

Sheppard, Terri

From: Ortiz, William
Sent: Friday, October 26, 2018 2:47 PM
To: 'Lucila Peña'; Dannemiller, Brook
Cc: Sheppard, Terri
Subject: RE: 4835 University Dr.

Thank you for the update Ms. Pena.

Hi Brook:

Please see below.

Thank you.

William Ortiz
Code Enforcement Division Manager
Development Services Department
City of Coral Gables
427 Biltmore Way Suite 100
Coral Gables, FL 33134
Ph: 305-460-5271
Fax: 305-460-5348



 Think Green! Please do not print this e-mail unless it is completely necessary.

From: Lucila Peña [mailto:lulipenia@hotmail.com]
Sent: Friday, October 26, 2018 2:45 PM
To: Ortiz, William; Sheppard, Terri
Subject: 4835 University Dr.

Dear Mr. Ortiz,

I just want to give you an update for the work pending at our property. We are waiting for Brook's reply to meet with him and further discuss the options for the swale. Our meeting with Commissioner Lago which was taking place today has been rescheduled. On Monday we are meeting with Mr. Antonio Silio and the following week with Mr. Lago to review the work done. Let us know if there's anything else we can do.

Regards,

Lucila Pena

From: Lucila Peña <lulipenia@hotmail.com>

Sent: Tuesday, October 23, 2018 3:29:36 AM

To: Dannemiller, Brook

Cc: Ortiz, William; Sheppard, Terri; Santamaria, Eduardo; Rodriguez, Steven

Subject: Re: 4835 University Dr.

Dear Brook,

Thank you for your email explaining how to proceed with the swale at 4835 University Dr. As we spoke last Friday, it has been an exhausting process. Since we met in 2017 at the property we have been trying to bring the house into compliance. We followed your instructions of adding crushed stone, plants and sod where needed.

Based on your comments made after the first inspection, we added more sod and wart ferns as required. We were not able to increase the depth in the stone since the only provider in Miami (the one recommended by you) would not make the oolite blend for just a few tons. At the moment we informed you as well as Deena Bell about the situation. We called Mikey Hurley at Conrad Yelvington on a weekly basis to inquire about the blend with no luck. We kept you and Deena informed about the fact that the stone was still not available.

Fortunately last August we were able to get the crushed stone. Emily Muñoz gave us an extension of the permit and the work of adding more depth to the swale was done. We also added sod to the small area to the north of the tree. The work was approved by Public Works in September and we were told that the permit was finalized. To our surprise we learned in October that Public Services had rejected the work. It was not clear how PW had approved the correction and then you rejected it yourself because only mulch and some plants were missing. The mulch was not a requirement in the document that you provided at the beginning of the process. However, we added the plants and mulch that same week.

As with any other permit, we expected to have the possibility to review the work and get those two details corrected. However, you are now informing us that the whole work has to be removed. We have invested a lot of time, effort and money in this project and we had very little guidance and support. Apart from that, it was a new project and some things were not clear from the beginning. We feel we have been a trial of a project that you were not sure it would work and now instead of giving us a chance to review the work, we are asked to proceed in a different way and to be responsible for removing all the work done. This is very frustrating.

We have improved the house in many ways by changing the windows and doors, painting the house and changing the side gates. Every process was done smoothly and all permits have been finalized, except for the swale.

Please let us know if we can meet to further discuss how to resolve this case.

Sincerely,

Lucila Pena & Gaston Pellegrini

Sent from my iPhone

On Oct 22, 2018, at 11:34 AM, Dannemiller, Brook <BDannemiller@coralgables.com> wrote:

Dear Lucila,

I stopped by your property earlier today and took some quick measurements. Based on those rough measurements, it looks like your front yard open space is large enough to still allow you the option to widen one or both of your driveways to 18'-20' wide. Here is a photo of the sketch of rough dimensions and area calculations for your reference.

Please let me know if you have any questions or if you know which direction you would like to proceed with.

Sincerely,

Brook

<image1.jpeg>

Brook Dannemiller, RLA

Landscape Services Director
City of Coral Gables
Office: (305) 460-5130
bdannemiller@coralgables.com

On Oct 21, 2018, at 10:42 PM, Dannemiller, Brook <BDannemiller@coralgables.com> wrote:

Dear Lucila,

After we spoke on Friday, I looked up your property size to calculate your zoning code front yard open space requirement to see if widening either of your driveways was potentially feasible.

I consulted with one of our zoning technicians, and based on the zoning code at least twenty (20%) percent of the required forty (40%) percent of landscape open space must be located in the front yard area for all single-family residential properties within SFR zoning districts and duplexes/town homes in MF1, MF2 and MFSA zoning districts. Your property is 11,083 sq. ft. which equates to 886.64 sq. ft. of open space required in your front yard area which appears to be the approximate current amount of front yard open space that your property

has. If this is the case, then widening one or both of your driveways to 18'-20' wide would not be feasible because your property would then not meet the zoning code front yard open space requirement.

If your front yard open space is actually large enough and you are able to widen the driveway and meet the zoning code front yard open space requirement, then the public works department requirements allows for up to two 20' wide driveway approaches in the city right of way as long as it is leading up to a driveway. The zoning code section is copied and pasted below for your reference.

Assuming that the zoning code front yard open space requirement will not allow for either driveway to be widened, below are your three swale planting options. All three options will require the removal of the decorative crushed oolite stone, grading the swale to be slightly depressed like a bowl (see attached PW swale detail), and planted with low shrubs (red congo and wart ferns) or sod:

1. Plant entire swale with up to 100% sod. The swale area to the north of the tree is a small isolated low spot on the swale, and it will perpetually be a challenge to maintain waterlogged sod due to frequent parking.
2. Plant a 16' wide (or less) area south of the tree with sod, and plant the remainder of the swale with red congo plants and wart ferns. (See attached sketch for reference.)
3. Plant 100% of the swale with red congo plants and wart ferns.

Option #3 would be your lowest maintenance and most viable long-term solution for the swale in front of your property due to the difficulties associated with maintaining sod with frequent parking on the swale.

Please let me know if you have any questions or would like to further discuss.

Sincerely,

Brook

Zoning Code:

Article 5 – Development Standards (5-48)

B. Single-family residential properties. All single-family residential properties within SFR zoning districts

and duplexes/town homes in MF1, MF2 and MFSA zoning districts shall comply with the below listed

provisions.

Type Minimum Requirements

1. Landscape open space.

a. The landscape open space for building sites shall be provided as follows:

i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site.

ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area.

iii. The landscaped open space required by this Section shall consist of landscape material.

[cid:image001.png@01D46960.15882D90]

Brook Dannemiller, RLA, LEED AP

Landscape Services Director

City of Coral Gables

Department of Public Works

2800 SW 72nd Avenue

Miami, FL 33155

T: 305.460.5130

bdannemiller@coralgables.com

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

From: Lucila Peña [<mailto:lulipenia@hotmail.com>]

Sent: Sunday, October 21, 2018 3:13 PM

To: Dannemiller, Brook; Ortiz, William; Sheppard, Terri

Subject: 4835 University Dr.

Dear Mr. Dannemiller,

Thank you for returning my call last Friday. Please send us the details you mentioned in writing so we can move ahead and decide which one is the best option to bring the swale into compliance.

Regards,

Lucila Peña

Sent from my iPhone

<image001.png>

<4835 University Drive - Swale Planting Options.png>

<CG PW Standard Swale Detail for Proper Drainage.pdf>

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.