

RIVIERA NEIGHBORHOOD ASSOCIATION, INC.

*To preserve and protect the environment and quality of life
in and around the Riviera Subdivision within the City of Coral Gables.*

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June 3, 2009

City of Coral Gables Planning & Zoning Board
And Planning Department

Honorable Board members and Director Riel:

Today's meeting has coincided with a number of RNA officers, and directors being out of town, and with our attorney also being unavailable, hence this letter.

At the last meeting of this board, the RNA presented suggested language to add to the CLUP revisions now being considered by the City, with the objective of proposing a clearly delineated process that would standardize the procedure by which future neighborhood recommendations would be evaluated by the City.

In effect, the RNA has been navigating this course since May 10, 2006 when our Visioning Plan was first presented to this board and then proceeded with the presentation to the City Commission on January 9, 2007 at which time the Commission voted to authorize a special zoning needs study for our area which is still pending. Despite the fact that the RNA's Visioning Plan is already known by the City Council and the Planning and Zoning Board has it on file, we as an Association wanted to ensure that the work already done continues to have meaning into the future.

To date, the proposed CLUP changes, as positive and numerous as they are with references to neighborhood character preservation and values, **do not provide a process** by which a new development takes into consideration those plans. **Whatever language is chosen, whether the one we have proposed or another one, it is clear that without a process we fear that the very well intentioned CLUP changes could prove to mean nothing, and we do not think that is your intent.**

Here are some sections that we urge you to review and then ask, "how can a neighborhood apply this?"

GOV-1.1.5 FLU-1.3.2 FLU-3 FLU-3.1.1 THROUGH 3.4 FLU-1.11

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PAZB Board and City Staff

Specifically, as one of many examples:

Policy FLU-3.3.2 As can practically be accommodated in conformance with the City's land development regulations, the City will assist neighborhood groups, business and neighborhood associations who have developed neighborhood plans in minimizing potential impacts between non-residential and residential land uses, with the intent of insuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

While the RNA pledges proactive participation in the CLUP revisions as we have participated in the past three years with the Zoning code rewrite, we would like to follow up at the first reading (and subsequent readings if necessary) with the Florida DCA. We want to ensure that a process is established so that the excellent work the staff has done in proposing the needs of residential neighborhoods will not be in vain.

Furthermore, as to any modifications to the CLUP, particularly with references to parking as proposed by Amace, a commercial developer in the process of constructing parking in our neighborhood for a commercial development, we strongly object. As is, *It appears that the City wants to prevent parking for commercial uses from spilling over onto the residential streets and we strongly support this idea.* The proposed revision articulated by Ms. Quirke at the Planning and Zoning Board is to modify MOB 1.1.8 to read "Protect residential areas from [street] parking impacts of nearby nonresidential uses and businesses." This proposal seeks to delete the second half of the sentence which states "discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas," thus nullifying the protection of residential streets from commercial uses.

The RNA believes the CLUP as drafted is an excellent document and do not support any objection to inherent redundancy. Instead we support the professionalism of the City of Coral Gables staff in the effective use of repetition to effectively deal with different scenarios and contingencies of the Comprehensive Land Use Plan.

Sincerely,

Dr. Elsie Miranda
Vice President, Riviera Neighborhood Association.