

**From:** [Maria A. Menendez](#)  
**To:** [City Clerk](#)  
**Subject:** City Commission Item F-4 & F-5 - Billy, Please provide a copy of this email to the City Manager and City Commission- Thank you!  
**Date:** Tuesday, October 13, 2020 9:38:38 AM

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**Dear Mayor, Vice Mayor, and other Commission Members,**

**I am unable to participant in today's zoom meeting, but want to provide my comments in regards to item F-4 & F-5 on the City Commission agenda.**

**For the record, my name is Maria Menendez and I live with my family at 322 Catalonia Avenue. We have lived here for over twenty-seven years.**

**We love the City of Coral Gables for the quality of life and services it strives to provide its residents.**

**The quality of life in our small neighborhood area has diminished over the years, and the discussion to change the zoning and land use for this area has been ongoing for a while.**

**During the 27 years in our home, (and you will hear from other residents that have lived in their home even longer), no improvements have been provided to our 3-block area. We have no trees, no grass, no traffic calming, no amenities, no neighborhood enhancements.**

**Our area is an enclave. We are separated from other residential neighborhoods by LeJeune Road (a 4-lane highway) on the West, and by University Dr. (a 4-lane collector) on the south, that includes the Historic 4-sty San Sebastian Apartment, that buffers the residential area to the south, from us. We have commercial zoning to the North, just separate by an alley, and to the East, across Salzedo Street (a 2-lane collector), that we share with our commercial neighbors.**

**Our quality of life will continue to be impacted and challenged by additional developments in our area, such as**

**he Mercedes Benz expansion to the Old Police and Fire Station, bringing the dealership activities closer to our residential neighborhood,**

**n additional development site anticipated in the area, resulting from the**

**land exchange involving Mercedes Benz',**

**new high-density development proposed at Catalonia and Ponce, east of our neighborhood, which wants to eliminate the dedicated right-hand turning lane from Ponce to University Dr. Vacating this right-hand turn will potentially divert traffic, east, onto Catalonia Avenue, when traffic is backed up from a red light at Ponce and University. This is bound to happen, especially during peak hours, when commercial traffic is heading home for the evening.**

**nd finally, the existing commercial zoning just north of us, allows for high rise development. A parcel or assembly of parcels of 20,000 sf or more may be built up to 190' in height, less than 200 feet away from our single-family residential neighborhood.**

**I believe that you are all in receipt of a petition signed by 100% of the property owners along the 300 block of Catalonia and Malaga Avenues. I, along with my neighbors, respectfully request that you approve the land use change for our area, as presented and supported by City staff.**

**Thank you for your consideration of this request.**