

From: [Jesús Ornia](#)
To: [Board of Architects](#)
Cc: [Mar Reyes](#); [Cody, Sarah \(RER\)](#)
Subject: 301 Madeira Ave AB19013562 letter
Date: Wednesday, December 1, 2021 6:17:05 PM

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

Dear Board of Architects,

I am writing to oppose this project.

As owner of three houses from 1920's in the block adjacent to the project in the reference, one historically designated by Miami Dade County for being "an excellent example of Mediterranean Revival architecture from the early 20th century" I am very concerned about this project.

In their analysis of the project, the staff report on page 6 wrote:

"The proposed massing of the PAD is NOT compatible with the adjacent properties in the North Ponce area with regards to building bulk and size. The newer buildings in the North Ponce area may have a similar height as the proposed PAD, but have significantly smaller building footprints and therefore massing."

This project would have considerable negative effects on my historic homes which I lovingly restored, arguably some of the most beautiful single family homes in the North Ponce District, despite not being located in the City of Coral Gables proper. This project is a Central Business District building on Madeira Avenue, surrounded by single-story duplexes and in some cases, even single family homes like my historic homes on Mendoza Avenue.

Instead of incremental development that gradually raises the density in a way that is in scale with the neighborhood, this is big bang density out of scale with the neighborhood. Please look at the what the Board of Architects has approved in the past for these midblock North Ponce District buildings like at at 315 Madeira or 1400 Salzedo which directly touches Little Gables. Again, 1400 Salzedo is touching Little Gables. Neither of these buildings are of the height nor density of this building. This building would not want itself as a neighbor and destroys the integrity of historic structures in the neighborhood.

Thank you!

Jesus Ornia and Maria del Mar Reyes, owners of 315 Mendoza, 317 Mendoza and 327 Menores ave.

From: [Karen Shane](#)
To: [Board of Architects](#)
Cc: info@littlegables.com; [Karen Shane](#)
Subject: 301 Madeira Ave AB19013562
Date: Wednesday, December 1, 2021 4:25:43 PM

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Please confirm receipt of this email.

To Whom It May Concern,

As the President of the Little Gables Neighborhood Association, I am appalled at this monster of a building which is proposed to be built at 301 Madeira Avenue, Coral Gables. This proposed structure would tower over our neighborhood. I am quite sure that I speak for many residents of Little Gables, as well as North Gables, which is also just steps away across Le Jeune Road.

This parcel is zoned MF2, which is the second lowest multifamily zone, not MF3 nor MF4. Even the Courtyard Marriott, which is the tallest building along the North Gables Le Jeune corridor and several blocks south closer to the business district, is only 5 stories high. If built, this project which is not touching Le Jeune Rd will give every appearance of spot zoning, not only with relation to its single-story neighbors to the north, but also with regard to a single parcel to that will be marooned to its west on the corner of Madeira and Le Jeune that is modest townhomes, and as a single parcel will never be feasible to be anything else.

A building that is shorter and which covers a much smaller footprint on the lot and which transitions to its neighbors on all sides would be more suitable.. Even a scaled back building that would be a fair neighbor would still be immensely profitable.

I urge you on behalf of our community to please send these plans back for a new concept in step with the neighborhood.

Sincerely,
Karen Shane
President,
Little Gables Neighborhood Association

Sent from my iPhone

Sent from my iPhone

From: [Maria Cruz](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira
Date: Thursday, December 2, 2021 9:58:39 AM

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Good morning,

Today you heard from the horse's mouth. The size of the lot doesn't permit the requirements for the parking lot to be met. That in itself should make this project not approved. Talking about the rewrite certainly should not make it o.k. As their attorney said about our comments, that comment has nothing to do with the matter at hand.

Please do not approve it. Stop deferring it.

How many times are you going to spend time on a project that just does not FIT the neighborhood?

"We are not planning" does not mean we won't!

Mediterranean????

Thanks!

Maria C Cruz

Sent from my iPhone

From: [Dave](#)
To: [Board of Architects](#)
Subject: 301-342 Madeira Project AB19013562 - - UPSET RESIDENTS -- URGENT DEADLINE
Date: Wednesday, December 1, 2021 10:03:07 PM
Attachments: [VID-20211130-WA0000.mp4](#)

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Hello All,

I am writing as a resident and property owner that will be GREATLY affected by the above proposed monstrosity of a building. I will not even try to sugar coat my feelings. CORAL GABLES NEEDS A MORATORIUM ON NEW CONSTRUCTION!!!

Is it not enough to have half of the Miracle mile empty due to large developers buying up swaths of land trying to build higher and higher?

You've swallowed up Ponce Circle. 13 Stories up and down Dixie Highway. Build Build Build... No new Traffic Lights, No new Stop signs nooo.. why? oh I know "Because LeJeune Rd, Coral Way, Ponce, Are all State roads, or county roads or no one cares roads?

You allowed another developer to tear down a beautiful Art Deco building at 232 Zamora only to leave us looking at a BLACK FENCE for FIVE YEARS.

