

City Hall Meeting- 9-27-2019
9/27/2019

2167 S BAYSHORE DR - VILLA WOODBINE
(COMMISSIONER KEN RUSSELL - DISTRICT 2)

ETHAN WASSERMAN, ESQ.
(APPLICANT - ON BEHALF OF COCONUT GROVE PARK)

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City Hall Meeting.

Historic and Environmental Preservation Board.

The City Of Miami, 3500 Pan American Drive,

Miami, Florida, 33133 on Tuesday, the 27th day of
September, 2019, commencing at the hour of 03:00 p.m.,
and being an Excerpt of a Special Meeting.

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APPEARANCES:

Appearing on behalf of the Applicant:

ETHAN WASSERMAN, ESQ.
GREENBERG TRAURIG
333 SE 2ND AVENUE SUITE 4400
MIAMI, FL 33131

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MS. SCZECZOWICZ: The withdrawal was -
- I am sorry, the draw was written by the adjacent-
property owner but the appeal itself was written by the
appellant who is not here today. So, in order to
accept it as an official withdrawal it would need to be
by both the applicant -- the appellant who wrote the
matter and the adjacent-property owner.

MR. HOPPER: I do not think,
however, it is figured out there needs to be more of a
commitment.

MR. HOPPER: The Board needs to
dismiss the appeal because the appellant is not here
and that is it.

MR. HOPPER: Yeah.

MS. SCZECZOWICZ: Okay.

MR. ADAMS: I will make a Motion
to dismiss the appeal.

MR. HOPPER : I will second it.

MR. HOPPER: Is there any
discussion on that Motion? All in favor say, aye.

MR. ADAMS: Yes.

MS. ALVAREZ: Yes.

MR. ADAMS: All opposed. The

1 appeal is denied -- dismissed. Okay.

2 MS. ALVAREZ: HEP Item 1, File ID
3 6082, the resolution of the Miami Historic and
4 Environmental Preservation Board approving or denying
5 an application for a special certificate of approval
6 for developmental impact to significant environmental
7 features on a property located at approximately 2167
8 South Bayshore Drive.

9 MR. HOPPER: Is the applicant
10 present?

11 MR. WASSERMAN: Good afternoon. Ethan Wasserman
12 with Greenberg Traurig, 333 Southeast 2nd Avenue on
13 behalf of the Applicant.

14 MR. HOPPER: Thank you. We will
15 start with staff report.

16 MS. SCZECROWICZ: Wendy Sczechowicz, Historic
17 Preservation Planner.

18 MR. WASSERMAN: Can I -- I am sorry, before you
19 begin, these are companion items. Would it be possible
20 to read them together, to hear the items together?
21 Items 1, 2 and 3 are the same project.

22 CITY ATTORNEY: They can be read
23 together. We will just need separate votes.

24 MR. WASSERMAN: Correct.

25 CITY ATTORNEY: Of course on each, but

1 just like another boards they can be read together.

2 MR. WASSERMAN: Thank you.

3 CITY ATTORNEY: Separate votes and,
4 you know, separate actions on each one.

5 MR. WASSERMAN: Thank you.

6 MS. SCZECHOWICZ: Analysis: The applicant is
7 proposing demolition, restoration, alteration and new
8 construction.

9 CITY ATTORNEY: I am sorry, I do not
10 want to -- but if you wanted to read them together, is
11 that what you are requesting because I -- if you want
12 them read?

13 MR. WASSERMAN: Yeah, that is why I was suggesting
14 they should be read. In the opening all three items
15 were being called at the same time, so.

16 CITY ATTORNEY: Right.

17 CITY ATTORNEY: Three.

18 MS. ALVAREZ: Okay. HEP Item 2,
19 File ID 6086, a resolution of the Miami Historic and
20 Environmental Preservation Board approving or denying
21 an application for a special certificate of
22 appropriateness for demolition, restoration, alteration
23 and new construction to a property located at
24 approximately 2167 South Bayshore Drive.

25 CITY ATTORNEY: Number 3?

1 MS. ALVAREZ: HEP Item Number 3,
2 File ID 6088, a resolution of the Miami Historic and
3 Environmental Preservation Board approving or denying
4 an application for a waiver of the Miami 21 parking
5 standards for a 21% parking waiver on the site for a
6 reduction in the number of parking spaces from 82 to 65
7 for the property located at approximately 2167 South
8 Bayshore Drive.

9 MR. ADAMS: And I just like to say
10 for these three items we have received 12 e-mails or
11 letters of objection and the 11 e-mails and letters in
12 support of the application.

13 MR. HOPPER: Okay.

14 MS. SCZECHOWICZ: Wendy Sczechowicz, Historic
15 Preservation Planner. Analysis, the Applicant is
16 proposing demolition, restoration, alteration, and new
17 construction. Subject property is located with
18 Environmental Preservation District 60 and the South
19 Bayshore Drive Scenic Transportation Corridor.
20 Environmental Preservation Districts are geographical
21 areas, parcels or corridors, which have been or maybe
22 identified as established by the City Commission as a
23 significant natural or manmade attributes in need of
24 preservation and control because of their educational,
25 economic, ecological and environmental importance to

1 the welfare of the general public and the City as a
2 whole. Scenic Transportation Corridors are those
3 roadways identified by City Commission Resolution as
4 having a unique landscape and expansive tree canopy
5 and/or unique landscape features. There is a
6 substantial environmental or scenic importance to
7 residents and visitors. The subject property contains
8 environmentally significant features. The significant
9 features of this property protected by the
10 Environmental Preservation District and the Scenic
11 Transportation Corridor are historic coral-rock walls,
12 the silver bluff and the trees. As part of the
13 Applicant's proposed plans, they are requesting to move
14 113 trees, alter the historic coral-rock walls and
15 multiple points on site and cover the little silver
16 bluff with a deck overlooking the proposed pool.
17 Historic Coral-rock walls, they are coral-rock walls
18 fronting South Bayshore Drive and Tigertail Avenue.
19 Sections of the coral-rock wall at the entrances will
20 be dismantled and rebuilt to allow for the required
21 visibility triangles. This alteration can be supported
22 by staff as the alteration is minor and all materials
23 will be reused in the proposed design. Two coral-rock
24 walls run through the site. A section of the southern
25 wall will be demolished to allow for access to the

1 auditorium building. This proposal can be supported by
2 staff. The application proposes the demolition of
3 three sections of the northern coral-rock wall.
4 Demolition of the eastern-most section can be supported
5 by staff as this is required for vehicular access to
6 the drop-off point. Demolition of the remaining two
7 sections appears to be proposed to accommodate two
8 projecting sections of the new-main building. Coral-
9 rock walls are a character-defining feature of the site
10 and should be protected and the removal to accommodate
11 a new structure cannot be supported. The proposed new-
12 main building shall be redesigned to allow the
13 retention of these two sections of the coral-rock wall.
14 The demolition plan indicates that all coral rock
15 removed from walls will be salvaged and reused on site.
16 Silver Bluff, the Applicant is proposing to place a
17 deck connecting from the proposed auditorium building
18 to the pool. The new deck is depicted as covering the
19 silver bluff. The Applicant depicts a cantilever deck
20 that is to cover the silver bluff, so that the
21 foundations do not disturb the silver bluff. Section
22 17-36 of the City Code of Ordinances as amended
23 provides review standards for development activity and
24 Environmental Preservation Districts. These standards
25 state that development should, one, preserve the

1 natural environmental character of all sites and so far
2 as practical by minimizing removal of trees or other
3 significant environmental features. Two, preserve or
4 enhance existing topography and natural land features
5 wherever possible. Five, maintain the continuity of
6 landscape material and spacing characteristic of the
7 surrounding area or scenic corridor. That the
8 development occurs along a designated scenic corridor,
9 the principal natural landscape are manmade elements
10 which form the visual boundaries or enclosing spaces of
11 the corridor shall be preserved in so far as possible.
12 Staff finds that the proposed plan to cover the silver
13 bluff would be in violation of Section 17-36 of the
14 City Code. The deck would obscure the silver bluff
15 from view and thus would be a detriment to the existing
16 feature and the intent of Environmental Preservation
17 Districts and Scenic Transportation Corridors. Trees,
18 as seen on plan sheets L-01 and L-02, the Applicant is
19 proposing the removal of 113 trees. Each of these
20 meets the criteria to be considered a tree as defined
21 within Section 17-2. Of these trees 52 are categorized
22 as a prohibited-tree species as defined within Section
23 17-2, which must be removed from the site upon
24 development as mandated by Section 17-37B. Remaining
25 trees slated for removal are either listed as being in

1 poor condition or are located within the footprint of
2 the new development. These reasons are in accordance
3 with Section 17-34. Of the proposed removals 12 meet
4 the criteria to be considered as a specimen tree as
5 defined by Section 17-2. Excluding any hazardous
6 trees, the Tree Preservation Ordinance Section 17-34B
7 imposes conditions that permit applicants must consider
8 when developing a site as relates to specimen trees,
9 one, the applicant may be required to redesign the
10 project to preserve specimen trees or any other tree
11 determined by the Historic and Environmental
12 Preservation Board to be of substantial value due to
13 its species, size, age, form and/or historical
14 significance, provide an alternative plan when feasible
15 which shall include the preservation of such trees and
16 design alterations within the scope and intent of the
17 initially-proposed plan. Two, the applicant may be
18 required to redesign the project to preserve specimen
19 trees or any other tree determined by the Historic and
20 Environmental Preservation Board to be of substantial
21 value due to its species size, age, form and/or
22 historical significance, provide an alternative plan
23 when feasible which shall include the preservation of
24 such trees and design alterations within the scope and
25 intent of the initially-proposed plan. Staff finds

1 that the plans do not provide any information regarding
2 redesign efforts or relocation efforts as it relates to
3 any specimen tree proposed for removal. Additionally,
4 there are several specimen trees that the Applicant
5 would like to retain on site in very close proximity to
6 significant construction, actively, namely Trees Number
7 460, 415 and 296. Staff would like to make an update
8 to their staff report changing the recommendation from
9 continuous to denial based on the current submitted
10 plans. Recommendation, pursuant to Section 23-6.24 and
11 Section 23-6.281 of the City of Miami Code of
12 Ordinances as amended and Secretary of Interior
13 Standards, the Planning Department recommends denial of
14 a special certificate of approval.

15 MR. HOPPER: Wait, do not go away.

16 MR. WASSERMAN: They were read, so I think that we
17 will have the staff reports for each?

18 MR. HOPPER: Yes.

19 MR. WASSERMAN: And we are going to have the
20 applicant and whoever else is going to speak here,
21 speak about each and then the Board will consider each.

22 MR. HOPPER: Okay.

23 MR. WASSERMAN: So, please proceed.

24 MR. WASSERMAN: Pursuant to Section 23-6.2B4 of
25 the City Code of Ordinances as amended, the applicant

1 is requesting a special certificate of appropriateness
2 to allow for demolition, restoration, alteration and
3 new construction on a Parcel Zone T3R, Sub-Urban
4 Transect Zone. The subject property is an individually
5 designated site known as Villa Woodbine located within
6 the John T. Peacock Estate and the Coconut Grove net
7 area. Demolition, the Applicant is proposing the
8 demolition of two single-family homes located at 2180
9 and 2190 Tigertail Avenue at the north of the site.
10 Once demolished the lots will be incorporated into the
11 new development. The residences are not part of the
12 historically-designated site and are not eligible for
13 individual designation. Therefore their demolition can
14 be supported by staff. An existing structure to the
15 rear of the faculty residences to be demolished, the
16 structure is not within the historically designated
17 area and is not eligible for individual designation.
18 Therefore the demolition can be supported by staff.
19 The pavers to the rear of Villa Woodbine to be removed.
20 This can be supported by staff as they are a later
21 addition to the site. There are coral-rock walls
22 fronting South Bayshore Drive and Tigertail Avenue.
23 Sections of the coral-rock wall at the entrances will
24 be dismantled and rebuilt to allow for the required
25 visibility triangles. These alterations can be

1 supported by staff. Two coral-rock walls run through
2 the site. A section of the southern wall will be
3 demolished to allow for access to the auditorium
4 building. This proposal can be supported by staff.
5 The application proposes the demolition of three
6 sections of the northern coral-rock wall. Demolition
7 of the easternmost-section can be supported as this is
8 required for vehicular access to the drop-off point.
9 Demolition of the remaining two sections appears to be
10 proposed to accommodate two projecting views of the
11 new-main building. Coral-rock walls are a character
12 defining feature of the site and should be protected.
13 Their removal to accommodate a new structure cannot be
14 supported. The proposed new-main building shall be
15 redesigned or relocated to allow the retention of these
16 two sections of the coral-rock wall. The demolition
17 plan indicates that all coral rock removed from walls
18 will be salvaged and stored for later reuse.
19 Restoration and Alteration, exterior restoration of
20 Villa Woodbine includes restoration of existing
21 windows, doors and iron work, replacement of non-
22 original windows to match original windows, replacement
23 of deteriorated pergola wood rafters and purlins,
24 concrete balcony and wall and damaged or missing floor
25 tiles to match existing, installation of new gutters,

1 downspouts and exhaust fan louvers, cleaning caudal
2 rock, facade detailing and the repair of the existing
3 roof structure as necessary with clear barrel tiles.
4 The stucco is to be repaired and repainted with a color
5 to be determined. Specifications and manufacturers
6 brochures or color photographs of all proposed new
7 windows and doors shall be submitted to staff for
8 review. Internally, the structure will retain much of
9 its original floor plan, although some interior walls
10 will be removed to accommodate a new teacher's lounge
11 with toilets on the first floor, records storage on the
12 second floor and the installation of a new elevator.
13 Although the designation report states only the four
14 facades of Villa Woodbine shall be considered major
15 exterior surfaces subject to review, all interior
16 historic-floor and wall tiles shall be retained where
17 possible including titles from adjoining rooms when an
18 interior wall is removed. The proposed restoration and
19 alteration of Villa Woodbine can be supported by staff.
20 The faculty residence building is located outside of
21 the historically designated site and is not subject to
22 review. However, the proposed exterior restoration is
23 similar to that of Villa Woodbine. Internally, the
24 structure will retain most of its interior layout on
25 the first and second floors. Minor alterations include

1 the removal of sections of first-floor walls to provide
2 a more open-plan layout. This proposed restoration and
3 alteration can be supported by staff. New
4 Construction, the proposed new-main building is a two-
5 story structure constructed from block and -- concrete
6 block and stucco with clay barrel-tile patched roofs.
7 Fenestration comprises double casement windows with
8 impact-resistant clear glass, anodized aluminum framing
9 and impact-resistant metal doors. Decorative features
10 include stucco banding at second floor and roof levels,
11 stucco motifs at parapet level, exposed rafters,
12 concrete lattice screens and custom wrought-iron
13 entrance gates. The paint colors are to be determined
14 and shall be submitted to staff for review. The first
15 floor contains classrooms and administrative offices
16 built around the central courtyard containing art rooms
17 and the play area. The building is accessed via a
18 covered walkway with rounded arches which links this
19 building with the new auditorium. The second floor
20 contains classrooms built around the central area, part
21 of which is open to the play area below and part of
22 which contains the library and two covered open-air
23 landing patios. The proposed new-main building can be
24 supported by staff as it is located behind Villa
25 Woodbine and its architectural style incorporating

1 Mediterranean-revival elements is consistent with the
2 architectural style of the historic structure. The
3 proposed new-auditorium building is a one-story
4 structure constructed from concrete block and stucco
5 with clear barrel-tile patched roofs. Fenestration
6 comprises double casement windows and storefront
7 glazing systems, impact-resistant clear glass and
8 anodized aluminum framing, impact-resistant metal doors
9 and wood doors. Decorative features include stucco
10 banding, stucco motif, exposed rafters and an arched
11 entranceway. The paint colors are to be determined and
12 shall be submitted for review. The proposed new
13 auditorium can be supported as it is
14 closer to the front of the site than Villa Woodbine.
15 It will be built on the vacant lot to the west and will
16 not obstruct the view to develop from South Bayshore
17 Drive. Additionally, the architectural style
18 incorporating Mediterranean-revival elements is
19 consistent with the architectural style of the historic
20 structure. The proposed new-swimming pool appears to
21 be located outside of the historically-designated area
22 and is therefore not subject to review. The pool will
23 measure 75 feet x 45 feet 6 inches and will be
24 surrounded by a pool deck, which will be set back 20
25 feet from the front property line. The deck will be

1 raised approximately 4 feet 3 inches above ground
2 level, which is approximately the same height as the
3 proposed new coral-rock wall to be built just behind
4 the property line. The locations of the new-main
5 building, auditorium and swimming pool are in
6 accordance with the designation report which states,
7 every attempt should be made to preserve Villa
8 Woodbine, its unobstructed view to South Bayshore
9 Driver, its limestone bluff and the major trees on the
10 site while allowing sensitive development at the rear
11 of the property and on adjoining lots. However, the
12 drawings indicate the proposed new auditorium building
13 and swimming pool will impact the limestone bluff. The
14 site is located within an Environmental Preservation
15 District. Therefore, a certificate of approval shall
16 be required. Additional new-construction includes a
17 maintenance shop which will be located behind the
18 faculty residence and a security booth located at that
19 the Tigertail Avenue entrance. These structures will
20 be located outside of the historically designated area
21 and are not subject to review. However, neither will
22 negatively impact the historic structure. The planned
23 short parking will be provided for 65 cars, Miami 21
24 requires 82 spaces. Therefore, the applicant shall
25 apply for a waiver of the Miami 21 parking standards.

1 Pursuant to Section 23-6.2B4 of the City of Miami Code
2 of Ordinances as amended, the Historic Design
3 Guidelines and the Secretary of Interior Standards, the
4 Preservation Office recommends approval with conditions
5 of the request for a special certificate of
6 appropriateness. When the site shall be developed in
7 accordance with the plans as prepared by R.J.
8 Heisenbottle Architects submitted as part of
9 Application PZ19695. The plans are deemed as being
10 incorporated by reference herein. The proposed new-
11 main building shall be redesigned or relocated to allow
12 the retention of two sections of coral-rock wall, the
13 tub to be demolished to accommodate the projecting
14 sections of the new structure. Three, specifications
15 and manufacturers brochures or color photographs of all
16 proposed new windows and doors shall be submitted to
17 staff or review. Four, all proposed paint color shall
18 be submitted to staff for review. Five, the labeling
19 of the doors on east elevation drawing of the new-main
20 building is incorrect and shall be corrected. Six, the
21 demolition keynote numbering shall be corrected.
22 Seven, all interior historic-floor and wall tile shall
23 be retained where possible including tiles from
24 adjoining rooms when an interior wall is removed.
25 Eight, the applicant shall apply for a waiver of the

1 Miami 21 parking standards. Nine, a certificate to dig
2 is required for all ground-disturbing work as the site
3 is located within a high-probability archaeological
4 conservation area. The applicant shall apply for a
5 certificate to dig. Ten, a certificate of approval is
6 required for all work impacting coral-rock walls, trees
7 and natural features such as the limestone bluff as the
8 site is located within an Environmental Preservation
9 District and the Scenic Transportation Corridor. The
10 applicant shall apply for a certificate of approval.
11 Eleven, the applicant shall apply for all required
12 waivers. Twelve, the resolution shall be included in
13 the master permit set. Thirteen, the applicant shall
14 comply with all applicable requirements of the Miami 21
15 Code and Chapter 17 and Chapter 23 of the City of Miami
16 Code of Ordinances. Fourteen, the applicant shall
17 comply with the requirements of all applicable
18 departments, agencies as part of the City of Miami
19 Building Permit submittal process. And I will move on
20 to the third application.

