

**Correspondence received regarding “Paseo de la Riviera”  
City of Coral Gables – Planning and Zoning**

	Date Received	Name and Address	Object	Support	Comments (Verbatim)
1.	08 06 15	Heidi M. Roth 5105 Granada Blvd Coral Gables, FL 33146 <a href="mailto:heidirothpa@aol.com">heidirothpa@aol.com</a>		X	SEE ATTACHED CORRESPONDENCE
2.	08 06 15	Isabela Montalvo		X	SEE ATTACHED CORRESPONDENCE
3.	08 05 15	Jacqueline Skaf 6300 Riviera Drive Coral Gables, FL 33146 (305) 793-8020 <a href="mailto:jskaff@aol.com">jskaff@aol.com</a>	X		Ladies, Gentlemen:  In regard to the Variances requested by the Paseo de la Riviera developer:  My husband and I want to voice our strong objection to granting the developer variances to the Code which would allow for higher building elevations and more density in our neighborhood. We strongly believe that granting these variances would negatively alter the quality of life in our city, and in our neighborhood in particular.  Please take note of our objection and we certainly hope that you will vote No to these variances.  Thanks you and regards,
4.	08 04 15	Liliana Alvarez 5733 Maggiore Street Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
5.	08 04 15	Luis Gonzalez 5110 Granada Blvd Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
6.	08 04 15	Carlos A. Fernandez 5700 Michelangelo Street Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
7.	08 04 15	Carlos F. Velez		X	SEE ATTACHED CORRESPONDENCE
8.	08 04 15	Jose A. Moreiras Mariana Moreiras 6510 Riviera Drive Coral Gables, FL 33145		X	SEE ATTACHED CORRESPONDENCE
9.	08 04 15	Pablo Alvarez 5733 Maggiore Street Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
10.	08 03 15	Leticia Valdes 6301 Caballero Blvd Coral Gables, FL 33146 <a href="mailto:Lettyv01@yahoo.com">Lettyv01@yahoo.com</a>		X	SEE ATTACHED CORRESPONDENCE
11.	08 03 15	Lamar J. Noriega 1001 Hardee Road Coral Gables, FL 33146 305-665-6492		X	SEE ATTACHED CORRESPONDENCE
12.	07 31 15	Saba Haq, CPA	X		SEE ATTACHED CORRESPONDENCE

## Correspondence received regarding “Paseo de la Riviera” City of Coral Gables – Planning and Zoning

	Date Received	Name and Address	Object	Support	Comments (Verbatim)
		1208 Hardee Road <a href="mailto:Saba.i.haq@gmail.com">Saba.i.haq@gmail.com</a>			
13.	07 29 15	Jorge Rios 1251 S. Alhambra Circle (primary residence) 1240 S. Alhambra Circle (investment property) 1244 S. Alhambra Circle (investment property) 6900 Portillo (investment property)		X	SEE ATTACHED CORRESPONDENCE
14.	07 28 15	Eva Gordon 1020 Andora Avenue Coral Gables, FL 33146	X		SEE ATTACHED CORRESPONDENCE
15.	07 28 15	Jeannett Slesnick City Commimssioner			I would like to suggest that the August 12 <sup>th</sup> Planning and Zoning meeting could be postponed until early September if this project is one of the only important items to come before it, or that this issue be tabled until September 9 <sup>th</sup> , when more residents are back in town. Trying to have full community input on such a complicated and controversial issue during the summer months is not serving our citizens and voters well.
16.	07 28 15	Anish Parekh 1208 Hardee Road Coral Gables, FL 33146 305-595-6351 <a href="mailto:Anish.parekh@gmail.com">Anish.parekh@gmail.com</a>	X		SEE ATTACHED CORRESPONDENCE
17.	07 27 15	Lillian Polit <a href="mailto:gigicitarella@yahoo.com">gigicitarella@yahoo.com</a>	X		SEE ATTACHED CORRESPONDENCE
18.	07 26 15	Nathan B. Zeder 1025 Cotorro Av		X	SEE ATTACHED CORRESPONDENCE
19.	07 26 15	Kemp C. Stickney Edith H. Stickney 1014 Hardee Road		X	SEE ATTACHED CORRESPONDENCE
20.	07 24 15	Marianne Fernandez 6815 Gratian Street Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
21.	07 24 15	Tom Pennekamp 1195 S. Alhambra Circle Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
22.	07 24 15	Jim and Maria Iparraguirre 5704 Riviera Drive Coral Gables, FL 33146		X	SEE ATTACHED CORRESPONDENCE
23.	07 24 15	Alicia Amaya Fernandez 6000 Granada Blvd. Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
24.	07 24 15	Maria F. Alvarez 5801 Michelangelo Street Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE

**Correspondence received regarding “Paseo de la Riviera”  
City of Coral Gables – Planning and Zoning**

	Date Received	Name and Address	Object	Support	Comments (Verbatim)
25.	07 24 15	Alicia Vinas 5400 Orduna Drive Coral Gables, FL 33146		X	SEE ATTACHED CORRESPONDENCE
26.	07 24 15	Feliciano Foyo Margarita Foyo 5915 Granada Boulevard Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
27.	07 24 15	Ana Fraguio 5726 Granada Boulevard Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
28.	07 24 15	Guadalupe Jimenez 5915 Granada Blvd Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
29.	07 24 15	Mana Isabel Saville 5911 Michelangelo Street Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
30.	07 22 15	Amanda Rich <a href="mailto:Rrich001@gmail.com">Rrich001@gmail.com</a> 305-479-4553	X		SEE ATTACHED CORRESPONDENCE
31.	07 22 15	Cristina and Victor Mendoza 1010 Cotorro Avenue Coral Gables, FL		X	SEE ATTACHED CORRESPONDENCE
32.	07 22 15	Henry Pinera <a href="mailto:Hpinera1@yahoo.com">Hpinera1@yahoo.com</a>	X		SEE ATTACHED CORRESPONDENCE
33.	07 22 15	Lorena Norris 1031 Alfonso Avenue <a href="mailto:norrislm@gmail.com">norrislm@gmail.com</a>	X		SEE ATTACHED CORRESPONDENCE
34.	07 22 15	Charles H. Gelman 1025 Ingraham Building 25 Southeast 2 <sup>nd</sup> Avenue Miami, FL 33131 (305) 579-9100	X		SEE ATTACHED CORRESPONDENCE
35.	07 21 15	George Mencio Jr. Cecilia M. Altonaga 914 Alfonso Avenue Coral Gables, FL 33146 (305) 669-9262	X		SEE ATTACHED CORRESPONDENCE
36.	07 21 15	David Bixby <a href="mailto:Davidbixby1@att.net">Davidbixby1@att.net</a>	X		SEE ATTACHED CORRESPONDENCE
37.	07 17 15	Dr. Gerald and Susan Pinnas 1140 Alfonso Avenue Coral Gables, FL 33146 <a href="mailto:Jerralfonso2@aol.com">Jerralfonso2@aol.com</a>	X		SEE ATTACHED CORRESPONDENCE
38.	07 16 15	Lourdes Sanchez		X	SEE ATTACHED CORRESPONDENCE

## Correspondence received regarding “Paseo de la Riviera” City of Coral Gables – Planning and Zoning

	Date Received	Name and Address	Object	Support	Comments (Verbatim)
		1000 Hardee Road Coral Gables, FL			
39.	07 15 15	Eva and Lucien Gordon Egordon2013@aol.com	X		SEE ATTACHED CORRESPONDENCE
40.	07 14 15	A. Roy Lyons Paula Perozo Lyons 6300 Caballero Blvd. Coral Gables, FL 33146		X	SEE ATTACHED CORRESPONDENCE
41.	07 14 15	Karen Lee, CPA 1172 S. Dixie Hwy #278 Coral Gables, FL 33146 <a href="mailto:karen@cpakaren.com">karen@cpakaren.com</a>	X		SEE ATTACHED CORRESPONDENCE
42.	06 30 15	Christine Casas 1215 Aduana Avenue <a href="mailto:thisandthatmia@gmail.com">thisandthatmia@gmail.com</a>	X		SEE ATTACHED CORRESPONDENCE
43.	06 24 15	Astrid Weinkle <a href="mailto:auweindle@aol.com">auweindle@aol.com</a>	X		SEE ATTACHED CORRESPONDENCE
44.	06 22 15	Elizabeth Marcus <a href="mailto:jlmarcus@bellsouth.net">jlmarcus@bellsouth.net</a>	X		SEE ATTACHED CORRESPONDENCE
45.	06 19 15	Daniel and Cristina Leyva 1232 Manati Avenue Coral Gables, FL 331		X	SEE ATTACHED CORRESPONDENCE
46.	06 18 15	Andrea Cole 1009 Hardee Road Coral Gables, FL 33146 <a href="mailto:Andrea443@aol.com">Andrea443@aol.com</a>	X		SEE ATTACHED CORRESPONDENCE
47.	06 17 15	Sue Kawalerski 6830 Gratian Street Coral Gables, FL 33146 <a href="mailto:tvpeople@ymail.com">tvpeople@ymail.com</a> (305) 978-2233	X		SEE ATTACHED CORRESPONDENCE
48.	06 16 15	Derek E. Leon, Esq. Alina Zanetti Leon 6221 Riviera Drive Coral Gables, FL 33146		X	SEE ATTACHED CORRESPONDENCE
49.	06 15 15	Steven D. Hayworth 1042 Cotorro Avenue Coral Gables, FL 33146		X	SEE ATTACHED CORRESPONDENCE
50.	06 01 15	Ari and Patricia Abril, MD 6312 Leonardo Street Coral Gables, FL 33146		X	SEE ATTACHED CORRESPONDENCE
51.	05 28 15	Mendy Fellig		X	SEE ATTACHED CORRESPONDENCE

8/7/2015 2:04 PM

N:\P Z B\Synopsis\Paseo de la Riviera 08 12 15.docx

BH

May 28, 2015

Dear Mayor and Members of the Commission,

I am writing this letter of support for the Paseo De La Riviera project. As the homeowner most closely adjacent to this project (1251 Hardee Road), I am perhaps the most affected and I am 100% in support of this project and the development team.

For starters, the current state of Madruga street is a disaster, it is a forgotten "alley way" where vagrants roam at night picking through garbage and scrap metal dealers "relieve" homeowners of their possessions.

From its inception the developers have worked hand in hand with our local community. Their design team has created a project that represents our neighborhood and enhances what we have worked so hard on creating. Our concerns and comments and suggestion have been incorporated into the final drafts.

This project provides a walkable oasis for the local residence and its location near the metrorail promotes a more modern style of living.

The current property is in dire need of development. Considering this property could potentially be developed a number in ways, I feel strongly that we have the best possible use with this project.

I urge the commission to approve Paseo De La Riviera.



Mendy Fellig







June 1, 2015

To Whom It May Concern:

I have reviewed the plans for the Paseo de la Riviera project as proposed by NPI and am in favor of this project.



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Patricia Sanchez Abril  
6312 Leonardo Street  
Coral Gables, FL 33146

6/1/15

Steven D. Hayworth  
1042 Cotorro Avenue  
Coral Gables, Florida 33146

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June 15, 2015

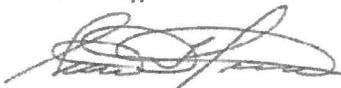
To Whom it May Concern at the City of Coral Gables,

I am a long-time resident of Coral Gables and currently reside at 1042 Cotorro Avenue in the French Village. I am familiar with the Paseo de la Riviera project proposed by NP International as I have met with both representatives of the Company and their architect, Jorge Hernandez.

I am enthusiastic about the quality of the subject project and the amenities it will provide to our area. Further, I believe Paseo de la Riviera will be a welcomed community gathering spot that is enhanced by its adjacency to JC Park.

I support the proposed project and look forward to having it be a part of my special neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven D. Hayworth', written over a horizontal line.

Steven D. Hayworth

June 16, 2015

To Whom It May Concern:

I am writing to express my enthusiastic support of the proposed project Paseo de La Riviera by NP-International. I have lived in the same neighborhood in Coral Gables my entire life and currently, my home is located at 6221 Riviera Drive where I have lived with my husband and three young children for the past 10 years.

