
From: Alex Zakharia <alex_zakharia@bellsouth.net>
Sent: Wednesday, February 9, 2022 9:57 AM
To: Planning
Subject: Planning and Zoning: Item E-10

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

My name is Dr. Alex Zakharia. 325 Catalonia Avenue. For the last 21 years, Coral Gables has been me and my Wife's second home. I own several properties in Coral Gables including 325 Catalonia which neighbors this development, but is not part of the project. I support this project and the developers efforts to reach out to neighbors and develop a wonderful Mediterranean building that complements the downtown core. As a long time property owner, I can attest that the homeowners have always suffered from speeding cars caused by the Mercedes Dealership, privacy problems caused by people parking in front of our properties and the swales, and that this area is not safe for seniors or children. It is about time that the area is developed as we have been promised this for more than 10 years.

Thank you,

Dr. Zakharia
Dr. Alex T. Zakharia MD, President
Southeastern Investment Group Corporation
245 Harbor Drive
Key Biscayne, FL 33149
Off (305) 445-6921
alex_zakharia@bellsouth.net

From: Dennis Fundora <dennis@fundoracpa.com>
Sent: Wednesday, February 9, 2022 4:50 AM
To: Planning
Subject: Email Regarding Planning and Zoning: Item E-10

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

My name is Dennis Fundora emailing on behalf of 317 Malaga Ave in Coral Gables, FL 33134. I am submitting this email in support of the project as I am unable to attend today's meeting.

As members of the Planning and Zoning Board are aware, the Crafts Section has been waiting to be rezoned for more than 10 years. Over the last three years alone, Residents of the Craft Section have attended multiple workshops, signed petitions, taken time to speak at Planning and Zoning Meetings, and worked tirelessly to appease the City in order to properly zone this as part of Downtown Coral Gables. Accordingly, I respectfully request that the board moves to grant approve the attached project as it provides significant greenspace, an excellent pocket park to the neighborhood, and is representative of excellent Mediterranean architecture.

Very truly yours,

Dennis Fundora, Esq., CPA

From: Albert Cabrera <ajcinvest@gmail.com>
Sent: Wednesday, February 9, 2022 10:18 AM
To: Planning
Subject: Public Comment: Planning and Zoning: Item E-10

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

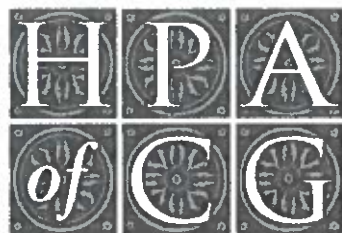
My name is Albert Cabrera, the owner of 145 Madeira Avenue in Coral Gables, FL 33134. As a longtime Coral Gables commercial property owner, I am pleased to support this residential project. This project will finally transform this blighted and sleepy pocket of downtown into a proper commercial area compatible with neighboring uses and buildings. It will bring much needed foot traffic and patrons to neighboring restaurants without any useless dark retail. The developer and architects were thoughtful in their Mediterranean design, 7-stories of height, greenspace, and wide sidewalks. Unlike some of the 18-story monstrosities being built nearby, this is a project that Coral Gables can be proud of!!! Several of my office tenants are in desperate need of housing stock and this will help bring additional homes to the downtown and patrons to local businesses creating walkability and the connectedness you need for a downtown area.

Thank you,

Albert Cabrera



Albert J. Cabrera
Principal
M. (305) 764-1669 T. (305) 285-9000
Albert@AJCinvest.com www.AJCinvest.com
40 SW 13 St, Suite 101, Miami, FL 33130
RETAIL - OFFICE - INDUSTRIAL - MULTIFAMILY - LAND
WE BUY REAL ESTATE
Over 25 Years of Experience



HISTORIC PRESERVATION
ASSOCIATION OF CORAL GABLES

Planning & Zoning February 9, 2022

Re: Alexan Crafts, proposed development at 330 Catalonia, Coral Gables, Item#22-3622

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter in opposition of the Alexan Crafts project. The proposal does not meet the design requirements as per Section 2-500(B)(3)(h). The design does not complement the architectural styles of the H. George Fink Studio, San Sebastian Apartments, or Colonnade Building as noted by the applicant (Section 5-202). The proposed design vaguely follows a Mediterranean -style design and is not consistent with authentic early Coral Gables buildings like the George Fink Studio, City Hall, and San Sebastian Apartments.

