

From: [Liz Hogan](#)
To: [Garcia, Jennifer](#)
Subject: 21-3294
Date: Monday, December 6, 2021 2:00:16 PM
Attachments: [Option 1 V3 \(Resize\).gif](#)

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

Dear Planning & Zoning Board Members Re: Item# 21-3294

As a member of the Junior League of Miami, I agree with Our President Angela Carrillo's position in taking a strong stance against the intentional omission of the portion of the 700 block in the rezoning and request that the changes be put back in place to not allow for additional height in this area. The changes proposed remove the up-zoning for the majority of area where additional height was granted, however, the changes continue to allow up-zoning immediately around the Junior League of Miami's historically landmarked headquarters. This error must be corrected.

If up-zoning is allowed for the area next to the JLM headquarters, there is significant concern about expanding development immediately next door to the historic building. We have major concerns about what could happen to the foundation and structural integrity to the landmark if a large development is allowed to proceed next door.

There's not a perfect rule but the Secretary of the Interiors Standards recognizes that the setting of a historic building is part of its significance. Vibrations and mechanical actions can disturb the foundations of a historic building especially a big building going up too close to a smaller building.

Please consider this request and correct the error. The community is counting on you.

Respectfully submitted,

Liz Hogan
VP Luxury Sales
2550 S. Bayshore Drive #106
Coconut Grove, FL 33133
(305) 804-9700 cell
[My Profile](#)

#1 Agent - Compass Florida 2017-2020
Ranked #10 in Florida; Top 100 in US - WSJ/Real Trends 2019/2020



PAMELA A. ADMIRE
730 San Esteban Avenue
Coral Gables, FL 33146
(305) 661-1307 home
(305) 444-6121 office
(305) 318-6614 cell
email: scarlet107@aol.com

December 6, 2021

City of Coral Gables City Clerk
Planning @ coralgables.com

RE: Item # 21-3294

Dear Planning & Zoning Board Members,

As a member of the Junior League of Miami, I agree with our Junior League President, Angela Carrillo's position in taking a strong stance against the intentional omission of the portion of the 700 block of Biltmore Way in the rezoning and request that the changes be put back in place to not allow for additional height in this area. The changes proposed remove the up-zoning for the majority of area where additional height was granted, however, the changes continue to allow up-zoning immediately around the Junior League of Miami's historically landmarked headquarters. This error must be corrected.

If up-zoning is allowed for the area next to the JLM headquarters, there is significant concern about expanding development immediately next door to the historic building. We have major concerns about what could happen to the foundation and structural integrity to the landmark if a large development is allowed to proceed next door.

There is not a perfect rule but the Secretary of the Interiors Standards recognizes that the setting of a historic building is part of its significance. Vibrations and mechanical actions can disturb the foundations of a historic building especially a big building going up too close to a smaller building.

Please consider this request and correct the error. The community is counting on you.

Respectfully submitted,



Pamela A. Admire
730 San Esteban Avenue
Coral Gables, FL 33146

vlago@coralgables.com
mmena@coralgables.com
ifors@coralgables.com
randerson@coralgables.com
kmenendez@coralgables.com
commissionaides@coralgables.com

jmenendez@coralgables.com
jgarcia4@coralgables.com
canderson@coralgables.com
developmentsservices@coralgables.com
scasamayor@coralgables.com
cgranell@coralgables.com
pherrera@coralgables.com
piglesias@coralgables.com
nlevi-garcia@coralgables.com
rtrias@coralgables.com

From: mervol@aol.com
To: Planning
Subject: agenda item # 21-3294
Date: Tuesday, December 7, 2021 10:59:35 AM

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

To Planning and Zoning Board members:

I am writing to urge the Board to reject the text amendment that would allow development of buildings as high as 190.5 feet on the north side of Biltmore Way and Coral Way.

While I support responsible development in the City Beautiful, I also believe that scale and context matter as much as (and perhaps more than) style.

Removing height restrictions in the area adjacent to the historically designated Junior League of Miami headquarters (designed by George Fink in 1923) would not only marginalize a prime example of our Mediterranean Revival architecture, but could also seriously endanger the structural integrity of this iconic building.

That said, I believe the last thing that Coral Gables needs is another concrete canyon disfiguring the streetscape.

Thank you for considering my request.

