

----- Forwarded message -----

From: "Karelia Carbonell" <karelia.m.carbonell@gmail.com>

Date: Dec 14, 2021 8:51 AM

Subject: Re: Madeira

> Board of Architects Meeting December 16, 2021

>

> Re: 301-341 Madeira Avenue, Coral Gables, FL CASE FILE AB-19-01-3562

>

> On behalf of the Historic Preservation Association of Coral Gables, please accept this letter in opposition to the proposed development at 301-341 Madeira Avenue.

>

> We do not find that the latest proposal adequately addresses the previous concerns and deficiencies. The design does not possess the character-defining features of Mediterranean architecture nor does it include clear design elements/architectural styles of any of the historic buildings that are required by the Mediterranean Bonus program in Section 5-202. The proposal does not “continue to support George Merrick’s vision consistent with the established historic building fabric of the City.” As such, the proposal should not be awarded Mediterranean Bonus 1 or 2.

>

> We ask the Board of Architects to reject the “301-341 Madeira Avenue” proposal as submitted and to support the community by recognizing 335 and 341 Madeira Avenue as historically significant like the Historic Preservation Board did on February 17, 2005.

> Please join the neighbors and the Association in recommending historic designation of these two garden apartment buildings.

>

> These garden apartments were constructed in 1926 and designed by H.C. Schwebb and serve as a visible reminder of George Merrick's Mediterranean vision for The City Beautiful.

> We concur with the historic preservation officer's determination that these buildings meet the eligibility criteria for designation.

>

> The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables.

>

> Respectfully,

Karelia Martinez Carbonell

President, Historic Preservation Association of Coral Gables

From: [marvellen ebert](#)
To: [Board of Architects](#)
Subject: Fwd: Little Gables: Not in My Backyard!
Date: Monday, December 13, 2021 9:05:42 AM

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

Good morning please do not cheapen our neighborhood by building this monstrous property; there has to be a better location for something like this. Please take it back to city planning!

Sincerely,

Maryellen Ebert
Little Gables resident

----- Forwarded message -----

From: Little Gables Neighborhood Association <info@littlegables.com>
Date: Mon, Dec 13, 2021 at 6:00 AM
Subject: Little Gables: Not in My Backyard!
To: <leleebert@gmail.com>

[View this email in your browser](#)

Hello Little Gables Residents!

We hope this finds you and your family well and enjoying the holiday season.

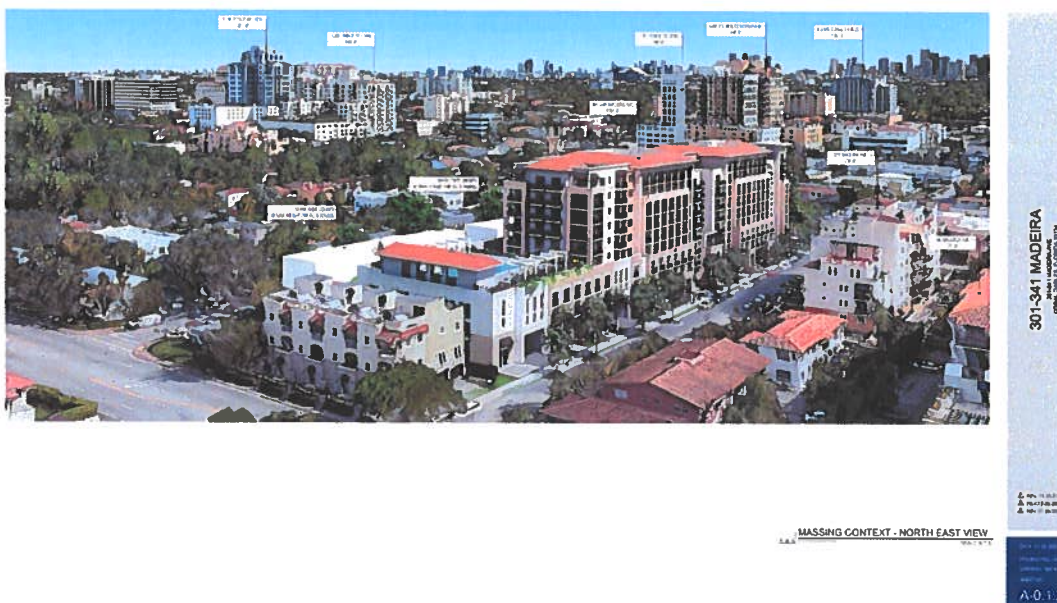
We were recently informed of an extremely large apartment building project being planned at [301-341 Madeira Avenue](#) which is on the east side of LeJeune Road right behind the south side of SW 16th Terrace in Little Gables. (See photos below).

