



GABLES GOOD GOVERNMENT COMMITTEE

NEWSFLASH

AN IMPORTANT MESSAGE FROM THE PONCE DE LEON HOMEOWNERS ASSOCIATION

As predicted, developers have returned and are once again trying to change the zoning in our neighborhood. (See attached flyer). Last year, a petition was circulated and signed with over 200 signatures in our neighborhood **to NOT allow** a zoning change to occur anywhere along Ponce de Leon between Camilo Avenue and Bird Road. If we allow even one developer to change the current zoning, we will open-the-door and set a precedent for other developers to follow suit. **We cannot allow this to happen.**

Some of the reasons for **NOT** supporting any zoning changes are below:

Traffic: The Agave project, just down the street **has already begun construction**. The bulldozers are underway and this project is **massive** (see photo attached). The Agave project alone will change the landscape along Ponce de Leon and the traffic is expected to become much more congested. Traffic will become even more congested if we allow developers to change the zoning on Ponce, between Camilo and Bird Road- (just down the street from Agave). Like it or not, our neighborhood is about to be majorly impacted by the Mediterranean Village (Agave) Project. **NO FURTHER ZONING CHANGES SHOULD BE ALLOWED; - ESPECIALLY SINCE WE HAVE YET TO SEE THE EFFECTS THAT AGAVE WILL HAVE IN OUR NEIGHBORHOOD.**

Green-space: Coral Gables is known for its green-spaces. The duplexes and single-family homes along this sacred eight-block stretch of Ponce de Leon Blvd. possess what's left of the green-space along Ponce de Leon. **WE MUST PRESERVE IT.** Town-homes that are built in Coral Gables extend nearly all the way to the sidewalks in the front, all the way to the sidewalks on the sides, and all the way to the back alleyways. The grass, shrubbery, and so many trees will be lost to concrete block and mortar. Ponce will begin to look more like LeJuene Road. ALSO, let's not forget the "concrete canyon" that's gone up (and continues to escalate) along Bird Road as you turn off of US1. These towering buildings on Bird are horrendous and have only added to the density in our neighborhood. The transition from Bird Road onto Ponce de Leon (headed north) remains elegant and green. Again, green-space is the signature of our City Beautiful; **we must keep it that way.** IF we allow town-home construction along Ponce, we will be forfeiting our green spaces and a multitude of trees.



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Merrick's Vision and historical perspective: The duplexes and single family homes along Ponce de Leon don't resemble any other street in Coral Gables. This entry-way to downtown Coral Gables reveals lush landscaping, trees and green spaces that will be gone if the town-homes are allowed. George Merrick envisioned a green environment throughout the scope of our City, - which is slowly but surely disappearing. Merrick's vision will once again be blurred away if townhomes are built that have little or no set-back restrictions.

THIS IS OUR FIRST CALL TO ACTION IN A WHILE! PLEASE ATTEND AND SHOW YOUR SUPPORT AGAINST ANY ZONING CHANGES!

Please join the Developer, Architect, General Contractor and Representatives to discuss.

A change of zoning and land use map designation to allow 4 single family residential townhouses.

Property: 3400 Ponce de Leon Blvd

When: Wednesday, September 28th, 2016

Time: 6pm-7pm

Location: Bulla Restaurant
2500 Ponce de Leon Blvd. 2nd Floor
Coral Gables, Florida 33134

Should you have any questions, comments, or wish to RSVP, please contact Zeke Guilford at (305) 466-8411.

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