This proposal is not in harmony with the original city plan and the current zoning code. The applicant requests 7 stories through a "Med Bonus" and additional area, when only 45 feet of height (or 50 with incentives) is allowed. The proposed FAR of 3.39 also exceeds the allowable FAR of 3.0.

Please deny the PAD, conditional use, and Mediterranean Bonus Levels 1 & 2.

The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables. We ask the Planning & Zoning Board to reject the "Alexan Crafts Project" proposal as submitted

Respectfully,

Karella Martinez Carbonell

President Historic Preservation Association of Coral Gables

**Historic Preservation Association of Coral Gables
Post Office Box 347944, Coral Gables, Florida 33234
info@historiccoralgables.org
www.historiccoralgables.org**

February 8, 2022

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, FL 33134

Re: 301 Madeira Avenue / PAD Approval / Planning and Zoning Board

Dear Mr. Trias:

As a resident of Coral Gables, and the Coral Groves/ Douglas neighborhood, located at 340 Giralda Street, I am writing to express my support of the proposed Planned Area Development for a multi-family project referred to as "301-341 Madeira". We are looking forward to the much need revitalization of this block and feel that the proposed project is in keeping with the neighborhood's character.

Sincerely,


Mariangelys Chacin

February 8, 2022

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, FL 33134

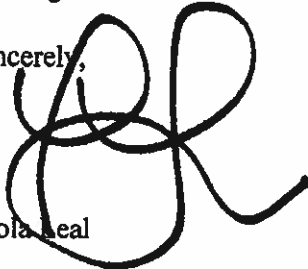
Re: 301 Madeira Avenue / PAD Approval / Planning and Zoning Board

Dear Mr. Trias:

As a resident of Coral Gables, and the Coral Groves/ Douglas neighborhood, located at 2000 Salzedo Street, I am writing to express my support of the proposed Planned Area Development for a multi-family project referred to as "301-341 Madeira". We are looking forward to the much need revitalization of this block and feel that the proposed project is in keeping with the neighborhood's character.

Sincerely,

Paola Leal

A handwritten signature in black ink, appearing to be 'Paola Leal', written over the printed name.

February 7, 2022

Planning and Zoning Board Members,

Re: 301Madeira

I am writing to urge you to reject this massive, out of scale project and ask the developer to re-envision the building design in the Mediterranean spirit of the City Beautiful, and of human scale.

Just imagine if you lived in a single family home on a narrow, quiet street lined with beautiful 40 year old specimen trees. Would you tolerate this looming, out of scale building; taking away your light, air, sky, and sun for the trees, while increasing traffic, noise and demand for parking? Is this a sustainable approach to planning and developing neighborhoods? A neighborhood doesn't start and end with the boundary of two cities. The increased density and scale of this project clearly will adversely impact the single family neighborhood.

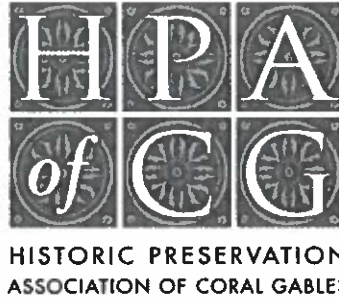
Very large buildings not in harmony with their neighbors have radically changed the character of Coral Gables. Yet such projects continue to proliferate. Whole neighborhoods are losing their purpose and charm, with residents losing their quality of life. Gradual raising of height and density should be done, not one building 100 feet high and a whole block long, next to many single story homes and apartments. To have one very large building among many smaller ones looks like spot zoning. A mid rise building of 4-6 stories would be much more harmonious.