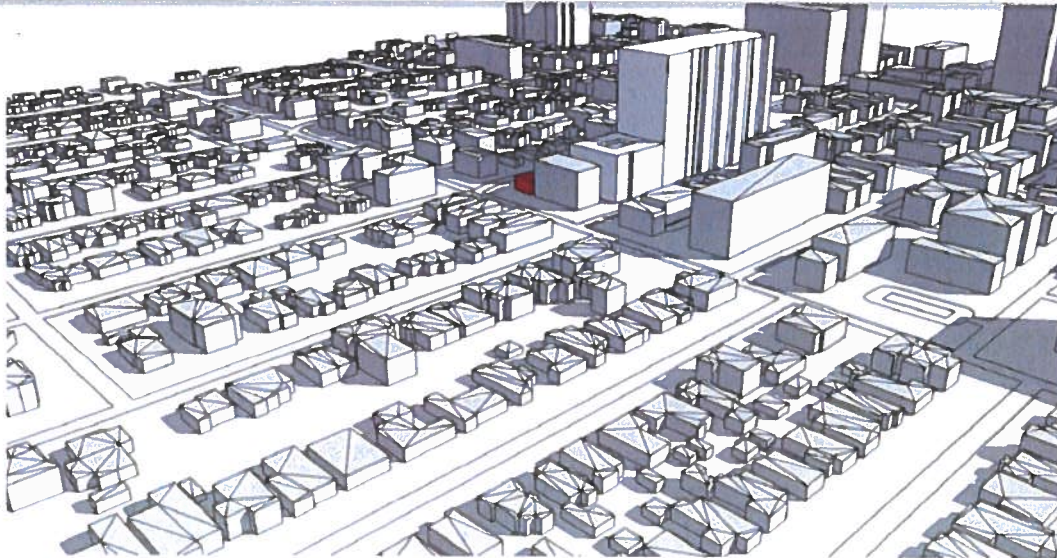
[View this email in your browser](#)

Hello Little Gables Residents!

We hope this finds you and your family well and enjoying the holiday season.

We were recently informed of an extremely large apartment building project being planned at 301-341 Madeira Avenue which is on the east side of LeJeune Road right behind the south side of SW 16th Terrace in Little Gables. (See photos below).





Developers are looking at constructing a NINE STORY BUILDING on the property where six two-story apartment buildings and two vacant lots now sit. Not only will the demolition and construction create an enormous disturbance to the lives of our fellow residents, the enormity of the building towering 100 feet in the air will block out sunlight for them most of the year. Several of the affected properties have pools and lots of trees and vegetation that will lose its source of sunlight. In addition, the vents from the parking garages are being directed out the back of the building in the direction of people's backyards which will be only 10 feet away.

This project is currently before the Coral Gables Board of Architects. They are meeting on this project for the third time this Thursday at 9:00AM. We need to join with our fellow residents on our southern-most border of Little Gables in expressing how this project will adversely affect our neighborhood. We ask that you show your support by sending a brief email no later than noon on Tuesday, December 14. The email address, subject line and suggested text are below. Please fill in your name and address and feel free to create your own message. You can also appear in person (Coral Gables City Hall) or join the Zoom meeting using

[Subscribe](#)[Past Issues](#)[Translate ▼](#)

Thank you for taking the time to do this on behalf of our neighborhood.

