



HISTORIC PRESERVATION  
ASSOCIATION OF CORAL GABLES

July 21, 2022

City Commission Meeting July 25, 2022

**Item F-13: An Ordinance of the City Commission approving the vacating of a public alley...**

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter *in opposition to item F-13 requesting the vacating a public alley*. As per Coral Gables Historic City Plan, “alleys” are one of several protected historic resources. Last October 2021, the Historic Preservation Board upheld the historical significance of the City Plan and rejected the project’s request to vacate the alley.

Presently, the zoning code allows 7-stories. The proposed “Ponce Park Residences” is more than twice the zoning height at 17-stories and this can only happen if the alley is vacated. Additionally, *the project encroaches on public historic property as per the landmarked City Plan* and several historically designated resources including a rare endangered 1926 White Way streetlight commissioned by Merrick.

**PONCE PARK RESIDENCES WILL ENCROACH ON THE HISTORIC CITY PLAN**

which protects *“right-of-ways, parkways, roadways, alleys, open space, parks, swales, reservations, sidewalks, waterways...” [p.2]* and it will adversely affect the historical, architectural, and aesthetic character of the historic area as per the Secretary of the Interior’s Standards and National Historic Preservation Act Guidelines.

Additionally, the proposed project *also encroaches* on the following historical properties within five hundred (500) feet of the proposed development: [1] **2901 Ponce de Leon Boulevard**, legally described as Tract E, Plaza Coral Gables, according to the Plat thereof, as recorded in Plat Book 173, Page 078 of the Public Record of Miami-Dade County, Florida. [2] **247 Malaga Avenue**, legally described as Lots 26 & 27, Block 29, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Record of Miami-Dade County, Florida. [3] **205 Malaga Avenue RARE 1926 White Way Streetlight** standing in front of 205 Malaga.

The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables. **We ask the City Commission to reject F-13** due to its irreversible effect on the integrity of the Coral Gables Historic City Plan officially recognized as a local landmark by the Historic Preservation Board in 2018.

Respectfully submitted,

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