

From: [zully pardo](#)
To: [Lago, Vince](#); [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Menendez, Kirk](#); [Mena, Michael](#); [Urquia, Billy](#)
Subject: Biltmore Zoning Changes
Date: Monday, January 10, 2022 4:58:54 PM

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

>>

>> ZullyPardo

>> 49 Campina Court

>> Coral Gables, FL 33134

>>

>> Dear City of Coral Gables

>> I write to you today with respect to the above referenced matter. By proposing to remove the Mediterranean bonus of

>> height for only multi-family (MF4)

>> properties south of Biltmore Way, properties north of Biltmore Way would be left open to projects as tall as 190.5 ft tall.

>> The neighborhood's historical integrity would be at risk if the amendment is not corrected to remove additional height in all

>> blocks 1,2,8 and 10. Further the increased density and far for the entire area should be corrected.

 Please restore the zoning changes made

 To the Biltmore Section.

>> Sincerely,

>> ZullyPardo

>> 305-803-1506

>> Sent from my iPhone

Raul R. Rodriguez
720 Coral Way
Apt. 13 E
Coral Gables, Florida 33134

January 10, 2022

To: Mayor and Commissioners, City of Coral Gables

Re: Item F-3 1-3294, Commission Agenda, January 11, 2022

As a resident of Coral Gables residing at the address above, I write to express my deep concern with the zoning changes the Commission will consider tomorrow regarding the referenced item. My building will be heavily impacted by the changes proposed, whose property value undoubtedly will be affected, and even more importantly, the safety and resiliency of my property is likely to be adversely affected by the large-scale construction projects that will follow the proposed zoning changes, if adopted.

I support the reversal of all zoning changes in the Biltmore Section that were approved, with nary an actual notice to affected residents, on February 9, 2021. I urge the Commission to reconsider its earlier vote and restore the original density, FAR and setback requirements. As importantly, I propose the Commission remove the Mediterranean Bonus for all properties in blocks 1, 2, 8 and 10 in the Biltmore Section.

Basically, what I am suggesting and hoping the Commission will consider, is maintaining the character of the current neighborhood, which while urban in nature, is truly a home to hundreds of families, many with minor children, comprised of hundreds of home owners, not renters, and who moved here in anticipation that any further development would be compatible with its residential neighborhood feel, and not an overdeveloped "Brickellization."

At a minimum, I request that the Commission defer consideration of the referenced item until you hold a publicly noticed neighborhood Sunshine meeting where all affected parties are able to provide comments and engage in a discussion with you and staff.

Respectfully submitted,

Copied: City Clerk; City Attorney

From: [Memo Saucedo](#)
To: [Memo Saucedo](#)
Subject: Concerned Coral Gables resident
Date: Monday, January 10, 2022 8:10:47 AM

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

I have been living in Coral Gables since I arrived from Mexico in 1997.

I became a US citizen in 2012, and since then I have been surprised and disgusted at how much the US is becoming like Mexico in a very bad way.

Corrupt politicians, under the table deals, not hearing us, the residents and what we want.

So I am joining the Biltmore Condominiums Coalition in advocating for:

- **REVERSE ALL ZONING CHANGES IN THE BILTMORE SECTION THAT WERE APPROVED IN FEBRUARY 9, 2021 AND RESTORE THE ORIGINAL DENSITY, FAR, HEIGHT AND SETBACKS.**
- **REMOVE THE MEDITERRANEAN BONUS FOR ALL PROPERTIES IN BLOCKS 1, 2, 8 AND 10 IN THE BILTMORE SECTION.**
- **A SUNSHINE NEIGHBORHOOD MEETING INDIVIDUALLY NOTICED TO AFFECTED RESIDENT PREVIOUSLY REQUESTED BY THE BILTMORE CONDOMINIUMS COALITION (BCC)**
- **FUTURE DEVELOPMENT THAT IS COMPATIBLE WITH THE EXISTING RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD**
- **RESPONSIBLE PLANNING FOR A SUSTAINABLE AND RESILIENT NEIGHBORHOOD, TAKING INTO ACCOUNT PHYSICAL AND FLOODING CONDITIONS.**
- **TRANSPARENCY, PUBLIC ENGAGEMENT AND NOTICES.**

It is so sad that the US, a beacon of rectitud and hope, is becoming more like a third world country.

