

Ponce Neighbors

July 25, 2022

Dear Commissioners,

We write to you as concerned neighbors, who after two meetings with the developer Allen Morris on October 5, 2021 and October 18, 2021, remain disturbed and disappointed by the current proposal of Ponce Park Residences. While our host, Mr. Spencer Morris, was very gracious to invite us, and it appeared that these meetings were intended to hear neighbor input that was important for the progress of the development, the current plans do not reflect our concerns and suggestions. During the meetings, the developer focused on defending the merits of the project. Every neighbor spoke against the height and scale, originally a 17 story at 170 feet and even now a 12 story building of 149 feet is double what is allowed "as-of-right" in the building code, which is 50 feet and 77 feet with the Mediterranean Bonus. This development looms within a mere few hundred feet of single story homes and threatens to destroy our quality of life.

We asked for a new design and smaller scale project. We suggested that the developer revisit the architectural plans to offer a more boutique style of architecture and building scale. Not a single neighbor liked the crescent shaped design. We suggested that the project incorporate true classical architecture reminiscent of Europe and showed pictures of a neighbor's recent visit to Europe. This neighbor explained that all buildings were seven stories or less. Neighbors felt the building was undeserving of such a prominent area of real estate. The general sentiment was this project belonged in Dadeland or Brickell, not Coral Gables. We were in favor of fewer large unit, luxury, boutique condos, and against any large scale rental project. We also asked for significantly fewer units to help reduce the density.

We come to you to sincerely ask for your help. We mistakenly allowed Ponce Plaza to engulf our neighborhood, but refuse to permit another project to dwarf our homes and overrun our neighborhoods. It's become apparent that the developer has ignored our suggestions and concerns and continues to promote a project we can not support.

Sincerely yours,

Ponce Neighbors