

Exhibit F

Garcia, Jennifer

From: Maricris Longo <maricrislongo@gmail.com>
Sent: Wednesday, January 8, 2020 3:58 PM
To: Planning
Subject: Hello. Comments on proposed project at 211 Santillane - Proposal Number 19-9345

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Hello, Please include my comments for today's hearing for the proposed project at 211 Santillane Avenue.

I live near the proposed project at 211 Santillane Avenue I am against it.

The applicant is applying for the residential infill regulation (RIR) which requires Level 2 Mediterranean Bonus. Please note that the applicant's chart on page 2 of the application is misleading on what is currently allowed for the density and the square foot.

The applicant does not have "as-of-right" the 75,000 sq ft and the density of 100 units/acre listed in the column labeled "Currently allowed in RIR". This information is false because in order to get these sq ft and density, the applicant would have to implement the Mediterranean Bonus.

The applicant is not implementing the Mediterranean level 2 bonus. See below a list of a few examples:

- there are no windows facing the street on the ground floor. The mashrabiya are not windows, and they are totally out of character for the city of Coral Gables;
- the "Art in Public Spaces" screens are not Mediterranean;
- there is a mega driveway- instead of 2 smaller driveways;
- the building is also protruding in the 10 ft front yard by use of bay windows, which is not an architectural Mediterranean element;
- the east side of the building's front is very auto oriented because it has excessive amount of pavement; and too much emphasis is placed on the garage entry with an ugly roll up metal garage door;
- the main door of the townhouses do not face the street

The planning board has the responsibility of scrutinizing projects that ask for the Mediterranean bonus. **How can you approve and give a bonus that grants more units and sf ft in exchange for a building of lesser design quality than what is required.** The North area is already less attractive and less desirable than other residential areas in the city, and it needs urgently your advocacy and action in support for better quality projects.

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