

From: [Ana Maria Lopez Ochoa](mailto:Ana.Maria.Lopez.Ochoa@comcast.net)
To: [Vickybusot](mailto:Vickybusot@comcast.net)
Cc: evelyndiaz36@aol.com; [Lago, Vince](mailto:Lago.Vince@comcast.net); [Anderson, Rhonda](mailto:Anderson.Rhonda@comcast.net); [Lara, Richard](mailto:Lara.Richard@comcast.net); [Garcia, Jennifer](mailto:Garcia.Jennifer@comcast.net); [Gomez, Joe](mailto:Gomez.Joe@comcast.net); [Iglesias, Peter](mailto:Iglesias.Peter@comcast.net); [Diaz, Hermes](mailto:Diaz.Hermes@comcast.net); [DeZayas, Melissa](mailto:DeZayas.Melissa@comcast.net); [Zully Pardo](mailto:Zully.Pardo@comcast.net); [Frank Chavarria](mailto:Frank.Chavarria@comcast.net); [Salvador Perez Galindo Theresa Rice*](mailto:Salvador.Perez.Galindo@comcast.net)
Subject: Re: Live Local - Ponce 8 near the Flagler Section Corridor
Date: Wednesday, August 27, 2025 5:35:21 PM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Unfortunately I must also agree with Mrs. Evelyn Diaz and Mrs. Vicky Busot regarding the Ponce 8 Live Local project. I was under the impression that the City was looking for ways to assist with the density and congestion currently overshadowing the North Gables Flagler Section neighborhood. How is this monstrosity going to help with traffic calming and more green space?

Sincerely,
Ana Maria Lopez
305-546-7131

Sent from my iPhone

> On Aug 27, 2025, at 3:04 PM, Vickybusot <vickybusot@comcast.net> wrote:

>

> I concur with Evelyn's opinions and observations re the proposed live local project 'Ponce 8'.

>

>

> Vicky Busot

> Cell - 6303373011

> Sent from my iPhone

>

>> On Aug 27, 2025, at 2:09 PM, Evelyn Diaz <evelyndiaz36@aol.com> wrote:

>>

>> Dear Mayor, Vice Mayor, Commissioner, City Manager & Staff:

>>

>> The purpose of this email is to give my thoughts on the proposed live local project "Ponce 8" near the North Ponce Flagler Section & SW 8TH Street corridor that will be for discussion at the DRC this Friday, 8/29/25.

>>

>> I am not in favor of this project at its proposed location for the following reason:

>>

>> • Massing & density are preposterous and detrimental to our neighborhood.

>> • The ingress & egress on to SW 8th Street will cause a gridlock of cars at peak hours.

>> • This massive project will cause congestion on SW 8th Street between Ponce and Douglas.

>> • Traffic will not flow efficiently.

>> • No Rear access could present a potential problem in case of an emergency.

>> • Building is not pedestrian friendly and I see no treescape in the rendering.

>> • Ponce 8 is not appropriate for a Live Local in this corridor.

>> • These mega projects are best in other areas of Miami Dade County not in the heart of Coral Gables.

>>

>> Let's move forward with a building that makes more sense for this location.

>>

>> Thank you for your attention to this matter.

>>

>> Cordially,

>> Evelyn Diaz

>> Resident of the North Ponce/Flagler Section

>>
>>
>

From: [Aurelio Carro](#)
To: [Garcia, Jennifer](#)
Subject: Ponce 8 project.
Date: Wednesday, August 20, 2025 5:04:03 PM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Sent from my iPhone. I live in the North Flagler Neighborhood I am asking that you stop the project from going forward. Ponce 8' Project,

3808 SW 8St and 3850 SW 8th St,

.89acrs,

Present zoning commercial high rise or MX3. To be adjusted per 'live local' and med bonus. 16 stories
Ingress/egress on 8th St

But yes, even though they are within their rights to request live local for that property.

Imagine, what it will do to traffic flow and safety..... three blocks south they have:1) the Crystal Project 110
Phoenetia 177 units plus 16 live work. 9 stories(83ft 4in) and 340 parking spaces

Then

2)one block north, 760 Ponce De Leon and intense RX project 5stories (60ft) with approximately 583 parking
spaces.