21 MR. WASSERMAN: If I could jump in for a second
22 just to save everybody time. We have submitted into
23 the record a withdrawal of the parking waiver request
24 and I will reiterate it on the record. We are
25 withdrawing the parking waiver request, so if staff

1 wants to read it into the record they are more than
2 welcome just in a time sensitivity.

3 CITY ATTORNEY: Okay, so that is
4 Number 3.

5 MR. WASSERMAN: Yes, sir.

6 CITY ATTORNEY: So, number three is
7 withdrawn. There will be no action on it. You are
8 withdrawing it.

9 MR. WASSERMAN: Correct.

10 CITY ATTORNEY: Unless there is an
11 objection, there is no need to -- you do not have that
12 -- all right, you are announcing your withdrawal of --

13 MR. WASSERMAN: Yes, we have already submitted
14 into the record and I am reaffirming it for the record
15 that we are drawing the parking waiver.

16 MR. ADAMS: Did you submit it to
17 hearing boards?

18 MR. WASSERMAN: I sent it I believe to Historic's
19 Office. If I did not send it to hearing boards, I am
20 happy to send a follow up.

21 MR. HOPPER: Okay.

22 CITY ATTORNEY: Well, if there is no
23 objection to -- you know, no action has been taken on
24 it, so if there is no objection I think you can -- it
25 being withdrawn.

1 MR. HOPPER: Okay. Then is there
2 anything the applicant would like to add two Items
3 Number 1 and 2.

4 MR. BAYLINE: Thank you, Mr. Chair, board members,
5 Ryan Bayline with offices at 333 --
6 Southeast 2nd Avenue, here today with Co-counsel, Ethan
7 Wasserman and Tucker Gibbs. Also, with us today is
8 Olen Kalkus, the head of Carrollton, various board
9 members and several supporters together with our
10 architect and various consultants. For me and a number
11 of the folks who work at Carrollton and who run the
12 board today is about 8-9-10 years in the making. We
13 have been in the Grove since 1961 with the Barat
14 Campus. In 1992, Carrollton purchased some property
15 right near the Barat Campus up the road on main
16 highway, which is now the Duchesne Campus and today we
17 are here on the Villa Woodbine property. And similar
18 to Barat and Duchesne, the Villa Woodbine property will
19 represent the continuing evolution of Carrollton's
20 longstanding commitment at historic preservation,
21 renovation, bringing structures back to their grandeur
22 in Coconut Grove. We appreciate Lauren and all the
23 staff working with us over the last few months. As my
24 colleague and partner Ethan Wasserman said and he will
25 explain in a few minutes we are here on Items 1 and 2.

1 Three, as will be explained, was withdrawn because
2 there is no need for a parking waiver. In fact the
3 site is over parked. So, to walk each of you through
4 Items 1 and 2, I am going to call up Ethan so he can
5 explain the technicalities, but we are here with a
6 recommendation of support -- through recommendations of
7 support from staff and we will appreciate this Board's
8 support to continue the evolution of historic
9 preservation that Carrollton has done so well over the
10 last 58 years.

11 MR. WASSERMAN: Good afternoon again, Ethan
12 Wasserman for the record. Just in terms of timing we
13 do have -- you know, it is a significant application
14 and more than one application, so we ask for your
15 indulgence for a little bit longer than the 10-minute
16 mark. So, again, staff explained our application very
17 well, but I would like to take a couple of minutes and
18 drill down on a few issues. The first is your special
19 certificate of appropriateness and just to frame that
20 discussion, this is a board that we have prepared just
21 to show the outlines of the site. So, you can see the
22 historic property is here. This is Villa Woodbine in
23 blue. Our property includes property over here to the
24 -- like south and property to the north as well, but
25 jurisdictionally for the special certificate of

1 appropriateness, this is the application that is before
2 you. And turning to that application there are really
3 four items for consideration within the historic
4 property. It is the obvious structure, Villa Woodbine.
5 That is the main structure on site. We are 100%
6 preserving that structure. There is also the historic
7 rock-walls running through the property. The way I
8 would explain it is we are 100% preserving them on
9 site. We are making small surgical incisions for
10 visibility at the entrance and exit points to the
11 property as well as internally for minor circulation
12 improvements. The rock bluff on the property which we
13 are essentially not touching and so I want that to be
14 clear for the record that we are preserving it 100% in
15 its existing condition, and I will talk about that more
16 in the certificate-of-approval application which is the
17 environmental side. And then lastly is the major trees
18 on site which we are preserving the major trees on site
19 and you will hear about that in our design presentation
20 momentarily. Staff is fully supportive of this
21 application. We appreciate staff recommendation in
22 favor. There is one issue in order to comply with the
23 condition that staff has read into the record about
24 what we have shown in your plans as eliminating two
25 small pieces of the rock wall, I want to explain

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1 something. So, first -- but let me -- before I get to
2 that I want to reemphasize what is in your staff report
3 and what is in the designation report most importantly,
4 because I want to stick to the certificate of approval
5 about appropriateness before I get to the certificate
6 of approval. And the designation report essentially
7 establishes the jurisdiction of this Board for a
8 historic property and so I want to read a direct quote
9 from the designation report, which is what is the
10 Bible, so to speak, for this property and this is in
11 the conservation objectives. It says, every attempt
12 should be made to preserve Villa Woodbine, which we
13 are, its unobstructed views to South Bayshore Drive, we
14 are 100% doing that, its limestone bluff, we are 100%
15 doing that and the major trees on site, we are doing
16 that while allowing sensitive development at the rear
17 of the property and on adjoining lots. That is exactly
18 the application that is before you. We are complying
19 in every respect with what the designation report
20 intended when this property was designated historic.
21 So, again, now to get to the comment about what staff
22 would like us to do as a condition of approval, we went
23 out several months ago and met with all of our
24 neighbors. We went door to door and met with every
25 neighbor abutting our property. We appeared before the

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1 Village Council and we actually had a neighbor that
2 requested us to move the building over and that is the
3 building location that is in your plans today. What
4 happened was in being a good neighbor and going out to
5 the community we wanted to respond to that neighbor
6 and, again, that is the footprint that is in your
7 plans. What happened was there was a ripple effect by
8 doing that. That caused us to eliminate two small
9 pieces of the rock wall and staff felt it put in
10 jeopardy the retention of a very special tree that we
11 plan on preserving. So, staff's perspective is from an
12 environmental preservation and a historic preservation
13 perspective and they felt moving the building over was
14 not appropriate to achieve those two objectives. So, I
15 do not want to use the words reluctantly but we are
16 proffering to move the building back in accordance with
17 staff suggestions that will eliminate our need to
18 remove two small pieces of the rock wall and it will
19 also allow a more successful or a higher probability of
20 preserving the strangler fig at the center of the
21 property which is a major tree that we plan on
22 preserving. We are also proffering into the record two
23 changes that we -- not changes, but two clarifications
24 that staff asked us to make. On the Tigertail Avenue
25 site, the code requires a minimum 20-foot setback and

1 the building is currently shown at 18 feet 6 inches.
2 When we go for construction permitting and pull the
3 building back from what you see in your plans, there
4 was a concern that staff may not be able to do that
5 administratively without coming back. So, we want to
6 make it clear we are absolutely going to comply with
7 the underlying code and there will be a minimum of 20-
8 foot setback on Tigertail Avenue. We are also making
9 it clear our gates currently show a little
10 architectural feature, a light on top of the gates.
11 That is not allowed by code. We have to make sure our
12 gates are no more than 6-feet in height. So, again,
13 for the record, for clarity purposes, of course we
14 could not do that when we go for permitting, but I just
15 want to make it clear for the record. So, again, we
16 appreciate staff's full support and full recommendation
17 in favor of the certificate of appropriateness. That
18 is the standard COA that you are used to hearing. We
19 personally have been -- you know, our firm has been
20 involved with Carrollton for many years. We have been
21 before this Board on preservation applications and we
22 appreciate staff support on that item. The second
23 application is the certificate of approval and the
24 certificate of approval is not a common application
25 before you all and to -- again, just to give you guys

1 the jurisdiction of the Board and why we are here, this
2 is the Scenic Transportation Corridor along South
3 Bayshore Drive. It is on this side of the property,
4 not -- obviously not the Tigertail site but on South
5 Bayshore. And the EP District is a very large
6 district, it does not cover our entire site, but it
7 covers basically our entire project from South Bayshore
8 to those two rear lots back here. So, just to frame
9 the discussion, I thought it is helpful to show this.
10 And turning to the certificate of approval I was a
11 little confused by the change in the recommendation on
12 the floor, but I understand it after talking with
13 staff, what you essentially have if you read through
14 the recommendation is a full recommendation in support
15 of the application subject to two very specific issues,
16 and they relate to the strangler fig in the center of
17 the property and they relate to the bluff. We have met
18 several times and have done several things which I will
19 explain in a minute to make staff comfortable with our
20 application and they -- I do not want to put words in
21 their mouth, I think they will explain it themselves.
22 With our two proffered conditions they are fully in
23 support of the certificate of approval. So, first,
24 turning to the strangler fig in the middle of the
25 property that I kind of discussed about moving the

1 building over, staff was very concerned about the
2 successful retention of that tree. Notwithstanding
3 that we want to preserve it, staff was concerned that
4 the building location would put that in jeopardy. So,
5 they asked us to do a laser scan of the tree, which I
6 do not think has ever been done before. So, we went
7 out. It was not easy to do in hurricane season to get
8 crews out there, but we did a -- we performed a 3D
9 laser scan, so we could understand the location of the
10 root system, the diameter of the trunk and the canopy -
11 - and the tree canopy and once we did that and then
12 superimposed and I do not want to steal Rich's
13 presentation, Rich is going to show you and we will
14 submit it into the record our plans, we were able to
15 prove that the location of the building, certain
16 construction methods, the height of the building will
17 not jeopardize that tree and staff was supportive and
18 very appreciative because I do not think any applicant
19 has ever done that before on a tree-related issue. So,
20 with the proffer of moving the building back and we are
21 also going to increase the landscape island so to speak
22 around the tree, staff is comfortable that that tree
23 will be retained and it will be a successful retention.
24 The second item relates to the bluff and this one is
25 something staff and I had had many discussions on and a

1 respectful disagreement on the code criteria for
2 approval and this is the section of the code that,
3 quite frankly, I had not really seen before, an
4 introductory clause like this and I do not know that
5 you all have seen this either. I want to read it for
6 you. These standards are not to be regarded as
7 inflexible and are not intended to discourage
8 innovation or creativity. So, essentially, it is
9 intended to provide a frame of reference. These are
10 not mandates. These are not absolutes. These are not
11 criteria you need to check the box as you go. And
12 staff was really focused on a single line in those five
13 criteria and they felt that the words preserve or
14 enhance was the determining factor whether to support
15 our efforts with the rock bluff. We took the position
16 that the word or we are preserving, therefore we
17 comply, staff would like us to enhance. Having said
18 that, staff suggested and we agreed it was a very good
19 thought, what if we exposed -- currently the bluff is
20 invisible. You cannot see it from South Bayshore
21 Drive. It is completely covered. It is not part of
22 the bluff you see on other properties where it is
23 exposed. It is right on the right of way. No one
24 knows the bluff exists today. What we are going to do
25 is expose it a little bit and there is actually a tree

1 right where the bluff is and part of our preservation
2 efforts that tree is a major tree and it is important
3 to us. In our deck, we are opening up a platform to
4 allow the tree. We are going to expand that opening to
5 allow people to see into the bluff. We are going to
6 expose. We will, of course, work with an archaeologist
7 to make sure that bluff is sensitively exposed. We are
8 not going to do any demolition. But with that proffer
9 I believe staff will be supportive of our efforts to
10 enhance the bluff as opposed to just preserve it. The
11 third application I have already mentioned is
12 withdrawn, and that really concludes the technical side
13 of my application. I do want to emphasize that we did
14 do a significant amount of outreach. We went door to
15 door with every abutting neighbor on our block. I
16 personally had a meeting with Rachel Cardello of the
17 Village Council in my office. We invited her in. We
18 showed her the plans, walked her through the project.
19 We also had a Village Council presentation in this
20 chamber several months ago. Approximately, 50 people
21 from the community came and attended. Lastly, there
22 was a follow-up community meeting at a local
23 institution, where we were offered the opportunity to
24 present and we appreciated it. These meetings were
25 important to allow us the opportunity to dispel some of

1 the misinformation about our projects and we thought it
2 was very helpful and we appreciate the community
3 listening to us. So, I am going to turn it over to
4 Rich. I know it seems that there are so many aspects
5 of this application from an environmental preservation,
6 from a historic preservation, we have rock walls, we
7 have major trees that it is almost like you are backed
8 into the design of how you design around the site, but
9 I give Rich a tremendous amount of credit balancing all
10 the needs of this property. I think he did a
11 phenomenal job and staff support on both applications
12 is important to that front. Thank you very much.

13 MR. HEISENBOTTLE: Thank you, Ethan. Welcome
14 board members. Allow me a moment to just to re-
15 establish the computer. Here we go. Good afternoon
16 once again, board members, ladies and gentlemen in the
17 audience. For the record, my name is Rich Heisenbottle
18 with offices at 2199 Ponce de Leon Boulevard in Coral
19 Gables and I want you all to know today that it gives
20 me great pleasure to be here. R.J. Heisenbottle
21 Architects is honored to have the opportunity to
22 present this COA application on behalf of the
23 Carrollton School of the Sacred Heart and for the
24 opportunity to restore the historic Villa Woodbine
25 residence and shape the design of the new Woodbine

1 School of the Sacred Heart. The new school will be a
2 336-student elementary school serving boys from pre-K
3 through grade 5. I am additionally proud of our
4 client, the Carrollton School, because as you know for
5 decades, they have been the best possible stored
6 of Historic Preservation in the City
7 of Miami. They have successfully restored and
8 maintained El Jardin, the Kiehnel and Elliott
9 masterpiece on Biscayne Bay and sensitively integrated
10 new educational buildings within that historic context
11 and historic landscape. Those of you who have been to
12 the campus know that Carrollton is all about history,
13 it is all about historic preservation, it is about
14 tradition and it is about the environment. It is that
15 same sensitivity and attention to detail that R.J.
16 Heisenbottle Architects has brought to the restoration
17 and new construction of Villa Woodbine another
18 outstanding example of Mediterranean revival
19 architecture, in this case designed by Walter De Garmo,
20 the first registered architect in the State of Florida.
21 I think everybody knows that the building is located on
22 the north side of South Bayshore Drive just across from
23 Kennedy Park and I also think we all know that this is
24 one very heavily wooded site, now used as a venue for
25 wedding receptions and other social events up to 230

1 persons. The De Garmo residence itself is used as a
2 support for those events. It houses the kitchen and
3 the administrative offices for the venue. You should
4 know also that on the site are those two deteriorated
5 houses, might be good if Rich presses the right button,
6 the two deteriorated houses on the west side of the
7 site or the Tigertail side of the site. If you look up
8 on the screen, they are in grey on your on the left of
9 this slide. The condition of the main house property
10 is not particularly good. It is certainly not bad, but
11 it is not particularly good and there were significant
12 deferred maintenance and today we would like to go over
13 with you just very quickly what is our true scope of
14 work. We will be doing selective demolition for the
15 site. We will be doing new site work, including site
16 grading adjustments and new parking. We will be doing
17 restoration and rehabilitation of Villa Woodbine. We
18 have miscellaneous repairs to the adjacent residence
19 and we will be constructing a new classroom building
20 and constructing a new auditorium, recreation area and
21 swimming pool. In designing the new site, RJHA took
22 its design cues from the original De Garmo courtyard
23 building and other traditional Mediterranean style
24 educational facilities designed by Kiehnel and Elliott
25 and in doing so, we created a courtyard classroom

1 building and as you can see from our proposed site
2 plan, we have carefully located that building in the
3 position of the existing non-historic residences and
4 the existing parking lot. For the auditorium building,
5 we have located on a vacant portion of land, unwooded
6 in west and across the driveway from the historic
7 building all of which is there for the purpose of
8 minimizing our intrusion on the site. This is, in
9 fact, the view of the site -- of the auditorium
10 building. It is a perfect grassed location non-
11 impactful to the existing landscape, but let us move on
12 to the star of the show today, because this wonderful
13 De Garmo residence is the star of this show. The
14 reason we are here. Villa Woodbine, we are returning
15 this wonderful landmark to its glory days. So, let us
16 have a look at that existing condition and what it is
17 like today. What you are seeing is the front of Villa
18 Woodbine. One story of the center section and if you
19 look inside, you can see the courtyard and the tile
20 that Warren was referring to and Warren must --
21 definitely we will be saving as much of the tile as is
22 humanly possible. There will be very limited intrusive
23 work inside the building. This is actually a view
24 inside the courtyard you see the little fountain in
25 there and all of what we are looking at in here is in

1 fact original. A view from the side, some of the
2 details, the north entrance, the west entrance, west
3 elevation balcony and the motor court that is to the
4 north, where guest in parking occurs right now and also
5 I should point out that wonderful mahogany tree is one
6 of the trees that we are working so hard to save and
7 also have a look at the south lawn and the coral-rock
8 wall and steps and bluff as it exist in front of Villa
9 Woodbine today. That entire section of coral-rock wall
10 as it exists in front of the historic villa and running
11 north to the adjoining residence will only be enhanced
12 and repaired and made visible to everyone. Throughout
13 the rest of the property, we are saving details such as
14 this that are in the coral-rock wall, placing that in
15 the little connector that runs along the sidewalk and
16 connects the main school entrance and the auditorium
17 and each of those coral-rock walls will be enhanced.
18 Going back through that site plan, I want to just take
19 a moment and point out the location of the swimming
20 pool and that is to the right of the auditorium
21 building and I want to make it very clear to everyone
22 that once again we have been careful about where we
23 have placed this swimming pool. Where we have placed
24 it is in the location that you see in the photograph
25 ahead of you on the lower section of a grassed area and

1 away from the coral-rock bluff. You can actually see
2 here the coral-rock bluff on the hill. It looks like -
3 - in this case, it is not a very pronounced bluff, it
4 is more like a grassy knoll, if you would and this
5 photograph illustrates that the actual condition of
6 that bluff and the live oak tree that we were referring
7 to earlier, the one that we are going to save, our
8 intention here as we described before is to actually
9 cantilever over this bluff. We will be up above the
10 bluff. We have a 30-foot section of cantilevered deck
11 before you get to the swimming pool and we will be
12 exposing the bluff in and around the tree for its own
13 educational purposes and so that the public and the
14 children attending school here can understand some of
15 our natural history. This is a rendering of the
16 repurposed Villa Woodbine and you can see that all of
17 the wonderful oak trees that you see out there today
18 are maintained, that is the auditorium building on our
19 left that is the bluff and the coral-rock wall that
20 exist on site today. So, let me give you just a quick
21 walkthrough of the plans for a moment. What we will be
22 doing in the rear of this building where it says, you
23 see a new teachers lounge, we will be removing the
24 existing commercial kitchen and turning that area into
25 a faculty lounge and handicap restrooms. We will also