Respectfully submitted,

Bruce Fitzgerald
Coral Gables

From: ahelliwell@aol.com
To: [Planning](#)
Subject: Agenda Item 21-3294
Date: Sunday, December 5, 2021 3:51:26 PM

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

Dear Members of the Planning and Zoning Board,

As both a longtime Coral Gables resident and member of the Junior League, I take a strong stance against the omission of the portion of the 700 block of Biltmore Way in the current rezoning request that is being considered.

The changes being proposed remove the up zoning for the majority of the area where additional height was previously granted. However, the changes would continue to allow for up-zoning immediately around the Junior League

of Miami's historically designated headquarters. This cannot be allowed.

If up-zoning is permitted in the area next to JLM Headquarters, there is significant concern that this could significantly and negatively impact the structural integrity of the building.

JLM Headquarters not only reflects the history of our city but also contributes to one of the reasons Coral Gables is called The City Beautiful. I ask that, on behalf of the residents of Coral Gables, that you correct this error.

Respectfully Submitted,

Anne E. Helliwell
680 Calatrava Avenue
Coral Gables, FL 33143

From: Leo Bueno
To: Planning
Cc: Raymond, Catherine (CSRaymond@BellSouth.net)
Subject: Biltmore area up-zoning
Date: Tuesday, December 7, 2021 12:40:00 PM
Attachments: image001.png


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

Please note our specific opposition to the subject change (to be addressed on 8 December 2012 at 6 PM by the Planning and Zoning Department).

We are generally opposed to development which increases density in our City, not for its own sake, but because of the resulting impact, e.g., traffic congestion, noise.

Thank you for your considering our objection.

Leo Bueno
for myself and for Catherine Raymond

<p>Leo Bueno www.BuenoLaw.com 305-669-5260 Leo@BuenoLaw.com Mail P.O. Box 141679 Coral Gables, FL 33114-1679 Office 2525 Ponce de Leon Blvd. Suite 300 Coral Gables, Florida</p>	<p> Practice</p> <p>Areas: Credit report errors Credit denials Identity theft False background checks Credit privacy invasion Debt collection harassment Unfair bills and charges Debt collection lawsuit defense Robocalls Spam text messages</p>
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Coral Gables Neighbors Association

MEMORANDUM

To: Coral Gables Commission, City Manager, City Attorney, City Clerk, Planning & Zoning Board

From: Coral Gables Neighbors Association (CGNA)

Date: December 6, 2021

Re: Biltmore Section Up-zoning

Please accept this letter in support of a complete reversal of the zoning changes approved by the city commission in February 2021 for the entire Biltmore Section of Coral Gables which includes Biltmore Way, Coral Way, Valencia Avenue and all adjacent streets affected by the zoning changes.

The Coral Gables Neighbors Association stands with the Biltmore Condominiums Coalition on this issue.

The Biltmore Condominiums Coalition asserts:

- Residents in the affected area were never notified of the up-zoning and how their properties would be adversely affected.
- The city, represented by Planning Director Ramon Trias, admitted during a Sunshine Meeting on this issue that the city made a “mistake” when it falsely represented to the commission that the up-zoning would not increase building heights or density. Those false statements were relied upon by the commission to be true and accurate before a vote to approve the new zoning code.

Anything less than a complete reversal of the February zoning changes and a reversion to the zoning previously in place for the entire Biltmore Section is unacceptable.

The CGNA expects the city to take this action posthaste.

Sincerely,

Sue Kawalerski

Sue Kawalerski, President

CoralGablesNeighbors@gmail.com

(305) 978-2233

CGNA Board of Directors

Deb Register, Vice-President

Tom O'Malley, 2nd Vice-President/Secretary

Jose “Pepe” Amezaga, Treasurer

Javier Banos

Jim Berlin

Maria Cruz

Pat Nolan

Gordon Sokoloff

From: [John Stevens](#)
To: [Planning](#)
Cc: [John Stevens](#)
Subject: Dec 8, 2021 P&Z Meeting - Biltmore Section
Date: Tuesday, December 7, 2021 10:22:58 AM

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I am an owner and resident of the Valencia Grande Condominium located at 650 Valencia Avenue in Coral Gables. I understand that during the Planning and Zoning Meeting scheduled on December 8th the upzoning of the Biltmore section from MF-2 to MF-4 which occurred in February 2021, with an added "Mediterranean Bonus" provision, will be discussed. I further understand that the original approval occurred under opaque circumstances with very limited transparency or discussion, and was indeed mischaracterized to some of those who voted for it. As such, I believe it appropriate to roll back the approval and to consider the situation de novo in a transparent manner with appropriate inclusion of the impacted community. This is a complex issue which provokes strong feelings, including justified concern of overbuilding with attendant traffic and density implications which will impact the character of the neighborhood and the lives of those of us who live there.

