

October 26, 2021

Mr. Juan Riesco
City Architect
City of Coral Gables
Board of Architects
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

**Re: 301 – 341 Madeira Avenue
301 thru 341 Madeira Avenue
Coral Gables, Florida
AB-19-01-3562**

Dear Mr. Riesco,

301 Madeira takes its influence from surrounding buildings within the city of Coral Gables. There are several architectural features that characterize this project as Mediterranean Architecture. The proposed design refers to the proportion and architectural elements of Coral Gables landmarks such as the Biltmore Hotel and San Sebastian Apartments.

The project incorporates several breaks, changes in height and step backs to achieve the massing to read as two distinct towers topped off with two mansard clay barrel tile roofs. In addition, the use of a distinctive color palette representative of the Mediterranean architecture of the City of Coral Gables, as well as a primary facade that sits on a base grounded by porticos. The corners are addressed by tower elements. The mass of the building is emphasized by vertical breaks that follow the scale of the Biltmore Hotel. The roof loggia and the arcade, at the pool, proportions are elements derived from the San Sebastian Apartments.

The fabric of the surrounding neighborhood is a collage of styles, one of which includes Mediterranean Architecture. Features found within the project include, framed windows and openings, tall porticos and columns, decorative grills, articulated openings and Ornamental features throughout facade.

The corner and entry to the project is addressed by a tower element, allowing the residential components of walk-up live-work units designed to the Coral Gables standards, leading to an open plaza/park, creating a pedestrian friendly streetscape. The tower is stepped back to create a transition that defines a base which respects the pedestrian scale. The covered terrace on the recreational deck brings the outdoors inside which is typically found in the Mediterranean Architectural style.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Robert Behar