You can imagine the traffic on 8th St, Galiano, Ponce and well into our neighborhood.

Please stop this for the sake of the community that will have to live in this highly densely proposal that will be
impossible to navigate to and from our homes.

Respectfully

Aurelio Carro
36 Veragua Ave
Coral Gables, Fl
33134.

From: [Blanca Morales Impress DC Media](#)
To: [Garcia, Jennifer](#); [drc](#); [Urquia, Billy](#)
Subject: Alarming CONCERNS Flagler section Coral Gables
Date: Wednesday, August 20, 2025 4:49:53 PM
Attachments: [impress-weblogo.png](#)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Ms. Garcia,

As a resident of the Coral Gables, I am writing to express my alarming concerns about the impact of the proposed ponce 8 mixed used development on the flagler section.

Our neighborhood is been left out of any improvements, and on top of that our residents are suffering from:

1. Severe Traffic congestions.
2. Excessive people and Visitors working on 767 Ponce and U-Health Jackson urgent care and of the corner of the 8th St.
3. Cars cut-through all our section.
4. Ilegal parking in our residential avenues.

For years the City officials have promised us neighborhood enhancements that have not been DONE.

PLEASE carefully evaluated this development and traffic and lifestyle impacts on this projects.

Thank you for all your efforts

best regards,

Blanca Morales

25 Montilla Ave
Coral Gables, Fl 33134

Thank you

Blanca Morales



5100 NW 17th Ave
Miami, FL 33142
305.672.7467
blanca.m@impressdcmedia.com
impressdcmedia.com

From: [Claudia Morales](#)
To: [Garcia, Jennifer](#); [drc](#); [Urquia, Billy](#); [Lago, Vince](#); [Anderson, Rhonda](#); clmore05@gmail.com
Subject: Ponce letter v2
Date: Sunday, August 24, 2025 6:59:23 PM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Claudia Morales]
30 Montilla Ave
Coral Gables, FL [ZIP]
8/24/25

Ms. Jennifer Garcia
Chairperson, Development Review Committee
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: Concerns Regarding Ponce 8 Development (3808–3850 SW 8th Street)

Dear Ms. Garcia,

As a resident of the Flagler Section of Coral Gables, I am writing to express my strong concerns about the impact of the proposed Ponce 8 mixed-use development on my neighborhood.

Our residential area already suffers from increasing safety and quality of life issues.

- Severe traffic congestion has resulted from drivers using Ponce as a cut-through alternative to Douglas Road.
- Cars consistently exceed the speed limit, putting pedestrians at risk and creating noise on what used to be peaceful residential streets.
- People visiting or working at the 747 Ponce ambulatory offices and the UHealth Jackson urgent care building on SW 8th Street have created increasing traffic bottlenecks at the corner of SW 8th and Ponce and consistently park outside our homes to avoid paying.

Adding a 16-story project with over 200 residential units and retail

space will unquestionably worsen the situation.

- While the project may comply with statutory allowances and while we acknowledge the Applicant's intention to provide workforce housing consistent with the Live Local Act, the scale and density of the proposed project represent a substantial increase beyond the prevailing development patterns in Coral Gables.
- It also coincides with other commercial and residential projects in the immediate vicinity that stand to further burden our neighborhood. They include The Aurelian, a twelve-story development on East Ponce de Leon Blvd., expected to add nearly the same number of residential units as Ponce 8; and the 760 Ponce medical complex.

In these and other projects, we are seeing a consistent and troubling pattern of our concerns taking second stage to the desires of developers.

- For years, City officials have promised us neighborhood enhancements that have not been delivered.
- Instead of hearing first-hand about projects with the potential to negatively impact our neighborhood, we often find out about them second-hand, through informal channels or once the decisions impacting us have already been made.

I respectfully urge the Development Review Committee and the City to carefully evaluate the traffic and lifestyle impacts of this project and ensure that the voices of longtime Coral Gables residents are taken into account before moving forward.

Thank you for your attention to this serious issue.