Regards,
Little Gables Neighborhood Association

BoardofArchitects@coralgables.com

Subject: 301-341 Madeira Avenue

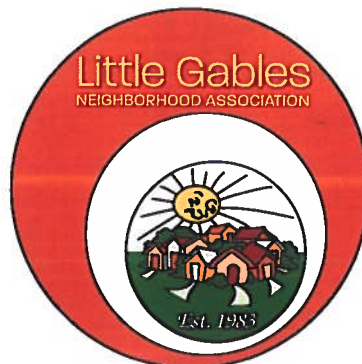
To the Coral Gables Board of Architects:

My name is _____. I live at _____ in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

[Insert your name(s)]



From: [Donald Llopis](#)
To: [Board of Architects](#)
Subject: Madeira Avenue Building - Against
Date: Monday, December 13, 2021 10:13:38 AM

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

December 13, 2021

BoardofArchitects@coralgables.com
Subject: 301-341 Madeira Avenue
To the Coral Gables Board of Architects:

Our names are Donald and Olga Llopis. We live at 4405 SW 15 Street in Little Gables. We are very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

Donald Llopis and Olga Llopis

From: JORGE O MARTINEZ
To: Board of Architects
Subject: 301-341 Madeira Avenue in CGables
Date: Monday, December 13, 2021 10:03:19 AM

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

Our names are Jorge O. Martinez and Margarita Anillo. We live at 4425 SW 13th Street in Little Gables. We are very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Jorge O. Martinez and
Margarita Anillo

Sent from my iPhone

From: [Ariel Leon](#)
To: [Board of Architects](#)
Date: Monday, December 13, 2021 9:59:01 AM

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

Subject: 301-341 Madeira Avenue
To the Coral Gables Board of Architects:

My name is Irmenia Morejon. I live at 1100 SW 44 Avenue in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

Irmenia Morejon

Se envió desde la nueva aplicación de AOL para iOS

From: John E
To: Board of Architects
Subject: 301-341 Madeira Avenue
Date: Monday, December 13, 2021 9:58:33 AM

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

My name is John Ekberg. I live at 4001 SW 13TH TER in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

John Ekberg

5

From: [Cristina Cartaya](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira Avenue
Date: Monday, December 13, 2021 9:36:02 AM

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

Subject: 301-341 Madeira Avenue
To the Coral Gables Board of Architects:

My name is [Cristina Hernandez Cartaya](#). I live at 319 Mendoza Avenue (4119 SW 16 St.) in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

Guillermo and Cristina Hernandez Cartaya

--

Cristina Cartaya

From: Ariel Leon
To: Board of Architects
Date: Monday, December 13, 2021 9:56:14 AM

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

Subject: 301-341 Madeira Avenue
To the Coral Gables Board of Architects:

My name is Ariel N Leon _ I live at _____ 1201 SW 43 Avenue _____ in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

Ariel N Leon

Se envió desde la nueva aplicación de AOL para iOS

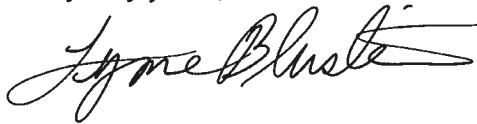
From: Lynne Blustein
To: Board of Architects
Subject: 301-341 Madeira
Date: Monday, December 13, 2021 10:31:58 AM

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

My name is Lynne Blustein. I live at 4330 SW 15 Street in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,



"Here 's to all the dreamers, may our open hearts find rest."
Nanci Griffith

16

From: [Antonio Ugarte](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira Avenue To the Coral Gables Board of Architects:
Date: Monday, December 13, 2021 10:44:28 AM

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

To the Coral Gables Board of Architects:

My name is **Antonio Ugarte**. I live at 4230 Sw 11 St, 33134, in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

Antonio Ugarte

Board of Architects@coralgables.com
Subject: 301-341 Madeira Avenue
To the Coral Gables Board of Architects

My name is Ketty Montenegro. I live at 3996 SW 10th St in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood

Very Truly Yours

Ketty Montenegro

From: [Nicholas Peters](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira Avenue
Date: Monday, December 13, 2021 1:13:22 PM

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

To the Coral Gables Board of Architects:

My name is Nick Peters I live in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. The development will tower 100 feet over the residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

In addition I believe that the building that is currently being proposed would adversely affect the property values in the neighborhood.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours,

Nick Peters B.Eng.
Program / Project Manager

Board of Architects@coralgables.com
Subject: 301-341 Madeira Avenue
To the Coral Gables Board of Architects

My name is Freddy Montenegro. I live at 3986 SW 10th St in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood

Very Truly Yours

Freddy Montenegro

From: Jose Candela
To: Board of Architects
Subject: 301-341 Madeira Avenue
Date: Monday, December 13, 2021 11:19:46 AM

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

To the Coral Gables Board of Architects:

My name is José Candela. I live at 4230 Sw 11 St, 33134, in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours

José Candela

From: [Karen Shane](#)
To: [Board of Architects](#)
Cc: info@littlegables.com
Subject: 301-341 Madeira Avenue
Date: Tuesday, December 14, 2021 3:37:50 PM

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

To: Coral Gables Board of Architects

My name is Karen Shane. I am a resident of Little Gables.