Please, think of your children and grandchildren, what kind of country are we leaving them?

I am very concerned for the future of America, hopefully you are too.

Best regards



memo-rable.com

+1-305-607-1852

[Click to hear my DEMOS](#)

From: [Brett Gillis](#)
To: [Urquia, Billy](#)
Subject: Ecomment Biltmore Section
Date: Monday, January 10, 2022 2:34:04 PM

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

To members of the Commission:

Please accept this letter in opposition to the hack proposal for the Biltmore Section.

I hope you can work to restore the neighborhood to its previous height, FAR and zoning requirements instead of the egregious proposal that could change this neighborhood forever.

I take great interest in the history of our city and our beautiful historic buildings and sites. The area around the Granada Golf Course, Country Club lands, and historic Coral Way should not be given the short end of the stick.

The zoning changes that were approved to increase density, FAR, height, and/or setbacks, etc. should be reversed in all of the Biltmore Section. The views from the golf course need to be protected, and the feedback I would give from living in the area is that residents do not want more density, intensity, traffic or congestion.

Thank you,

Brett Gillis

From: [Lourdes Wongden](#)
To: [Urquia, Billy](#)
Subject: EComment for tomorrow's meeting
Date: Monday, January 10, 2022 2:50:09 PM

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

Re: Increased Zoning / Biltmore Area

This is getting really tiresome.

We, the Biltmore residents of Coral Gables, do not understand why this is even being considered?

Simply put, we oppose an increased height of 190.5 ft north of Biltmore Way, as well as the increased density and FAR in the entire area.

This “mistake” must be entirely, not partially, corrected.

Thank you for your time,

Alfredo & Lourdes Wongden
700 Biltmore Way #810

January 4, 2022

Dear City Manager Iglesias:

As residents of the Biltmore Section, we are writing to convey our serious concerns about the zoning code changes and the proposed text amendment, and the resulting adverse impacts on our quality of life, property values and public safety, due to the increase in height, density and FAR, and decreased setbacks memorialized in the Zoning Code Update approved by the City Commission on February 9, 2021, for the Biltmore Section. Specifically, the changes will increase traffic congestion, decrease parking availability, destroy specimen trees, reduce green space, and cause loss of line of sight, sky and light.

In addition, the up zoning will incentivize demolitions of small buildings and construction of larger, taller ones, threatening to destabilize existing buildings within close proximity—in an area of the city (Biltmore Way and Coral Way) that already experiences frequent flooding that will get worse with sea level rise.

Although the city mailed notices for the Text Amendment hearings at PZB and Commission, it never noticed affected residents about the original zoning changes. The city also did not grant a request from the Biltmore Condominiums Coalition to schedule a Sunshine neighborhood meeting. As a result, residents in blocks 1,2,8 and 10 of the Biltmore Section still do not know why two zoning districts (MFSA and MF-2) were replaced by a new district (MF-4), the highest density residential zone in the city; with inconsistent regulations.

The commission vote to approve the changes was based on misinformation provided by staff. Just prior to the vote, Commissioner Fors asked: “I want to make clear, Mr. Trias, F-1 does not permit for taller buildings anywhere in the city, is that right?” Trias answered: “Yeah. That’s correct.” His answer contradicted working documents that explicitly stated the intention to increase heights in the Biltmore Section.

Whether or not the response from Mr. Trias was a mistake, we believe the misinformation, along with other misleading statements, omissions and conflicting representations should be considered prior to subsequent hearings on the Biltmore Section zoning changes. (A few of the relevant public records are in the Exhibit attached.)

