Since the developers' concept proposes outdoor dining with pavers in three separate areas, this serene building complex will surely take on the likeness of a beach resort, which will be fine for Liberty Entertainment but not for nearby residents, some of whom live in extreme close proximity. This aspect is my main objection.</p> <p>As a former Coral Gables mayor and commissioner, I remain sensitive to its citizens. While I support progress, there are some icons in our City that demand adherence to tradition and sympathetic application. The Country Club building meets that criteria.</p> <p>Sincerely, Dorothy Thomson 2600 Cardena Street</p>

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					Villa #3 Coral Gables, FL 305-443-5444
3.	09 15 09	Dan P. May			<p>Planning Board Members</p> <p>Thanks Mr. Carlson for your confirmation of the happenings to date regarding the parking plan. I appreciate your direct answer. which confirms that no logical changes are proposed for the parking system for Mr. Bornstein (a laid back operator)to be updated in any way for Liberty(a potentially super aggressive operator).</p> <p>Once again Board Members, I urge all to note that the country club is a stand alone and a surrounded business in a neighborhood of single family homes, The Club must be responsible for providing parking for "ALL COMERS" to the Club regardless of 'square footage" or some "Preliminary Zoning Analysis" whatever that might be,</p> <p>I will continue to "tee totally reject" any parking arrangement in which the club can hide its parking responsibilities behind some "sq footage situation" or refer to a "Zoning analysis" to not find parking for any and all who come to the Club----with no exceptions.</p> <p>Once again Mr. Carlson, I appreciate your non-evasive answer.</p>
4.	09 01 09	Dan P. May 808 Majorca Avenue Coral Gables, FL 33134			<p>Thanks for maintaining a tough stance that will set the stage for a continuing tighten of the Salary and Pension items over the next ten years. Your 1<sup>st</sup> step was great and I will await your action over the next few years.</p> <p>I have noted a new problem. It's all subjective so I have no immediate concrete answer.</p> <p>Each one of you individually and as a group repeatedly remind the staff to notify the neighbors if something is going on in their neighborhood. Staff always agrees to do so. After that no one ever comments on the detail that should be in the notice.</p> <p>I take exception to the recent planning board notice of an upcoming board meeting regarding the Club.</p> <p>After attending a historic preservation meeting, I believe the following will happen at the planning board meeting.</p> <ol style="list-style-type: none"> <li>1. At least 80 percent of the already small front yard on North Green Way will be paved over (with pavers).</li> <li>2. More than 100 chairs will be sitting on the paved over part</li> <li>3. Unknown number of umbrellas will be attached to unknown number of tables</li> <li>4. One section will (I think the 60 chair part) will have waitress service going on</li> <li>5. The paved area will be surrounded by a 4 foot hedge that will hide the diners</li> </ol>

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					<p>below their neck</p> <p>6. The hedge will further increase the appearance size of the dinning patio</p> <p>7. The service area will be decreased so that more delivery trucks will be waiting outside of the Service area.</p> <p>8. All of the outside patio area will be lighted by a yet to be illustrated system-- Approximately 3000 sq ft</p> <p>9. The staff will use such words as "FAR" "Grandfathered" "Sq Feet" "Quote an old ordinance"</p> <p>10. To suggest that parking will not need to be increased to cover the additional outside dining</p> <p>11. The green space ratio will be lowered below the neighborhood amount of 30 % to just above 15 %</p> <p>12. Mr. Voilsky will inadvertently speak against Florida's original landscape as he continues to suggest that</p> <p>13. our native trees and plants on the north side should be replaced with other trees and plants in an alternate arrangement</p> <p>14. The board may discuss the term "Park all comers" as the parking rule and requirement for the Club.</p> <p>15 The board may discuss a North Greenway Valet Station to be manned on some weekend days.</p> <p>within the meeting , the architect will casually announce the following interior changes that do not need anyone's approval.</p> <p>A. The Tweed room as such will disappear and emerge as an interior dining area known as the "Liberty Café"</p> <p>B. The Alhambra Bar will disappear</p> <p>C. 2 other older bars will disappear</p> <p>D. The fire place will become unreachable</p> <p>E. The Library will disappear</p> <p>F. The Sitting Room will disappear</p> <p>These are the phrases that the Planning Department sent to the neighbors to describe all of the activity above in a notice dated 8/27/09</p> <p>"To include outdoor dining on south side of property facing North Greenway Drive, enclosed/open air outdoor dining on west side of property"</p> <p>Once again, I believe the 23 word description of the possible action is sleep enticing and it would encourage the neighbors to not give any thoughts to what could be going on at the club.</p> <p>Please do think about notices that are too brief.</p>