The streets are littered with trash and dog poop from transient part time residents that don't build community and don't add value.

Does no one consider traffic impact studies?

Light Pollution?

Shading effects?

I just spent over 20 thousand dollars on solar panels. Will these developers be re-imburse-ing me for energy costs during the winter months? (When I should be building credit...)

If this project goes through which I am sure, more than likely, it will because "we the people" know opinions are a dime a dozen but big money developers are a politicians dream come true. There is no need to exceed 2 or even 4 stories in this neighborhood.

Sorry I couldn't cite more facts as I only just found out they are building a 9 story building 2 blocks from my house last night and the deadline for comments is today....isn't it a great country....Sorry I also cannot be present because I work for a living to pay my TAXES. something you wont be getting from the 200 NON TAX PAYING RESIDENTS living on Madeira Ave...

Please see attached Solar study.

Thank you for your attention.

Signed EVERYONE THAT OWNS PROPERTY ON MENDOZA AVE & SW 16th Terrace & SW 40th Ave.

From: [Robert Hans](#)
To: [Board of Architects](#)
Subject: 301 Madeira Ave AB19013562
Date: Wednesday, December 1, 2021 8:29:38 PM

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Dear Sirs:

I am writing in opposition to this project, in particular its outrageous height, totally out of proportion to the much smaller buildings all around the proposed development. Additionally, the 42 foot wall of parking adds insult to injury for all the single-story neighbors.

Pls deny the variances – and have them significantly reduce the size of the building – so we will not be bathed in shade.

Pls confirm good receipt.

Thks and regards,



Please ask the board of architects to confirm receipt.

I am writing in opposition to this project, in particular the 42 foot wall of parking exhaust that greets its single-story neighbors.

In driving around today, where higher-density Coral-Gables meets lower-density Little Gables, the first thing I can tell you is that there are no 100-foot high buildings on the border. Even more importantly, building after building has **underground** parking. For example, 1400 Salzedo, 1520 Salzedo....

Why not force the parking underground? This would solve problems both in the front of the building and would of course be incredibly helpful to preserve the quality of life to the rear of the building. As an added bonus, with the first 2-3 stories buried, the building could also be

shorter in height, helping it fit in with the neighborhood.

With 142 units on offer, at a conservative average sales price of a quarter million dollars each, that yields 35 million dollars, leaving no reasonable argument that it cannot afford to bury the parking. Please force this project to utilize underground parking so that it will be a good neighbor, not one that spews noxious externalities on its neighbors.

From: [Raul Rodriguez](#)
To: [Board of Architects](#)
Subject: New Project in Madeira
Date: Tuesday, November 30, 2021 4:59:50 PM

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I am a homeowner on the same block as this property. I live in a duplex single family home with my mother on the other side. I am very concerned about this project.

This large and grossly out of scale project will overshadow my home. The home we have lived in for many many years. It will render our backyard and pool useless. This is a big block that seeks to squeeze in every bit possible, both in its height and footprint. A more human-scale building with terraces and stepdowns would be much less offensive.

The large apartment will have a parking garage that will spew parking exhaust all over my home and yard, making outdoor backyard patio visits unpleasant and all but impossible.

My family suffers from health that will make living in my home and the yard a risk for my wife and children.

I am also concerned about the damage of this structure to my septic tanks located in my backyard close to this structure. Any shift in the foundation, resulting from them digging down to lay the foundation, could crack them.

I urge the city to force this project to adopt a more human scale and to preserve your neighbors' health and home.

Thank you

[Sent from the all new AOL app for iOS](#)

From: [sc treanor](#)
To: [Board of Architects](#)
Subject: Re: CASE FILE AB-19-01-3562 301-341 Madeira Avenue
Date: Wednesday, December 1, 2021 2:21:53 PM

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Dear Board of Architects,

Since their previous applications in August, the applicant has done no more than tinker with the previous designs. The building is fundamentally lacking in Mediterranean spirit, with the result that the references that do exist feel forced. A cursory glance at pages 20 and 21 of the application reveal that this is a hulking, blocky, angular building suitable for Dallas, Denver or Doral, but not Coral Gables. This building is just on the border of Coral Gables, yet to condone this building here would have reverberations on the excellence of design throughout the city.

I live in a single family home just over the back property line of this project in MDC. These plans propose to erect a 5 story wall with just 10 feet setback from my backyard. Imagine a wall of 5 stories rising just 10 feet beyond your backyard! And worse, really, it is not just a 5 story wall, but a 5 story ventilation of the parking structure. Imagine the misery of my backyard, and indeed of my entire house, with a 5 story exhaust wall looming menacingly above it.

I implore the Board to reject this application to send it back to the drawing board for a complete reimagination, in a spirit that is both humane and Mediterranean. Indeed, the Mediterranean ideal is not merely a hodgepodge of historical references but a desire to bring humanity and beauty to the look and feel of the City Beautiful.

Scott Treanor