

Gables Village, LLC
301 Almería Avenue, Suite 330
Coral Gables, Florida 33134

INVITATION TO INFORMATIONAL MEETING ON
GABLES VILLAGE

RE: Gables Village / Block South of Malaga Avenue, North of Santander Avenue, East of Segovia Street and West of Hernando Street

On behalf of Gables Village, LLC, you are invited to an informational meeting at which the project team will make a presentation of the proposed duplex, townhome and multi-family project to be located on the block south of Malaga Avenue, north of Santander Avenue, East of Segovia Street, and west of Hernando. The project, which is tentatively named “Gables Village,” will include duplex, townhomes, and apartment units and will be of a lesser number of living units than what currently exists on the property. The meeting will take place on the date and time below:

Wednesday, September 29, 2021, at 6:00pm
Coral Gables War Memorial Youth Center
The Theater
405 University Drive
Coral Gables, FL 33134

We look forward to your attendance and participation.

Minutes for Gables Village Project Neighborhood Meeting

On September 29, 2021, the informational neighborhood meeting for the Gables Village project proposed for the block south of Malaga Avenue, north of Santander Avenue, east of Segovia Street and west of Hernando Street (the “Property”) commenced at approximately 6:10 pm in the Theater located within the Coral Gables War Memorial Youth Center at 405 University Drive. The following individuals were in attendance on behalf of the project team:

- Mario Garcia-Serra and Lauren Kahn, Project Zoning Counsel
- Maria de la Guardia, Project Architect
- Alirio Torrealba and Jenny Ducret, Gables Village, LLC (Developer)

Over fifteen neighboring property owners were in attendance. Mr. Garcia-Serra commenced the meeting with an introduction of the project team and background information regarding the project site. Ms. de la Guardia then provided some insight into the inspiration for the architecture of the project and her desire to develop this City block in a manner consistent with Coral Gables history and responsive to the existing context. She went on to explain that the project proposes to internalize all the utilitarian functions including garage entrances within the internal private drives which cross the Property north-south. This alleviates the existing chaotic parking situation along the swale and street, thus allowing for an improved, safe, and uniform pedestrian experience along the street and sidewalks. She also explained that the project provides 37% landscaped open space and 92 parking spaces. As to density, she explained that there are currently 52 dwelling units on the property, and the project proposes 48 units. Ms. de la Guardia also provided an explanation and photographs of the inspiration for the proposed artwork which will be located along Santander Avenue in four public spaces with art inspired by the “glorietas” located in Seville, Spain. She then concluded her presentation with a poem by Juan Ramon Jimenez about Coral Gables, and opened the floor for questions and comments from the attendees.

Several neighbors expressed support and appreciation for the project’s scale and architecture. One neighbor asked questions about the private pools proposed for the duplexes and Ms. de la Guardia explained that they would be enclosed by a four-foot wall with a hedge for privacy. She also explained that because the rear of the duplexes were occupied by the garages, the pools were not located in the rear. There were questions regarding the onstreet parking spaces which Ms. de la Guardia indicated were above the parking requirements for the project. Questions regarding the timeline for the project were addressed by Ms. Ducret who indicated that the project would not be built in phases but instead would be developed all at once beginning with the infrastructure improvements required. She indicated that once the zoning approvals were in place, construction plans would be developed and then construction would begin. That timeline she expected to take approximately two years in total. One neighbor, Mr.

Felix Pardo, explained that he did not believe that the 45-foot height with a garage and 3 stories above was permitted by the Code due to the proximity of the 45-foot high buildings to MF1 zoning. Ms. de la Guardia and Mr. Garcia-Serra explained that a garage with architectural and artistic treatment on the ground floor is not counted as a story pursuant to the Zoning Code. One neighbor expressed that the 45-foot height along Santander was not appropriate but several neighbors responded that the project was very well done and because of the fenestration and break up in massing, the 45-foot height was appropriate for the neighborhood.

The project was well-received with several favorable comments about the proposed use and the building's design. The formal presentation concluded at approximately 7:25 pm and some neighbors remained to discuss with and ask additional questions of the project team.