Sincerely,

Claudia Morales

Resident, Flagler Section – Coral Gables

From: [zully pardo](#)
To: [Garcia, Jennifer](#); [drc](#)
Cc: [Anderson, Rhonda](#); [Lago, Vince](#); [Urquia, Billy](#)
Subject: DRC August 29th,2025- 'Ponce 8' 3808 & 3850 SW 8th St
Date: Wednesday, August 27, 2025 11:09:47 AM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear City of Coral Gables,

While we understand the legislation that is 'live local' and its intended purpose, affordable housing, the intense proposed 'Ponce 8' project raises concerns for residents of the North Ponce area, inclusive of our residential neighborhood, the Coral Gables Flagler St Section.

Traffic Flow & Circulation

-A project of such magnitude will add considerably to existing daily traffic congestion on 8th St, neighboring thoroughfares, and well into our residential streets where cut-through traffic is a major safety issue. The area's limited capacity compounded by the proposal's impending traffic will further aggravate flow and circulation.

Pedestrian Safety

-The project is not pedestrian friendly; as, it does not support walkability along the property's frontage, where the limited space creates a dangerous situation for pedestrians.

Building Clearance & Public Safety

-Access and clearance to the building for various services, such as waste management, are questionable but more importantly, emergency vehicle access must be such that residents are not placed at risk.

Historic Assets

-The intense project places at risk the N Ponce Conservation Overlay District (NPCO) and historic assets, the Coral Gables Woman's Club and Douglas Entrance.

Infrastructure Readiness

-This intense project and those forthcoming just blocks away, both north and south, of the property, will require adequate public facilities and services be in place when the development impacts occur.

Our future quality of life and well being will most certainly be negatively impacted as a result of 'Ponce 8'. We know the City will protect and act in the best interest of its residents.

Sincerely,
Jaime & Zully Pardo
49 Campina Ct
Coral Gables, Fl. 33134
205-803-1506
Sent from my iPhone

From: [Vickybusot](#)
To: [Garcia, Jennifer](#)
Subject: Re: Concerns Regarding Ponce 8 Development (3808–3850 SW 8th Street)
Date: Wednesday, August 20, 2025 4:45:07 PM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Ms. Garcia,

As a resident of the Flagler Section of Coral Gables, I am writing to express my strong concerns about the impact of the proposed Ponce 8 mixed-use development in my neighborhood.

Our residential area already suffers from increasing safety and quality of life issues.

- Severe traffic congestion has resulted from drivers using Ponce as a cut-through alternative to Douglas Road.
- Cars consistently exceed the speed limit, putting pedestrians at risk and creating noise on what used to be peaceful residential streets.
- People visiting or working at the 767 Ponce ambulatory offices and the UHealth Jackson urgent care building on SW 8th Street have created increasing traffic bottlenecks at the corner of SW 8th and Ponce and consistently park outside our homes to avoid paying.

Adding a 16-story project with over 200 residential units and retail space will unquestionably worsen the situation.

- While the project may comply with statutory allowances and while we acknowledge the Applicant's intention to provide workforce housing consistent with the Live Local Act, the scale and density of the proposed project represent a substantial increase beyond the prevailing development patterns in Coral Gables.
- It also coincides with other commercial and residential projects in the immediate vicinity that stand to further burden our neighborhood. They include The Aurelian, a twelve-story development on East Ponce de Leon Blvd., expected to add nearly the same number of residential units as Ponce 8; and the 760 Ponce medical complex.

In these and other projects, we are seeing a consistent and troubling pattern of our concerns taking second stage to the desires of developers.

- For years, City officials have promised us neighborhood enhancements that have not been delivered.
- Instead of hearing first-hand about projects with the potential to negatively impact our neighborhood, we often find out about them second-hand, through informal

channels or once the decisions impacting us have already been made.

I respectfully urge the Development Review Committee and the City to carefully evaluate the traffic and lifestyle impacts of this project and ensure that the voices of longtime Coral Gables residents are taken into account before moving forward.

Thank you for your attention to this serious issue.