I am writing today to respectfully request that the project proposed for 301-341 Madera Avenue be scaled down to be more in line with the surrounding neighborhood. It is way out of proportion to the adjoining properties - especially to the neighbors right behind the proposed project. Quality of life for them will be drastically diminished forever. They will be living in the shadow of a monolith and their property values will be negatively affected.

Why does one person's business opportunity have to become heartache for so many others? Why can't there be a win-win solution found between developers and residents? Haven't we learned by now that quality of life and generosity of spirit needs to be at the top of the list?

Respectfully submitted,

Karen Shane
4375 SW 13th Street

Sent from my iPhone

6

From: [Rita Frisby-Bouzon](#)
To: [Board of Architects](#)
Subject: 301-342 Madeira, Coral Gables.AB19013562
Date: Friday, December 10, 2021 11:04:01 AM

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

Please confirm receipt of this email.

To Whom it may concern,

As treasurer of the Little Gables Neighbourhood Association and a long time resident here I am writing to oppose this project in it's current form.

It's out of character with the neighbourhood and the many historic buildings in the area. This massive structure is out of scale with all small scale buildings in the area and especially out of scale with the character of Little Gables which we have fought to preserve and Coral Gables has helped with that movement in the past.

A 42 foot huge wall of a parking garage with vents blowing toxic exhaust fumes onto the backyard of Single Story homes is shocking to contemplate and is a health hazard and may cause serious health issues to those residents, especially the elderly.

That building would create intolerable traffic conditions at LeJeune and Madeira and the area in general. 143 units of people trying to get off and on LeJeune! I live in the neighborhood and already experience the stacking every day. And I see the accidents.

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

Kind Regards,

Rita



7

From: sara bulnes
To: Board of Architects
Subject: 301 Madeira Condo Complex
Date: Monday, December 13, 2021 12:06:38 AM

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

Board of Architects,

I write to you today to voice my complaint of a massive rental apartment complex to be built across the street where I live therefore disrupting the neighborhood.

This building will eliminate already hard to find parking spaces, will bring more traffic, and a transient population.

It is sad that developers don't live in this type of neighborhood environments but come to ruin the neighborhoods of those of us who do. All about their money.

If this has to be made, could it be made in a smaller scale and height laws be honored?

Sara Bulnes

300 Madeira Avenue

Sent from my T-Mobile 4G LTE Device

Get [Outlook for Android](#)

8

From: Frederick Stromeyer
To: Board of Architects
Subject: COMMENT - Proposed Apartment Complex: 301-341 Madeira Avenue, Coral Gables, FL AB9013562
Date: Sunday, December 12, 2021 2:23:48 PM

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

Dear Sir/Madam:

It has come to my attention that only one block from my Coral Gables home, plans are in place to build a massive, disproportionate structure in the middle of our residential neighborhood.

This tower...

- Downtown Coral Gables Footprint - This structure "frog jumps" the downtown area two blocks North, an incursion into what is clearly a residential neighborhood. This will only invite future new tower developments.
- Lighting - This structure will in the winter and summer months cast all-day shadows on the legacy residents on Zamora and Majorca Avenues respectively. Navarre Ave two blocks South is a living example of this.
- Density - A 357% increase in unit density from the current 38 units to 174 residential units, on a narrow residential street
- Parking - Only one parking space allocated per unit. There will be a spill-over of cars parking on our front lawns, replicating what is already happening in nearby Coral Gables neighborhoods.
- Traffic - Despite installing a traffic calming device on Zamora Ave. and Hernando St., our street has become a rush hour artery. Pulling into and out of my driveway is a heightened risk with traffic rushing to pass me.
- Safety - A residential zoned area is becoming urban. With this is the decline in safety, and I cannot let my children play in the front yard.
- Character - This infrastructure does not fit the local character of our community, and removes two beautiful historical buildings on Madeira Ave.
- Profile - Rental. Most likely these will be rentals, serving a future investor cash flow but occupied with shorter term residents that have no vested interest in the local Coral Gables community.