Our neighborhood will greatly benefit from a project such as Paseo de La Riviera for a variety of reasons. Will be able to walk or ride our bicycles to a beautiful new area and can socialize with local neighbors there. Furthermore, our immediate neighborhood needs a high quality hotel nearby for our friends and families from out of town. Currently, there is not a suitable option near our home and so this proposed hotel will be a very welcome addition to this neighborhood.

I hope to be able to enjoy this project with my family, friends and neighbors!

Warmly,



Alina Zanetti-Leon  
6221 Riviera Drive  
Coral Gables, FL 33146

June 16, 2015

LEÓN  COSGROVE

To Whom It May Concern:

As a Coral Gables resident and business owner (Leon Cosgrove, LLC is located at 255 Alhambra Plaza) I am writing to express my support of the proposed project Paseo de La Riviera by NP-International. My home is located at 6221 Riviera Drive where I have lived with my wife and three young children for the past 10 years.

I am very excited about this proposed project and I think our neighborhood will greatly benefit from a project such as Paseo de La Riviera for a variety of reasons. Will be able to walk or ride our bicycles to a beautiful new area and can socialize with local neighbors there. Furthermore, the architectural design of the proposed project is incredibly well done and thought out, and creates beautiful buildings and open spaces that will add to the aesthetics of our neighborhood.

Warmly,



Derek E. Leon, Esq.  
6221 Riviera Drive  
Coral Gables, FL 33146

LEÓN COSGROVE, LLC

255 ALHAMBRA CIR. | SUITE 800 | CORAL GABLES, FL 33134 | T 305.740.1975 | WWW.LEONCOSGROVE.COM



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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## Paseo - NO to Variances!

1 message

Wed, Jun 17, 2015 at 9:44 AM

Sue <tvpeople@ymail.com>

Reply-To: Sue <tvpeople@ymail.com>

To: "rivieraneighborhood@gmail.com" <rivieraneighborhood@gmail.com>

Cc: "tvpeople@ymail.com" <tvpeople@ymail.com>, "Pat (Anita) Nolan" <paddysarsfield@att.net>, Tom Levinson <tomlevinson1@gmail.com>, Sandy Levinson <sandylevinson1@gmail.com>, Richard Ebsary <richard@ebsaryfoundationco.com>, Lisa DeTournay <imd2ltb@aol.com>, "Cynthia (Cindy) & Steve Reisman" <clrfish@aol.com>, "Astrid U. Weinkle" <auweinkle@aol.com>, Stuart Rich <bluskye7@aol.com>, Amado & Nilda Acosta <nilda327@aol.com>, Patricia Keon <pkeon@coralgables.com>

As a member of the Riviera Neighborhood Association and a Coral Gables resident, I am OPPOSED to the variances which the developers of the Paseo de la Riviera are seeking from the City of Coral Gables.

I expect my elected officials to vote on this issue, keeping the integrity of the Riviera neighborhood by maintaining current building and zoning codes, and, abiding by the wishes of the Riviera neighborhood residents who will be negatively impacted by variances to the codes.

**Sue Kawalerski**

6830 Gratian Street  
Coral Gables FL 33146  
tvpeople@ymail.com  
(305) 978-2233



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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## re vote on Paseo to possibly replace Holiday Inn

1 message

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andrea443@aol.com <andrea443@aol.com>

Thu, Jun 18, 2015 at 5:29 PM

To: rivieraneighborhood@gmail.com

I do not wish to put any comments on Facebook so am sending this email.

I do not like the height increase and not sure the number of apartments and hotel rooms have adequate parking as it is likely that the apartments will have UM students, which means one car per student in any given apartment.

I am concerned about the way trucks would enter and leave the property and how cars will be managed, with hotel on west end, but parking garage not directly accessed from the drive in circle at front entrance to hotel. Concerned about large trucks bringing deliveries to the hotel and business operations such as stores and restaurants.

Guess I am not for increased density that exceeds what is in the existing zoning. There is a domino effect with height increase and density increase for the lot on west side of Castaneda and the whole frontage on Dixie marching east of the current Holiday Inn toward downtown Miami. If every new development overbuilds so all services and parking spill into adjacent residential neighborhoods, this will spoil many residences.

Guess my vote is against the zoning variances as I cannot access your web site without signing up for facebook.

Andrea Cole  
1009 Hardee Road  
Coral Gables, Florida 33146

June 19, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Paseo de la Riviera Project

To Whom It May Concern:

My name is Daniel Diaz Leyva. My wife Cristina and I recently purchased a home at 1232 Manati Avenue on June 1, 2015. Please allow this letter to serve as confirmation of our support for the Paseo de la Riviera project.

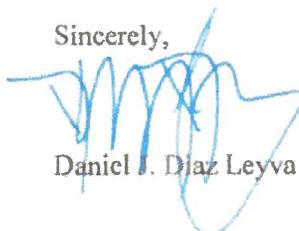
We learned about the project while we were considering making our purchase. We took the time to learn more about it from the scope and use to the traffic impact and beautification efforts. We have come to the conclusion that the project will be a positive transformation for the neighborhood and enhance its value.

We appreciate that the developer, N.P. International, will put in place the necessary traffic devices to create flow for the hotel's valet parking to limit the impact to the neighborhood. Additionally, the developer will build an access point for ingress and egress to and from US-1 for the apartment building. This will prevent any concern for increased traffic from the development of the project to the neighborhood. We also learned that the developer will implement beautification initiatives to enhance Jaycee Park and Madruga Avenue which currently appears as an unkept alley running behind the commercial properties on U.S. 1.

Finally, we look forward to a more urbanized feel to the neighborhood when the project is complete, including having high quality restaurants and cafés walking distance from our home.

It is for these reasons that we support the project.

Sincerely,



Daniel J. Diaz Leyva



Thomas Levinson &lt;tomlevinson1@gmail.com&gt;

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**Paseo de la Riviera**

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Jerry and Elizabeth <jlmarcus@bellsouth.net>  
To: Tomlevinson1@gmail.com

Mon, Jun 22, 2015 at 1:05 PM

Dear Tom:

I live at 6401 Caballero Blvd and my brother is Bill Randol. My husband Jerry and I are both opposed to this project. We went to one of the informational meetings and did not like what we heard. I am concerned that they want a height variance, that the apartments are rental and the increased traffic problems would be horrendous. I wrote to Jeannett Slesnick to express my concern and forwarded to her the first email I received from Neighborhood Association regarding this project. She said that it is not going to the Planning Board until late July. In the email I received it said that it had already been approved. I plan to discuss this more with Jeannett. The developer does not have the right to put up this project as designed and I think it is important that we oppose it.

Best regards,

Elizabeth Marcus

305 6651357 (Home)

786 4362401 (Cell)



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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## WE WANT YOUR VOTE!

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Wed, Jun 24, 2015 at 9:17 AM

**Auweinkle** <auweinkle@aol.com>  
To: rivieraneighborhood@gmail.com

I am NOT in favor of approving the zoning variances requested by the Paseo de la Riviera developers. Any one wishing to develop this property, or any property in Coral Gables, should submit a project proposal that complies with and respects the current zoning codes and building restrictions. In my opinion, the proposed Paseo de la Riviera development has many design flaws, not the least of which are traffic impact, height, and density.

As a tax-paying, voting citizen and 31-year resident of Coral Gables, I expect our elected officials and City of Coral Gables government to consider and respect citizen voices, and thoughtfully engineered existing zoning codes.

Respectfully,  
Astrid Weinkle

-----Original Message-----

From: Riviera Neighborhood <rivieraneighborhood@gmail.com>  
To: Tom Levinson <tomlevinson1@gmail.com>  
Sent: Wed, Jun 17, 2015 9:03 am  
Subject: WE WANT YOUR VOTE!

[Quoted text hidden]



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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## Paseo de La Riviera

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**Christine Casas** <thisandthatmia@gmail.com>  
To: rivieraneighborhood@gmail.com

Tue, Jun 30, 2015 at 11:13 PM

I cannot stress how vehemently opposed I am to this project. One of the main reasons I chose to purchase a home in Coral Gables is its zoning code and the secured integrity of its neighborhoods. A variance of more than three times the current allowance is shameful!

To be perfectly clear, I vote and I will actively vote against any member of the commission who approves this project.

- 800 parking spaces - that's the equivalent number of spaces for 400 two car households within that space
- Increased outside traffic in a residential zone and immediately adjacent to park usually used by residents with small children
- Completely out of character with the area

I would not have bought my home if this project would have been there. I expect the same zoning structure to remain in place.

Christine Casas  
1215 Aduana Ave.

On Jul 4, 2015, at 10:29 AM, Riviera Neighborhood <[rivieraneighborhood@gmail.com](mailto:rivieraneighborhood@gmail.com)> wrote:

Happy 4th of July from the Riviera Neighborhood Association

The results of our email poll of members resulted in a 95+% vote Against the Project.

The poll of the newly elected Board of Directors is 7 Against and 1 Abstention.

*The RNA Mission Statement*

To preserve and protect the environment and quality of life in and around the Riviera Section within the City of Coral Gables.

*Our Goals (per our membership application)*

- \* To prevent the construction of commercial structures that are not in scale with our Neighborhood and will adversely affect our quality of life and lower property values.
- \* To prevent private and/or commercial use of public areas.
- \* To protect green areas (including but not limited to Riviera and Jaycee Parks).
- \* To prevent commercial development around our area from impacting our environment and quality of life.
- \* To prevent erosion of the city codes, ordinances and laws designed to protect us.
- \* To make streets and sidewalks safer for pedestrians, bicyclists and motorists.
- \* To foster favorable relations with our local government and officials.

We believe that Mr. Quesada has received a copy of the Riviera Neighborhood Visioning Report DTD April 25, 2005 and revised March 1, 2006, then voted on and approved by the City Commission that we feel Mr. Trias will find helpful as it addresses many identical issues in the part of the area. We do have another copy should it be necessary.

Thank you for granting the Public Hearings and July 29th Vote.

**From:** [karen@cpakaren.com](mailto:karen@cpakaren.com) [mailto:karen@cpakaren.com]  
**Sent:** Tuesday, July 14, 2015 11:31 AM  
**To:** Swanson-Rivenbark, Cathy  
**Subject:** Paseo de la Riviera

You wouldn't allow a Trolley Garage by the Fire station on US-1 near Le Juene but you want to put 2 huge buildings practically in a residential area????? Are you kidding me? They DO NOT belong there! Put them in downtown Coral Gables! The traffic in the area of the old Holiday Inn is bad enough as it is.... And you want to add 800 parking spaces to the mix? Absolutely not! You like the buildings so much - build them on your block....

PS - the attorney who sued the Gables about the pick up trucks and the trolley garage is a friend of mine... he likes to do pro bono work....

KAREN E. LEE, CPA, CFE, CAMS      \*\*\* Use Chase Quick Pay

KAREN E. LEE, CPA, P.A.  
1172 SOUTH DIXIE HWY  
#278  
CORAL GABLES, FL 33146  
Tel: 305-815-1462  
Fax: 305-666-2620  
Email: [karen@cpakaren.com](mailto:karen@cpakaren.com)  
[www.cpakaren.com](http://www.cpakaren.com)

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July 14, 2015

NP International  
2903 Salzedo St.  
Coral Gables, FL 33134

Attn. Brent Reynolds

Subject : Paseo de Riviera

Dear Brent,

Paula and I appreciate the time you have spent listening to our concerns regarding the proposed Paseo de Riviera project to replace the existing Holiday Inn Hotel. I am happy to see the modifications you have incorporated such as the traffic circle at the Caballero Blvd and Hardee intersection, the limited access to the building facing the Jaycee Park, tenant and hotel guest parking access to the buildings only from US 1, modifications to the apartment building design and improvements to the Jaycee Park and other changes.

It is apparent that the Holiday Inn will be replaced. As one of the closest neighbors to this property we would like to have the best option replace the Holiday Inn. Given the alternatives of a supermarket, a plain medical building or your company's proposed Paseo de Riviera, we support moving forward with Paseo de Riviera project.

