

**From:** Brett Gelsomino [<mailto:bjg@zomusa.com>]  
**Sent:** Tuesday, December 02, 2014 4:38 PM  
**To:** Yvonne Hamilton  
**Cc:** Jim LaRue; [ben@larueplanning.com](mailto:ben@larueplanning.com); Frank Rollason  
**Subject:** 7939 Parking Waiver Request - Conditional Letter of Support  
**Importance:** High

Good Afternoon, Yvonne,

I am writing to you to communicate our public opinion on the matter being heard at tonight's P&Z for Chateau Isles. I hope that you will accept this email as a 'proxy' of sorts, since I will be unable to attend in person. I am personally very familiar with the issue and the specific plan being presented. The plan is a product of many rounds of discussion involving myself, my design team, Chateau Isles, their design team, and the Village Manager to name a few. At these meetings we all agreed that the demand for on-street public parking is high, and we all tried to work together to come up with a creative solution that would be amenable to all. On its face, the creation of tandem parking spaces more or less in the same foot print as the existing spaces which front Chateau Isles seemed like the most effective option, working within the confines of the existing plan. At a more detailed level, however, I understand and appreciate the concerns that Larue Planning has raised, and am hopeful that Chateau and their design team can respond in kind to address same. One of the biggest concerns to us is the potential for parked cars to protrude into the NB lane of West Drive, which we agree would be unacceptable. These are all issues that should be technically reviewed in detail by design professionals and city planning and building officials to ensure that no hazards are created thru the development of this solution.

For the record, the roundabout being improved by us has been platted for many years as an inevitable eventuality when 8000 West Drive would finally be constructed. We just so happen to be the ones developing the parcel, and as such, are completing the drive as it was always platted, including the construction of this circle. The dimensions of the circle were driven by engineering and Miami Dade traffic circulation requirements, which were further governed by their circulation requirements of emergency vehicles (which should also benefit the school buses, trash trucks, and all other traffic that currently struggles to circulate at the dead-end West Drive). It is an unfortunate reality that some of the public spaces that are adjacent to Chateau, and used by Chateau residents, are being lost due to the construction of this circle. As such, an already imbalanced supply/demand parking situation becomes slightly worse. I personally feel that a more effective solution would be to preserve the limited spaces that do abut Chateau, by way of a numbering or decal system. The reality is that it is a game of first-come first-serve, where much higher demand users from further south on West Drive use spaces up and down the public right of way, including the spaces in question in front of Chateau. If these spaces were identified to be for the use of Chateau residents only, it could help ensure that Chateau residents have a chance at parking in the public right of way spaces that are conveniently located adjacent to their property. This would effectively be dedicating some of the public spaces in front of Chateau to the most obvious user (Chateau).

In conclusion, we support the proposal to allow for tandem spaces to create some additional *dedicated* parking spaces, and recover some spaces that were lost due to the improvement of the roundabout in the existing right of way. We also feel strongly that in order for this to be as effective as possible, policy would need to be established to first preserve the existing spaces, effectively dedicating some of the public spaces to the obvious user in front of Chateau. My fear is that you can add as many spaces as

possible, but unless they are clearly identified and managed for the intended users, we are all going to end up right back here with a parking issue for our neighbors at Chateau.

I regret not being able to be there in person tonight, but am hopeful that together with the support and creativity of the board, that Chateau can obtain some relief to their parking hardships.

Best Regards,

Brett J. Gelsomino  
*Development Manager*

**ZOM Florida**

200 E Broward Blvd, Suite 1200

Fort Lauderdale, FL 33301

P: 954-779-7950

C: 561-373-4300

E: [BJG@zomusa.com](mailto:BJG@zomusa.com)