# Gables Waterway
## City of Coral Gables - Planning Department
## Comments Received from Property Owners
## City Commission Meeting of 06.03.2008

| | Date Received | Name and Address | Object | No Objection | No Comment | Comments (Verbatim) |
|---|---|---|---|---|---|---|
| 1. | 05/21/08 | Jeffrey J. Hicks<br>1040 Alfonso Avenue<br>Coral Gables, Fl 33146 | **X** | | | ------ Forwarded Message<br>From: Katharine Diaz <KDiaz@cpbgroup.com><br>Date: Wed, 21 May 2008 15:26:46 -0500<br>To: <manderson@coralgables.com>, <rcabrera@coralgables.com>, <wwithers@coralgables.com><br>Conversation: LETTER SENT ON BEHALF OF JEFFREY HICKS (CEO - CRISPIN, PORTER & BOGUSKY) concerning Proposed AMACE Development<br>Subject: LETTER SENT ON BEHALF OF JEFFREY HICKS (CEO - CRISPIN, PORTER &<br>BOGUSKY) concerning Proposed AMACE Development<br><br>May 21, 2008<br><br>Dear Sirs & Madam:<br><br>My family and I live at 1040 Alfonso Avenue and we're very worried about the proposed construction AMACE Development at 6100 Cabellero and US#1 including Mahi Waterway. My family has been in this city since the days of George Merrick and this level of density is well beyond the norms for the area.<br>If it proceeds, this ³development for development's sake² will have significantly negative implications as to increased traffic on the roads and waterways. We've chosen to live in Coral Gables and in the southern part of the City Beautiful specifically because of the less crowded streets, simple access to parks like Jayce and access to the natural resources of the Mahi Waterway. This development compromises the very reasons we live here and<br>must be stopped.<br><br>Thank you for your time and help in keeping our city beautiful and safe. I look forward to hearing from you.<br><br>Sincerely,<br><br>Jeffrey J. Hicks<br><br>CRISPIN PORTER & BOGUSKY<br>3390 Mary Street Suite 300<br>Miami, FL 33133 |

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| | | | | | | Phone: 305-646-7339<br>email: jhicks@cpbgroup.com<br><br>------ End of Forwarded Message |
| 2. | 05/21/08 | M. Anita Herendeen<br>1233 Aduana Ave<br>Coral Gables, Fl 33146 | **X** | | **X** | |

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| 3. | 05/20/08 | Gordon Gregory<br>1217 Placetas Ave<br>Coral Gables, Fl 33146 | X | | | 5/7/08<br>To Whom It May Concern, CITY OF CORAL GABLES 2008 MAY 13 PM<br>I'm writing this in response to the Public Hearing Courtesy Notification (PHCN) regarding the Amaca development. This is a project that I do object to & I'll attempt to give my reasons in what follows.<br>By neither temperament nor training do I claim any knowledge of the legal, technical minutiae involved in this application. My interest, quite frankly, is selfish & is concerned with the overall diminishment of the quality of life that I foresee if this development proceeds as outlined in the PHCN.<br>By way of background I was raised in the house that I now reside in at 1217 Placetas Ave. Also, I've lived here continuously since 1980 & in the intervening years spent much time here visiting my mother who then lived here alone. The perception that I bring to my observations range from those of an 8 year old boy riding his bicycle to Sunset Elementary School to a 62 year old retiree also still riding his bicycle. In the span of my lifetime S. Florida has changed dramatically. From a fairly large, more traditional southern city to a cosmopolitan megalopolis, growth in many areas has occurred haphazardly. Remarkably, Coral Gables, especially my little corner of it, has kept its integrity & maintained its quality of life. |

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| | | | | | | I believe this is due to George Merrick's vision for his city and his means of effecting it.<br>Geographically, the city is dominated by constructed natural features. I'm thinking here of the golf courses, canals and the U of M campus, that serve to compartmentalize the residential neighborhoods & limit traffic primarily to local rather than through traffic. These physical features & sound zoning have resulted in a truly great place to live. The key thing here, I believe, is zoning. Unless development in residential neighborhoods is checked within the bounds of the zoning laws, Merrick's system is turned on its head and the physical features that limited external intrusion will instead mimic the banks of a river in flood with the resultant inundation of the local area.<br>As I write this I've seen more moms & nannys pushing baby strollers & kids on bicycles pass my window than vehicular traffic. This has pretty much always been the case but it most assuredly won't be if Amacc is granted all the variance they are asking for. Currently egress from this area, other than through the residential neighborhoods, is limited to S. Alhambra Circle, Mariposa Ct & Caballero Blvd. The first two have traffic lights. It's doubtful that the Fla. DOT would install one at Caballero, a mere stones throw from S. Alhambra, or if they did, if it would really alleviate congestion. Anyone who has observed the above areas at rush hour (a misnomer if there ever was one |

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| | | | | | | as it now extends through a goodly portion of the work day) and doesn't think it's a mess, just isn't paying attention. The S. Alhambra side of the equation seems better able to dissipate traffic than its cross canal counterpart Caballero. Here overflow parking from the BNI building has been already documented. To this will be added the equivalent of 10 city blocks of residential housing along with commercial traffic & as an extra bonus, the service entrance for the whole complex. In the midst of this potential maelstrom is IC Park frequented mostly by the mom/nanny/baby contingent & children & young people as pedestrians since parking for those old enough to drive is already a problem. Am I the only one who foresees problems here?<br>A perhaps smaller part of the quality of life issue is what I would call the natural esthetics of this area that would be degraded by the proposed enlargement of the current marina which itself was established under dubious legal authority. I'm referring to the wintering habitation of the manatees the focus of which is the canal adjacent to the Amaco property. I've seen in others & experienced myself the warm & fuzzy feelings these gentle giants can inspire. Almost any day during the winter months these creatures can be observed from the canal terminus, city land I'm told, which could be ceded to Amaco. (I hope not) |

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| | | | | | | There are other issues but I've pretty much had my say. In closing I know I've beaten up on Amace. They own the property & should be allowed to develop it but within the zoning limitations! I hope our current commissioners will honor the stewardship that their predecessors have exercised in continuing George Merrick's vision.<br><br>Sincerely,<br>Marilyn Gregory |
| 4. | 05/20/08 | Charles Sibley<br>1201 San Ignacio<br>Coral Gables, Fl 33146 | X | | | Does not fit with the neighborhood. |
| 5. | 05/15/08 | Stefan H. Zachar III &<br>Caroline M. Zachar<br>1229 Aduana Ave<br>Coral Gables, Fl 33146 | X | | | DO NOT allow for the requested Mediterranean bonus. Too large of a project and will seriously impact my neighborhood. Oppose the fact that 95 residences will move in which will cause traffic, pollution, crime, less green space. See attached letter- |

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| | | | | | | May 13, 2008<br><br>Planning Department<br>405 Biltmore Way<br>Coral Gables, FL 33134<br><br>Re: Courtesy Notice of Public Hearing<br>Application No: 02-07-480-P – Change of Land Use, Rezoning, Planned Area Development Review, Site Plan Review and Conditional Use Special Location Review pursuant to Ordinance No. 1525, as amended.<br><br>Amace Project<br><br>Dear Planning and Zoning Board:<br><br>We do hereby object the above application No: 02-07-480-P, for the following reasons:<br><br>• The Amace Project is a large scale project that will seriously impact my neighborhood.<br>• The massing of the project is inappropriate for a residential area as it will create a monolith at the entrance of our neighborhood at US-1 and Caballero and US-A and Alhambra. Our neighborhood is already fragile and I know a special study is being conducted by the Planning Department. Don't let this project be massive!<br>• DO NOT allow for the requested Mediterranean bonus! I oppose the addition of two stories on to the existing plan!<br>• I can't imagine having parking for 518 more cars. The impact on our neighborhood from traffic would be terrible. What about the children, adults, dogs and cats that use the neighborhood to play and walk?<br>• The additional 95 residences will increase our traffic, pollution, and crime.<br>• The commercial properties will increase our traffic, pollution and crime.<br>• The service sector that will service these 95 residences will also contribute to the traffic, pollution and crime in our neighborhood.<br>• Overflow of parking will be an issue and spill out onto our park, streets, and front lawns of people's homes.<br>• Less green space. The plans do not allow for the growth of needed shade trees to make for a more pedestrian friendly and attractive community.<br>• We need to keep the setback in force.<br><br>Thank you for working for our neighborhood to keep it in a way that our founder intended it to be and how I expected it to be being a citizen of Coral Gables.<br><br>Sincerely,<br><br>Stefan H. Zachar, III<br>1229 Aduana Ave, Coral Gables, FL 33146<br>Homeowners and Citizens of the City of Coral Gables<br><br>Caroline M. Zachar<br>1229 Aduana Ave, Coral Gables, FL 33146 |
| 6. | 05/15/08 | Jane W. Moscowitz<br>6841 Vermese St<br>Coral Gables, Fl 33146 | X | | | Traffic! |
| 7. | 05/15/08 | Vitto & Daniela Campuzano<br>1213 Andora Ave<br>Coral Gables, Fl 33146 | X | | | This project will increase traffic congestion to unsustainable levels within our community. Therefore affecting the safety of our children playing in our yards and streets, homeowners walking their dogs. |
| 8. | 05/15/08 | Kenneth L. Ball & Ina L. Ball | X | | | Increased traffic in neighborhood. |

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| | | 1019 Andora Ave<br>Coral Gables, Fl 33146 | | | | Congestion, density<br>Large scale of project (too massive) |
| 9. | 05/14/08 | George W. Chesrow<br>1230 S. Alhambra Circle<br>Coral Gables, Fl 33146 | **X** | | | Due to the massive size of this project it will adversely impact the character of the adjoining residential neighborhood especially with regard to increased traffic. This project needs to be significantly downsized. |
| 10. | **Comments noted below were received for the Planning and Zoning Board Meeting of May 14, 2008 (3 PM)** | | | | | |
| 11. | 5/14/08 | Pat and Jay Clarke<br>1001 Sunset Drive<br>Coral Gables 33143 | **X** | | | From: Plhclarke@aol.com [mailto:Plhclarke@aol.com]<br>Sent: Wednesday, May 14, 2008 11:12 AM<br>To: Slesnick, Donald; Kerdyk, William; Withers, Wayne; Anderson, Maria; Brown, David; wilsonjane@bellsouth.net<br>Subject: Gables Waterway (AMACE) US-1 and South Alhambra Circle<br><br>Dear Mr. Mayor, City Commissioners and City Manager,<br><br>We have joined the *Riviera Neighborhood Association* to defend us/our neighborhood against a proposed development project. The development, which prompted our joining this association, is the *Gables Waterway (AMACE) US-1 and South Alhambra Circle* .<br><br>The large scale of this project hinders our quality of life. It is too spread out, too high, too many units, will create too much traffic, too close to the water and uses too much space that could be green.<br><br>The entire country is finally promoting "GREEN." Our family was so happy when the city bought the Flick property and is turning it into green space park.....Congratulations and thank you for doing this for the community. Good decision !!<br><br>Please make the correct decisions on this huge development, *Gables Waterway (AMACE) US-1 and South Alhambra Circle*. Please do not allow the size of this development to be built. It will ruin our neighborhood.<br><br>We voted Mayor Slesnick and two Commissioners into office (Com. Kerdyk and Com. Withers were already against the monstrosity) because of your promise to get rid of the monstrosity that the former commission bulldogged into building whereby destroying the center of town. For that you kept your promise and we are forever |

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| | | | | | | grateful. We love Coral Gables.<br><br>We implore you to please look at this *Gables Waterway (AMACE) US-1 and South Alhambra Circle* development with the same critical eye.....Keep your promise and keep our quality of life in tact.<br><br>Jay and I are always so proud of our city leaders and It seems a shame for citizens to think they have to hire lawyers to protect themselves and property against decisions our city leaders might make. Perhaps this Commission can change that !! We hope so.<br><br>Sincerely,<br>Pat and Jay Clarke<br>1001 Sunset Drive<br>Coral Gables 33143<br>305-661-1837 |
| 12. | 05/14/08 | Patricio & Graciella G. de Torres<br>1121 Aduana Ave<br>Coral Gables, Fl 33146 | **X** | | | This project they are proposing is out of control! This does not belong in this area especially so close to the park. Property values will fall!! Who wants to live next to this monster! |
| 13. | 05/14/08 | Gloria H. Villamil<br>1215 South Alhambra Circle<br>Coral Gables, Fl 33146 | **X** | | | It provides too much density, shall cause increased traffic and congestion and the Mediterranean bonus confers absolutely no benefit to our area. |
| 14. | 05/14/08 | George W. Chesrow<br>1230 S. Alhambra Circle<br>Coral Gables, Fl 33146 | **X** | | | Due to the massive size of this project it will adversely impact the character of the adjoining residential neighborhood especially with regard to increased traffic. This project needs to be significantly downsized. |
| 15. | 05/14/08 | Debra Register<br>1240 Placetas Avenue<br>Coral Gables, FL 33146 | **X** | | | From: Debra Register [mailto:rdeb@registerco.com]<br>Sent: Wednesday, May 14, 2008 1:06 PM<br>To: Planning<br>Subject: Response to Notice of Public Hearing application # 02-07-480-P<br><br>Attached is a file which contains my response to the application indicated above which is to be presented to the Planning and Zoning Board tonight.<br><br>Please include this response as to my objection to this project.<br><br>I am faxing this response as well as emailing. |

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| | | | | | | Thank you.<br><br>Debra Register<br>1240 Placetas Avenue<br>Coral Gables, FL 33146<br>305-665-1504 – home<br>305-443-7200, ext 203 – work<br>305-807-5523, cell<br><br>VIA EMAIL & VIA FAX- |

during the review of the application. A map of the property is on the back of this form.

I, or We, Debra Register
Print name(s)

Mailing address: 1240 Placetas Ave Coral Gables, FL 33146

O do not object to this application, or
X do hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):

1. Massive density - 95 single family residence - half in the Caballero area which consist most of single family homes. 5 stories high at the highest point (the 5th story being elevated thru Mediterranean points which we as residences were not advised properly so we could object)
2. To much commercial space.
3. This project will bring massive traffic problems with congestion. It will be very difficult for traffic exiting off of Caballero on to 1st heading South which means more traffic will head thru our residential area to head ~~so which has already had traffic calming circles to slow traffic~~ coming down Hardee & Maravda. These vehicles do not adhere to the speed limit which endangers the children in our neighborhood as well as the pets & adults out for walks.
4. Yacht Basin which I feel will be the end to our manatees that come to the canal at this project

Debra Register — Signature of Owner
5-14-08 — Date
1240 Placetas Ave Coral Gables FL 33146 — Address of the Owner
305-665-1504

over

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| | | | | | | Sincerely,<br>*Planning Department*<br>City of Coral Gables<br>I:\P Z B\Notices\Final\05 14 08 Gables Waterway.doc<br>PLEASE DO NOT APPROVE THIS PROJECT AT IT'S PRESENT MASSIVE SIZE !!!<br>Continued from front page.<br>5. The bridge over S. Alhambra is not a benefit to that neighborhood only to the developers.<br>6. With the underground parking and the buildings being close to the road we will not have the beautiful canopy of trees that our neighborhood enjoys now.<br>7. Parking on side street ; neighbors yards will be a problem for those visitors or customers of the commercial space will not want to pay to park. They will also use the spaces at the park which are free for residents who use the park. There isn't enough parking at the park right now for those who wish to use it.<br>8. Tract of Land referred to Tract "A" is now public property and has been included in this project for building space how can this HAPPEN!<br>1240 Macedo Ave Cor Ga. FL. |
| 16. | 05/14/08 | Doris U. Pressman<br>1110 Andora Ave<br>Coral Gables, Fl 33146 | X | | | Another huge pile of cement, to impact a lovely neighborhood!! (One can watch manatees in the waterway) Traffic will impact all of us who live in the area; in a negative way! We don't want 5 story buildings in this area, of lovely single family homes. |
| 17. | 05/14/08 | E. Joseph Porfiri & Lilian Porfiri<br>5940 Turin St<br>Coral Gables, Fl 33146 | X | | | The sheer size of the project- not in conformity with the neighborhood. The infeasibility of using additional traffic signal. The impact on our area by the excessive number of vehicles. |
| 18. | 05/14/08 | Jose R. Benki & Lucy J. Benki<br>1200 Aduana Ave<br>Coral Gables, Fl 33146 | X | | | See attached:<br>We object because of this proposal's massive density, destructive impact on the Manatee environment, safety hazards (traffic) to pedestrians, and decline of property value. |

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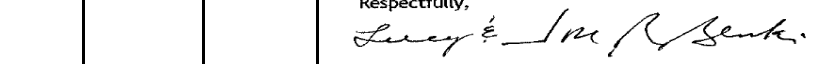
| | | | | | | Mrs. & Mr. Jose R. Benki<br>1200 Aduana Ave<br>Coral Gables, FL 33146<br>LBenki@aol.com<br><br>May 10, 2008<br><br>Dear Mayor Slesnick, City of Coral Gables Commissioners, City Clerk, Planning Director and City Manager,<br><br>I am writing in reference to the **proposed AMACE project** in the S. Gables. I have been a resident of the city of **Coral Gables for 12 years.**<br><br>The proposed AMACE project is **completely inappropriate for the area** it is slated for; its sheer **MASSIVE** size is detrimental to the neighborhoods. Besides the **massive density** there are issues of **increased traffic, quality of life, environmental liabilities, overcrowding of public areas, negligible landscaping and many other negative consequences that would be irreversible if this project is approved.**<br><br>We object to the method by which the Mediterranean bonus points were granted to these developers. There was absolutely NO notice that the Board of Architects was scheduled to meet to decide on the med. points issue. We are outraged that this has taken place in our city. We urge you to reject this bloated and massive project and to stand by your commitment to serve *our* city beautiful.<br><br>My wife and I object to the AMACE application for the following reasons:<br><br>1. The proposed 95 family units along with retail, has way too much density and the added volume of traffic generated by this project will congest our traffic patterns in the neighborhood, making it less safe for cars and pedestrians, especially children.<br><br>2. There will be a destructive impact on the natural environment of the waterways, especially the Manatee. The proposed "yacht basin" or "Marina" is used in an illegal way as it is. Construction of proposed 2 floor underground garage will negatively impact the natural environment of the Mahi waterway.<br><br>3. We have enjoyed walking daily for exercise in our neighborhood for over 10 years, one of our routes is walking between Caballero and Alhambra along public land in US-1, which the developer seeks to use for private use.<br><br>4. Our quality of life will suffer; our property value will diminish.<br><br>**We ask you to reject the Plan Area Development required for this project and to *preserve our exceptional quality of life, to protect the lives and property of our citizens and to continue to encourage and facilitate citizen participation*.**<br><br>Respectfully,<br>  <br>Lucy & Jose Benki |
| 19. | 05/14/08 | Walter Van Munster<br>935 S. Alhambra Cir<br>Coral Gables, Fl 33146 | **X** | | | Too much commercialization. |
| 20. | 05/14/08 | Lorelys & Gustavo Calleja<br>6330 Cellini Street<br>Coral Gables, Fl 33146 | **X** | | | These commercial structures are not in scale with our neighborhood & adversely affect our quality of life & lower our property values. Also, they do not allow for sufficient green areas and the project is too large for this area. |
| 21. | 05/14/08 | Alexander Rubido<br>1104 Manati Ave<br>Coral Gables, Fl 33146 | **X** | | | The proposed project deleteriously expansive. It will inevitably erode the principle & peace and tranquility the Gables has so diligently developed/established. The density increase impact will affect the area as a whole and most certainly damage the Coral Gables Riviera. Section setbacks and zoning were set for good reason and should |