The development...

The building specifications speak for themselves.

This is an investment-driven plan designed for a maximum return in what is a hot property market. Concessions to decorate the structure with Mediterranean facades do not diminish what this monolith represents, a massive structure akin to a public housing structure.

Recommendation...

My recommendation is that the Board fulfills their writ, and not bow to investment and special interest pressures of punters who do not have a stake in our community's culture and health. Think of your original intent, to safe guard character, culture and local residents of Coral Gables.

Please confirm receipt of this message for the Tuesday, 14th December 2021 board meeting.

Regards,

Frederick Stromeyer
Cell: +1 (305) 812-2193

From: Raul Rodriguez
To: Board of Architects
Subject: New Development in Madeira
Date: Sunday, December 12, 2021 7:36:08 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

My name is Raul **Rodriguez and my family** lives and resides in both sides of a very neat and well maintained one story duplex in the backyard of this proposed project.

This proposed project is out of step with the neighborhood. Meeting the Mediterranean standards allows the building to double its allowable units and as such, it should really just ooze Mediterranean. It should be a landmark building the city should be proud of. With the doubling of units allowed, is it really asking so much that the building be so lovely that it might aspire to sit on the list of Mediterranean standard buildings alongside the San Sebastian Apartments? As it stands, it is debatable if it can be called Mediterranean, and can anyone seriously assert it is beautiful or something to the City Beautiful's benefit?

The public benefit, which is a requirement for approval, is simply not there. This is an abuse of the PAD rules. If they want to build a regular building, they should follow the regular rules. The PAD is not meant for every project, it is an exceptional bonus for those projects that provide an exceptional public benefit. With such a meager benefit as in this case, what building would not qualify? Please force this project to come back with a more generous attitude toward the city and neighborhood it hopes to inhabit

Thank you,

Raul Rodriguez

4000 SW 16 terrace

Miami FL 33134

Sent from the all new AOL app for iOS

From: [paula.mari.tepedino](#)
To: [Board of Architects](#)
Subject: Not Mediterranean
Date: Sunday, December 12, 2021 5:10:13 PM

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

Hello.

Coral Gables is unique to South Florida.
In that uniqueness, the architect stands out as being its' most valuable 'face'.

The 301-341 Madeira development will jeopardize, ruin and create inhumane and unsafe environments for our community. Le Jeune already poses great risks to pedestrians, I being one of them, bicyclists, mothers walking with children and our elder population. Increasing 143 units of people with cars to get in and out of Madeira onto LeJeune is going to be a nightmare for everyone and especially to those trying to safely cross the road and get to where they need to get.

The architect of the building looks rigid and void of any hint of 'mediterranean'. It looks more like an institutionalized building deserving of inmates. A clay roof does not make a mediterranean building. After all, who can see it, the birds? The building is grim looking and does not fit into the scale and luxury of other Coral Gables residences. And historic buildings will be destroyed, our history of Coral Gables will be ruined, if this building is allowed to stand.

Inhumane conditions such as vents from parking garages venting out to local homes is a sub-par, 3rd world condition which is so out of place in Coral Gables. Or anywhere where we value humans.

Look at other buildings throughout Coral Gables and you can see how architects with creative vision have revised existing buildings or built new ones with 'Mediterranean' at the forefront - bury parking like other buildings do, step downs, smaller land coverage, more green.

A building like this is not progress despite what you might see.
Look at it again and then look at other more luxurious townhomes and condos in the area, and you'll have to see the reality. This building needs revisions.
Coral Gables deserves it.

B. Connors

From: onyx_coale
To: Board of Architects
Subject: 301-341 Madeira
Date: Monday, December 13, 2021 8:52:54 AM

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

I am not happy as a homeowner in North Gables with this proposed development.

It's not Mediterranean which is out of style with the historic buildings the 42 foot wall for parking garage is terrible.

It'll create more traffic on Lejeune and Madeira stacking up as there are 143 units is way too many people.

I believe that the building needs to be revised to be Mediterranean it should have more step downs and less blocky design smaller land coverage and bury the parking just like every other large building in the area.

Please confirm receipt of my email.

