

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
1.	05/26/06	Elaine K. Codias, Ph.D. 1604 Casilla St. Coral Gables, FL 33134 305-798-0585	jceceloh@bellsouth.net	<p>Dear Mr. Riel:</p> <p>Just a quick note to thank you for bringing the issue of duplicated houses into the discussion by the Building and Zoning Board at the end of the meeting of May 24. This issue has concerned my husband and I for some time. Although I have brought it up at every meeting, as I did on the 24th, and have sent numerous emails to City Commissioners and others, this is the first time we have seen action taken.</p> <p>I have copied you on an email sent today to Dennis Smith. Please note that there is an attachment to that email of a sheet with pictures of the offending "substantially similar" houses in our neighborhood. This is a PDF document, so hopefully you will be able to view it. As I said to Dennis, if the revised code would prohibit the building of these 4 houses, you will have come a long way towards preserving Coral Gables.</p> <p>Best Regards, Elaine K. Codias, Ph.D. 1604 Casilla St. Coral Gables, FL 33134 305-798-0585</p> <p>P.S. I would like to send copies of these emails to Cristina Moreno. Do you have an email address for her? Alternatively I could mail them to her if you have her snail mail address.</p>
2.	03 09 05	Richard Namon	rn@miamimiami.com	<p>It is my understanding changes in residential FAR etc. to reduce the Monster Home problem are being directed by Mr. Dennis Smith. Also, proposed revisions to the code are not currently available for comment.</p> <p>Some of the proposals I have seen suggest that using bonuses small lot property owners will be allowed the current ground coverage. On the other hand, some proposals further reduce existing ground coverage in the order of 25% on acre lots which already have greater setbacks and reduced ground coverage.</p> <p>I believe the concern about monster homes belongs in areas with small lots (i.e. 50 by 100 ft. lots), and NOT in acre subdivisions (210 by 210 ft. lots). Why penalize large lot property owners in neighborhoods where there aren't Monster Home problems, because they have greater setbacks and reduced ground coverage? Changes in these areas would be a smoke screen and not solve the small lot Monster Home problem. Ground coverage and height changes should be directed specifically to small lots. Otherwise, changes will have no real effect on the monster home problem.</p> <p>Richard Namon</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				Coral Gables
3.	02 07 06	Toni Garcia	tonidgarcia@bellsouth.net	<p>Regarding McMansion ordinances, I think thought should be given to not only the size of the setbacks and easements but to the actual mass of the proposed building. Perhaps a formula could be created to reflect a ratio of the cubic feet of a house (mass) to the green space that surrounds it, thereby giving a better feeling of space to the neighborhood in that a bigger and taller house would be surrounded by a larger lot. This could make a big difference in the look of Coral Gables down the road.</p> <p>Regards, Toni Garcia</p>
4.	01 11 06	Elfriede Zundell 920 Paradiso Avenue Coral Gables, FL	elfriedez@msn.com	<p>Pictures presented to the Board by Mamta Fryer on behalf of Ms. Zundell who left the meeting early.</p> <p>Jeronimo Drive - Finished hug mansion (PICTURES IN FILE WITH PLANNING DEPARTMENT) Orduna Drive - New construction (PICTURES IN FILE WITH PLANNING DEPARTMENT) Riviera Drive - New construction (PICTURES IN FILE WITH PLANNING DEPARTMENT)</p>
5.	01 11 06	Tara Gilani 700 Biltmore Way Suite 707 Coral Gables, FL 33314 (305) 447-0028	Tara.Gilani@TrendTracker.com	<p>January 11, 2006 Dear Zoning Board:</p> <p>Due to a business commitment I was unable to attend the 1/11 meeting. I have asked Mr. Roger Soman to submit this note on my behalf. I regret that I had to miss the meeting because as an owner at The David William, the issues pertaining to Valencia and its surrounding areas are of great concern to me. Please accept this letter as proof that I am an involved/concerned Coral Gables resident and that I sincerely hope we do not destroy our beautiful city by building tall condos in small, quiet neighborhoods. I am against a big building going up on Valencia. A condominium on Valencia will affect negatively the quiet neighborhood many value for its peacefulness and safety, as well as its beauty. A new condo will cause problems with traffic, congestion, noise and parking...to say nothing of it destroying lovely open spaces and sweeping views. I appreciate being allowed to participate and to share my thoughts and concerns.</p> <p>Thank you for all the great work you do on our behalf! Sincerely, Tara Gilani</p>
6.	01 11 06 via email	Andres Murai	A.Murai@muraigroup.com	Members of the Board:

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>I have done a quick read through of the proposed residential zoning code and I am extremely troubled by what I have read.</p> <p>Proposing that everything north of Sunset Drive shall have a mandated limit to single story dwelling, unless granted an exception by a Building Department Official, is fundamentally wrong and penalizing to the Coral Gables property owner.</p> <p>Increasing the zoning in a Duplex area to allow townhouses will change the character of the neighborhood.</p> <p>Understand that I have no personal interest in this matter; my property and that of my family members are south of Sunset and in single family zones. However, I feel it is my responsibility to work to protect the overall interests of the residents of the City, many of whom are unaware of these changes that could seriously impact the City for generations to come.</p> <p>Proposals such as this work to destroy the family-oriented nature of our City. Beyond the damage done to Coral Gables, its impact extends to the greater environment by indirectly pushing the residential development line closer towards the Everglades. I am appalled a document such as this was issued by our City.</p> <p>Be aware that I feel this issue is of significant importance that I will personally begin a Pro Bono awareness campaign to make sure all residents are informed of the true nature of the changes being proposed and their potential impact on them, their property and Coral Gables as a city.</p>
7.	01 11 06 via email	Laura Russo	laura@russobaker.com	<p>Dear Ladies and Gentlemen: Our office represents Gables Estates Club. To the extent that the proposed single family legislation limits the ability of Gables Estates residents to re-build an existing house, eliminates existing rights or contradicts the site specific legislation in the current Zoning Code, please accept this letter as our objection. Sincerely, Russo & Baker, P.A. Laura L. Russo</p>
8.	01 08 06 via email	Daniel Fryer and Mamta Chaudhry-Fryer	danielfryer@hotmail.com	<p>Dear Mayor Slesnick, Vice Mayor Anderson, Commissioner Cabrera, Commissioner Kerdyk and Commissioner Withers: <u>The latest draft of the zoning code re-write for single family homes does the following:</u> <u>increases ground area coverage;</u> <u>increases floor area ratio (FAR);</u></p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

Date	Name & Address	Email Address	Verbatim Comments
			<p><u>increases height;</u> <u>potentially allows oversized new homes to become the standard for neighborhood compatibility.</u> <u>In addition, the latest draft for multi-family homes would allow zero-lotline townhouses to be built up to 40 feet high next to single-family homes.</u> <u>All of this runs contrary to the commission's stated intent and direction to preserve the character of our traditional neighborhoods. For more details, please see below.</u></p> <hr/> <p>The City's stated intent for the code re-write regarding single-family homes is to preserve the character of our traditional neighborhoods with their harmoniously proportioned houses and open green spaces. However, the latest draft has provisions that run counter to that intent.</p> <p>We met with City staff, including Planning Director Eric Riel, to confirm that the way we are reading the proposed draft is factually accurate. It is. Given that, here are a few of our major concerns:</p> <p>Neighborhood context The proposal: <i>"The mass and character of the proposed dwelling is consistent and compatible in terms of mass, height, scale and design with the existing dwellings in the Zoning Analysis District in which the dwelling is proposed to be located."</i></p> <p>Our concern: What if the Zoning Analysis District (which is houses on both sides of the street to the nearest cross streets, plus the immediately adjacent homes to the rear) already includes oversized new homes? If the proposed new house is deemed to be compatible with those homes--which have already changed the character of the street and neighborhood--then conceivably the oversized homes will hopscotch their way across the city. That is contrary to the intent of the single-family regulations.</p> <p>Ground area coverage The proposal: a) <i>"No more than thirty-five percent (35%) of the area of a lot shall be occupied by a principal building."</i> b) <i>". . . An additional ten percent (10%) of the total area of a lot may be occupied by accessory buildings or improvements."</i> c) <i>"Detached garages accessed by way of a driveway through a porte-cochere and the porte-cochere shall be permitted in excess of the coverage permitted in subsections a. and b. of this subsection, provided that total coverage of the garage and porte-cochere does not exceed seven hundred (700) square feet."</i></p> <p>Our concern:</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>This actually substantially <u>increases</u> ground area coverage. On a 5,000 sq. ft. lot, it means 35% + 10% + 14%. That is 59% coverage of the lot, an <u>increase</u> of 31 % over what is now allowed. Again, this is contrary to the intent.</p> <p>Floor area ratio The proposal: For SF1 (generally north of Sunset Road) "<i>Maximum residential floor area of .48 on lots up to 5,000 square feet, plus .35 for lots of 5,001 - 15,000 square feet, plus .1 for each square foot of lot area greater than 15,000 square feet.