Thank you for your consideration of my comments.

John H Stevens

650 Valencia Ave - unit 404
Coral Gables, FL 33134

johnhstevens72@gmail.com
203-814-6475

From: [Trias, Ramon](#)
To: [Garcia, Jennifer](#)
Cc: [Menendez, Jill](#)
Subject: FW: P&Z Item this week- Biltmore Section
Date: Tuesday, December 7, 2021 8:03:17 AM

From: Brett Gillis <brett.gillis@gmail.com>
Sent: Tuesday, December 7, 2021 1:37 AM
To: Trias, Ramon <rtrias@coralgables.com>; City Clerk <CityClerk@coralgables.com>
Subject: P&Z Item this week- Biltmore Section

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

Hello, can you please send to Planning and Zoning Board members and present at the meeting? Thanks

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 Golfcourse, 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, 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: sheryl.gold
To: [Trias, Ramon](#); [Planning](#)
Cc: [Urquia, Billy](#)
Subject: Fwd: Biltmore Condominiums Coalition - Request for Neighborhood Sunshine Meeting re: Zoning Code Changes
Date: Tuesday, December 7, 2021 11:45:41 AM

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December 7, 2021

Mr. Trias,

Please place this written request dated November 26, 2021, into the public record for the Dec. 8 Planning and Zoning Board meeting, and distribute to the Board members today.

Thank you,

Sheryl Gold
721 Bitmore Way

From: sheryl gold <shergoldcom@gmail.com>
Sent: Friday, November 26, 2021 4:34:14 PM
To: Lago, Vince <vlago@coralgables.com>; Jorge L. Fors, Jr. <jfors@coralgables.com>; Menendez, Kirk <kmenendez@coralgables.com>; Anderson, Rhonda <randerson@coralgables.com>; Mena, Michael <mmena@coralgables.com>
Cc: Ramos, Miriam <mramos@coralgables.com>; Iglesias, Peter <piglesias@coralgables.com>; Urquia, Billy <burquia@coralgables.com>
Subject: Biltmore Condominiums Coalition - Request for Neighborhood Sunshine Meeting re: Zoning Code Changes

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Dear Mayor and Commissioners:

The **Biltmore Condominiums Coalition (BCC)** was recently founded by unit owners, residents and representatives of condo associations in the MF-4 District of the Biltmore Section. It is an informal coalition dedicated to preserving and enhancing the collective health, safety and quality of life; and retaining property values as well as the residential character

of the neighborhood, specifically the multi-family properties along Biltmore Way, Coral Way and Valencia Avenue.

Members of the Coalition support transparency and accessibility to information that impacts their lives and property values; in this particular case, with regard to specific changes to the Zoning Code regarding the MF-4 District of the Biltmore Section that were approved by the City Commission in February, 2021.

In order to provide an opportunity for public engagement, we are requesting a Sunshine meeting, to be held before any text amendments are proposed and/or heard before the Commission or a Board. In addition, we are asking that any further negotiations between City officials, staff and developers and their related parties cease until after the neighborhood Sunshine meeting takes place.

The Sunshine meeting should be individually noticed by mail to all affected residents, so that they can be fully informed and consider the consequences of the original zoning code changes (i.e. creating the new MF-4 residential district and adding the Med Bonus) and the proposed text amendments; and to provide for public comment.

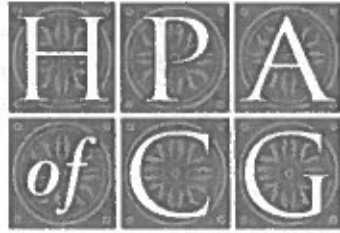
Respectfully submitted,

Biltmore Condominiums Coalition (BCC)
Marisa Chisena, Biltmore Regent, 721 Biltmore Way
Sheryl Gold, Biltmore Regent, 721 Biltmore Way
Donald Kress, Biltmore Village, 671 Biltmore Way
Fred Suarez, Gables Plaza, 625 Biltmore Way
Nora Agudo, David William, 700 Biltmore Way
Margaret Groves, David William, 700 Biltmore Way
Peggy Sapp, David William, 700 Biltmore Way
Enrique Bernal, Biltmore Parc, 718 Valencia Avenue
Michael E. Treacy, Valencia Grande, 642 Valencia Avenue
John Stevens, Valencia Grande, 650 Valencia Avenue
Barbara Zwick, Gables on the Green, 626 Coral Way

11/26/21

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.