Onyx Coale

Senior Presidential Director
Quantum Field X39 Team

561-213-9139
<http://QuantumFieldX39Team.com>

From: [Jesús Ornia](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira Avenue
Date: Monday, December 13, 2021 10:18:22 AM

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

To the Coral Gables Board of Architects:

My name is [Jesus Ornia](#). Me and my family live at 315 Mendoza Avenue in Little Gables just one block from the 310-341 Madeira Avenue project. My house was built as part of the development of Spanish Court neighborhood plotted in 1924. In this area there are still several homes built in the 1920's decade using the ferroconcrete techniques patented by by architect Frank Mc Murray Sawyer.

Me and my wife Mar Reyes are also owners of 317 Mendoza from the same year and architecture, designated "historic site" by Miami dade Historic preservation Board on 8/17/2011

In 2014 we were awarded by Miami Dade historic preservation board for "Outstanding Residential Rehabilitation/Restoration of 317 Mendoza avenue".

We are very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighborhood on SW 16th Terrace just one block from these 1920's and other properties in the area that have been carefully preserved by owners to create a residential environment that has been unaltered for almost 100 years.

The enormity of the building will block out sunlight for our neighborhood most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will negatively affect its adjacent neighborhood, developed in the 1920's which has still got valuable historic resources that will be affected as the whole area will loose its character.

We respectfully request that the building be scaled down to be more in line with the neighborhood.

Very truly yours, Jesus Ornia and Mar Reyes.

From: Eddy M.
To: Board of Architects
Subject: 301-341 Madeira Ave Coral Gables - AB19013562
Date: Monday, December 13, 2021 10:58:49 AM

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,

Hope this email finds you well. I am writing to mention several issues I see, regarding the new construction on Madeira. After reviewing the building picture, there are some things that just do not match the area's décor. It is not Mediterranean, which does not fit the historic buildings within the area, plus it is absolutely enormous to say the least, thus overwhelming the neighborhood. Another, issue would be the 42-foot wall from the parking that would be a major eye-sore and unhealthy to all the single story homes. Traffic would also be a concern, 143 units would flood the area with overwhelming congestion filling the streets in the area. Now, rather than creating a 42-foot parking wall, proceed on going underground, this is one less eye-sore that can be avoided and design the building to a more Mediterranean-look. Thank you.

Eddy Muniz.

From: [Valerie Derome](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira Avenue Project
Date: Monday, December 13, 2021 1:38:41 PM

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

To the Coral Gables Board of Architects

My name is [Valerie Derome](#). I live at 4487 SW 16th st in Little Gables. I am very much against the building being proposed at 301-341 Madeira Avenue in Coral Gables. This development will tower 100 feet over our residential neighbourhood on SW 16th Terrace. The enormity of the building will block out sunlight for those residents most of the year. Several of the affected properties have pools and all of them have lots of old growth trees and vegetation that will lose their source of sunlight. In addition, the vents from the parking garages are being directed toward the back of the building in the direction of people's backyards only some 10 feet away.

We ask you to please consider the enormity of this project and how it will affect others. We respectfully request that the building be scaled down to be more in line with the neighbourhood.

Very truly yours,

[Valerie Derome](#)

From: [Diego Alonso Audette](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira
Date: Monday, December 13, 2021 10:29:58 PM

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

My family is in disagreement with the 301-341 madeira development plan.

To begin with it is out of style with historic buildings in the area. It's way too big and out of scale with smaller buildings characteristic of Coral Gables.

The parking garage vents into the backyard of single-story homes. This is very unhealthy.

The biggest community problem with this building is that it will create a significant amount of traffic at Lejeune in Madeira. There is already a problem getting onto Lejeune. This building will make it significantly worse.

The development should be less blocky and should cover less land. It should be much more Mediterranean as well. As far as parking goes, the garage should be buried just like all other large buildings in the area.

Thank you for your time,

Diego Alonso Audette
(+1) 312-217-3937

** In order to be more productive I am limiting email to twice a day. If this is urgent please text or call. **

From: [Adianez Albelo](#)
To: [Board of Architects](#)
Subject: 301-341 Madeira
Date: Monday, December 13, 2021 10:32:55 PM

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

Dearborn of architects:

I'm writing to express my disagreement with this project. The design of the building does not represent the area. It should have more step downs, smaller land coverage, more Mediterranean/Spanish look and the parking should be buried just like every other large building in the area.