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| | | | | | | not now be overturned. |
| 22. | 05/14/08 | Jamal Rubido<br>1104 Manati Ave<br>Coral Gables, Fl 33146 | X | | | Proposed project is outrageously "massy". Builders requesting setback changes on most of the perimeter.<br>This immense project does not belong in the CG Riviera Section. Both the Mediterranean bonus petition and the PAD as submitted should be rejected. |
| 23. | 05/14/08 | Mercedes Zayas<br>6901 Barquera St.<br>Coral Gables, Fl `33146 | X | | | I oppose this large scale development because it will adversely affect the neighborhood. (Traffic, lower property value, increase crime. CG is "not" Brickell or Downtown Miami) |
| 24. | 05/14/08 | Dr. & Mrs. Lucien Gordon<br>1020 Andora Avenue<br>Coral Gables, Fl 33146 | X | | | Object to proposed project because of its massive size and scale for neighborhood. Also the "mixed use" nature will provide a traffic nightmare around the clock 24/7. |
| 25. | 05/14/08 | Dr. & Mrs. Lucien Gordon<br>Evalou1020@aol.com | X | | | From: Evalou1020@aol.com [mailto:Evalou1020@aol.com]<br>Sent: Wednesday, May 14, 2008 12:40 AM<br>To: Planning<br>Subject: ZONING HEARING/OPPOSITION TO AMACE PROJECT<br><br>Dear Members of the Planning and Zoning Board,<br>Undersigned Dr and Mrs Lucien Gordon vehemently oppose the proposed project. Please do not give approval for any variance or any part of this project as it is inappropriate for the tranquil residential area, it is too massive in size and scale and the entrance being on Caballero is totally unacceptable.<br>This project is proposed as a mixed use project which means that there would be NO letup from traffic and truck deliveries and all traffic would go on 24/7, day and night. The Hardee/Maynada area is already overburdened and this project would totally choke the neighborhood and would decrease property values.<br>We do not need another "Downtown Coral Gables" in our backyards. Lets keep "downtown" where it is. We do not need a Mediterranean building or any other building of this size.<br>Thank you for your kind consideration of this opposition which is echoed by all of our neighbors even if they do not write to you.<br>Best regars, the Gordons |
| 26. | 05/13/08 | Roger Kogan & Owen Kogan<br>1127 Manati Ave.<br>Coral Gables FL 33146 | X | | | We are writing to let you know that we object to the proposed Amace Project. As residents of Coral Gables for the past 47 years this project if approved will negatively impact the quality of life in our neighborhood. This proposed project by Amace is inconsistent with the city's comprehensive Land Use Plan, and the size and density of the development are incompatible with the surrounding neighborhood. |

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| | | | | | | We can not emphasize enough that we object to the Amace Development Project. |
| 27. | 05/13/08 | Jill & Boyce Ezell<br>1224 Alfonso Ave<br>Coral Gables, Fl 33146 | **X** | | | Safety- road unable to handle traffic & were never designed to handle this demand, waterway being illegally used, oversized structures, developer's design creates their own economic hardship, should be designed to conform with the Gables Code. |
| 28. | 05/13/08 | Roger Kogan and Owen Kogan<br>1127 Manati Ave.<br>Coral Gables FL 33146 | **X** | | | From: Roger Kogan [mailto:cyclone555@bellsouth.net]<br>Sent: Tuesday, May 13, 2008 4:59 PM<br>To: Planning<br>Cc: City Clerk; Riel, Eric; City Manager's Office; Donslenick@coralgables.com; Anderson, Maria; Withers, Wayne; kerdyck@coralgables.com; Cabrera, Ralph; Jimenez, Maria A.<br>Subject: objection to Amace project<br><br>Planning Department City of Coral Gables;<br><br>I am emailing you in regards to the Public Hearing Courtesy Notification that we received by mail concerning the Courtesy Notice of Public Hearing about **Application No. 02-07-480-P** – Changes of Land Use, Rezoning, Planned Area Development (PAD) Review, Site Plan Review and Conditional Use Special Location Review pursuant to Ordinance No. 1525, as amended.<br>We want to let you know that we **do hereby object to this application**.<br>We have faxed back to you our reason why we object to the Amace Development. Just to be sure you have our objection on record I am emailing you the reasons that we wrote on the Courtesy Notification notice that we faxed back to you.<br>*"We are writing to let you know that we object to the proposed Amace Project. As residents of Coral Gables for the past 47 years this project if approved will negatively impact the quality of life in our neighborhood. This proposed project by Amace is inconsistent with the city's Comprehensive Land Use Plan, and the size and density of the development are incompatible with the surrounding neighborhood. We can not emphasize enough that we object to the Amace Development Project."*<br><br>Roger Kogan and Owen Kogan<br>1127 Manati Ave. Coral Gables FL 33146 |
| 29. | 05/13/08 | Robert Smith<br>1141 Sunset Rd.<br>Coral Gables, Fl 33143 | **X** | | | The volume of this project is toooooo massive, bulky and havy! As of " Mediterranean design", a lot can be said about it. There are beautiful propertis around us as well as some plain bad residencial and commercial projects. So, build. But on a "much smaller scale." That would meet our very real conserns abot traffic, parking, green |

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| | | | | | | spaces, large trees and soon! |
| 30. | 05/13/08 | Adriana Matas<br>43 Malaga Ave.<br>Coral Gables, Fl 33134 | X | | | Coral Gables has long established itself as a neighborhood which embraces green areas and stands as an oasis in the middle of the concrete jungle that Miami has become. The applications before the board request that we import hat concrete-asphalt philosophy into our neighborhood. NO! VOTE NO! |
| 31. | 05/13/08 | Anthony & Nancy Del Pozzo<br>6627 Tarrega Street<br>Coral Gables, Fl 33146 | X | | | We oppose this large-scale intrusive development. We believe it could severely impact our neighborhood. We are concerned that this project could: threatening our safety, increase traffic congestion, reduce our property values and alter our way of life. |
| 32. | 05/13/08 | Elizabeth & Jerry Marcus<br>6401 Caballero Blvd.<br>Coral Gables, Fl 33146 | X | | | We have lived in the neighborhood for nearly 40 years. We strongly object to the project as it is currently designed. It is massive and seeks to take advantage of any and every way to build to the maximum without regard to the integrity of the neighborhood as it now exists. I am referring to request for PAD and Mediterranean bonus. Homeowners property values will decline, traffic will increase, parking will be a problem (it already is) and the waterway will be harmed. The only possible person and/or organization to benefit from this project as it is presently conceived will be the developer, investors and any who are benefitting monetarily by the promotion of this project. Aesthetically we will look at concrete rather than green spaces. Please protect our neighborhood. |
| 33. | 05/13/08 | Javier & Mary Baeza<br>1219 Manati Ave<br>Coral Gables, Fl 33146 | X | | | It will cause increase traffic to our neighborhood, danger to the kids & families that use the park on Caballero St. Most likely decrease our property values. We are strongly against these proposals. |
| 34. | 05/13/08 | Gladys Menendez<br>5721 Maynada St.<br>Coral Gables, Fl 33146 | X | | | Planning and Zoning Board needs to challenge the request for Mediterranean bonus classification. This "bonus" should only be granted for exceptionally designed structures which add to the aesthetics of the City. It should not be granted lightly. The proposed project DOES NOT qualify as a singularly Mediterranean structure. The intent is to bypass the City's density requirements. |
| 35. | 05/13/08 | Luisa Manas<br>1120 Aduana Ave<br>Coral Gables, Fl 33146 | X | | | I object the change of land use, rezoning, PAD review, site plan review & conditional use because it will impoverish the neighborhood. It is excessive & confining. |
| 36. | 05/13/08 | Susana Borja<br>1111 Aduana Ave<br>Coral Gables, Fl 33146 | X | | | Buildings too high. Too much density. Detrimental to the neighborhood. Green areas too skimpy. Project is bad for the Gables Waterway. Requested variances are bad for me. |
| 37. | 05/13/08 | Christa & Bruce Merer<br>1124 Andora Ave<br>Coral Gables, Fl 33146 | X | | | As a long time resident of C.G. I vehemently oppose this project on the grounds of density, height, lack of green space (which will bring about overcrowding in Jaycee Park) and last but not least the horrible traffic this project will generate. A huge problem for neighbors and service & emergency vehicles. This project is not |

# Gables Waterway
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| | | | | | | appropriate for this residential neighborhood. |
| 38. | 05/13/08 | Olga Ibarra<br>1307 Madrid Street<br>Coral Gables, Fl 33134 | **X** | | | I oppose/object all the above zoning variances due density/infrastructure concerns. |
| 39. | 05/13/08 | Jennifer Leesfield<br>1116 Aduana Ave<br>Coral Gables, Fl 33146 | **X** | | | This project is too big. It will generate too much traffic in this residential neighborhood. Set backs requested are not at all reasonable. This is greed at it ugliest. The project is not good for the citizens of Coral Gables, for the environment or for our future development. Remember Bakery Center. I am opposed on all accounts. |
| 40. | 05/13/08 | Elsie Miranda<br>1114 Aduana Ave<br>Coral Gables, Fl 33146 | **X** | | | After thorough review of this proposed project I do not believe it would be appropriate for the neighborhood. It is too dense, aesthetically unappealing, lacks green spaces, has negligible set backs, is INTRUSIVE, will generate traffic problems since there is no flow in and out except into the residential neighborhood toward Maynada. The use of track A is also questionable since this is deeded PUBLIC and is the only reason they can claim the property sizes req. |
| 41. | 05/13/08 | Stuart Rich<br>1222 Aduana Ave<br>Coral Gables, Fl 33146-3208 | **X** | | | Please see following page. |

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| | | | | | | Coral Gables Planning Department from Stuart Rich, Fax 2008 MAY 13 AM 10:19 p. 2 of 2<br><br>Reasons for objection to "Gables Waterway" plan:<br><br>Although my knowledge of the project is primarily limited to sketches and tables supplied by the developer, the following major objections seem obvious:<br><br>• *Size and Aesthetics* - The sheer size, height, and density of building area is totally out of context with the surrounding area.<br><br>• *Landscaping* - We need more, not less shading and vegetation. The sketches I've seen seem to be heading grossly in the wrong direction.<br><br>• *Traffic* - 518 planned parking spaces suggest a very active increase in traffic flow in the area regardless of what the developer's "expert" claims. Also, there is currently a "left turn only" rule for those leaving the site on the Caballero side, to reduce traffic on Caballero and nearby side streets. Will this rule remain in effect? Even so, the flow of traffic from Caballero and Dixie, which is already difficult, will surely become even worse.<br><br>• *Setbacks* - Setbacks, in spite of claims, seem to be effectively reduced everywhere, including from the canal, which will now appear virtually in a canyon. Even the small alley separating buildings from Dixie Highway seems to have disappeared.<br><br>• *Wildlife* - The level of building density is hardly conducive to wildlife. The developer pushes the idea that the manatee that live in the area will somehow enjoy greater protection with his plan. The increased shading of the canal by the tall buildings with less setback, now even closer to the canal, may actually do harm to the manatees because there may be fewer of the fresh water plants on which they feed due to a lack of sunlight. An *unbiased* expert opinion seems in order.<br><br>• *Parking* - Paradoxically, in spite of the large number of parking spots planned, parking in the area is likely to get worse. Presumably the "Gables Waterway" spots will be reserved for its tenants and customers only, while the reduction in setback may actually reduce the existing diagonal on-street parking. Even now there is a substantial, permanent, car overflow from the nearby "BMI" building employees that park on the public, grassy right of way along the west side of Caballero, particularly during business hours, at the foot of Manati Street.<br><br>Respectfully submitted,<br><br>Stuart E. Rich, PhD |
| 42. | 05/13/08 | Stefan H. Zachar III &<br>Caroline Zachar<br>1229 Aduana Ave<br>Coral Gables, Fl 33146 | X | | | DO NOT allow for the requested Mediterranean bonus. Too large of a project and will seriously impact my neighborhood. Oppose the fact that 95 residences will move in which will cause traffic, pollution, crime, less green space. See attached letter. |

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| | | | | | | May 13, 2008<br>2008 MAY 13 AM 8:00<br><br>Planning Department<br>405 Biltmore Way<br>Coral Gables, FL 33134<br><br>Re: Courtesy Notice of Public Hearing<br>Application No: 02-07-480-P – Change of Land Use, Rezoning, Planned Area Development Review, Site Plan Review and Conditional Use Special Location Review pursuant to Ordinance No. 1525, as amended.<br><br>Amace Project<br><br>Dear Planning and Zoning Board:<br><br>We do hereby object the above application No: 02-07-480-P, for the following reasons:<br><br>• The Amace Project is a large scale project that will seriously impact my neighborhood.<br>• The massing of the project is inappropriate for a residential area as it will create a monolith at the entrance of our neighborhood at US-1 and Caballero and US-A and Alhambra. Our neighborhood is already fragile and I know a special study is being conducted by the Planning Department. Don't let this project be massive!<br>• DO NOT allow for the requested Mediterranean bonus! I oppose the addition of two stories on to the existing plan!<br>• I can't imagine having parking for 518 more cars. The impact on our neighborhood from traffic would be terrible. What about the children, adults, dogs and cats that use the neighborhood to play and walk?<br>• The additional 95 residences will increase our traffic, pollution, and crime.<br>• The commercial properties will increase our traffic, pollution and crime.<br>• The service sector that will service these 95 residences will also contribute to the traffic, pollution and crime in our neighborhood.<br>• Overflow of parking will be an issue and spill out onto our park, streets, and front lawns of people's homes.<br>• Less green space. The plans do not allow for the growth of needed shade trees to make for a more pedestrian friendly and attractive community.<br>• We need to keep the setback in force.<br><br>Thank you for working for our neighborhood to keep it in a way that our founder intended it to be and how I expected it to be being a citizen of Coral Gables.<br><br>Sincerely,<br><br>Stefan H. Zachar, III<br>1229 Aduana Ave, Coral Gables, FL 33146<br>Homeowners and Citizens of the City of Coral Gables<br><br>Caroline M. Zachar<br>1229 Aduana Ave, Coral Gables, FL 33146 |
| 43. | 05/12/08 | Martin Rosen<br>1120 Manati Av.<br>Coral Gables, Fl. 33146 | X | | | From: martin.j.rosen@wachoviasec.com [mailto:martin.j.rosen@wachoviasec.com]<br>Sent: Monday, May 12, 2008 6:54 PM<br>To: Planning |

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| | | | | | | Cc: rivieraneighbors@bellsouth.net<br>Subject: Oposing the Amace Project<br><br>FYI, I strongly oppose the Amace Project along Caballero and Alhambra. As former economic development director for the City of Coral Gables I had the responsibility of attracting white collar firms and developments to the city in a ,planned, orderly manner. Based on this we had to reject many projects whose executives wanted to over- develop portions of the Gables--including a major ITT development on all vacant land south of Fairchild Tropical Gardens and a four tower project on the site of the Biltmore Hotel. I believe the Planning Board opposes the Amace project for the same reasons--over development including a 5 story project along Caballero Blvd--in a single family home residential area .I urge you to consider the poor impact of the large development with considerable traffic acress from a park where children are playing and running around.near the proposed five story building adjoining single family homes anf reject this project.<br>Thank you,<br><br>Martin Rosen<br>1120 Manati Av.<br>Coral Gables, Fl. 33146 |
| 44. | 05/12/08 | Charlotte Seidel<br>1501 Sunset Dr.<br>1507 Sunset Dr.<br>Coral Gables, Fl 33143 | X | | | Too large for the area and adjoins residential area at Caballero, Manati, Aduana, etc. Keep present ZONING. Increased noise & traffic would be |
| 45. | 05/12/08 | Kris and Pam Wood<br>1207 Aduana Ave<br>Coral Gables, Fl 33146 | X | | | We object out of concern for anticipated increase traffic and usage of community green areas. Traffic flow now is (illegible) due to the traffic circles on Hardy and other intersections. The anticipated traffic increase will make these circles more dangerous than they are now. There are always ways around these circles which will cause unnecessary traffic on quiet streets where children are at risk! |
| 46. | 05/12/08 | Tom & Sandy Bates<br>BATEWOOD/CORBANCA<br>999 Brickell Ave. Suite402<br>Tel. (305) 662-9659<br>Fax (305) 662-1730 | X | | | From: Tom Bates [mailto:t_bates@batewood.net]<br>Sent: Monday, May 12, 2008 9:46 AM<br>To: Planning<br>Cc: rivieraneighbors@bellsouth.net<br>Subject: Amace Project<br><br>Please register our strongest objections to the development of this project.<br>We will be at the public hearing on Wednesday. |

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| | | | | | | Tom & Sandy Bates<br><br>BATEWOOD/CORBANCA<br>999 Brickell Ave. Suite402<br>Tel. (305) 662-9659<br>Fax (305) 662-1730 |

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405 Biltmore Way
Coral Gables, Florida 33134
Telephone: (305) 460-5311
Fax: (305) 460-5327

April 24, 2008

Subject: Courtesy Notice of Public Hearing
Application No. 02-07-480-P – Change of Land Use, Rezoning, Planned Area Development (PAD) Review, Site Plan Review and Conditional Use Special Location Review pursuant to Ordinance No. 1525, as amended.

