

**From:** [Dennis Fundora](#)  
**To:** [Planning](#)  
**Subject:** E-comment Re: Crafts Section Rezoning (July 29, 2020)  
**Date:** Tuesday, July 28, 2020 6:06:29 PM

---

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

Hello:

My name is Dennis Fundora the authorized agent of 317 Holdings, LLC, which is the legal owner of [317 Malaga Ave in Coral Gables, FL 33134](#). I am submitting the attached e-comment, in my absence, to be read at the P&Z Meeting [on July 29, 2020](#).

I am hereby confirming the entity's support of the Craft Section's rezoning.

As members of the Planning and Zoning Board are aware: this area is no longer compatible with Single Family Residential as there is no buffer to the surrounding commercial developments which result in increased amounts of traffic, privacy issues, safety concerns, and parking overflow issues due to the neighboring police station, car dealerships, office buildings, and retail establishments. Secondly, these homes are surrounded by existing and proposed commercial developments all of which tower above these low-rise residences further eroding privacy and the quality of life that Coral Gables is known for. Being surrounded by commercial developments where speeding cars are a daily concern, decreases property values and makes it difficult to find renters. Finally, the Craft's Section was promised streetscape improvements and buffers to improve the streets and those were never delivered. Property owners have been promised a rezoning for more than 10-years. Accordingly, I respectfully request that the Planning and Zoning Board votes to approve the proposed rezoning immediately as this cannot wait any longer.

Very truly yours,

317 Holdings, LLC  
Dennis Fundora, Mgr.

**From:** [John Martini](#)  
**To:** [Planning](#)  
**Subject:** approval of rezoning to commercial of 300 block of Catalonia  
**Date:** Wednesday, July 29, 2020 12:26:15 PM

---

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

to the Officials and staff members of the Planning and Zoning Board,  
My name is John Martini and I own my home at 310 Catalonia Avenue which I purchased in 1992.  
We lived in Madison New Jersey before coming here and spent six months researching which area we should move to and chose Coral Gables as we were impressed by the quality of life which Coral Gables offered with the title of THE CITY BEAUTIFUL.  
At first we were very happy with the change and found Catalonia to be an ideal place to live. However, as the years pasted we discovered that Catalonia did not provide the same quality of life as other areas of the Gables. We began to have problems with parking and over the years called the Parking Department several times to ticket cars which were parked blocking our driveway. We complained about a car dealer who was using our street to allow their clients to test drive cars at high speeds to no avail. We began to feel that Catalonia with its office buildings, commercial , retail establishments and increased vehicular traffic on our treeless street was not THE CITY BEAUTIFUL we once enjoyed. In 2005, after spending several years of hoping for chance we gave up and moved to Surfside and now use our home as a rental. With each year that passes we find that our home is harder to rent as few people want to raise a family in a commercial like enviorment also this is evident as property values on the west side of Le June Ave with its tree lined streets are 20 to 25% higher.  
I therefore supportive City's initiative to rezone this area for commercial use.  
thank you

**From:** [Maria B. Lopez](#)  
**To:** [Planning](#)  
**Subject:** Support of rezoning - Meeting on Wednesday 7/29/2020  
**Date:** Tuesday, July 28, 2020 7:18:39 PM

---

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

My name is Maria L Lopez. I own 355 Malaga.

I strongly support the proposed rezoning for commercial use.

As an 84-year-old widow, I depend on renting this property to single families for income. When I purchased the property over a decade ago, the area was quiet and attractive, family-friendly, and it was a pleasure working with single families to occupy the property. Not so anymore. This block is surrounded by commercial and retail areas now, and single families are no longer attracted to this area. Traffic has dramatically increased, Malaga Avenue is often used by speeding cars to cut to and from LeJeune, and illegal street-side parking by commercial visitors prevents residents from parking in front of their own homes. Finally, the nearby commercial and retail stores have removed all privacy from the area, and safety issues not just from speeding cars but also from increased foot traffic are concerning.

This neighborhood is simply no longer a single-family area. It is sandwiched between and isolated among retail stores and offices. Again, given the realities of the area, I strongly support the rezoning proposal and I urge this Board to favorably recommend the proposed changes to the City Commission.

**From:** [sseuss@raseuss.com](mailto:sseuss@raseuss.com)  
**To:** [Planning](#)  
**Subject:** Crafts Section Rezoning  
**Date:** Wednesday, July 29, 2020 9:30:29 AM

---

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

Good morning:

My name is Stefan Seuss and I live at 340 Catalonia Ave, Coral Gables FL 33134.

I live between the Gables and Coconut Grove for the last 20 years and at the above stated address my third summer. I live here sometimes with my two teenage sons whom I share with my ex-wife.

I support the proposed rezoning of the above stated section by the City of Coral Gables for the following reasons:

Since I know this area of the Gables, Catalonia Ave was used as a thru street during rush hour times in the morning and in the evening. However, since I live here I see that "my" street is used extensively by vehicles to avoid traffic on Le Jeune and the traffic increased monthly. Unfortunately, sometimes the street even turns into a race course and I am reluctant to let my kids use their skate board in front of the house.

Now with the even more increased heavy truck traffic catering to "The Plaza" Coral Gables the street is no longer a residential neighborhood street. I understand that the construction traffic will subside when The Plaza is finished, but then there will be another increased traffic situation in connection with the occupants and visitors of the Center. I am actually for the Plaza development but understand that my neighborhood cannot be seen as single family zoned area any more. Additionally, all areas towards the north with now 2 car dealerships and to the east look commercial to me. This area is well suited by following your proposal and convert it into a mixed use area but still with a low impact. Since I live in Miami your City (with some exceptions in the Alhambra area) has done a great job to improve the appeal of Coral Gables for businesses and residents alike and I trust you that you will make the right decision to lead this city into the future.

Thank you very much for your time. I wish you a successful hearing.

Best regards,

Stefan Seuss

-----  
RA Stefan R. Seuss J.D., LL.M.  
Rechtsanwalt

Phone: +1 (786) 253 1744

Email: [sseuss@raseuss.com](mailto:sseuss@raseuss.com)

Web: [www.raseuss.com](http://www.raseuss.com)  
-----

To ensure compliance with Treasury Regulations (31 CFR Part 10, §10.35), we inform you that any tax advice contained in this correspondence was not intended or written by us to be used, and can not be used by you or anyone else, for the purpose of avoiding penalties imposed by the Internal Revenue Code.

This message may contain confidential and/or privileged information. If you are not the intended recipient or have received this message in error please notify the sender immediately and delete this message. Any unauthorized copying, disclosure or distribution of the material contained in this message is strictly forbidden.