

**May 29, 2009**  
**City of Coral Gables - Planning Department**  
**Letters Received from Property Owners**  
**Update of the City of Coral Gables Comprehensive Plan and Map**

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	05 16 09	Alan D. Savitz 111094 Paradela Street Coral Gables, FL 33156 adsavitz@bellsouth.net				<p><b>From:</b> Alan Savitz [mailto:adsavitz@bellsouth.net]  <b>Sent:</b> Saturday, May 16, 2009 2:54 PM  <b>To:</b> Planning  <b>Cc:</b> Slesnick, Donald; Kerdyk, William; Anderson, Maria; Withers, Wayne; Cabrera, Ralph  <b>Subject:</b> It's just not right for Hammock Oaks, CG</p> <p>Attn: Eric Riel, Jr, Coral Gables Planning Director</p> <p>Dear Mr Riel,</p> <p>My wife and I attended the Planning and Zoning Board Meeting, on May 13th at the Coral Gables City Hall, with many other concerned homeowners of Hammock Oaks Harbor. As I was one of the speakers, you know I graduated from the University of Miami, Coral Gables in 1960, and we have lived in our home at 11094 Paradela Street, Hammock Oaks Harbor, Coral Gables for over 42 years.</p> <p>Your slide presentation was excellent and explained the 4 Issues and 14 different Elements that will correct the "inconsistencies between Comprehensive Plan Map and Zoning Map classifications based upon the current use". However, the following small parcel should be omitted from said plan:  <a href="#">"D 3: Change from "Residential (Single-Family) Low Density" to "Public Buildings and Grounds" for 495 Campana Avenue (City Utility Station) located on Tract A, Block 2, Hammock Oaks Harbor Section 2.</a></p> <p>It's just not right to do this to Hammock Oaks, and the reasons are as follows:</p> <ol style="list-style-type: none"> <li>1. If you would visit with me to personally see the piece of property in question, I think you would eliminate it from your plans, and it would expedite the approval and update of the City of Coral Gables Comprehensive Plan and Map. You will see with your own eyes a small piece of green land (with a small pump station) that is our own little Coral Gables green park. This is what the other speakers and the other homeowners were trying to tell you.</li> <li>2. It's just not right! Just reading the words "Public Buildings and Grounds" strikes fear in the hearts and minds of every homeowner in Hammock Oaks because we have only that one little green park area on Campana Avenue (our main entrance in and out of Hammock Oaks) and to change it for "Public Buildings and Grounds" or a road would be in violation of your stated main objectives: "to preserve the neighborhoods and protect Property Values". You said you are "only correcting inconsistencies..." and have no plans to put roads or public buildings on that piece of property. However, I (and others) reminded you about the plans we saw from Fairchild Tropical Gardens, which coincidentally call for a road ("emergency fire road"), etc. on or near that same</li> </ol>

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						<p>piece of property.</p> <p>3. Very important, I was a personal friend of Sol Rovin, the original owner and developer of Hammock Oaks Harbor, may he rest in peace. We purchased our land from Sol Rovin before we built our house. I know that Sol Rovin's intention was never to allow "public buildings, grounds, roads, etc" on that piece of property. He allowed the pump station to be situated on one of his private residential (single-family) parcels but he never intended for it to be used for anything else. If he had, its designation would have been changed, at that time.</p> <p>4. I think it would be better for the residences of Hammock Oaks and the City Beautiful, for it to rightfully remain as it is currently designated; then you would be preserving it for many years to come.</p> <p>On another note, Fairchild Tropical Gardens has always been a good neighbor. However, we have noticed in the past few years, they are building more and more public buildings. In fact, their latest proposed plans call for multi-story buildings to be built very near to Campana Avenue and visible from some expensive houses on that avenue (thereby reducing their values and taxes). Also, the road they want to put through to their area could turn Campana Avenue into a higher traffic area than it is already.</p> <p>I believe that developers should have the right to build on zoned residential and zoned commercial property, but at the same time, we must vehemently protect our Park Areas. They should be left as pure, unblighted, unadulterated and untouched as possible. In fact, it is your, mine and everyone's moral duty and obligation to assure that our parks remain pristine and beautiful. If you and I don't, who will?</p> <p>Eric, please remove that little parcel from your plans and help us keep our areas green and clean; thank you on behalf of all the homeowners of Hammock Oaks Harbor.</p> <p>With best regards --- Alan (homeowner, Hammock Oaks Harbor, Coral Gables)  Alan D. Savitz, 11094 Paradela Street, Coral Gables, FL 33156 (305-666-1888)</p> <p>cc: Don Selsnick (CG Mayor), William H. Kerdyk, Jr.(CG Vice Mayor), Maria Anderson (CG Commissioner), Wayne E. Withers (CG Commissioner), Rafael Cabrera (CG Commissioner) &amp; Hammock Oaks Board of Directors.</p> <p>_____</p> <p>Mr. Savitz:</p> <p>Thank you for your comments; we will include you comments in verbatim form when</p>