The City recently undertook a review of the Mediterranean Bonus to insure it would not continue to be abused. 301 Madeira is yet another example where a project receives bonuses it clearly doesn't deserve.

The city's infrastructure, services, and existing and future conditions cannot accommodate the intensification and densification that developers seek and obtain. This overdevelopment is not sustainable and only benefits developers, at the expense of the residents who live here and pay taxes.

Please say enough is enough! Send this project back as many times as is necessary until the use of the land serves the needs of the community without harming those who already call the neighborhood home.

Sheryl Gold
721 Biltmore Way



Planning & Zoning Meeting February 9, 2022

Re: 301-341 Madeira Avenue, Coral Gables, Item#22-3620/21

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. This proposal does not possess the character-defining features of Mediterranean architecture, nor does it include design elements/architectural styles of any of the historic buildings that are required by the Mediterranean Bonus program (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.

Sadly, two 1920s garden-style apartment buildings designed by noted architect H.C. Schwebb are slated to be demolished as part of this project, only to be replaced by a 143-unit, non-descript building that will further add traffic congestion and disharmony to the original built environment of the area.

Several applications for historic designation that have recently been submitted by local property owners/residents for 335 and 341 Madeira have not yet been reviewed by the Historic Preservation Board. In light of the fact that these buildings were found to have met the “minimum criteria for historic designation” in the past, these applications should be afforded due process.

The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables. We ask the Planning & Zoning Board to reject the “**301-341 Madeira Avenue**” proposal as submitted.

Respectfully,

A handwritten signature in cursive script, appearing to read 'Karella Martinez Carbonell'.

Karella Martinez Carbonell, President Historic Preservation Association of Coral Gables

Historic Preservation Association of Coral Gables
Post Office Box 347944, Coral Gables, Florida 33234
info@historiccoralgables.org
www.historiccoralgables.org

From: Jesús Ornia <jesus.ornia@gmail.com>
Sent: Monday, February 7, 2022 7:40 PM
To: Planning
Cc: janeczek Janeczek
Subject: 301-341 Madeira Avenue

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 planning board:

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 that we carefully restored earning an award by Miami Dade historic preservation board for "Outstanding Residential Rehabilitation/Restoration". In the neighborhood there are also some other houses from that era, two story apartments and single family houses that create a real mediterranean environment, an area nice to walk and with historic significance thanks to those original buildings from the 1920's that we have restored and preserved.

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.

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, not to mention the traffic that such project will add to the yet crowded area.

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: Roberta Neway <robertajn@att.net>
Sent: Wednesday, February 9, 2022 6:27 AM
To: Planning
Cc: Lago, Vince; Mena, Michael; Anderson, Rhonda; Jorge L. Fors, Jr.; Menendez, Kirk
Subject: 301 Madeira Project

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

Hello,

Please do not approve this project as it currently exists. It is out of scale with the surrounding area and will detract from quality of life for nearby homeowners.

I realize that we need housing near our urban core; however, it needs to scale down gracefully into smaller unit residential areas.

Furthermore, it is my understanding that this project entails demolishing historic structures; this is not acceptable.

I urge you to walk around this block and consider this project from current residents' perspectives.

Development needs to be graceful and to respect our history and our current residents.

Thank you for your time.

