

To: Coral Gables Planning and Zoning Board

RE: St Theresa Catholic School : Amendment to Ordinance No. 2997

The following residents would like to register their questions, comments, and concerns for the St Theresa Expansion Project:

Jim and Barbara McPhillips
1225 Almeria Avenue
Coral Gables, FL 33134
jim.mcphillips@gmail.com
b.mcphillips@ymail.com

Vignina Lovaton
1228 Valencia Avenue
Coral Gables, FL 33134
vilova@aol.com

Margarete and Bettina Bunge
1220 Valencia Avenue
Coral Gables, FL 33134
bb6cats@bellsouth.net

1. Noise and Privacy

- o With the request to move the soccer field closer to residential homes, what noise abatement measures (e.g., sound barriers, perimeter walls, limited hours) are planned? **We object to moving the soccer field closer to our homes. Soccer matches are very loud activities and the soccer field should remain in the middle of the property.**
- o Will there be restrictions on hours of use for the athletic fields to minimize disturbance (especially evenings and weekends)?
- o How will you protect homeowners' expectations to be able to enjoy their backyards peacefully, when large, noisy crowds attend athletic games/matches near their properties on a year-round basis?
- o **We object to constant parking on the swales in front of our homes.**
- o What plan is in place to limit or prohibit nighttime or weekend events to reduce noise and light pollution?

2. Traffic Congestion and Pedestrian Safety

- o **We object to adding 60+ additional students to the school.**
- o Has the school conducted a professional traffic impact analysis for the proposed expansion? If so, can residents review this study?
- o What specific measures will be implemented to mitigate the increased traffic from an additional 60+ vehicles during pick-up and drop-off especially as it applies to **pedestrian safety** and congestion? How does the school plan to ensure safe and efficient traffic flow and **pedestrian safety** on already congested streets, especially during peak times?
- o **We object to school/construction parking on the swales in front of our homes.**
- o Will there be any traffic or safety coordination with local law enforcement or city planners?

3. Landscaping and Aesthetics

- o The current proposal does not mention or show landscaping on the east side of the project. The school must revise plans to include trees, shrubbery, and an **appropriate perimeter wall for sound abatement** and to enhance the beauty of the historic neighborhood. Other private schools in Coral Gables (i.e. St. Thomas

Episcopal as one example) have beautiful walls around the sports fields. Why not St. Theresa? **We object to the ugly chain link fence or metal fencing that does nothing to mitigate noise from the schools' activities.** What are the commitments to maintain green spaces or create visual barriers around the new expansions and fields?

4. Lighting and Nighttime Use

- o Will the school install stadium or field lights? **We object to any nighttime activities or lighting.**
- o The school must commit to disallow or strictly limit nighttime games/events to protect residents from light and noise pollution.

5. Property Value and Community Impact

- o Has the school or local government assessed the potential impact on neighboring property values?
- o How will the school address property owner concerns about this impact?
- o What benefits does the school believe this expansion will bring to the existing residential community?

6. Construction Timeline and Compliance

- o What is the projected timeline for construction, and how will the school minimize noise, dust, and disruption to the neighborhood during this period?
- o Where will construction vehicles and workers' cars be parked during this construction period? **We object to these vehicles on our swales and making congestion even worse.**
- o Will there be a conditional use permit or legally binding agreement that outlines specific conditions (e.g., no night games, traffic mitigation, not moving fields) and penalties for non-compliance?
- o How can residents be assured that all promises and mitigation measures will be enforced over time?

The McPhillips, Loveton, and Bungee families are all long-time residents of Almeria and Valencia Avenue. By raising these questions and concerns, we insist that St. Theresa and the Coral Gables Planning and Zoning Board recognize our objections and concerns as valid in order to maintain our property values and the peaceful use of our properties and take appropriate actions.

The project as currently planned does not appear to enhance our neighborhood and will negatively impact the residents' property values. We would like to help keep our historic neighborhood beautiful and peaceful.

We insist that the Planning and Zoning Board help ensure that the school and local authorities fully address our concerns regarding traffic, pedestrian safety, noise, privacy, and potential impacts on property values before moving forward with any expansion plans.