

*Dan P May*

Comments prepared to be given to Historic Board on May 8, at 4:00 pm

Chairmen Torrey, I rise to a point of order

*808 Majorca*

Today, the board will be considering a significant change at the Club which is reflective and needing a determination of how going forward will be related to how the Club has cared for the Club's Set-back areas in the past so that you, as a board, may construe what will happen with additional changes. The Club is not new, it has a long history with maintenance of the Set-backs. Illustrations of these activities, and reasonable future projects will be time consuming, therefore, I strongly suggest that the Chairman extend the Public speaking part of the discussion beyond 3 minutes for each speaker. A general look at the gallery suggest this would not be excessively time consuming. (Pause)

I believe 10 minutes would be both adequate and reasonable.

Thank you Mr. Chairman!!

Good afternoon Board members, I am Dan May and I live at 808 Majorca

You are assembled to consider allowing the Club to have more freedom to degrade the set-back by converting 44% of the current landscape able area to keystone pavers. Beautiful Green eye-candy grass, centered on the Club's North door, to be degraded to Keystone. Beautiful Green Grass, which frames the most photo graphed outer-wall of the Club to be converted to keystone. A reasonable man in reasonable circumstances would consider my last two comments adequate to ask for denial of the Keystone request and sit down, -- confident that the board would deny the keystones request and the Club would continue to properly maintain the beautiful green Grass and all of the set-back areas of the Club.--HOWEVER, HISTORY INDICATES SUCH WILD THOUGHTS OF TRANQUILITY are not part of history, but continued massive degrading of the Set-back is.

I would like for you to take a virtual tour of the Club in a clock-wise direction beginning at the flag pole.

The Club flies the flag on a 24/7 basis. Lighted at night-sometimes, 1/2 staff at appropriate times--occasionally. Net results is down grade of the Set Back.

Menu Board, even though expressly prohibited by contract, routinely appears and disappears. Net results is down grade of the Set Back.

Wooden benches, encourages patrons to set on the benches outside while eating take out food and dripping their crumbs on to the mulch base below. Net results is a down grade of the Set Back.

*Don P May*

An ugly non-descript bicycle rack. The rack is in use almost every day and on some days, it is too small to accommodate the bicycles and several just lie on the ground resulting in a down grade to the Set Back.

*808 majorca*

Now lets move to the Granada side , which has even more set back degrading points.

By special ordinances the Club was given privileges to have a Service Area in the Set-Back much like their request today for Keystones in the Set Back. So you should examine how the Club respects their special privileges on the Granada side Set Back before giving special keystone privileges on the Greenway side.

1st Service area Downgrade- Installed two temporary buildings in the back South Side

2nd Service area Downgrade- Installed small building in back Corner

3rd Service Area Downgrade - Stores general Junk within the Service Area

4th Service Area Downgrade - Set up dumpster in doorway of Service Area

5th Service Area Downgrade - Stores full trash sacks on ground on West side of Dumpster

6th Service Area Downgrade - Gateway to Service Area is too narrow to encourage trailer trucks to back into the service area

Stuffing the service area as I just illustrated, results in daily Service trucks parking about 40 feet outside the Service Area and moving materials to the service entrance on Hand Trucks. An Exception is the Laundry truck which parks in the center of the main parking lot with the rear door open to all passers by. Big Set-back downgrade

Adjacent to the Gate of the service area is a sidewalk that is in the shade in the Summer Time--so in the Summertime one or two cars park --centered long ways-- on the sidewalk each day. Bigger Set-back downgrades

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So, more visual degrading of the Set Back in and around the gate of the Service Area.

Moving North of the Service Gate, is "an outside the fence" parking lot which occupies the East side of the Setback. The West side of the Setback is a beautiful green Grass area with a hedge along the West side which separates the Set-Back from the Granada Swale. For no obvious reasons, the Club's staff will park on this beautiful eye-candy Grass when there are 10 or more open spots in the outside parking lot and more than 100 open spots inside of the fence. Net results--parking on the grass and degrading the Set back.

Now that you have suffered through some of the current degrading going on, In fact--a whole lot of degrading going on--, lets move to new degrading that is proposed by today's activity that is before you.

First move is reducing the Landscape able area of the Club by 44%. This needs a great offset to justify the loss of 44% of the Club's landscape.