1 carefully be inserting a handicap lift to provide
2 access to the second floor. I would like to point out
3 that in doing so we have devised a way and a location
4 that will not require us to intrude on significant
5 historical rooms within the villa and it will not
6 require the override of this lift extend through the
7 existing roof. So, there will be no architectural
8 impact on the outside of this building. We have only
9 taken over storage rooms and bathrooms as we insert
10 this into the plan. The remaining spaces remain in
11 their original configuration, the original De Garmo
12 configuration. The dining room will be used as a
13 conference room, the living room will be used as a
14 chapel, bedrooms as offices, the building will be
15 repurposed within its historic context. From the
16 outside of the building, generally the work includes
17 restoration of historic windows and doors, removal of
18 electrical conduits, removal of air conditioners that
19 are now poking their way through former window
20 locations, removing electrical panels and conduits that
21 run across the facade, stucco repairs, roof repairs,
22 new mechanical equipment throughout the building and of
23 course, repainting the entire facility. Generally,
24 this is a building that is well preserved as it is and
25 our job here is to enhance it and take it back to its

1 earlier configurations and that is what you see in the
2 drawings that are in front of you here and that will be
3 the result. Moving on real quickly to the caretakers,
4 residents, that is the residents of the north that is
5 the one that is not historic, the undesignated
6 caretaker's residence is occupied today and in fair
7 condition will undergo minor renovations, perhaps a new
8 kitchen, a new air conditioning system, repainting, but
9 generally the home will stay as it is today and the
10 important part of that is that what it allows us to do
11 is to maintain the integrity of what we see all along
12 Bayshore Drive. Instead of a development that alters
13 what you see on Bayshore Drive, what we are going to
14 have is a development that enhances Bayshore Drive.
15 One of the things that we were very careful to do and
16 it relates to the De Garmo house is to set up the drop
17 off location for the new school, which is what you are
18 seeing in this rendering, to set up that drop off
19 location as far away from the house as possible, but
20 also to save the adjoining mahogany tree that is in
21 that rendering and to incorporate the courtyard --
22 similar courtyards from other -- from De Garmo's Villa
23 right here certainly, but similar courtyards from
24 Kiehnel and Elliott buildings and use this sort of a
25 courtyard as our play area for our younger pre-K

1 students. We mentioned before and I am not going to
2 get into detail on it, I know Warren mentioned it also,
3 that the new building, the two story building, does in
4 fact contain our classrooms and our library spaces and
5 our maker labs and all sorts of wonderful things that
6 will enrich the lives of our students. We have through
7 the course of this project, through the course of the
8 discussions with City staff and adjusting the building
9 and adjusting the building dimensions to make sure in
10 fact that we did everything we possibly could to save
11 the adjoining coral-rock walls and we have and to save
12 the strangler fig tree that I promise I will show you
13 in a minute and in doing so, we have done that in a
14 manner that is -- what I would call traditional
15 architecture. It is traditional in the sense that we
16 are reaching back in time and using a kit of parts that
17 is traditional for the Mediterranean revival period.
18 While we are not doing that quite as literally as to
19 say we are copying them. We are keeping the size and
20 the scale, the archways, the balconies in the same vein
21 that is consistent architecturally with the villa and
22 with the Carrollton School itself and if we look out
23 and take a look at how we have dealt with the
24 entrances. The entrance to this property is going to
25 be along Tigertail and we have incorporated another

1 coral-rock wall and entrance gate and gatehouse that we
2 think are perfectly compatible with what is out there
3 today and less than 6-foot in height and its very, very
4 highest point. We move just off to the side and look
5 at this in a rendering. We are doing everything to
6 minimize the impact of the two-story building on the
7 street and on the neighborhood. Moving to the
8 auditorium building, this is perhaps a better view of
9 it with the arcade in the front. That arcade
10 ultimately winding and connecting to the main classroom
11 building. The auditorium building not only serves as
12 an auditorium, you can see that on the left, but it
13 also serves as a cafeteria building during the day with
14 a little covered play area on the right hand side,
15 right next to that deck and if you look at the floor
16 plan on your right, you are going to see that we have
17 illustrated the live oak tree and the deck that we are
18 talking about, that entire deck to the right side where
19 the steps are coming down, it is that deck that is 30-
20 feet of cantilever over top of the bluff and we will
21 expose even more of the bluff than you see in this
22 current drawing. We are pleased that this auditorium
23 is in keeping the size and scale of the original villa
24 and we think from this rendering you can see and
25 imagine how nicely it can ultimately be incorporated.

1 Finally, moving to the South Bayshore Drive elevation,
2 you can see in plan here how the coral-rock wall would
3 be repaired and enhanced at the exit. It will have
4 another security gate, yes, but have the same
5 constraints as the wall in the back. No part of that
6 wall is more than 6-feet high, making it very
7 consistent with the existing wall and in fact we extend
8 that existing wall further to the west or the -- or as
9 some of us may think of it the south, along Bayshore
10 Drive to provide a buffer to the swimming pool so that
11 the swimming pool will not be visible from the street.
12 So, this rendering really illustrates the outcome of
13 our design from South Bayshore Drive. I feel that it
14 is an enhancement to the historic scenic corridor. It
15 is not just preserving it, it is a true enhancement to
16 that corridor as the wonderful coral-rock walls at
17 Carrollton are in there today. Similarly, the bluff
18 and the coral-rock wall that are in front of the main
19 house, the Villa itself will only be enhanced and
20 repaired as necessary. They are overgrown right now,
21 you can hardly see them. The steps actually exist out
22 there, but they are very, very difficult to traverse.
23 All of that will be enhanced and of course preserved.
24 There is no intervention on that area of coral-rock
25 wall at all. Now, we mentioned landscape -- for

1 landscape purposes, all of the efforts that went
2 through to deal sensitively with this very sensitive,
3 very heavily wooded site and you can imagine if you
4 look at my renderings or any of these drawings, all of
5 these are a part of the tree disposition plan, but I
6 want you to know that those -- the three trees in
7 particular that we pointed out in plan are in the area
8 immediately adjacent to the new school, growing half
9 over a coral-rock wall and that is this wonderful
10 strangler fig and unfortunately there is no pointer
11 here for me to point that out to you. So, I -- well, I
12 am pointing it out to myself, I am not doing you much
13 good. Oh, there we are. This is the area of that tree
14 and we did do -- we took, you know, some extreme
15 circumstances, Chris, to deal with this tree as our
16 landscape architect, I got to call your neighbor, okay.
17 The first time we have ever gone ahead and laser
18 scanned the tree to identify where the root structure
19 was, to identify where the canopy is and in doing so
20 determine exactly what portions of that tree could
21 properly be trimmed back. We did that with Lisa
22 Hammer, our arborist, who is in the room with us today
23 and we did it with what we think is going to be a great
24 deal of success. We feel very confident that within
25 the traditions of Carrollton we will have saved this

1 wonderful specimen and that we will be able to build
2 the building at the same time. So, those are the
3 things that we wanted to point out. We would be
4 delighted at this point to answer any questions.

5 MR. BAILINE: Thanks, Rich. In --
6 in closing, I would like -- I think it is important for
7 the board to hear from our headmaster of Carrollton,
8 Olen Kalkus, it will be very, very brief and then I
9 know there are some members of the public who want to
10 speak. So, we would like to reserve two to three
11 minutes for rebuttal later this evening. Hold on.

12 MR. KALKUS: Thank you board and staff.

13 MR. HOPPER: Do not forget to give
14 your name in there.

15 MR. KALKUS: Thank you for this -- my name is Olen
16 Kalkus. I am the headmaster of Carrollton School of
17 the Sacred Heart.

18 MR. HOPPER: And your address.

19 MR. KALKUS: My address is -- my personal or --
20 3403 Poinciana Avenue.

21 MR. HOPPER: Okay. Thanks.

22 MR. KALKUS: So, I want to thank you for this
23 opportunity to speak. I will be brief. I am going to
24 stay scripted. This is still from the heart, but I
25 know that I can go on and on talking about the virtues

1 of Carrollton. For almost 60 years, Carrollton School
2 of the Sacred Heart has been forming girls into women
3 of faith, courage, confidence and compassion or as I
4 like to say grace, grit and gratitude. Our alumni have
5 given this City, state, country and world; leaders in
6 medicine, education, business, law, engineering,
7 government, non-profit organizations and the arts. We
8 would like to do the same for boys, but we are here to
9 discuss historical and environmental importance and
10 preservation. Carrollton's commitment to historic
11 preservation is most prominent in our use and
12 preservation of the El Jardin Villa and its companion
13 buildings of the estate there and also the
14 Gatehouse. Additionally, buildings from the Howard
15 Hughes Compound, a stone tower possibly from the
16 Matheson Estate, which we are beginning to research,
17 have been preserved on our Duchesne Campus. We are
18 committed to historical preservation. Our commitment
19 to the environment is no less important and evident.
20 Both our campuses have an abundance of trees and grassy
21 areas. As we built out our master plan, we took every
22 measure to protect significant specimen trees and
23 replant any trees that had to be removed. We have kept
24 our large athletic field as natural grass because of
25 its role in carbon exchange and heat absorption by

1 experimenting with salt tolerant grass rather than
2 artificial turf. We have designated an area on our
3 campuses a natural hammock as well as maintain
4 mangroves by our waterfront. Our yearly participation
5 in the Fairchild Garden Challenge often uses these
6 areas for studies. We have initiated a Bike Share
7 Program for our faculty and staff, our engineering and
8 design tech programs have focused on sustainable design
9 in area, such as renewable energy as evidenced by our
10 solar-powered go-kart project, which has won the
11 Florida competition two years running and is now
12 preparing to compete at the national level. We have
13 installed solar panels on the roof of our wellness
14 center and continue to search for ways to develop and
15 increase our use of sustainable energy as well as ways
16 to reduce our energy use. I can assure you that we
17 would exercise the same care and consideration with
18 Villa Woodbine with this project before you. I thank
19 you for your time and this opportunity to speak.

20 MR. HOPPER: Are there any members
21 of the public who wish to speak on this item, please
22 form a line over here and over here. We will go from
23 side to side. Please limit your comments to two
24 minutes or if not -- please give your name and address
25 for the record.

1 MR. MOSKOVITZ: Sure. Alex Moskovitz, 2185 South
2 Bayshore Drive. It is actually the property that is
3 just the southeast corner of their maps and if you look
4 where their pool is, it is on the other side of the
5 wall that I think Richard tried showing you. Ladies
6 and Gentlemen of the Historic and Environmental
7 Protection Board, my name is Alex Moskovitz. First and
8 foremost, I would like to thank you all for your time
9 and effort. I know it is hard to listen to those folks
10 go on for about 45 minutes and then I am sure there
11 will be a lot of us, so thank you. My primary request
12 to you is to enable me time to -- to
13 research, find and hire an attorney who can assist me
14 in understanding my rights as a property owner, the
15 implication to my own property's value and to better
16 understand the various details of the submissions by
17 Coconut Grove Holdings, Inc. to make changes to the
18 property better known as Villa Woodbine. One must
19 realize that I did not receive notice of this issue
20 until August 29th via certified mail piece. Please
21 note this was just a few days before the original
22 hearing, which have been canceled due to Hurricane
23 Dorian. Furthermore, in the last month, I tried to
24 schedule meeting with Mr. Adams as well as Mr.
25 Francisco Garcia, the Planning Director to learn more

1 about this plan. I have not had opportunity to meet
2 with them to learn more about the proposals and how
3 they fit into the current Miami 21 Rules. I believe it
4 is improper protocol for immediately adjacent parcels
5 to not have had a greater opportunity to review and
6 evaluate the various plans and potential impacts on me.
7 In the alternatives of providing some sort of
8 continuance, which I know is within your discretion to
9 do, I then suggest the board rejects the resolutions
10 under consideration. As a little bit of additional
11 background, I grew up at this house. I attended Ransom
12 Everglades. I then went on to MIT, University of
13 Pennsylvania. My children go to Ransom Everglades in
14 Temple Beth AM Day School. I have no issue with
15 private education. I think it is wonderful. I think
16 great public schools are also terrific, however, I do
17 not think that enough information has been provided to
18 the community. Moreover, I am not sure it is within
19 these groups purview, but that is mainly my own lack of
20 knowledge and information, which I will acknowledge. I
21 do believe that there are issues around traffic,
22 safeguarding interest of abutting properties that are
23 provided for in Section 238B4B of Miami 21, any
24 decision shall include a complete description of its
25 findings, as well as making sure that the abutting

1 properties, property rights are not unfairly impaired.
2 I understand that apparently my time is out. So, I
3 will digress. I wish I had more time. They clearly
4 had far more than the 20 minutes that I think you are
5 going to give them.

6 MR. HOPPER: Thanks and I am sure
7 you will take time.

8 MR. MOSKOVITZ: Thank you.

9 MR. HOPPER: Yes, sir.

10 MR. GONZALEZ: Hello, Javier Gonzalez, 3622 Solana
11 Road. Well, I do not any doubt any of the historic
12 preservations that Carrollton and Ransom have done in
13 the past. What I do question is the fact that this is
14 coming before a board before anything has been approved
15 at PZAB. So, to have this conversation before, we even
16 know if there is going to be a school approved if the
17 exception is going to be granted, I think is a little
18 bit farfetched and is a little bit, what is the word,
19 presumptuous. So, I think one of the things that we
20 really have to understand is that this is an exception.
21 This has not gone before PZAB. Well, again, the
22 designs are very pretty, the intent what this property
23 is going to be used for has not even been discussed.
24 So, I think that is something that maybe we want to
25 take into consideration. I think we should either

1 defer this until PZAB has it and PZAB has decided that
2 this project can even go forward and I think by then
3 you are going to hear from lot of residents that do
4 feel that it is going to be a huge impact on their
5 lives, on their daily lives. I am running for City
6 Commissioner. One of the things that I see every day
7 and I get a complaint about is traffic and I am hearing
8 traffic from Carrollton and Ransom down main highway.
9 This is something that we have to address first at PZAB
10 and then we can bring it back. If this goes through,
11 then we can have this conversation, but to have this
12 conversation prior to even having an approval for the
13 use of this property, I think is again is a little
14 presumptuous and it is a little too soon. Thank you.

15 MR. HOPPER: Thank you. Yes, sir.

16 MR. GEORGE: I am Paul George, 1345 Southwest 14th
17 Street, Miami. I am speaking on behalf of the
18 Carrollton School. I had the good fortune in recent
19 time to write an historic register report, a marker
20 and that stands in front of the school
21 and I just want to talk about the way the institution
22 has been such a guardian, such an advocate of historic
23 preservation. In writing that historic marker, I
24 looked to the school, I studied the school. I just saw
25 the work, the tremendous work and detail and expense

1 that the institution put into the restoration of both
2 the Gatehouse and the Richard --
3 masterpiece in the back and I just feel like if this
4 thing does move forward and I hope it does, do not do
5 the same thing as Richard Heisenbottle indicated with
6 Villa Woodbine. So, I am quite confident that if they
7 do move forward with this project, they will do an
8 excellent job and historic preservation is preeminent
9 it is foremost I believe in their mind with this
10 building. Thank you.

11 MR. HOPPER: Thank you. Yes, sir.

12 MR. FERNANDES: Marcelo Fernandes, 3523 North Bay
13 Homes Drive. So, my comment is more of a question to
14 make sure everyone here understands the purpose of
15 today's hearing, because from next door and this feels
16 to me there is a lot of riling up there. From what I
17 understand, this is not about if a school will be
18 granted to use the site or not, it is specifically
19 about the historic preservation of one building,
20 correct and the preservation of trees. Is that correct
21 or is there more being at issue? Those are the two
22 items that are being decided on today?

23 MR. HOPPER: And the demolition.
24 There is also --

25 MR. FERNANDES: And the demolition of the non-

1 historic structures.

2 MR. HOPPER: There is also the
3 treatment of the silver bluff from what I heard.

4 MR. FERNANDES: Okay. So, it has nothing to do
5 with the school coming here or not, correct or the use,
6 the school use being approved? I want to make sure
7 that way we do not keep on going with a whole bunch of
8 people talking here what is not the issue today. Thank
9 you.

10 MR. HOPPER: Thank you. Yes,
11 madam.

12 MS. MILLER: Hello, my name is Catherine Miller.
13 I live in 3221 Morris Lane. That is a cul-de-sac
14 located if a school is grant, which we do not know,
15 right in between Ransom and Carrollton. I am a mother
16 of two boys, 14 and 11. They both have gone to school
17 here. I am a school volunteer. I teach and tutor
18 German at Carver. I am also very involved in sailing
19 and love the community, but I have a problem. I very
20 often cannot get to my house or out. I also have
21 elderly neighbors that do not -- that needs care and
22 the street is not approachable. I was never contacted.
23 I learned about this project four weeks ago. So, while
24 I see and I love Villa Woodbine, it is gorgeous and
25 also all the architecture is gorgeous that Carrollton

1 wants to do and I have nothing against schools. I am
2 very-very concerned and actually really-really not
3 impressed on the way we were informed being so close to
4 this Villa Woodbine that I see every day. Thank you.

5 MR. HOPPER: Thank you. Yes, sir.

6 MR. SILVER: Good afternoon. Scott Silver, 2000
7 South Bayshore Drive. I also own a home at 2311 South
8 Bayshore Drive, so on both sides of this property. I
9 have no quarrel with Rich -- Mr. Heisenbottle's design
10 for the house. The house is beautiful and the
11 restoration would be beautiful. The question is here
12 for a certificate of appropriateness. There is an
13 ordinance that protects from this -- this
14 27th Avenue the Bayshore ridge, the Silver Bluff, the
15 coral-rock ridge that is up there. There are only a
16 few areas where you can actually see it. What the
17 school, the placement of the auditorium and the pool
18 should be simple matter. That is so inappropriate and
19 I think that is why we are here to determine whether it
20 is appropriate or reasonable to do that. This is one
21 of the few -- I have been driving down that street --
22 well, not driving, I guess, I have been going down that
23 street for 50 years and I am telling you that view and
24 the feeling of Bayshore Drive on that side is
25 incredible. Now, from them to come forward say that

1 they are going to enhance the coral-rock bluff by
2 placing a deck over and putting a hole in it, I am
3 going to enhance this microphone by putting my
4 handover. It does not work that way by simply
5 just simply covering it I think that is almost --
6 frankly is almost laughable. I know that breaches the
7 decorum in this facility to laugh at it, but when they
8 said that I found that humorous. In fact, I even -- I
9 thought I heard them say and I want to clarify that,
10 they said that staff was okay with them enhancing it
11 that they consider that to be an enhancement. I would
12 love to hear from staff whether that truly would be a
13 way to simply put a hole in the deck so somebody from
14 the top of the deck and see the questions preserving
15 the view quarter and I would say and I think many of
16 the residents who live on either side of it, it is not
17 just a view there it is from the front, it is
18 from the sides. The auditorium and the pool area would
19 block it. Also, in that area, there is a limitation
20 with an -- you cannot build structures within 85 feet
21 at Bayshore Drive, there is a setback requirement on
22 that and the pool itself comes within that, maybe not
23 the building, but the pool does. So, if we are talking
24 about what is appropriate and reasonable, I think you
25 have to look at the spirit of it and you guys are here

1 to preserve the spirit of that section of Bayshore
2 Drive and I think certainly the pool and the auditorium
3 and then the question whether the school even is an
4 appropriate use there will be before another forum, but
5 your jurisdiction, your determination today should
6 simply reject it on that. I do not think it should be
7 continued. It should be rejected and they can come
8 back if they want with something else.

