

From: [Dennis Fundora](#)
To: [City Clerk](#)
Subject: E-comment Re: Agenda Items F-4 and F-5 Crafts Section Rezoning (October 13, 2020)
Date: Monday, October 12, 2020 8:33:53 PM

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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 before the Commission regarding items F-4 and F5.

As authorized agent, I hereby support items F-4 and F-5 regarding the Craft Section rezoning.

As members of the Commission 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 cut through traffic, privacy issues, safety concerns, and parking overflow issues due to the neighboring police station, car dealerships, office buildings, and retail establishments. Secondly, our properties 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 results in decreased 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. The tenancy and parking overflow issues created by the San Sebastian apartments do not allow for the normal calm residential neighborhood as most Coral Gables residents enjoy. Further, all of the neighboring property owners have signed a petition supporting the rezoning and have been promised a rezoning for more than 10-years and it is time that we are heard. Accordingly, I respectfully request that the Commission votes to approve the proposed rezoning immediately as this cannot wait any longer.

Very truly yours,

317 Holdings, LLC
Dennis Fundora, Mgr.