</i>"</p> <p>Our concern: This doesn't make sense. The problem is not large homes on large lots, but large homes on small lots. Yet, in SF1, the proposal <u>increases</u> the allowed FAR on lots between 10,001 and 15,000 sq feet from the currently permitted .30 to .35 (an increase of 17%). Yet on the larger lots of 15,000+ sq. ft., which can accommodate larger houses without adversely impacting their neighbors, the allowed square footage is <u>decreased</u> from the current .3 to .1. In SF2, the larger lots of 15,000 + sq. feet are allowed to build larger (.3) but even though the neighborhood character is so different, SF1 allows as much FAR on small and medium lots as SF2.</p> <p>Height The proposal: For SF1: "<i>Maximum height of twenty-seven (27) feet. If there is a flat roof, a parapet of at least one and one half (1½) feet, but not greater than four (4) feet is required. A parapet not exceeding four (4) feet above the maximum height may be permitted around a gabled roof.</i>"</p> <p>Our concern: This is completely misleading. The current regulations allow a maximum height of 34 feet up to the very top of the structure. Although it might seem that the proposed regulations are reducing the height to 27 feet, they are instead changing the definition of height. Instead of being measured to the top of the structure, height will be measured to the mid-point of the gable, with a four-foot parapet permitted beyond the gable. According to the new definition, in effect the height can be up to 35 feet. This is an increase, not a decrease. Similarly, it would seem that each time maximum height is mentioned in the proposed regulations, it understates the actual permitted height by 4-8 feet due to the new definition. This runs counter both to the intent of the re-write and to the transparency we expect from our City.</p> <p>Rear setback The proposal: "<i>Lots which do not abut a water body along the rear property line. Ten (10) feet.</i>"</p> <p>Our concern: Detached garages up to 12 feet high (which, under the proposed re-definition of height, could be higher by several feet) can be built within five feet of the property line. There is no size or width limitation, so they could take up much of the rear setback. These detached</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>garages can further encroach into the five-foot setback with up to four feet of eaves, steps and stoops, bringing them up to one foot from the property line. Is it really the intent to give relief to the neighbors with one hand and take it away with the other?</p> <p>Multi-family homes The proposal: <i>"The purpose of the MF-1 district is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods."</i></p> <p>Our concern: All parcels currently zoned for duplexes will be changed to MF1, which permits townhomes. There are duplexes at the intersection of LeJeune and a number of cross streets, all the way from Zamora to Bird Road. Currently, they fit in seamlessly with the single-family homes they abut in terms of height, scale and setbacks. Once they are zoned for MF1, townhomes can go up on those sites. Even if the density remains at nine dwelling units per acre, the impact will be significant on the neighboring single-family homes. The proposed minimum parcel of land per dwelling unit is 2,000 square feet. If the current size of the lot is 6,000 square feet with one duplex on it, conceivably it could be torn down and replaced with three zero lot-line townhomes, built right up to the property line at side and rear, and setback five feet from the front; with increased height, potentially over 40 feet under the new definition of height; with reduced green space (only 7.5% landscaping required) and increased cars. This adversely affects the character of the single-family neighborhood in general, with the houses adjacent to the townhomes bearing the brunt of the impact. How can this possibly be reconciled with the stated intent and purpose of ensuring "a transition to single-family neighborhoods which protects the integrity of those neighborhoods?"</p> <p>We went over these and other points with city staff, and believe that the latest draft still needs close and careful review and revision before final approval. As it stands, it does not accomplish your intent of protecting the traditional neighborhoods of the city.</p> <p>Sincerely, Daniel Fryer Mamta Chaudhry-Fryer cc: Planning and Zoning Board members</p>
9.	12 22 05 via email	Randy Hernandez 128 Aledo Ave. Coral Gables, Fl. 33134 Phone: 305-640-0465 ext. 17 (daytime) 305-567-1181 (after	randy@jademar.com	12 22 05 Dear Mayor Slesnick, Thank you so much for your reply and explanations. It's a good feeling when your opinions are considered by your elected leaders. Although my comments perhaps were taken as direct criticisms of you and your staff they were not intended to do so - I understand that many projects were approved and up and running before many of you were elected. It is out of general frustration and concern that I wrote to you. I have seen many hours of your