9 MR. HOPPER: Thank you. Yes, sir.

10 MR. GARCIA-DIAZ: I am Fabian Garcia-Diaz. I am a
11 neighbor adjacent to the property. My home is at 3121
12 Southwest 22nd Avenue. I know this property by heart.
13 It goes -- it is in my backyard. So, I know the nature
14 of the property. I know the habitants, which are a
15 beautiful family of peacocks. I know the use of this
16 property. This property is one of the few historic
17 -- few properties villas in North Grove.
18 It can be rented for a birthday party, it can be rented
19 for any function and simple people can access to the
20 property and enjoy the history that this property
21 brings to us and that is the legacy of the City of
22 Miami preserving this property. If we change this to
23 private hands, there will be a fee to pay, a very heavy
24 fee to pay and we will lose a property that can be
25 accessible to anybody. On top of that on the

1 presentation done very carefully, I see that they are
2 talking about sensitive development. What that means
3 sensitive 40,000 square feet, 35-foot high building
4 with a swimming pool and I do not see nothing sensitive
5 adding to a place that was a single family home and is
6 still is a single family home, granted that has a lot
7 of land and it is nested, surrounded by single family
8 homes. I bought my house there because Coconut Grove
9 has history, has the charm of our canopy and we are all
10 here to protect that or at least this commission has
11 been created to protect that. So, I do not see nothing
12 sensitive about putting a massive school in a
13 residential section and I am not against Carrollton at
14 all. I think it is a fine school and there are plenty
15 of other places that they can expand and put beautiful
16 facilities, but not in a residential section, where we
17 are resident. We bought there years ago. They are
18 newcomers and so -- and they do not own the property
19 here. I heard about --

20 MR. HOPPER: Thank you.

21 MR. GARCIA-DIAZ: You are welcome.

22 MR. HOPPER: You time is up. Thank
23 you very much. Yes, madam.

24 MS. HAYDOCK: Good afternoon, Board. I am Ellie
25 Haydock. I live at 1617 Tigertail and I go down that

1 street all day many times a day. Sometimes it takes me
2 15 minutes just to get from 22nd Avenue to Seminole
3 Street it is because Ransom Everglades has not planned
4 a good drop off and pick up, you know, plan for to not
5 block the road. There is no stacking lanes. The
6 police do not do their job of moving people along very
7 well and I am scared to death of what another school at
8 that corner with everything coming through on
9 Tigertail, what it will do. I think it just is not
10 possible. My comments maybe premature because it has
11 not been approved yet and I agree with another speaker
12 that why are we talking about appropriateness now when
13 it has not been deeded a good project at that site.
14 Thank you.

15 MR. HOPPER: Thank you. Yes,
16 madam.

17 MS. GRADY: Hi, everyone. My name is Shakeh Grady
18 and I work with an organization called Breakthrough
19 Miami and we have been partners with Carrollton for
20 about 10 years. So, Breakthrough Miami, our job is we
21 want to narrow the performance gap between kids in
22 under resource communities and their peers in better
23 resource communities and Carrollton has been a partner
24 with us for the last 10 years to that end. And so, I
25 kind of just wanted to come up and just kind of share a

1 little bit about how I have firsthand experience about
2 how the space is actually used and I think it is
3 actually really valuable. So, -- I wrote some notes so
4 I could stay on track and be under time. So, one of
5 the things that I have done since I have been at
6 Carrollton working with Breakthrough is I partner with
7 Carrollton's archivist to help train my volunteers and
8 staff and one of the reasons that I did that was
9 because I wanted the volunteers to understand the
10 historic import of the space that we would be using for
11 our programming and I wanted them to kind of model that
12 for the kids. So, that is one of my favorite parts of
13 the training, but then also during our programming, we
14 also partner with actual historic preservationists, who
15 talked to the children about the different kinds of
16 careers that they probably never would have heard of or
17 been exposed to had they not participated in this
18 program. And so, my kids come from all over Miami
19 right here in the Grove, a lot of them go to Tucker
20 Elementary, participate in the barnyard and so for a
21 lot of them their experience at Carrollton totally is a
22 game changer and I know that that sounds a little bit
23 dramatic, but the fact that they actually are learning
24 in a space that is beautiful that was made for them,
25 really helps them see what is possible. So, I just

1 support Woodbine Playschool project. Thank you.

2 MR. HOPPER: Thank you. Yes, sir.

3 MR. LOPEZ: Mr. Chairman, Honorable members of the
4 board, Irene Lopez, reside at 1889 South
5 Bayshore Drive. We also have the privilege of having
6 our law offices on 2665 South Bayshore Drive. So, we
7 rise and join our extended Carrollton family here today
8 in support of this application and wish to share with
9 you, not only our personal experience over the last 15
10 years and we understand our neighbors concerns, but we
11 also remind I guess not necessarily to you that the
12 focus of the today's hearing is very clearly documented
13 in the record that you have before you today and we
14 respectfully request your support for both Item 1 and
15 2. Thank you very much.

16 MR. HOPPER: Thank you. Yes, sir.

17 MR. KANTE: Hi, my name is Issac Kante. I live at
18 2131 South Bayshore Drive. I share about 500-feet with
19 this property. For the record, I was not reached by
20 anybody from the other side to discuss anything with me
21 pertaining to this. I discovered all of this through
22 big and all of the local neighbors. To tell you
23 obviously from a homeowner, the obvious, I think that I
24 do not, A, have enough time to review everything. I
25 think it is going to affect us from traffic valuation

1 and every other issue out there. I do not think you
2 are preserving -- the purpose of your board is to
3 preserve the historical significance of Villa Woodbine.
4 The architect obviously will be -- has and will do a
5 great job, but let me talk to you from a different
6 perspective. I am also a Carrollton parent. I have my
7 daughter there now. I had my other daughter that
8 graduated. My wife is a Carrollton alum. I am a
9 proud-proud personal pertaining to Carrollton. I think
10 it is phenomenal school. This is nothing to do with
11 the school from its integrity; however, I will tell you
12 this. I think that if you approve it, you are doing
13 them a major disservice and I will tell you why. If
14 you listen to Mr. Bayline's presentation, they have
15 been here for 60 years. In 60 years, they have grown,
16 where my wife's class was a class of 25 students to
17 close to 70 students now per class. They have probably
18 built between five to six brand new buildings in these
19 years. You are put -- the reason I say it is a
20 disservice, forget about me as a homeowner, but you
21 are going to be putting them on the property and they
22 have been desperate looking for a property for years
23 and they just have this opportunity and they are
24 jumping on it actually not even with the right reasons.
25 The property is too small. They will never be able to

1 grow. They are going to outgrow it the day they start.
2 So, what would they do the next day? What is going to
3 happen? That means they are going to have to find
4 another property in the Grove. There is no more
5 property in the Grove. They need -- and in addition to
6 that, I think probably and I am going to make it up a
7 number somewhere between 70% to 80% of the students
8 will not be coming from the Grove, will not be coming
9 even from this part of Miami. They are coming from
10 Pinecrest, South Miami, Kendall, Coral Gables. So,
11 when you talk about impacting traffic, yes, we as
12 neighbors are complaining about our local streets, but
13 you are clogging all the way from Old Cutler from, you
14 know, and there is -- I was going to say something, a
15 bad word. Anyway, from a really far place all the way
16 through Miami. So, this is not the kind of traffic
17 that -- you know, this is not just three blocks you are
18 talking about. You are talking about probably 15 miles
19 worth of traffic that you are creating. In addition to
20 that, these are all pre-K kids and young kids and if
21 anyone here has children, they all know they get sick
22 in the middle of the day. So, this is not just traffic
23 two hours in the morning and two hours in the
24 afternoon. This is an all day event, okay and again, I
25 share 500-feet. They are about to destroy my entire

1 view. I am going to lose a 100 trees. I am going to
2 lose all my canopy. I mean this is not -- this is
3 is not -- , but that is again that is on a
4 personal level, but I need you to look at it and -- you
5 know, again, you are here for the benefit of Carrollton
6 and I am telling you are servicing them a disservice
7 and I love this school, I love what they are doing. I
8 am proud to be a parent, but that does not mean that it
9 is the right place, okay? Thank you.

10 MR. HOPPER: Thank you sir. Yes,
11 madam.

12 MS. AGUAYO: Hi, Good afternoon. My name is Ayari
13 Aguayo, 2500 Biscayne Boulevard, Miami. I am here on
14 behalf of Honey Shine, Inc. Honey Shine was founded in
15 2002 by Tracy Wilson Mourning to provide a safe and
16 nurturing experience for girls from underserved
17 communities. We have been partners with Carrollton for
18 about 13 years. Thanks for this partnership, we have
19 been able to take girls out of their communities,
20 including Miami Gardens, Opa-Locka, Little Haiti and
21 expose them to a safe learning environment. Thanks to
22 Carrollton's partnership, we were able to give a
23 scholarship to one of your honey bugs, which is what
24 they are loving known as to one of our dear girls
25 Jasmine, six years ago. She began at the school not

1 knowing anyone and was able to graduate with a
2 sisterhood and full community support. Again, this is
3 all thanks to the partnership of Carrollton. When we
4 first got onto the campus, I know myself, I am new to
5 the Miami area, I was absolutely speechless. On a
6 personal note, I asked some of the staff if they could
7 show our honey bugs a little bit about the community, a
8 little bit about the buildings and the trees. The
9 staff then explained on the Duchesne Campus, the
10 prominence of the oak trees and reminded us that
11 Duchesne apparently means oak tree in French. Later
12 on, our honey bugs became stewards of the campus and
13 shared the stories with their friends and family. We
14 are proud to be partners of the Carrollton School of
15 the Sacred Heart and fully support their project.
16 Thank you.

17 MR. HOPPER: Thank you.

18 MR. JIMENEZ: Good afternoon. Joe Jimenez with
19 offices at 2020 Salzedo in Coral Gables. I am here as
20 a Carrollton parent. I have two daughters there. I am
21 the uncle of two grads. I am friends with some of the
22 grads that I have seen in the audience and from the
23 purview of his board is what I would like to speak to.
24 I think there is no better evidence of what they will
25 do to preserve this campus as what they have done on

1 their existing two campuses. The connection that the
2 women who leave Carrollton feel to that school is
3 evident just by talking of them. The connection that
4 the girls that they are now feel to that school is
5 evident just by how happy they are to go there, having
6 lunch outside, enjoying the historic buildings that
7 have been preserved and responsibly developed with new
8 buildings. I would appreciate the support of this
9 board for these applications. I would like you to
10 decide this on the record, let other boards do what
11 other boards will do, but please use your expertise to
12 evaluate their application favorably and approve these
13 two items. Thank you very much.

14 MR. HOPPER: Thank you. Yes,
15 madam.

16 MS. CARPENTER: Good evening, honorable mentions -
17 - honorable members of board and City staff. Thank you
18 for giving us the opportunity to speak.

19 MR. HOPPER: Name and address, please. Thank
20 you.

21 MS. CARPENTER: My name is Elena V. Carpenter. I
22 reside at 1660 South Bayshore Court, Coconut Grove,
23 Florida. I went on your website because I wanted to
24 clarify and understand the order of the proceedings of
25 why I was coming to HEP Board versus PZAB and I read

1 that your board is charged with promoting the
2 preservation of the City's heritage and closely
3 monitoring alterations to make informed decisions
4 concerning the preservation of the physical
5 environment. So, I am really glad we are here because
6 this is our environment and you and we who reside in
7 the Grove need to protect it and preserve it. So, you
8 buy a home. You could easily assume that you could be
9 provided by the City with the protections that you
10 think you receive when you buy a single family home in
11 a single family home zoned district. Now, you are
12 having to face the possibility of having a school next
13 door, how would you like that? An auditorium 10-feet
14 away from the nearest house, a walkway connecting the
15 classrooms 10-feet away from the single family home
16 next door, this use incompatible and it proposes to
17 destroy your neighborhood and our environment that I
18 hope you will protect. Right across the street are the
19 Twisted Sisters. I am sure you are familiar with them,
20 formally known as Grove at Grand Bay. We call them the
21 Twisted Sisters. Twenty stories 96 condos. Imagine
22 putting one of those towers at Villa Woodbine. What
23 would happen then? You know what, I think the
24 neighbors might be happy if you did and you put one of
25 those towers there. Why? The average occupancy would

1 be 40% to 50% at best. No 400 cars lining up at 08:00
2 a.m. and 02:00 p.m., no plays, no musicals, no
3 auditorium events. It have more trees, more
4 landscaping, more green space, no damage to coral-
5 rocks, the silver bluff, no destruction of the
6 neighborhood fabric and peace. Please preserve our
7 limited heritage in Coconut Grove. We have trees and
8 nowhere else in the City of Miami do we have them and
9 we do not want to disrupt our fabric, the reason we
10 moved into this community. Please do not allow a
11 school that is going to serve everybody, but maybe 20%
12 from the Grove. My son went to Ransom. His friends
13 were from Miami Beach, Pinecrest, South Miami, Coral
14 Gables, you name it. So, do not sacrifice our
15 neighborhood to serve so many others. This is not
16 about Carrollton. I went to the Sacred Heart School.
17 They are a fabulous organization. It is not about
18 them. It is about preserving our neighborhood and we
19 hope they go somewhere so they can serve others. Thank
20 you for your time.

21 MR. HOPPER: Thank you. Yes, sir.

22 MR. HECHT: Good afternoon, Mr. Chairman, board, I
23 am Gary Hecht and I live at 2751 Southwest 22nd Avenue.
24 It is sort of fun being on this side of the day. I was
25 on that side for four years. I sat just a couple of

1 seats away from Hugh Ryan there. We would look at each
2 other and we looked at each other because sometimes
3 people would come before us -- all the time people came
4 before us, but we knew in our gut something just was
5 not right. We knew it. He knows that and other people
6 know it. You started mentioning a name like De Garmo
7 and then you have the name -- you have the historical
8 designation. What are we fooling around with here?
9 You know, I have watched dismantling of Miami for 25
10 years and there is not much left. I wish that -- I
11 know it does not, but I wish that all live the life. I
12 wish the traffic has some gravitas with the board, but
13 it really does not. That is not the deal. The deal
14 was this is historical. We should not fool around with
15 it. That is a deal. Now, somebody else brought up
16 other boards will be attending to this and only the
17 good lord knows where that is going to go, but from an
18 historical perspective I really urge you as an old
19 colleague and as a lover of Coconut Grove, please do
20 not touch this. Thank you.

21 MR. HOPPER: Thank you. Yes,
22 madam.

23 MS. TREISTER: Hello. I am Lisa Treister, 1624
24 Micanopy Avenue. I lived at my home for 35 years.
25 About six years ago, they tried to put a Montessori

1 school on South Bayshore Drive behind my house and I
2 with the help of other neighbors was able to stop that,
3 because as we know when one school goes in, it all
4 starts crumbling and this a perfect example, you have
5 Ransom, so easy to put Villa Woodbine turn that into a
6 school. I am sure most of you up here have never
7 driven down Tigertail or South Bayshore when these
8 schools are getting out. That also includes the school
9 that is by Mercy Hospital. So, we are inundated during
10 certain hours of the day. We cannot get to and from
11 our homes. We have people cutting through our
12 neighborhoods, not stopping at stop signs, going too
13 fast. We are still going to have that. If this
14 happens, we will just have more parents racing through
15 our neighborhood. I think, you know, we talked --
16 everybody is talking about historic preservation and
17 enhancement. This does not enhance or preserve
18 anything. It just makes a total mess for people like
19 the people who are speaking here today about their
20 homes that they bought in these neighborhoods, assuming
21 they were going to remain single family neighborhoods
22 and suddenly we have schools coming into our
23 neighborhoods. By the way, it is great for our
24 property values. My property value is going to
25 skyrocket. It has been going up, but that is not the

1 point and the point is not and I love Breakthrough and
2 Honey Shine. I served on the board of Breakthrough.
3 That is great, I love that. They can go stay at their
4 schools. They do not need to come into the
5 neighborhood with these giant schools. Just take a
6 look for yourselves, come down these streets, you
7 cannot drive, so you have to figure out your day and
8 sometimes you cannot to get around the lines,
9 especially Tigertail. He showed the Tigertail, how is
10 that going to work? That is a two-lane road. So,
11 think about that, please.

12 MR. HOPPER: Thank you. Yes,
13 madam.

14 MS. TEJADA: Hi, my name is Alex Tejada and I live
15 at 3172 Virginia Street in the Grove and this is my
16 first meeting, so hello. When I heard about the
17 Carrollton School trying to buy Villa Woodbine, I felt
18 compelled to leave work early today to kind of at least
19 express how I feel about the Grove. Today is about
20 Historic and Environmental Preservation, right? The
21 reason I came to the Groves because I love the
22 environment and what the Grove has to offer. I run
23 down Bayshore every day. I live here, I work here and
24 I just felt like it was important for you guys to know
25 that, you know, from a community member, although I do

1 not share a property line, you know, I appreciate the
2 beauty while driving down or running down Bayshore and
3 you know, the designs that they outlined while they are
4 pretty, I think it masks the true beauty of what
5 already exists and I would like to highlight. I do not
6 think it is fair that they get to speak for like 40
7 minutes and everyone else gets to speak for like what
8 two minutes, but I just wanted to, you know, kind to
9 put my two cents in and I think what is already there
10 is beautiful and everything they outlined it is kind of
11 just adding to the Grove of, okay, let us build
12 something new that looks old or, you know, soap boxes
13 that, you know, encroach on property lines, I think
14 maintaining the canopy is very important, you know, not
15 only to people who share this property lines, but the
16 people who drive by them every day and although this is
17 not a forum to discuss the traffic, I think it is
18 important to know that their designs, you know, that
19 they showed today would cause buildup onto both
20 Tigertail and Bayshore. Today, I actually was late
21 because of the traffic. I just wanted to share my
22 thoughts and I am strongly against this and I wanted
23 that noted.

24 MR. HOPPER: Thank you. Yes, sir.

25 MR. CRAW: Darren Craw. I live at 3530 Rockerman

1 Road, which is a street over from Villa Woodbine and I
2 have a question. Is the owner of the property here?
3 So, why are they here? Is the owner -- does the owner
4 understand that we as the neighbors are going to be
5 impacted immensely by this endeavor. Can we talk to
6 the other owner and so he can understand the gravity of
7 what he is doing?

8 MR. BAYLINE: Ryan Bayline. The owner of the
9 property is not here. We have a contract to purchase
10 the property. The owner of the property is not within
11 the country.

12 MR. CRAW: But I do not understand why you are
13 presenting this and not the owner of the property,
14 because I understand the owner needs to come up
15 forward. If we are questioning and we are the
16 neighbors of the adjoining properties. I think he
17 needs to face his neighbors.

18 MR. BAYLINE: I defer to Mr. Suarez. We are the
19 applicants. We are the ones proposing this
20 development, not the owner.