Dear Property Owner:

The City of Coral Gables Local Planning Agency (LPA)/Planning and Zoning Board will be considering the following:

*Review of one development proposal which includes five (5) separate applications for the proposed project referred to as "Gables Waterway", as follows:*

1) *Change of Land Use from "Commercial Use, Low-Rise Intensity" to "Residential Use (Multi-Family) Low Density" on Lots 1-4, Block 6, Singer Subdivision, "Residential Use (Multi-Family) Duplex Density" to "Residential Use (Multi-Family) Low Density" on Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision, and "Commercial, Low-Rise Intensity" for Parcel "A" (no land use currently assigned).*
2) *Change of Zoning from "CL", Commercial Limited ("CA", Commercial) to "MF2", Multi Family 2 District ("A-13", Apartment) on Lots 1-4, Block 6, Singer Subdivision, "MF1", Multi Family 1 Duplex District ("D-10", Duplex) to "MF2", Multi Family 2 District ("CA", Commercial) on Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision and "CL", Commercial Limited ("CA", Commercial) for Parcel "A' (no zoning currently assigned).*
3) *PAD review pursuant to Zoning Code Article 9, "Planned Area Development", Section 9-1 thru 9-10 (entire property).*
4) *Site plan review for entire proposed project (entire property legally described below, including PAD parcel and commercial parcel located on southwest corner of South Alhambra Drive / U.S.1 intersection).*
5) *Conditional Use Special Location Review to allow Mediterranean architectural bonuses adjacent to "SFR", Single Family Residential ("R", Residential) and "MF1", Multi Family 1 Duplex District ("D", Duplex) zoned property.*

*Submitted by Amace Properties, Inc., owner, for the property located on all of Tract "K", Addition to Riviera Waterways Section, Lots 1-4, Block 5 and Lots 1-4, Block 6, Riviera Waterways Section, Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision, a portion of Lot 8 and a portion of the area designated as University Waterway, Block 208, Second revised Plat of Coral Gables Riviera Section Part 14, and Parcel "A" lying between Lot 1, Block 5, Riviera Waterways Section and Tract "K", Addition to Riviera Waterways Section (6100 Caballero Boulevard), Coral Gables, Florida.*

This application is scheduled for consideration by the Planning and Zoning Board in the Commission Chambers, City Hall, commencing at 6:00 p.m. on May 14, 2008. The schedule for consideration of this item before the City Commission is to be determined. Dates are subject to change without further notice.

Please feel free to comment on the request by completing the below listed information and forwarding this form via mail, fax or e-mail to the Planning Department. This information will be entered into the record and considered during the review of the application. A map of the property is on the back of this form.

I, or We, THOMAS F. & SANDRA K. BATES
Print name(s)

Mailing address: 1237 PLACETAS AVE, CG, FL 33146

O do not object to this application, or
X do hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):
OBJECT STRONGLY – SEE ATTACHED TFB SKB 051208

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| | | | | | | **TO WHOM IT MAY CONCERN**<br>In November, 1985 my wife, three children and I moved into our home located at 1237 Placetas Avenue. We were attracted by the quiet neighborhood, where - thanks to the lack of traffic and the familiarity of our neighbors - our children could play in the streets and the JC Park; learn how to ride their bikes, and eventually ride them to school. The proximity of neighborhood shops, US 1, and the Metro gave us the best of all worlds: suburban living with ease of access to places of work, commerce, and entertainment.<br><br>Over the next 22 years little that is basic to our neighborhood has changed. Our children have grown up and moved away, we have suffered the destruction of several major storms, we have seen new families move in, and today we consider our future retirement plans with consternation. The development of this project threatens the fabric and quality of our neighborhood, making our relocation an option that now merits serious consideration.<br><br>This project has so many things that are wrong with it that I am surprised that it has been allowed to proceed as far as it has. To mention a few:<br>• The architect blithely states that their traffic consultants maintain that there will only be a minimal impact on the local traffic. How will the new residents on the north (Caballero) side of the development travel to the Sunset Road commercial area? How will they take their children to school? How do they get to Publix? They will take Hardee, Manati, Aduana, Placetas and Alfonso to get to Maynada, increasing the traffic on these side streets, which today are used almost exclusively by their residents. Once they get to Maynada they will further congest the "traffic calming circles", already bumper to bumper at certain times of the day.<br>• The JC Park is an active park. Located between Hardee and Manati and bounded on the south by Caballero, it provides basketball and tennis courts for the use of the community. Most afternoons and weekends the park is fully occupied. The effect of adding 95 homes – approximately 50% of the surrounding neighborhood – will overwhelm the facilities the park offers and have the net effect of depriving the existing neighborhood of one of its principal amenities.<br>• The 47 new condominiums on Caballero will have no visitor's parking, relying instead on whatever street parking is currently available. This will include the parking currently used for the JC Park and will no doubt spread down Caballero, Manati and Hardee. On weekends we can count on additional gatherings and parties to be held at the units, which will require parking spaces for the guests. In spite of the developer's assertions about making the parking at the commercial section of the development available logistically this is not a long term solution.<br>• For many years manatees have occupied this section of the Gables Waterway. The construction process and the subsequent addition or renovation of boat slips and retaining walls will ensure that these animals will seek a friendlier environment elsewhere.<br>• This neighborhood has been characterized by constant property improvements and renovations. Some of the increase in property value is attributable to an overall increase in demand, but a large portion of this added value is due to the work that the individual owners have put into their properties. I fear that this radical modification of the character of our neighborhood can only have a negative effect on our property values.<br><br>This forced mixture of densities will destroy the fabric of an established neighborhood. Please do not allow this development to continue.<br><br> <br>Thomas F. Bates, AIA |
| 47. | 05/12/08 | Paul and Madeleine van | **X** | | | From: vanmax@bellsouth.net [mailto:vanmax@bellsouth.net] |

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| | | Walleghem<br>1111 South Alhambra Circle<br>Coral Gables, Florida3146 | | | | Sent: Saturday, May 10, 2008 9:23 AM<br>To: DERM; City Manager's Office; Riel, Eric; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Slesnick, Donald; City Clerk; Withers, Wayne<br>Subject: Amace/Coral Gables Waterway Project<br><br>Because some of you had problems opening this attachment, I am resending the letter saved in a version that is compatible with Word 2003.<br><br>Paul and Madeleine van Walleghem<br>1111 South Alhambra Circle<br>Coral Gables, Florida3146<br><br>May 9, 2008<br><br>VIA EMAIL<br>Mayor Don Slesnick, II Donslesnick@coralgables.com<br>Vice Mayor & Commissioner William H. Kerdyk, Jr. wkerdyk@coralgables.com<br>Commissioner Maria Anderson manderson@coralgables.com<br>Commissioner Wayne "Chip" Withers wwithers@coralgables.com<br>Commissioner Ralph Cabrera, Jr. rcabrera@coralgables.com<br>County Manager David Brown cmo@coralgables.com<br>Planning Director Eric Riel Jr. eriel@coralgables.com<br>City Clerk Walter Foeman cityclerk@coralgables.com<br>Miami Dade County Commissioner Carlos Jimenez District7@miamidade.gov<br>Members of the Coral Gables Planning Department planning@coralgables.com<br><br>Re: Application No. 02-07-480-P-Change of Land Use, Rezoning, Planned Area Development (PAD) Review, Site Plan Review and Conditional Use Special Location Review pursuant to Ordinance No.1525, as amended.<br>Dear Mayor, Commissioners, City Staff and PAZB Members<br>This is in response to the Public Hearing Courtesy Notification of April 24, 2008 and the above scheduled application.<br>My wife and I, as residents of the neighborhood that may be potentially impacted by the "Gables Waterway"/Amace project, hereby express our total OBJECTION to the "one development" proposal, which includes five (5) separate applications. |

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| | | | | | | On January 31, 2008 we sent a letter to you stating our reasons for opposing the project, as conceived at that time; which supposedly included the assumption that they would be granted the five separate applications, which now have been officially requested. It was indicated that our letter would be made part of the "public record"; thus I assume the City clerk's office will make it available as part of my response to the Planning Department's recent request for comments.<br>Granting of the requested applications would constitute one more apparent concession, that may eventually result in a project that, in our opinion, will change the "character" of our neighborhood; potentially bringing with it the resulting consequences of a high density 95-residence site: Traffic? Noise? Overflow parking? Pedestrian safety? Green area erosion? Public park over-capacity? Fragility of ecosystem in the Mahi waterway? And others.<br>We have no objections to the AMACE/Gables Waterway group maximizing the value of their investment, within the constraints of current codes; norms; stated City legal opinions and logic…but not at the potential expense of the neighborhood.<br>May I humbly remind you that the City's resources may be severely taxed by a project of this nature; in addition to creating a "domino" effect along the US#1 Hwy , and other waterway sites, that might soon follow.<br>Thank you very much for your continued attention to our concerns.<br>Sincerely<br>Paul & Madeleine van Walleghem |

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| 48. | 05/12/08 | Gordon Gregory<br>1217 Placetas Ave<br>Coral Gables, Fl 33146 | X | | | 5/7/08<br>To Whom It May Concern,<br>I'm writing this in response to the Public Hearing Courtesy Notification (PHCN) regarding the Amaca development. This is a project that I do object to & I'll attempt to give my reasons in what follows.<br>By neither temperament nor training do I claim any knowledge of the legal, technical minutiae involved in this application. My interest, quite frankly, is selfish & is concerned with the overall diminishment of the quality of life that I foresee if this development proceeds as outlined in the PHCN.<br>By way of background I was raised in the house that I now reside in at 1217 Placetas Ave. Also, I've lived here continuously since 1930 & in the intervening years spent much time here visiting my mother who then lived here alone. The perception that I bring to my observations range from those of an 8 year old boy riding his bicycle to Sunset Elementary School to a 62 year old retiree also still riding his bicycle. In the span of my lifetime S. Florida has changed dramatically. From a fairly large, more traditional southern city to a cosmopolitan megalopolis, growth in many areas has occurred haphazardly. Remarkably, Coral Gables, especially my little corner of it, has kept its integrity & maintained its quality of life. |

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| | | | | | | I believe this is due to George Merrick's vision for his city and his means of effecting it.<br>Geographically, the city is dominated by constructed natural features. I'm thinking here of the golf courses, canals and the U of M campus, that serve to compartmentalize the residential neighborhoods & limit traffic primarily to local rather than through traffic. These physical features & sound zoning have resulted in a truly great place to live. The key thing here, I believe, is zoning. Unless development in residential neighborhoods is checked within the bounds of the zoning laws, Merrick's system is turned on its head and the physical features that limited external intrusion will instead mimic the banks of a river in flood with the resultant inundation of the local area.<br>As I write this I've seen more moms & nannys pushing baby strollers & kids on bicycles pass my window than vehicular traffic. This has pretty much always been the case but it most assuredly won't be if Amace is granted all the variances they are asking for. Currently egress from this area, other than through the residential neighborhoods, is limited to S. Alhambra circle, Mariposa Ct & Caballero Blvd. The first two have traffic lights. It's doubtful that the Fla. DOT would install one at Caballero, a mere stones throw from S. Alhambra, or if they did, if it would really alleviate congestion. Anyone who has observed the above areas at rush hour (a misnomer if there ever was one |

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| | | | | | | as it now extends through a goodly portion of the work day) and doesn't think it's a mess, just isn't paying attention. The S. Alhambra side of the equation seems better able to dissipate traffic than its cross canal counterpart Caballero. Here overflow parking from the BMF building has been already documented. To this will be added the equivalent of 10 city blocks of residential housing along with commercial traffic & as an extra bonus, the service entrance for the whole complex. In the midst of this potential maelstrom is I C Park frequented mostly by the mom/nanny/baby contingent & children & young people as pedestrians since parking for those old enough to drive is already a problem. Am I the only one who foresees problems here?<br>A perhaps smaller part of the quality of life issue is what I would call the natural esthetics of this area that would be degraded by the proposed enlargement of the current marina which itself was established under dubious legal authority. I'm referring to the wintering habitation of the manatees the focus of which is the canal adjacent to the Anaco property. I've seen in others & experienced myself the warm & fuzzy feelings these gentle giants can inspire. Almost any day during the winter months these creatures can be observed from the canal terminus, city land I'm told, which could be ceded to Anaco. (I hope not) |

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| | | | | | | There are other issues but I've pretty much had my say. In closing I know I've beaten up on Amace. They own the property & should be allowed to develop it but within the zoning limitations! I hope our current commissioners will honor the stewardship that their predecessors have exercised in continuing George Merrick's vision.<br><br>Sincerely,<br>Gordon Gregory |
| 49. | 05/12/08 | Thomas F. & Sandra K. Bates<br>1237 Placetas Ave<br>Coral Gables, Fl 33146 | X | | | OBJECT STRONGLY- SEE ATTACHED |

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| | | | | | | CITY OF CORAL GABLES<br>**TO WHOM IT MAY CONCERN**<br>In November, 1985 my wife, three children and I moved into our home located at 1237 Placetas Avenue. We were attracted by the quiet neighborhood, where - thanks to the lack of traffic and the familiarity of our neighbors - our children could play in the streets and the JC Park; learn how to ride their bikes, and eventually ride them to school. The proximity of neighborhood shops, US 1, and the Metro gave us the best of all worlds: suburban living with ease of access to places of work, commerce, and entertainment.<br><br>Over the next 22 years little that is basic to our neighborhood has changed. Our children have grown up and moved away, we have suffered the destruction of several major storms, we have seen new families move in, and today we consider our future retirement plans with consternation. The development of this project threatens the fabric and quality of our neighborhood, making our relocation an option that now merits serious consideration.<br><br>This project has so many things that are wrong with it that I am surprised that it has been allowed to proceed as far as it has. To mention a few:<br>• The architect blithely states that their traffic consultants maintain that there will only be a minimal impact on the local traffic. How will the new residents on the north (Caballero) side of the development travel to the Sunset Road commercial area? How will they take their children to school? How do they get to Publix? They will take Hardee, Manati, Aduana, Placetas and Alfonso to get to Maynada, increasing the traffic on these side streets, which today are used almost exclusively by their residents. Once they get to Maynada they will further congest the "traffic calming circles", already bumper to bumper at certain times of the day.<br>• The JC Park is an active park. Located between Hardee and Manati and bounded on the south by Caballero, it provides basketball and tennis courts for the use of the community. Most afternoons and weekends the park is fully occupied. The effect of adding 95 homes – approximately 50% of the surrounding neighborhood – will overwhelm the facilities the park offers and have the net effect of depriving the existing neighborhood of one of its principal amenities.<br>• The 47 new condominiums on Caballero will have no visitor's parking, relying instead on whatever street parking is currently available. This will include the parking currently used for the JC Park and will no doubt spread down Caballero, Manati and Hardee. On weekends we can count on additional gatherings and parties to be held at the units, which will require parking spaces for the guests. In spite of the developer's assertions about making the parking at the commercial section of the development available logistically this is not a long term solution.<br>• For many years manatees have occupied this section of the Gables Waterway. The construction process and the subsequent addition or renovation of boat slips and retaining walls will ensure that these animals will seek a friendlier environment elsewhere.<br>• This neighborhood has been characterized by constant property improvements and renovations. Some of the increase in property value is attributable to an overall increase in demand, but a large portion of this added value is due to the work that the individual owners have put into their properties. I fear that this radical modification of the character of our neighborhood can only have a negative effect on our property values.<br><br>This forced mixture of densities will destroy the fabric of an established neighborhood. Please do not allow this development to continue.<br><br>Thomas F. Bates, AIA |
| 50. | 05/12/08 | Sonia Rivera<br>6605 Nervia St<br>Coral Gables, Fl 33146 | X | | | Traffic congestion. |
| 51. | 05/12/08 | Lucy de le Vega / Maurie B. ? | X | | | 1. The size of the project will add too much traffic congestion to the area which is |

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| | | 6635 Tarrega Street<br>Coral Gables, Fl 33146 | | | | already congested.<br>2. Proposed plan is to large & out of proportion with the area.<br>3. Affect natural habitat of nature.<br>4. Problem with infrastructure in the area not adequate for a development of this size! |
| 52. | 05/12/08 | Naguib Heshema<br>6930 Altamira St.<br>Coral Gables, Fl 33146 | X | | | Area over developed.<br>You can do that & more if you start building new street & ten new parks. |
| 53. | 05/12/08 | Frank & Fabiola Recio<br>1115 Hardee Road<br>Coral Gables, Fl 33146 | X | | | This is a neighborhood with a park & many children. So far the county has done nothing to slow down traffic. This project will increase traffic and the danger to our children. |
| 54. | 05/12/08 | Karen & Jerald Chapelin<br>6501 Leonardo St<br>Coral Gables, Fl 33146 | X | | | This project is not needed or wanted in my neighborhood. |
| 55. | 05/12/07 | J. A. Ojeda, Jr.<br>1221 Andora Ave<br>Coral Gables, Fl 33146 | X | | | • Large scale mixed use retail & residential project that will impact our neighborhood negatively.<br>• Project will create significantly increased traffic patterns as well as demand for parking in what is a residential area.<br>• Project will have adverse effect on the residential quality of neighborhood.<br>• Project will create monalith at entrance of out neighborhood. |
| 56. | 05/12/08 | Dr. & Ms. Richard Newman<br>1212 Santona St.<br>Coral Gables, Fl 33146 | X | | | We do not think the Mediterranean bonus is appropriate in this area. It is incompatible with other nearby commercial properties. The entire project is much too massive, and again, not compatible with the commercial properties on US1. |
| 57. | 05/12/08 | Jason R. Hanft & Maria Surprena<br>875 South Alhambra Circle<br>Coral Gables, Fl 33146 | X | | | Inappropriate for residential neighborhood<br>Too high density not proper set backs<br>Dramatic increase in traffic & vehicles<br>Endanger/risk marine environment |
| 58. | 05/12/08 | Paul & Madeleine Van Walleghem<br>1111 S. Alhambra Circle<br>Coral Gables, Fl 33146 | X | | | We feel this project is totally out-of-scale for the neighborhood; and would irreparably change the character of the scale. The potential impact of traffic created by residents & commercial users ( as well as service vehicles may be huge. |
| 59. | 05/12/08 | Rhoda Nagle<br>1236 Aduana Ave<br>Coral Gables, Fl 33146 | X | | | This proposed development is hugely out of proportion to the area. Use of the park will be compromised and traffic horrendous. Underground parking near a canal? |
| 60. | 05/12/08 | Patrick Nolan & Anita Maduro-Nolan<br>915 Alhambra Cir | X | | | The size, scope and density will overwhelm the neighborhood, the traffic density noth on streets and waterway will be devastating. The owners are obviously attempting to maximize profit with little regard to residents of established Coral Gables community |

