

FB

## Urquia, Billy

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**From:** Raul Mas <raul.mas@outlook.com>  
**Sent:** Tuesday, July 13, 2021 2:46 PM  
**To:** Lago, Vincente; Mena, Michael; Anderson, Rhonda; Jorge L. Fors, Jr.; Menendez, Kirk; Iglesias, Peter; Ramos, Miriam; Urquia, Billy; thebeachcruzy@aol.com  
**Subject:** Re: Public Records Request

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The bar for a new building being considered "Mediterranean" is so low as to be almost meaningless.

As more of these high rises are completed, it is becoming apparent (sadly) that Coral Gables is already well on its way to becoming Brickell 2.0. The two terms of the Valdes-Fauli administration will forever be remembered for its apathy to citizen concerns and its embrace of commercial real estate developers.

Maybe we need a referendum in the next election that calls for a moratorium on all new commercial construction in Coral Gables. It seems that nothing is changing.....so maybe a different approach is needed to achieve the desired result. The single-family, residential character of this City is losing ground and, IMHO, the quality of life in our neighborhoods has already been negatively affected. Every day there is more spillover traffic, more noise from the major roads and parking that is scarce and incredibly expensive....assuming you can even find it. It used to be that a quarter would buy you enough time on the parking meter to dash into the dry cleaner or the post office. Not anymore. Now it is all done via "Pay by Phone" and the minimum charge for 30 minutes is almost \$2. As a result, I think twice before going into our downtown area. My wife and I have begun doing our weekend shopping outside of the City and increasingly we're going to quieter neighborhoods for lunch or dinner. Alaine's Osteria in Palmetto Bay is as good as any restaurant in our City....and the parking is free.

I would love nothing more than for this Commission to prove me wrong on all of this.....but I'm not holding my breath.

Plus ça change, plus c'est la même chose.

V/r,

Raul Mas

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**From:** thebeachcruzy@aol.com <thebeachcruzy@aol.com>  
**Sent:** Tuesday, July 13, 2021 11:52 AM  
**To:** vlago@coralgables.com <vlago@coralgables.com>; mmena@coralgables.com <mmena@coralgables.com>; randerson@coralgables.com <randerson@coralgables.com>; jfors@coralgables.com <jfors@coralgables.com>; kmenendez@coralgables.com <kmenendez@coralgables.com>; piglesias@coralgables.com <piglesias@coralgables.com>; mramos@coralgables.com <mramos@coralgables.com>; burquia@coralgables.com <burquia@coralgables.com>  
**Subject:** Fwd: Public Records Request

I think all of you may be interested in this report. As you can see, every one of the 50 projects that went to the BOA got MED BONUS which affects the height and the density of the projects.

I firmly believe that this practice needs to stop before it makes our city beautiful a new New York City. I know that we may be too late for those that have been permitted already, but not soon enough for the others including any on the pipeline. Please vote to pause development until this important issue has been addressed and hopefully eliminated.

Vote for the proposed ZONING IN PROGRESS.

Thanks!

Maria

-----Original Message-----

From: Trias, Ramon <rtrias@coralgables.com>

To: thebeachcruzy@aol.com <thebeachcruzy@aol.com>

Sent: Wed, Jul 7, 2021 2:49 pm

Subject: FW: Public Records Request

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**From:** Trias, Ramon

**Sent:** Wednesday, July 7, 2021 1:18 PM

**To:** thebeachcruzy@aol.com; publicrecords <publicrecords@coralgables.com>; Garcia, Cynthia <cgarcia2@coralgables.com>; Urquia, Billy <burquia@coralgables.com>

**Subject:** RE: Public Records Request

As requested.

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**From:** [thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com) <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>

**Sent:** Wednesday, July 7, 2021 1:16 PM

**To:** publicrecords <[publicrecords@coralgables.com](mailto:publicrecords@coralgables.com)>; Garcia, Cynthia <[cgarcia2@coralgables.com](mailto:cgarcia2@coralgables.com)>; Urquia, Billy <[burquia@coralgables.com](mailto:burquia@coralgables.com)>; Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>

**Subject:** Public Records Request

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Please provide me the information about all projects that have received final Board of Architect approvals and those who have applied and received permits to proceed.

Thank you!

Maria

**García, Cynthia**

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**From:** Jose Rohaidy <jrohaidy@me.com>  
**Sent:** Tuesday, July 13, 2021 1:37 PM  
**To:** City Clerk  
**Cc:** Leonela Rohaidy; jrrohaidy@aol.com  
**Subject:** City Commission Meeting - 7/13/2021  
**Attachments:** Development Moratorium.pdf

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Clerk Urquia,

I hope this email finds you well. Attached herein please find a letter written by my mother, Leonela Rohaidy of 30 Sevilla Avenue, addressed to Mayor Lago and the City Commission. She asks that you please read this letter as part of the record at this afternoon's City Commission Meeting.