21 MR. CRAW: So, he does not understand the gravity
22 of what he is doing to us, that is --

23 CITY ATTORNEY: The application to be
24 evaluated by the board is, you know, under the
25 applicable regulations that the board is well aware of

1 and so far as the status of the person filing, that is
2 many times the owner; however, the City does allow when
3 there is a documented purchase and sale agreement,
4 agreement to acquire and so forth of record and a power
5 of attorney or someone who act on behalf of another
6 when they are buying the property to present a certain
7 application. So, that is not unique to this particular
8 applicant.

9 MR. CRAW: Have the neighbors -- I do not think
10 any of the neighbors have seen the contract. This is
11 hearsay. Am I correct or is this a valid contract?

12 CITY ATTORNEY: Oh, I mean I do not
13 know. I do not know what the neighbors have seen or
14 not seen, but I, you know -- look, I am happy to assist
15 whoever, but I am here to Counsel the board, not to
16 answer questions.

17 MR. CRAW: Okay. But I am asking the owner. I
18 need to ask the questions of the owner.

19 CITY ATTORNEY: I cannot speak for
20 them either, you know.

21 MR. CRAW: What I would like the board to
22 understand is when I bought the property -- when my
23 wife and I bought the property in the Grove, the Grove
24 is unlike any place in Miami. I do not -- it is a
25 hammock, it is with trees. When you are on a concrete

1 road like US-1 and you turn into the Grove or when you
2 are in Little Havana and you are coming down of 22nd
3 Avenue and you pull into the Grove, you calm down. It
4 is a major difference and to me, to many of the
5 homeowners and to many of the people that live there,
6 this is an important part of our life. The only other
7 thing if I can quickly just say, if you were to build
8 the same footprint on the Vizcaya, you would be putting
9 in a 760,000 square foot building on Vizcaya and by
10 approving this indirectly, you might give someone in
11 the future that chance to do that to Vizcaya. I ask
12 you to please -- please defer it, but I would
13 ask you to deny it. Thank you.

14 MR. HOPPER: Thank you. Yes,
15 madam.

16 MS. RHODES: Hi. My name is Ebony Rhodes. I live
17 at 3146 Hibiscus Street. I am here speaking on a
18 personal note. Actually, I live in the -- I am a proud
19 Grove resident and I live one of the wood-frame
20 vernacular homes that was recently considered as part
21 of the individual historic destination process and to
22 be honest it was frightening to be a part of that
23 process and I understand completely how it is a
24 difficult decision to think about how to have your
25 property, your personal property serve a public use and

1 I will have to say honestly I am also the Director of
2 Community Partners at Carrollton School of the Sacred
3 Heart and I am proud to be in this position and to have
4 learned how to be in such a great
5 resource like El Jardin from Carrollton. I learned --
6 I felt like I was impacted by my time there in the way
7 that our culture really values historic preservation,
8 help change my position to be in support of that
9 project even when it was a personal decision. So,
10 again, also I am proud to be in a position to also be
11 someone who can speak firmly as it is my job to serve
12 the community and be a part of the Grove in a
13 meaningful way. Thank you.

14 MR. HOPPER: Thank you. Yes, sir.

15 MR. FREED: Hi. My name is Jim Freed. I live at
16 555 Northeast 34th Street in the City of Miami. I am
17 running for City Commission and everybody I talk to the
18 number one issue they mention is traffic. The
19 application looks like a disaster for South Bayshore
20 Drive and all the adjacent neighbors, who assumed they
21 would be living in a residential neighborhood. They
22 would not be impacted by commercial encroachment. That
23 is what this is. All the stakeholders and neighbors
24 seem to be upset about it. South Bayshore drive is in
25 gridlock at rush hour in the morning and in the

1 afternoon and midday has not been great either. I
2 think you should consider all of this when you are
3 considering this application. Thank you so much for
4 the time.

5 MR. HOPPER: Thank you. Yes, sir.

6 MR. KUVIN: Yes. Good afternoon. My name is
7 Lowell Kuvin. I am an attorney. I represent a non-
8 profit organization named Bayshore & the Grove. It is
9 made up of people who live within 500-feet and also
10 adjacent to the property that is -- the applicant is
11 seeking to develop. What I would like to say is that
12 this is a good project; however, this is the wrong
13 location. The first thing is, is that the people who
14 are seeking to develop this property do not actually
15 own this property at this time. They have a contingent
16 contract from what I understand. So, they do not
17 really have any skin in the game as we may say. We
18 have a lot of people who own property there that have
19 lived there for a very long time, people that live
20 adjacent to this property that do have skin in the
21 game. So, if you were to vote against this and
22 changing in the historical nature of this project, they
23 would be out perhaps maybe what they paid for their
24 architect and these plans and they can take these plans
25 to another piece of property somewhere else in Miami-

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1 Dade County and erect a school. The only thing I want
2 to say today is no one here today or from what I have
3 heard is anyone is anti-Carrollton. Carrollton is a
4 very fine school. I actually had the pleasure of
5 working there teaching sailing one summer in the 80s.
6 The other thing I wanted to say is no one here is the
7 anti-school. So, again, they can take this project to
8 wherever they want to take it, but just not on this
9 piece of property. It is the wrong place if we look at
10 the coverage. So, the attorney for the applicant said
11 at least a half dozen times today that this is what we
12 are going to do and that means and that shows that the
13 plans as well as the application before the board here
14 today are incomplete and my clients have not seen any
15 of this presentation today, any of these pictures, any
16 of these renderings. The application laws -- when we
17 talk about -- the application calls for a pool deck.
18 So, I am going to go straight at the historical stuff.
19 So, the application calls for pool deck to cover the
20 silver -- that covers the silver bluff. The staff
21 recommendation on this found that this was unacceptable
22 and that has not changed in the plans and then again we
23 go back, this is what we are going to do, but that is
24 not what is on the table here today before the board.
25 That is in the future. The next thing is, is the staff

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1 also found that the proposed new-main building shall be
2 redesigned to allow retention of the two sections of
3 the coral-wall that the plans call for the removal of.
4 Again, that is what we are going to do, but it is not
5 part of the plans in front of this board. So, the
6 other thing is, is that the NCD3 intent, which I am not
7 going to read, but you know what it is, has not been
8 met. They have not in any way addressed this today.
9 It is part of their application, but they have not
10 talked about how they are meeting the intent of this
11 particular portion. So, what I would ask you to do is
12 to continue this item, take a drive through the
13 property, I did so today, you will see why. Allow the
14 applicant to show the public what they are going to do
15 to satisfy the due process requirements and to set this
16 on the future agenda so that everybody is playing on an
17 equal playing field. Thank you.

18 MR. HOPPER: Thank you. Yes,
19 madam.

20 MS. PALOMO-PUJO: Alexandra Palomo-Pujol, 2455
21 South Bayshore Drive. Thank you everybody for your
22 time. I went to Carrollton and Ransom, but I needed to
23 get up here and employ you guys to protect the precious
24 and fragile ecosystem that exists here. I mean I
25 already know it is a nightmare to drive up down main

1 highway all the way up through Cutler. I remember the
2 last few hurricanes. We were one of the last
3 neighborhoods to even be able to get it back together.
4 I do not think we have the bandwidth at all for this
5 and we have been tasked to be more resilient as a City
6 and so I do not think we need to destroy a bunch of
7 property, destroy a bunch of trees to promote
8 education. I am sure there are existing properties
9 that we could find, that we can work with and that is
10 all I want to say.

11 MR. HOPPER: Thank you. Yes,
12 madam.

13 MS. PUJOL: I do not know. Am I the last speaker?

14 MR. HOPPER: We will see.

15 MS. PUJOL: Okay. So, my name is Rose Pujol.
16 That was my daughter and I live at 2455 South Bayshore
17 Drive since 1984 and I want to say something regarding
18 the t-shirts and that the group that is here today. We
19 officially came together formally August 30th. I can
20 tell you that I personally have jumped fences, left
21 flyers, met with people that are adjacent to the
22 property that have no clue. I do not have a problem
23 with Carrollton. Sister Ann is here. I see mothers of
24 -- my eldest daughter that also attended Carrollton. I
25 know that we have a problem with the fact that this has

1 been slipped under the radar and something this big,
2 how can that happen in our City. I have an issue as a
3 homeowner with the fact that your board from what I
4 read, intent and purpose, stabilize and improve
5 property values and neighbors, I mean the City as a
6 whole to foster civic pride and accomplishments of the
7 past. Somehow the system is being utilized in a manner
8 that we as a community are not being involved. I can
9 tell you that August 17th we had a meeting at Berries,
10 informal, let us just get together and see what is
11 happening with this process. I appreciate Olen Kalkus
12 and Tucker Gibbs showing up. Believe it or not, that
13 is the very first time any of us had an opportunity to
14 have any kind of engagement on this project. I was
15 shocked today when Sister Ann actually said to me
16 believing it with her heart that the community and the
17 neighborhood had been reached out to. I can tell you
18 that has not happened. Thank you very much.

19 MR. HOPPER: Thank you. Anybody
20 else?

21 MR. HARVEY: As long as there is just one more
22 shot. My name is Bill Harvey. I live at 3566
23 Rockerman Road. I also own 3580 Rockerman Road. This
24 whole incidence it just seems very incompatible with
25 the neighborhood for a yet another school and yet more

1 traffic. I have lived here since 1991. I grew up in
2 Miami. I think I might have even gone to high school
3 with one of the members of the board here. So, again,
4 I just think you have heard a lot of people talk.
5 There is just a tremendous amount of traffic and
6 involvement of people. We did hear very late about
7 this in the game. There have been rumors. Clearly,
8 the property just seems like it is -- we are putting
9 the cart before the horse here since it has not even
10 been approved by zoning. Thank you very much.

11 MR. HOPPER: Thank you. Anybody
12 else? This will be your last chance. Okay. You have
13 a few minutes for rebuttal.

14 MR. BAILINE: Thank you Mr.
15 Chairman. A couple things that I want to respond to
16 and then, you know, obviously I think there maybe some
17 questions and we will allow the board a little break.
18 The folks wearing the t-shirts that there is a group
19 here today, so without them saying anything, I would
20 like to have the other group that would be all of those
21 who are in support of the school to stand up. Many of
22 them did not speak, but I wanted just to let you know
23 that there is another group here as well. Couple
24 things, when we started this process and I say we,
25 meaning the school and the consultants, myself, Mr.

1 Wasserman and Mr. Gibbs, we decided who would do what
2 and I can have Mr. Gibbs come up and he could take a
3 whole bunch of time and he could introduce his notes.
4 He sat in several peoples living rooms who are here.
5 He went to the Coconut Grove Council with 55, 56, 50
6 people, several of them who are here. He went to
7 Berries I believe with Mr. Kalkus and met with some of
8 the people who are here. I think because we have been
9 working at this for so long maybe and I am a little bit
10 miffed, but to say that this was slipped under the
11 radar, we went to the Coconut Grove Council in June and
12 told all 56, 57, 58 people when we would be coming
13 here. Unfortunately, we did not make it in August
14 because of the weather. So, I just want to go on the
15 record, we did actually more in terms of proactive
16 communication and call it disclosure and showing plans
17 than that I think your average applicant does. Couple
18 other items just for clarifying the record. There are
19 two items, Item Number 1 and Item Number 2. I believe
20 Item Number 1 Warren could confirm is the certificate
21 of approval that was recommended for continuance
22 because of two minor reasons. We have agreed with
23 staff's position on both exposure of the bluff and the
24 slight modification to move the building. So, I would
25 like it clarify that based on those two changes and our

1 agreement to do that that staff as they have
2 represented to us is now recommending approval of 1 and
3 2.

4 MR. HOPPER: Staff, is that true?

5 CITY ATTORNEY: Yeah, it would behoove
6 the board to confirm that statement on the record from
7 staff that that is not in fact the case, because --

8 MR. HOPPER: We would have to --

9 MR. BAILINE: I am sorry?

10 MR. HOPPER: Give staff --

11 CITY ATTORNEY: And I think that just
12 for the benefit of preservation officer, the
13 applicant's representative should restate statement he
14 just said so --

15 MR. BAILINE: Oh, I am sorry. I
16 believe that -- I believe at the beginning of the
17 presentation on the certificate of approval that the
18 recommendation was changed from continuance to
19 recommendation of disapproval for two reasons, one
20 being the treatment if you will, or the exposure of the
21 bluff area and the secondly the location of the
22 building. Staff was asking us to, you know, move it 5-
23 feet and had that 3D very fancy expensive digitized
24 tree root system studied on and that based on those two
25 agreements on our part with staff's recommendations

1 that the recommendation on the overall application, the
2 certificate of approval would be to approve it. So, I
3 just wanted to clarify that.

4 MS. SCZECHOWICZ: Wendy Sczechowicz, Historic
5 Preservation Planner. We are in agreement with those
6 conditions that there would be more of a way to view
7 the silver bluff within the deck and this is Matthew
8 Melvin from Environmental Resources and he can
9 reiterate the conditions for the tree.

10 MR. MELVIN: Matthew Melvin, Environmental
11 Resources Specialist for the City. Yeah, the condition
12 that they proffered previously with shifting and I want
13 to clarify the west wing, further away from existing
14 Tree 460 in addition to eliminating some of the parking
15 spaces to accommodate more of the critical root zone.

16 MR. BAILINE: We are in complete
17 agreement with staff is asking. I just wanted it just
18 for purposes of on the record that now that I just
19 wanted to say after confirm that our agreement with
20 their conditions or recommendations that comes with
21 staffs now support of our request for certificate of
22 approval.

23 MS. SCZECHOWICZ: That is correct.

24 MR. BAILINE: Thank you. Few more
25 just record keeping items if you will. As a couple

1 people have said this board similar to Carrollton is
2 charge today with, you know, evaluating the historic
3 preservation and the preservation relocation or what
4 have you, accommodation of the structures and the trees
5 and that the ancillary issue some of which have been
6 discussed by various folks are not before the board and
7 I do want to say in wrapping up that there were a
8 couple people that said I will paraphrase them, why are
9 we ever here if the school not approved? Today, we
10 here for the structures and I would defer to, you know,
11 Mr. Rafael and City Attorney and Warren
12 like in working with staff over the last several
13 months, we are here first based on planning department
14 protocol. We are here because that is the order in
15 which these approvals are reviewed historic and then
16 change of use. Thank you.

17 MR. HOPPER: And would you confirm
18 that for us, please.

19 CITY ATTORNEY: Board knows for
20 example when you are looking at your first item, the
21 special certificate of approval for significant
22 environmental features, this is the board for that. As
23 for the special certificate of appropriateness, it is
24 true that many times applicants do come first to this
25 board for particular historic resources that maybe in

1 question or being modified or otherwise adapted or
2 changed and if this board does and it was them give
3 approval, it is always subject to, if this board has
4 not given a waiver that it is allowed to do or an
5 expectation that it is allowed to do, which is you know
6 are limited, they are always subject to Miami 21
7 compliance. They are subject to review by PZAB for
8 Miami 21 compliance. They are subject to review by the
9 various disciplines, building, planning and zoning
10 department for compliance of the various regulations.
11 So, I do not think the statement is inaccurate.

12 MR. ADAMS: I also think it is
13 very important to point out that this is a fairly
14 complex site. The majority of the site is covered by
15 the environmental protection area, which is your
16 certificate of approval, but only part of the site is
17 actually historically designated. So, your purview is
18 the boards as far as I am aware and we can confirm
19 this, you can only comment on the historically
20 designated area of the site and I think the applicants
21 actually had an overhead, which actually shows you what
22 is designated. So, my question would be, if the
23 swimming pool and the auditorium are not within the
24 designated area, then unfortunately the board do not
25 really have any purview over that.

1 CITY ATTORNEY: I know this is
2 probably not going to be a welcome opinion, but our
3 position has always been that this board while it has
4 very considerable jurisdiction has jurisdiction over
5 designated historic resources, designated historic
6 sites, designated historic districts and not outside of
7 it because this is the historic board. So, I have not
8 gotten into the weeds as to what is, but if that is
9 technically true, legally right. The board's purview
10 is on the historic portions, if you will.

11 MR. HUGH: And the environmental
12 portion, which I imagine would be the limestone --

13 CITY ATTORNEY: Yes. And indeed
14 correct, the environmental.

15 MR. HUGH: The limestone bluff is
16 significant and the pool and the auditorium are both
17 affected.

18 CITY ATTORNEY: Yeah, exactly yeah.
19 Yes.

20 MR. HUGH: So, that is a part of
21 it.

22 CITY ATTORNEY: The environmental
23 preservation district standpoint and what is actually
24 designated.

25 MR. HUGH: Yeah. And you have

1 the structure Villa Woodbine.

2 MR. HOPPER: Hang on, hang on.

3 MR. HUGH: I am sorry.

4 MR. ADAMS: So, and it would be
5 actually useful to actually show the public what is
6 designated as historic and what is designated as
7 environmental so that everyone is at least on the page.

8 MR. HOPPER: You can just put them
9 down here facing the people who are gathered here or
10 the other way, let them here and here again -- there
11 you go. So, people can see. Okay. Now, I am going to
12 close the public hearing and open it up to the board
13 members for questions and comments. I believe Mr. Ryan
14 was first.

15 MR. HUGH: All right. Thanks for putting the
16 brakes on me. Yeah, my -- I am not anti-school, I am
17 not into Carrollton. I spent my first 13 years of life
18 two blocks from here on Natoma Street, so I know the
19 area very well. I know the traffic very well, Today's
20 traffic very well. I question being such a significant
21 alteration because let me ask, these are zoned single
22 family right now, correct? This whole plan is hinged
23 on a zoning change to this property to make it school
24 or institution, correct?

25 MR. ADAMS: Yeah, it is zoned T3R

1 single family residential, but you can perhaps answer
2 that.

3 MR. BAILINE: The answer is no, there will be no zone
4 change to this property to facilitate the school.

5 MR. HUGH: So, the school can
6 stay in a single -- there is no use change --

7 MR. BAILINE: No, no. I was going
8 to say, the further zoning action would be an exception
9 to establish the use of the school, but the zoning
10 would not change. It would stay the same.

11 MR. HUGH: It would be variance or waiver,
12 whatever to this piece of property to go from a single
13 family residence to it is proposed used, correct, which
14 it has to go in front of the PZAB, right?

15 MR. BAILINE: Right. I mean the
16 zoning would not change. It would be an application to
17 establish --

18 MR. HUGH: Yeah, but it would change, something
19 would change. It would not stay --

20 MR. BAILINE: The use would be
21 allowed, yes.

22 MR. HUGH: Yes, something would change in order
23 for this to happen, correct, something?

24 MR. BAILINE: The use would be
25 allowed. It is not allowed right now.

1 MR. HUGH: Yeah.

2 MR. BAILINE: So, that would change.

3 MR. HUGH: Yes.

4 MR. BAILINE:: Yes.

5 MR. HUGH: Okay. All right. So, I do not feel
6 comfortable making these big decisions because I mean I
7 do not know why we are here, I mean why this is here,
8 because I own a house and my house, where I live right
9 now, right next door is another house that was spot
10 zone changed years ago as a multifamily. I am very
11 nervous about when this thing goes down, what they are
12 going to put up. I have a single family neighborhood
13 single family house. I understand if you have a single
14 family property and a house next to what has been
15 forever, all of a sudden changes. So, this is almost
16 my way of thinking the first case we had, where someone
17 came to us, had the plan approved. Then they said, oh,
18 we got to come back to get a variance or a waiver on
19 something. So, us giving this a blessing, even though
20 it is not -- the change has not been approved is almost
21 cart before the horse as the cliché goes. So, I, you
22 know, once again I am not anti-school, I am not anti-
23 Carrollton, I am not anti-preservation of mansions
24 along Biscayne Bay, I think it is wonderful, but I also
25 understand the traffic on Tigertail is a nightmare and

1 this is in and out. How many students proposed 300,
2 700, somewhere in that area?