Sincerely,



A. Roy Lyons



Paula Perozo Lyons

6300 Caballero Blvd.  
Coral Gables, FL 33146



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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## COMMISSION LETTER WRITING CAMPAIGN

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EG <egordon2013@aol.com>

Wed, Jul 15, 2015 at 2:40 PM

To: Riviera Neighborhood <rivieraneighborhood@gmail.com>

Cc: Tom Levinson <tomlevinson1@gmail.com>

Dear Tom, Sandy and RNA Board!

Please forward to the entire CG Commission and all appropriate staff members our previous emails voting against and opposing the proposed Paseo project and all similar projects.

You should have an email from me and a second email from my husband (sorry we only have one email address). Please be sure to forward both emails.

Unfortunately we are not back yet and we will not be able to attend.

We would like to point out that the timing of this meeting is poor as many people are on vacation (many for several months in Aspen, Main, North Carolina etc). I feel that the meetings should be rescheduled for early September so that the residents can have input.

Last but not least, WHY would the City Beautiful and its residents want to change the long cherished code and zoning, thereby forever altering the face of our city? Why would we want to do this for an out of town prospective developer who has no understanding or interest in our way of life, our priorities, our "culture"? Is a newcomer more important than all of us who have served our city for decades through our businesses, our Chamber and many other organizations?

The answer is this is not what we residents want. Thank you.

Best regards. Eva and Lucien Gordon

Sent from my iPad

July 16, 2015

To the Honorable Mayor Cason and Coral Gables Commissioners:

I, Lourdes Sanchez, live in 1000 Hardee Road in the Historic French Village of the Riviera Neighborhood. After having reviewed the plans for the proposed project, Paseo de la Riviera, I am in support of this development. I find the height, density and uses to be appropriate to a US-1 location near the University of Miami Transit Station and the architecture is an elegant expression of Mediterranean Architecture for today. Please approve this project.

Thank you,



Lourdes Sanchez



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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**Fwd: Paseo de la Riviera**

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**Gerald Pinnas** <jerralfonso2@aol.com>  
To: Riviera Neighborhood <rivieraneighborhood@gmail.com>

Fri, Jul 17, 2015 at 7:43 PM

Sent from my iPhone  
Jerry

Begin forwarded message:

**From:** Gerald Pinnas <jerralfonso2@aol.com>  
**Date:** July 14, 2015 at 4:09:20 PM EDT  
**To:** "cswanson@coralgables.com" <cswanson@coralgables.com>  
**Subject:** Paseo de la Riviera

It has come to my attention through an email from the Riviera Neighborhood Association that the Coral Gables City Commission thinks that our area residents are in favor of this project. Nothing could be farther from the truth. Many of us, including my wife and I, are absolutely opposed to this for many reasons not the least of which will be the increase in traffic. South Dixie Highway cannot handle its present load and we certainly don't want more local traffic. It is already very difficult and time consuming to drive north or south onto US 1 from the S. Alhambra intersection from 3:30 until 7 PM during the week or during a similar window in the morning.

Dr. Gerald Pinnas  
1140 Alfonso Avenue  
Coral Gables, FL 33146

P. S. My wife Susan and I have resided at this address since 1998.

Sent from my iPhone  
Jerry

**From:** david bixby [<mailto:davidbixby1@att.net>]

**Sent:** Tuesday, July 21, 2015 9:32 PM

**To:** Trias, Ramon

**Cc:** Cason, Jim; Keon, Patricia; Lago, Vince; Quesada, Frank; Swanson-Rivenbark, Cathy; Slesnick, Jeannett; Fernandez, Frank; Quesada, Frank; Olazabal, Carmen; [rivieraneighborhood@gmail.com](mailto:rivieraneighborhood@gmail.com)

**Subject:** Paseo de la Riviera

**Mr. Trias,**

Since the contact information is not readily available on the City web site, we ask that you forward the following to each member of the Planning and Zoning Board.

**Re: Paseo de la Riviera**

*"Using a mistake as precedent is bad policy."*

Dear Members of the Planning and Zoning Board,

As homeowners living a block away from the site of the University Holiday Inn we are opposed to the to proposed Paseo de la Riviera development.

It is horrifying to think that City officials would approve a high-rise commercial property in an area zoned low-rise commercial and abutting a residential neighborhood.

The UM Tower was a mistake. As you can see from photographs below looking north and south, it is the only high-rise building on US1 between Brickell and Dadeland. It should never have been allowed.

The Developer on his website describes the hotel component of the project as 10-stories and the apartment building as 13-stories, "which is comparable in height to the University of Miami office building next door."

As quoted above at the top of this letter, using a mistake as a precedent is bad policy. Let's not create another mistake by approving a high-rise in our neighborhood.

Sincerely,

David Bixby



*George Mencio, Jr.  
Cecilia M. Altonaga  
914 Alfonso Avenue  
Coral Gables, Fl. 33146  
(305) 669-9262*

July 21, 2015

Ramon Trias  
Planning Director  
City of Coral Gables  
[rtrias@coralgables.com](mailto:rtrias@coralgables.com)

Re: Opposition to proposed "Paseo de la Riviera"

Dear Director Trias:

By way of introduction, we have been residents of Coral Gables since 1986; presently we own two residential properties in Coral Gables and live in our home in the Riviera Section. We have lived these almost 30 years in the City, raised our three daughters here, and have been not only taxpayers, but proud of the quality of life our City offers. We write to voice our strongest and most earnest opposition to the proposed Paseo de la Riviera.

The Paseo, as we understand it, is a massive development that will impact the US-1 corridor in the Riviera Section, adding increased traffic and an increase in the number of residents and visitors to the area. Certainly the already congested streets in and around the US-1 corridor in the Riviera Section will suffer from additional vehicular traffic, including the streets of Riviera, Granada and Maynada. The Paseo is a massive project - 142-feet tall, unlike any in our neighborhood, with two 13-story towers - a hotel with 250 units and an apartment with 200 units, with over 5 floors of parking (840 parking spaces), all within easy access for UM students and guests. All, regrettably, within easy access of our homes and properties and the paths we take to travel to and from our homes.

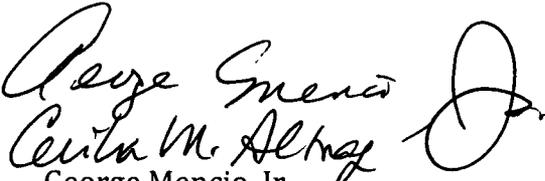
The City has always prided itself on being a quality municipality, consisting of the finest and best-maintained homes and gardens South Florida has to offer. It is known for its central location, and its residential areas in particular are known as places where families and children can move about comfortable in the knowledge they are safe and protected, and pedestrian and vehicular travel are manageable and fairly free of congestion. Homeowners care for their properties and trust investing in the City is a wise choice. For those of us living in the Riviera Section, the Paseo will adversely impact the quality of our lives and our property values. It is a project

the scale of which we have never seen in our neighborhood, and frankly, the scale of which the City has traditionally not favored.

As our Planning Director, we ask you respect our City's traditions, its residents' concerns, and note our strong opposition.

Thank you.

Sincerely,

  
George Mencio, Jr.  
Cecilia M. Altonaga

**From:** david bixby [<mailto:davidbixby1@att.net>]

**Sent:** Wednesday, July 22, 2015 8:16 PM

**To:** [rivieraneighborhood@gmail.com](mailto:rivieraneighborhood@gmail.com); Trias, Ramon

**Subject:** We Are Opposed to the Paseo de la Riviera High-Rise Buildings

Dear Members of the Planning and Zoning Board,

No one likes strip malls. In the US1 Corridor Workshop last weekend the professionals spoke of how we are saddled with out-dated zoning regulations that encourage strip-mall type development. If that is so, why in tarnation haven't the zoning laws been updated? Probably because changing land use and zoning is a tedious process.

What worries some of us is that to avoid the pain and time to change land use regulations, City officials will hand out variances as a work around. This is what appears to be happening with the Paseo project.

There are many reasons why the Paseo project is ill-suited to our neighborhood, the most compelling is it's humongous bulk relative to the neighborhood. There is no transition from the mass of the 10 and 12 story Paseo towers to the modest residential homes on the other side of tiny Madruga Ave.

This part of Coral Gables is not "urban." Let's keep the high rises in the urban areas where they belong.

Thank You,

David Bixby

LAW OFFICES  
CHARLES H. GELMAN, P.L.  
1025 INGRAHAM BUILDING  
25 SOUTHEAST 2<sup>ND</sup> AVENUE  
MIAMI, FLORIDA 33131

TELEPHONE:  
(305) 579-9100

TELEFAX:  
(305) 577-4969

MEMORANDUM

TO: City of Coral Gables Commission  
FROM: Charles H. Gelman  
DATE: 7/22/2015  
RE: Paseo de la Riviera, US1 and Hardee Avenue

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Dear Commission Members:

I live two blocks from the current Holiday Inn on US1. I want to register my complaints against this project.

There is already too much traffic at the intersection of Caballero Avenue, Hardee Road and US1. This morning there were 6 cars waiting to enter US1. The addition of shops and substantial residences to the already existing hotel will cause another 800 cars to frequent the area. In addition, many college teams stay at the Holiday Inn and are driven there by bus. Pursuant to the developer's plans, the only proposed access for these buses will be on Hardee Avenue (in lieu of off Dixie and on the hotel premises). This will create an unconscionable burden to the Hardee, Caballero, and US1 intersection as well as to all of the adjacent side streets.

All of this with the new outpatient hospital, and the increased traffic thereby, directly across the hotel on US1. It is just too much congestion for this area.

For all of the foregoing and multiple other reasons, I am 100 % against this project.

Yours truly,

CHARLES H. GELMAN



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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## Objection to Paseo de la Riviera Project

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**Lorena Norris** <norrism@gmail.com>

To: rivieraneighborhood@gmail.com

I am opposed to the Paseo de la Riviera project, primarily because of traffic concerns.

Since my husband and I moved to the Riviera neighborhood, three years ago, we have observed a substantial increase in traffic on our street, as Alfonso Ave has become the thoroughfare of choice for drivers trying to avoid the S. Alhambra traffic circles. More troublesome, still, is the constant speeding through our street.

If traffic is already such an issue in our street, I cannot imagine how the project will not add such additional local traffic as to become a real nuisance, as egress from the project on to south-bound South Dixie Highway will result in significant additional local traffic. The City of Coral Gables should not be a party to such a major nuisance.

Lorena Norris  
1031 Alfonso Avenue



RivieraNeighborhoodAssociation RivieraNeighborhoodAssociation  
<rivieraneighborhood@gmail.com>

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## Paseo de La Riviera

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Henry Pinera <hpinera1@yahoo.com>

Reply-To: Henry Pinera <hpinera1@yahoo.com>

To: "rivieraneighborhood@gmail.com" <rivieraneighborhood@gmail.com>

I am **AGAINST** the Paseo de la Riviera Project and would vote against any elected official that voted in favor of the project.

This project threatens the quality of life that specifically attracted me to the neighborhood. It would be a terrible mistake that would negatively transform the whole character of the area. The buildings would overlook peoples backyards including my own resulting in a lack of privacy. It would bring a number of short term leases and bring transients into a neighborhood that is characterized largely by long term residents living in single family homes. This will set a terrible precedent as other land owners will want same variance turn the section of Dixie highway.

The buildings would also create additional traffic due to people using the back streets as a thorough way. This would preclude many people from being able to walk in the afternoon as they currently do. It would contribute to the current logjams that occur on US1 in the afternoons. It would increase the number of deaths in an area of Dixie highway with a number of incidents already. The traffic study cited by the builders did not even include the additional traffic created by the new University of Miami Health Center that will be located opposite the current position on Riviera drive that is currently under construction.

Not a single good reason has been given for allowing a variance to the existing zoning. A decision in favor of the project can only be rationalized by the increased property tax revenue it would bring the City. Unfortunately that is at the expense of neighboring residents property values and quality of life.