Thank you,
Adianez Albelo
527 Zamora Ave

From: [Brett Gillis](#)
To: [Board of Architects](#)
Cc: jcarty@cartyarchitecture.com
Subject: Letter ItemE2 301-341 Madeira Avenue
Date: Tuesday, December 14, 2021 12:54:50 AM

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 must once again object to this project. I do not believe the design has been appreciably improved, and I do not believe any reasonable person would describe this building as Mediterranean in style. It lacks the articulation and decorative details of buildings like The Biltmore and the San Sebastian. I do not see how you could award this Mediterranean Bonus. This proposal is not in context with the neighborhood around this site. You have a mixture of single family homes, small garden apartments, and a few larger condo buildings, but nothing like this. Furthermore, 335 and 341 Madeira were recognized as meeting the criteria for historic preservation and should be recommended for historic designation.

Brett Gillis

From: wfgreenleaf@outlook.com
To: [Board of Architects](#)
Subject: Re: 301-341 Madeira Avenue, Coral Gables FL
Date: Tuesday, December 14, 2021 11:56:41 AM

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

My name is W. Frank Greenleaf, and I live at 417 Madeira Avenue, Coral Gables. The project proposed for the above parcel should be rejected. It is way too big and will create traffic problems in the area as residents of the proposed 143 units will be driving and further congesting the streets in the neighborhood, including Madeira Avenue, Salzedo St., and LeJeune Road. The proposed project is way too large at 9 stories and the 35 foot wall of its parking garage vents into the backyards of single family homes in the area. The building as proposed will also cast shade over existing properties nearby it. It is outside the scope of the neighborhood and will deprive existing residents of their rights of quiet enjoyment of their homes. Very truly yours, W. Frank Greenleaf

Sent from [Mail](#) for Windows

From: [Steve Fuller](#)
To: [Board of Architects](#)
Subject: Objection to 301-341 development
Date: Tuesday, December 14, 2021 1:03:33 PM

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To whom it may concern,

The size and scope and design of 301/341 Madeira is offensive. It is out-of-proportion and scale to the residential community within which it is found, and with which it proposes to replace. The 143-unit density is offensive, the footprint is dramatically and overly large, the setbacks are negligible for the size, there is not enough green space, the associated parking structure is an abomination, and the Mediterranean features of the proposal are mere uninspired adornment - they are not even close to the simple architectural elegance of the existing residences along 301 north. To further insult the neighborhood, the quiet underground parking along 300 south has been abandoned in favor of allowing a loud, above-ground feature for 300 north.

My comments are not simply limited to architectural ones, however.

The size and scope of this proposal, for the 300 block (north) of Madeira, is entirely beyond the practical limits of the neighborhood. The development along 300 Madeira (south) already burdens the traffic flow along the street, and its intersection with LeJeune is already compromised, and choked. The additional traffic that will be associated with another 143 units (minus the half-dozen homes that will be razed), including the "stacking" that will inevitably occur, is more than our predominantly single-family North Gables community can bear. Further, on-street parking requirements for vehicles that cannot be included within the internal parking lot scheme will only compromise the existing limited parking for our single-family residences.

We have lived in the Coral Groves neighborhood, on Zamora, for forty years. Like '400 (south) Zamora,' '300 (north) Madeira' was a proper residential block of no more than a dozen homes in 1980, and its use and consistency was appropriate for the area. This, as currently proposed, is not. However conceived, it would be a blight on the Gables landscape if allowed to be built in its present iteration. I am not in favor of it, in the strongest of terms.

Very truly yours,

Stephen Fuller

From: [sc treanor](#)
To: [Board of Architects](#)
Subject: 301-342 Madeira project on 12/16/21
Date: Tuesday, December 14, 2021 3:17:49 PM

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I am concerned that the Board is poised to approve this building despite its noncompliance with the 30 foot parking setback requirement. I quote from the Planning and Zoning staff report:

This application does not comply with all the regulations of the Residential Infill Regulations (RIR), such as the 30-foot parking setback requirement. Per Sec 2-405(A)(3)(d), if an Applicant chooses to use the Density and Floor Area Ratio bonuses provided with the RIR overlay, all of the standards shall be mandatory.