★ give to reporter
zoom speaker



HISTORIC PRESERVATION
ASSOCIATION OF CORAL GABLES

Planning & Zoning Meeting December 8, 2021
Re: Item# 21-3294/E-1

Dear Members of the Planning and Zoning Board and City Commission,
Please accept this letter on behalf of the Historic Preservation Association of Coral Gables (HPACG) in opposition to the proposal to rezone only part of the Biltmore Section that was recently up-zoned.

Additional building height and massing in the area will further distort and compromise historic Coral Way and the historic Granada golf course, so the proposed text amendment should include restoration of the previous density, height and FAR restrictions on all blocks that were erroneously up-zoned.

re-arrange
order
←

The up-zoning impacts the view-shed of historically significant buildings such as the George Fink-designed headquarters of the Junior League at 713 Biltmore Way and the garden apartment complex at 719 Biltmore Way, to name just two examples.

The Association recognizes that the Secretary of the Interior has noted that the setting of a building is part of its significance. Vibrations and mechanical actions can disturb the settings and foundations of historic sites and structures, especially when larger buildings are constructed next to much smaller ones.

The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables. **We ask the Board to correct the text amendment and remove additional height in ALL Blocks [1,2,8,10].**

Respectfully submitted,

Karella Martinez Carbonell, President Historic Preservation Association of Coral Gables

Historic Preservation Association of Coral Gables
Post Office Box 347944, Coral Gables, Florida 33234
info@historiccoralgables.org
www.historiccoralgables.org

From: Mary Lynch
To: Planning
Subject: Item # 21-3294
Date: Sunday, December 5, 2021 2:59:59 PM

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

Dear Planning & Zoning Board Members Re: Item# 21-3294

As a longtime member and past president of the Junior League of Miami, I take a

strong stance against the intentional omission of the portion of the 700

block in the rezoning and request that the changes be put back in

place to not allow for additional height in this area. The changes

proposed remove the up-zoning for the majority of area where

additional height was granted, however, the changes continue to allow

up-zoning immediately around the Junior League of Miami's historically

landmarked headquarters. This error must be corrected.

If up-zoning is allowed for the area next to the JLM headquarters,

there is significant concern about expanding development immediately

next door to the historic building. We have major concerns about heartland

could happen to the foundation and structural integrity to the

landmark if a large development is allowed to proceed next door.

There's not a perfect rule but the Secretary of the Interiors

Standards recognizes that the setting of a historic building is part

of its significance. Vibrations and mechanical actions can disturb the

foundations of a historic building especially a big building going
up

too close to a smaller building.

Please consider this request and correct the error. The
community is

counting on you.

Respectfully submitted,

Mary Lynch

1020 Cotorro Av

Coral Gables, FL 33146

305 495-6763

From: Cathy Lorie
To: Planning; Lago, Vince; Mena, Michael; Jorge L. Fors, Jr.; Anderson, Rhonda; Menendez, Kirk; Commission Aides
Cc: Casamayor, Santiago; Granell, Chelsea; Herrera, Patricia; Silio, Antonio; Levi Garcia, Naomi; Trias, Ramon; Development Services; Anderson, Cristina; Garcia, Jennifer; Menendez, Jill
Subject: Item #21-3294
Date: Monday, December 6, 2021 2:18:57 PM

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

Dear Planning & Zoning Board Members Re: Item# 21-3294

As a member of the Junior League of Miami, I agree with Our President Angela Carrillo's position in taking a strong stance against the intentional omission of the portion of the 700 block in the rezoning and request that the changes be put back in place to not allow for additional height in this area. The changes proposed remove the up-zoning for the majority of area where additional height was granted, however, the changes continue to allow up-zoning immediately around the Junior League of Miami's historically landmarked headquarters. This error must be corrected.

If up-zoning is allowed for the area next to the JLM headquarters, there is significant concern about expanding development immediately next door to the historic building. We have major concerns about what could happen to the foundation and structural integrity to the landmark if a large development is allowed to proceed next door.

There's not a perfect rule but the Secretary of the Interiors Standards recognizes that the setting of a historic building is part of its significance. Vibrations and mechanical actions can disturb the foundations of a historic building especially a big building going up too close to a smaller building.