Dear Mayor and Members of the Commission:

Please let this correspondence serve to memorialize our support for the project known as Paseo De La Riviera at 1350 South Dixie Highway. I write this correspondence as a resident within the Riviera Neighborhood who is directly impacted by the project. My property is located at 1010 Cotorro Ave.

The Project includes a much-needed first class hotel that will serve our neighborhood and the University of Miami. There will also be restaurants and shops within walking distance; a welcome alternative to having to drive to dine out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip-centers. We know that development will come to our neighborhood. We would like for that development to be well-planned and in keeping with The City Beautiful's standards while allowing for development to occur along this major arterial road.

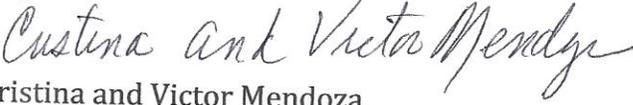
Further, we must embrace and encourage density when it is connected to and near transit. Paseo de la Riviera will include high-end residential rentals promoting the notion of living near transit so we can live, work, and play without having to drive. Other great cities have planned their communities around this premise with huge success. It's time for the City of Coral Gables to encourage quality development near mass transit and walkable, bikeable areas to alleviate traffic as we leave our cars behind in favor of more sustainable solutions.

Project with high-end residential, community-oriented retail and lifestyle hotels tend to be more secure and lower impact than other potential uses for the surrounding residents. Alternatives such as grocery and multiple high volume restaurants have a much higher traffic impact than what is proposed.

Our neighborhood lacks connectivity to the US1 corridor. As designed, The Paseo will be the first building in our neighborhood that focuses on connecting to our neighborhood and to key amenities including the future Underline and MetroRail.

We urge this Commission to approve the Paseo de La Riviera Project.

Regards,

  
Cristina and Victor Mendoza

**From:** Riviera Neighborhood <[rivieraneighborhood@gmail.com](mailto:rivieraneighborhood@gmail.com)>

**Date:** July 22, 2015 at 4:07:37 PM EDT

**To:** Jeanne Becker <[jbecker@wraggcasas.com](mailto:jbecker@wraggcasas.com)>

**Cc:** Amanda Rich <[rich011@gmail.com](mailto:rich011@gmail.com)>, "[auweinkle@Aol.com](mailto:auweinkle@Aol.com)" <[auweinkle@aol.com](mailto:auweinkle@aol.com)>, "[lmd2ltb@aol.com](mailto:lmd2ltb@aol.com)" <[lmd2ltb@aol.com](mailto:lmd2ltb@aol.com)>, "[paddysarsfield@att.net](mailto:paddysarsfield@att.net)" <[paddysarsfield@att.net](mailto:paddysarsfield@att.net)>, "[richard@ebsaryfoundationco.com](mailto:richard@ebsaryfoundationco.com)" <[richard@ebsaryfoundationco.com](mailto:richard@ebsaryfoundationco.com)>, "[sandylevinson1@gmail.com](mailto:sandylevinson1@gmail.com)" <[sandylevinson1@gmail.com](mailto:sandylevinson1@gmail.com)>, "[bluskye7@aol.com](mailto:bluskye7@aol.com)" <[bluskye7@aol.com](mailto:bluskye7@aol.com)>, "[tvpeople@ymail.com](mailto:tvpeople@ymail.com)" <[tvpeople@ymail.com](mailto:tvpeople@ymail.com)>, Thomas Levinson <[tomlevinson1@gmail.com](mailto:tomlevinson1@gmail.com)>, "[alnmia42@aol.com](mailto:alnmia42@aol.com)" <[alnmia42@aol.com](mailto:alnmia42@aol.com)>

**Subject: Re: Fyi...Paseo project**

Hi Amanda,

Congratulations that was an in depth study and we should discuss emailing it to the entire Membership and the Commission at tonight's meeting. Yes, it seems like everyone has their fingers in this pie.

I have also been informed by one of our members that research shows that the IRE Building followed a similar course of being rushed through in the summer of 1971.

Many of the Homeowners Friday and Saturday commented that they had always heard that, " if you wanted to push something through the Gables, Now (summer), is the Time, when everyone is away."

Sure seems like it, however with almost non existent notice from the City the majority of Homeowners present came from RNA emails and Mailers. I continue too receive calls from incensed Homeowners objecting to the PROCESS being used by The City with regard to Paseo and the disrespectful and even Insulting to our Intelligence that the City has taken with their actions.

Best,  
Tom

On Wed, Jul 22, 2015 at 1:52 PM, Jeanne Becker <[jbecker@wraggcasas.com](mailto:jbecker@wraggcasas.com)> wrote:

I would like to talk about public relations at the meeting tonight. We have strong relationships with Coral Gables News, the Miami Herald, etc. and can assist with this.

**Jeanne A. Becker** / Senior Vice President  
[jbecker@wraggcasas.com](mailto:jbecker@wraggcasas.com)

**Wragg&Casas** Office: [305.372.1234 ext.106](tel:305.372.1234) / Cell: [305.215.0220](tel:305.215.0220)  
1221 Brickell Ave., Suite 730 Miami, FL 33131  
**Twitter:** @JeanneBecker  
**Facebook:** Jeanne Becker  
**LinkedIn:** Jeanne Becker  
<http://www.wraggcasas.com/>

**From:** Amanda Rich [mailto:[rich011@gmail.com](mailto:rich011@gmail.com)]

**Sent:** Wednesday, July 22, 2015 1:46 PM

**To:** Riviera Neighborhood

**Cc:** [auweinkle@aol.com](mailto:auweinkle@aol.com); [lmd2ltb@aol.com](mailto:lmd2ltb@aol.com); [paddysarsfield@att.net](mailto:paddysarsfield@att.net); [richard@ebsaryfoundationco.com](mailto:richard@ebsaryfoundationco.com); [sandylevinson1@gmail.com](mailto:sandylevinson1@gmail.com); [bluskye7@aol.com](mailto:bluskye7@aol.com); [tvpeople@ymail.com](mailto:tvpeople@ymail.com); Thomas Levinson; [alnmia42@aol.com](mailto:alnmia42@aol.com); Jeanne Becker

**Subject:** Fyi...Paseo project

Fyi...I sent the following information to an editor at the Coral Gables Community newspaper yesterday.

Paseo de la Riviera is a proposed mixed-use project at 1350 S. Dixie Highway (on the corner of U.S.1 and Caballero, currently the Holiday Inn) by developer NP International (NPI) or Brent Reynolds . The project will replace the Holiday Inn with **two 13 story buildings**, a 252 room hotel, 236 multi-family residential units , 4,380 SF of restaurant space, 14,094 SF of retail space and an onsite parking garage.

The City of Coral Gables Planning and Zoning Board will conduct a **Public Hearing on July 29, 2015** at the Coral Gables Commission Chambers, City Hall, 405 Biltmore Way on the following variances, amendments requested by the developer for Paseo de La Riviera:

- A Change in the underlying Land Use from Commercial Low-Rise to Commercial High-Rise.
- A zoning Code Text Amendment to delete the subject property from site specific requirements.
- A Mixed Use - Site Plan Approval.
- A Planned Area Development Approval (PAD).
- The release of a 1962 parking Covenant that applies to the existing hotel and a 2000 Declaration that applies to the signage.

City Commissioner, Jeanette Sleznick agrees with the neighborhood residents who are against the project and “spot” zoning, as well as the Riviera Neighborhood Association. - <http://rivieraneighborhoodassociation.com/>

A copy of a “peer review” that took place May 19, 2015, “upon the direction of the Planning Director for the City of Coral Gables” has been extremely enlightening for me. The meeting was conducted by NP International (developer), led by 3 professionals:

1. Elizabeth Plater-Zyberk, Principal of DPZ Architects, registered Lobbyist, founder of New Urbanism former Dean of the University of Miami School of Architecture;
2. Charles Bohl, Ph.D., Director of the Graduate Program in Real Estate and Land

Development at the University of Miami School of Architecture.

3. Meg Daly, founder of the Underline Project. **Ramon Trias, Coral Gables Planning & Zoning Director** was also there as well as a long list of other “professionals” involved in this project.

A long-winded statement made by Charles Bohl on pg. 65 and 66 of the transcript summed up their self-serving and preconceived position:

4 MR. BOHL: I would like to add the following

5 observation regarding the individual proposal and

6 the interest in studying and potentially rezoning

7 the corridor to guide future redevelopment.

8 While the re-visioning and rezoning of the U.S.

9 1 corridor within Coral Gables is an important

10 initiative that I fully endorse, it is likely to

11 take a considerable amount of time. Even with new

12 land use regulations in place, the most important

13 thing needed to establish a new development pattern

14 are exemplary projects: Built example that can

15 influence property owners, developers and

16 architects, provide a basis for new land use

17 regulations on a corridor-scale, and give citizens

18 confidence that redevelopment can deliver a much

19 better built environment and enhance the quality of

20 life for existing and future residents.

21 Given the development pressures on this

22 corridor, both within Coral Gables and in adjacent

23 properties along U.S. 1 in South Miami, the most  
24 important thing that can happen to reset and guide  
25 future development is a built example that embodies

Pg. 66

1 a new vision for the corridor. This peer review and  
2 discussion clearly embraces the Paseo de La Riveria  
3 project as that exemplary project. The project  
4 provides a model to replace the  
5 automobile-dependent, low density, single-use  
6 commercial buildings surrounded by parking lots  
7 along U.S. 1 with a compact, walkable, transit and  
8 bike-oriented place of walkable streets and public  
9 spaces defined by good, urban buildings in keeping  
10 with Merrick's original vision for the city.

11 (The proceedings were concluded.)

Link to above peer

review: <https://coralgables.legistar.com/LegislationDetail.aspx?ID=2353729&GUID=F0757C30-C0A8-49F1-80B4-05CF6720208D&Options=&Search=>

Thus the peer review members were anything but neutral. Note that the Paseo project is considered the crucial first step to the rezoning of the entire South Dixie corridor to high-rise development. Meanwhile, the residents in the neighborhood, a desirable, quiet location, are almost uniformly opposed to such a massive development: primarily regarding height, density, and traffic issues.

The University of Miami's overwhelming support and involvement in the Paseo project is not surprising considering the University's parking crisis. The nearby UM Gables 1 building is hopelessly incapable of adequate parking, requiring staff to park on neighborhood streets. Paseo's Multi-family residences are likely nothing more than student housing and the Paseo garage another UM parking lot. The university has strict parking regulations and hi-priced parking permits for students and

employees. <http://www.miami.edu/ref/index.php/parking> and transportation/, summarized below:

### **2015/2016 Resident Student Parking Permit Prices (subject to change):**

Available from July 1st 2015:

Annual 2015-2016 BLUE Permit:  
\$534

Fall 2015 Only BLUE Permit:  
\$268

Annual University Village Permit:  
\$254

Annual 2015-2016 Motorcycle Permit:  
\$100

### **2015/2016 Commuter Student Parking Permit Prices (subject to change):**

Annual 2015-2016 Commuter Permit:(Purple, Red, White, Pink, Yellow, Gray)  
\$496

Annual 2015-2016 Discount Permit:(Green)  
\$254

Annual 2015-2016 Motorcycle Permit:  
\$100

### **2015-2016 Annual Faculty/Staff Parking Permit Pricing (subject to change):**

Purple/Red/White/ Pink/Yellow/Gray Zone Permit: \$496

\*\*Green Zone Permit: \$254:

\*Preferred Permit: \$906

\*Reserved Permit: \$1198

Motorcycle Permit: \$100

### **Gables One Tower staff parking facts and prices:**

- 900+ Employees

- 494 Parking Spaces at the Building
- Lower Deck = 267
- Upper Deck = 227
- Visitor Lot = 34
- Discount Lot under the Metrorail & Denny's = 202

Once the inventory above is sold out, permits are available at the Discount lot located under the Metrorail.