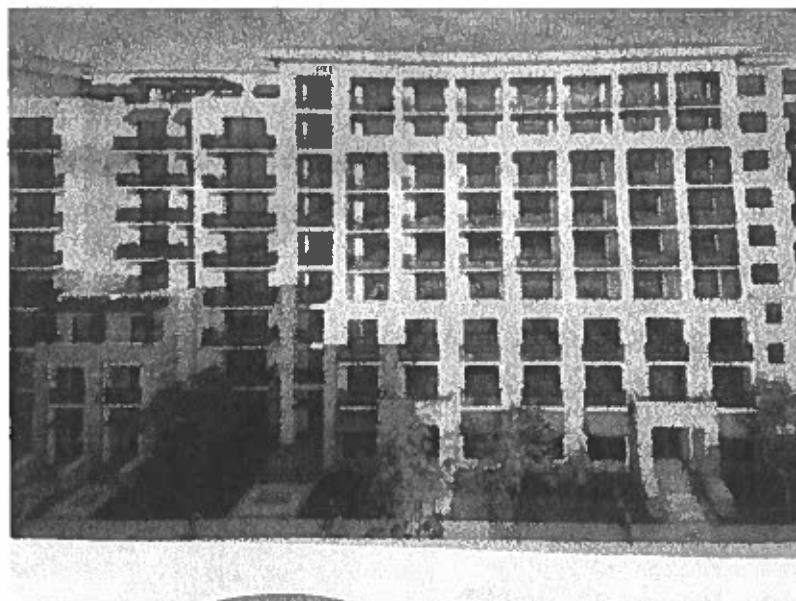
Sincerely,
Roberta Neway
1236 South Alhambra Circle
Coral Gables, FL 33146

From: Stephen Quartin <stephenquartin@yahoo.com>
Sent: Tuesday, February 8, 2022 10:16 PM
To: Planning; ehjmlg@gmail.com
Subject: concrete jungle vs beautiful landscape
Attachments: IMG_0881.JPG; IMG_0882.jpg

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

Sometimes pictures are worth a thousand words. Would the city planners rather look over a beautiful Coral Gables landscape or the proposed concrete jungle? I think the planners should consider how they would feel if this were to happen in their immediate neighborhood.

Stephen Quartin
343 Majorca Ave
Coral Gables, Fl



From: Laurie Weinstein <laurieweinstein@gmail.com>
Sent: Tuesday, February 8, 2022 6:34 PM
To: Planning
Subject: 301 Madeira

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

I do NOT approve of or like this proposed building. Far too many units; too tall; will add to traffic. The area just can't sustain such development.

Please do not build this.

Signed,
Laurie

Sent from my iPhone

From: Marianne Aleman <mariannealeman@gmail.com>
Sent: Tuesday, February 8, 2022 6:32 PM
To: Planning
Subject: 301 Madeira

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

Dear sir or madam,

I am writing the board because I strongly disagree with the current proposed plans for 301 Madeira. That street cannot support an additional 200 cars daily plus visitors and deliveries. It also does not conform to the neighborhood where I've been living for the last 8 years. I implore the board to request the developers to reimagine and redesign the building to scale.

The city beautiful has always been traditional Mediterranean style and the parcel doesn't meet the criteria. 10 foot setbacks will cause major drainage issues coupled with 24/7 shade to my home all year round. This is unacceptable and I stand with our community/residents in opposing this. Thank you for your time.

MARIANNE ALEMAN MADRIGAL
PRESTIGE AESTHETIC CONSULTANT

M: + 13057766786

Marianne.Aleman@Revance.com

Revance.com

1222 Demonbreun St., 20th Floor
Nashville, TN 37203

From: Zully Pardo <tossmarni@icloud.com>
Sent: Tuesday, February 8, 2022 4:34 PM
To: Planning; Trias, Ramon; Urquia, Billy
Subject: CASE FILE AB19013562 301-341 Madeira Avenue, Coral Gables, FL

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

Jaime and Zully Pardo
49 Campina Ct
Coral Gables, FL 33134
305-803-1506

City of Coral Gables Planning and Zoning Board via email
Ref: case file AB19013562
301-341 Madeira Ave, Coral Gables, FL

Dear City of Coral Gables
Planning and Zoning Board,

We request that the above referenced proposal be revised to reflect the true essence of Mediterranean standards. The design is not deserving of the Mediterranean bonus as it lacks sufficient architectural features to be considered as such. In addition, due to the immense amount of construction, parking and public amenities still seem to fall short of being adequate.

