

From: [Urquia, Billy](#)
To: [Garcia, Jennifer](#)
Subject: FW: In opposition of Ponce Parks Residents Project 3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga
Date: Wednesday, June 8, 2022 2:49:20 PM
Attachments: [image001.png](#)

FYI

From: Ramos, Miriam <mramos@coralgables.com>
Sent: Wednesday, June 8, 2022 9:16 AM
To: Urquia, Billy <burquia@coralgables.com>
Cc: Suarez, Cristina <csuarez@coralgables.com>
Subject: FW: In opposition of Ponce Parks Residents Project 3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga

Billy, please include in the public record for these projects.

Miriam Soler Ramos, Esq., B.C.S.

City Attorney

Board Certified by the Florida Bar in City, County, and Local Government Law

City of Coral Gables

405 Biltmore Way, 2nd Floor

Coral Gables, FL 33134

(305)460-5084 direct dial



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From: Lisa M <leemarie10@hotmail.com>
Sent: Tuesday, June 7, 2022 11:44 PM
To: Faizenstat@coralgables.com; rbehar@coralgables.com; Abucelo@coralgables.com; CMiro@coralgables.com; LRevuelta@coralgables.com; VTorre@coralgables.com;

WWithers@coralgables.com; CWithers@coralgables.com; Lago, Vince <vlago@coralgables.com>; Anderson, Rhonda <randerson@coralgables.com>; Mena, Michael <mmena@coralgables.com>; Menendez, Kirk <kmenendez@coralgables.com>; Jorge L. Fors, Jr. <jfors@coralgables.com>; Ramos, Miriam <mramos@coralgables.com>; Iglesias, Peter <piglesias@coralgables.com>

Subject: In opposition of Ponce Parks Residents Project 3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga

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Dear All City Representatives Concerned,

We are asking the City of Coral Gables to deny, at all levels, the Ponce Parks Residents Project, 3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga.

We understand the Applicant is seeking 1. Abandonment and Vacation of Alley, 2. Change of Land Use, Comprehensive Plan Map Amendment , 3. Receipt of Transfer of Development Rights (TDR''s), 4. Conditional Use Review for Mixed-Use Site Plan, and 5. Tentative Plat.

We are asking that the City only allow the Applicant, RC Acquisitions, LLC and P&J Enterprise Holdings, LLC to be allowed to build "As of Right" only and not be given any of the excessive allowances they are asking.

Please stop giving our City away to the highest bidder one project at a time.
Please put an end to the overdevelopment, with these massive oversized buildings.

It seems there is no logical justification to take a Commercial Low-Rise Intensity 50 feet zoning and change it to a Commercial Mixed Use High-Rise Intensity 150 feet zoning as the Applicant is suggesting. We need to protect and cherish our land and not continue to allow it to be used and abused by overdevelopment

As Public Cival Servants to the residents, please represent us and our concerns of wanting to have a livable and enjoyable City without the continued unnecessary overcrowding of high density, high rise concrete jungles and gridlock traffic that these massive projects are creating.

We don't feel we need to be a "World Class City". We feel we need to be a Livable City.

Please represent and protect the residents wishes and concerns and please vote NO and deny all the Applicants unreasonable and unnecessary requests.

Sincerely,
Lisa Maroon
Coral Gables Resident

From: [Urquia, Billy](#)
To: [Garcia, Jennifer](#)
Subject: FW: Ponce Park Condos
Date: Wednesday, June 8, 2022 8:30:11 AM

FYI

From: Leslie Khuly <lkhuly@gmail.com>
Sent: Wednesday, June 8, 2022 6:03 AM
To: Urquia, Billy <burquia@coralgables.com>; City Clerk <CityClerk@coralgables.com>
Subject: Ponce Park Condos

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I am a Coral Gables resident and I am not antidevelopment or predevelopment... I just like high quality projects and would like an option like this for myself to live in the Gables. I just read about this project online and wanted to say that finally there is a small building with amenities and walking distance to everything. I also love the park concept and whatever is decided will be much better than what has been there forever. This forgotten corner can become a great entry for the City on Ponce.