**The parking zones and permit prices at Gables One:**

1. Upper building parking deck - \$496/year
2. Lower building parking deck - \$628/year
3. Metrorail discount lot -\$254/year

Links to Paseo de la Riviera - 1350 South Dixie Highway:

Description of Application -

<http://coralgables.com/modules/showdocument.aspx?documentid=12930>

Applicant's Submittal Package -

<http://coralgables.com/modules/showdocument.aspx?documentid=12923>

**If desired, I can supply links to grant packages to UM funding of high density urban projects. Factual information is accurate to the best of my knowledge.**

Regards,

**Amanda Rich**

[Rrich011@gmail.com](mailto:Rrich011@gmail.com)

[305-479-4553](tel:305-479-4553)

Dear Mayor and Members of the Commission:

Please let this correspondence serve to memorialize my support for the project known as Paseo De La Riviera at 1350 South Dixie Highway. I write this correspondence as a resident within the Riviera Neighborhood who is directly impacted by the project. My property is located at 1014 Hardee Road.

The Project includes a much-needed hotel that will serve our neighborhood and the University of Miami. There will also be restaurants and shops within walking distance; a welcome alternative to having to drive to dine out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip-centers. We know that development will come to our neighborhood. We would like for that development to be well-planned and in keeping with The City Beautiful's standards while allowing for development to occur along this major arterial road.

Further, we must embrace and encourage density when it is connected to and near transit. Paseo de la Riviera will include high-end residential rentals promoting the notion of living near transit so we can live, work, and play without having to drive. Other great cities have planned their communities around this premise with huge success. It's time for the City of Coral Gables to encourage quality development near mass transit and walkable, bikeable areas to alleviate traffic as we leave our cars behind in favor of more sustainable solutions.

Project with high-end residential, community-oriented retail and lifestyle hotels tend to be more secure and lower impact than other potential uses for the surrounding residents. Alternatives such as grocery and multiple high volume restaurants have a much higher traffic impact than what is proposed.

Our neighborhood lacks connectivity to the US1 corridor. As designed, The Paseo will be the first building in our neighborhood that focuses on connecting to our neighborhood and to key amenities including the future Underline and MetroRail.

I urge this Commission to approve the Paseo de La Riviera Project.

Regards,

Kemp C. Stickney, Sr. and Edith H. Stickney, PhD, LMFT

July 24, 2015

Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a Coral Gables resident and currently live at 5911 Michelangelo. I-  
I am familiar with the Paseo de la Riviera project proposed by NP International as I  
have seen the plans for the project.

Our neighborhood will undoubtedly benefit from this project for multiple reasons. We will be able to walk or ride bicycles to a beautiful new meeting space where we can socialize with friends. This neighborhood greatly needs a quality hotel for family and friends who visit from out of town. Now, the only options are in the North Gables or in Coconut Grove. Paseo de la Riviera will be a much needed community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my neighborhood.

Sincerely,

maria Isabel Saville  


July 24, 2015

Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a Coral Gables resident and currently live at 5915 Granada Blvd.  
I am familiar with the Paseo de la Riviera project proposed by NP International as I  
have seen the plans for the project.

Our neighborhood will undoubtedly benefit from this project for multiple reasons.  
We will be able to walk or ride bicycles to a beautiful new meeting space where we  
can socialize with friends. This neighborhood greatly needs a quality hotel for  
family and friends who visit from out of town. Now, the only options are in the  
North Gables or in Coconut Grove. Paseo de la Riviera will be a much needed  
community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my  
neighborhood.

  
Sincerely,  
Guadalupe Jimenez

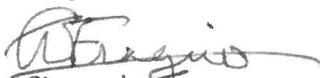
July 24, 2015

Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a Coral Gables resident and currently live at 5726 GRANADA BLVD  
I am familiar with the Paseo de la Riviera project proposed by NP International as I  
have seen the plans for the project.

Our neighborhood will undoubtedly benefit from this project for multiple reasons.  
We will be able to walk or ride bicycles to a beautiful new meeting space where we  
can socialize with friends. This neighborhood greatly needs a quality hotel for  
family and friends who visit from out of town. Now, the only options are in the  
North Gables or in Coconut Grove. Paseo de la Riviera will be a much needed  
community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my  
neighborhood.

  
Sincerely,

ANA FRAGUIO

July 24, 2015

Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a Coral Gables resident and currently live at 5915 Granada Blvd..  
I am familiar with the Paseo de la Riviera project proposed by NP International as I have seen the plans for the project.

Our neighborhood will undoubtedly benefit from this project for multiple reasons. We will be able to walk or ride bicycles to a beautiful new meeting space where we can socialize with friends. This neighborhood greatly needs a quality hotel for family and friends who visit from out of town. Now, the only options are in the North Gables or in Coconut Grove. Paseo de la Riviera will be a much needed community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my neighborhood.

A handwritten signature in cursive script that reads "Margarita Foyo". The signature is written in dark ink and is positioned above the typed name.

Sincerely,

MARGARITA FOYO

July 24, 2015

Dear Mayor Cason and Members of the Coral Gables Commission:

Please let this letter serve to memorialize my support for the project known as Paseo de la Riviera at 1350 S. Dixie Highway. I write as a residence of this neighborhood directly impacted by the project. My name is ~~5400 Orduna DR. Alicia Vinas~~ and my property is located at 5400 ORDUNA DR. CORAL GABLES, FL 33146.

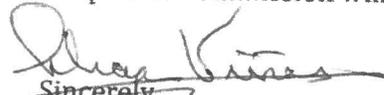
The project will offer a very necessary hotel that will serve our neighborhood and the University of Miami. The restaurants and shops it will offer will provide a welcome option to having to drive each time we want to eat out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip shopping centers. We know that development will come to our neighborhood and would like for it to be well-planned and in keeping with the City Beautiful's standards while allowing for development to occur along this major arterial road.

We need to embrace and encourage density when it is connected to and close to transit. Paseo de la Riviera will include high-end residential rental properties promoting the notion of living near transit so we can live, work and play without needing our cars. Other great cities have planned their communities around this premise with great success. It is time for Coral Gables to encourage quality development near mass transit and walkable, bikeable areas to alleviate traffic as we leave our cars behind in favor of more sustainable solutions.

Projects with high-end residential, community-oriented retail and lifestyle hotels tend to be more secure and lower impact than other potential uses for the surrounding residents. Alternatives such as grocery and multiple high volume restaurants have a much higher traffic impact than this proposed project. Our neighborhood lacks connectivity to the US1 corridor, as designed. The Paseo project will be the first building in our neighborhood that focuses on connecting to our neighborhood and to key amenities including the future Underline and MetroRail.

I hope this Commission will approve the Paseo de la Riviera Project.

  
Sincerely,

July 24, 2015

Dear Mayor Cason and Members of the Coral Gables Commission:

Please let this letter serve to memorialize my support for the project known as Paseo de la Riviera at 1350 S. Dixie Highway. I write as a residence of this neighborhood directly impacted by the project. My name is Feliciano Foyo and my property is located at 5915 Granada Blvd. Coral Gables Fl. 33146.

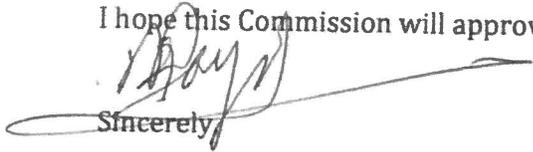
The project will offer a very necessary hotel that will serve our neighborhood and the University of Miami. The restaurants and shops it will offer will provide a welcome option to having to drive each time we want to eat out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip shopping centers. We know that development will come to our neighborhood and would like for it to be well-planned and in keeping with the City Beautiful's standards while allowing for development to occur along this major arterial road.

We need to embrace and encourage density when it is connected to and close to transit. Paseo de la Riviera will include high-end residential rental properties promoting the notion of living near transit so we can live, work and play without needing our cars. Other great cities have planned their communities around this premise with great success. It is time for Coral Gables to encourage quality development near mass transit and walkable, bikeable areas to alleviate traffic as we leave our cars behind in favor of more sustainable solutions.

Projects with high-end residential, community-oriented retail and lifestyle hotels tend to be more secure and lower impact than other potential uses for the surrounding residents. Alternatives such as grocery and multiple high volume restaurants have a much higher traffic impact than this proposed project. Our neighborhood lacks connectivity to the US1 corridor, as designed. The Paseo project will be the first building in our neighborhood that focuses on connecting to our neighborhood and to key amenities including the future Underline and MetroRail.

I hope this Commission will approve the Paseo de la Riviera Project.

  
Sincerely,

July 24, 2015

Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a Coral Gables resident and currently live at 5801 Michelangelo St.  
I am familiar with the Paseo de la Riviera project proposed by NP International as I  
have seen the plans for the project.

Our neighborhood will undoubtedly benefit from this project for multiple reasons. We will be able to walk or ride bicycles to a beautiful new meeting space where we can socialize with friends. This neighborhood greatly needs a quality hotel for family and friends who visit from out of town. Now, the only options are in the North Gables or in Coconut Grove. Paseo de la Riviera will be a much needed community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my neighborhood.

Sincerely,

Maria F. Alvarez  
Maria F. Alvarez

July 24, 2015

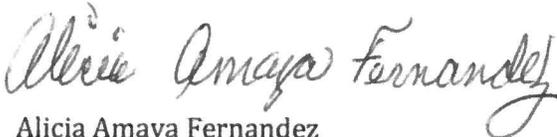
Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a long-time Coral Gables resident and live at 6000 Granada Blvd., and am familiar with the Paseo de la Riviera project proposed by NP International as I have met with their architect, Jorge Hernandez and attended the recent charrette.

Since I have a special needs daughter, I am unable to leave my home for extended periods of time. This project not only offers me a wonderful place to visit without going far, but it also provides a comfortable place for me to take my daughter as well. I am supportive and enthusiastic about the quality of this project and the amenities it will provide to our neighborhood. Paseo de la Riviera will be a much needed community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my neighborhood.

Sincerely,

  
Alicia Amaya Fernandez

July 24, 2015

Dear Mayor Cason and Members of the Coral Gables Commission:

Please let this letter serve to memorialize my support for the project known as Paseo de la Riviera at 1350 S. Dixie Highway. I write as a residence of this neighborhood directly impacted by the project. My name is Maria Trarraguivve and my property is located at 5104 Riviera Dr. Coral Gables FL 33146

The project will offer a very necessary hotel that will serve our neighborhood and the University of Miami. The restaurants and shops it will offer will provide a welcome option to having to drive each time we want to eat out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip shopping centers. We know that development will come to our neighborhood and would like for it to be well-planned and in keeping with the City Beautiful's standards while allowing for development to occur along this major arterial road.

We need to embrace and encourage density when it is connected to and close to transit. Paseo de la Riviera will include high-end residential rental properties promoting the notion of living near transit so we can live, work and play without needing our cars. Other great cities have planned their communities around this premise with great success. It is time for Coral Gables to encourage quality development near mass transit and walkable, bikeable areas to alleviate traffic as we leave our cars behind in favor of more sustainable solutions.

Projects with high-end residential, community-oriented retail and lifestyle hotels tend to be more secure and lower impact than other potential uses for the surrounding residents. Alternatives such as grocery and multiple high volume restaurants have a much higher traffic impact than this proposed project. Our neighborhood lacks connectivity to the US1 corridor, as designed. The Paseo project will be the first building in our neighborhood that focuses on connecting to our neighborhood and to key amenities including the future Underline and MetroRail.

I hope this Commission will approve the Paseo de la Riviera Project.

Sincerely,



July 24, 2015

Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a Coral Gables resident and currently live at 5704 Riviera Dr. Coral Gables.  
I am familiar with the Paseo de la Riviera project proposed by NP International as I FL 33146  
have seen the plans for the project.

Our neighborhood will undoubtedly benefit from this project for multiple reasons. We will be able to walk or ride bicycles to a beautiful new meeting space where we can socialize with friends. This neighborhood greatly needs a quality hotel for family and friends who visit from out of town. Now, the only options are in the North Gables or in Coconut Grove. Paseo de la Riviera will be a much needed community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my neighborhood.

Sincerely,



Sim Iparraguirre

July 24, 2015

Hon. Mayor Cason and Members of the Coral Gables Commission:

I am a Coral Gables resident and currently live at 1195 S. Alhambra Circle  
I am familiar with the Paseo de la Riviera project proposed by NP International as I  
have seen the plans for the project.