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| | | Coral Gables, Fl 33146 | | | | when I say mass of project is appalling I am speaking from past experience as vice chairman of Sausalito, California Planning Commission. |
| 61. | 05/12/08 | Jose Remy and Sofia Lacayo Remy<br>1119 Hardee Rd.<br>Coral Gables, Fl 33146 | **X** | | | Please do not approve this! It will change the residential nature of our community and increase the traffic on the streets. I see no benefit whatsoever to our community coming from this and am extremely concerned as to how the increased traffic will affect the quality of life we have here. |
| 62. | 05/12/08 | Blanca S. Mejia<br>1313 El Rado St.<br>Coral Gables, FL 33134 | **X** | | | Bad design and bad zoning affect EVERYBODY at ALL TIMES! The proposed project impoverishes the neighborhood and sets a wrong precedent for the City of Coral Gables. The buildings are too high the density is too high and no green areas. |
| 63. | 05/11/08 | Mr. and Mrs. Patrick Lunn<br>1320 San Remo Ave.<br>Coral Gables, Fl 33146 | **X** | | | -----Original Message-----<br>From: Lunn, Patrick C. [mailto:PLunn@dadeschools.net]<br>Sent: Sunday, May 11, 2008 3:12 PM<br>To: Planning<br>Subject: Re: Amace Project<br><br>To Whom It May Concern:<br><br>We are totally against the proposal known as the Amace Project. We support the concerns listed by the Riviera Neighborhood Association. We are sick and tired of developers raping our beautiful city. The megaliths being built in our city (the Whole Foods complex, the Mac mansions, etc.) are an eyesore. They just don't fit!! Traffic becomes unbearable. Sometimes I can barely get out of my own neighborhood.<br><br>PLEASE REJECT THIS PROPOSED PROJECT<br><br>Sincerely,<br>Mr. and Mrs. Patrick Lunn<br>1320 San Remo Ave. |
| 64. | 05/09/08 | Steve Hodge & Marina Hernandez<br>6630 Tarrega Street<br>Coral Gables, Fl 33146 | **X** | | | **From:** Stephen Hodge [mailto:stephenhodge@bellsouth.net]<br>**Sent:** Friday, May 09, 2008 9:10 PM<br>**To:** Planning<br>**Subject:** Objection to Application No 02-07-480-P<br><br>We **object** to the above mentioned application for the following reasons:<br><br>1. **Traffic congestion** resulting from the increased number of units in the |

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| | | | | | | proposed project, regardless whatever any traffic study may say, there is going to be congestion.<br>2. As parents of three children who frequently use **Jaycee Park** we are concerned about **parking issues** in the area and reduced **safety** in the park as a result of it and increased traffic. We heard that the **loading areas** for the project will on **Caballero**, that is a **huge concern** due to its proximity to the park (noise and safety issues).<br>3. The increase in **density** is out of character with the rest of the neighborhood.<br>4. We are **opposed** to granting a **Mediterranean Bonus**, it will allow an already massive structure to be even more invasive.<br>5. The effect that such massive construction will have on the **manatees** that take refuge in the Mahi Waterway during the cooler months. We can't imagine all that digging and building will not have a negative impact on their habitat and therefore their safety and wellbeing.<br><br>Respectfully,<br><br>Steve Hodge and Marina Hernandez<br>6630 Tarrega Street |
| 65. | 05/09/08 | Margaret T & John E. Daly<br>1010 Hardee Rd.<br>Coral Gables, Fl 33146 | **X** | | | Increased traffic & parking demands.<br>TOO CLOSE to Jaycee Park, our only neighborhood park!! |
| 66. | 05/09/08 | Buela G. Diamond<br>1212 Andora Ave<br>Coral Gables, Fl 33146 | **X** | | | It will absolutely ruin this splendid neighborhood I have called home since 1952. Not only will the traffic and parking problems become intolerable, but the character of the entrance to our neighborhood will be downgraded from warm residential to another ugly manifestation unwanted commercial growth. |
| 67. | 05/09/08 | Thomas J. and Frances B. Stokes<br>1130 Alfonso Ave<br>Coral Gables, Fl 33146 | **X** | | | We feel that the massiveness of this enormous complex is out of keeping with the abutting neighborhood which is single family residential or low rise duplexes (2 story) or low rise concominium. Given the traffic patterns of so many more autos and the overwhelming size of the development will dramatically change the neighborhood. Moreover, the setbacks from the canal banks should NOT be any less than the residents along the canal are required to have for their homes. This canal is a very ecologically sensitive body of water which cannot be replaced or repaired if damaged by too much encroachment and over use. Thank you for considering these points in your considerations. |
| 68. | 05/09/08 | Lola Kritchman | **X** | | | This proposed property construction is in conflict with the present area which is a |

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| | | 1210 Alfonso Ave<br>Coral Gables, Fl 33146 | | | | private community. There should be no commercial construction except on the land on Dixie Highway. |
| 69. | 05/09/08 | Carolyn A. Sosa<br>1110 Aduana Ave<br>Coral Gables, Fl 33146 | **X** | | | I do not approve of this project developing in the area that I call home, please do not pass this approval, Reject this development. |
| 70. | 05/09/08 | Robert Barnett<br>1140 S. Alhambra Circle<br>Coral Gables, Fl 33146 | **X** | | | This project is far too dense and is not appropriate for this neighborhood. The heights and set backs are not in keeping with the character of this area. Too much traffic! |
| 71. | 05/08/08 | Elsie M. Miranda & Lourdes Cuervo<br>1114 Aduana Ave<br>Coral Gables, Fl 33146 | **X** | | | Object to the change of land use, rezoning, PAD review, site plan & conditional use because the layout, scope and design of the project is excessive, confining, crowded, too massive. |
| 72. | 05/08/08 | Maria Cuerro<br>5700 Alhambra Circle<br>Coral Gables, Fl 33146 | **X** | | | Not in the best interest of current Coral Gables property owners: the project diminishes current property values, threatens a quiet neighborhood, will bring in too much traffic and is visually and physically unappealing. The neighborhood park will be the only "green area". Oppose all these applications. |
| 73. | 05/08/08 | Charles Seitz<br>5530 Kerwood Oaks Drive<br>Coral Gables, Fl 33156 | **X** | | | I object the change of land use, rezoning, PAD review, site plan review & conditional use because the layout, scope and design of the project is excessive, offensive, confining, crowded and will impoverish the neighborhood. Bad design and bad zoning choices affect everybody at ALL times. |
| 74. | 05/08/08 | Josie Ramirez<br>1200 S. Alhambra Circle,<br>Coral Gables, Florida 33146<br>c 305.582.7830<br>v 305.666.1264<br>f 866.863.4313 | **X** | | | From: Josie Ramirez [mailto:JRamirez@netvg.com]<br>Sent: Thursday, May 08, 2008 3:38 PM<br>To: Planning<br>Cc: Slesnick, Donald; Anderson, Maria; Withers, Wayne; Kerdyk, William; Cabrera, Ralph<br>Subject: Amace Project<br>Importance: High<br><br>To Whom It May Concern<br><br>Among the many objections I have, probably the main reason I object to the development of the Amace Project as designed, is the size and density of units. The proposed 95 unit development would essentially increase the density of the community by ten city blocks-worth of single family dwellings. The current zoning only allows for 42 + or - units. This shows arrogance, an egregious disregard and contempt for basic municipal planning and process. |

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| | | | | | | I am not against development. Developments are terrific, especially when replacing outdated and obsolete structures. A new development on the Amace site would be wonderful, IF, it were small emough so as to easily blend into a residential community, and of a quality/price high enough to enhance the value of the adjacent properties. 30 luxury Townhomes or CityHomes with plenty of green areas would be ideal on the site. Perhaps the problem is that the price of the property was too high to make this idea profitable. This price, however, should not be paid by the neighborhood.<br><br>The current plan for the Amace site is blatantly overpacked, and it is obvious by its design that the financial pro forma was the driver. The financial success of any project is important, by not at the expense of the surrounding community. In the current economic climate, the Amace project, as planned, could end up being cheap student housing.<br><br>Fewer, higher quality units would be best for both, the development and the neighborhood. Some of us neighbors might even move into them.<br><br>Josie Ramirez<br>1200 S. Alhambra Circle, Coral Gables, Florida 33146<br>c 305.582.7830<br>v 305.666.1264<br>f 866.863.4313 |
| 75. | 05/08/08 | Isabelle Ballestas & John David<br>6500 Caballero Blvd.<br>Coral Gables, Fl 33146 | **X** | | | From: Isabelle Ballestas [mailto:sanemm6@bellsouth.net]<br>Sent: Thursday, May 08, 2008 8:44 AM<br>To: Planning<br>Subject: GABLES WATERWAY PROJECT<br>Importance: High<br><br>See attached.<br><br>From<br>Isabelle Ballestas & John David,<br><br>6500, Caballero Blvd.,<br>CORAL GABLES, |

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|---|---|---|---|---|---|---|
| | | | | | | FL 33146<br>T:(305) 662 9565<br>F: (305) 662 6483<br>sanemm6@bellsouth.net<br><br>This type of building is incompatible with the residential zone; detracts from the value of adjacent residences, brings more vehicles, more traffic etc etc. Strongly object to this project!!! |

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| 76. | 05/08/08 | Rosa & Beno Schechter<br>1139 Alfonso Avenue<br>Coral Gables, Fl 33146 | X | | | |

**Rosa and Beno Schechter**
**1139 Alfonso Avenue**
**Coral Gables, Florida 33146**
**(305) 666 2999**

May 7, 2008

VIA EMAIL
Mayor Don Slesnick,II Donslenick@coralgables.com
Vice Mayor Commissioner William H. Kerdyk, Jr. wkerdyk@coralgables.com
Maria Anderson manderson@coralgables.com
Commissioner Wayne "Chip" Withers wwithers@coralgables.com
Commissioner Ralph Cabrera, Jr. rcabrera@coralgables.com
Members of the Coral Gables Planning Department planning@coralgables.com

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Application No. 02-07-480-P – Change of Land Use, Rezoning, PAD Review, Site Plan Review and Conditional Use Special Location Review pursuant to Ordinance No. 1525, as amended

Gentlemen:

As residents of Coral Gables, who live in the immediate vicinity of the referenced proposed project, we are writing to you to express our strong opposition to its approval. The project is in every way incompatible with our neighborhood. The pedestrian and vehicular traffic that would be generated by the project would have a material, adverse impact on our property values and on our quality of life.

It is our understanding that the proposals you are currently considering would allow a mixed use retail and residential project at US-1 and Caballero and US 1 and Alhambra, including 95 residences, as well as a variety commercial uses. This would completely change the very character of the neighborhood, from a quiet, traditional area into one booming with traffic, noise and lights. Caballero would be transformed from a quiet pedestrian street, to a commercial gateway. Our street, Alfonso, would undoubtedly become congested by vehicular traffic cutting from Maynada to Caballero.

As you probably know, Alfonso Avenue is a dead end street. Since the building of Sunset Place, the volume of traffic traveling from US1 through Caballero has increased by several multiples. Often when they reach Alfonso and turn right with the intent of reaching Sunset, they encounter a dead end street two blocks into Alfonso. They immediately turn towards Maynada at speeds greater than 35 mph. This project will exacerbate this already dangerous situation. Our streets will be neither safe enough nor quiet enough to accommodate nightly walks and children playing in the neighborhood.

There is no benefit to the community that can arise from this project. Its large scale mass is totally incompatible with the area and will create a center of congestion and noise. We urge you to deny the developer's pending application.

Sincerely,

Rosa and Beno Schechter

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| 77. | 05/08/08 | Isabelle Ballestas & John David<br>6500 Caballero Blvd.<br>Coral Gables, Fl 33146 | **X** | | | This type of building is incompatible with the residential zone; detracts from the value of adjacent residences, brings more vehicles, more traffic etc etc. Strongly object to this project!!! |

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| 78. | 05/08/08 | Cathy Burnweit<br>6304 Caballero Blvd.<br>Coral Gables, Fl 33146 | X | | | To the City of Coral Gables Local Planning Agency and Zoning Board:<br><br>I heartily object to the proposed Amace project for many reasons, which I will delineate later in this missive. But I am sickened that this issue went before the Architectural Board for the Mediterranean bonus with absolutely no notice to the public. It was not on the agenda, neither in the printed form nor on the website, a total miscarriage of due process if there ever was one. This is the kind of activity that smacks of banana republic status and that is certainly counter to the city's written policies for due process.<br><br>I have lived in the Gables for 20 years, at my (6304) Caballero address for the past 12. While I have no objection to redevelopment of the present rundown structures, there are several basic flaws in the plans as they stand:<br><br>**Parcel A: Giving Public Land to a Private, For-Profit Entity:** The entire Planned Area Development only works if Tract A is included. It is a travesty to give the city's land, land which is public, to a private owner for his exclusive enrichment. This is not a project for the collective good; this is a project which most taxpayers--particularly the ones in the vicinity who have full knowledge of its implications—resoundingly reject. I would surmise that if the Coral Gables voters were asked to vote to award to this individual public land, the populace would rule overwhelmingly against such a gift. **I do not see the electorate voting for officials who support such a measure.** If Coral Gables voters want to release this premium piece of real estate, it should be **sold at the going rate.** A couple of million dollars would go to good use for parks, recreation, police and programs.<br><br>**Massive scale of the project**: This project puts 10 square blocks of residents into this small space. In addition, a tenet of urban design is that large and tall buildings interface with the main artery and become smaller toward residential neighborhoods. This project is at its tallest **away from US 1** with 5 stories on Caballero across from the Jaycee Park. The tallest buildings should be along Dixie Highway particularly on the south side of Alhambra as there are multistory apartments bordering the highway there already. Five stories in a residential neighborhood should not be allowed. Just say "No!"<br><br>**Pediatric Hazard:** Deliveries and pick-ups to the commercial establishments as well as the waste management are funneled onto Caballero, right across from the park. Huge trucks will access the development where children cross the street to play in Jaycee Park. This is a recipe for tragedy. It does not take a genius to see that **large vehicles should be diverted from spaces kids use, not guided toward them**. I am a surgeon at Miami Children's Hospital, experiencing the horror of injured youngsters on a regular basis. My trauma program may be one entity that benefits from increasing our patient load because of this odd and short-sighted planning. Clearly, service vehicles should enter elsewhere.<br><br>**Parking:** Realistically, underground parking will not be used when there are free spaces in the area, spaces which are meant for use by park patrons. Visitors to the residences will not go underground, to sites a long walk away from an apartment, when they can slip into such a free Jaycee parking space. Underground visitor parking will encourage people to park in the swale on our residential lawns, an unacceptable situation. The underground garage also prohibits the growth of real in-the-ground trees on the project (see Greenway, below)<br><br>**Greenway Encroachment:** Miami Dade County and Coral Gables are on a mission to increase the canopy. That is why there is a county tree give-away (2 free trees per house per year) and why there are laws regarding tree maintenance in the swales. The Amace project is a cement bastion. The required green space is going to be container plants—a sarcastic nose-thumbing at the |

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| | | | | | | greening ordinance—because real trees can not be grown over underground parking. In addition, the green swales with trees now present will be replaced by parallel parking (so that the buildings can come almost all the way to the street) from US 1 to the nearby residences. Many of the trees present on the property now will be removed for the proposed container plants, a subversion of desired effect. This development is a temple to concrete, and thwarts the goal of increasing the county's canopy.<br><br>**Marina**: The city has allowed a marina to operate for decades in violation of its own code. It is a fire and environmental hazard. City attorney, Elizabeth Hernandez, has ruled on this and yet, instead of fining the owners, the city awards zoning variances to them! Please see an accompanying letter written several years ago in which some of the shortcomings are elucidated.<br><br>It is time to strike a balance between (1) progress and (2) limiting overdevelopment and enhancing neighborhoods. It is time to rethink this project. I reiterate that I am not anti-development nor against this parcel being redeveloped. The scope and density, the excessive building height off Dixie Highway, the parking issues, the protection of children using the park and the failure to landscape in a way which provides the appropriate canopy are glaring shortcomings in the present plan. Please, help us and help our neighborhood.<br><br>Respectfully,<br><br>Cathy A. Burnweit, MD |

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| | | | | | | September 15, 2003<br><br>Ms. Margaret R. Pass<br>Director, Building and Zoning<br>405 Biltmore Way<br>Coral Gables, FL 33134<br><br>Re: Boat Rentals/Marina at 1360 South Dixie Highway<br><br>Dear Ms. Pass:<br><br>I would like to bring to your attention several concerns I have about the proposed sightseeing tours and boat rentals to be offered at the marina at the end of the Mahi Canal. There are several issues regarding the marina itself which clearly supercede the possibility of a new business there.<br><br>Certainly, the area qualifies as a "private yacht basin" as defined by Section 2.92 of the Coral Gables Code in that boat slips are rented or leased by parties who do not live at the property on the waterway. As a private marina containing over twenty boats, however, there are several requirements which are not met. Section 6.8 f dictates a properly installed and color-labeled potable water supply with an appropriate backflow preventer and vacuum breaker; this is not present on site. Nor is a pumping station for sewage (section 6.8 g). In fact, several times we have noticed boat owners purge right in the canal (forbidden by section 8.6 f). No filtering system (section 6.8 n) for prevention of groundwater contamination from dock cleansing is evident. There are no toilet facilities (which makes one wonder where the sightseers of the new business are going to relieve themselves when nature calls during their nature tours.) In addition, the Code specifically prohibits certain activities (section 6.8 c): (8) mooring of commercial vehicles, (10) rental or lease of boats, (14) sightseeing crafts, and (16) chartered boats. I cannot find any record of the specific public hearing which granted the marina its privileges in the first place (required by section 6.8) nor can records be found of the "detailed plan showing the complete layout of the yacht basin, including retaining walls, bulkheads, docks, piers, slips, pilings, landscaping, off-street parking, buildings…drainage, water supply and sewage facilities" (6.8 r). All of these problems make the present location of the marina itself suspect.<br><br>So before the Board hears a business proposal which is clearly prohibited by the city's present code, I think we need to go back and consider whether the marina itself should be allowed to persist with so many flagrant code violations. The most egregious of these, especially for a homeowner who lives two properties |

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| | | | | | | away from the marina, is the fire hazard. I am certain that the yacht basin does not comply with the National Fire Prevention Association Publication 303-1975 entitled "Fire Protection Standards for Marinas and Boatyards" nor with the NFPAP 87-1975 entitled "Standards for the Construction and Protections of Piers and Wharves" as required by code section 6.8 k. I worry that this situation, if fully catalogued, would interfere with the Coral Gables Fire Department's superb rating.<br><br>One last concern is that the marina's location requires boating through a restricted manatee protection zone. I believe that the Florida Department of Environmental Protection prohibits boating for all but canal residents during the winter season. Surely, sightseeing boats, as well as most of the vessels located in the marina, could not legally use the canal during the colder months when as many as twenty of these dwindling mammals congregate in the yacht basin.<br><br>In summary then, not only is the new proposed commercial enterprise explicitly prohibited by our existing city code, but I suspect the marina itself needs to be reexamined to determine whether it represents a safe, environmentally sound and appropriate use of our beautiful waterway.<br><br>Respectfully submitted,<br><br>Cathy A. Burnweit, MD<br>6304 Caballero Blvd.<br>Coral Gables, FL 33146<br><br>cc: Chief Fire Inspector Charles Davis,<br>City of Coral Gables Zoning Board of Adjustment |