I further quote:

Per Sec 2-405(A)(3)(b) and (c), all the standards provided in the RIR overlay shall be mandatory to request the density and floor area ratio bonuses. If the properties are not developed in accordance with the RIR standards, the current site specifics of 6 stories or 70 feet shall apply. The proposed building does not comply with the 30-foot parking setback (on the 2nd and 3rd level) as required by the RIR. Unquote.

The building is not in compliance with these mandatory standards. Until the building meets these standards in their entirety, which is mandatory, not suggested, it is improper to approve this project. These mandatory requirements may not be waived. Any deviance from these mandatory standards leaves the city open to liability, not to mention loss of trust by the City's residents in following its own mandatory rules.

Thank you for your attention.

Scott Treanor

From: [Luisa Talavera](#)
To: [Board of Architects](#)
Subject: Fwd: 301-341 Madeira, Coral Gables AB 19013562
Date: Tuesday, December 14, 2021 4:12:08 PM

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

I've been a Coral Gables resident (owner-same house) since 1989. I have seen changes for the worst, taking place in my beloved City through the years.

The past ten years have been chokingly aggressive. Until when is the Coral Gables Board of Architects & selected officials, continue to destroy what makes Coral Gables "The City Beautiful"? How can they get away with this? Pushing the "code" envelope over the edge. Every time a little higher, a little wider, cheaper, more profitable! The new eyesore, as if we didn't have plenty already @ 301-341 Madeira. Are you kidding me?

What Architect in the right mind will call this a "Mediterranean" structure? It is MASSIVE, distasteful, ornamentally cheap looking and tacky.

It is totally out of place with its surroundings and it disturbs long time homeowners' privacy; only to welcome hundreds of rental tenants.

Where are the "preservation" voices in all this? Seems to be a thing of the past. Just like George Merrick, who must be TURNING IN HIS GRAVE!

I'd like to know who is in charge here. Who is making these bad decisions in the name of "architecture", development, or should I say money?

I'd like the name of the person/s in charge of getting away with this. Please reply.

Back at Madeira, not only an aesthetic fatality, but also an operational nightmare. With 143 units (a freaking beehive) there will be on average two vehicles per unit. Why do they keep building up, covering the beautiful contrast of the blue sky, not looking down to the traffic mess is creating? the accidents, road rage and plain driving madness. I wonder how many of these "architects" would like a "Con-demonio" (as I call them) like this, built on their block, or as a backyard to their beautiful pools and gardens. Please raise your hand!

This is unacceptable and it cannot continue. We need change, good change!

Luisa Talavera

From: [Lou Fuller](#)
To: [Board of Architects](#)
Subject: 301-342 Madeira building review
Date: Tuesday, December 14, 2021 7:02:24 PM

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

Dear Coral Gables Board of Architects,

I regret that I will not be able to attend in person the 301-342 Madeira review meeting, as I will be teaching art, as I have done for the past 30 years.

But perhaps a few lessons in design are needed at your meeting. The first concept that is lacking in this plan, is the principle of **Space**. You simply don't have the space for this size building. You can't convince us of what you don't have by adding some curvy lines and faux pas balconies. Where are the setbacks needed in every building in the Gables?

The second is **Proportions** and **Perspective**. You know who would see the building as it is drawn in the plans? Absolutely no-one. The building is right smack in front of our noses, like a spite wall (which are not allowed in the Gables for a good reason).

The third is **Lighting**. This huge cement block in this tiny street will block the light in every direction. All of us neighbors will be living in its constant shadow.

The fourth is **Color**. The City Beautiful is beautiful because of its green spaces. No space for that either in the cement monster.

The fifth is **(Mediterranean) Design**. Here the project reminds me of a lazy student claiming that by adding some balconies, wham, the building transforms into a Mediterranean design. I don't like it when students try to pull a fast one, but I expect better from professionals. This building doesn't look Mediterranean on Madeira, Flagler, Alhambra, 8th Street or anywhere else. It is a big boring apartment building: too big for the block and the neighborhood, too ugly for the Gables and way too problematic for your approval.

Please do the right thing and put this building to Rest in Peace.

Thank you,

Longtime Gables resident, teacher and artist.
 Lourdes Cabrera
 Zamora Avenue