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
		5:00pm)		<p>commission meetings on TV and for the most part I have witnessed sensible consideration of the building process in Coral Gables. It's when I take a walk down the street and look around at the construction that is going on where my concerns derive. I'm aware that Coral Gables elementary and Carver are good schools but the fact remains there class size to teacher ratio is high and I wonder if developers are concerned at all about the quality of our children's education. The fear with parents is simple - in Miami it seems developers have omnipotent power - and citizens are not always privy to what accomodations if any are being made to ease the burden of overcrowding as it relates to schools. Although your demographics may show people who buy condos don't necessarily have children in my opinion that is like assuming we won't get hit by a hurricane. To some degree it needs to be assumed that some of these residents will impact the schools. I'm not against general development - the city needed some of the growth it has experienced - I'm just worried about over development and I wonder how you balance this while at the same time helping calm traffic concerns, general overcrowding, and the quality of our lives in our town. Thanks again for your reply. I'll keep watching your commission meetings. Have a great holiday! Best Regards, Randy Hernandez 128 Aledo Ave.</p> <p>12 21 05 Dear Mayor Slesnick & vice mayor Ms. Anderson, As you know the citizens of Coral Gables take pride in living in a city where its leaders are concerned with maintaining our quality of life. This is something that with great care and vision, Mr. Merrick established more than 100 years ago. It is with great sadness that I witness the destruction of these values by the overbuilding and uncontrolled sprawl that is currently underway all around our town. In particular I have seen the review board signs going up for the condos & business' that may or may not be built across the street on the east side of Ponce park. The condos that have already been built near miracle mile, near the new Merrick mall, on the north end of Ponce blvd, at 8st and 37th ave etc, have and will enormously increase the traffic in Coral Gables and have already diminished the "quaint quality" that Coral Gables once had. Despite being made to architectural standards that exemplify the city's style, practically speaking all of these large buildings only cause the diminishment of our lifestyle by cramming thousands of individuals into an already overcrowded downtown and surrounding area. To further exacerbate the situation, that I am aware of there have been no plans to make new schools in Coral Gables to accommodate the thousands of additional residents these condos will house. ** Does our city and county believe that the residents of these condos will be childless?? ** Are impact fees being contributed to the Dade County School system to build more schools within Coral</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>Gables or expand existing schools? I have a 3 year old son who I desire to attend Coral Gables elementary however this school as it stands today is already overcrowded. <u>The school situation is of particular concern to me.</u></p> <p>* My house in the Gables is currently under construction ... the city attorney required that I sign a restrictive covenant promising that I would not use my property to conduct business or rent out to multiple families or otherwise use in a way that would diminish the quality of life we are accustomed to in our fine city, yet in many ways the city has broken its promise to its citizens by doing the very same thing. Doesn't the city have a moral covenant with it's citizen's to not allow uncontrolled sprawl and at <u>minimum to build new schools and infrastructure when needed?</u> Once again it seems to me that they mighty dollar has overshadowed our basic values. It is imperative that as city officials you negotiate on behalf of the citizens you serve so as to move our city forward in a fashion that is fair and even handed. Coral Gables <u>was</u> a model city for the rest of the U.S - now it is overcrowded and in need of more schools and less sprawl. I'm sure that you have driven to or through the Doral area or Hialeah or Miami Lakes or Kendall - all of these towns are examples of <u>failed community planning.</u> If it were up to supporters of the UDB line changes - the residents of Miami would be living with alligators within homes that are no more than 5ft away from each other. Coral Gables was the only city that stood apart from Miami's urban sprawl disaster. I'm sure you agree with much of what I am saying so please advise how I can influence these causes.</p> <p>Thank you & Regards, Randy Hernandez 128 Aledo Ave. Coral Gables, Fl. 33134 Phone:305-640-0465 ext. 17 (daytime) 305-567-1181 (after 5:00pm)</p>