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| 79. | 05/08/08 | Eric Aserlind<br>6304 Caballero Blvd.<br>Coral Gables, Fl 33146 | X | | | May 6, 2008<br><br>Dear Messrs. Aizenstadt, Korge, Behar, Salman, and Coe and Mmes. Keon and Moreno,<br><br>I have addressed you by name, rather than simply as "Board", because you are all members of this community and fellow homeowners in Coral Gables, not a faceless, bureaucratic entity.<br><br>By way of this letter, I am voicing **strong objection** to Application No. 02-07-480-P (re: courtesy notice dated April 24, 2008).<br><br>I realize much demand is placed on your time and you have seen reports and plans *ad nauseum*, so I will try to keep this brief. I am not a silver-tongued orator, a glib pitchman, or a hired-gun attorney with a vested interest in a mega-scale moneymaker. I am, however, an almost 20-year resident of The City Beautiful. When I first moved to Coral Gables from Toronto, I was particularly taken by the true neighborhood feel of the city, the emphasis on single-family homes, and the modest (but clean) scale of the commercial features that are necessary in a truly world-class city. If I had wanted multi-story commercial and residential edifices, I could have moved to Aventura. If I had wanted disorganized zoning that placed three, four or five story buildings next to single-family homes, I could have moved to Miami. If I had valued vertical and areal development expanse over tree canopies and green space, I could have moved to Kendall. The bottom line is that I moved here for what were probably the same reasons you made your homes here.<br><br>The proposed AMACE project, as currently being pushed, represents a real threat to the long-time development tenets that valued single-family neighborhoods over corporate brute strength and visions of tax dollars enticing weak-kneed politicians. The overriding objection to this project<br><br>is: SCALE<br><br>The scale makes sense to the developer; the more units he can cram onto a given development, the larger his profit is. But, does this scale belong adjacent (literally) to an established neighborhood of single-family homes? I think not. It may be appropriate in Dubai, or Houston. As currently planned, the incompatible scale breeds other issues that, even when considered on their own, will inexorably degrade the 'City Beautiful' quality of life. These lifestyle compromises (in no particular order) include:<br>• Public Safety—The proximity of the planned service entrance (delivery trucks, garbage trucks, underground parking) to the very busy Jaycee Park is a recipe for disaster when children are thrown into the mix with large vehicles; the kids will lose. Service vehicles should be routed to the S. Alhambra side of the complex, where there is no adjacent park and there is a traffic signal to enter and cross U.S. 1.<br>• Reduced Access to Waterway—Because most of the waterway is behind private homes, what little visual access to the water and the frequent wildlife will be gone. The touted 'Manatee Viewing' area will be under private control and can be closed at the whim of the project.<br>• Traffic—Already, hundreds of cars a day access the office building at 1320 S. Dixie by means of Caballero Blvd. and Madruga Ave (most not bothering to heed the stop sign). The designers of the project are including hundreds of parking spaces for residents. That translates into over 500 extra vehicle trips per day (conservatively, based on leaving once in the morning and coming home once in the evening) crammed into limited access to the area. Unless some streets are converted to one-way use, these extra cars are going to do whatever they need to do get in and |

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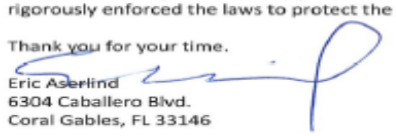
| | | | | | | out, even if this means fanning out through all of the residential streets at typical commuter speeds. This will be compounded by the lack of a traffic light at U.S. 1 and Caballero. Even now, an attempt to go southbound onto Dixie highway from Caballero or to cross the highway to Ponce is a test of patience, acceleration, and the goodwill of frazzled commuters.<br>• Parking—Even in the present day configuration, there is a shortage of parking places serving the families that use Jaycee Park. The AMACE developers are planning on diverting visitor parking to spaces along Caballero. Currently, there is angled parking on Caballero between U.S. 1 and the Madruga stop sign. The developer's stated plan is to convert this parking to parallel parking so that they can reduce the setback (a scale issue, again). This parallel parking will extend down Caballero to Manati. When those spaces are full, the AMACE guests will park on the swale in front of single-family homes.<br>• Green Space—Aerial photographs of the neighborhood show a satisfactory (if somewhat hurricane-stunted) tree canopy, especially along the Caballero and Jaycee Park portions. The developer is counting on your approval of a plan that would greatly reduce the required setback along Caballero, thereby eliminating trees and other landscaping. Their hope is that the City will buy into the idea that scattered, raised planters are a perfectly adequate replacement. This is a nice touch in a shopping mall, but it is a joke when it comes to a living neighborhood.<br>• Building Height—Tastefully implemented, this project could be an update without compromising the aesthetics that have brought many of you to Coral Gables. If four or five story buildings are on the agenda, they should be placed along the commercial corridor facing U.S. 1 where they will command a presence that commuters will undoubtedly notice. Five, four, or even three-story buildings (with virtually no front setback), do not belong on a residential street, across from a community resource like Jaycee Park. At present, there is a wide parking lot separating a modest two-story building from the single-family residence at 6300 Caballero. That is bearable because it acts as buffer between the home and the multi-unit residential building. The current plan calls for three to five story buildings along Caballero, including a three story building immediately adjacent to the single-family home that has been there since the late '50's. What's more, the 'activity center' (aka clubhouse, dance floor, etc.) for the development's pool area will be at that location. I cannot think of other places in the city where three or four story buildings abut single-family homes, and such a situation does not belong here. Farther north on U.S. 1 (north of Riviera), the multi-story office buildings are facing the highway and there is a buffer of multi-family (apartments or duplex units) housing and streets separating the massive buildings from the single-family homes to the east.<br><br>I implore you to take these concerns and those raised by my fellow citizens into consideration when you are called upon to render a decision that will directly affect a neighborhood and indirectly affect the entire city. A precedent set here in terms of granting land use changes, zoning changes, conditional use, and Planned Area Development could well open the door for future projects that, under the guise of increased tax revenue, will erode the very qualities of life in Coral Gables that lead ordinary people like me to speak up. As noted in the online issue of the City Beautiful News, "Founded in 1925, every aspect of this community was carefully planned to preserve its beauty and aesthetics. Since then, the City has rigorously enforced the laws to protect the attractiveness of the community."<br><br>Thank you for your time.<br>  <br>Eric Aserlind<br>6304 Caballero Blvd.<br>Coral Gables, FL 33146 |
| 80. | 05/08/08 | Fernando Arguelles<br>1002 Alfonso Ave.<br>Coral Gables, Fl 33146 | X | | | Large-scale development & its impact on density of the neighborhood & surrounding areas. |

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| 81. | 05/08/08 | Ernest Limmiatis & Kathy Limmiatis<br>845 S. Alhambra Circle<br>Coral Gables, Fl 33146 | X | | | Increased population & it's attendant problems. |
| 82. | 05/08/08 | Fernando J. Martinez<br>5910 Maynada St.<br>Coral Gables, Fl 33146 | X | | | Increased Traffic<br>The massing of the project is inappropriate for a residential area |
| 83. | 05/08/07 | David H. Pearson & Anne B. Pearson<br>1000 Hardee Rd.<br>Coral Gables, Fl 33146 | X | | | The traffic on Hardee Road, already very heavy and now made more complicated by the round-abouts at Maynada and Granada, will become impossible. This residential area, the site of many historic and beautiful single-family residences, will be negatively impacted in many many ways. It is horrifying to realize (illegible) the City is seriously considering allowing this plan to go any further. |
| 84. | 05/07/08 | Jason R. Hanft<br>875 South Alhambra Circle<br>Coral Gables, Fl 33146 | X | | | I, or We, Jason R Hanft & Marisa Gorgenard (Print Name(s))<br>Mailing address: 875 South Alhambra Circle Coral Gables -<br>○ do not object to this application, or<br>● do hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):<br>Inappropriate For Residential Neighborhood<br>ID high Density, Not Proper Set Backs<br>Dramatic increase in Traffic & Vehicles<br>Endanger/Risk Marine Environment<br>(Signature of Owner) (Date) 875 South Alhambra Circle (Address of the Owner)<br>5/6/08 |
| 85. | 05/07/08 | Donald J. Hicks & Marilyn M. Hicks<br>hicks6007@aol.com | X | | | On 5/6/08 6:37 PM, "hicks6007@aol.com" <hicks6007@aol.com> wrote:<br><br>May 6, 2008 Re: AMACE project<br><br>Dear Mayor Slesnick and all Commissioner:<br>I<br>If you are hurried, just file this email in "vote against" file.<br><br>Let's stop commercial encroachment in residential areas. And now is the time. |

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| | | | | | | The proposed AMACE project appears to be completely inappropriate for the proposed area. due to size, both on land and in the water. Besides the density, there are issues of increased traffic, quality of life, environmental liabilities, overcrowding of public areas, negligible landscaping and many other negative consequences that would be irreversible if this project is approved. The marina plus an already crouded and narrow canal are also important considerations.<br><br>Furthermore, the legitimacy of the method by which the Mediterranean bonus points were granted to these developers may have been more than questionable. Was there any notice that the Board of Arch1tects was scheduled to meet to decide on the med. points issue? Many residents have taken note and are deeply concerned that this type of negotiating may have taken place in our city.<br><br>Please reject the PAD for the AMACE project.<br><br>Kindest regards,<br><br>Donald J. Hicks<br>Marilyn M. Hicks |
| 86. | 05/07/08 | Charlen & Donald Randolph<br>921 Sunset Rd.<br>Coral Gables, Fl 33143 | **X** | | | -----Original Message-----<br>From: charlen randolph [mailto:char_a_99@yahoo.com]<br>Sent: Wednesday, May 07, 2008 11:54 AM<br>To: Planning<br>Subject: gables waterway project<br><br>dear sirs,<br><br>i am strongly opposed to the gables waterway project(amace project) at U.S. 1 and S. Alhambra Circle. As it exists, the density is too high and it is too large scale. it truly impacts on a residential neighborhood and changes the personality and spirit of the area. i do hereby object to the plan.<br><br>thank you for your attention.<br>charlen and donald randolph<br>921 sunset rd. coral gables, fl. 33143 |

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| 87. | 05/07/08 | Carl H. Young<br>1021 Hardee Road<br>Coral Gables, Fl 33146 | X | | | We live in the "city" French village. An "heritage" block of original Coral Gables houses. This project would have an unfavorable effect on a favorite section of our city. We support the "RNA" (see attachments) |

***RIVIERA NEIGHBORHOOD ASSOCIATION***

***IMPORTANT NOTICE***
**PUBLIC HEARING**
**GABLES WATERWAY (AMACE PROJECT) US-1 and S. Alhambra Circle and Caballero St.**
**AT P&Z BOARD**
***MAY 14, 2008 at 6 p.m. at CITY HALL***

April 30, 2008

Dear Neighbors/Members:

A developer is proposing a massive 4-5-story mixed use project for the property at US-1 and S. Alhambra and Caballero St. at the May 14, Planning and Zoning Board meeting. **Your attention is critical if we are to insure the protection of our neighborhood.**

The Riviera Neighborhood Association opposes this large-scale development, which impacts on our neighborhood. The city has sent to property owners a "Courtesy Notice of Public Hearing" regarding this proposal called the *Amace Project*. The Planning and Zoning Board will hear the proposal on May 14 at 6pm in Coral Gables at City hall (parking in the immediate area is free). We have attached the courtesy notice for your convenience.

Please note:

- Item #3 Requests a Planned Area Development ("PAD"). If granted, it will allow increased density because of the perceived benefit to the community (for instance an area of development might be left open for green space).
- Item #5 Requests a "Mediterranean bonus" that will permit the addition of two stories onto even a two or three story building because the "Mediterranean" design is supposed to compensate for increased density. Our neighborhood does not gain anything from Mediterranean designs and practically no such buildings exist here.

On the last page of the notice we homeowners have been asked to comment on the project, checking either "do not object" or "do hereby object" and if "object" the form asks you "for the following reasons:"

**It is important for you to take time out** of your busy schedules (we really do understand how complicated life can get) to act to protect your community and home by responding **with your personal viewpoint** to the City ASAP. Your written response is vital.

**Email**: planning@coralgables.com
**Fax:** (305) 460-5327
(Machine will not accept legal size, so please cut and feed signature part portion first).

**Mail**: Planning Department
405 Biltmore Way
Coral Gables-Florida 33134

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| | | | | | | **PLEASE ATTEND THE MAY 14 MEETING!!**<br><br>**We need your attendance at both the May 14 P&Z meeting and at the city commission meeting where the final decision will be made.** And, if you can attend, we would like you to identify yourself as a supporter of RNA's position. (Look for RNA visors.)<br><br>RNA CONCERNS WITH THE DEVELOPMENT:<br><br>➢ It is a large-scale mixed use retail and residential project that will seriously impact our neighborhood. (Try and imagine four stories facing US-1 and five-stories stories facing Caballero)<br>➢ The massing of the project is inappropriate for a residential area as it will create a monolith at the entrance to our neighborhood at US-1 and Caballero and US-1 and Alhambra. The City Commission, recognizing how fragile our area is, has authorized a special study to be conducted by the Planning Department and this is pending.<br>➢ There will be 518 parking spaces, more than twice the current parking spaces. Ask yourself, why?<br>➢ We would expect increased traffic from 95 residences, which would be approximately equivalent to 10 of our city square blocks, in addition to traffic from the commercial properties.<br>➢ There will be a huge number of vehicles, both for the residences and the businesses, as well as for services. (Service entrance will be on Caballero).<br>➢ There would likely be parking issues due to overflow cars from residents, guests and businesses.<br>➢ Less green space with the project that has its back-side to Alhambra and Caballero. The planters shown on the plans will not allow for the growth of needed shade trees to make for a more pedestrian friendly and attractive community.<br>➢ Setback reductions and other significant issues are very important to address, and RNA will be doing that at the hearing.<br><br>We appreciate your attendance at the May 14 P&Z hearing and your involvement regarding this unwarranted development. Do not hesitate to contact us at rivieraneighbors@bellsouth.net or through www.rivieraneighborhoodassociation.com regarding this issue or any other concerns you may have. Please continue your support of RNA so that we may have the ability to protect your interests in protecting our neighborhood.<br><br>Sincerely,<br><br>The Board of the Riviera Neighborhood Association |
| 88. | 05/07/08 | Aristides, Patricia, Nicolas & Victor Abril<br>1106 Placetas Ave. | X | | | Due to the large scale of this project and its commercial component the increased traffic would seriously change our area. The children of our area go to the park on the street because our area has NO SIDEWALKS! And any increase in traffic would put |

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| | | Coral Gables, Fl 33146 | | | | our kids at risk. Since the canal blocks traffic currently the lack of sidewalks adds charm. But this could change to danger. |
| 89. | 05/07/08 | Manuel Casamayor Jr.<br>921 Hardee Road<br>Coral Gables, Fl 33146 | X | | | Buildings would be to big and would clash with all the residences on adjoining streets. Traffic would probably get even worst on Hardee Road and on Caballero Bd. |
| 90. | 05/07/08 | Irene Kalogeras<br>1122 Placetas Ave<br>Coral Gables, Fl 33146 | X | | | I object.<br>1. Empty stores and apartments indicate no need for such development. Sunset shoppes- who needs such congestion?<br>2. The peace of the Jaycee Park- a community park enjoyed by local residents will be terminated. More people- customers or renters- transients ndanger our tranquility in addition to the safety of our homes and children and pets. |
| 91. | 05/07/08 | Gil & Jackie Haddad<br>6800 Granada Blvd.<br>Coral Gables, Fl 33146 | X | | | -Height & reduced setbacks result in "concrete canyon" over the waterway.<br>-Excessive density will cause traffic & safety hazards. |
| 92. | 05/07/08 | Luisa Lorenzo<br>6820 Portillo St.<br>Coral Gables, Fl 33146 | X | | | We object the proposal other than the change of land use from "Commercial Use, Low- Rise Intensity" to Multi-family 1 Duplex District. I also object to allowing Mediterranean Architectura bonuses to this proposal/property. Thank you. |
| 93. | 05/07/08 | Bonnie & Joe Vaughn<br>1222 Manati Ave.<br>Coral Gables, Fl 33146 | X | | | 4 story is way too dense- will impact lifestyle-↑ traffic. Do not increase density- Remember our neighbor deals with the 14 story BMI building across the street. Absolutely against 5 stories on Caballero- even 4 is too much. |
| 94. | 05/07/08 | Antonio Friguls<br>6565 Santona St. B- 10<br>Coral Gables, Fl 33146 | X | | | Same way owners are not allow to split lots do not allow big $ developers to make changes that will affect the character of the neighborhood. |
| 95. | 05/07/08 | Josefina Friguls<br>6565 Santona St. #B-11<br>Coral Gables, Fl 33146 | X | | | Why should they get preferential treatment and be allowed to build over and beyond the current zoning? |
| 96. | 05/07/08 | Edward & Larene Kuncar<br>6411 Cellini St.<br>Coral Gables, Fl 33146 | X | | | Last thing we need is more traffic congestion…!! Why in the world do we need more "residential" projects when there is an abundance already… Hope the planning department will wisely and objectively study the request & DENY IT!! |
| 97. | 05/07/08 | Veronica Blum & Marlene Perez<br>1212 Aduana Avenue<br>Coral Gables, Fl 33146 | X | | | Approving the submitted application(s) goes against the spirit, philosophy and interests of the neighborhood and the City of Coral Gables. It diminishes the neighborhood, it threatens the Gables Waterway, it will adversely affect the value of my home, it will overburden Jaycee Park. It will be an eyesore! |
| 98. | 05/07/08 | Veronica Blum & Marlene Perez<br>1212 Aduana Avenue | X | | | Oppose the Planned Area Development, Zoning Changes, and Mediterranean Bonuses. Project provides negligible, insignificant green areas for its residence. Site plan reveals a cramped, confined and dense layout. Add to that excessive vertical |

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| | | Coral Gables, Fl 33146 | | | | height and we have a suffocating, detrimental, perpetual unwelcome addition to our Coral Gables neighborhood. |
| 99. | 05/07/08 | Veronica Blum & Marlene Perez<br>1212 Aduana Avenue<br>Coral Gables, Fl 33146 | **X** | | | I object the change of land use, rezoning, PAD review, site plan review & conditional use because the layout, scope and design of the project is excessive, offensive, confining, crowded and will impoverish the neighborhood. Bad design and bad zoning choices affect everybody at all times. |
| 100. | 05/07/08 | Natalia Molina Gustafson & Donald Gustafson<br>1123 Placetas Ave.<br>Coral Gables, Fl 33146 | **X** | | | -Increased traffic and congestion in our neighborhood.<br>-Increased traffic next to our park and where children play.<br>-Safety concerns with traffic and speeding. |