Please consider this request and correct the error. The community is counting on you.

Respectfully submitted,

Catherine Huston Lorie

1001 Manati Avenue
Coral Gables, Florida 33146
(305) 302-1589 cell

From: [zully pardo](#)
To: [Trias, Ramon](#); [Planning](#); [Urquia, Billy](#)
Subject: Item E-1 21-3294 planning and zoning meeting Dec 8th2021
Date: Tuesday, December 7, 2021 11:28:25 AM

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ZullyPardo
49 Campina Court
Coral Gables, FL 33134

Dear Mr Trias.

I write to you today with respect to the above referenced item. By proposing to remove the Mediterranean bonus of height for only multi-family(MF4) properties south of Biltmore Way. properties north of Biltmore Way are 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.

Sincerely,
ZullyPardo
305-803-1506

Sent from my iPhone

From: [Carla Crossno](#)
To: [Lago, Vince](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Anderson, Rhonda](#); [Menendez, Kirk](#); [Commission Aides](#); [Casamavor, Santiago](#); [Granell, Chelsea](#); [Herrera, Patricia](#); [Iglesias, Peter](#); [Sillo, Antonio](#); [Levi Garcia, Naomi](#); [Trias, Ramon](#); [Development Services](#); [Anderson, Cristina](#); [Garcia, Jennifer](#); [Menendez, Jill](#)
Subject: Junior League of Miami Headquarters
Date: Tuesday, December 7, 2021 4:21:19 PM

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

Dear Mr. Mayor, Commissioners, and Valued Coral Gables staff,

Hope this email finds you and your families safe and well.

As a 17-year resident of Coral Gables, Riviera Section, and a member of the Junior League of Miami, I support Junior League of Miami's (JLM's) official position about the rezoning on the 700 block of Biltmore Way.

I oppose the intentional omission of the portion of the 700 block in the rezoning and request that additional height is disallowed in this area. The changes proposed remove the up-zoning for the majority of the area where additional height was granted, however, the changes continue to allow up-zoning immediately around JLM's historically landmarked headquarters. This error must be corrected.

If up-zoning is allowed for the area next to the JLM headquarters, there is significant concern about expanding development immediately next door to the historic building. We have major concerns about what could happen to the foundation and structural integrity of the landmark if a large development is allowed to break ground next door.

The Secretary of the Interior standard recognizes that the setting of a historic building is part of its significance. Vibrations and mechanical actions can disturb the foundations of a historic building, especially in instances when a big building is built immediately adjacent to a smaller building.

Thank you for your consideration of this request to correct the up-zoning error. We are grateful for your service.

Sincerely,

Carla Crossno
Coral Gables Resident and Business Owner
Past Executive Vice President, Junior League of Miami
President, Junior League of Miami Inn Transition North

Carla Crossno

hatchedmiami.com
305.338.1735



Alfredo L. Gonzalez, Esq.
Telephone: (305) 349-2300
Direct: (305) 349-2324
E-Mail: agonzalez@gib-law.com

December 8, 2021

Via Hand-Delivery and Email

Peter Iglesias, City Manager (piglesias@coralgables.com)
Miriam Soler Ramos, Esq., City Attorney (cityattorney@coralgables.com)
Billy Urquia, City Clerk (burquia@coralgables.com)
Planning and Zoning Board (developmentservices@coralgables.com)
405 Biltmore Way, First Floor
Coral Gables, FL 33134

**Re: City of Coral Gables ("City") re: Multi-Family 4 ("MF4") Zoning Code
Text Amendment ("Text Amendment") before the City Planning Board
On December 8, 2021 ("Hearing")**

To Whom it May Concern:

This will confirm that the undersigned represents Alliance Starlight III, LLC ("Client") which owns property in the affected area (South of Biltmore Way) under the proposed Text Amendment. This will serve as our client's objection to the Text Amendment being considered by the City at the Hearing. This Text Amendment will eliminate the Mediterranean Bonus Program which has served for many years to enhance property values in the City.

This Text Amendment will cause my Client substantial damages and will inordinately burden an existing use of the property. This action by the City violates the protections afforded our Client under the Bert J. Harris Private Property Rights Protection Act ("Harris Act see Florida Statute 70.00(1) (1995)).

This Text Amendment will expose the City to substantial damages under the Harris Act while doing away with a height bonus that benefits all City Residents and enhances the aesthetics of development within the City.