*Don P May*

*SOB MAJORCA*

The area to degrade from beautiful Green Grass to Keystone is centered on the front door of the Club where you are asked to approve replacing beautiful green grass with Keystone. This same beautiful Green grass is part of the frame for the entire North wall-the most recognizable historic view in the city -- which you as a board are expected to maintain by all of the citizens of the city. I cannot imagine, you as a group, will be wanting to add 44% divestiture of landscaping to the twenty or so downgrades that currently exist.

The final request today involves an initially benign request for a simple stairs and door between front lawn and the Swimming Area.

Lets review the stated purpose of the stairs---To allow bathing suit clad patrons to move from the front yard to the pool without going through the Club. Very, very benign. Now we must consider this purpose.

Why is it logical that the 1,000 citizens who pass by each day must observe frolicking swim suit clad patrons hanging out in the front lawn before entering the pool?? BUT it is not a proper view for the Club's dining patrons.

I must inject my experience-- In over 40 years, I have not seen one bathing suit clad patron enter the Club through the Front door.

I also must inject my belief for the actual projected use of the pool door--I believe the Club believes they will eventually assemble the right Commissioners which will grant Front-lawn and Take-out food serving privileges at which time the swimmers will be able (1) to come out (not in) through the proposed gate--(2) frolic and sunbathe in the front lawn and (3) sit on the keystone smoking while enjoying food drink and an occasional chaw of tobacco.--exposing this activity to the passing public. On more than one occasion, Mr. Di Danto has emphasized that tobacco privileges are an extremely important feature for his patrons.

In summation, any additional privileges must be measured by ITS POTENTIAL TO PROMOTE additional degrading of the set-back.

I ASK YOU TO VOTE NO to ALL OF THE Club's request today.-- all of which have the potential of degrading the SET-BACK.

Mr. Chairman, how much time remains??

Good, time to talk about additional set-back downgrades

At the tennis court, two improper signs hang on the fence at the entrance. One is a \$3.99 cheap plastic NO TRESPASSING sign. How many of you or your neighbors actually have or have a desire to have a NO TRESPASSING SIGN at your doorway. Another set back downgrade over there.

Failure to park over-flow cars in a downtown parking lot is a classic action that downgrades the Set-back at the Golf Course. Too depressing to discuss today THANK YOU

## Proposed Further Degrading of Club Set- Back

*Dan P May*

*POB MAJORA*

Convert 44% of the current landscape able area to Keystone Pavers

Computation:

35.00% % of Building Square Foot-- NOW

-19.40% % of Building Square Foot-- IF ALLOWED

15.60% % of Building SQ Ft Forever lost if Approved

15.6/35

**44.6%** % of Current Landscape Square footage lost forever

PROPOSED - STEPS for Swimming suit clad patrons to enter pool directly from Front lawn

Personal observation- In forty years, I have not seen 1 swimming suit clad patron entering Club through Front Door.

Personal belief - Club anticipates that some day the citizens and City staff will consent to Food service in Front lawn--after which food service to the pool maybe halted and Swim suited patrons may run up and down the requested stairs to eat and frolic on the front lawn.  
**while further degrading the Club's set-back.**

## Current Abuses within the Country Club Set-Back

*Don P May*

*808 MATRCA*

### Set back errors

#### At the Main Campus

South-East Corner of Main building improper signs

Flag Pole-- not lighted

Flag Pole-- not 1/2 staff on appropriate occasions

Menu board in set-back as late as last week

5 signs on front door

Extremely used and useful but ugly bicycle rack

Wood benches encourage

Eating in front lawn

Take out purchase which is not authorized

Inside Service fence but also in set-back area

East side of Service Area

two temporary large buildings

One small building

General Junk on Ground

West side of Service Area

Dumpster w/ lid open

Temp Fence around dumpster

Additional trash in sacks on west end of dumpster

Service entrance too narrow for trailer trucks

Service gate construction varies with ordinances

Service trucks routinely unload outside of Service area.

Service van routinely parks in North space as a advertising device

(Not in the service area) ((violates ordinances regarding Service area))

Employees park on West Side of parking lot with cars :

into East Side of Hedges--off paved surface

Centered long ways on Sidewalk near Service Gate

#### At the tennis court

2 signs on fence near entrance

One trash can at SE corner of Tennis court

#### At the Golf Course

Event Parking on South Verges of North Greenway--up to forty cars

General thoughts-- Maybe 100 citizens per day enjoy the extremely refined interior of the Club--but--more the a thousand a day view the degraded set-back as they drive by. (( Including the same 100 that see the refined Club insides))