Our neighborhood will undoubtedly benefit from this project for multiple reasons.  
We will be able to walk or ride bicycles to a beautiful new meeting space where we  
can socialize with friends. This neighborhood greatly needs a quality hotel for  
family and friends who visit from out of town. Now, the only options are in the  
North Gables or in Coconut Grove. Paseo de la Riviera will be a much needed  
community gathering spot which will be enhanced by its proximity to JC Park.

I wholeheartedly support this project and look forward to enjoying it in my  
neighborhood.

Sincerely,



Tom Pennekamp

July 24, 2015

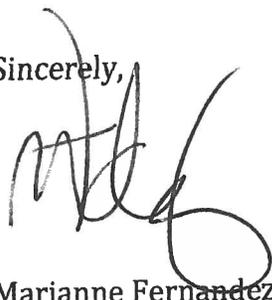
Hon. Mayor Cason and Members of the Coral Gables Commission:

I currently reside at 6815 Gratian Street and am familiar with the Paseo de la Riviera project proposed by NP International as I have met their architect, Jorge Hernandez.

I am supportive and enthusiastic about the quality of this project and the amenities it will provide to our neighborhood. Paseo de la Riviera will be a much needed community gathering spot which will be enhanced by its proximity to JC Park.

I fully support this project and look forward to enjoying it in my neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Fernandez', with a large, stylized flourish at the end.

Marianne Fernandez

July 26, 2015

Dear Mayor and Members of the Commission:

Please let this letter be a show of my support for the project known as Paseo De La Riviera at 1350 South Dixie Highway. I write this correspondence as a resident within the Riviera Neighborhood who is directly impacted by the project. My property is located at 1025 Cotorro Ave.

Along with living in the neighborhood I have also sold numerous homes in the neighborhood as being part of The Zeder Team at EWM. In doing so every single one of the buyers or sellers I have represented would love to see an improvement to the US1 corridor that we are near as that will only help the desirability of what is already an outstanding location.

Having personally met with Jorge Hernandez about the project I can say without a doubt that the current design are as close to perfect as we could hope for. It is not only architecturally significant, and in line with Coral Gables standards, but it also a vast improvement over the current Holiday Inn.

Paseo de la Riviera will include high-end residential rentals, and a fantastic new hotel, promoting the notion of living near transit so we can live, work, and play without having to drive. Other great cities have planned their communities around this premise with huge success. It's time for the City of Coral Gables to encourage quality development near mass transit and walkable, bikeable areas to alleviate traffic as we leave our cars behind in favor of more sustainable solutions.

Our neighborhood lacks connectivity to the US1 corridor. As designed, The Paseo will be the first building in our neighborhood that focuses on connecting to our neighborhood and to key amenities including the future Underline and MetroRail.

I urge this Commission to approve the Paseo de La Riviera Project.

Regards,

A handwritten signature in black ink, appearing to read "Nathan B. Zeder". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nathan B. Zeder

## McLaughlin, Megan

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**From:** Trias, Ramon  
**Sent:** Tuesday, July 28, 2015 8:31 AM  
**To:** 'Riviera Neighborhood'; Olazabal, Carmen; Swanson-Rivenbark, Cathy; Fernandez, Frank; Cason, Jim; Lago, Vince; Keon, Patricia; Quesada, Frank; Slesnick, Jeannett  
**Cc:** Amado Acosta; Astrid U Weinkle; Lisa DeTournay; Pat (Anita) Nolan; Richard Ebsary; Sandy Levinson; Stuart Rich; Sue Kawalerski; Tom Levinson; Tucker Gibbs; McLaughlin, Megan  
**Subject:** RE: Paseo de Riviera

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you very much for your input, Ms. Polit.

We will forward your suggestion to the Planning and Zoning Board. Staff has recommended that the project be discussed on July 29, 2010, but that it should be continued to the August 12, 2015 meeting.

Please do not hesitate to contact me should you need further information.

Ramon Trias  
Director of Planning and Zoning

**From:** Riviera Neighborhood [<mailto:rivieraneighborhood@gmail.com>]  
**Sent:** Tuesday, July 28, 2015 8:23 AM  
**To:** Olazabal, Carmen; Swanson-Rivenbark, Cathy; Fernandez, Frank; Cason, Jim; Lago, Vince; Keon, Patricia; Quesada, Frank; Slesnick, Jeannett; Trias, Ramon  
**Cc:** Amado Acosta; Astrid U Weinkle; Lisa DeTournay; Pat (Anita) Nolan; Richard Ebsary; Sandy Levinson; Stuart Rich; Sue Kawalerski; Tom Levinson; Tucker Gibbs  
**Subject:** Fwd: Paseo de Riviera

----- Forwarded message -----

**From:** **gigi citarella** <[gigicitarella@yahoo.com](mailto:gigicitarella@yahoo.com)>  
**Date:** Mon, Jul 27, 2015 at 11:51 PM  
**Subject:** Paseo de Riviera  
**To:** "[colazabal@coralgables.com](mailto:colazabal@coralgables.com)" <[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>  
**Cc:** Riviera Neighborhood <[rivieraneighborhood@gmail.com](mailto:rivieraneighborhood@gmail.com)>, "[rivieraneighbors@att.net](mailto:rivieraneighbors@att.net)" <[rivieraneighbors@att.net](mailto:rivieraneighbors@att.net)>, "[cnceditor@communitynewspapers.com](mailto:cnceditor@communitynewspapers.com)" <[cnceditor@communitynewspapers.com](mailto:cnceditor@communitynewspapers.com)>, "[jose@communitynewspapers.com](mailto:jose@communitynewspapers.com)" <[jose@communitynewspapers.com](mailto:jose@communitynewspapers.com)>

TO WHOM IT MAY CONCERN:

I am a voting resident of Coral Gables and have been for the past 10 years. My family and I chose to purchase a home in the Gables for its residential quality. As such, I am as are most of my neighbors vehemently opposed to the idea of building two massive towers according to the proposed Paseo de la Riviera in the backyard of my neighborhood. The existing pattern of development along US1 is low-rise office buildings or shopping centers. The proposed variance to grossly exceed the current zoning code is disconcerting. The visual disturbance of this project will disrupt our quality of living and will increased traffic density beyond established guidelines.

The City of Coral Gables has chosen to hold a meeting to review this matter in the middle of the Summer when many residents, such as myself, are out of town and not able to attend to personally express our opposition to this aberration of current zoning regulations for our neighborhood..

It is important that as public servants of the constituency that you serve, that you will postpone the meeting scheduled for July 29, 2015 hearing until such a date in the Fall season when most of the local residents opposed to this project return from their Summer vacations in order for all sides to express their opinions on this matter.

Your immediate attention to this matter/request is appreciated.

Sincerely,

Lillian Polit

## McLaughlin, Megan

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**From:** Trias, Ramon  
**Sent:** Tuesday, July 28, 2015 8:59 AM  
**To:** 'Anish Parekh'  
**Cc:** McLaughlin, Megan  
**Subject:** RE: Paseo de la Riviera

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your letter. It will be forwarded to the Planning and Zoning Board members.

Ramon Trias  
Director of Planning and Zoning

**From:** Anish Parekh [<mailto:anish.parekh@gmail.com>]  
**Sent:** Tuesday, July 28, 2015 8:43 AM  
**To:** Trias, Ramon  
**Subject:** Paseo de la Riviera

This letter is written in strong opposition to the proposed zoning changes for the Paseo de la Riviera project.

My wife, infant daughter and I live at 1208 Hardee Rd, Coral Gables FL 33146. We are three houses away from this project and beautiful Jaycee park which we frequently enjoy visiting.

I firmly believe that building a 13 story 142 ft hotel and condominium complex would significantly affect the surrounding residential neighborhood. There would be a drastic increase in traffic which is not just a quality of life issue, it's a safety issue for the many children and families in the area.

I look forward to attending the meeting on July 29th to express my concerns in person.

Sincerely,

Anish Parekh  
1208 Hardee Rd  
Coral Gables FL 33146  
305-595-6351

--

## McLaughlin, Megan

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**From:** Thomas Levinson <tomlevinson1@gmail.com>  
**Sent:** Tuesday, July 28, 2015 2:58 PM  
**To:** Slesnick, Jeannett  
**Cc:** Sue Kawalerski; Amado Acosta; Richard Ebsary; Lisa DeTournay; Swanson-Rivenbark, Cathy; Astrid U Weinkle; Foeman, Walter; McLaughlin, Megan; Stuart Rich; Leen, Craig; Riviera Neighborhood; Pat (Anita) Nolan; Tucker Gibbs; Trias, Ramon; Sandy Levinson  
**Subject:** RE: Paseo de Riviera

Dear Jeannett,

Thank you so much as we have had so many comments from homeowners that are away. They feel that the timing is intended to exclude them from voicing their opinions.

We appreciate your continued support.

Best.

Tom & Sandra Levinson

On Jul 28, 2015 2:24 PM, "Slesnick, Jeannett" <[slesnick@coralgables.com](mailto:slesnick@coralgables.com)> wrote:

Ramon,

I would like to suggest that the August 12<sup>th</sup> Planning and Zoning meeting could be postponed until early September if this project is one of the only important items to come before it, or that this issue be tabled until September 9<sup>th</sup>, when more residents are back in town. Trying to have full community input on such a complicated and controversial issue during the summer months is not serving our citizens and voters well.

Regards,

Jeannett Slesnick

City Commissioner



Office Phone: [305.460.5326](tel:305.460.5326)

[slesnick@coralgables.com](mailto:slesnick@coralgables.com)

---

**From:** Trias, Ramon

**Sent:** Tuesday, July 28, 2015 8:31 AM

**To:** 'Riviera Neighborhood'; Olazabal, Carmen; Swanson-Rivenbark, Cathy; Fernandez, Frank; Cason, Jim; Lago, Vince; Keon, Patricia; Quesada, Frank; Slesnick, Jeannett

**Cc:** Amado Acosta; Astrid U Weinkle; Lisa DeTournay; Pat (Anita) Nolan; Richard Ebsary; Sandy Levinson; Stuart Rich; Sue Kawalerski; Tom Levinson; Tucker Gibbs; McLaughlin, Megan

**Subject:** RE: Paseo de Riviera

Thank you very much for your input, Ms. Polit.

We will forward your suggestion to the Planning and Zoning Board. Staff has recommended that the project be discussed on July 29, 2010, but that it should be continued to the August 12, 2015 meeting.

Please do not hesitate to contact me should you need further information.

Ramon Trias

Director of Planning and Zoning

**From:** Riviera Neighborhood [<mailto:rivieraneighborhood@gmail.com>]

**Sent:** Tuesday, July 28, 2015 8:23 AM

**To:** Olazabal, Carmen; Swanson-Rivenbark, Cathy; Fernandez, Frank; Cason, Jim; Lago, Vince; Keon, Patricia; Quesada, Frank; Slesnick, Jeannett; Trias, Ramon

**Cc:** Amado Acosta; Astrid U Weinkle; Lisa DeTournay; Pat (Anita) Nolan; Richard Ebsary; Sandy Levinson; Stuart Rich; Sue Kawalerski; Tom Levinson; Tucker Gibbs

**Subject:** Fwd: Paseo de Riviera

----- Forwarded message -----

**From:** **gigi citarella** <[gigicitarella@yahoo.com](mailto:gigicitarella@yahoo.com)>

**Date:** Mon, Jul 27, 2015 at 11:51 PM

**Subject:** Paseo de Riviera

**To:** "[colazabal@coralgables.com](mailto:colazabal@coralgables.com)" <[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>

**Cc:** Riviera Neighborhood <[rivieraneighborhood@gmail.com](mailto:rivieraneighborhood@gmail.com)>, "[rivieraneighbors@att.net](mailto:rivieraneighbors@att.net)" <[rivieraneighbors@att.net](mailto:rivieraneighbors@att.net)>, "[ceditor@communitynewspapers.com](mailto:ceditor@communitynewspapers.com)" <[ceditor@communitynewspapers.com](mailto:ceditor@communitynewspapers.com)>, "[jose@communitynewspapers.com](mailto:jose@communitynewspapers.com)" <[jose@communitynewspapers.com](mailto:jose@communitynewspapers.com)>

TO WHOM IT MAY CONCERN:

I am a voting resident of Coral Gables and have been for the past 10 years. My family and I chose to purchase a home in the Gables for its residential quality. As such, I am as are most of my neighbors vehemently opposed to the idea of building two massive towers according to the proposed Paseo de la Riviera in the backyard of my neighborhood. The existing pattern of development along US1 is low-rise office buildings or shopping centers. The proposed variance to grossly exceed the current zoning code is disconcerting. The visual disturbance of this project will disrupt our quality of living and will increased traffic density beyond established guidelines.