Thank you,

Jose Rohaidy

July 13th, 2021

Vicente Lago, Mayor  
Michael Mena, Vice-Mayor  
Jorge Fors Jr., Commissioner  
Kirk Menendez, Commissioner  
Rhonda Anderson, Commissioner

**Re: Mediterranean Bonus Moratorium**

Dear Mayor Lago and City Commissioners:

I write this letter to you today in support of Commissioner Rhonda Anderson's resolution to place a temporary moratorium on development applications that count on the Mediterranean Bonus to build taller buildings. As we have seen over the last several years, such Bonus has been used as a loophole by developers and cozy government officials, alike, to turn the City Beautiful from a small city with a low skyline, into a small city inundated with a mish-mash of tall buildings that do not complement the City's original feel, as envisioned by our founder, George Merrick.

Why is a temporary moratorium necessary under the circumstances? Simple. Because the City needs to effectuate a true plan that is in line with the residents' desires, to best determine what the City will look like going forward, as well as to hold developers accountable, before allowing them to build within our confines. A temporary moratorium is the only practicable way in which both tenets can be properly achieved. As it stands, far too many loopholes exist for developers to wreak havoc on our City, as well as the quality of life for its residents, including but not limited to the following: the Zoning Code; Land-Use Designation map; Comprehensive Plan; the Mediterranean Bonus at issue herein; Planned Area of Development; Floor Area Ratio; as well as "overlays" which are frequently manipulated by developers to have their proverbial cake and eat it, too.

Where have these transgressions led to? Essentially, a hodgepodge of architectural aberrations, as well as building-height and population-density issues that are far from harmonious with the neighborhoods they occupy. Today, we are a City that is at a crossroads, given that we are essentially "confused" about what our true historical heritage is, as well as how to honor and commit to it.

We have a troika of new leaders at the helm in this City. It is my hope that we continue to distance ourselves from the last administration and its wrongdoings, specifically putting the interests of developers ahead of those of the residents. Let's get back to doing what is right, and

serving the same people who put the Mayor and City Commissioners in office: the residents. Placing a temporary moratorium on development applications that count on the Mediterranean Bonus to build taller buildings, is a good start.

Regards,

Leonela Rohaidy  
30 Sevilla Avenue  
Coral Gables, Florida 33134

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**From:** Davis, Yolande  
**Sent:** Friday, July 9, 2021 12:53 PM  
**To:** Ramos, Miriam; Urquia, Billy  
**Subject:** RE: Support for Resolution Item F-8

Good Afternoon Miriam:

Happy Friday!

Will do, and thank you.

Best,

Yoli

Sent from Mail for Windows 10

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**From:** Ramos, Miriam  
**Sent:** Friday, July 9, 2021 12:51 PM  
**To:** Urquia, Billy; Davis, Yolande  
**Subject:** Fwd: Support for Resolution Item F-8

Yoli & Billy, please include in the public record for this item.

Thanks,

Miriam Soler Ramos, Esq., B.C.S  
City Attorney  
City of Coral Gables

Begin forwarded message:

**From:** "Lago, Vincente" <VLago@coralgables.com>  
**Date:** July 9, 2021 at 12:40:42 PM EDT  
**To:** Wendy Cook <wcooklaw@outlook.com>, "Granell, Chelsea" <cgranell@coralgables.com>, "Santamaria, Eduardo" <esantamaria@coralgables.com>, "Iglesias, Peter" <piglesias@coralgables.com>, "Cejas, Devin" <dcejas@coralgables.com>, "Ramos, Miriam" <mramos@coralgables.com>, "Trias, Ramon" <rtrias@coralgables.com>  
**Subject:** Re: Support for Resolution Item F-8

Mrs. Cook,

Thank you for your email and guidance. We will take your statement into consideration as we revamp how the Mediterranean bonus is applied. I agree that currently the process is flawed and that a new standard must be proposed.

Best regards,

Vince Lago

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**From:** Wendy Cook <[wcooklaw@outlook.com](mailto:wcooklaw@outlook.com)>

**Sent:** Friday, July 9, 2021 12:09:19 PM

**To:** Lago, Vincente <[vlago@coralgables.com](mailto:vlago@coralgables.com)>; Mena, Michael <[mmena@coralgables.com](mailto:mmena@coralgables.com)>; Anderson, Rhonda <[randerson@coralgables.com](mailto:randerson@coralgables.com)>; Jorge L. Fors, Jr. <[jfors@coralgables.com](mailto:jfors@coralgables.com)>; Menendez, Kirk <[kmenendez@coralgables.com](mailto:kmenendez@coralgables.com)>

**Subject:** Support for Resolution Item F-8

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mayor Lago and Commissioners,

I am submitting this email in support of Resolution Item F-8. The City needs to reassess the Zoning Code text amendments to address the incentives and/or bonuses provided in Section 5-200 of the Zoning Code "Mediterranean Standards," for new commercial, mixed-use, and multi-family projects. Builders should come to Coral Gables with magnificent plans. Developers should not be given bonuses for beautiful architectural design. Rather beautiful architectural design should be the norm. Green spaces (visible to the public) should be the norm. Setbacks should be the norm. Building height restrictions should be the norm. Traffic calming should be the norm. Sufficient parking should be the norm. Electric car stations should be the norm. Sustainability should be the norm. Contributions to art in public spaces should be the norm. A massive square building with a small cupola on the top and a few arched windows should not be acceptable. This "bonus" structure has gone askew and needs to be reassessed before it is too late for our beautiful city.

Please support F-8. Thank you for your time and consideration.

*Wendy*

Wendy Cook

424 Almeria Avenue

Coral Gables FL 33134