

2404

August 6, 1974

Mr. Constantine C. B. BeLer
232 S. W. 29th Road
Miami, Florida 33129

Dear Mr. BeLer:

Re: "Study of the Commercial and Office Space Growth in Coral Way - Brickell Avenue, Miami, Florida, "Sociology 513 Project; University of Miami, May 1974

In response to your request dated July 17, 1974 to Mr. David Simpson, Director, Department of Hearing Administration to review and comment upon the above paper, let me say that it is often all too easy to criticize a student paper when the student has not had sufficient time to comprehend the existing governmental environment, to appreciate the history of the area under study, or to focus his thinking on cause - and - effect relationships. Therefore, I hope that my comments are considered as part of a learning experience and not indicative of an official response.

The comments of Mr. Jim Smith, appended to the paper are apt particularly when he points out that the appendix data is not related to the text. My further comments are, as follows:

1. The hypothesis of the paper is that distribution of population is the result of a) competition for location near the Central Business District or b) results from transportation changes. The paper concludes that commercial development results from both. This conclusion is only indirectly related to the hypothesis.
2. The paper offers no concept of what would be considered as desirable development.

Mr. Constantine C. B. BeLer

3. The paper refers to "planners" as if they could, with unseen hands guide all future development, but because of "politics" had to rely on the zoning ordinance as a last refuge. To the contrary, it should be understood that planners are not omnipotent, that the resolution of diverse interests through the political process lies at the heart of our democratic system of government; and that zoning is not the last but the primary tool for local control of urban development.
4. The paper maintains that there is no plan for the Brickell area; and that now is the time to institute practices in the Brickell area that are now being proposed for the Downtown Central Business District. The actual sequence of events was quite the reverse. The Brickell study, prepared in June 1970, resulted in two new zoning districts (R-CB and R-C1) being instituted by the Miami City Commission in 1971. These innovative zoning districts were the first in the City to incorporate the concept of bonus zoning incentives and serve as models for proposed zoning changes in the Downtown.

Sincerely,

George J. Acton, Jr.
Director

GJA:JWM:bh

cc: Mr. David Simpson

CONSTANTINE C. B. BE LER
232 South West 24 Road
Miami, Florida 33129
~~Office 667-7431~~

July 17, 1974

Mr. George J. Acton, Jr.
Director of Planning
City of Miami
Miami, Florida

Dear Mr. Acton:

First, I would like to bring to your attention the excellent cooperation & assistance I received from the members of your staff. I had, on numerous occasions, called upon various members of your staff for assistance, and not once was I put off when seeking assistance for a study I had undertaken.

This brings me to the point of my letter; I have recently completed a study of the Coral Way - Brickell Avenue area. Without further elaboration, may I submit a copy to you, hoping that it may be of some use now or in the future. Secondly, and more important to me, I would be most appreciative if you could find time to review it and comment on the report. I will consider your comments to be of "professional guidance" and not to be taken as policy or official statements. I sincerely hope that you will be frank in any criticism, which will enable me to consider this a learning experience for the future.

Thanking you for your time, I am,

Most sincerely,



C. Dean BeLer, Intern Member
American Institute of Planners

Enclosure (1)

CITY OF MIAMI PLANNING DEPARTMENT

COPIES A reply

DATE JUL 31 1974

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CITY OF MIAMI PLANNING DEPARTMENT

City of Miami, Florida



July 31, 1974

Constantine C. B. BeLer
232 S.W. 24th Road
Miami, Florida 33129

Dear Mr. BeLer:

In the past this office has cooperated with you in providing maps and background information related to your study of Coral Way and Brickell Avenue.

The Planning Department of the City of Miami is the appropriate agency to evaluate and offer comments on your paper. We are forwarding to Mr. George Acton, Director of the Planning Department, your study for his review and comments.

Most Sincerely,

David Simpson, Jr.
David Simpson, Jr., Director
Department of Administration
Planning and Zoning Boards

DSJ:cm

cc: Mr. George Acton

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CONSTANTINE C. B. BE LER
232 South West 24 Road
Miami, Florida 33129
~~Office 357-7431~~

July 17, 1974

Mr. David Simpson
Executive Secretary
Planning and Zoning Board
City of Miami
Miami, Florida

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Most sincerely,



C. Dean BeLer

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