

THE ZONING ISSUE

FIGHT THE ZONING CHANGE!

JOIN US ON JANUARY 15
AT CITY HALL TO PROTECT
CORAL GATE!

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THE ZONING ISSUE

The properties in question are the tall, glassy building on Douglas Avenue, behind Sears, located at 2121 SW 37th Avenue, plus the two homes leading toward Musial Circle (2001, at circle; 2021, blue house) that are also properties owned by 2121 Associates, LLP. The owners of these properties are father and son partners, Fidel A. Perez and Daniel Perez.

The current office building (2121) is a nonconforming land use because the land is still zoned T3-R, as are the two homes on Douglas (2001, 2021). Perez & Perez seeks a Zoning Change from T3-R to T4-O, which is a change of land use from Single-Family Residential to Low Density Restricted Commercial Use.

The original Office Building went up in the early 1980's when Miami's zoning department let it slip by. The Coral Gate Homeowners Association was born in 1987 to fight this exact type of commercial intrusion. Nothing has changed from our perspective.

In a registered letter to Perez and Perez, the CGHA states:

“the Coral Gate Homeowners Association and the residents of Coral Gate are strongly opposed to any change to the present Neighborhood Conservation District Overlay that presently protects Coral Gate from commercial use intrusion.”

Consider this future if we don't fight the zoning change... You are driving home to Coral Gate and are stopped at the light on Alhambra in front of Musial Circle. To the left you see sturdy, inviting Coral Gate homes, but on the right you see a great, hulking glass and marble box that rises three stories up and spans from the entrance to Sears.

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CORAL GATE IS NCD-1

WHAT DOES THIS MEAN?

Miami 21 is the current zoning code adopted by the city of Miami. Find out more in detail by logging onto miami21.org. There you will find Neighborhood Conservation Districts defined in detail under Appendix A. Coral Gate is the first Neighborhood Conservation District for the City of Miami. That is why we are NCD-1. Look up the Coral Gate map with NCD-1 designation at maps.miamigis.com/miamizoningsite.

WHAT IS THE INTENT AND PURPOSE OF THIS DESIGNATION?

As stated in the description for NCD-1: The Coral Gate neighborhood is a stable single-family neighborhood located within the Coral Way Area. Its proximity to the Coral Way commercial corridor has left the neighborhood with the threat of inappropriate commercial intrusion that may disrupt the quality of this well-maintained and stable single-family neighborhood. The purpose of this Neighborhood Conservation District is to eliminate uses that have the potential of bringing commercial intrusion into the neighborhood and also to eliminate the possibility of incompatible infill structures that are too tall and could deteriorate the historic quality of this low-density neighborhood. **The intent is that this neighborhood be a pure single-family neighborhood.**

TIMELINE TO CITY HALL

MAY 2003

City of Miami approved Coral Gate as its first Neighborhood Conservation District, NCD-1. This protects Coral Gate from commercial intrusion. Documentation including newer NCDs is listed as "Adopted April, 2012."

MAY 7, 2012

Mr. Fidel Perez approached the CGHA with his proposal to expand his offices at 2121 to include the blue house, which he owns, 2021 SW 37th Avenue.

MAY 22, 2012

The CGHA Board voted unanimously to reject their proposal.

MAY 29, 2012

The CGHA sent a certified letter to Mr. Perez, expressing our opposition to the zoning change.

SEPTEMBER 23, 2013

The Planning, Zoning and Appeals Board deferred the petition from Perez & Perez for zoning change to January 15, 2014. The petition now included a third property owned by Perez, the corner house at Musial Circle, 2001 SW 37th Avenue.

OCTOBER 22, 2013

CGHA Board met to make plans for January and, again, voted to oppose zoning and land use change for three properties owned by Perez & Perez, 2001, 2021, 2121 SW 37 Avenue.

OCTOBER 23, 2013

Item appeared on City Commission Agenda, but it too was delayed until it could be heard first at the PZAB in January.

NOVEMBER 7, 2013

General Meeting at Coral Gate Park was held to inform residents and to prepare for the PZAB Meeting. Residents vowed to go to City Hall to oppose any change in zoning and land use.

WHAT'S NEXT?