We are hereby requesting the January 11, 2021, hearing on the proposed Text Amendment be postponed due to:

- The amendment’s failure to address the zoning issue in its totality. Because the Text Amendment was restricted to properties south of Biltmore Way, the Planning and Zoning Board members were advised at the Dec. 8, 2021, meeting that they could not take up subjects that were not described in the Amendment. As a result, the PZB approved the Text Amendment but also included in their motion to "express concern to the commission that they take a hard look at the properties north of Biltmore Way." In the discussion, members suggested reducing the height to 150 ft. Postponing a vote by the Commission on the Text Amendment will provide the opportunity to engage with affected residents and consider the zoning changes in the Biltmore Section as a whole;

and address how to provide consistency, equitable solutions, compatibility with existing conditions and preserve the character of the neighborhood. The matter should be returned to the Planning and Zoning Board for this purpose.

- Current high COVID numbers and the city's reluctance to permit sworn testimony by zoom, resident participation will be suppressed. Residents' unwillingness to risk in-person attendance is understandable, particularly since the majority of Biltmore Section residents are seniors and at high risk for the virus.

Respectfully,

- *Sheryl Gold, 721 Biltmore Way, Apt. 302 - Biltmore Regent
- *Marisa Chisena, 721 Biltmore Way, Apt. 702 - Biltmore Regent
- Anthony Chisena, 721 Biltmore Way, Apt. 702 - Biltmore Regent
- George Darnell, 721 Biltmore Way, Apt. 902 - Biltmore Regent
- Lucia Darnell, 721 Biltmore Way, Apt. 902 - Biltmore Regent
- Charles Williams, 721 Biltmore Way, PH2 - Biltmore Regent
- Carolina Williams, 721 Biltmore Way, PH2 - Biltmore Regent
- Francisco Carrera-Justiz, 721 Biltmore Way, PH3 – Biltmore Regent
- Francisco Carrera-Justiz, 721 Biltmore Way, Apt. 301 – Biltmore Regent
- Gail Vining - 721 Biltmore Way, Apt. 202 – Biltmore Regent
- *Donald Kress, 671 Biltmore Way, Apt. 202 – Biltmore Village
- *Eugene Pesant, 711 Biltmore Way, Apt. 403 – Biltmore Village
- *Fred Suarez, 625 Biltmore Way, Apt. 806 - Gables Plaza
- Nellie Nieto, 625 Biltmore Way, Apt.1402 - Gables Plaza
- *Nora Agudo, 700 Biltmore Way, Apt. 1002 – David William
- *Peggy Sapp, 700 Biltmore Way, Apt. 801 – David William
- *Iris M. Robles, 700 Biltmore Way, Apt. 418 – David William
- *Margaret M. Groves, 700 Biltmore Way, Apt. 1104 and 1105 – David William
- *Enrique Bernal, 718 Valencia Ave., Apt. 401 – Biltmore Parc
- Enriqueta Bernal, 718 Valencia Ave, Apt. 401 – Biltmore Parc
- Harvey Gurland, 718 Valencia Ave., Apt. 406 – Biltmore Parc
- Carolina Gurland, 718 Valencia Ave., Apt. 406 – Biltmore Parc
- *John H. Stevens, 650 Valencia Ave., Apt. 404 – Valencia Grande
- *Pat Parker, 720 Coral Way, Apt. 6B – Granada Park
- Joe Parker, 720 Coral Way, Apt. 6B. – Granada Park
- *George Emerson, 720 Coral Way. Apt. 13C – Granada Park
- Raul R. Rodriguez, 720 Coral Way, Apt. 13E – Granada Park
- *Julieta Garcia, 720 Coral Way, Apt. 6A – Granada Park
- *Maritza Jacobson, 2401 Anderson Road, Apt. 1 – Avignon in the Gables
- Robert Jacobson, 2401 Anderson Road, Apt. 1 – Avignon in the Gables
- *Barbara C. Zwick, 626 Coral Way, Apt. 1401 – Gables on The Green