10.	12 07 05 via email	Maria C. Longo 100 Andalusia Avenue Apt. 211 Coral Gables, FL	maricrislongo@aol.com	<p>Dear Major and Commissioners,</p> <p>I am very excited about the rewriting zoning efforts and want to share with you some of my concerns about the proposed code.</p> <p>Comments about Article 4, Division 1 Proposed MF1 zoning or Section 4-103 Multi-family -1 district (MF1) and proposed zoning or Section 4.104 Multi-family 2 district (MF2)</p> <p>Setbacks</p> <p>I have a concern about the proposed front setback of zero (0) feet for town houses in</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>MF1, and the proposed front setback of 10 (build to line) in the MF2. Are you proposing a zero (0) front setback build to line for the ground level in MF1? Not clear. Is the build to line setback of 10 feet setback on MF2 allows for porticos, stoops, or porches on the front façade?</p> <p>The proposed front setbacks in MF1 and Mf2 will develop a street façade that is not going to be pedestrian friendly. In MF1 zero (0) setback will develop town houses that encroach into the sidewalk. In MF2 the build to line of 10 feet setback does not promote designs that create strolling streets.</p> <p>The Town House code should include exceptions to build porticos, porches and stoops in order to create street experiences that entice people to walk. It is critical to include certain exceptions in the code to develop the atmosphere for a scrolling neighborhood. The language for the exception of the porticos and porches can be described as certain percent of the façade that may encroach into the setback.</p> <p>In my recent trip to New York I visited the Town Houses in Brooklyn Heights. Please see the pictures below. The town house facades in this neighborhood have the following characteristics: Uniformity in the typology of the buildings and facade. All Town Houses have the main entrance of the building facing the street; they all have a stoop in the front façade; there is certain proportion between the width of the street, the width of the sidewalks, parkways and setbacks. The streets are lined with trees.</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

Date	Name & Address	Email Address	Verbatim Comments
			

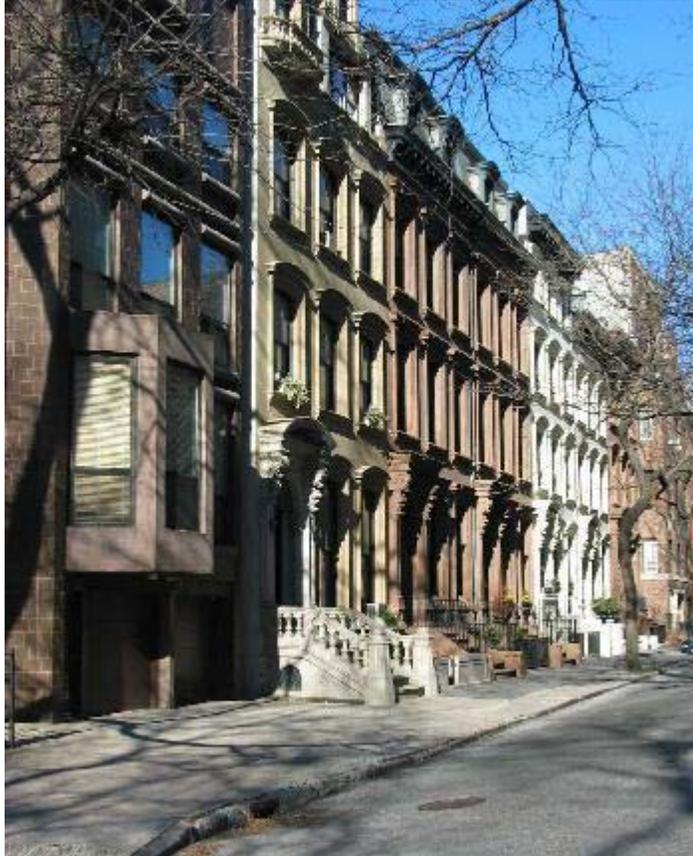
Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

Date	Name & Address	Email Address	Verbatim Comments
			

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

Date	Name & Address	Email Address	Verbatim Comments
			 <p data-bbox="940 1149 2032 1393">If the city's intention is to create a walking city, reduce traffic and increase the quality of lifestyle, a more comprehensive urban study needs to be implemented. I am very concerned about the quality of our present Town House zoning code that allows buildings like Valencia Carriages Home on Valencia Avenue be developed as Town Houses. I am also concerned about the result of the proposed Town House code on Segovia Street. I am encouraging you to implement more thorough urban studies and show the residents of Coral Gables with architectural renderings what the outcome will look like. All these efforts will ensure the enhancement of our city.</p> <p data-bbox="940 1425 1060 1453">Sincerely,</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>Maria C. Longo 100 Andalusia Avenue Apt 211 Coral Gables, FL</p>
11.	11 04 05	<p>Gladys Margarita Diaz 801 Madrid Street Suite 203 Coral Gables, FL 33134</p>	gladmag@urbaniza.us	<p>Dear Zoning Consultants: I am writing to indicate a zoning map inconsistency, which could potentially be part of the list of parcels to be revised. The property in question is Folio # 03 – 4117 – 005 – 9390, address 3200 Coconut Grove Drive. It is at the intersection of Douglas Road and Coconut Grove Drive and San Sebastian Ave, south of the Coral Gables Hospital. The owner has asked for my recommendation, as the zoning is inconsistent with the environment of the property.</p> <p>FACTS:</p> <ul style="list-style-type: none"> • Immediately to the north is Coral Gables Hospital, which is designated SPECIAL USE. • Immediately adjacent to the south of this residence is the City of Miami, and a recently constructed mid-rise multifamily building is built there. • North of Coral Gables Hospital is Commercial Limited (CL). • On the east side of Douglas is the City of Miami, with commercial zoning. • The property is isolated from the single family district to the west by a street barrier on San Sebastian Avenue. <p>SITUATION: Although the CLUC for this parcel indicates 0001 Single Family and the proposed zoning in your map is Single Family, it is separated and situated in such a manner as to indicate a non-residential use.</p> <p>SOLUTION: Designate the parcel either Special Use or Commercial Limited.</p> <p>The parcel is large enough to accommodate parking for limited commercial uses.</p> <p>Please contact me to review this further.</p> <p>Thank you in advance for your time and attention.</p> <p>Gladys Margarita Diaz</p>