Please register our objection to the Text Amendment at the Hearing.

Sincerely,

GENOVESE JOBLOVE & BATTISTA, P.A.

By: Alfredo L. Gonzalez, Esq.

ALG/dr

From: Mayra Joli
To: Planning
Cc: [Historic Preservation Association of Coral Gables](#); BELLA SMITH
Subject: mistake? ha!
Date: Tuesday, December 7, 2021 4:06:17 PM
Attachments: [image001.png](#)
[image002.jpg](#)

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

"FACT

To this day, the City has never noticed nor explained to residents in the Biltmore Section the original zoning changes, the consequences or the proposed remedy for the City's mistake that will adversely affect property values and quality of life in the multi family district and in the surrounding residential areas."

Do you actually think this was a mistake? How convenient, a mischaracterization that happens to benefit the developers to the detriment of the residents of Coral Gables? It was planned and designed to achieve this specific purpose!

If we continue to play the "polity" card, these commissioners and the mayor will play the residents like a cheap fiddler! Nothing changes.

P.S. Wait until you place the shining light on the next project ... (sorry, a mistake on the up zoning) a massive football stadium for UM! The demolition of Coral Gables High School! How excited! Wonder who is the first who will claim did not know anything about it?

You guessed it!

Commissioner Mena!



Mayra Joli, Esquire
Attorney at Law

Joli Logo-96dpi.jpg



1221 Brickell Avenue
Suite 1210
Miami, FL 33131
Tel: 305.722.2828
Fax: 305.722.2830
Web: jolilaw.com

"Your American Dream Starts Here!"

E-MAIL CONFIDENTIALITY NOTICE: The contents of this message and any attachment are intended for the addressee(s) only and may contain

confidential and privileged information. If you are not an intended recipient of this message please alert the sender via reply e-mail and delete this message. Thank you.

Please consider the environment before printing this email.

From: Eduardo Oliva
To: Planning
Subject: NO MORE TALL BUILDINGS
Date: Monday, December 6, 2021 3:51:42 PM

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

More tall buildings will make our city look like New York.
More tall buildings north and south of Biltmore Way will block the beautiful view with have.
Commissioners should vote against this. Let our city keep its Mediterranean style
and enforce rules to stop building semi skyscrapers.
E. R. Oliva
625 Biltmore Way, #606, Coral Gables, Fla. 33134

From: Lourdes Wongden
To: Planning
Subject: Opposition of Biltmore Section Zoning Changes!!!
Date: Monday, December 6, 2021 6:13:28 PM

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

Good Evening,

We are stunned over the revelation of the error in the proposed zoning changes in the Biltmore Section that were approved in Feb. 2021. We were also stunned that a meeting, to discuss this important issue, was held on Nov. 5th, and residents were unaware of such meeting!

We were told that, during such meeting, Staff admitted they had made a mistake when they recommended the zoning code changes! Why is this error not being corrected?

Please, we are asking for the Board to:

1. Reverse all zoning changes in the Biltmore Section that were approved in Feb. 2021 and restore the original density, FAR, height and setbacks.
2. Remove the Mediterranean Bonus for all properties in the Biltmore Section.
3. Eliminate the MF-4 Zoning District and re-establish the MFSA and MF-2 Zoning Districts in the Biltmore Section.
4. Provide transparency and Public Notices to the neighbors!

After the collapse of the Surfside building we would hope everyone has learned from this horrible event and given the unique hydrological conditions and challenges in the Biltmore area, these demolitions and new construction can potentially de-stablize existing adjacent buildings in the area!!! Not to mention, increased density, traffic congestion and loss of green spaces. We do not want another Surfside!!!

For God's sake, please do the right thing and correct this error, which was admitted by Staff!

Sincerely,

Lourdes & Alfredo Wongden
700 Biltmore Way #810

From: Candace Tejidor
To: Planning
Subject: Planning & Zoning Alteration
Date: Tuesday, December 7, 2021 5:00:24 PM

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

Re: Item# 21-3294

Dear Planning & Zoning Board Members,

As a member of the Junior League of Miami for over a decade, I take a strong stance against the omission of the portion of the 700 block in the rezoning. The changes proposed remove the up-zoning for the majority of area where additional height was granted, however, do not include remove it for area immediately surrounding the historically landmarked Junior League of Miami headquarters located as 713 Biltmore Way. I respectfully suggest that the block be split, allowing the roll-back to include the South side of the block (facing Biltmore Way).

