

Ms. Cristina M. Suarez  
Coral Gables Deputy City Attorney  
405 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables Florida 33134

Subject: Amendment to the Declaration of Restrictions to the property legally described as Lots 15-16, Block 29, Granada Section, Coral Gables according to the plat thereof, as recorded in Plat Book 8 at Page 113 of the Public Records of Miami-Dade County, Florida

Dear Ms. Suarez,

I would be remiss if I didn't express my gratitude towards you for taking the time with me to go over the upcoming hearing on the above-mentioned property.

To recap our conversation, we oppose the agenda item as presented in the Amendment to the Declaration of Restrictions for the above-mentioned property.

At the same time, here are some of pointers that we discussed that would allow for the Petitioner to use the land as needed while benefiting the adjacent neighbors.

1.     Opposed:    Allowing entrance to the parking lot at 6:00 am  
  
          Rationale:   The continuous noise produced by the cars entering and leaving the parking lot creates an unacceptable amount of noise and is in violation of the Nuisance Ordinance time frame as the amendment requests.  
  
          Acceptable: That the access to the parking lot be allowed from 7:00 am to 9:00 pm. 7:00 is in compliance with the Nuisance Ordinance.
  
2.     Opposed:    Allowing of parking of vans and pick-up trucks used by patient's employees, and managing personnel of the professional offices and medical clinic.  
  
          Rationale:   The medial clinic uses, parks, and washes vans, pick-up trucks that are for commercial use.  
  
          Acceptable: Allowing of parking of vans and pick-up trucks used by patient's employees, and managing personnel of the professional offices and medical clinic as long as they are not commercial vehicles used by the medical clinic or any of its vendors
  
3.     Opposed:    The existing hedge on the property will also be allowed to grow seven (7) in height. An additional hedge is also proposed for the east side of the property.

Rationale: The proposed hedge being seven (7) feet does not cover the height of the vehicles parked specially the "trucks".  
"Vans, pick up trucks etc.

Acceptable: The proposed hedge to be eight (8) feet tall and an adequate irrigation system with a fertilizer component for the proper maintenance of the hedge. Both items were discussed with the property owner and he was agreeable to 8 feet of hedge and the irrigation system.

4. Opposed: The continuance of the usage a "chain link" to secure the parking lot as per the existing Declaration of Restrictions

Rationale: In 1973 when the Declaration of Restrictions was implemented, a chain link sufficed for the protection and restriction of entrance to the parking area; not so in 2019.

Acceptable: A metal gate with a timer, which allows for security and monitoring of the parking lot hours of operation.

NOTE: The parking lot is situated in a residential single-family zoned lot, with a special usage as a parking lot with restrictions.

In summary, in order to preserve the image of our "City Beautiful" standards, are requesting the following:

1. A hedge of at least 8 feet tall surrounding the three (3) sides of the property, (West, San Miguel and the East side)
2. An irrigation system with a fertilizer component for adequate maintenance and growth of the hedge
3. Restricting the entrance to the parking lot to not earlier than 7:00 am thus complying with the Nuisance Ordinance and easing the neighbors of the annoyance
4. A metal gate to secure and enforce the usage of the parking lot area.

Please see photos enclosed for just a few examples of what the affected neighbors see on a daily basis.

Respectfully,

  
Raul E. Orta, Resident  
1224 San Miguel Ave  
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305-772-4932