- *Member, Biltmore Condominiums Coalition (BCC)

cc: Miriam Ramos, City Attorney

EXHIBIT

1. Page 21 of the self-contained draft recommendation by the Elizabeth Plater-Zyberk task force demonstrates the explicit intention to
 - a. Replace the MF-2 district with a maximum height, density and FAR of 150/60/2 with a new MF-4 district with maximum height, density and FAR of 190.5/75/2.5 respectively.
 - b. Replace the MFSA district with maximum height, density and FAR of 150/60/2 with a new MF-4 district of maximum height, density and FAR of 190.5/75/2.5.
2. February 1, 2021, community meeting. A graphic states: `Major Change: provide for high-density multifamily buildings in multifamily 4 (Biltmore Way)
3. PDF presentation provided by Planning and Zoning post Commission approval of Zoning Update Ordinance, showing that the intention contained in Exhibit 1 was being implemented, thereby INCREASING MAXIMUM HEIGHT BY 40.5 FT.
4. February 19, 2021. Documents provided by the Planning and Zoning Director, including maps and “before/after” explanations of the zoning code changes requested by residents, omitted in the MF-4 chart comparisons for the MF-2 to MF-4 conversion and focused only on the MFSA conversion.
5. Video presentation of June 14, 2021, Sunshine meeting. Director of Planning and Zoning acknowledges that the Zoning Update Ordinance approved on February 9, 2021, did contain increases in building heights, contrary to his testimony just prior to the commission vote.
6. November 5, 2021, Sunshine meeting re: Text Amendment. Mr. Trias admits the city made a mistake. “Trying to fix it as much as we can.” “We’re doing something.” “We didn’t spend enough time with the community on this area.” “We didn’t have enough meetings with citizens.” “There was Med Bonus (in the MFSA) except for height.” “We’re not changing anything north of Biltmore Way.”
(Note: The meeting was attended by only four affected residents due to lack of notice.)
7. Statements by DPZ that the objective of the zoning code update was to incentivize smaller buildings and prevent the larger developments that residents have objected to.
8. Presentation by DPZ and staff:

IN 2021, IS THIS A CODE REWRITE OR AN UPDATE?
AN UPDATE

 - BETTER ORGANIZATION
 - ENHANCED MIXED-USE AND MULTIFAMILY
 - DOES NOT AFFECT NEIGHBORHOODS

From: [Maria Gonzalez](#)
To: [Lago, Vince](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Menendez, Kirk](#); [Anderson, Rhonda](#); [Urquia, Billy](#)
Subject: REVERSE ALL ZONING CHANGES IN THE BILTMORE SECTION
Date: Monday, January 10, 2022 4:40:02 PM

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

Dear Mayor, Vice Mayor and Commissioner,

We don't want any more high rises, concrete and density in the City of Coral Gables. We go to meetings and speak up for what is wanted but yet we continue to see more construction approvals.

Maria Gonzalez
888 S Douglas Rd, Apt 202
Coral Gables, FL 33134
(305) 758-1365

From: [AAA MILLION AUTO PARTS](#)
To: [Urquia, Billy](#)
Subject: stop up-zoning
Date: Monday, January 10, 2022 1:30:55 PM

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

I am a Gables resident since 1961. I oppose ALL up-zoning changes and propose that they are postponed until ALL the zoning code changes in the Biltmore Section can be addressed as a whole.

The developers are destroying our City.

Margarita Hernandez
6335 Riviera Dr.
Coral Gables, FI 33146

From: [Eduardo Oliva](#)
To: [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Menendez, Kirk](#); [Anderson, Rhonda](#); [Urquia, Billy](#)
Subject: ZONING
Date: Sunday, January 9, 2022 10:54:14 AM

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

Dear Mr. Mena,

Sir, I hereby oppose the upzoning of my neighborhood. I have been living in the Gables for over 30 years and I want the city to retain its Mediterranean atmosphere. Skyscrapers like building will be detrimental.

Respectfully,

Eduardo R. Oliva

625 Biltmore Way, Coral Gables, Fl 33134