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| 101. | 05/06/08 | Eric Aserlind<br>6304 Caballero Blvd.<br>Coral Gables, Fl 33146 | X | | | May 6, 2008<br><br>Dear Messrs. Aizenstadt, Korge, Behar, Salman, and Coe and Mmes. Keon and Moreno,<br><br>I have addressed you by name, rather than simply as "Board", because you are all members of this community and fellow homeowners in Coral Gables, not a faceless, bureaucratic entity.<br><br>By way of this letter, I am voicing **strong objection** to Application No. 02-07-480-P (re: courtesy notice dated April 24, 2008).<br><br>I realize much demand is placed on your time and you have seen reports and plans *ad nauseum*, so I will try to keep this brief. I am not a silver-tongued orator, a glib pitchman, or a hired-gun attorney with a vested interest in a mega-scale moneymaker. I am, however, an almost 20-year resident of The City Beautiful. When I first moved to Coral Gables from Toronto, I was particularly taken by the true neighborhood feel of the city, the emphasis on single-family homes, and the modest (but clean) scale of the commercial features that are necessary in a truly world-class city. If I had wanted multi-story commercial and residential edifices, I could have moved to Aventura. If I had wanted disorganized zoning that placed three, four or five story buildings next to single-family homes, I could have moved to Miami. If I had valued vertical and areal development expanse over tree canopies and green space, I could have moved to Kendall. The bottom line is that I moved here for what were probably the same reasons you made your homes here.<br><br>The proposed AMACE project, as currently being pushed, represents a real threat to the long-time development tenets that valued single-family neighborhoods over corporate brute strength and visions of tax dollars enticing weak-kneed politicians. The overriding objection to this project<br><br>is: SCALE<br><br>The scale makes sense to the developer; the more units he can cram onto a given development, the larger his profit is. But, does this scale belong adjacent (literally) to an established neighborhood of single-family homes? I think not. It may be appropriate in Dubai, or Houston. As currently planned, the incompatible scale breeds other issues that, even when considered on their own, will inexorably degrade the 'City Beautiful' quality of life. These lifestyle compromises (in no particular order) include:<br>• Public Safety—The proximity of the planned service entrance (delivery trucks, garbage trucks, underground parking) to the very busy Jaycee Park is a recipe for disaster when children are thrown into the mix with large vehicles; the kids will lose. Service vehicles should be routed to the S. Alhambra side of the complex, where there is no adjacent park and there is a traffic signal to enter and cross U.S. 1.<br>• Reduced Access to Waterway—Because most of the waterway is behind private homes, what little visual access to the water and the frequent wildlife will be gone. The touted 'Manatee Viewing' area will be under private control and can be closed at the whim of the project.<br>• Traffic—Already, hundreds of cars a day access the office building at 1320 S. Dixie by means of Caballero Blvd. and Madruga Ave (most not bothering to heed the stop sign). The designers of the project are including hundreds of parking spaces for residents. That translates into over 500 extra vehicle trips per day (conservatively, based on leaving once in the morning and coming home once in the evening) crammed into limited access to the area. Unless some streets are converted to one-way use, these extra cars are going to do whatever they need to do get in and |

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- Green Space—Aerial photographs of the neighborhood show a satisfactory (if somewhat hurricane-stunted) tree canopy, especially along the Caballero and Jaycee Park portions. The developer is counting on your approval of a plan that would greatly reduce the required setback along Caballero, thereby eliminating trees and other landscaping. Their hope is that the City will buy into the idea that scattered, raised planters are a perfectly adequate replacement. This is a nice touch in a shopping mall, but it is a joke when it comes to a living neighborhood.
- Building Height—Tastefully implemented, this project could be an update without compromising the aesthetics that have brought many of you to Coral Gables. If four or five story buildings are on the agenda, they should be placed along the commercial corridor facing U.S. 1 where they will command a presence that commuters will undoubtedly notice. Five, four, or even three-story buildings (with virtually no front setback), do not belong on a residential street, across from a community resource like Jaycee Park. At present, there is a wide parking lot separating a modest two-story building from the single-family residence at 6300 Caballero. That is bearable because it acts as buffer between the home and the multi-unit residential building. The current plan calls for three to five story buildings along Caballero, including a three story building immediately adjacent to the single-family home that has been there since the late '50's. What's more, the 'activity center' (aka clubhouse, dance floor, etc.) for the development's pool area will be at that location. I cannot think of other places in the city where three or four story buildings abut single-family homes, and such a situation does not belong here. Farther north on U.S. 1 (north of Riviera), the multi-story office buildings are facing the highway and there is a buffer of multi-family (apartments or duplex units) housing and streets separating the massive buildings from the single-family homes to the east.

I implore you to take these concerns and those raised by my fellow citizens into consideration when you are called upon to render a decision that will directly affect a neighborhood and indirectly affect the entire city. A precedent set here in terms of granting land use changes, zoning changes, conditional use, and Planned Area Development could well open the door for future projects that, under the guise of increased tax revenue, will erode the very qualities of life in Coral Gables that lead ordinary people like me to speak up. As noted in the online issue of the City Beautiful News, "Founded in 1925, every aspect of this community was carefully planned to preserve its beauty and aesthetics. Since then, the City has rigorously enforced the laws to protect the attractiveness of the community."

Thank you for your time.

Eric Aserlind
6304 Caballero Blvd.
Coral Gables, FL 33146

# Gables Waterway
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| 102. | 05/06/08 | Riviera Neighborhood Association | | | | ***RIVIERA NEIGHBORHOOD ASSOCIATION***<br><br>***IMPORTANT NOTICE***<br>**PUBLIC HEARING**<br>**GABLES WATERWAY (AMACE PROJECT) US-1 and S. Alhambra Circle and Caballero St.**<br>**AT P&Z BOARD**<br>***MAY 14, 2008 at 6 p.m. at CITY HALL***<br><br>April 30, 2008<br>Dear Neighbors/Members:<br><br>A developer is proposing a massive 4-5-story mixed use project for the property at US-1 and S. Alhambra and Caballero St. at the May 14, Planning and Zoning Board meeting. **Your attention is critical if we are to insure the protection of our neighborhood.**<br><br>The Riviera Neighborhood Association opposes this large-scale development, which impacts on our neighborhood. The city has sent to property owners a "Courtesy Notice of Public Hearing" regarding this proposal called the *Amace Project*. The Planning and Zoning Board will hear the proposal on May 14 at 6pm in Coral Gables at City hall (parking in the immediate area is free). We have attached the courtesy notice for your convenience.<br><br>Please note:<br><br>• Item #3 Requests a Planned Area Development ("PAD"). If granted, it will allow increased density because of the perceived benefit to the community (for instance an area of development might be left open for green space).<br>• Item #5 Requests a "Mediterranean bonus" that will permit the addition of two stories onto even a two or three story building because the "Mediterranean" design is supposed to compensate for increased density. Our neighborhood does not gain anything from Mediterranean designs and practically no such buildings exist here.<br><br>On the last page of the notice we homeowners have been asked to comment on the project, checking either "do not object" or "do hereby object" and if "object" the form asks you "for the following reasons:"<br><br>**It is important for you to take time out** of your busy schedules (we really do understand how complicated life can get) to act to protect your community and home by responding **with your personal viewpoint** to the City ASAP. Your written response is vital.<br><br>**Email**: planning@coralgables.com<br>**Fax:** (305) 460-5327<br>(Machine will not accept legal size, so please cut and feed signature part portion first).<br><br>**Mail**: Planning Department<br>405 Biltmore Way<br>Coral Gables-Florida 33134 |

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| | | | | | | **PLEASE ATTEND THE MAY 14 MEETING!!**<br><br>**We need your attendance at both the May 14 P&Z meeting and at the city commission meeting where the final decision will be made.** And, if you can attend, we would like you to identify yourself as a supporter of RNA's position. (Look for RNA visors.)<br><br>RNA CONCERNS WITH THE DEVELOPMENT:<br><br>➢ It is a large-scale mixed use retail and residential project that will seriously impact our neighborhood. (Try and imagine four stories facing US-1 and five-stories stories facing Caballero)<br>➢ The massing of the project is inappropriate for a residential area as it will create a monolith at the entrance to our neighborhood at US-1 and Caballero and US-1 and Alhambra. The City Commission, recognizing how fragile our area is, has authorized a special study to be conducted by the Planning Department and this is pending.<br>➢ There will be 518 parking spaces, more than twice the current parking spaces. Ask yourself, why?<br>➢ We would expect increased traffic from 95 residences, which would be approximately equivalent to 10 of our city square blocks, in addition to traffic from the commercial properties.<br>➢ There will be a huge number of vehicles, both for the residences and the businesses, as well as for services. (Service entrance will be on Caballero).<br>➢ There would likely be parking issues due to overflow cars from residents, guests and businesses.<br>➢ Less green space with the project that has its back-side to Alhambra and Caballero. The planters shown on the plans will not allow for the growth of needed shade trees to make for a more pedestrian friendly and attractive community.<br>➢ Setback reductions and other significant issues are very important to address, and RNA will be doing that at the hearing.<br><br>We appreciate your attendance at the May 14 P&Z hearing and your involvement regarding this unwarranted development. Do not hesitate to contact us at rivieraneighbors@bellsouth.net or through www.rivieraneighborhoodassociation.com regarding this issue or any other concerns you may have. Please continue your support of RNA so that we may have the ability to protect your interests in protecting our neighborhood.<br><br>Sincerely,<br><br>The Board of the Riviera Neighborhood Association |

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| 103. | 05/06/08 | Alfredo Diaz<br>900 Hardee Rd.<br>Coral Gables, Fl 33146 | X | | | Massive project for a residential area that will impact our neighborhood with more people, traffic, etc. I think it will also have an adverse impact on the tranquility of the Joycee's Park across from the proposed project. |
| 104. | 05/06/08 | Alvaro Gazzolo & Gillian Gaggero-Gazzolo<br>1154 Alfonso Avenue<br>Coral Gables, Fl | X | | | Creating more density will increase traffic, the accumulation of trash and make the neighborhood noisier. It will lower property values! We want to keep out quiet and clean neighborhood as-is! We absolutely oppose any project that will increase density! |
| 105. | 05/05/08 | Steven D. Hayworth<br>1300 Alfonso Ave<br>Coral Gables, Fl 33146 | X | | | Create additional car & boat congestion and traffic. |
| 106.2. | 05/05/08 | William & Brenda Randol<br>6404 Caballero Blvd.<br>Coral Gables, Fl 33146 | X | | | The proposed project is too dense, too high, too massive and will have a terrible impact on our neighborhoods. |
| 107.3. | 05/05/08 | Angel & Teresa Fernandez<br>1218 Manati Ave.<br>Coral Gables, Fl 33146 | X | | | Increase in traffic to an already busy street. Not enough parking provided by development, resulting in usage of park already crowded parking density of project-too many units. |
| 108. | 05/05/08 | Robert Gonzalez<br>6621 Santona St.<br>Coral Gables, Fl 33146 | | X | X | |
| 109. | 05/05/08 | Michael & Elizabeth Gomez<br>6409 Caballero Blvd.<br>Coral Gables, Fl 33146 | X | | | We object because our area is heavily saturated by traffic coming in from US-1. The average speed limit on Caballero Blvd is 55mph. We cannot imagine what it will be like with the additional residential and commercial units, not to mention the trucks and other work vehicles during the construction phase. Our Jaycee Park is already over crowded. Our streets are unsafe to walk on because of the speeding traffic. This area is full of small children riding their strollers, bikes and scooters. Their lives are in danger with the amount of cars travelling our area and the speed at which they are doing it. There is also the matter of the mannattees in Gables Waterway. What will happen to them??? |
| 110. | 05/05/08 | Guillermo Sauceda & Cynthia Barrientos<br>6201 Castaneda St.<br>Coral Gables, Fl 33146 | X | | | This is not appropriate for our residential area. |
| 111. | 05/04/08 | Mr. & Mrs. Antonio Friguls<br>1131 Manati Ave<br>Coral Gables, Florida 33146 | X | | | From: Tony Friguls [mailto:tfriguls@comcast.net]<br>Sent: Sunday, May 04, 2008 8:53 PM<br>To: Planning<br>Cc: Anderson, Maria; Kerdyk, William; Withers, Wayne; Cabrera, Ralph; Slesnick, Donald |

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| | | | | | | Subject: Comments on Application No. 02-07-480-P ("Gables Waterways")<br><br>In response to your Courtesy Notice of Public Hearing on the above referenced subject, I have attached here my comments for your review and consideration.<br><br>Thank You,<br><br>Tony Friguls<br>1131 Manati Ave<br>Coral Gables, Fla 33146<br><br>ATTACHMENT:<br>May 4, 2008<br><br>TO: City of Coral Gables<br>Director of the Planning Department<br>405 Biltmore Way<br>Coral Gables, Florida 33134<br><br>RE: Application No. 02-07-480-P scheduled for consideration by the Planning and Zoning Board at 6:00pm on May 14, 2008 (referred to as “Gables Waterways”)<br><br>FROM: Mr. & Mrs. Antonio Friguls<br>1131 Manati Ave<br>Coral Gables, Florida 33146<br><br>First of all, thanks for the courtesy notice on the above referenced application and for your kind offer in soliciting the opinion of the members of our community which would be mostly affected by your final decision(s).<br><br>As a resident of over 15 years in the immediate area next to the proposed project, I am particularly concerned about the resulting negative impact to our neighborhood should any of the five (5) applications for the proposed project referred to as “Gables Waterways” is approved by your Department on May 14, 2008.<br><br>I am hopeful that your department will be more receptive and understanding of the opinion of the “close neighbors” than what the developers have shown during all of |

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| | | | | | | the closed-minded public hearings conducted unenthusiastically against their wills, just to comply with certain mandated requirements.<br><br>Please consider the following:<br><br>1) I believe it is the general consensus of the community that no neighbor wants to prevent the rightful owner of the property from their rightful vested rights to develop each parcel of the property in accordance with all the current applicable zoning and building regulations; but at the same time, we do not wish that the rightful owner of said parcels be granted any changes or bonuses of any kind, beyond what rightfully is theirs, at the expense of diminishing the quality of life presently enjoyed by the immediate community.<br><br>2) Residential Component: Now there are 20 apts-efficiencies fronting Caballero Blvd. with abundant free on-site parking; the total built area for these 20 units is under 14,000 sqft; now they are proposing 95 residential condominiums with an approximate aggregate area of about 133,000sqft. How many residential parking spaces will be "exclusively" dedicated to these 95 units? Aside from the parking issue and from the additional generated traffic (in & out) of the project, there are other "planning" related issues such as the expected increase in traffic to go shopping at Publix (which by the way was not permitted to expand because its size was "appropriate" for the existing community as-is). These numbers of additional residential units represent almost 10 of our typical city square blocks; how will this increase in residential units affect the daily routine of our daily living?. Then you also have to consider the natural additional demand load on the use of the JC Park across the street. As you probably know, there are a lot of people driving from the not-so-immediate area to use the park; have you considered the effect that the approval of these additional 133,000 sqft of residential area would bear on the use of the park?<br>3) Total Traffic: If the residential units are projected to be increased from 20 small units to 95 large units (+475%), and the commercial area increased from 74k to 87k (+18%), how is it that the increase in traffic is characterized as "negligible" by the developer? Right now all the traffic coming out of the commercial section on the Caballero side has a "no-right-turn" permitted, which means that all traffic must egress thru Caballero north or to Hardee Road eastbound; are you requiring any other traffic improvements? The |

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| | | | | | | developer has the gulls to imply on their Newsletter that the issue of total traffic would be "improved" by the proposed project over present conditions.<br>4) Boat Maintenance Access: Currently there is easy access and parking for trucks coming to do maintenance to the boats kept on the water; there are no specific provisions on the project allowing access to such trucks on both sides thus creating additional parking off-site parking requirements for these trucks.<br>5) Parking: The developer claims that there is enough on-site parking proposed, but a common-sense test would demonstrate that if you consider the number of spaces "realistically" required by the prospective residential owners and the number of spaces required by both employees and patrons of the 87k sqft of commercial area, the on-site parking is grossly insufficient.<br>6) Zoning: Again, people moved to this area with full knowledge as to what zoning and which permitted uses existed on the bordering parcels; even the owners of the project in question bought the properties with full knowledge of what zoning and which permitted uses were allowed on their properties; we, the residents of the area, are of the believe that your department should defend the cohesiveness of the community by not allowing unwarranted changes at the detriment of many long time residents that had chosen Coral Gables as the community where Quality of Life Counts.<br>7) Change of Land Use: Same arguments as for the proposed zoning changes.<br>8) Underground Connectivity between Caballero Blvd and Alhambra Circle: I have heard several versions whether the two sides of the canal (the side fronting to Alhambra Circle and the side fronting to Caballero Blvd) would be connected or not via the underground parking. If the two sides are finally connected, it is reasonable to assume that all the traffic generated by the proposed developments fronting Alhambra Circle could have access (both ingress and egress) from the Caballero Blvd side and vice versa. Have you all thought about what the resulting consequences may be for each side of the project if the two sides of the project are finally interconnected? And if they are not connected, do each side of the project provides proportionally enough parking spaces?<br><br>I hope that you will reconsider seriously the above points and come forward with an unequivocal denial on all five (5) separate applications coming before you on May 14, 2008. I beg of the Planning Department on the strongest terms for not giving in to the requests from the developer for additional unwarranted changes to use their property |

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| | | | | | | beyond the established norm at the direct expense and detriment of all neighboring properties.<br><br>Respectfully,<br>Tony Friguls |
| 112. | 05/02/08 | Michael A. Jullie<br>1101 South Alhambra Circle<br>Coral Gables, FL 33146<br>mikejullie@bellsouth.net<br>305-494-2181 | X | | | From: Mike Jullie [mailto:mikejullie@bellsouth.net]<br>Sent: Friday, May 02, 2008 11:43 AM<br>To: Planning<br>Subject: App No 02-07-480P 5-14-08<br><br>Dear Planning and Zoning Board members:<br>We do hereby object, to the development proposal referred to as "Gables Waterway" for the following reasons:<br>The proposed project will double the density (the equivalent to adding 10 residential blocks) from what is currently allowed for the site under present zoning (250 cars to 500+ cars)! The additional traffic this will generate in our area will be unbearable.<br>Don't do this to our neighborhood. The increase in tax revenue to the city and the extra big profits for the developer will soon be forgotten; and then we (and future residents) will have to live with this monster forever.<br>Make the developer stick to the current zoning, height and set back requirements.<br>We all know that a PAD designation basically throws out all the good zoning rules that have been developed over many years and are what has kept Coral Gables beautiful. Allowing a PAD request in this case will allow the developer to ruin our neighborhood with a massive project.<br>As to other objections, the Riviera Neighborhood Association has about 10 objections to the project which we fully endorse. I am sure they will be formally submitting those objections if they have not yet done so.<br>Thank you for considering our opinion.<br>Michael and Gail Jullie<br>Michael A. Jullie<br>1101 South Alhambra Circle<br>Coral Gables, FL 33146<br>mikejullie@bellsouth.net<br>305-494-2181 |
| 113. | 05/01/08 | Carlos A. Enriquez<br>1234 Andura Ave<br>Coral Gables, Fl 33146 | X | | | *Increase Traffic<br>*Slips and boat traffic will affect manatees<br>*Property was intended for duplexes not 96 unit density. |