The City of Coral Gables has chosen to hold a meeting to review this matter in the middle of the Summer when many residents, such as myself, are out of town and not able to attend to personally express our opposition to this aberration of current zoning regulations for our neighborhood..

It is important that as public servants of the constituency that you serve, that you will postpone the meeting scheduled for July 29, 2015 hearing until such a date in the Fall season when most of the local residents opposed to this project return from their Summer vacations in order for all sides to express their opinions on this matter.

Your immediate attention to this matter/request is appreciated.

Sincerely,

Lillian Polit

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

July 28, 2015

Ms. Cathy Swanson-Rivenbark, City Manager

City of Coral Gables

Dear Ms. Swanson-Rivenbark,

I strongly oppose and urge you to vote NO to the Paseo de la Riviera/Holiday Inn project due to the height, size and type proposed. Surely you do not wish to leave a legacy of destroying an upscale and tranquil neighborhood which includes the historic French Village and homes worth \$1-4MM!

This project would result in excessive and overwhelming traffic and an undesirably high population density within a small residential area. This is not Downtown Coral Gables or Downtown Dadeland.

The Riviera Neighborhood does not need or want projects of this size or type. This was made clear several decades ago when appropriate zoning was put in place.

The residents, many of whom made significant contributions to the City of Coral Gables through their personal and business activities over many decades, should not have to give up their quality of life due to the whims of developers.

Please remember you are here to serve the residents not out-of-town developers. Please stand firm, say NO and reject this and future high density projects in our treasured neighborhood.

Last but not least, WHY would the City Beautiful and its residents want to change the long cherished code and zoning, thereby forever altering the face of our city? Why would we want to do this for an out-of-town prospective developer who has no understanding or interest in our way of

life, our priorities, and our "culture"? Is a newcomer more important than all of us who have served our city for decades through our businesses, our Chamber and many other organizations?

The answer is that this is not what we residents want.

For full disclosure, I am not anti-development. I was Senior Vice President of Private Banking at Gibraltar Private until my recent retirement. I was part of the team that built the bank through financing residential and commercial projects. I served on Loan Committee approving financing for responsible development. One still ongoing example is the office building in the 1500 block of Sunset Drive.

Architect Jorge Hernandez and I worked on many projects together. I am not against the architect and I hold him in high regard.

Some of my clients built/own 2-3 story buildings on US 1 and they are happy with the results. If the developer cannot be happy with a 2-6 story building suitable for the neighborhood, he needs to find a more suitable location.

You may not live in our neighborhood but your children or grandchildren may wish to do so.

**Please think of your legacy and your duty and vote NO!**

Thank you very much.

Sincerely,

Eva Gordon

1020 Andora Avenue

Coral Gables, FL 33146

## Stephanie Appert

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**From:** Jorge L. Hernandez [jlharchitect@gmail.com]  
**Sent:** Wednesday, July 29, 2015 2:32 PM  
**To:** Stephanie Appert  
**Subject:** Fwd: Paseo de la Riviera (current Holiday Inn location)

Sent from my iPhone

Begin forwarded message:

**From:** Jorge Rios <[jrios1251@gmail.com](mailto:jrios1251@gmail.com)>  
**Date:** July 27, 2015, 9:07:43 PM EDT  
**To:** [jimcason@coralgables.com](mailto:jimcason@coralgables.com)  
**Cc:** [jlharchitect@gmail.com](mailto:jlharchitect@gmail.com)  
**Subject:** Paseo de la Riviera (current Holiday Inn location)

Mayor Cason,

I live at 1251 South Alhambra Circle - a stones throw from the proposed "Paseo de la Riviera" project. I have lived in Coral Gables 30 years. I also have three(3) rental properties just a few blocks from the proposed "Paseo" project. I will include my addresses below. For the record - I support the proposed development at the current Holiday Inn location. I have seen the "Paseo" design and it is beautiful! Sight line concerns are not an issue and I hope it does set a precedent for other development and zoning code changes. "Paseo" will only improve and enhance the South Dixie corridor across the University of Miami. Financially we all know it makes sense. I just want you to know that as a current resident I want you and the commissioners to know that this project is very much needed. I am happy to know the crossover bridge is finally in the works - and I love the new Underline project. It will create a new and safe vibe/experience along Ponce de Leon (by U of M) and US1 from South Miami to Brickell - can't wait!

Again - I applaud the "Paseo de la Riviera" project and I hope its only the beginning!

Best

Jorge Rios

1251 South Alhambra Circle (PRIMARY RESIDENCE)  
1240 South Alhambra Circle - Investment property  
1244 South Alhambra Circle - Investment property  
6900 Portillo - Investment property

## McLaughlin, Megan

---

**From:** Trias, Ramon  
**Sent:** Friday, July 31, 2015 1:37 PM  
**To:** McLaughlin, Megan  
**Subject:** Fwd: Opposition to Paseo de la Riviera

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Saba H <[saba.i.haq@gmail.com](mailto:saba.i.haq@gmail.com)>  
**Date:** July 31, 2015 at 1:03:44 PM EDT  
**To:** Undisclosed recipients:;  
**Subject:** **Opposition to Paseo de la Riviera**

Hello,

I am writing this email to express my concern about the proposed zoning changes for the Paseo de la Riviera project. I live at 1208 Hardee Road and would have to deal on a daily basis with the increased noise and traffic associated with the proposed project. I also have a young daughter and am concerned about her safety (drivers already cut down Hardee to avoid US 1) and about the equity of my home which would be negatively impacted by being adjacent to such a monstrosity.

I firmly believe that building a 13 story 142 ft hotel and condominium complex would significantly affect the surrounding residential neighborhood. There would be a drastic increase in traffic which is not just a quality of life issue, it's a safety issue for the many children and families in the area.

All of us in the neighborhood are very much against this project and no marketing by the developer will change our minds. I look forward to attending the meeting in August to voice my concerns in person along with my neighbors.

Sincerely,

--

Saba Haq, CPA

From a neighbor

Regards  
Brent Reynolds

Sent From NP International  
Remote Office Server

Begin forwarded message:

Fyi,

Letter sent to Miami Herald in favor of project

--- On Sun, 8/2/15, LettyV01 <[lettyv01@yahoo.com](mailto:lettyv01@yahoo.com)> wrote:

From: LettyV01 <[lettyv01@yahoo.com](mailto:lettyv01@yahoo.com)>

Subject: I support the Paseo Project

To: "[mmadan@miamiherald.com](mailto:mmadan@miamiherald.com)" <[mmadan@miamiherald.com](mailto:mmadan@miamiherald.com)>

Date: Sunday, August 2, 2015, 10:18 AM

Dear Ms. Madan,

I live on the corner of Caballero and Manati in Coral Gables and I face Jaycee Park and the proposed Paseo project. I support the project for many reasons, one of which is that the design is beautiful and will enhance the neighborhood. I hear neighbors who live over 3000 feet away complain about height, then traffic or the color or whatever complaint of the day is in order. I live 400 feet from the building and it will not be visible from my home. If we lived in a desert without trees height might be a concern but we don't and 50 ft+ trees make the project invisible within a block in most cases.

The traffic complaint is a canard as every study can show that a strip mall will bring 10 times the traffic of a residential building and hotel. In addition the developer is offering a football field of public space where art and a fountain and coffee shop will open up into the neighborhood. This developer has held over 60 meetings with neighbors making changes and listening to concerns. This has been an open process since November 2014.

When reporting the story please keep in mind that the people who face the park and surround the park with views of the park support this project. I have seen many people at the planning and zoning meeting who are never near the park, live nowhere near the park complaining about this project. I have two boys who are in Jaycee park all the time. This project will make park improvements, road improvements to slow traffic and offer an inviting public space connecting to the Underline and the Metrorail and future UM Medical building.

If uninformed neighbors manage to kill this project then we will get a strip mall with parking and loading in the back

Leticia Valdes  
6301 Caballero Blvd  
Coral Gables, FL 33146

August 3<sup>rd</sup>, 2015

Dear Honorable Mayor Cason and City Commissioners,

I am writing to you to express my support for the proposed Paseo de la Riviera project at the location of the Holiday Inn on US1. My family and I live on the corner of Caballero Blvd and Manati Avenue and our home faces Jaycee Park.

Our family has studied the upcoming proposal and after much thought we have come to the following conclusions. The Paseo project offers many advantages to our neighborhood and home values. The project fits George Merrick's vision and will act as a unifying structure between Jaycee Park, the Metrorail, the Underline, UM and the new UM Medical Center.

- The Paseo project is a unique location that faces a park that naturally buffers or offsets the residential neighborhood
- Over 60% of the project is University or business facing and will reduce the sight of the UM building (Gables One)
- The project benefits from a Metrorail station and pedestrian bridge which will encourage residents to use public transportation
- The developer has offered nearly a football field of public space that this area needs as there is nowhere within walking distance to go with family
- The building will add security, park enhancements and road safety features that are sorely lacking
- The project is beautiful and those who face it (our home) will benefit from the project
- The developer will own the project: they are a future neighbor, not just a developer that walks away after a "flip"
- The majority of homes that are closest and face the project on the park support the development. We who will see this project everyday including a home 25 feet away from the building support the project. The loudest voices against the project live over 3000 feet away on the waterfront
- Height is not an issue. I live 400 feet from the project and it will not be visible from my home

The question we put to the Mayor, commissioners and the Planning and Zoning board is this. If a project that sits on US1 with 400 feet of buffer space across US1 & Ponce to the northwest facing a university and a 400 ft park to the southeast with a taller building (UM Gables Tower) to the northeast, across from a Metrorail station with a pedestrian bridge can't get approval then there is no location along the US1 corridor that can qualify for mixed use residential development in Coral Gables. No other site along US1 in Coral Gables is so uniquely situated for this type of sustainable development. We understand that some people are worried about traffic but all studies indicate that strip malls generate far more traffic and add no value to the neighborhood. If this project is not approved then we will have the same old failed strip malls "By Right." US1 is the ugliest part of Coral Gables and the P&Z and commissioners have a chance to create a vision of sustainable mixed use with focus on public transportation and pedestrian traffic that will be the envy of cities around the country.

If Coral Gables won't allow a reasonable development in the most ideally situated location on US1 then South Miami will take advantage and put whatever they want including high rises to take advantage of our mistake. We will have lost an opportunity to create something special that would obviate the need for high rises to our south. There is demand for housing and cities will build as they choose to our south impacting traffic without any benefit or concern to the Gables. This might be a missed opportunity to capture the growing population of young families, professionals and students who may have to look elsewhere because buying a home in the Gables is prohibitive for most young families. We should be an open city for younger generations to enjoy as well or people will simply pass through the Gables rather than live and work here. Are we to be only a city of wealthy retirees or do we want the next generation of families to join in this special place? Please look at those who support and those who oppose, where they live and please take into consideration that those most affected, those who use Jaycee Park every day are supporting this project. Please also note that if Paseo fails we will no longer have a hotel on US1 in the Gables causing UM families and visiting professors, doctors and patients to look elsewhere in Dadeland or Brickell. Thank you for your consideration.

Sincerely,  
Leticia Valdes

=====

Make it a Great Day

 Letty

August 3, 2015

Dear Mayor and Members of the Commission:

This correspondence is evidence my support for Paseo De La Riviera at 1350 South Dixie Highway. I am a resident within the Riviera Neighborhood who will be impacted by the project. My property is located at 1001 Hardee Road.