The amended proposal is still intrusive and out of context with the surrounding smaller scale residences.

We respectfully request that the proposal be denied and rectified to espouse the true Mediterranean character of our City.

Sincerely,
Jaime and Zully Pardo
Sent from my iPhone

From: Maria Gonzalez <mariaguard88-politics@yahoo.com>
Sent: Monday, February 7, 2022 2:35 PM
To: Planning
Subject: Stop 361 Madeira Construction

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

Please stop the construction of this building. Please keep what is there now.

Thank you,

Maria Gonzalez

Sent from Yahoo Mail for iPhone

From: Lynne Blustein <lynneguini@yahoo.com>
Sent: Monday, February 7, 2022 2:52 PM
To: Planning
Subject: NO to 301 Madeira!

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

Dear planning people:

Please just stop this insanity.

It's a terrible thing you are PLANNING to do to our sweet neighborhood.

It's just not right.

You will be responsible for much literal darkness and misery.

Take a moment and consider the real harm you are PLANNING for a neighborhood of homes with gardens and light and a view of the night sky.

You wouldn't want it in your own backyard.

In this weary world, where consideration of our fellow human beings has gone by the wayside.....you have an actual chance to make a difference.

Please vote against this project.

Sincerely,

Lynne Blustein

4330 SW 15 ST

Miami, FL 33134

Please send me a confirmation that you have read this email. Thanks very much.

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

Nanci Griffith

From: ROSELIA LAUREDO <reudosia@icloud.com>
Sent: Saturday, February 5, 2022 7:09 PM
To: Planning
Subject: 301 Madeira

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

As a resident of Coral Gables for the past 40 years I'm appalled at construction of 301 Madeira Ave. I'm urging the city beautiful to scale back this monstrous building. It's definitely not beautiful, Mediterranean nor on scale with the neighborhood.

Roselia Lauredo
528 Mendoza Ave
Coral Gables, Fl 33134

Sent from my iPhone

From: Rita Frisby-Bouzon <bouzonr@gmail.com>
Sent: Monday, February 7, 2022 4:01 PM
To: Planning
Cc: Lago, Vince; Mena, Michael; Anderson, Rhonda; Jorge L. Fors, Jr.; Menendez, Kirk
Subject: Madeira Ave project

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

To quote from the staff report "Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development while providing substantial additional public benefit."

It strains every meaning of our language to suggest that this building is, under any interpretation, creative or imaginative. This is a building that seeks to maximize its height, maximize its FAR, maximize its units, minimize its setbacks, minimize its stepbacks, all the while resisting Mediterranean style so fiercely that it had to go before the Board of Architects 6 times for them to just barely pull it over the line.

The second part of the quote above refers to "providing substantial additional public benefit." Again, it strains our language to suggest that this building provides *substantial additional* public benefit. It has massive lot coverage and leaves a small bit uncovered on the corner, but there is no easement or license to the city. Even this paltry amenity could vanish if they simply change their mind. More significantly, any putative public benefit must be weighed against the substantial public harm. This 500 foot long 100 foot wide block is simply out of step with the small scale residential neighborhood at significant distance from downtown or even Ponce de Leon. It leapfrogs these intervening blocks, giving every indication of spot zoning. It sticks out like a sore thumb, and a giant thumb at that. Moreover, unlike Ponce de Leon, Madeira is a small narrow street that does not have the capacity for all the added traffic. Although the residents will undoubtedly enjoy weekend strolls to downtown, let's not kid ourselves: in Florida, as elsewhere in America, the car is king. All these cars are going to pour onto Madeira between 7:30 and 8:30am in a hideous and dangerous spectacle, repeated 5 days a week.

Please demand that this building be redesigned in a smaller scale, somewhere between the MF2 and the new bonuses added by RIR. Only then can we think of the building as "creative and imaginative development while providing substantial additional public benefit."

Please confirm receipt of the objection to this project.