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| 114. | 04/30/08 | Cathy A. Burnweit, MD<br>6304 Caballero Blvd.<br>Coral Gables, Fl 33146<br>cburnweit@aol.com | | | | From: cburnweit@aol.com [mailto:cburnweit@aol.com]<br>Sent: Wednesday, April 30, 2008 8:47 PM<br>To: Slesnick, Donald; Anderson, Maria; Cabrera, Ralph; Withers, Wayne; Kerdyk, William; City Clerk; City Manager's Office; Riel, Eric; district7@miamidade.gov<br>Subject: Illegal marina addendum to Amace email<br><br>Please note the attached letter written in 2003 to the Coral Gables Director of Building and Zoning outlining the concerns regarding the "private yacht basin" at the end of the Mahi Canal at South Dixie Highway, the site of the proposed Amace Project.<br><br>Respectfully,<br>Cathy A. Burnweit, MD<br>6304 Caballero Blvd.<br>ATTACHMENT:<br><br>September 15, 2003<br>Ms. Margaret R. Pass<br>Director, Building and Zoning<br>405 Biltmore Way<br>Coral Gables, FL 33134<br><br>Re: Boat Rentals/Marina at 1360 South Dixie Highway<br><br>Dear Ms. Pass:<br><br>I would like to bring to your attention several concerns I have about the proposed sightseeing tours and boat rentals to be offered at the marina at the end of the Mahi Canal. There are several issues regarding the marina itself which clearly supercede the possibility of a new business there.<br><br>Certainly, the area qualifies as a "private yacht basin" as defined by Section 2.92 of the Coral Gables Code in that boat slips are rented or leased by parties who do not live at the property on the waterway. As a private marina containing over twenty boats, however, there are several requirements which are not met. Section 6.8 f dictates a properly installed and color-labeled potable water supply with an appropriate backflow preventer and vacuum breaker; this is not present on site. Nor is a pumping station for sewage (section 6.8 g). In fact, several times we have noticed boat owners purge right in the canal (forbidden by section 8.6 f). No filtering system (section 6.8 n) for prevention of groundwater contamination from dock cleansing is evident. There are no toilet facilities (which makes one wonder where the sightseers of the new business are going to relieve themselves when nature calls during their nature tours.) In addition, the Code specifically prohibits certain activities (section 6.8 c): (8) mooring of commercial vehicles, (10) rental or lease of boats, (14) sightseeing crafts, and (16) chartered boats. I cannot find any record of the specific public hearing which granted the marina its privileges in the first place (required by section 6.8) nor can records be found of the "detailed plan showing the complete layout of the yacht basin, including retaining walls, bulkheads, docks, piers, slips, pilings, landscaping, off-street parking, buildings…drainage, water supply and sewage facilities" (6.8 r). All of these problems make the present location of the marina itself suspect.<br><br>So before the Board hears a business proposal which is clearly prohibited by the city's present code, I think we need to go back and consider whether the marina itself should be allowed to persist with so many flagrant code violations. The most egregious of these, especially for a homeowner who lives two properties |

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| | | | | | | away from the marina, is the fire hazard. I am certain that the yacht basin does not comply with the National Fire Prevention Association Publication 303-1975 entitled "Fire Protection Standards for Marinas and Boatyards" nor with the NFPAP 87-1975 entitled "Standards for the Construction and Protections of Piers and Wharves" as required by code section 6.8 k. I worry that this situation, if fully catalogued, would interfere with the Coral Gables Fire Department's superb rating.<br><br>One last concern is that the marina's location requires boating through a restricted manatee protection zone. I believe that the Florida Department of Environmental Protection prohibits boating for all but canal residents during the winter season. Surely, sightseeing boats, as well as most of the vessels located in the marina, could not legally use the canal during the colder months when as many as twenty of these dwindling mammals congregate in the yacht basin.<br><br>In summary then, not only is the new proposed commercial enterprise explicitly prohibited by our existing city code, but I suspect the marina itself needs to be reexamined to determine whether it represents a safe, environmentally sound and appropriate use of our beautiful waterway.<br><br>Respectfully submitted,<br><br>Cathy A. Burnweit, MD<br>6304 Caballero Blvd.<br>Coral Gables, FL 33146<br><br>cc: Chief Fire Inspector Charles Davis,<br>City of Coral Gables Zoning Board of Adjustment |
| 115. | 04/30/08 | Cathy A. Burnweit, MD<br>6304 Caballero Blvd.<br>Coral Gables, Fl 33146<br>cburnweit@aol.com | X | | | From: cburnweit@aol.com [mailto:cburnweit@aol.com]<br>Sent: Wednesday, April 30, 2008 8:07 PM<br>To: Cabrera, Ralph<br>Cc: City Clerk; City Manager's Office; Riel, Eric<br>Subject: Amache project<br><br>Dear Mr. Cabrera,<br><br>I heartily object to the proposed Amace project for many reasons, which I will delineate later in this missive. But I am sickened that this issue went before the Architectural Board for the Mediterranean bonus with absolutely no notice to the public. It was not on the agenda, neither in the printed form nor on the website, a total miscarriage of due process if there ever was one. This is the kind of activity that smacks of banana republic status and that causes people to call for an overhaul of the present regime.<br><br>I have lived in the Gables for 20 years, at my (6304) Caballero address for the past 12. While I have no objection to redevelopment of the present rundown structures, there are several |

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| | | | | | | basic flaws in the plans as they stand:<br><br>Parcel A: Giving Public Land to a Private, For-Profit Entity: The entire Planned Area Development only works if Tract A is included. It is a travesty to give the city's land, land which is public, to a private owner for his exclusive enrichment. This is not a project for the collective good; this is a project which most taxpayers--particularly the ones in the vicinity who have full knowledge of its implications—resoundingly reject. I would surmise that if the Coral Gables voters were asked to vote to award to this individual public land, the populace would rule overwhelmingly against such a gift. I do not see the electorate voting for officials who support such a measure. If Coral Gables voters want to release this premium piece of real estate, it should be sold at the going rate. A couple of million dollars would go to good use for parks, recreation, police and programs.<br><br>Massive scale of the project: This project puts 10 square blocks of residents into this small space. In addition, a tenet of urban design is that large and tall buildings interface with the main artery and become smaller toward residential neighborhoods. This project is at its tallest away from US 1 with 5 stories on Caballero across from the Jaycee Park. The tallest buildings should be along Dixie Highway particularly on the south side of Alhambra as there are multistory apartments bordering the highway there already. Five stories in a residential neighborhood should not be allowed. Just say "No!"<br><br>Pediatric Hazard: Deliveries and pick-ups to the commercial establishments as well as the waste management are funneled onto Caballero, right across from the park. Huge trucks will access the development where children cross the street to play in Jaycee Park. This is a recipe for tragedy. It does not take a genius to see that large vehicles should be diverted from spaces kids use, not guided toward them. I am a surgeon at Miami Children's Hospital, experiencing the horror of injured youngsters on a regular basis. My trauma program may be one entity that benefits from increasing our patient load because of this odd and short-sighted planning. Clearly, service vehicles should enter elsewhere.<br><br>Parking: Realistically, underground parking will not be used when there are free spaces in the area, spaces which are meant for use by park patrons. Visitors to the residences will not go underground, to sites a long walk away from an apartment, when they can slip into such a free Jaycee parking space. Underground visitor parking will encourage people to park in the swale on our residential lawns, an unacceptable situation. The underground garage also prohibits the growth of real in-the-ground trees on the project (see Greenway, below)<br><br>Greenway: Miami Dade County and Coral Gables are on a mission to increase the canopy. That is why there is a county tree give-away (2 free trees per house per year) and why there are laws regarding tree maintenance in the swales. The Amace project is a cement bastion. |

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| | | | | | | The required green space is going to be container plants—a sarcastic nose-thumbing at the greening ordinance—because real trees can not be grown over underground parking. In addition, the green swales with trees now present will be replaced by parallel parking (so that the buildings can come almost all the way to the street) from US 1 to the nearby residences. Many of the trees present on the property now will be removed for the proposed container plants, a subversion of desired effect. This development is a temple to concrete, and thwarts the goal of increasing the county's canopy.<br><br>Marina: The city has allowed a marina to operate for decades in violation of its own code. It is a fire and environmental hazard. City attorney, Elizabeth Hernandez, has ruled on this and yet, instead of fining the owners, the city awards zoning variances to them! Please see an accompanying letter written several years ago in which some of the shortcomings are elucidated.<br><br>You seem to understand the balance between (1) progress and (2) limiting overdevelopment and enhancing neighborhoods. It is time to rethink this project. I reiterate that I am not anti-development nor against this parcel being redeveloped. The scope and density, the excessive building height off Dixie Highway, the parking issues, the protection of children using the park and the failure to landscape in a way which provides the appropriate canopy are glaring shortcomings in the present plan. Please, help us and help our neighborhood.<br><br>Respectfully,<br><br>Cathy A. Burnweit, MD |
| 116. | 4/30/08 | Cathy A. Burnweit, MD<br>6304 Caballero Blvd.<br>Coral Gables, Fl 33146<br>cburnweit@aol.com | X | | | On 4/30/08 7:52 PM, "cburnweit@aol.com" <cburnweit@aol.com> wrote:<br>Dear Maria,<br><br>I hope Peter and Ted are well. I can hardly believe our boys are done with 3 years of college. How time flies. Now, for the business at hand...<br><br>I heartily object to the proposed Amace project for many reasons, which I will delineate later in this missive. But I am sickened that this issue went before the Architectural Board for the Mediterranean bonus with absolutely no notice to the public. It was not on the agenda, neither in the printed form nor on the website, a total miscarriage of due process if there ever was one. This is the kind of activity that smacks of banana republic status and that causes people to call for an overhaul of the present regime.<br><br>I have lived in the Gables for 20 years, at my (6304) Caballero address for the past 12. While I have no objection to redevelopment of the present rundown structures, |

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| | | | | | | there are several basic flaws in the plans as they stand:<br><br>Parcel A: Giving Public Land to a Private, For-Profit Entity: The entire Planned Area Development only works if Tract A is included. It is a travesty to give the city's land, land which is public, to a private owner for his exclusive enrichment. This is not a project for the collective good; this is a project which most taxpayers--particularly the ones in the vicinity who have full knowledge of its implications—resoundingly reject. I would surmise that if the Coral Gables voters were asked to vote to award to this individual public land, the populace would rule overwhelmingly against such a gift. I do not see the electorate voting for officials who support such a measure. If Coral Gables voters want to release this premium piece of real estate, it should be sold at the going rate. A couple of million dollars would go to good use for parks, recreation, police and programs.<br><br>Massive scale of the project: This project puts 10 square blocks of residents into this small space. In addition, a tenet of urban design is that large and tall buildings interface with the main artery and become smaller toward residential neighborhoods. This project is at its tallest away from US 1 with 5 stories on Caballero across from the Jaycee Park. The tallest buildings should be along Dixie Highway particularly on the south side of Alhambra as there are multistory apartments bordering the highway there already. Five stories in a residential neighborhood should not be allowed. Just say "No!"<br><br>Pediatric Hazard: Deliveries and pick-ups to the commercial establishments as well as the waste management are funneled onto Caballero, right across from the park. Huge trucks will access the development where children cross the street to play in Jaycee Park. This is a recipe for tragedy. It does not take a genius to see that large vehicles should be diverted from spaces kids use, not guided toward them. I am a surgeon at Miami Children's Hospital, experiencing the horror of injured youngsters on a regular basis. My trauma program may be one entity that benefits from increasing our patient load because of this odd and short-sighted planning. Clearly, service vehicles should enter elsewhere.<br><br>Parking: Realistically, underground parking will not be used when there are free spaces in the area, spaces which are meant for use by park patrons. Visitors to the residences will not go underground, to sites a long walk away from an apartment, when they can slip into such a free Jaycee parking space. Underground visitor |

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| | | | | | | parking will encourage people to park in the swale on our residential lawns, an unacceptable situation. The underground garage also prohibits the growth of real in-the-ground trees on the project (see Greenway, below)<br><br>Greenway: Miami Dade County and Coral Gables are on a mission to increase the canopy. That is why there is a county tree give-away (2 free trees per house per year) and why there are laws regarding tree maintenance in the swales. The Amace project is a cement bastion. The required green space is going to be container plants—a sarcastic nose-thumbing at the greening ordinance—because real trees can not be grown over underground parking. In addition, the green swales with trees now present will be replaced by parallel parking (so that the buildings can come almost all the way to the street) from US 1 to the nearby residences. Many of the trees present on the property now will be removed for the proposed container plants, a subversion of desired effect. This development is a temple to concrete, and thwarts the goal of increasing the county's canopy.<br><br>Marina: The city has allowed a marina to operate for decades in violation of its own code. It is a fire and environmental hazard. City attorney, Elizabeth Hernandez, has ruled on this and yet, instead of fining the owners, the city awards zoning variances to them! Please see an accompanying letter written several years ago in which some of the shortcomings are elucidated.<br><br>You have always struck a balance between the opposing forces of (1) progress and (2) limiting overdevelopment and enhancing neighborhoods. It is time to stick to your guns. I reiterate that I am not anti-development nor against this parcel being redeveloped. The scope and density, the excessive building height off Dixie Highway, the parking issues, the protection of children using the park and the failure to landscape in a way which provides the appropriate canopy are glaring shortcomings in the present plan. Please, help us and help our neighborhood.<br><br>Respectfully,<br>Cathy A. Burnweit, MD |
| 117. | 4/30/08 | German Leiva<br>9490 Old Cutler Ln.<br>Coral Gables, FL 33156 | | X | X | |
| 118. | 4/30/08 | Frederick W. Vanderpaas<br>1220 Hardee Rd.<br>Coral Gables, Fl 33146 | X | | | Density 95 single family (5) stories (4) stories construction, (Traffic Hardee Rd) (Silver Land,) Parking (Manatee Protection Area) (Explanation of your (illegible) handling on this important problem) |

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| 119. | 4/30/08 | Peter Tepper<br>1280 S. Alhambra Circle<br>Coral Gables. FL 33146 | | X | | -----Original Message-----<br>From: Peter Tepper [mailto:peter@tepperstudio.com]<br>Sent: Wednesday, April 30, 2008 9:51 AM<br>To: Planning<br>Subject: application # 02 07 480 P<br><br>we own property at 1280 south alahambra circle<br><br>no objections to zone change for new condos<br>it will be a plus for the area |

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| 120. | 4/30/08 | Todd & Vivian Feinberg<br>1117 Manati Ave.<br>Coral Gables, Fl 33146 | X | | | **EXHIBIT TO PUBLIC HEARING COURTESY NOTIFICATION**<br>**DATED APRIL 24, 2008**<br>**SUBJECT: APPLICATION No. 02-07-480-P**<br><br>**REASONS FOR OBJECTING TO THE SUBJECT APPLICATION**<br><br>1. **Enormous Density:** 95 single family residents (equal to 10 city blocks of single family dwellings), 5 stories of above-ground construction on Caballero (across from Jaycee Park), 4 stories of construction on S. Alhambra and on the US 1 corridor with commercial retail on the lower levels plus a 4 story parking garage that will increase traffic, crime and vagrancy in a residential neighborhood.<br><br>2. **Dramatically Increased Traffic and Congestion:** an overflow of cars onto the residential neighborhood is certain given the layout and design of this project. Additionally, the expectation that visitors of residents would park in a garage over a quarter-mile away is unreasonable<br><br>3. **Yacht Basin[1]:** Proposal for a "Yacht Basin"[1] in a restricted Manatee protection area. As advertised in the Miami Herald, there are 25 slips 40' to 45' long that would accommodate boats that would further threaten this protected mammal. Furthermore, there are no pump out stations for heads on boats which could introduce raw sewage directly into the canal.<br><br>[1] AMACE now calls it's docking space a yacht basin, but in advertisements it refers to a Marina. The city declared the "marina" illegal in 2004 but took no further action on the issue.<br><br>4. **Bridge connecting the East and West side of S. Alhambra:** AMACE is falsely asserting that this "bridge" idea was born out of a conversation with the members of the RNA and the charette. **This claim is false!** The conversations proposed by the RNA were largely ignored by the AMACE group until recently (the catwalk which the RNA has been in conversation with the city about is over US 1). The proposed bridge over S. Alhambra would only benefit AMACE, in order to claim continuity of building via the small Lot No. "8" west of the property.<br><br>5. **"Parcel A":** This property between Caballero and S. Alhambra along US-1 is dedicated to the use of the public as *public land.* However, the developers seek to use this "sliver" for private purposes and has incorporated "Tract A" in its project.<br><br>6. **Underground Parking:** This proposal would eliminate any potential for providing a canopy of trees on the property since only small trees in planters could be planted above this proposed parking garage. |
| 121. | 4/29/08 | Amado and Nilda Acosta<br>1225 S. Alhambra Circle<br>Coral Gables, Fl 33146 | X | | | From: AmadoJulio@aol.com [mailto:AmadoJulio@aol.com]<br>Sent: Tuesday, April 29, 2008 4:04 PM<br>To: Planning<br>Cc: AmadoJulio@aol.com<br>Subject: Gables Waterway Courtesy Notice<br><br>Thanks for the courtesy notice. |

