

**From:** [Marisa Chisena](#)  
**To:** [Marengo, Merlyn](#)  
**Subject:** Next PAB Meeting Feb.22nd - Public Comments  
**Date:** Thursday, February 16, 2023 2:14:28 PM

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Good afternoon Ms. Marengo,

I'm writing on behalf of the Board of Directors of The Biltmore Regent located at 721 Biltmore Way. I would like to attend a PAB meeting to voice our concerns on the parking challenges that we are facing on our street.

A two story garden apartment located at 719 Biltmore Way, east of our building, was just demolished to be replaced by a 12 story condo building. During demolition the 7 parking spaces in front of 719 Biltmore Way were closed off to be used for the demolition staging. We also learned that those parking spaces will eventually be sold to the developer, which means that Biltmore way residents, guests, etc. will lose forever the use of those 7 parking spots.

Other factors that add to the parking challenges we are facing:

- The loss of 6 parking spaces on Biltmore Way on the corner of Biltmore Way and Anderson, in front of the new townhouses developed by MG (700 block).
- The conversion by the Parking Dept. of the resident permit spaces to public parking in front of the David William (700 block)
- The demolition taking place on the 700 block of Valencia, with additional loss of parking spaces.
- The frequent floodings of the underground garages (in particular of the David William in the 700 block) which result in the relocation of the underground parked cars on the street level
- The increase in density in these few blocks due to the new developments, many of which lack enough parking, in particular for guests, service vehicles, etc. (the townhomes on Anderson/corner Biltmore Way do not have parking spaces for visitors). Why did the City allow this, while removing parking spaces at the same time?
- The aging of the buildings resulting in more maintenance, recertifications, repairs, etc. and need for parking for those servicing the buildings
- The ongoing repairs to the building at 730 Coral Way with workers' vehicles parking on side streets where Biltmore Way residents/visitors, etc. would normally park
- The potential loss of parking spaces to accommodate bicycle lanes to be used by many people who do not reside and do not pay taxes in Coral Gables

If you wonder who uses the parking spaces on Biltmore Way?

- Visitors -especially now that Covid is no longer as big a threat
- Delivery vehicles, not just mailmen, Amazon, but food delivery, etc. -busier than ever
- Service vehicles for individual units and for the building structures,

especially with the higher demand of the older buildings, recertifications etc.

- Caretakers -consider that these blocks are mostly populated by elderly who often need special assistance
- Employees -cleaning personnel, building personnel, contractors, etc.

Just to clarify, while most buildings have some on-site guest parking, we do not have an overflow to accommodate all of the above. Can you ask a serviceman to park in the public garage on Andalusia and walk to deliver or do some work on the 700 block of Biltmore Way? Or take the Freebee to go back and forth to their truck and get the material they need to finish the work? Well, you don't need an answer ... Or will our alleyways become the next parking lots?

Has the City conducted an inventory of the parking situation of the 600 and 700 blocks of Biltmore Way before approving removal of parking spaces on these blocks? We have; and the inventory clearly shows that there is a shortage of on-street parking on these blocks, especially looking at the future demand. It is very unclear to us if the City has a grasp on what they are doing to the residents of these few blocks. I am planning on attending a PAB meeting to voice our concerns. Can I count on your support?

I look forward to your response.

Best regards.

Marisa Chisena  
The Biltmore Regent, President  
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