Kind Regards,
Rita



**The
Keyes
Company**

Rita Frisby-Bouzon

Broker Associate,
CRS, GRI ePRO

www.rbouzon.com



(305) 720-3273 | bouzonr@gmail.com

2423 Le Jeune Road
Coral Gables, FL 33134



From: Luz Chaoui <luz@sojourns.com>
Sent: Sunday, February 6, 2022 10:31 PM
To: Planning
Subject: Robert Behar

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good evening planning board. As a Coral Gables resident and tax paying citizen, I ask if architect Robert Behar will be voting on his own project?

Please advise.

Sincerely,

Luz Weigel

From: Luis Cabrera <clavocabrera@aol.com>
Sent: Saturday, February 5, 2022 7:15 PM
To: Planning
Subject: I am against building that monstrous building,, 301 Madeira and neighbors will be affected very much, traffic and out of proportion building

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

Sent from my iPad

From: Frederick Stromeyer <frederick_stromeyer@yahoo.com>
Sent: Monday, February 7, 2022 11:13 AM
To: Planning
Cc: Lago, Vince; Mena, Michael; Anderson, Rhonda; Jorge L. Fors, Jr.; Menendez, Kirk
Subject: 301 Madeira Project

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

Attn: Coral Gables Planning and Zoning Board

Dear Sir/Madam -

I look forward to our 9th February meeting to be held at 6pm with regards to the 301 Madeira project.

As suburban neighbor and homeowner who only 1.5 block in the back of this proposed massive structure, I request to submit my concerns ahead of the meeting.

Zoning Change Process - Conflict of Interest?

- Robert Behar works at Gunster where he "focuses his practice on local government law, in particular land use and zoning."
 - Robert Behar - Gunster Bobby Behar | Associate | Gunster
- A second gentleman also with the surname Behar is the lead architect for the developer, and presented the project at the Hyatt Hotel on Jan. 26th - a meeting organized by Gunster
- A Robert Behar is a member of wkh#Frud#dedv#Sdqg#qj#dqg# rqlj#Erdug
- The developer hired Gunster for this development project

-> Please clarify and bring full transparency to any potential conflict of interest to have possibly same family member getting compensated via Gunster by the developers, having a relation design the building, and having one of the same relations sitting on the Planning and Zoning Board.

Zoning Change

- This massive 142-unit, 9-story urban structure will be inserted into a suburban setting surrounding single family homes and up to 4-story apartments.
- Why is there no no step-down. (formerly 4 story buildings) from the commercial district?
- Who requested the re-zoning without community approval or notification?

-> For the sake of transparency and credibility of the decision-making process, please provide a full, factual accounting as to how this re-zoning came about. Who proposed it, and who approved it.

Work/Life Apartments

- In the Hyatt 26th meeting, we were informed that there would be "live/work" units on the lower floors, essentially making this a hybrid residential/commercial building
- No parking accommodates what will now have customer traffic - Madeira Ave. was not designed for commercial traffic and parking

-> Please explain how you will accommodate "guest parking" for non-residents of the building.

Traffic

- The building provides 200 parking spaces.
- The garage exit is only a few feet (please measure) from Le Jeune Ave.
- Morning Rush Hour Scenario:
 - 80% of the residents depart to work in a 90-minute window
 - This averages 2 cars per minutes.
 - Using the Cueing Theory, you may have batches of 10-15 cars attempting to exit the building blocking the garage exit and Madeira Ave as the attempt to merge onto Le Jeune Road.
 - The already ancillary suburban streets not designed for artery rush hour traffic will be further congested.

-> In the 26th Hyatt meeting, it was disclosed that there was no traffic study conducted. Why has this fundamental requirement not been completed? Please complete an unbiased traffic study.

Sustainability

- Water Drainage
 - With the developers only using this minimal 10 feet set-backs behind the building, what plans are there for water drainage?
 - What plans are in place will directly impact neighboring suburban homes to the rear of the building
- Light
 - One resident claims to have invested \$25,000 in solar panels.
 - Studies show the homes directly behind the edifice to be in perpetual shade during the winter months
 - How can the city commissioners in good conscience cast life-long single-family homeowners into perpetual winter shade?