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| | | | | | | Please note that sending a legal size paper by fax is not possible for most people, and I had that difficulty that made it impossible for me to do by fax.<br><br>Please reconsider how you collect the feedback from the neighbors.<br>These are our very abbreviated comments:<br><br>1. The proposed density is extremely high for in both residential and commercial space for the proximity to a very fragile residential area, already recognized as such by the City Commission by its action in January, 2007 re. our area needs for a special zoning study.<br>2. Increased negative impact on the waterway habitat due to the size of boats and increased traffic.<br>3. Traffic egress and ingress for the commercial and residential traffic.<br>4. Much reduced setbacks.<br>Amado and Nilda Acosta<br>1225 S. Alhambra Circle, CG 33146 |
| 122. | 4/29/08 | Nilda L. Acosta & Amado J. Acosta<br>1225 S. Alhambra Circle<br>Coral Gables, Fl 33146 | X | | | dc hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):<br>1- Extremely high density in both residential commercial space for the proximity to a very fragile residential area, already recognized by the City Commission by its action in Jan. 07<br>2- Increased negative impact on the waterway habitat due to the size of boats & boat traffic<br>3- Traffic ingress and egress for both commercial & residential traffic<br>4- Much reduced setbacks.<br>Signature of Owner: Nilda A Acosta<br>Date: 4-29-08 / 4/29/08<br>Address of the Owner: 1225 S. Alhambra Circle / 1225 S. Alhambra Circle |

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| 123. | 4/29/08 | Max Blaya & Margarita Blaya<br>1280 S. Alhambra Circle<br>Coral Gables, Fl 33146 | | X | X | |
| 124. | 4/29/08 | Gonzalo J & Rosa M. Palenzuela<br>1206 Manati Ave<br>Coral Gables, Fl 33146 | X | | | This project will increase the traffic in our area, ruin the quality of our park and lower the value of our homes. We are 100% against this project. |
| 125. | 4/28/08 | Julia A. Nateman<br>13603 SW 102 Ct.<br>Miami, Fl 33176 | X | | | Object to change of use. No more apts.! |
| 126. | 4/28/08 | F. Javier Joucadella & Teresa I Blanca<br>1032 Andalusia Ave<br>1232 Manati Ave<br>Coral Gables, Fl 33134 | | X | X | |
| 127. | 4/25/08 | Maxine Lando & Michael Gill<br>1121 Manati Ave<br>Coral Gables, Fl 33146 | X | | | The undersigned attended a meeting hosted by the developers where it was clear that they had no regard for the traffic pattern increase, the environment or the impact of the high density on those of us south of Maynada. Please do not approve this application. |
| 128. | 3/26/08 | James W. Loewenherz, MD, FACP<br>9000 SW 87th Ct<br>Ste 215<br>Miami, FL 33176 USA<br>Alt email:<br>dr.nephron@gmail.com<br>Tlf: 305.274.4800<br>Fax: 305.279.6462 | | | | From: James Loewenherz MD [mailto:jwl_opf@yahoo.com]<br>Sent: Wednesday, March 26, 2008 1:30 PM<br>To: Donslenick@coralgables.com<br>Cc: Anderson, Maria; Withers, Wayne; kerdyck@coralgables.com; Cabrera, Ralph; City Clerk; City Manager's Office; Riel, Eric; District7@miamidade.gov<br>Subject: AMACE Project Impact Letter<br><br>Dear Mayor Selesnick<br><br>Please read my letter, attached. I am gravely worried about the impact of this project on my neighborhood, and the environment I have chosen to surround me. Please act to protect the QUALITY OF LIFE in our community.<br><br>Sincerely,<br><br>James W Loewenherz, MD<br><br>James W. Loewenherz, MD, FACP<br>9000 SW 87th Ct, Ste 215<br>Miami, FL 33176 USA<br>Alt email: dr.nephron@gmail.com<br>Tlf: 305.274.4800<br>Fax: 305.279.6462 |

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| | | | | | | ATTACHMENT:<br><br>James W Loewenherz, MD<br>1161 S Alhambra Circle<br>Coral Gables, FL 33146<br><br>March 26, 2008<br><br>Mayor Don Selesnick<br>City of Coral Gables<br>City Hall<br>405 Biltmore Way<br>Coral Gables, FL 33134<br><br>Dear Mayor Selesnick:<br><br>I am writing in reference to the proposed AMACE project in the S. Gables. I have been a resident of the city of Coral Gables for 22 years.<br><br>During the last election, you ran on a platform where you claimed that you would limit overdevelopment in the City of Coral Gables and stop commercial encroachment in residential areas. Now is the time to act to substantiate these claims.<br><br>The proposed AMACE project is inappropriate for the area it is slated for; its sheer MASSIVE size is detrimental to the neighborhoods. Besides the out of proportion density, there are issues of increased traffic, quality of life, environmental liabilities, overcrowding of public areas, minimal landscaping, among other adversities. I have been living on the Mahi waterway for the past 9 years, and in my view, I consider this development an environmental hazard to the manatee sanctuary and the additional wildlife that inhabits this habitat. This hazard will exist due to the direct effects of construction, and from the proposed size of the marina with the incumbent traffic, hazardous waste discharge and degradation of the environment.<br><br>Furthermore, the method by which the Mediterranean bonus points were granted to these developers is questionable. There was NOT sufficient notice that the Board of Architects was scheduled to meet to decide on the med. points issue. Many residents have taken note and remain outraged that this type of negotiating has taken place in our city. The last time the citizens felt ignored and their voices were silenced, we voted you into office. As such, we are counting on you to protect the interests of the citizens who have entrusted to you our quality of life. We urge you to reject this bloated and massive project as it has been proposed and to stand by your commitment to serve *our* city beautiful. |

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| | | | | | | As many friends, neighbors and concerned citizens of the City of Coral Gables have said, we expect our elected officials to do the right thing to preserve our quality of life. As such I ask you, in solidarity with many others, to reject the PAD required for this project to move ahead and to uphold your pledge as Mayor of the City of Coral Gables, to *preserve our exceptional quality of life, to protect the lives and property of our citizens and to continue to encourage and facilitate citizen participation.* You have asked for our support in the past, please assure us that we can count on you to support our neighborhoods now!<br><br>Sincerely,<br><br>James W Loewenherz, MD<br><br>CC: City Council via email. |
| 129. | 3/26/08 | Anthony and Nancy Del Pozzo<br>6627 Tarrega Street<br>Coral Gables, Fl 33146<br>delpozzo_a@bellsouth.net<br>305-661-1979 | | | | From: delpozzo_a@bellsouth.net [mailto:delpozzo_a@bellsouth.net]<br>Sent: Wednesday, March 26, 2008 10:34 AM<br>To: Riel, Eric<br>Cc: City Clerk<br>Subject: AMACE PROJECT<br>Importance: High<br><br>Anthony and Nancy Del Pozzo<br>6627 Tarrega Street, Coral Gables<br>delpozzo_a@bellsouth.net<br>305-661-1979<br><br>March 26, 2007<br><br>Mr. John Slesnick<br>Mayor of Coral Gables<br>405 Biltmore Way<br>Coral Gables, Florida<br><br>Dear Mayor Slesnick,<br><br>I am writing in reference to the proposed AMACE project in the S. Gables. I have been a resident of the city of Coral Gables for 2 years. |

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| | | | | | | During the last election cycle, you ran on a platform where you claimed that you would limit overdevelopment in the City of Coral Gables and stop commercial encroachment in residential areas. Now is the time to substantiate those claims.<br><br>The proposed AMACE project is completely inappropriate for the area it is slated for; Its sheer MASSIVE size is detrimental to the neighborhoods. Besides the massive density there are issues of increased traffic, quality of life, environmental liabilities, overcrowding of public areas, negligible landscaping and many other negative consequences that would be irreversible if this project is approved.<br><br>Furthermore, the legitimacy of the method by which the Mediterranean bonus points were granted to these developers is more than questionable. There was absolutely NO notice that the Board of Architects was scheduled to meet to decide on the med. points issue. Many residents have taken note and are outraged that this type of negotiating has taken place in our city. The last time the citizens felt ignored and their voices were silenced, we voted you into office. As such, we are counting on you to protect the interests of the citizens who have entrusted to you our quality of life. We urge you to reject this bloated and massive project and to stand by your commitment to serve *our* city beautiful.<br><br>As many friends, neighbors and concerned citizens of the City of Coral Gables have said, we expect our elected officials to do the right thing to preserve our quality of life. As such I ask you, in solidarity with many others, to reject the PAD required for this project to move ahead and to uphold your pledge as Mayor of the City of Coral Gables, to *preserve our exceptional quality of life*, *to protect the lives and property of our citizens and to continue to encourage and facilitate citizen participation.& ;nbs p;* You have asked for our support in the past, please assure us that we can count on you to support our neighborhoods now!<br><br>Respectfully,<br>Anthony Del Pozzo and Nancy Del Pozzo |
| 130. | 2/08/08 | Robert Barnett, Esq.<br>Barnett & Associates, P.A.<br>7695 SW 104th Street, Suite 210<br>Miami, FL 33156<br>Tel. 305.662-2299<br>Fax 305.662-8787<br>e-mail: rpb6@aol.com | **X** | | | Dear Mayor, Commissioners, City Staff, and BOA Chairman/Members:<br><br>It was with great surprise and disappointment that I recently learned that the Coral Gables Board Of Architects apparently voted to approve a Mediterranean Bonus for the massive "Amace" project which is seeking City approval.<br><br>As an owner/resident of South Alhambra Circle, one of the neighborhood streets which will be most affected by that project, I find the project, as currently planned, objectionable in many regards. In order not be bore you or be repetitive, I incorporate in this letter the views of my neighbor, Dr.<br>Paul van Walleghem, set out in his e-mail letter of January 31st, and the e-mail letter of our Riviera Neighborhood Association President, Joyce Newman, of January 30th. |

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| | | | | | | As you know, the RNA has been diligent in monitoring what transpires in our neighborhood. I frequently exercise by walking in the neighborhood, almost always passing by the location of the planned project. At no time did I observe any notice that the Mediterranean Bonus was coming up for consideration by the BOA.<br><br>As one who frequently reads information on the internet, including the Coral Gables City Beautiful E-News, notices and announcements, I also have noted that many notices given by the City are posted so late in the evening of the day preceding a hearing that they effectively constitute no notice at all.<br>We all are well aware that in order for a notice to have any legal and practical significance, the party for whose benefit it is given must have sufficient time to act on the notice. Regretfully and respectfully, I don't think that any effective notice was given for the Mediterranean Bonus application hearing of Amace and I ask and hope that appropriate steps will be taken to right that wrong. I have spoken to many neighbors who have expressed the same concerns as I have.<br><br>This administration has done many positive and constructive things for our City for which you certainly are entitled to commendation and appreciation.<br>However, nothing will erode the confidence in leadership of a political body quicker that a sense that one who wishes to be heard on an issue is denied that opportunity.<br><br>Thank you for your past contributions to our City and for your prompt attention to a situation which I sincerely believe needs to be addressed-that of assuring that the residents have a realistic and meaningful opportunity to address issues which affect our daily lives. |
| 131. | 1/31/08 | Dr. Paul van Walleghem<br>1111 South Alhambra Circle<br>Coral Gables, FL 33146<br>(305) 663-6736<br>vanmax@bellsouth.net | **X** | | | Dear Mayor, Commissioners, City Staff, and BOA Chairman/Members<br><br>It is with great respect and appreciation for your contributions to our beloved City that I address you, as dedicated officials and fellow neighbors.<br><br>Even though I am writing this letter as a private Citizen, as Chairman of the Membership Committee for the RNA I am confident conveying the sentiment of approximately 750 single-family households that fall within our area of influence. I coordinate the delivery of thousands of communications a year throughout the RNA area, and personally talk to hundreds of residents in the process. Our most recent hand delivery was over 800 Newsletter less than 2 weeks ago thus having heard many recent opinions.<br><br>I am a retired executive that was responsible for worldwide operations for a Fortune 500 company, and as such am perfectly aware of the intricacies of moving “Processes” along. It |

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| | | | | | | would seem however, that the usual "Three Ps" of doing business (Patience, Perseverance and Politeness) are, possibly, being stretched to a maximum by a fourth "P": POLITICS.<br><br>The AMACE project, as currently conceived, does not fit any of the stated criteria that you so vehemently put forth in the previous election, and it surely does NOT meet with the approval of the Neighborhood. Clear testimony of this was the recently organized Amace Public Meeting on January 28,2008 (coincidentally scheduled to coincide with the President's State of the Union speech…and possibly hoping for a lower turn-out than the +100 that made it?), at which our opinions were clearly heard (video tapes available for those who may wish to see it).<br><br>Neither I, nor my neighbors object to a home-owner (or business owner) maximizing the value of their investment within the constraints of current City rules, codes and norms; nor getting certain concessions when logic so dictates. What we object to is total (apparent) disregard for current codes/norms/formal legal opinions/logic…and the voice of the immediate neighborhood.<br><br>We further object to the, apparent, City's willingness to "bend" at every turn, and allow for a "PACMAN" approach to concessions…which will ultimately lead to the approval of a project that does not make sense, in its current intended form. If it does make sense, it might be for the Builders, Developers, Owners…and City coffers, but not for the City as a whole, and certainly not for the Neighborhood.<br><br>Let's, once and for all, iron-out key issues:<br><br>1. Traffic impact: 515 cars will create a massive disruption in the community, regardless of how many consultants all sides hire to support a pre-determined position. It does not matter how you route them; how fast they go; how many children-at-play they injure; who pays for "circles" or other traffic calming devices; who contributes to the City's legal/traffic, or other, funds ; or how many officers are assigned to direct/control the situation. A drastic "sausage effect"(as a very knowledgeable neighbor who has seen a similar situation in California) calls it, will occur at crucial entry points to major traffic arteries; with back-ups at every point, and major flow/speed increase at every artery, regardless of size. It will change the configuration of the neighborhood, with this issue, alone.<br><br>2. Parking Overflow: There is no logical way to explain away the impact that 95 residential units, plus commercial locales, will have, when inadequate parking space has been allotted to the project. There are, apparently, only 15 spare spots for all the residents and commercial units. One "gathering", in one unit will wipe-out all the spare spaces. This means that "Swale Parking and parking in JC Park" will be the norm…regardless of how many parallel/slanted or "vertical" spaces the City will provide outside the confines of this project (and regardless of who pays for them). |

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| | | | | | | The above two points, alone, if addressed with logic, would drop the "MASSIVENES" of this project to a more logical proportion.<br><br>3. Waterway: How can anyone state that the potential occupancy of 25 boat slips by boats up to 40-45 ft in length drawing at least 3.5 to 4 ft. will have no impact on shore erosion; Manatee livelihood; fume emission; safety of property; water contamination and others? This does not even begin to address the legality of the existing Marina; that, reportedly, does not comply with current ordinances, or with the City's current Legal Opinions. This should not be an issue of Legal or Financial "Staying Power" (both of which the residents have clearly demonstrated the will and resources to affront). It should be an issue of logic, Corporate/City VISION; Community stewardship etc. It does not really matter who adopts how many manatees around the State; nor who puts- up more Manatee pictures on the wall (as some legal teams have indicated)…IT IS AN ISSUE OF WHETHER WE WISH TO PROTECT THE SPECIES FOR FUTURE GENERATIONS, ON THIS SITE..OR NOT.<br><br>4. Design/Appearance: It does not matter what individual opinions of beauty are. Neither does it matter whose definition of "Mediterranean" we use (by the way, where in the Mediterranean do they use metal roofs in such a massive/high altitude way?). By anyone's measuring parameters, this is a MASSIVE project that has no consonance with the current, nor intended future look, of the neighborhood, nor the City…even if current Zoning restrictions were to be applied; much less if we allow PAD and Mediterranean Bonuses. As my "Builder" son says, generically, "Caulking, Stucco and Paint..make it what it ain't".<br><br>5. Legal: Why does the City not, apparently, enforce its legal opinions? Why do we allow illegal marinas to operate…now, and in the future? If the plaintiffs are wrong, let's move forward. If the plaintiffs are right, let's also move forward. Let's not play, apparent, more games; wasting resources, neighbor goodwill and Political Capital.<br>The same holds true for the, so called "sliver of land"/Track "A". There either IS, or IS NOT a "Public's Right of Use" (put in simplistic terms). If it is indeed reserved for public use, is it allowed to be part of a PAD?<br><br>The City needs to come forth and "lead" this process. You need to "listen" to your constituent's voices ("listening" is not hearing: "listening" is hearing; comprehending; agreeing and ACTING").<br><br>Good Corporate judgment normally calls for a letter of this type to be left in a desk drawer overnight, and give things a chance to "cool off"; or bounce it off of colleagues. I am doing neither, at the risk of alienating someone. If so, I apologize in advance. My intent is positive, and hopefully conciliatory. Upon retirement in Florida I am Loosing my "Ps" (it is supposed to be fun!!!) |

# Gables Waterway
## City of Coral Gables - Planning Department
## Comments Received from Property Owners
## City Commission Meeting of 06.03.2008

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| | | | | | | I thank you for your patience, and continued support.<br><br>Sincerely<br>Dr.Paul van Walleghem<br>1111 South Alhambra Circle<br>Coral Gables-Fl.33146<br>305-663-6736<br>vanmax@bellsouth.net |
| 132. | 1/30/08 | The Board of Directors of the Riviera Neighborhood Association<br>newmanjoy@aol.com | | | | Dear Mayor, Commissioners, City Staff, and BOA Chairman and members ( tomorrow's and the previous two),<br><br>The Riviera Neighborhood Association , its members, and about 120 other concerned citizens learned last night during a meeting held by Amace that their proposed structure had been granted the *Mediterranean Bonus* at last weeks BOA meeting. RNA was surprised by that announcement.<br><br>Our President, Joyce Newman, attended the BOA meeting just prior to last weeks where the Med Bonus was not granted and where the BOA detailed many deficiencies which would need to be changed/corrected before a bonus could be considered. She personally asked Eric Riel when Amace would return to the BOA and what the timeline would be for other meetings. She, naively it seems, did not expect Amace to return to the BOA without being on the agenda and without a sign being posted on the property.<br><br>How can the City, which takes such pride in its technology, use that technology in a disservice to its citizens? Your homeowners are encouraged to use the Coral Gables website and then denied vital information on a subject of known interest to many, the appearance of Amace on an agenda for the BOA.<br><br>Amace said at the neighborhood meeting last night that “they were also concerned that they did not appear on the agenda.” They knew they would be. Your citizen’s were kept in the dark.<br><br>RNA’s many exercise walkers as well as members who work in Amace's present building have been diligently watching for sign postings. Amace said that “signs were posted.” Our walkers and workers say that if signs were posted they were not visible. Our walkers/workers can fully describe any signs which are seen. RNA and our neighborhood has been denied information from even old communication methods.<br><br>We feel that the City has operated in an illegal manner by failing to notify its citizens. The fact that this lack of notice is on a matter known to be of a major concern to RNA, its members, and many concerned citizens makes the lack of notice especially grievous. |

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| | | | | | | RNA has worked to establish a good relationship with the City and we have had many positive experiences so we are dismayed to feel the need to write a letter such as this. We ask that you put yourself in our position. Our members put their trust in us just as we put our trust in the City.<br><br>We await your response.<br><br>Sincerely,<br>The Board of Directors of the Riviera Neighborhood Association |

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