

January 22nd, 2021

Jaime & Zully Pardo
49 Campina Court
Coral Gables, FL, 33134

Ref: "Gables Village Townhomes"
Proposed Four-Unit Townhome Project
142 S.W. 37th Avenue

To Whom It May Concern:

On January 12th, 2021 an informational virtual meeting was presented by Mario Garcia-Sera of the law firm, Gunster, along with his project team with respect to the above referenced proposed project.

Our neighborhood is comprised of 'single-family' homes. Its integrity and that of the "Campina Court Historic District" properties would be compromised by the prospect of such a project. The aesthetics and proportion of our singularly unique community would be undermined. Please note as follows:

- Placing four (4), two (2) story, three (3) bedroom each, row houses (to include parking and alley) on the proposed site is neither transitional nor harmonious. The property would be 'overdeveloped' with nil transition to neighboring family homes. As a gateway to Coral Gables, one would be greeted by a hodge-podge of dwelling styles, discordant in scale and out of place, adversely affecting the architectural proportion of the neighborhood. Only 'single-family' residential should be considered, or perhaps, a decorative entrance to the Gables, or perhaps a decorative entrance, as found in other parts of the Gables.
- With at least four (4) residents per unit, for an approximate total of sixteen (16) occupants, the property would prove overcrowded (high density) and in direct conflict with the surrounding 'single-family' homes (low density). That one lot would hold as many people as our whole street.
- There will be added burden from additional traffic, both cars and people associated with the townhomes, i.e. extra family cars, visitors, etc., on any given day. The latter, a reality, hardship that we are faced with today from the resident overflow coming from the six (6) story apartment building adjacent to the property in question. Even if unintentional, the increase of said traffic would further propagate the deterioration of our sense of safety and security that only comes with a close-knit community.
- Property values would be impacted negatively in the long run.

Overall, the tentative proposal is in direct conflict with the City of Coral Gables Board of Architects 'best practices', with respect to 'single-family' residential neighborhoods, designed to preserve and protect the distinctive and historical character of Gables communities such as ours. As residents and home owners of forty-plus (40+) years in Campina Court, we, too, feel equal obligation. We are confident our neighbors will mirror the same.

The best interest of our unique community and those of the City of Coral Gables is not well served by the proposed 'incompatible' project.

Sincerely,



Jaime & Zully Pardo

*Please see Attachment "A" for reference.

February 2, 2021

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