12.	11 04 05	<p>Gladys Margarita Diaz 801 Madrid Street Suite 203</p>	gladmag@urbaniza.us	<p>Hello Zoning Consultants – As I discussed with Charles at the zoning workshop held at the Biltmore, I am providing some ideas.</p> <p>I am writing as a professional urban planner to suggest an improvement to the proposed</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
		Coral Gables, FL 33134		<p>zoning designation for the area on South Ponce de Leon Boulevard between the Ponce Circle and Bird Road.</p> <p>Here is the data: OBSERVATIONS:</p> <ul style="list-style-type: none"> • South of Santander Avenue to Camilo Avenue, the proposed zoning designation is now COMMERCIAL LIMITED DISTRICT (CL). • From Camilo Ave south to Velarde Ave. the proposed zoning designation is now MULTIFAMILY – DISTRICT 1 (MF-1). • The Corner of Velarde and Bird Rd. is proposed COMMERCIAL (C). • Since this MF1 South Ponce district is bracketed by the zoning COMMERCIAL LIMITED to the north and COMMERCIAL to the south, it could become a transition area between the gallery district just south of the circle and Bird Road high intensity commercial activity.. <p>RECOMMENDATION: Modify this MF1 section to a version of MIXED USE.</p> <p>ALLEYS: This section of the city has alleys behind all properties. This mitigates residential district objections to higher density uses.</p> <p>TOWNHOUSE – SEWER LIMITATION: The proposed MF-1 zoning reduces the setbacks to encourage townhouse developments. Unfortunately, these properties are all on septic tanks, and require the green area for drain field purposes, thus eliminating the possibility of developing townhouses.</p> <p>SOLUTIONS:</p> <ul style="list-style-type: none"> • There is a force main along Ponce de Leon Boulevard, and a property owner would be able to connect to this, but a lift station would have to be provided at each property, which is an expensive item only justified by higher density construction. • The changeover from MF1 to MIXED USE would increase density, enabling townhouse development to occur, and justifying the cost of changing over from septic tanks to sewer connection. <p>Let me know if you want to discuss this further. Best, Gladys Margarita Diaz</p>
13.	10 31 05	Steve Bosson	sbosson@bellsouth.net	<p>Dear Sirs, As a Coral Gables resident, I lend my full support to your September 14 meeting proposal to allow Coral Gables residents to overnight park their personal pickup truck in their driveway as long as the truck bed is either empty or covered with a firm cover. This seems</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>to me to be a fair and reasonable proposal since many residents enjoy the practical benefits of owning a pickup truck as their personal vehicle and are either unable to or prefer not to park their vehicle inside of a garage. Many pickup trucks are very attractive vehicles and owners who choose to use them as their personal vehicle should not be discriminated against.</p> <p>Steve Bosson</p>
14.	10 28 05	Elaine Codias, Ph.D. 1604 Casilla Street Coral Gables, FL 33134 (305) 798-0585	jceceloh@bellsouth.net	<p>As a resident of Coral Gables I have followed the proposed rewrite of the Zoning Code with great interest. I realize this is a difficult and complex task and thank all involved for their patience and hard work.</p> <p>Following the public meeting of 08/10/05 I have two general comments:</p> <p>1) Several people at the meeting commented that "why fix something that isn't broken." In other words, they think that as the current zoning code has made Coral Gables what it is today, why change it. My response would be that they don't realize the very recent radical changes taking place in the type and source of the residential buildings being constructed. Every one of the houses I find too big for its lot and inappropriate to the neighborhood is being built by speculators, not homeowners. The fact that these builders will not live in the homes they are building leaves them free from the ordinary constraints which would govern residents. For that reason it is important for the City to step in and put in place constraints which, if they won't drive these speculators completely out of our neighborhoods, will at least force them to build in a manner not destructive to the existing homes.</p> <p>2) Several times at the meeting it was suggested that more objective criteria are needed. For example, the judgment of whether a planned building is appropriate to a particular area should not be the subjective opinion of one person. I would agree with the need for objective criteria, and in the above example would suggest the following approach: In the Coral Gables Cottage Regulations there is a list of 20 "specific features." Whether or not a building qualifies as a cottage is judged by a general statement, and then whether it has at least 12 of the specific features. Something similar could be done to decide whether a proposed building fits the neighborhood. The "specific features" used to judge the appropriateness of a building for a given area might include such things as square footage of the homes, number of garages, one-story vs, two-story, etc. If the new building didn't have some minimum number of features, it would not be approved.