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						<p>this item is forwarded to the Planning and Zoning Board on June 3 and thereafter to the City Commission. As you know the update of the Comp Plan was continued to allow the Board additional time to review the text.</p> <p>As explained in the presentation and discussion by the Board on May 13<sup>th</sup>, the proposed change for this pump station site from Single Family Land Use to Public Buildings and Grounds Land Use is necessary to bring the existing S-Zoning in compliance with the correct land use classification. The Public Buildings and Grounds Land Use category is specifically put into place to accommodate utility locations and open space. As outlined at the meeting, no proposed improvements are contemplated; this is only a change from a technical standpoint. The property operates as open space and is occupied by an existing pump station. No improvements, changes to pump station, no driveways, access roads or changes to the property are proposed as a result of these actions.</p> <p>Fairchild Gardens will not be utilizing this pump station property for access nor will the Fairchild Gardens proposed expansion have any effect on this station as quantified by the City's Public Works Director.</p> <p>The change is necessary to eliminate the inconsistency between an already established S zoning designation that pursuant to Ordinance #1250 (adopted in 1961) that this property can only be utilized and must remain as a pump station. As was stated at the public hearing and on the record, and reaffirmed by the City Attorney, this change to Public Building and Grounds land use provides further protection beyond the currently assigned single family land use.</p> <p>Please feel free to contact me if you have any further questions, I am not sure if we spoke after the meeting, since I had spoke to numerous persons after last weeks meeting to provide further explanation.</p> <p>Thank you.  eric riel  planning director  city of coral gables, florida  <a href="mailto:eriel@coralgables.com">eriel@coralgables.com</a>  305.460.5211</p>
2.	05 14 09	Peter Cohen Riviera Schools petercohen@rivieraschools.com				<p>From: Peter Cohen [mailto:petercohen@rivieraschools.com]  Sent: Thursday, May 14, 2009 2:58 PM  To: Hernandez, Elizabeth; Riel, Eric  Subject: Planning and Zoning Board Meeting</p> <p>Dear Ms. Hernandez and Mr. Riel:</p>

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					<p>I am the associate director of Riviera Schools located at 6800 Nervia Street, and I attended last night's Planning and Zoning Board Meeting. We want to commend the city's staff for their efforts on the CLUP. It has clearly taken an incredible amount of time, effort, and energy to develop the current proposed plan and to create one which appropriately addresses the city's needs for the future.</p> <p>We feel it is important to contact you regarding one of the items raised at last night's meeting. If you recall, the Riviera Neighborhood Association (RNA) proposed some modified language for the Plan which would incorporate neighborhood vision statements into the city's overall plan. While we never saw the actual proposed language, the discussion made the intent relatively clear.</p> <p>We think the board, the city staff, and the city attorney all gave insightful feedback in response to the proposal by the RNA. We would like to provide some additional information as you move forward in contemplating any such proposal by the RNA or any other group.</p> <ul style="list-style-type: none"> <li>• The RNA's vision statement for the neighborhood was created through a series of charrettes which were attended generally by residents from the neighborhood, not by commercial property owners. The charrettes were mainly intended to address the future of Riviera Park and thus were aimed generally at a residential audience, but grew into something bigger during the process. Unfortunately, most of the commercial properties in the area were likely unaware that a vision statement was being developed that would potentially affect their development rights. We did attend those charrettes and participated in the process. While it was a good process, and we developed many good ideas as a group, we do not think the process was sufficient enough to adopt the resulting report into any comprehensive city plan. It served its purpose for the development of the park, but should not specifically be used for anything more than that.</li> <li>• Importantly, the RNA is defining its area to include the residential area and the commercial district bounded by US1, Sunset Drive, Red Road, and somewhere around Maynada. However, the RNA does not represent any properties other than residential properties. In fact, they will not even allow non-residential property owners to join the RNA. It is objectionable for them: 1) to define their boundaries to include to non-residential properties; 2) to then propose policies and procedures that affect all of those properties; 3) and to then refuse to allow all such properties to have a voice in the organization. Moreover, the RNA does not represent many of the residential properties within their own defined boundaries.</li> </ul> <p>-Last night, the city attorney raised a very valid point – neighborhood vision plans cannot be incorporated into any city land use plan because each neighborhood association defines its own boundaries randomly and can do so without including all properties within those boundaries. Who defines those boundaries and how</p>