There are major concerns about what could happen to the foundation and structural integrity to the landmark if a large development is allowed to proceed next door, and we cannot stand by without communicating these concerns.

There's not a perfect rule but the *Secretary of the Interiors Standards* recognizes that the setting of a historic building is part of its significance. Vibrations and mechanical actions can disturb the foundations of a historic building, especially a big building going up too close to a smaller building.

Thank you for your time and consideration.

With appreciation,
Candace Tejidor

--

Candace L. Tejidor
(305) 877-3397

From: Carlos Varela
To: Planning
Cc: Mabel Varela
Subject: Planning & Zoning Board Public Hearing on Dec 8, 2021, starting at 6 pm
Date: Tuesday, December 7, 2021 3:22:23 PM

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

In reference to meeting in Subject line, I, owner of Unit 805 at Gables Plaza Condominium, 625 Biltmore Way, Coral Gables, FL 33134:

OPPOSE

- **The proposed text amendment** that will restore the height of 150 ft. for properties in only half of the MF-4 District (Blocks 8 and 10) and will leave in place the increased height of 190.5 ft north of Biltmore Way (Blocks 1 and 2), as well as the increased density and FAR in the entire area.

ADVOCATE FOR

- **REVERSING ALL ZONING CHANGES IN THE BILTMORE SECTION THAT WERE APPROVED IN FEBRUARY, 2021 AND RESTORE THE ORIGINAL DENSITY, FAR, HEIGHT AND SETBACKS**
- **REMOVING THE MEDITERRANEAN BONUS FOR ALL PROPERTIES IN THE BILTMORE SECTION**
- **ELIMINATING THE MF-4 ZONING DISTRICT AND RE ESTABLISH THE MFSA AND MF-2 ZONING DISTRICTS IN THE BILTMORE SECTION**
- **TRANSPARENCY AND PUBLIC NOTICES TO THE NEIGHBORS**

Regards,
Carlos Martinez Varela
Gables Plaza Condominium
625 Biltmore Way, Unit 805
Coral Gables, FL 33134
Sent from Yahoo Mail for iPad

From: Sarita Courtney Baigorri
To: Planning
Subject: RE: Item #21-3294 - Opposition to upzoned to MF-4 and a Mediterranean bonus added, allowing for more density, height and FAR for properties south of Biltmore Way
Date: Tuesday, December 7, 2021 11:43:04 AM

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Dear Commissioners:

I am writing as a resident of Coral Gables, a tenant of downtown Coral Gables office space and a concerned citizen. I am also a member of the Junior League of Miami, and the current president of the Junior League of Miami Foundation.

I am against the intentional omission of the 700 Biltmore Way block in the rezoning and requesting that the changes be put back in place to not allow for additional height in this area. The changes proposed remove the up-zoning of the majority of the area where additional height was granted, however, the changes continue to allow up-zoning immediately around the Junior League of Miami's historically landmarked headquarters. This error must be corrected.

If up-zoning is allowed for the area directly next to the JLM Headquarters, there is significant concern about expanding development immediately next door to the historic building. We have major concerns about what could happen to the foundation and structural integrity to the landmark if a large development is allowed to proceed next door. I support the recommendation of the JLM President Angela Carrillo that the block be split in order to roll back the erroneous zoning for the south portion of the block so this action does not affect the Junior League of Miami Headquarters historic building. Vibrations and mechanical actions can disturb the foundations of a historic building especially a big building going up too close to a smaller building.

Please consider this request and correct the error. The Junior League of Miami, and the Coral Gables community, is counting on you.

Respectfully submitted,

Sarita Courtney Baigorri

From: [leslie.rivera](#)
To: [Planning](#)
Subject: Rezoning to be discussed at the December 8,2021 planning and zoning meeting...
Date: Monday, December 6, 2021 9:14:18 AM

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December 6, 2021

Dear Planning & Zoning Board Members

Re: Item#21-3294

As a long time member of the Junior League of Miami and a past President of the Junior League of Miami Foundation, I take a strong stance against the intentional omission of the portion of the 700 block in the rezoning and request that the changes be put back in place to not allow for additional height in this area. The changes proposed remove the up-zoning for the majority of area where additional height was granted, however the changes continue to allow up-zoning immediately around the Junior League of Miami's historically landmarked headquarters. This error must be corrected.