</p> <p>As it might be an administrative burden to analyze a neighborhood in this way, the idea of "neighborhood appeals process" suggested at the meeting by Joyce Newman and Al Acosta might enter in. For any "tear-down" or large "addition" I would like to see everyone within a</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>couple of blocks notified by mail, in addition to the posting of the property which already takes place. If, after attending the public hearing, neighbors thought a building was inappropriate, they could request a "neighborhood analysis" as described above as part of their appeals process.</p> <p>In addition, with respect to the proposed changes in the Zoning Code I have the following more specific comments as regards the SF 1 district:</p> <ul style="list-style-type: none"> • I fully support a reduction in the allowed height of residences from 34 ft. to 27 ft. I would also strongly support a further height reduction if that were to be adopted. • I strongly support the notion that a proposed building greater than 12 ft. in height should not be allowed to put its neighbor in its shadow. • I strongly support the proposed increase in the required rear setback in SF 1 • I would suggest that a minimum side setback of 5 ft. is too close to the property line except in exceptional circumstances. • As regards lot coverage: It is my understanding that a major reason for requiring a certain amount of unpaved land on a property is to allow proper drainage to avoid flooding and to allow recharge of our aquifers, upon which we ultimately depend for drinking water. If that is the case, then it is a mistake to reduce the required unpaved land, even as an incentive for people to build a desired feature, such as a port-cochere. <p>Finally, it would seem that all of the problems we are having with the so-called over-sized homes arise from one underlying feature: the buildings are too large for the lots upon which they are built. A very large house requires a large lot. In that way the building will be more likely to fit with the existing homes; it will be less likely to take air and sunlight from its neighbors; and it will not become an eyesore on a block of existing smaller homes. The City already restricts what can be built in many ways. Thus I see no reason for the City to hesitate to put in place further guidelines for home building which allow appropriate re-development while still protecting the rights of current homeowners.</p> <p>Regards, Elaine Codias, Ph.D. 1604 Casilla St. Coral Gables, FL 33134 305-798-0585</p>
15.	09 27 05	Daniel Fryer	danielfryer@hotmail.com	<p>Dear David, Liz and Dennis:</p> <p>Thanks for meeting with me yesterday to discuss the serious problems residents have with the zoning code re-write. In addition to the detailed points we went over in our letter of</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>August 17th, here are some further things to consider:</p> <p>The economic impact on the City: If the code allows substantial areas to be built but not counted (indoor courtyards, detached garages, garage/porte-cochere combinations), does that mean that this uncounted square footage does not show up in the tax rolls and the properties are assessed lower than they would be if those spaces were counted? Doesn't this result in a loss of tax revenue to the City?</p> <p>Non-compliance: We agree it would be unfair if people were not able to rebuild their homes as they are. To us, it seems like a simple fix: put in language that allows existing homes, with original plans, to be rebuilt exactly as they were (except, of course, brought up to the Florida Building Code).</p> <p>The Process: In order to withstand judicial review, the Board of Architects needs to have objective criteria and guidelines, and the authority to require plans to meet those criteria. Contextual neighborhood design is an essential criterion.</p> <p>I am encouraged by your saying you are committed to making sure the re-write proceeds in an intelligent, effective and meaningful way in order to protect the residential neighborhoods that are one of this community's most valuable assets.</p> <p>Daniel</p>
16.	09 26 05	Richard Namon	rn@miamimiami.com	<p>I hope our Mayor and Commissioners will again delay the ratification of the Code Rewrite. That would allow the city to notify residents of specific changes that affect their property. The Code Rewrite meetings have been developer oriented. Most residents do not know how code changes will affect theirs and their neighbors' properties.</p> <p>When anyone wants exceptions in use or building size, they must have a public hearing. All nearby residents are notified by mail for comments. Coral Gables officials' suggested Code changes should follow the same rules. Every Coral Gables resident deserves to be notified of Code changes that impact their property. To do less would be unfair.