Leslie Sanchez

From: [Urquia, Billy](#)
To: [Garcia, Jennifer](#)
Subject: FW: Ponce Park Residences
Date: Wednesday, June 8, 2022 2:34:55 PM

FYI

From: Bianca Padilla <biancalpadilla@gmail.com>
Sent: Wednesday, June 8, 2022 1:57 PM
To: City Clerk <CityClerk@coralgables.com>; Urquia, Billy <burquia@coralgables.com>
Subject: Ponce Park Residences

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Hi there,

I am the resident of 321 Romano Avenue. Ponce Park is well-designed in height and scale and only half the original units. The public park will be a great entry point for the entire Ponce Circle Park area. Hopefully I can come here with my family for weekend farmer's markets in the park space once its completed... it just seems like a no-brainer since this has been one of the most "un-Coral Gables" properties in the entire City and it needs to finally be improved.

Thank you,

Bianca Padilla
321 Romano Avenue
Coral Gables, FL 33134

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Bianca Padilla

From: [Urquia, Billy](#)
To: [Garcia, Jennifer](#)
Subject: FW: Ponce Park Residences
Date: Wednesday, June 8, 2022 1:13:41 PM

FYI

From: Wally Henriquez <wallyhenriquez4@gmail.com>
Sent: Wednesday, June 8, 2022 1:00 PM
To: City Clerk <CityClerk@coralgables.com>
Cc: Urquia, Billy <burquia@coralgables.com>
Subject: Ponce Park Residences

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Good Afternoon,

I am the owner of [216 Palermo Avenue](#) just a block north of this project. Ponce Park will be an amazing addition for the area and will provide a wonderful experience as you drive north on Ponce de Leon. The existing corner and site can do so much better to improve the neighborhood and surrounding area. The Gables needs high quality projects like this one. This will be an amenity to residents and businesses in the area alike.

Regards,

Wally Henriquez
[216 Palermo Avenue](#)
[Coral Gables, FL](#)
Cell: 3055828096

From: [Maricris Longo](#)
To: [Planning](#)
Subject: Hello. My comments for Proposed project at 3000 Ponce De Leon Blvd; 216 & 224 Catalonia; 203 University Drive;& 225 Malaga
Date: Wednesday, June 8, 2022 11:03:06 AM

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Board: please read my letter in the meeting today

I own the property at 240 San Sebastian Avenue, just a few blocks away from the proposed project.

I am against the proposed development at 3000 Ponce De Leon Blvd; 216 & 224 Catalonia; 203 University Drive; and 225 Malaga because this project was granted the benefits of level 1 and level 2 Mediterranean Bonus without having Mediterranean style design. It is obvious, even for the untrained eye, that this project is not of Mediterranean style. Instead, this project's style is a version of 1970's modern architecture.

The Mediterranean Bonus Code was amended recently to prevent other styles of architecture, like this one, from benefiting from the bonus, including but not limited to increased height and FAR. The language in the code that said "*other styles*" was removed.

Additionally, as it is stated in the city's website "The intent of the "Coral Gables Mediterranean Architecture" design bonuses is to continue the support of George Merrick's vision consistent with the established **historic building fabric of the City** and enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance."

Moreover, research in new urbanism and design has shown that keeping an architectural theme increases harmony and beauty, and consequently creates a sense of place, higher property values and wellness overall. That is why neighborhoods in Miami that have a clear urban *identity* and *branding* have been so successful. For example, in Miami there is the Wynwood Art District, the design district, and downtown, including Brickell city Center.

The planning board's responsibility is to be big-picture oriented by ensuring compliance with the zoning code's intent. Moreover, our city has guidebooks on best practices to meet the Coral Gables Mediterranean Style Design Standards. I urge you today to please have the moral fortitude to reject this project as it is. Bonuses should not be free, they must be earned. Please send the message to developers that in order to receive the benefits of the bonus their projects have to be of "Mediterranean Style" design.

I sincerely appreciate your time.

Maria Cristina Longo

16 Phoenetia Avenue

305-798-0156

Maricris Longo

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