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						<p>those boundaries are defined are impossible questions to answer.</p> <ul style="list-style-type: none"> <li>The RNA vision statement places greater burdens on commercial property owners within the area for future development, thus infringing on their property rights. The city should not adopt any language with such a potential effect without appropriate due process -- adequately notifying the affected properties and giving them an opportunity to appear.</li> </ul> <p>Thank you for taking the time to review our comments. We look forward to being included in any future discussions or meetings regarding adopting any language or provisions that would affect us and the other nearby properties.</p> <p>I contacted the city clerk's office to get the email addresses of all of the members of the Planning and Zoning Board. However, as I still have not received that information from the city, I kindly request that you forward this email to all of the members of the Planning and Zoning Board. Thank you once again.</p> <p>Sincerely,  Peter E. Cohen  Associate Director  Riviera Schools  305-666-1856  www.rivieraschools.com</p>
3.	05 13 09	W. Tucker Gibbs, Esq. 2980 McFarlane Road Suite 205 Coconut Grove, FL 33133				<p>From: W. Tucker Gibbs [<a href="mailto:tucker@wtgibbs.com">mailto:tucker@wtgibbs.com</a>]  Sent: Wednesday, May 13, 2009 2:48 PM  To: AmadoJulio@aol.com; Riel, Eric; Hernandez, Elizabeth  Cc: JRamirez@eldermanagedcare.com  Subject: Proposed language for comprehensive plan</p> <p>Hello Al, Eric and Liz,</p> <p>Attached is a proposal that I believe would allow neighborhoods to present visioning plans to the city but would also insure that the determination of how much of the plan (all, some or none) to implement would be subject to planning department review and recommendation to the city commission. Final approval or denial would be by the city commission. Could Eric meet with me next week regarding this proposal? I would like to get some agreement on the exact wording to present to the city commission on first reading.</p> <p>Eric, would it be possible to have Al Acosta recognized early in the meeting so he can make a brief presentation regarding this</p>

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						<p>proposal. We expect that there will be members of the RNA present and this would allow for them to be able to leave once AI has completed his statement.</p> <p>Thanks for all your help in this matter.</p> <p>Regards, Tucker <a href="mailto:tucker@wtgibbs.com">mailto:tucker@wtgibbs.com</a></p> <p style="text-align: center;">ENTERED AS EXHIBIT <u>Amendments A1</u> by <u>NUMBER</u>  <b>THE PLANNING AND ZONING BOARD</b>  ON <u>05.13.09</u> <u>JM</u> DATE INITIALS  <b>Riviera Neighborhood Association</b></p> <p>Proposal to Amend Future Land Use Element Objective FLU 3.3</p> <p>The following language should be inserted at the end of the sentence:</p> <p>Upon presentation of a neighborhood visioning and district plan to the city commission, the commission shall direct the planning department to evaluate the plan and present a report regarding the plan's consistency with the comprehensive plan, planning principles and the city's land development regulations; with specific recommendations to the city commission regarding the implementation of the plan. That report may accept or reject in whole or in part, the recommendations and proposals set forth in the vision and district plan. The city commission shall review the planning department's report and shall approve or reject in whole or in part the recommendations made in the planning department's report. Any development application within the area delineated in the planning department's report as approved by the city commission shall be consistent with the planning department report as approved by the city commission.</p>
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