If up-zoning is allowed for the area next to the JLM headquarters there is significant concern about expanding development immediately next door to the historic building . We have major concerns about what could happen to the foundation and structural integrity to the landmark if a large development is allowed to proceed next door.

There's not a perfect rule but the Secretary of the Interiors Standards recognizes that the setting of a historic building is part of its significance. Vibrations and mechanical actions can distribute the foundations of a historic building going up too close to a smaller building.

Please consider this request and correct the error. The community is counting on you.

Respectfully submitted,

Leslie Rivera

73 Edgewater Drive #1

Coral Gables, Fl. 331332

From: Susan Serrell
To: Planning
Subject: STOP
Date: Tuesday, December 7, 2021 11:15:56 AM

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- **REVERSE ALL ZONING CHANGES IN THE BILTMORE SECTION THAT WERE APPROVED IN FEBRUARY, 2021 AND RESTORE THE ORIGINAL DENSITY, FAR, HEIGHT AND SETBACKS**

- **REMOVE THE MEDITERRANEAN BONUS FOR ALL PROPERTIES IN THE BILTMORE SECTION**

- **ELIMINATE THE MF-4 ZONING DISTRICT AND RE ESTABLISH THE MFSA AND MF-2 ZONING DISTRICTS IN THE BILTMORE SECTION**

- **TRANSPARENCY AND PUBLIC NOTICES TO THE NEIGHBORS**

--
Susan Serrell
833 Milan Ave.
Coral Gables, FL 33134
305-448-4496

Junior League Headquarters on Biltmore Way

Jeannett Slesnick <slesnickj@hotmail.com>

Wed 12/8/2021 5:19 PM

To: vlago@coralgables.com <vlago@coralgables.com>; Jorge Fors <jfors@coralgables.com>; piglesias@coralgables.com <piglesias@coralgables.com>; Rhonda Anderson (City) <randerson@coralgables.com>; Menendez, Kirk <kmenendez@coralgables.com>; mmena@coralgables.com <mmena@coralgables.com>

Cc: Ramon Trias <rtrias@coralgables.com>

Mayor, Commissioners, and City Manager,

In 1995 the Junior League (I have been a member since 1976) asked if I would help locate a new headquarters for them to purchase. As an organization, we have always been strong in our historic preservation efforts and this unique, 1920's building seemed a perfect match. It was owned by the Sons of the American Revolution but was in dire need of repairs as the organization was not able to offer proper maintenance. It also did not have fire insurance. Attorney Jack Thomson (husband of our former Mayor Dorothy Thomson) and my husband, Don Slesnick, a member of the SAR and chair of the City's Planning and Zoning Board, were able to negotiate a purchase of this property for the League.

The Junior League of Miami had many fundraisers and renovated the entire building as well as paid off the mortgage over the next twenty years. The building and our organization is an asset to the City of Coral Gables and I feel strongly that this historic building should have protection from overdevelopment on this block. We must appreciate our history, our former Community leaders and maintain the character and charm of our hometown that buildings like this provide.

Thank you for your attention and please enter this into public records.

Jeannett Slesnick

Slesnick and Jochem, LLP

The Biltmore, 1200 Anastasia CCA-100

Coral Gables, FL 33134

C: 305-975-8158

O: 305-446-2001



Phone: 305-443-0160

713 Biltmore Way, Coral Gables, FL 33134

www.jlmiami.org

Menendez, Jill

From: Jennifer Williams <floridafert@gmail.com>
Sent: Wednesday, December 8, 2021 3:37 PM
To: Lago, Vince; Mena, Michael; Jorge L. Fors, Jr.; Anderson, Rhonda; Menendez, Kirk; Commission Aides; Casamayor, Santiago; Granell, Chelsea; Herrera, Patricia; Iglesias, Peter; Silio, Antonio; Levi Garcia, Naomi; Trias, Ramon; Development Services; Anderson, Cristina; Garcia, Jennifer; Menendez, Jill
Subject: Planning and Zoning meeting

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

Dear All,

On behalf of our Junior League of Miami, I write in support of the organization's position that the Planning and Zoning Board recommends that the block be split in order to roll back the erroneous zoning for the south portion of the block to *include the Junior League of Miami's Headquarters building at 713 Biltmore Way and adjacent properties on the 700 block*. We want to be included in the zoning text amendment.

Respectfully,

Jenny Williams

Member and Immediate Past President Junior League of Miami 2020-2021

Sent from my iPhone