3 MR. BAILINE: 336.

4 MR. HUGH: Okay, 336. And it is not intended for
5 this use right now. I know we are here to approve the
6 historic appropriateness and the environmental
7 appropriateness, but to me it is too early to do that
8 because it is not -- the change has not been made. So
9 that is my way of looking at it.

10 MR. HOPPER: Other questions before
11 he goes? Anybody else? Go ahead.

12 MS. O'DELL: Well, I guess my
13 question -- I mean I have all sorts of comments that I
14 could make, but my biggest question would be then, why
15 could not we defer this vote if it seems that most in
16 the audience would like to --

17 MR. HUGH: That was my thought was the City
18 recommending continuance and if we can go in front of
19 the planning and zoning --

20 MS. O'DELL: I wish I was on the
21 planning and zoning board right now, but we are not.
22 This is the historical board, so.

23 MR. HUGH: Might be a conflict.

24 MR. BAILINE: If I could respond to
25 that. The City recommended a continuance for two

1 reasons; one, there were two open items that we were
2 working on with them; Number 2, we actually came to an
3 agreement with them about five or six weeks ago on both
4 of these items, but I believe and I would defer to
5 staff, by staff policy and procedure, they did not have
6 time to update the recommendation, that is why there
7 was a continuance.

8 MR. HUGH: Well, that is the staff recommendation.
9 My recommendation would be to have it to go in front of
10 PZAB to give the neighbors a little more time to digest
11 this, because I know you are saying this is hurricane
12 season, we had August off, whatever, but this is the
13 first a lot of people have heard of it and early on
14 that I have heard of it and I understand the urgency
15 because you do not own the property yet, so it is
16 contingent on a sale and needs to all be figured out,
17 but I think if we continue to go through the planning
18 board then we have better guidance and they would have
19 better time to make the case for if this fits or it
20 does not fit.

21 MR. BAILINE: We cannot do that.
22 The planning department will not allow us to go to the
23 planning and zoning appeals board before we have come
24 before you. That is why we are here.

25 MR. HUGH: Well, maybe a

1 continuance, so you came in front of us and then we are
2 going to say they figure it out.

3 MS. O'DELL: My intention was not
4 to continue it so that it could go to PZAB. I was
5 seeking to give the public more time to get more
6 feedback as they said they believe they were not
7 noticed with enough time. There has been a lot of
8 things that have happened I am sure since all of this
9 got pushed through, including the hurricane which has
10 been mentioned several times. This is a really
11 important decision for all of us. Our responsibility
12 is not -- I do not care about the traffic, I do care,
13 but that is not our job and that is not within our
14 purview and to be quite honest, I wish I was on the
15 PZAB, because that would be an easy vote, but for us it
16 is about whether or not this plan before us right now
17 is the best way to preserve that property, the
18 environment, you know, all of it. I love that
19 property. I have done many events there. I know how
20 hard it is to find public funds and even private
21 interest to be able to restore properties like this
22 one. So, I like the plans that I am seeing, but I
23 would like to have more time and more input from the
24 community before making this very difficult decision.
25 That is just my opinion and I guess I will, you know,

1 defer to the rest of the board.

2 CITY ATTORNEY: And Mr. Chair, when
3 the board deliberates and decides what it wants to do,
4 so again if an applicant agrees to continuation
5 referral whatever then that really
6 resolves many of these issues about time, moving
7 forward on a COA and so forth, however, the applicant
8 and they will have to speak to this is desires of
9 obtaining a vote what the board would be voting on is
10 for Item 1, the criteria for the special certificate of
11 approval and Item 2 would be the, you know, criteria
12 for a special certificate of appropriateness, because I
13 understand the board wanting to defer to PZAB and maybe
14 a few times PZAB has said they want to hear from this
15 board first as to something that is historical, but you
16 know that -- the basis for your vote are what is in
17 your regulations. You know, there is nothing -- I
18 guess saying it another way there is nothing in the
19 code that says, you know, that is a specific criteria
20 that is what I am telling you. Another possible way is
21 perhaps if you are alluding to is that for example if
22 you want a school in a residential neighborhood, you
23 need an exception. So, you know, that would be a
24 requirement. That is just a requirement under Miami
25 21, but if you are going to vote on this and the

1 applicant does not want to defer, you need to vote
2 based on the criteria in your regulations. Thank you.

3 MS. O'DELL: Understood.

4 MR. BAILINE: As a housekeeping
5 item, this is not the first nor the second hearing on
6 this item. This item was actually scheduled to come
7 before you in July, so it has been out there a lot
8 longer than I think some folks who spoke today have led
9 you to believe, meeting out there in the public.

10 MS. O'DELL: Noted.

11 MR. HOPPER: So, I have four concerns. Number 1
12 is, with staff report there are some discrepancy
13 between the original designation report and staff
14 report in terms of the composition of the wall,
15 designation report calls it oolite and everyone else is
16 referring to it as coral. It is one or the other.
17 They cannot be both.

18 MR. ADAMS: Okay. I will defer to
19 Mr. Heisenbottle.

20 MR. HEISENBOTTLE: I am sorry, but you are going
21 to have to speak up so I can understand exactly what is
22 your concern is.

23 MR. HOPPER: So, my concern is how with the
24 description of the wall, the designation report calls
25 it oolite and everything I have seen today calls it

1 Coral. It cannot be both. It is one or the other.

2 MR. HEISENBOTTLE: It is Oolitic limestone. It
3 should be Oolitic limestone. We --

4 MR. HOPPER: I do not think it was you. I think
5 it was the staff report, but I --

6 MR. ADAMS: I have just been
7 informed Chapter 17 refers to coral-rock wall, which is
8 what we use to define these types of walls.

9 MR. HOPPER: That is bad. Number 2, I have -- I
10 guess I only have three. My concern is about -- my
11 second concern is about the pool intruding into the
12 bluff. I am really uncomfortable with that.

13 MR. HEISENBOTTLE: Dr. Hopper, I am afraid we
14 cannot hear you or I cannot.

15 MR. HOPPER: My second concern it about how the
16 pool intrudes into the bluff, just a concern and my
17 third --

18 MR. HEISENBOTTLE: The pool does not --

19 MR. HOPPER: I am sorry. The pool deck that is
20 cantilevered over --

21 MR. HEISENBOTTLE: Let me -- I will find a drawing
22 that I can illustrate that to you while you continue.

23 MR. HOPPER: Okay. Can you see the pool deck from
24 the street?

25 MR. HEISENBOTTLE: Can you see the pool deck from

1 the street? Probably not because of the vegetation
2 that will be between the pool deck and the street. The
3 pool deck certainly not. The deck directly around the
4 pool, no. It is surrounded by a new coral-rock wall.

5 MR. HOPPER: Which is higher than the bluff?

6 MR. HEISENBOTTLE: 42 inches above the surface of
7 the water. We will pull this -- we are going to go
8 back and get you a section to look at, okay but I need
9 to restart the computer to do that.

10 MR. HOPPER: Then my third concern while you are
11 doing that was --

12 MR. BAILINE: Just to clarify the
13 cantilever that is above the bluff what we worked with
14 staff to confirm is that we would -- that cantilever
15 will not be opaque in terms of looking down, so that
16 one will be able to see the bluff underneath with some
17 -- through some translucent material that --

18 MR. HOPPER: When one is on the deck?

19 MR. BAILINE: Yes, yes, looking
20 down, yes, yes.

21 MR. HOPPER: I am talking about looking from the
22 street assuming that there were no trees in the way
23 because trees come and go.

24 MR. HEISENBOTTLE: I am sorry about that looking
25 at the landscape plan there are -- I mean it is

1 buffered tremendously from the street. You have got a
2 rendering of that in front of you also, which shows the
3 Bayshore Drive elevation and also just to --

4 MR. HOPPER: Okay. That is a
5 present condition.

6 MR. HEISENBOTTLE: I am opening a second document
7 that has virtually all of the drawings that we did and
8 I will take you to that section, but as I do that, I
9 should point out a couple things that were stated that
10 are incorrect. In no way does the auditorium sit
11 anywhere near the bluff. It is beyond the bluff in the
12 grassing area that I illustrated in the photograph, it
13 is not going over top of the bluff.

14 MR. HOPPER: I am talking about the pool.

15 MR. HEISENBOTTLE: The pool is also not going over
16 the bluff. The pool is going on the lawn that is in
17 front -- in the forefront of this photograph and there
18 is another 30 meter or so to the roadway here that you
19 are not seeing the bluff.

20 MR. HOPPER: You are seeing towards the bay?

21 MR. HEISENBOTTLE: I am sorry.

22 MR. HOPPER: Your view is towards the bay?

23 MR. HEISENBOTTLE: No just the opposite. My view
24 is towards the north. So, the pool sits down at this
25 location. I am going to show you that section in a

1 second, but to understand the bluff please note the
2 area as how it rises there. The bluff in this
3 particular area is not a significant bluff, it is not
4 the bluff that we see at there at the residence
5 down the street. It is not the bluff we see at
6 Matheson Hammock, which is all over the place. This is
7 a bluff that is very subtle at this point. In other
8 areas of this site it is not so subtle. So, this right
9 now is a bluff that I -- as I referred to earlier is
10 nothing more than a grassy knoll. You are looking at
11 the bluff. So, our approach to this has been to bridge
12 over top of -- bridge over top of that and we came with
13 this approach after meeting with Bob Carr onsite
14 understanding the archeological issues relative to the
15 bluff, understanding the way the law is written in
16 Chapter 23 and what our responsibilities are relative
17 to that bluff and we have decided the best way to deal
18 with that was to start a structure 15-feet to the north
19 side of that oak tree that you are seeing in that other
20 photograph and to end that structure 15-feet on the
21 other side. In that way we do no harm to the bluff.
22 We bridge over the bluff and we make it visible through
23 the deck so that students can see the bluff, but we do
24 not impact the bluff. So, there is no footings going
25 into the bluff and here is the section that I promised

1 you a while ago.

2 MR. HOPPER: And I suppose you can make it bigger.

3 MR. HEISENBOTTLE: That the oak tree is in the
4 middle. The viewing area looking down into the oak
5 tree surrounds it and we have agreed to make it larger
6 than what it was in these photographs and so the deck
7 simply bridges over top of the bluff in a manner in
8 which it would do no harm. Bob felt that this was an
9 excellent solution and so do I. The pool itself is
10 down as you could see on the left hand side. You can
11 see the new coral-rock wall down, maybe I can load this
12 up for you. This is that grassy area we you saw in a
13 prior photograph and you could see that we have a two
14 coral-rock walls there, front coral-rock wall, which we
15 are adding, it is not there today, but it will be a
16 great enhancement followed by an additional coral-rock
17 wall. So, the pool deck is about four and a half feet
18 above the grade at that point. I hope that provided
19 some clarity.

20 MR. HOPPER: Not much. And we are on the far left
21 of this section, where those people -- two people are
22 standing.

23 MR. HEISENBOTTLE: They are at a street side.

24 MR. HOPPER: That is the street side. You are
25 looking into --

1 MR. HEISENBOTTLE: That is Bayshore Drive that is
2 South Bayshore Drive.

3 MR. HOPPER: So, --

4 MR. HEISENBOTTLE: Of course there is no sidewalk
5 on South Bayshore Drive, but I -- to give scale we
6 wanted you to understand that.

7 MR. HOPPER: So, Bayshore Drive is running this
8 way.

9 MR. HEISENBOTTLE: Bayshore Drive is on the left
10 side.

11 MR. HOPPER: Perpendicular to the screen.

12 MR. HEISENBOTTLE: Yes.

13 MR. HOPPER: Okay.

14 MR. HOPPER: Parallel to the
15 property line?

16 MR. HOPPER: No, going this way, not that way.

17 MR. CAWLEY: Mr. Chair, Mr.

18 Heisenbottle, I have few questions. Obviously, this is
19 very complex. There is a lot of things to consider, I
20 mean we are talking about the process in which hearing
21 should come first and that obviously makes things kind
22 of complicated from how to analyze the information in
23 front of us point of view from my perspective. For
24 example, if the property has to have a change of views,
25 not a change of zoning and it is currently single

1 family residential and it would be changing to this
2 type of use then obviously that affects a lot of things
3 and how we would -- at least how I would personally
4 analyze the site plan and information before us, but
5 with that said --

6 MR. HEISENBOTTLE: This is actually commercial
7 zoning. The use of a school is allowed under the law.
8 It just requires this exception process. Counsel, I
9 have gotten that right?

10 MR. CAWLEY: Perfect.

11 MR. HEISENBOTTLE: Okay. Thank you. Perfect.
12 Thank you.

13 MR. CAWLEY: But with that said
14 that was my, you know, preface because my immediate
15 reaction is that just from looking at the exhibits that
16 are presented is like, wow, I mean there is the 3D scan
17 of the ficus tree, I have never seen anything like
18 that. Literally the tree is on top of the building.
19 So, my first thinking is like, what is it about the
20 site plan that would force a situation like that, you
21 know, to where you have to cut so tight as oppose to
22 maybe for instance notching the building, I mean there
23 is like maybe program elements that are driving some of
24 these things, yes and then --

25 MR. HEISENBOTTLE: Yes, it is called the classroom

1 and I cannot just notch the classroom where that tree
2 is. We already narrowed the classrooms as narrow as we
3 can make them under the circumstances.

4 MR. CAWLEY: Well, which takes me
5 to my next point. So, along those same lines, the oak
6 tree and the bluff, so I mean that is the same -- just
7 a section that you just showed there is that where the
8 giant oak tree is located, where the deck and the
9 swimming pool are proposed?

10 MR. HEISENBOTTLE: Take a look at what is on your
11 screen right now.

12 MR. CAWLEY: Right.

13 MR. HEISENBOTTLE: I am going to go take my little
14 cursor over and moving it onto your screen. That is
15 the oak tree that we are talking about that is the
16 upper deck that we are talking about and generally the
17 location of the bluff. We very deliberately have done
18 herculean things to make sure that we save both trees.

19 MR. CAWLEY: Yeah and I am not
20 saying that you are not, but what I am saying is -- I
21 am not saying that you are not. Obviously, you guys
22 have gone to tremendous -- your team has gone to
23 tremendous lengths and I have no doubt that you can
24 preserve those trees. That is not my point. I
25 understand that even ficus tree could exist and be over

1 the building and I understand probably the oak tree
2 could come out of that wall system and the cantilever
3 deck, but, you know, I understand these things. The
4 mahogany tree that you mentioned, where is that on this
5 site plan -- located on the site plan?

6 MR. HEISENBOTTLE: The mahogany tree is a tree
7 that you saw in the existing condition photos also.
8 Let me find that. It is right here. It is on an
9 island in the middle of the roadway and the same sort
10 of island that we have today.

11 MR. CAWLEY: And again --

12 MR. HEISENBOTTLE: We have expended the island and
13 made it greater.

14 MR. CAWLEY: And again I do not,
15 you know, I do not mean any of -- these are questions,
16 concerns/things, I do not mean any of them in a
17 negative way. I am just pointing out that from a let
18 us call it a breathing room capacity sensitivity from a
19 site planning point of view, my original -- my feelings
20 are looking at it that -- I mean it is gorgeous site
21 plan and I understand that the architecture would be
22 gorgeous, but it does look to me like there is a lot of
23 program and a lot of mess and a lot of things on the
24 site now and obviously -- I mean do you have the
25 landscape plan here on a board by chance/

1 MR. HEISENBOTTLE: We can get to that and Lisa
2 Hammer come up and speak relative to that as well, but
3 let me just if I may add in terms of the size of the
4 things. This is really the smallest size elementary
5 school that we probably could have programmed for the
6 Carrollton folks. At the end of the day, we have
7 10,000 square feet of the existing buildings on the
8 site and we have 45 -- a total of 35,000 square feet of
9 new buildings. So, this is not some Herculean 700,000
10 square foot twisted tower. This is a 45,000 square
11 foot campus, which is by all standards very, very
12 modest. The site planning if I may add has been
13 carefully done to locate these buildings on top of
14 grassy areas, which I showed you in the photographs and
15 I could show you all again, so that we would impact the
16 landscaping as little as humanly possible and that is
17 exactly why they are in those grass areas that we spoke
18 about or on top of the existing parking lot and
19 existing single family homes that are being torn down.

20 MR. CAWLEY: I understand that. I
21 am just making the point that again looking at this, I
22 mean I will be happy to hear, you know, Mrs. Hammer's -
23 - Ms. Hammer's point of view, but I am just giving you
24 my opinion that I believe in looking at this site plan
25 here that there just seems to be a lot of mess. I mean

1 could this function without a swimming pool? Would the
2 site -- would the school still work?

3 MR. HEISENBOTTLE: Yes, but that is an area where
4 it is really not impacting anything, you know,
5 significant because that is the grass area you saw in
6 the photograph. Yes, a school can function without a
7 swimming pool, however --

8 MR. CAWLEY: So, -- and I heard you
9 and I heard the explanation when you were showing the
10 section. You are saying that would not even be visible
11 from the -- from Bayshore.

12 MR. HEISENBOTTLE: You are going to see nothing
13 but coral-rock walls.

14 MR. CAWLEY: You are going to see
15 the coral-rock wall and you would not see any of that
16 pool?

17 MR. HEISENBOTTLE: That is right. You will not
18 see the water, you will never see the water, you
19 probably would not see many of the students.

20 MR. CAWLEY: Okay. And then --
21 thank you a couple other questions. So, I noticed
22 though in the staff report and maybe I am totally
23 incorrect because obviously there has been discussions,
24 but I noticed in the staff report for this, I guess it
25 is filed 6082, where it is the special certificate of

1 approval staff was recommending denial because of the
2 tree and the landscape position. So, there was no
3 plans that have been provided that show the relocation
4 of the specimen trees, some of those other things. Am
5 I incorrect in --

6 MR. MELVIN: Matthew Melvin, environmental
7 resources specialist. I think the initial review of
8 the plans that were presented, there were several
9 specimen trees that were proposed to remain and given
10 the proximity of some of the proposed development, it
11 was not fully understood how that was feasible. So, we
12 gave their team the opportunity to go back not to the
13 drawing board, but to basically narrow it down to those
14 particular, I believe there are three trees and to
15 demonstrate to staff different steps or measures that
16 they can take in order to preserve those trees
17 successfully on site.

18 MR. CAWLEY: Okay. So, you guys
19 are confident that that is all occurred now that
20 information has been provided.

21 MR. MELVIN: Correct.

22 MR. CAWLEY: And then what about
23 the overall master planning from an environmental
24 resources point of view in terms of the tree
25 preservation, mitigation?

