

URGENT NEIGHBORHOOD NOTICE

A FOURTH HIGHRISE ON GROVE ISLE HAS BEEN PROPOSED

DOES THIS AFFECT YOU? SHOULD YOU AND YOUR COMMUNITY BE INVOLVED?

ALTHOUGH THE SALE OF THIS PROPERTY AND ITS PROPOSED DEVELOPMENT HAS BEEN KEPT SECRET FROM OUR COMMUNITY, OUR GOAL HAS BEEN TO MAKE THE PLAN, ITS LEGAL BASIS AND ITS DETAILS TRANSPARENT SO THAT THE COMMUNITIES IMPACTED CAN PARTICIPATE IN RELEVANT DISCUSSIONS.



THE DETAIL: A DEVELOPER WANTS TO DEMOLISH GROVE ISLE'S CLUB, BOUTIQUE HOTEL, RESTAURANT, LOUNGE, SPA AND POOL, IN FAVOR OF AN ULTRA-MODERN GLASS AND CONCRETE 18 STORY BUILDING ON THE NORTHEAST SIDE OF THE ISLAND.

WE THOUGHT YOU WOULD LIKE TO BE AWARE THAT THE PROPOSAL WILL LIKELY:

- **CAUSE AS MUCH AS 2-3 YEARS OF SEVERE DISRUPTION AND INCONVENIENCE WITH MANY TENS OF THOUSANDS OF TONS OF MATERIAL BEING MOVED** EITHER BY LAND OR BY SEA REQUIRING THOUSANDS OF HEAVY TRUCK MOVEMENTS AND DREDGING HAVING A SIGNIFICANT NEGATIVE IMPACT ON THE ECOLOGY OF OUR MARINE ENVIRONMENT, INCLUDING MANATEE HABITAT.
- **CAUSE DAMAGE AND INCOVENIENCE FROM DEMOLITION DUST AND DEBRIS, PILE DRIVING, DEEP ESCAVATIONS, AND CONSTRUCTION NOISE.** THIS WILL NEGATIVELY IMPACT LOCAL HOUSES, BOATS, PORCHES, AND TREES.
- **FURTHER SLOW TRAFFIC ON AND ACCESS TO SOUTH BAYSHORE DRIVE - ESPECIALLY DURING THE CONSTRUCTION PHASE.** THIS WILL FURTHER IMPACT ACCESS TO THE COCONUT GROVE BUSINESS DISTRICT. IT MAY REQUIRE **CONSTRUCTION WORKERS & SUBCONTRACTORS TO USE STREET PARKING** IN OUR NEIGHBORHOOD.
- **LEAD TO THE PRIVATIZATION OF THE ISLAND,** EXCLUDING NON-RESIDENTS FROM USE OF THE CLUB AND OTHER AMENITIES.

MANY EXISTING RESIDENTS AND NEIGHBORS ARE FIGHTING THE DEVELOPER'S PLAN AND HAVE GIVEN US, THE "PRESERVE GROVE ISLE" MOVEMENT, THEIR SUPPORT TO CARRY OUR MESSAGE TO THE COCONUT GROVE NEIGHBORHOODS AND CIVIC ASSOCIATIONS. OUR OPINION POLL SHOWS THAT **THE MAJORITY OF RESIDENTS OF THE ISLAND ARE AGAINST ALL HIGH DENSITY DEVELOPMENT.**

WE HAVE MADE LEGAL PROGRESS WITH THE CITY TO THE POINT THAT THIS DEVELOPMENT PLAN IS ON HOLD FOR FURTHER REVIEW. THIS GIVES US AND THE WIDER COMMUNITY TIME TO REFLECT ON THE FULL IMPACT OF THIS DEVELOPMENT PROPOSAL ON THE RESIDENTS OF THE ISLAND, OF NORTH COCONUT GROVE AND COCONUT GROVE IN GENERAL AND TO MAKE OUR VOICES HEARD.

CONTACT US TO STOP OR AT LEAST SHAPE WHAT IS BEING PROPOSED FOR OUR NEIGHBORHOOD VIA OUR E-MAIL ADDRESS SAVEGROVEISLE@OUTLOOK.COM . TELL US HOW YOU FEEL YOUR NEIGHBORHOOD COULD PARTICIPATE IN THIS ISSUE AND CONTROL ITS IMPACT ON THE NORTH GROVE. **/OVER**



IF THE IMPLICATIONS OF THIS PROPOSED PROJECT ARE OF CONCERN TO YOU OR YOU WOULD LIKE TO KNOW MORE, PLEASE CONTACT US AND TAKE A MOMENT TO OBJECT TO THE PROPOSAL BY WRITING LETTERS TO MIAMI AND ENVIRONMENTAL OFFICIALS IMMEDIATELY.