Paseo De La Riviera includes a much-needed hotel for visitors to our community and the University of Miami. The project includes restaurants and shops within walking distance; a welcome alternative to having to drive to dine out. Paseo De La Riviera will also enhance the property which currently consists of an asphalt parking lot and an outdated Holiday Inn.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip-centers. We know that development will come to our neighborhood. We would like for that development to be well-planned and in keeping with The City Beautiful's standards while allowing for development to occur along this major arterial road.

Further, our community must embrace density located near transit, as this will encourage the use of metrorail. The high-end residential rentals included in the project will provide an opportunity for individuals to use public transportation to live, work, and play. This suggests less automobiles on the roads. Other cities with forward thinking planning departments have designed their communities around this premise with huge success. It's time for the City of Coral Gables to encourage quality development near mass transit and walkable, bikeable areas to alleviate traffic as we leave our cars behind in favor of more sustainable solutions.

Projects such as Paseo De La Riviera, with high-end residential, community-oriented retail and lifestyle hotels, are shown to be beneficial for the surrounding community. Alternatives such as grocery and multiple high volume restaurants have a much higher traffic impact than what is proposed.

Our neighborhood lacks connectivity to the US1 corridor. As designed, The Paseo will be the first building in our area that focuses on connecting to our residents to key amenities including the future Underline and MetroRail.

I urge this Commission to approve the Paseo de La Riviera Project.

Regards,

Lamar J. Noriega  
1001 Hardee Road  
Coral Gables, Florida 33146  
305-665-6492

August 4, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

Dear Mayor Cason and Members of the Coral Gables Commission:

Please let this letter serve as my support for the project known as Paseo de la Riviera at 1350 S. Dixie Highway. I am a resident of this neighborhood directly impacted by the project. My name is Pablo Alvarez

and my property is located at  
5733 Maggiore Ct C.G.

The project will offer a very necessary hotel that will serve our neighborhood and the University of Miami. The restaurants and shops will provide a welcome option to having to drive each time we want to eat out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip shopping centers. We know that development will come to our neighborhood and would like for it to be well-planned and in keeping with the City Beautiful's standards while allowing for development to occur along this major arterial road. The proposed project does just that. It includes high-end residential properties that promote the idea of living near transit so we can work and enjoy leisure activities without the use of our cars. It offers walkable and bikeable zones that will reduce traffic as we abandon our cars for more sustainable options.

The Paseo project will be the first in our neighborhood that focuses on connecting our neighborhood to key amenities including the future Underline and the MetroRail.

I hope this Commission will approve the Paseo de la Riviera Project.

Sincerely,



August 4, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

RE: Paseo de la Riviera Project

Hon. Mayor Cason and Members of the Coral Gables Commission:

My name is Mariana Moneiras and I live at  
6510 Riviera Drive Coral Gables, FL 33146.

This letter is my support for the Paseo de la Riviera Project currently under your consideration. I believe this project will have a very positive impact on this neighborhood!

As a young professional I know I will enjoy the social benefits this project promises to add to this area. Its adjacency to the proposed Under Line project will offer shops, cafes and restaurants on both sides of US!, that will make it possible to enjoy a night out without having to use a car. Walking and cycling will be a pleasant and viable alternative to having to drive everywhere.

I enthusiastically support this project and look forward to enjoying it in my neighborhood.

Sincerely,



August 4, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

RE: Paseo de la Riviera Project

Hon. Mayor Cason and Members of the Coral Gables Commission:

My name is Carlos Garcia-Velez and my wife and I currently rent an apartment in the Paseo neighborhood. We wholeheartedly support this project and all the amenities it will bring to the US-1 corridor that is currently nothing but strip malls that are accessible only by cars and are surrounded by large cement parking lots.

We are expecting our first child, and look forward to a project that would offer us the ability to walk and stroll our baby to enjoy cafes, restaurants and shops near our neighborhood park. The presence of this project would change this area and make it more pedestrian friendly. Though we are renting now, we hope to one day purchase our first home in this area, and the Paseo de la Riviera Project would play a huge role in our decision.

Please vote in favor of this beautifully and sensitively designed project!

Sincerely,

A handwritten signature in blue ink, appearing to be 'Carlos Garcia-Velez', written over a horizontal line.

August 4, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

RE: Paseo de la Riviera Project

Hon. Mayor Cason and Members of the Coral Gables Commission:

My name is Carlos A Fernandez and I live at 5700 Michelangelo St Coral Gables.

I wholeheartedly support this project and all the amenities it will bring to the US-1 corridor that is currently nothing but strip malls that are accessible only by cars and are surrounded by large cement parking lots.

Being a young professional and having grown up in this area, I look forward to an upscale project that offers restaurants, shops and cafes accessible on foot or by bike. It would definitely make this area more attractive as I begin to think about purchasing my first home. The hotel will also be a fantastic asset since we now have only the hotels in the north Gables. The Holiday Inn is an eye sore that I would never consider suggesting to my out of town visitors. It does not represent any of the values of Coral Gables.

I hope this commission has the vision needed to vote for this outstanding project!

Sincerely,



August 4, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

Dear Mayor Cason and Members of the Coral Gables Commission:

Please let this letter serve as my support for the project known as Paseo de la Riviera at 1350 S. Dixie Highway. I am a resident of this neighborhood directly impacted by the project. My name is Luis Gonzalez

and my property is located at

5110 Granada Blvd., CG FL 33146

The project will offer a very necessary hotel that will serve our neighborhood and the University of Miami. The restaurants and shops will provide a welcome option to having to drive each time we want to eat out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip shopping centers. We know that development will come to our neighborhood and would like for it to be well-planned and in keeping with the City Beautiful's standards while allowing for development to occur along this major arterial road. The proposed project does just that. It includes high-end residential properties that promote the idea of living near transit so we can work and enjoy leisure activities without the use of our cars. It offers walkable and bikeable zones that will reduce traffic as we abandon our cars for more sustainable options.

The Paseo project will be the first in our neighborhood that focuses on connecting our neighborhood to key amenities including the future Underline and the MetroRail.

I hope this Commission will approve the Paseo de la Riviera Project.

Sincerely,



Luis Gonzalez

August 4, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

Dear Mayor Cason and Members of the Coral Gables Commission:

Please let this letter serve as my support for the project known as Paseo de la Riviera at 1350 S. Dixie Highway. I am a resident of this neighborhood directly impacted by the project. My name is Ciliana Alvarez and my property is located at 5733 Maggiore St C.G. Fl

The project will offer a very necessary hotel that will serve our neighborhood and the University of Miami. The restaurants and shops will provide a welcome option to having to drive each time we want to eat out.

The current zoning for the US1 corridor allows only for the existing wall of repetitive and outdated strip shopping centers. We know that development will come to our neighborhood and would like for it to be well-planned and in keeping with the City Beautiful's standards while allowing for development to occur along this major arterial road. The proposed project does just that. It includes high-end residential properties that promote the idea of living near transit so we can work and enjoy leisure activities without the use of our cars. It offers walkable and bikeable zones that will reduce traffic as we abandon our cars for more sustainable options.

The Paseo project will be the first in our neighborhood that focuses on connecting our neighborhood to key amenities including the future Underline and the MetroRail.

I hope this Commission will approve the Paseo de la Riviera Project.

Sincerely,



August 4, 2015

City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

RE: Paseo de la Riviera Project

Hon. Mayor Cason and Members of the Coral Gables Commission:

My name is Jose A. Moreiras and I live at  
6510 Riviera Dr. Coral Gables 33146.

This letter is my support for the Paseo de la Riviera Project currently under your consideration. I believe this project will have a very positive impact on this neighborhood!

As a young professional I know I will enjoy the social benefits this project promises to add to this area. Its adjacency to the proposed Under Line project will offer shops, cafes and restaurants on both sides of US!, that will make it possible to enjoy a night out without having to use a car. Walking and cycling will be a pleasant and viable alternative to having to drive everywhere.

I enthusiastically support this project and look forward to enjoying it in my neighborhood.

Sincerely,



**From:** [JSKAFF@aol.com](mailto:JSKAFF@aol.com)  
**To:** [Planning](#)  
**Cc:** [Cason, Jim](#); [Quesada, Frank](#); [Keon, Patricia](#); [Lago, Vince](#); [Slesnick, Jeannett](#)  
**Subject:** Paseo de la Riviera - Variances  
**Date:** Wednesday, August 05, 2015 5:10:43 PM

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To: The City of Coral Gables Planning and Zoning Board  
And  
To: The city of Coral Gables Commissioners

Ladies, Gentlemen:

In regard to the Variances requested by the Paseo de la Riviera developer:

My husband and I want to voice our strong objection to granting the developer variances to the Code which would allow for higher building elevations and more density in our neighborhood. We strongly believe that granting these variances would negatively alter the quality of life in our city, and in our neighborhood in particular.

Please take note of our objection and we certainly hope that you will vote No to these variances.

Thanks you and regards,

Jacqueline Skaf  
6300 Riviera Drive  
Coral Gables, FL 33146

Cell: 305-793 8020

Dear Mayor and Members of the Commission:

I have been a resident of Coral Gables for five years and am a professional active in the Coral Gables community. I would like to let my support for the Paseo de la Riviera project be known.

Paseo hearkens back to George Merrick's vision for the City Beautiful, bringing a keen sensitivity to connectivity and transportation issues, copious public space, and Mediterranean Revival architecture.

A strategically positioned mixed use project, Paseo foment's connectivity and mobility. The uses that could exist by right (offices, grocers, and high volume restaurants) would lead to more traffic than Paseo's choice of hotel, residences, retail space, and paseo. These chosen uses will bring jobs and interact together to build a sense of place that will attract visitors who will soon walk across the new pedestrian bridge from the Metrorail and the forthcoming Underline, or who will come by car to a surplus of parking.

The proposal also gives back an astounding 41% of the property as public space in the form of a paseo. As many other Coral Gables residents do, I treasure green space from an aesthetic point of view. However, as a professional, I also know that this public green space will not only bring value to the project itself, but also to the properties surrounding it. Hence, Paseo will bring green to the neighborhood in more ways than one.

The project will also be a welcomed respite from the current span of lackluster strip centers one sees along US 1. I have always been puzzled as to why the detailed architecture that Coral Gables is known for worldwide never reached the City's most-travelled thoroughfare. It is my hope that Paseo will be but one of the many upcoming developments and redevelopments that pay tribute to George Merrick's vision through beautiful design.

As much as Paseo looks back in time for inspiration, the project also has an eye for the present and future, and it is projects such as these that will help Coral Gables grow and continue to be known as an excellent place to live. Thus, I call this Commission to approve the Paseo de la Riviera project.

Regards,



Isabela Montalvo  
August 6<sup>th</sup>, 2015

**HEIDI M. ROTH**



5105 Granada Blvd.  
CORAL GABLES, FL 33146

Mobile Phone: (305) 332-0079  
HeidiRothPA@aol.com

August 6, 2015

VIA EMAIL: Rtrias@Coralgables.com  
& U.S. MAIL

Mr. Ramon Trias  
Planning and Zoning Director  
The City of Coral Gables  
427 Biltmore Way  
Coral Gables, Florida 33134

Dear Mr. Trias:

I am a long time Coral Gables resident and have lived at 5105 Granada Boulevard since 1986. I am familiar with the Paseo de la Riviera project proposed by NP International and am writing to express my support of the proposed project.

I think the Paseo hotel and apartment building project will bring many advantages to the community and its residents. The project will offer young professionals an alternative to Brickell and Downtown Miami. The project site, currently the Holiday Inn on US1, offers a unique location being across the street from the University Metrorail station with a pedestrian bridge being constructed from the station to the subject project.

The project will encourage its residents to utilize public transportation since it will be a short walk to the pedestrian bridge over US1 to the Metrorail station. The US1 corridor will be enhanced by this project.

I urge this board to approve the Paseo de la Riviera project.

Sincerely,  
s/Heidi M. Roth