1 MR. MELVIN: From an environmental resources
2 standpoint, the majority -- I try to narrow it down,
3 because these are so many trees onsite, I try to narrow
4 it down to just the existing specimens onsite because
5 those are the ones that require additional, you know,
6 consideration onsite. So, that is any hard wood over,
7 you know, 30 inches in diameter -- or I am sorry 18
8 inches in diameter and the majority of those are
9 located in the northeast corner of the lot, which is
10 where the development activity is minimal. So, we
11 looked at more or less the specimen trees onsite that
12 were in proximity. I believe there were three. Like I
13 said before, we gave their staff the opportunity to
14 show us or demonstrate to us methods that they can
15 implement to preserve those trees and then in terms of
16 the other specimens onsite that were proposed for
17 removal, I believe most of this rather are in poor
18 condition and they were also quite a few prohibited
19 trees onsite.

20 MR. CAWLEY: Okay. Thank you very
21 much Mr. Melvin.

22 MR. CAWLEY: And turning to that
23 application I believe staff has changed their position
24 and they have confirmed that they are recommending
25 approval of that.

1 MR. MELVIN: With conditions.

2 MR. BAILINE: Yes, which we are in
3 agreement with.

4 MR. CAWLEY: Okay. And then,
5 sorry, the landscape plan, did you guys have that on
6 the board by chance?

7 MR. HEISENBOTTLE: We do, we do.

8 MR. CAWLEY: You do. Would it be
9 possible to just put that up really quickly, please?
10 So, this is the proposed landscape plan for the
11 property.

12 MR. HEISENBOTTLE: It is also on your or
13 will be on your computer screen.

14 MR. CAWLEY: Is the landscape
15 architect here by chance.

16 MR. HEISENBOTTLE: Okay. Let us go to
17 the next one.

18 MR. HOPPER: Hey, how are you.

19 MR. EAVES: I am doing well. How about yourself?

20 MR. HOPPER: Fine, thank you.

21 MR. HOPPER: Please give your name and address for
22 the record.

23 MR. EAVES: Chris Eaves with Witkin Hults Design
24 Group, office is 307 South 21st Avenue.

25 MR. CAWLEY: Okay. Thanks very

1 much Mr. Eaves. So, the frontages and the sides of the
2 property, I understand that I have asked a lot of
3 questions, I know this has been going on, but could you
4 -- would you -- would it be possible to give us a
5 summary of how you are intending to integrate this new
6 campus into the, you know, surrounding environment?
7 For example, adjacent to the whole new parking area,
8 right, I see a roll of trees, but I mean is that going
9 to provide a significant buffer to the adjacent
10 properties and then the same along Tigertail and the
11 same along you know all --

12 MR. EAVES: Yes, it will provide a significant
13 buffer. In addition to the coral-rock wall existing
14 there, we are adding trees all along the each side of
15 the rock wall.

16 MR. CAWLEY: Right. So, how
17 significant of a buffer will it be? Would the adjacent
18 properties be able to see into the site? I mean what
19 is it in addition to trees? Those trees are spaced,
20 you know, you could fit five or six cars between each
21 tree it looks like from here, so I am just curious.
22 Are you intending the completely screen the property at
23 all sides so that it is like internalized?

24 MR. EAVES: Yes. For the most part we are, yes.
25 We do not want you to able to see the pool from the

1 street. So, in addition to the coral-rock wall, we
2 have also got two rows of trees.

3 MR. CAWLEY: Okay. And then in
4 general though, like for example the frontage along
5 Tigertail, what would that consist of? Would it be a
6 loose landscape or would you be allowed to see visitors
7 to the new school?

8 MR. EAVES: You would not be able to see it from
9 Tigertail visitors to the new school, yes.

10 MR. CAWLEY: So, the intent which -
11 -

12 MR. EAVES: So, it is trees, but no understory
13 planting there along Tigertail.

14 MR. CAWLEY: Okay. So, it is meant
15 to be opened up and not feel --

16 MR. EAVES: On that side, yes.

17 MR. CAWLEY: Okay. Okay. And Ms.
18 Hammer, do you mind? I know that I have put you on,
19 you know, on the spot. So, the laser study I mean that
20 is fascinating. I have never even heard of such a
21 thing, which is --

22 MS. HAMMER: Yeah. Okay.

23 MR. HOPPER: Please give your name and address for
24 the record.

25 MS. HAMMER: Yeah. Good evening. Lisa Hammer,

1 Horticulture Consultant, P.O. Box 2648, Stuart,
2 Florida. So, yes, I evaluated all the trees on the
3 site, as I would usually do. The vast majority of the
4 specimens are all remaining and if you noticed in front
5 of Villa Woodbine and also in front of the caretaker's
6 home, nothing is being done there and that is where the
7 largest live oaks -- particularly live oaks and some
8 mahoganies are found. So, they will not be impacted at
9 all. Of the trees that are going to are proposed for
10 removal, they are a 117 proposed for removal. 54 of
11 those almost half are prohibited species. Most of
12 those are red sandalwoods. They have seeded out all
13 over the property. It is a very good understanding of
14 why that species is prohibited, because it seeds out
15 everywhere. So, there is 54 that are required to be
16 removed by code. Of the others 23 of those are fruit
17 trees, mostly avocados and mangoes, one sapodilla or
18 maybe two sapodillas. Three trees are dead. There are
19 eight specimens that are in conflict with the buildings
20 and not in good condition. There are seven specimens
21 that are in conflict with historical aspects and also
22 not in good condition. So, of the 15 specimen trees
23 proposed for removal, they are in fair or poor
24 condition and they are in conflict. Now, to address
25 the -- the three that were of particular concern with

1 environmental was the big one Number 460, strangler
2 fig, that one is growing actually on top of one of
3 those coral or oolitic limestone walls. It is growing
4 right on top of it and it is huge. It could not be
5 relocated. You could not get it out, I mean it is
6 huge. So, as we said the building was moved back five
7 feet from it, it had originally been moved five feet
8 closer to it to increase the setback, but then we
9 decided to move it back, give it another five feet.
10 The structure on that side of the tree on the west side
11 of the wall is going to be all on pilings with upturned
12 grade beams above grade, so there would not be any root
13 impacts or minimal root impacts on that side. On the
14 other side of the wall, where it is now an open area
15 that is used often for parking, we have given up eight
16 parking spaces to protect the largest congregation of
17 roots in that area. You can clearly see them in the
18 laser scans on that too where those roots are located.
19 So, eight parking spaces were given up then just open
20 space to be landscaped there on that side. Now, the
21 crown of the tree, the laser scan shows pretty much
22 where the crown is. The thing with the laser scan was
23 it is picking up everything. It is not just picking up
24 the tree. There is a lot of trees and lot of
25 vegetation there, so you cannot -- it is hard to

1 separate them out. So, we tried with the colors to
2 separate those out so you could see exactly what is the
3 ficus and what is the background stuff. But I went
4 back out and took photographs. There is a total of
5 three maybe four limbs that will have to be removed on
6 that side of the tree and it is far less than the 25%
7 of crown reduction that is allowed without a permit.
8 So, that one I think -- you know, ficuses are very
9 resilient. I think it has a very good chance of
10 surviving that. The big mahogany that is in the middle
11 of the driveway is already in the middle of a driveway,
12 so it had root impacts already from being there, but
13 they are putting another driveway back in and they are
14 almost in the same configuration and the landscape
15 plans do call out a bridging system for that to bridge
16 over that root system. So, that one should be fine and
17 it has got plenty of vertical clearance. And then the
18 oak on the bluff was the other one that they are
19 concerned about and however, you feel about the bluff
20 then exposing the bluff, the tree is not going to
21 sustain any kind of damage from the plan that they are
22 talking about.

23 MR. CAWLEY: Okay. Well, thank you
24 very much Ms. Hammer. We really appreciate. You guys
25 have obviously done a tremendous job studying the

1 existing trees and how to preserve and protect them. I
2 mean I have no question that the trees that you just
3 mentioned will be in the proposed plan, would able to
4 be survive with your expert assistance with your team.
5 So, thank you guys you all very much for answering
6 questions.

7 MS. HAMMER: Thank you, Chris.

8 MR. HOPPER: Now, that you have this shot up, this
9 crystallizes my concern and that is that from Bayshore
10 you have located the swimming pool what must have been
11 the coastline at one point that is the shoreline
12 bayward of the bluff. Would that be
13 correct?

14 MR. HEISENBOTTLE: It is bayward of the
15 bluff, yes. I am going to show you the photograph of
16 that now. I just need to go and get to it.

17 MR. HOPPER: While he is looking for that, does
18 anyone else have a question? Okay.

19 MR. HEISENBOTTLE: All right. This is that
20 photograph again of the area, where the pool is
21 located. I am probably standing at the southwest
22 corner of the pool.

23 MR. HOPPER: Right. And so none of that --

24 MR. HEISENBOTTLE: The pool is in that low grassed
25 area that we see right there and the bluff is up that

1 hill.

2 MR. HOPPER: Right. And so --

3 MR. HEISENBOTTLE: And on the left is that -- is
4 the tree we keep talking about the oak tree.

5 MR. HOPPER: Right. I am not concerned about the
6 oak tree. I am concerned about the swimming pool and
7 it would be my understanding that where the photograph
8 ends at the bottom, that would be the location of a new
9 rock wall and double lines of trees?

10 MR. HEISENBOTTLE: Yes. All along Bayshore Drive
11 we continue the existing coral-rock wall or like wall
12 and --

13 MR. HOPPER: No. The limestone.

14 MR. HEISENBOTTLE: -- Oolitic limestone wall and
15 then we move -- and then as you move inward at the
16 setback for the pool, the pool itself has a retaining
17 wall around it so the students do not fall off that deck
18 so that, you know -- and that wall is made also out of
19 stone and I do not frankly think that you will see
20 either one of those with the landscape plan that we
21 have that doubles up the trees right there, it is just
22 pretty intensive.

23 MR. HOPPER: Right and my concern is that in this
24 environmental corridor been going down Bayshore Drive
25 you would lose the view of what little incline there is

1 there that I would not call necessarily a bluff.

2 MR. HEISENBOTTLE: You are concerned about -- you
3 are telling me you are concerned about the incline we
4 see in this photograph?

5 MR. HUGH: Well, the incline -- I
6 am sorry.

7 MR. HOPPER: Go ahead. Yeah.

8 MR. HUGH: No, I was going to say
9 the incline is most likely filled from the last 90
10 years.

11 MR. HEISENBOTTLE: No, it is not.

12 MR. HUGH: Well, no I am -- if
13 you go up towards the -- , you see one lot
14 will be a perfectly cleaned up bluff and the next one
15 would be a gradual rise that they filled back and you
16 know, buried underneath that most likely is the bluff
17 and then it expose its way out through the Viscaya ---
18 Park and Vizcaya and whatnot. So, my guess is
19 that underneath that is the well defined bluff, but --

20 MR. HEISENBOTTLE: It is not as well defined as
21 you think. Bob Carr did not think it was well defined
22 at all and I wish he was here to testify that in front
23 of you. There you can see that there is very little
24 grass, you see some stone poking there in
25 this photograph.

1 MR. HUGH: Well, it may have been
2 graded down, yes, I mean to try to make that slope, but
3 --

4 MR. HEISENBOTTLE: But it does not have the
5 distinction that you and I know exist on dozens and
6 dozens of other bluffs.

7 MR. HUGH: Two properties away on
8 Ransom, it is -- yeah.

9 MR. HEISENBOTTLE: Absolutely, I mean but go
10 figure, but that is our geology. It varies, you know,
11 throughout.

12 MR. HUGH: It is also what people
13 have done to it whether they graded it down or they
14 filled in it, you know on or the other.

15 MR. HEISENBOTTLE: No. We do not have history of
16 construction on this particular side of the site. I
17 mean there is no building that was torn down that I
18 know about, no other home that I recall being there or
19 found out was there, so.

20 MR. HUGH: I am just looking at
21 the elevation of pool, where I think it starts -- I am
22 trying to find it or you had it up earlier, where it
23 starts at Bayshore and slowly comes up and then it goes
24 up 4 foot 3 inches and that is the pool deck. So, the
25 pool deck comes up 4 foot 3 inches off of the grade,

1 which takes you down at Bayshore. So, whatever wall
2 you are going to put up the question then would be what
3 sort of coral-rock wall and how big. If you are
4 familiar with the Ransom wall on main highway, I mean
5 they kept adding on and it is about 8 feet tall and it
6 looks kind of --

7 MR. HEISENBOTTLE: Listen, our coral-rock wall as
8 you can see --

9 MR. HUGH: Oolitic limestone,
10 sorry.

11 MR. HEISENBOTTLE: -- in the renderings matches
12 the height of the existing coral-rock walls --

13 MR. HUGH: Okay.

14 MR. HEISENBOTTLE: -- that are there and then we
15 behind that property, let us call it property line
16 coral-rock wall and road coral-rock wall, I have been
17 told that there are some historic elements to the
18 Ransom wall, which accounts for why it is also higher.

19 MR. HUGH: Well, I mean I saw it
20 go in and I am not 50 years old, so you topped off.

21 MR. HEISENBOTTLE: But our wall height is defined
22 by the coral-rock wall that is on our property already.
23 We are simply extending the existing wall at the same
24 locations and we are extending it in front of the pool.

25 MR. HUGH: Well, I am and I

1 understand and I think what the Chairman was saying was
2 about the height it looks to me -- I have the
3 elevation, yes that one. It says that it goes up -- is
4 that rock wall that solid rectangle one just inside the
5 property line?

6 MR. HEISENBOTTLE: Yes.

7 MR. HUGH: You see the solid
8 black, okay. So, then you go in, however many feet
9 that is and then --

10 MR. HEISENBOTTLE: It is 6 foot 3 feet -- 6 foot 3
11 inches from the property line.

12 MR. HUGH: And the pool deck goes
13 up 4 foot 3 from grade, correct?

14 MR. HEISENBOTTLE: The pool deck goes up 4 foot 3
15 from the grade in that area?

16 MR. HUGH: Yes.

17 MR. HEISENBOTTLE: Yes.

18 MR. HUGH: Yeah, okay. So,
19 standing up there you will be looking over that rock
20 wall, but you will have the plants.

21 MR. HEISENBOTTLE: Yes. Then recognize that you
22 also have two layers of trees in between there.

23 MR. HUGH: Okay.

24 MR. HEISENBOTTLE: The entire setback from the
25 front to that pool deck or a retaining wall and

1 protective wall that stop students from falling off
2 that 42 inch high wall is 20 feet from the roadway and
3 it is within that 20 feet that we are proposed -- the
4 landscape that we are proposing.

5 MR. HOPPER: Any other questions.

6 MR. HEISENBOTTLE: And I think we can see it in
7 the renderings that are in front of you. The trees
8 that I was just pointing to are actually existing trees
9 and the trees and the trees that you are seeing and the
10 coral-rock wall that you are seeing here is a new
11 coral-rock wall.

12 MR. HOPPER: Any other questions or comments? I
13 have not heard from --

14 MR. HUGH: I have a question
15 that somebody else did, but I have a question
16 to ask the City attorney. You said that typically or
17 often times, but not always it goes us than to planning
18 and zoning board. Is that correct?

19 CITY ATTORNEY: Yes, sir, though I do
20 not believe that there is a code section that addresses
21 that issue.

22 MR. HUGH: It says it is not
23 required.

24 CITY ATTORNEY: Right, correct.

25 MR. HUGH: It is not required.

1 CITY ATTORNEY: Correct.

2 MR. HUGH: In my mind for -- I
3 mean this is, you know, that was the question I had,
4 thank you, because I did not know if there is a
5 required order because it does not make sense to me to
6 go in that order before any change of use has been
7 decided to make a decision yes or no before it is even
8 decided that it could be changed. So, if it is decided
9 and it comes back to us that is fine, but now we are
10 kind of going around hypothetical what is, at least
11 that is how I am looking at it.

12 MR. HEISENBOTTLE: Mr. Chairman, if you
13 would indulge me for a moment. The reason that
14 traditionally we have come before the HEP Board first
15 is because the HEP Board very often makes changes to
16 the plans. You suggest alterations and adjustments and
17 those alterations and adjustments are often
18 incorporated, but they would send the team back to the
19 PZAB. So, the idea here and the reason the planning
20 has done this for years is because they know you make -
21 - this board makes changes and we do not want to go
22 back to the PZAB twice.

23 MR. HUGH: The only reason -- the
24 only thing I would say to that is that, the examples I
25 have in my head are not such drastic land use changes

1 as single family residents to 360 student school. I
2 mean that is the only thing that is different here and
3 it was said that this is a small school, the small
4 school Carrollton would handle right now with a
5 swimming pool, however, it is two properties away from
6 another substantial school on the same two-lane road.
7 So, that is why I need -- before I say yes or anything
8 other than continuance or no, I need to hear if this is
9 approved for that location.

10 MR. BAILINE: If I may, the PZAB
11 approves the use. This board is approving the
12 structures, the locations of structures, the design of
13 the structures and the like and going back to what was
14 recently said, whether this is a large single family
15 house, whether it is a school, whether it is a mini
16 mall, whatever it maybe, whether it is an apartment
17 building, this board is not approving the use. So,
18 when we have met with planning staff multiple times,
19 their directive was to get the structures approved
20 followed by the use.

21 MR. HUGH: My point on that was
22 the use would make a difference on what is there. You
23 would not need 85 parking spots for a single family
24 house or a couple of houses there.

25 MR. BAILINE: We do not have 85

1 parking spots.

2 MR. HUGH: Well, what was it, 62?

3 MR. BAILINE: We are over parked.

4 MR. HUGH What is it supposed to
5 be? What is a requirement? I saw 80 -- 62 to 80.

6 MR. BAILINE: We are required to
7 have 50 spaces, but we have 60.

8 MR. HUGH: Okay. Well, you have
9 60, but what I am --

10 MR. BAILINE: But again the parking
11 component is not before the board today.

12 MR. HUGH: No, I understand that,
13 but that is hinged on the use.

14 CITY ATTORNEY: Yeah the parking
15 component is irrelevant.

16 MR. HUGH: Oh, I know, but if the
17 use is going to be a single family house or changed to
18 a school, that makes a difference on the number of cars
19 that are allowed to park there whether that is approved
20 or not.

21 MR. BAILINE: But it does not make a
22 difference in terms of the analysis and the charge of
23 this board this evening.

24 MR. HUGH: Well, they -- you have
25 said in the past planning and zoning says we do it

1 first. Well, why cannot we say they do it first?

2 MR. ADAMS: Well, I do not believe
3 the board has the authority.

4 MR. HUGH: Well, we have
5 authority to do a continuance and if you want to agree
6 to it you can, but however it goes in the vote after
7 that, the recommendation from the City was do a
8 continuance so that this could be resolved and vetted a
9 little bit more.

10 MR. BAILINE: Did the historic
11 preservation officer request a continuance? I do know
12 that.

13 MR. ADAMS: Was there a question?

14 MR. HUGH: I am sorry.

15 MR. BAILINE: Unless something
16 changed, a few minute ago --

17 MR. HUGH: Maybe it is the wrong
18 one.

19 MR. BAILINE: -- we have two
20 recommendations of support on Item 1 and 2. For the
21 record, we withdrew Item 3 and so unless something has
22 changed --

23 MR. HUGH: Well, that is --

24 MR. BAILINE: -- and those
25 recommendations --

1 MR. HUGH: -- the City
2 recommendation then comes the seven of us so that is
3 what we are talking about today.

4 MR. BAILLINE: Right. And the
5 recommendation of the analysis on both the certificate
6 of approval and the certificate of appropriateness come
7 with it substantial competent findings that are backing
8 up and supporting buttressing would have you staff's
9 recommendation that this board approved both items
10 through separate votes, but both items.