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5.	08 27 09	Dan P. May 808 Majorca Avenue Coral Gables, FL 33134			<p><i>PLANNING BOARD</i></p> <p>Reply to Public hearing Courtesy Notification Dated August 11, 2009</p> <p>CITY OF CORAL GABLES PLANNING DEPARTMENT 2009 AUG 27 AM 9:11</p> <p>I hereby request my request to delay discussion regarding ordinance changes at the Country Club on August 26 be withdrawn so that parking can be actively discussed on that date, on August 26.</p> <p>I specifically draw your attention to page 6 of the staff's report entitled "City Department comments"</p> <p>The staff's report indicates that parking at the Club is somehow related to parking requirements in the business areas of the town. Terms such as sq feet and ordinance numbers are spread about. Further the staff made a public appearance at the Historic preservation meeting after the public hearing had closed and they freely used terms such as "FAR", "Grandfathered in", and "increases in outdoor usage does not effect parking requirements".</p> <p>Please reflect on these comments while remembering that the club is in an isolated location completely surrounded by individual homes and a golf course. and much like a new ship at sea it must be self sufficient taking on all situations as they arise.</p> <p>For example, for the next few months or even for a year the building is closed so the parking requirement is probably about three spaces.</p> <p>When the first restaurant opens the parking requirement increases to what ever is necessary "to park all comers and not anymore".</p> <p>When the first restaurant opens along with the exercises and pool the parking requirement increases to continue "to park all comers and not anymore"</p> <p>When three restaurants with attached out door dining and Exercisers and Swimmers, and a quality staff appear, the parking requirement increases to continue "to park all comers and not anymore".</p> <p>When defining parking requirements please remember the Club's ISOLATED LOCATION and its need to "PARK ALL COMERS".. I ask that you do not use terms such as "FAR" "grandfathered in" sq feet" and reference to long ago ordinances that go back to the time when activity at the club was laid back and its capacity was only occasionally challenged.</p> <p>Any requirement to install valets based on some estimate</p>
6.	08 26 09	Luis & Nancy Uriarte 2109 Granada Boulevard Coral Gables, FL		X	
7.	08 25 09	Orlando J. Casareggo 1021 N. Greenway Drive		X	Great Idea.

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		Coral Gables, FL 33134			
8.	08 24 09	Marytom Godbold 815 Majorca Coral Gables, FL 33134	X		Noise, insects, trash
9.	08 24 09	Mark T. Reeves 909 N. Greenway Drive Coral Gables, FL 33134		X	
10.	08 24 09	Jane Connolly 2123 Granada Blvd Coral Gables, FL	X		Music from the CCCG has kept me up on many nights. This is a residential area & the noise level should be low. If there is outdoor dining, I suspect outdoor music will accompany it & further disrupt the peace of the neighborhood. Unless there is a stipulation that there be no outdoor performance, I object to the inclusion of outdoor dining.
11.	08 24 09	Percy Aguila 1031 N. Greenway Drive Coral Gables, FL 33134		X	
12.	08 24 09	Roberto & Maria Fewell 930 S. Greenway Drive Coral Gables, FL		X	
13.	08 20 09	Hector & Olga Garcia 1020 Alhambra Circle Coral Gables, FL 33134		X	Will bring new life to the entire area!!
14.	08 20 09	Alfredo C. Sanchez AIA ACIP 4200 Alton Road Miami Beach, FL 33140 901 Majorca Avenue Coral Gables, FL 33134		X	It will have no impact on residential property and if it helps this community asset it should be permitted.
15.	08 20 09	Dan P. May 808 Majorca Avenue Coral Gables, 33134	X		See attached.

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					<p style="text-align: right;">CITY OF CORAL GABLES AUG 20 2009</p> <p>Reply to Public hearing Courtesy Notification Dated August 11, 2009 AUG 20 AM 9:</p> <p>Request for delay of hearing based on current technical default by beneficiary of Site Plan Review</p> <p>The prior tenant has been in technical default more than 4 years because of failure to provide parking plans for client's using interior dining, exercising and swimming faculties as well as employee parking plans</p> <p>The current beneficiary of this site plan has been in technical default since July 15 because of failure to provide parking plans for client's using interior dining, exercising and swimming facilities as well as employee parking plans.</p> <p>The current beneficiary of this site plan review is in logical default in that they do not include a parking plan for the additional clients and employees associated with the addition of outdoor dining.</p> <p>Historical note: Mr. Eric Riel conducted a 8-day partially successful search prior to March 26, 2008. He located the ordinance regarding parking but did not locate the actual parking plan for the Club.</p> <p>Actual history: Parking has been bull-dozed over and placed on back burner for more than 4 years-even through today !!</p> <p>We have 3 consecutive parking failures on record--The last tenant, the current tenant, and this site review request. Therefore, I strongly urge that this review be delayed until Parking plans are brought current through these projected out-door dining uses.</p> <p>YOUR OPINION MAY BE ALTERED AFTER VIEWING THE YET TO BE DISCLOSED PARKING PLANS FOR THE CURRENT &amp; ADDITIONAL DINERS</p> <p>Dan P May 808 Majorca Avenue</p> <p><i>Dan P May</i> 8/18/09</p>
16.	08 20 09	Zoltan Pinter/Maria O'Naghten 1012 S. Greenway Drive Coral Gables, FL 33134	X		
17.	08 19 09	Ian & Peggy McNiece 821 Majorca Avenue Coral Gables, FL		X	
18.	08 19 09	David Coulson & Jeannie Etter 820 Alhambra Circle		X	Outdoor dining is a great idea. This would give an ambiance to the neighborhood that one fines in some affluent, sophisticated neighborhoods in Pairs, Milan and Buenos Aires.

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19.	08 18 09	Chris E. Kirsch and Harry R. Kirsch, Trustees 41 Kingswood Road Auburndale, MA 02466-1013		X	
20.	08 18 09	Ari & Loretta Kedem 1047 Asturia Avenue Coral Gables, FL 33134-4731	X		It will change the façade and peacefulness of the neighborhood. Let them expand onto the rear of the building into their parking lot. There will still be ample parking and Granada & N. Greenway setbacks can remain same. There is sufficient open air dining all over the Gables. We don't need additional traffic & noise flowing into this quite neighborhood.
21.	08 18 09	Mark T. Reeves 909 N. Greenway Drive Coral Gables, FL 33134		X	