SAMPLE TEXT *****COPY AVAILABLE ON WEB SITE

YOUR NAME/ADDRESS

Dear

I am a resident of North Coconut Grove and a taxpaying citizen of the City of Miami. I recently became aware of a proposal to construct an 18-story tower (or any other high-density construction) on the tropical tip of Grove Isle. I want to state for the record that I want to be part of whatever process considers the merits of the proposal(s), that I am opposed to any new high-density construction on any portion of Grove Isle, and that I want to be kept informed and provided notice of any proposal that is submitted for consideration to the City. We will be watching this process and look forward to voicing our strong objection at public meetings or hearings if the proposal makes it that far. Please keep me and all of my neighbors advised of any critical steps in the consideration of this proposal.

Sincerely,

YOUR SIGNATURE

SAMPLE TEXT *****COPY AVAILABLE ON WEB SITE

CITY OF MIAMI

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3500 Pan American Drive, Miami, Florida 33133

District 2 Commissioner Marc Sarnoff: msarnoff@miamigov.com
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Assistant City Manager: Alice Bravo (abravo@miamigov.com)

Planning Director Francisco Garcia: fgarcia@miamigov.com
444 SW 2nd Avenue, 3rd Floor
Miami, Florida 33130 305-416-1470
General Number for Planning Department: 305-416-1400

Assistant Director: Luciana Gonzalez (LGonzalez@miamigov.com)
Zoning Chief: Paula De Carolis (pauladecarolis@miamigov.com)
Zoning Administrator Irene Hegedus: ishegedus@miamigov.com
444 SW 2nd Avenue, 4th Floor Miami, Florida 33130
305-416-1491

Land Development, Chief Antonio E. Perez (AEPerez@miamigov.com)
444 SW 2nd Ave 3rd Floor Miami, FL 33130

FLORIDA DEPARTMENT OF ENV PROTECTION

Pamela Sweeney 305-795-3486
Biscayne Bay Environmental Center
Biscayne.Bay@dep.state.fl.us

MIAMI-DADE DERM

Sean McCrackine 305-372-6789
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TROPICAL AUDUBON SOCIETY

Laura Reynolds 305-667-7337
Susan Shapiro
biscbaycoalition@tropicalaudubon.org

GROVE ISLE WAS PLANNED IN THE 1970'S, BUILT IN THE EARLY 1980'S, AND HAS REMAINED UNCHANGED FOR THE PAST 30+ YEARS. THIS DEVELOPER BELIEVES THAT A SETTLEMENT FOR DEVELOPMENT WITH THE CITY OF MIAMI IN 1977 THAT ALLOWED CONSTRUCTION OF WHAT IS CURRENTLY ON THE ISLAND NOW ALLOWS THE DEMOLITION OF THE HOTEL AND BUILDING OF A NEW HIGHRISE TOWER UNDER ZONING LAWS OPERATIVE AT THE TIME OF THE SETTLEMENT. OTHERS NOW CONTEST THAT ANY DEVELOPMENT, IF ANY AT ALL IS ALLOWED, MUST CONFORM TO CURRENT ZONING LAWS—MIAMI 21. IT IS CRUCIAL THAT A ROBUST PUBLIC PLANNING REVIEW PROCESS UNDER MIAMI 21 IS UNDERTAKEN WHEREBY THE DEVELOPER IS REQUIRED TO PROVIDE ALL THE REQUISITE INFORMATION SO THAT THE PLANNING DEPARTMENT AND THE PUBLIC HAVE AN OPPORTUNITY TO REVIEW AND COMMENT ON THAT INFORMATION. THIS IS A LEGAL MATTER THAT IS CURRENTLY IN DISPUTE.

**FOR INFORMATION SEARCH ONLINE WITH GOOGLE:
TO CONTACT US PLEASE EMAIL:**

**PRESERVE GROVE ISLE
SAVEGROVEISLE@OUTLOOK.COM**

WE ARE RESIDENTS ON GROVE ISLE AND OUR ORGANIZATION IS "PRESERVE GROVE ISLE" AND WE ARE VOLUNTEERS WHO ARE EXTREMELY CONCERNED BY WHAT IS BEING PROPOSED FOR OUR NEIGHBORHOOD.
PRESERVE GROVE ISLE LLC