</p> <p>Officials have said the Code Rewrite is mainly a routine update of the old code. Most residents have trusted those statements, and have not attended the many Code Rewrite public meetings. Also, the documents available to the public are overly large. It is nearly impossible to know what is new or affects an individual's property. The fact is: every zoning classification/use is being changed! In addition, a new master plan is being made.</p> <p>Homeowners will be surprised when the replacement for the duplex across the street is 20</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>feet closer to the sidewalk. Or when one large townhouse replaces two or more duplexes. That's allowed by the new code without any hearing.</p> <p>The Code Rewrite will allow more people to live in our city. There are no new park or public space provisions in the new Master Plan. We are left with the same overcrowded road system. Coral Gables green space is shrinking, and concrete is growing. That is the Code Rewrite, and it is here. Everyone affected should know it, and have their say before the new code is approved.</p> <p>Richard Namon Coral Gables</p>
17.	08 21 05	Zully Pardo	pardovi@aol.com	<p>Dear Sirs,</p> <p>Upon receipt of your correspondence, dated July 14th, 2005, indicating a comprehensive rewrite of zoning laws affecting the above referenced property, I spoke with Mr. Cannone who informed me that all properties zoned R7-R6-R67 would now be zoned SF1, meaning no minimum square footage requirement.</p> <p>Not having been able to attend any planning meeting thus far, I am very concerned that this will open a Pandora's box with respect to the type of structures allowed in our neighborhood, ie duplexes, apt buildings etc. Please note that as a single family home owner I wish it to stay as such. If anything other than single family homes are allowed, it would destroy the composition of the single family home idea; multiple unit structures would increase dwellers to include traffic and cars. In essence our neighborhood as we know would be a thing of the past. As a home owner in Coral Gables for the past approximately 25 years I am totally against any designation which would alter the integrity of my neighborhood as it stands today. Single family homes and the strict codes of Coral Gables have made our neighborhood a wonderful enclave of beauty. It is my hope that the new zoning changes will not alter the latter.</p> <p>Please respond at your earliest convenience.</p> <p>Sincerely, Zully Pardo 305-803-1506</p>
18.	08 20 05	Julio Turner	wally6@bellsouth.net	<p>Dear Commissioners,</p> <p>We had been looking at homes in the Gables for a few months. We saw a home in the 700 block of Madeira; next to it was two huge homes two floors each, however; we decided to look at this house. The house itself, was nice and it accommodated our needs. We went to the back yard; it was incredible you had two monsters looking over the backyard.</p>

Zoning Code Rewrite (Part 4)

Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

	Date	Name & Address	Email Address	Verbatim Comments
				<p>To make matters worse the house in the back was the same. It is a shame that in a small lot (50000 to 12000 sq.ft) houses like these are allowed. Needless to say we did not purchase this home;we went with a smaller house on Madeira that was proportion appropriately and no homes next to it were Mc.Mansions. Being a new resident of Coral Gables I thought this might interest all of you.</p> <p>Regards, Julio Turner</p>
19.	08 19 05	Elaine Codias, PH.D 1604 Casilla Street Coral Gables, FL 33134		<p>Mr. Riel:</p> <p>Thank you for your response to the concern I expressed to Vice-Mayor Anderson below.</p> <p>Nothing was presented at the August 10th meeting with respect to Article 15 of the Zoning Code. We feel strongly- based on what's happened in our neighborhood- that Article 15, section 15-5 should be studied and rewritten.</p> <p>The current language of section 15-5 says that a house may not be "duplicated" within Coral Gables. However, the fact that 2 houses- or 4 houses in our case-may not be identical leaves room for developers to sweep into a neighborhood and replace all the housing stock- as it becomes available- with houses which vary only slightly. And what you are left with is a housing development as might be seen in Miramar or other sections of the city.</p> <p>I have attached photographs of the 4 similar houses, as you requested. I also have a suggestion for how to strengthen section 15-5 which I would be glad to explain. Please feel free to contact me at any time.</p> <p>Of the attachments: <u>(PICTURES IN FILE WITH PLANNING DEPARTMENT)</u> R1-034-15A is 717 Madeira R1-038-17A is 713 Madeira R1-040-18A is 705 Madeira R1-046-21A is 704 Zamora</p> <p>Thank you again for your attention to this matter.</p> <p>Best regards, Elaine Codias, Ph.D 1604 Casilla St. Coral Gables, FL 33134 305-443-1171 305-798-0585</p>

Zoning Code Rewrite (Part 4)
Public Comments - Verbatim (Updated 08 19 05 thru 05 26 06)

(Note: Most recent comments/letters received are at the beginning of chart.)