This newsletter informs you of the steps the CGHA is taking to protect our neighborhood. A flyer will be sent in January to remind you to SHOW UP at City Hall on January 15, 2014.



LETTER FROM MARIA HAPPY HOLIDAYS!

Dear Residents:

Here we are with another year that has gone by fast! We have a lot to be thankful for. We have a great community of residents who care about their neighborhood. We have become very proactive and I am grateful to the residents who are actively playing a big role to shape the future of Coral Gate.

We had a lively General Meeting on November 7th. Everyone in the room raised their hands to attend the important Planning, Zoning and Appeals Board on January 15, 2014. Details are outlined in this newsletter.

Coral Gaters are actively pursuing ways to eliminate speeding cars on our streets. We now are waiting for the City of Miami Public Works department to proceed with the Traffic Calming Speed Tables Project. Coral Gate will be the first neighborhood to benefit from these efforts and will be a showcase for street calming in other areas of Miami.

We are grateful for the professional and personal relationships we have forged with Mayor Tomas Regalado and Commissioner Francis Suarez, who both continue to support Coral Gate's efforts to fight commercial encroachment.

The NET Office continues to serve Coral Gate very well. Commander Alberto and Officer Willie Perez are very prompt to respond to our needs. Ana Rodriguez, our NET Administrator, makes herself available to answer questions and help. While we are happy for the support we receive from these hardworking NET representatives, we hope they know that we also SUPPORT them.

I want to ask everyone during this Holiday time, to reflect on the quality of life that we, as Coral Gaters, have fought so hard to defend. Let us pull together and show our strength in numbers when we descend on City Hall on January 15th, 2014.

I wish everyone a very Happy Holiday and a successful 2014 in all your personal goals. Keep involved in your lovely community by joining the CGHA. Help us help you preserve and protect our single family homes, and say NO to commercial intrusion.

Sincerely,

Maria C. Doval
Chair, CGHA

COMMUNITY SHOWCASE: CAT NETWORK

Dr. Julie Hood, a CGHA Board Member is a true animal lover. While she owns both cats and dogs, she is concerned about the number of stray cats roaming our streets. Her solution is Cat Network, an organization she has supported for many years. In her opinion, "We would do these stray cats and our neighborhood a great service by helping to keep down the cat population."



ABOUT THE CAT NETWORK

The Cat Network is dedicated to reducing the overpopulation of stray and feral cats in South Florida through the humane practice of sterilization, vaccination and release. Through this member-based network, thousands of cats and kittens have been spared a life of neglect, cruelty or euthanasia. The Cat Network offers a low-cost spay and neuter program and a community of support to help find homes for cats.

The website, thecatnetwork.org, includes steps to become a member and take advantage of cost-savings at many participating vets. A full list of member veterinarians are on the website. They also sponsor a Miami MEOW Mobile makes scheduled stops in Coral Gables and Little Havana. Check the MEOW Mobile schedule at meowmobile@thecatnetwork.org.



Julie Hood has lived in Coral Gate since 1992. Known as Dr. Hood to her students at MAST Academy, Julie has a PhD. in Marine Geophysics. During her summers she works as a consultant for the College Board giving AP Physics workshops to teachers around the country. She also leads educational tours to Hawaii. Check out her website at julytours.com.

GIVE BACK TO THE COMMUNITY - IDEAS:

SHAKE-A-LEG, MIAMI

(305) 858-5550 shakalegmiami.org

HIS HOUSE CHILDREN'S HOME

www.hhch.org/donation

DAUGHTERS OF CHARITY

Saint Vincent de Paul Orphanage - Haiti

(305) 266-6485

RED CROSS: PHILIPPINES RELIEF

1-800-REDCROSS redcross.org

Red Cross Facebook page

GET INVOLVED

Join the Coral Gate Homeowners Association by sending in the membership form.

Be sure to include your email address so that we may alert you to updates and news.

We are here to serve,

Your CGHA Board

Membership Costs Only \$15 a Year

For this donation you receive:

- Organized, effective Community Activism to protect Quality of Life in Coral Gate
- Ongoing landscaping and maintenance of the Coral Gate Wall and Barricades
- Effective Communications through Newsletters, Flyers and Email.



Come to the meeting on January 15 to receive your own CGHA Pin!

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10% off to all Coral Gate resident business owners

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