Vicky Busot
Cell - 6303373011
Sent from my iPhone

Chen, Fengqian

From: Carol Smith <miami_lorac@yahoo.com>
Sent: Monday, August 25, 2025 2:42 PM
To: Garcia, Jennifer; drc; Urquia, Billy
Cc: Lago, Vince; Anderson, Rhonda
Subject: DRC August 29, 2025 - "Ponce 8" Development

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear City of Coral Gables,

The proposed 16-story "Ponce 8" development raises serious concerns for our North Ponce neighborhood, particularly in terms of traffic circulation, safety, and quality of life.

Traffic and Circulation: The development requires eastbound-only access from SW 8th Street. This forces vehicles—including residents, visitors, delivery trucks, and rideshare services like Uber and Lyft—to loop through neighborhood streets to approach the building from the correct direction.

This will funnel a significant amount of traffic onto Antiquera Avenue and Galiano Street, both of which are narrow, residential, and already experience cut-through traffic. These streets are not designed to accommodate the increased load of frequent vehicle circulation, idling, and drop-off/pick-up activity. The result will be congestion, noise, and increased risk to pedestrians, cyclists, and families who rely on these quieter streets.

Pedestrian and Emergency Access: The building's limited frontage and vehicle access further complicate safe pedestrian use and raise concerns about how emergency vehicles will efficiently reach the property without delays or blocked access points.

Impact on Neighborhood and Infrastructure: With multiple large developments proposed nearby, including this one, I ask that the City assess the cumulative impact on traffic, public safety, infrastructure, and nearby historic assets such as the Coral Gables Woman's Club and the Douglas Entrance.

I urge the City to require a more thoughtful traffic and access plan before allowing this project to move forward.

Thank you.

Sincerely,

Carol M. Smith
824 Galiano Street
Coral Gables, FL 33134
786-443-0038

Chen, Fengqian

From: Stephanie L. Da Costa <sldacosta@gmail.com>
Sent: Thursday, August 21, 2025 11:05 AM
To: Garcia, Jennifer; drc; Urquia, Billy
Cc: Lago, Vince; Anderson, Rhonda; sperezgalindo@yahoo.com; Zully Pardo
Subject: Concerns Regarding Ponce 8 Development (3808–3850 SW 8th Street)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Ms. Garcia,

As a resident of the Flagler Section of Coral Gables, I am writing to express my strong concerns about the impact of the proposed Ponce 8 mixed-use development on my neighborhood.

Our residential area already suffers from increasing safety and quality of life issues.

- Severe traffic congestion has resulted from drivers using Ponce as a cut-through alternative to Douglas Road.
- Cars consistently exceed the speed limit, putting pedestrians at risk and creating noise on what used to be peaceful residential streets.
- People visiting or working at the 767 Ponce ambulatory offices and the UHealth Jackson urgent care building on SW 8th Street have created increasing traffic bottlenecks at the corner of SW 8th and Ponce and consistently park outside our homes to avoid paying.

Adding a 16-story project with over 200 residential units and retail space will unquestionably worsen the situation.

- While the project may comply with statutory allowances and while we acknowledge the Applicant's intention to provide workforce housing consistent with the Live Local Act, the scale and density of the proposed project represent a substantial increase beyond the prevailing development patterns in Coral Gables.
- It also coincides with other commercial and residential projects in the immediate vicinity that stand to further burden our neighborhood. They include The Aurelian, a twelve-story development on East Ponce de Leon Blvd., expected to add nearly the same number of residential units as Ponce 8; and the 760 Ponce medical complex.

In these and other projects, we are seeing a consistent and troubling pattern of our concerns taking second stage to the desires of developers.

- For years, City officials have promised us neighborhood enhancements that have not been delivered.

- **Instead of hearing first-hand about projects with the potential to negatively impact our neighborhood, we often find out about them second-hand, through informal channels or once the decisions impacting us have already been made.**
- **This will undeniably negatively impact our local neighborhood character taking away from the beautiful and historic Douglas entrance and Coral Gables Woman's Club as well**

I respectfully urge the Development Review Committee and the City to carefully evaluate the traffic and lifestyle impacts of this project and ensure that the voices of longtime Coral Gables residents are taken into account before moving forward.

Thank you for your attention to this serious issue.

Sincerely,

Stephanie Da Costa

Resident, Flagler Section – 227 Ponce de Leon Blvd