

January 20, 2006
City of Coral Gables - Planning Department
Comments Received from Property Owners
North Ponce de Leon Area - Master Plan

| | Date Received | Name and Address | Email | Comments (Verbatim) |
|----|----------------------|--|------------------------|--|
| 1. | 01 19 06 | Jorge L. Fors 1813 Country Club Prado Coral Gables, FL 33134 | jlforspa@bellsouth.net | <p>My name is Jorge L. Fors. I live at 1813 Country Club Prado, Coral Gables. I am an attorney and work at a small office building that I own at 1106-1108 Ponce de Leon Blvd., Coral Gables. I am submitting these comments for consideration by the Board.</p> <p>I attended the January 18, 2006, Planning and Zoning Board meeting where the North Ponce Neighborhood Report was presented. I congratulate the Board and the author of the report for a fine presentation. Unfortunately, I had to leave early at 7:30 p.m. before I had an opportunity to comment.</p> <p>My comment pertains to on street parking in the North Ponce Mixed Use District. There was discussion at the meeting by members of the Board, and the public, to the effect that the on street parking situation on the side streets between Ponce de Leon and Salzedo was unbearable; that a study was not necessary to confirm the situation; and, that the parking on those streets should be exclusively for the use of residents. Consequently, I would point out the following:</p> <ol style="list-style-type: none"> 1. In Phoenitia and Antilla, the streets closest to my office, I have observed that there is ample on street parking during regular business hours. This indicates that not all areas within the NPMU District have similar parking problems. Accordingly, it would be a mistake to assume that the parking situation is uniform throughout the entire District or that a study of a particular situation would be unwarranted. 2. Comments by Mr. Fein that the parking on the side streets should be exclusively for the use of residents were particularly disturbing. Commercial owners pay their fair share of real property taxes and a significant proportion of those commercial owners (or their principals) are Coral Gables voters. Portions of those side streets front commercial property. There is no rational basis for preventing the employees and clients of businesses from using available on street parking on the side streets. 3. The City of Coral Gables already has a residential parking permit plan in place which needs to be taken into account. I see no reason why (in appropriate circumstances) both residential and commercial interests can't be accommodated - mainly by limiting parking restrictions to certain hours and days of the week. <p>Thank you for your consideration.</p> |
| 2. | 08 22 05 | Zully Pardo | pardovi@aol.com | Dear Sirs, |

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| | | | | <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 25years 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. Sincerely, Zully Pardo 305-803-1506</p> |
| 3. | 06 09 05 | Joseph A. Fadel | | <p>Eric, For the record, here is a copy of my comments last evening. I found it necessary to reiterate my concerns regarding public input since residents of this area have historically failed to have the opportunity to comment on important public matters, particularly a Master Plan that will have a direct impact in their lives. Regards, Joe</p> <p>Eric Riel, Planning Dept Director, and Members of the Planning and Zoning Board</p> |
| 4. | 05 09 05 via email | Rafael Latour 231 Majorca Avenue Coral Gables, FL | Rafael.Latour@elizabet Harden.com | <p>Unfortunately I will be unable to attend the meeting on the 10th of May to discuss the future of North Ponce. I currently live at 231 Majorca Avenue (Villas de Majorca) and since I can't attend to the meeting on the 10th I wanted to take this opportunity to communicate my</p> |

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| | | | | <p>concerns.</p> <ul style="list-style-type: none"> * As you will see from the word file attached I have taken only two photos of buildings that are violating the code. Building one is located on the Majorca and Salzedo, building two is on Madeira between Salzedo and Ponce. As you can see the first building has the cable dishes on the front ledge, a true eye sore! The second building they are repairing but its been this way for a while and I do not see the building permit up. * There are numerous buildings in the area that need painting, no exposed cable dishes, walls repaired etc etc. Even though I do believe that the city has cracked down on these violators in the past year, we still do have a long way to go. * Another concern is that people drive very fast on salzedo and when you are approaching the stop sign on the corner of (for example) salzedo and majorca its hard to see the cars on salzedo due to the cars parked on the street. I believe that the round circular planted areas should be installed to reduce speeding traffic. * Another concern is Ponce itself, its not conducive to pedestrian traffic, it down right ugly and an eye sore. A median should be installed with tree's as you have on miracle mile, thus making it more friendly and inviting. <p>I am glad that you are holding these meeting, as I think that north gables gets neglected vs. south gables.</p> <p>Thanks, Rafael Latour Resident of Coral Gables</p> <div style="display: flex; justify-content: space-around;">   </div> |
| 5. | 05 04 05 via email | Adrienne Rondon 1217 Medina Ave. Coral Gables, FL 33134 | arondon@rsmas.mia mi.edu | <p>Dear City Planning Department, Thank you for providing an opportunity for residents to submit input regarding planning that affects our community. There is only one request I have which seems to be the common complaint around town: PLEASE, NO MORE RESIDENTIAL BUILDINGS! It seems Coral Gables and neighboring cities have been allowing a ridiculous amount of multi-family residential construction without</p> |

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| | | | | expanding or adding additional roadways for all of us to get around. Thanks, Adrienne 1217 Medina Ave. Coral Gables, FL 33134 |