-> Has the zoning board considered the combination of how increased water run-off and limited sun light will directly impact the dampness, health and safety of the residents behind the building?

Architectural Rendering

- The architectural rendering of Madeira Ave - presented 26th January - was shown wider by several multiples and vastly out of proportion to the size of the building.
 - The street is much narrower in comparison to the 9-story edifice.
- No rendering of the back of the building and its aesthetics was provided
 - At least half of the residents live behind the building, with the lower floors a walled parking garage

-> Having such a tall structure superimposed in the middle of a suburban setting, both sides of the building must be presentable to meet our "Coral Gables Beautiful" ethos.

Mixed Use Residential/Commercial Building

- Introducing 142 rental units in what has been a home-owner, suburban neighborhood fundamentally changes the local community fabric
 - The long-term local home-owning community will be diluted to more transient rental occupants who have no long term vested interest in the local community.

-> Has proper thought and care been provided to balance local homeowners against private interest, including developers seeking to maximize their return while not even residing in the community?

Historical Landmarks

- What is the status of the historical home/s on this block?
- Isn't the purpose of a historical landmark designation designed to protect that very same landmark against outside interests and preserve the character of our community?

-> Please clarify and provide full transparency to these historical homes. Who is permitted to revoke their status and under what circumstances?

Please, let us address what "Coral Gables Beautiful" means, and who it should be applied to.

We look forward to Wednesday meeting.

Best regards,

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

From: Kelly Casey <kellylcasey@gmail.com>
Sent: Tuesday, February 8, 2022 12:56 PM
To: Planning
Subject: 301 Madeira project

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

Good afternoon,

Although I am unable to attend the Planning and Zoning Board meeting scheduled for tomorrow, I am writing to express my concern with respect to the 301 Madeira project. I am a resident of the North Gables community and own/reside in my home at 833 Messina Avenue, just a few blocks away from the proposed project.

To me, Coral Gables is one of the last quiet, well-preserved neighborhoods in Miami-Dade County. Unfortunately, it appears that the proposed project does not comport with the aforementioned in either size or aesthetic appeal. Given its size, I am also concerned about the increased traffic to an already congested area, particularly during rush hour. As such, I urge the board to concern a sized-down building that better fits the Mediterranean aesthetic that has been so well preserved in Coral Gables.

Lastly, I note particular concern with respect to an obvious conflict of interest of one member of the board, who also serves as the architect of the project. I am not sure how this person can impartially consider the proposed project or its impact on our community. I only hope that the remainder of the board will strive to remain impartial despite the fact that their colleague has a clear stake in its decision.

Sincerely,

Kelly Casey

Kelly L. Casey, Esq.
University of Miami School of Law
Juris Doctor 2010
kellylcasey@gmail.com
412.559.5028

From: Teresa Guiu <t.guiu@yahoo.com>
Sent: Tuesday, February 8, 2022 11:39 AM
To: Planning
Subject: Planning and zoning board meeting tomorrow regarding Urban 301 Madeira, LLC

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

Hello,

My name is Teresa Guiu I am a resident and owner at 322 Madeira.

I am writing to request the Planning & Zoning Board address an observation that has come up.

One of the members of this Board, Robert Behar, is the architect of the new development in 301-341 Madeira.

It appears this is a conflict of interest for a board member to be approving any plans for this project while also working for the applicant as their architect.

I don't know Mr. Behar or anyone else involved personally but recognized his name when researching this Board since he presented at a meeting a few weeks ago on behalf of the applicant.

Can you please advise if the city has any reservations about this?