11 MR. HOPPER: Mr. Tragash, did you have a question
12 or comment?

13 MR. TRAGASH: I just wanted to hear from staff
14 that there was conditions that you are saying you are
15 approving this from because originally you were saying
16 that you either recommended continuance or denial and
17 that those issues were because of the rock walls, those
18 issues were because of some of the trees, those issues
19 were because of the bluff and can you articulate,
20 because if we are going to approve this plan or you are
21 saying no it is based on conditions that have been
22 agreed upon, but have not been incorporated into these
23 plans, can you elaborate on what those conditions are?

24 MS. SCZECHOWICZ: Wendy Sczechowicz, Historic
25 Preservation planner. The approval with conditions

1 would be based on the proffered conditions as well as
2 the generic conditions that we used for all of our
3 applications, but no they are not visible in the
4 current plans that were submitted for this meeting.

5 MR. TRAGASH: So, when we started this, the
6 recommendation was for continuance and usually when we
7 have these types of conditions, then we would say come
8 back, update the drawings per those conditions and then
9 we can see them.

10 MS. SCZECHOWICZ: The continuance was for the July
11 meeting to be continued to the September meeting. It
12 was meant to be a denial based on the current plans
13 that were submitted with the understanding that if they
14 still proffered the conditions that they had offered in
15 a meeting that we would switch to approval with
16 conditions.

17 MR. HEISENBOTTLE: All of which we are in a 100%
18 agreement with.

19 MR. TRAGASH: I understand you are in a 100%
20 agreement and I think that is moved a great -- makes a
21 big difference and I want to say I think this and we
22 are trying to break this up, well, use is one thing
23 preservation and environmental issues are another. I
24 want to commend your team. I think you have done an
25 excellent job in terms of taking a large program and

1 being sympathetic and contextual with the historic
2 structures, but that being said, I just feel like this
3 is an opportunity for an abundance of caution of not
4 just saying, well, there is an agreement, let you come
5 back, show us how that agreement modifies these
6 drawings and then give the --

7 MR. HEISENBOTTLE: If I --

8 MR. BAILINE: -- some extra time and then that
9 would be a way to --

10 MR. BAILINE: So, if I could just understand
11 -- I think I understand what you are saying -- make
12 sure I can hear. So, is what you are saying that you
13 would like to see the changes to the plans to
14 accommodate the request -- initial request for
15 continuance in Item Number 1? You would like us to
16 submit those. You all have an opportunity to review
17 those obviously not on the spot, prior to some future
18 meeting. Is that what I am hearing?

19 MR. TRAGASH: Yes.

20 MR. BAILINE: Okay. So, I assume that would
21 not then impact Item 2.

22 MR. TRAGASH: And describe to me Item 2, because I
23 would like to understand --

24 MR. ADAMS: Item 2 is purely for
25 the designated area, in other words, the area that is

1 outlined in there on the drawing.

2 MR. TRAGASH: Okay. And just I have never -- in
3 all of the projects that we have done, we always group
4 them together. We vote on them separately, but we
5 group them together. So, I would say until the project
6 is complete enough to review and approved, I would not
7 feel comfortable breaking it up, let us approve one
8 item, let us not approve as a second item.

9 MR. HUGH: I agree with that and
10 when would this item be on the planning calendar, the
11 next meeting?

12 MR. ADAMS: No.

13 MR. HUGH: No.

14 MR. ADAMS: No.

15 MR. HOPPER: I have a --

16 MR. HEISENBOTTLE: Mr. Chairman, may I
17 get the floor for just a moment to address --

18 MR. HOPPER: After -- I have a question, please.

19 First, number 2 is for the restoration of the historic
20 buildings. Is that correct?

21 MR. ADAMS: It is the restoration
22 of the building and the -- I think the new construction
23 of the school is within the designated area as well.
24 The swimming pool is outside it, the parking area is
25 outside it, so really that report us for the Villa

1 Woodbine and the new school building behind it, which
2 conforms with the designation report.

3 MR. HOPPER: But not the auditorium and the pool?

4 MR. ADAMS: The auditorium is on
5 the vacant lot, the current vacant lot, which is not
6 within the designated area.

7 MR. HOPPER: That would be under 1?

8 MR. ADAMS: Sorry?

9 MR. HOPPER: That would be under Item Number 1.

10 MR. ADAMS: Everything is under
11 environmental, only the Villa Woodbine and the new
12 school building is under historic.

13 MR. TRAGASH: But typically, when a
14 property is -- if this is one property, one folio
15 number, has portion of it that is historic or has an
16 historic element, everything should be looked at on
17 that property whether it is contextual or not. We
18 would not want to approve that the auditorium is
19 compatible, but the other -- the auditorium is not
20 compatible and it should not be adjacent to this. This
21 is one property.

22 MR. ADAMS: Typically, yes, but we
23 do have properties, where only part of it is
24 designated, it does happen and this is one of them.
25 One option for them would have been and we did discuss

1 it, should the entire property be designated? So, we
2 did discuss that in the past, but, you know, the
3 applicants decided to move ahead with the current
4 designation and that is what we are tied to.

5 MR. TRAGASH: But my point is, we
6 should be looking at the preservation of the historic
7 structure as well as the new construction being
8 compatible with the historic site and we should look at
9 this property in its entirety.

10 MR. ADAMS: With regard to the
11 school building or with regard to the --

12 MR. TRAGASH: With regards to any
13 improvements on the property.

14 MR. ADAMS: See this is where it
15 gets tricky, because ideally in an ideal world for any
16 historic preservation project, you should probably be
17 looking at the land here as well, but
18 unfortunately I think that legally I think we are tied
19 with regard to Item 2 to review what is actually
20 designated.

21 MR. TRAGASH: But that might be
22 going off on a tangent, so --

23 CITY ATTORNEY: I think what the member is
24 alluding to, but in order to -- for the board to be
25 efficient is that, normally the entire lot is

1 designated that is the presumption and the code, but if
2 that is not the case and the entire lot is not
3 designated and only partial, for whatever reasons and
4 that is only a partial portion is in the historic
5 atlas, the boards jurisdiction is limited to that
6 portion.

7 MR. HOPPER: Mr. Heisenbottle, that
8 is something you wanted to say.

9 MR. HEISENBOTTLE: I think one of the things I
10 want to make clear relates back to what Mr. Tragash had
11 mentioned, Todd, be aware that City has the latest
12 drawings, the revised drawings, the drawings where we
13 met with Matthew and resolved the tree issues. Those
14 drawings are the ones you have been looking at. We can
15 call them up again. So, just be aware that there is no
16 other submittal that is coming. There is nothing to
17 wait for till next month because those drawings are
18 here.

19 MR. ADAMS: For clarification,
20 they do still have to be uploaded into e-plan I think?

21 MR. HEISENBOTTLE: They have to be uploaded into
22 the official system, but for today they are physically
23 here.

24 MR. BAILINE: They were uploaded for
25 the companion item, yes.

1 MR. TRAGASH: But they were not part of our
2 packet. They were not -- I am just saying, I think
3 again it is in the abundance of caution, I think, we
4 should have it, have some time to look at it, not just
5 at the first time. When we get our packets, we take a
6 lot of time to review these ahead of the meeting so we
7 can answer any questions and I think you are almost
8 there in terms of resolving this.

9 MR. BAILINE: So, if I could just a couple
10 housekeeping items. So, I just want the record to
11 reflect if staff would just confirm that the two items
12 on Application Number 1, which is the certificate of
13 approval, one was the issue with respect to the view of
14 the bluff looking down and two was the location of the
15 building sliding five feet at staff's request to
16 accommodate that super funky 3D tree root system and
17 all these new construction techniques to make that
18 happen. If those are the two items that we are taking
19 care of today at the hearing and if those are the only
20 open items from staff's perspective in Application
21 Number 1, further I would just like a confirmation for
22 the record that Application Number 2 there are no open
23 items and to the extent the board has any questions
24 about that, I am happy to entertain them overall here,
25 but I just want to be very clear in what your

1 expectations of us are to the extent we revisit each
2 other in four weeks or whatever it is going to be.

3 MR. TRAGASH: Well, this is -- we would have to
4 ask the board -- each board member, but I would add to
5 that list that you are saying is the coral-rock walls
6 and also --

7 MR. BAILINE: Okay. And what would you --
8 you want some further clarification or --

9 MR. TRAGASH: Yeah, I would like to see the
10 resolution of how they are going to be preserved.

11 MR. BAILINE: Okay. I just wanted to make
12 sure we knew exactly what we needed to do and to the
13 extent --

14 MR. TRAGASH: And when you say exactly that is
15 from my --

16 MR. BAILINE: From your perspective.

17 MR. TRAGASH: -- my perspective.

18 MR. HUGH: I would say get on the planning
19 zoning calendar and have them determine with the input
20 from the community what this use is going to be and
21 that would satisfy my decision. I feel lot more
22 comfortable deciding on the fantastic architecture on
23 the pool, on location, the environmental sensitivities,
24 if I knew that this was even doable. And so -- I mean
25 if they are not on the calendar, they are not on the

1 planning zoning calendar. MR HOPPER: So, my question for you
2 Mr. Attorney, were you offering to agree to a continuance
3 until --

4 MR. BAILINE: I believe your next
5 regularly scheduled meeting is on Rosh Hashanah and
6 that is why this was moved I believe is it the next week?

7 MR. HOPPER: No, -- yeah --

8 MS. O'DELL: And Mr. Chair --

9 MR. HOPPER: -- we still have a meeting.

10 MR. BAILINE: I represent Carrollton
11 of the Sacred Heart, but I will be in Synagogue on
12 Tuesday.

13 MR. HOPPER: Yeah, I was saying not --
14 not this Tuesday but in November.

15 MR. BAILINE: That is true.

16 MR. HOPPER: November.

17 MR. BAILINE: And would the date be
18 just so we --

19 MR. HOPPER: 5th.

20 MR. BAILINE: Yes.

21 MR. HOPPER: Okay. Thank you.

22 MR. BAILINE: I will make the
23 motion.

24 MR. HOPPER: You are just agreeing on the record
25 that --

1 MR. BAILINE: Yes.

2 MR. HOPPER: -- if the board voted to continue --

3 MR. BAILINE: Yes.

4 MR. HOPPER: -- you would agree to continue to the
5 November 5th meeting --

6 MR. BAILINE: Yes.

7 MR. HOPPER: -- the purpose of which would be to
8 answer the questions that were asked by the board just
9 now?

10 MR. BAILINE: Yes and to the --
11 again, I Mr. Tragash was kind enough to take me up on
12 my offer to the extent any of the board members and Mr.
13 Ryan as well, to the extent any of the board members
14 have any questions or did not see something that they
15 would like to see or would have you, then I just want
16 to make sure we take care of that in advance so that
17 there are no open items on Item Number 1 or 2.

18 MR. HOPPER: And if they do they should
19 communicate those to the preservation officer, not you
20 --

21 MR. BAILINE: That -- I would love
22 that. Thank you.

23 MR. HOPPER: -- not you directly --

24 MR. BAILINE: No, no, not me
25 directly.

1 MS. ALVAREZ Mr. Chair.

2 MR. HOPPER: Yes, madam.

3 MR. ALVAREZ: If there is any new
4 information that needs to be included in the agenda for
5 the November 5th meeting, hearing boards will need that
6 information by close of business on Friday October
7 18th, otherwise it would not make it into the published
8 agenda.

9 MR. HOPPER: Okay.

10 MR. BAILINE: That was the 18th?

11 MR. HOPPER: Yeah.

12 MS. ALVAREZ October 18th, yes.

13 MR. BAILINE: Thank you.

14 MR. ADAMS: And I also have a
15 question, you are only referring to the conditions in
16 the issues on HEP Item Number 1, you do not want all
17 the conditions on HEP Item Number 2 addressed also? I
18 am happy reviewing the conditions on Item Number 1 as a
19 staff review with them resubmitting plans at a later
20 date, but I do not necessarily want them coming back if
21 they have not made all the revisions that you require.

22 MR. HOPPER: Yeah, I do not think -- I did not
23 hear any questions about Item Number 2.

24 MR. ADAMS: Okay.

25 MR. HOPPER: This is just a matter of doing them

1 both at the same time.

2 MR. ADAMS: Okay.

3 MR. CAWLEY: Can I make one
4 statement, Mr. Chairman before we --

5 MR. HOPPER: Who is that? Well, yes.

6 MR. CAWLEY: Just to be clear here
7 then, if we are requesting -- if there is a possibility
8 that this will be continued and the idea is to study
9 things and bring things back for further review, I
10 would like to request that if possible if the landscape
11 architect could provide these same type of exhibits,
12 sections through the property line showing the proposed
13 trees, the existing trees, the buffering that would be
14 required along these lines and how from a landscape and
15 environmental perspective this would integrate with the
16 surrounding environment --

17 MR. BAILINE: Sure.

18 MR. CAWLEY -- because just as the
19 plain view drawing, you know, although I am sure that
20 it is in real life would be very vegetated, I am very
21 curious as to see how, for example, what is the front
22 elevation of the proposed school look like with the
23 landscape from Tigertail.

24 MR. BAILINE: Sure. So --

25 MR. CAWLEY: Those types of

1 exhibits, you know, the full package.

2 MR. BAILLINE: I get that and I -- we
3 will work on that, but let me withdraw something I said
4 earlier. We would prefer to address Mr. Cawley's
5 concerns and others that we have heard, we would prefer
6 if the board or someone on the board would make a
7 motion to defer this to the first meeting in December,
8 not November because what that will do is since we have
9 this October 18th deadline is that will provide our
10 administration staff and what have you with additional
11 time to hopefully meet with some of our neighbors
12 whether they are here tonight or not.

13 MR. HOPPER: If you are offering that, I do not
14 think anyone would object.

15 MR. HUGH: That was one of my
16 questions was it is September 27th right now, what --
17 how would it work for them to get on the planning and
18 zoning agenda or hearing boards where they have enough
19 time?

20 MS. O'DELL: I would like to make
21 a motion.

22 MR. HUGH: Okay. All right.
23 Well, that is fine. I just want to make sure it is
24 clear and out in the open.

25 MR. HOPPER: Before you do I want

1 and I will come back to you. I just want to make sure
2 I have all the conditions ready and make sure we are in
3 agreement. I have landscape sections, limestone walls
4 and was there another question you had?

5 MR. HUGH: Planning Zone.

6 MR. BAILINE: The two items that
7 were in --

8 MR. ADAMS: Can I suggest that the
9 staff members come up and state the requirements
10 clearly now that we are possibly heading towards a
11 motion?

12 MR. HOPPER: Yes.

13 CITY ATTORNEY: If the board moves to
14 continue to the December meeting with expectation that
15 the items will be heard and decided at the December
16 meeting, I would like Counsel to agree on the record
17 that the time period and the code for the COA is, you
18 know, extended during that period.

19 MR. BAILINE: I am not sure I
20 understand.

21 CITY ATTORNEY: Okay. Normally, there
22 is --

23 MR. BAILINE: Oh, I apologize, yes -- and we extend it.

24 MR. HOPPER: Okay. So, we are going to only
25 consider three things that would be tree disposition

1 from here to the limestone walls --

2 MR. BAILINE: Tree disposition,
3 limestone wall.

4 MR. HOPPER: -- and the landscape sections.

5 MR. BAILINE: Requested by --

6 Mr. --

7 CITY ATTORNEY: The landscape design.

8 MR. HOPPER: Landscape design.

9 CITY ATTORNEY: Yes. The integration
10 of the site plan into the environment.

11 MR. BAILINE: Great. If I could
12 just ask the hearing board a question. When do you
13 need that information for the December meeting?

14 MS. ALVAREZ: November 15th by
15 close of business.

16 MR. BAILINE: You will have it.

17 Okay.

18 MR. HOPPER: And so our presentation will be only
19 on those items and responsibly only on those items.

20 MR. BAILINE: Yes.

21 MR. HOPPER: Thank you. Now, you have a motion.

22 MS. ALVAREZ: I would like to make
23 a motion to defer Items 1 and 2 to our December
24 meeting, regularly scheduled meeting, which is what
25 date, December 2nd?

1 MR. HOPPER: Third.

2 MS. ALVAREZ: Third.

3 MR. HOPPER: Is there a second?

4 MR. CRAWLEY I will second that.

5 MR. HOPPER: There is a Motion to Continue Item
6 Number 1 and Item Number 2 to the regular meeting of
7 December 3rd, 2019, over the three outstanding items.

8 MR. HUGH: Is there a fourth
9 outstanding item? The --

10 MR. TRAGASH: Well, I just want to
11 say, you are including all the City's conditions and
12 then we are elaborating on these three ones to focus,
13 which in some cases are not additional items, they are
14 just repetitive for what is already in the condition
15 that the City has.

16 MS O'DELL: Right. We do not
17 have to cite conditions for deferring items.

18 MR. TRAGASH: So, we are not
19 deleting any of the items that the City has. We are
20 just --

21 MR. HOPPER: No, we are not. We are only going to
22 be listening to those ones that we asked about in
23 December.

24 MR. ADAMS: And that is your
25 motion for HEP 1?

1 MR. HOPPER: And 2.

2 MR. ADAMS: I thought you had two
3 separate motions for two separate --

4 CITY ATTORNEY: When they vote
5 substantively, yes, not for procedural motions. They
6 can do both.

7 MR. ADAMS: Okay.

8 MR. HOPPER: Okay. Can we have role call?

9 MR. HUGH: Mr. Chairman --

10 MR. HOPPER: I am sorry.

11 MR. HUGH: -- the fourth item was
12 to be heard by the planning and zoning board?

13 MR. HOPPER: That is not within our purview.

14 CITY ATTORNEY: You know that is up to
15 the applicant.

16 MR. HUGH: Okay.

17 CITY ATTORNEY: What I am telling you
18 is you cannot --

19 MR. HUGH: That is all I wanted
20 to know, I mean if they did not say that, that is fine.
21 All right. I am done.

22 MR. HOPPER: Okay. Now, can we have a role call?

23 MS. ALVAREZ: Role call on a HEP
24 Item 1 and 2 to continue both items to December 3rd,
25 2019 and by that I mean HEP Item File ID 6082 and File

ID 6086. Ms. Gelvez Turros?

MS. TURROS: I do.

MS. ALVAREZ: Mr. Cawley?

MR. CAWLEY: Yes.

MS. ALVAREZ: Ms. O'Dell?

MS. O'DELL: Yes.

MS. ALVAREZ: Mr. Ryan?

MR. RYAN: Yes.

MS. ALVAREZ: Mr. Trachtenberg?

MR. TRACHTENBERG: Yes.

MS. ALVAREZ: Mr. Tragash?

MR. TRAGASH: Yes.

MS. ALVAREZ: And Chair, Hopper?

MR. HOPPER: Yes.

MS. ALVAREZ: Motion passes

unanimously.

(HEARING CONCLUDED AT 7:11PM)

C E R T I F I C A T E

THE STATE OF FLORIDA
COUNTY OF BROWARD

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