Thank you,
Teresa Guiu

From: Jacqueline Fontaine <jmfontaine43@gmail.com>
Sent: Tuesday, February 8, 2022 11:29 AM
To: Planning
Cc: Mena, Michael; jfores@coralgables.com; kmendez@coralgables.com; Anderson, Rhonda; Lago, Vince
Subject: 301-341 Madeira, Coral Gables. AB19013562

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

February 8, 2022

Coral Gables Planning and Zoning Board
Ref: **301-341 Madeira, Coral Gables. AB19013562**

Good morning,

I was a resident of building 331 Madeira Avenue for 22 years, moving there in July/August 1999, when it was owned by Humberto & Anna Gonzalez. I worked at the airport, so it was the ideal location. When the Gonzalez's sold the building in May of 2017, we knew they would build new apartments, but never did we imagine they would plan a ten-story building to replace the historic apartments that comprise that area of Coral Gables.

The proposed design:

- Is out of style with many historic small-scale buildings in the area, too big, bulky, massive, out of scale with all small-scale buildings in the area and especially the character of Coral Gables and Little Gables.
- It's not Mediterranean. The developer fought with the Board of Architects repeatedly over a year and all we can say is that it's barely Mediterranean or it's barely not. The building misses the Mediterranean spirit, both in its big blocky dimensions and its lack of Mediterranean style. Approval here will set the tone for approval of low-quality non-Mediterranean buildings throughout the city.
- It will result in the destruction of two charming historic buildings that Coral Gables says meet the criteria for historic buildings but is willing to allow demolition anyway.
- The building will create traffic at LeJeune and Madeira, stacking because there is no traffic light there; 143 units of people trying to get off and on LeJeune. Also, Madeira is a small street that can't handle the traffic, especially if emergency vehicles are involved. You live in the neighborhood and already experience the stacking every day. And you see the accidents.

I am still a resident of Coral Gables and experience the horror of over development and lack of sufficient infrastructure to support it.

*What is the solution? The building is fundamentally out of step with the neighborhood. It needs to be sent back to the drawing board to be reimaged. It should be done in a true Mediterranean spirit, more human in scale. It should have less height, more step-downs/less blocky, smaller land coverage, and bury parking. Make the effort to keep Coral Gables the City Beautiful.

Regards
Jacqueline Fontaine
Anastasia Avenue
Coral Gables

From: Stephanie Vega <stephyvega@gmail.com>
Sent: Tuesday, February 8, 2022 11:15 AM
To: Planning
Subject: Rental building

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

Good morning,

As a long time resident I ask that the planning and development team put a stop or a huge limitation to adding all the rental buildings Coral gables intends on permitting. It continues to add unwanted traffic to the city's residents who pay taxes and do not want.

Thank you.

Stephanie Vega Graves, Esq.
Cell: 786-399-8110

From: wfgreenleaf@outlook.com
Sent: Tuesday, February 8, 2022 10:30 AM
To: Planning
Subject: FW: 301-341 Madeira Avenue, Coral Gables FL

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

Dear Sir and/or Madam: Attached below is my e-mail of Dec. 14, 2021 regarding the above proposed project. Also, the recent residential project built at the northeast corner of LeJeune Road and Majorca Avenue is smaller in size and much more in keeping with the scale of buildings in the area in question. Very truly yours, W. Frank Greenleaf

Sent from [Mail](#) for Windows

From: wfgreenleaf@outlook.com
Sent: Tuesday, December 14, 2021 11:56:35 AM
To: boardofarchitects@coralgables.com <boardofarchitects@coralgables.com>
Subject: Re: 301-341 Madeira Avenue, Coral Gables FL

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: M. A. <gator347@gmail.com>
Sent: Tuesday, February 8, 2022 9:30 AM
To: Planning
Subject: petition to stop 341 Medeira

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

Hello good morning,

I am a resident of this neighborhood and against new construction of this large building that is out of touch with the surroundings. We do not want this obstruction or construction here .

From: Georgett Dominguez <lolio101@aol.com>
Sent: Tuesday, February 8, 2022 8:08 AM
To: Planning
Subject: Proposed hearing for project on Madeira / LeJeune & Salzedo

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

Good morning,

Respectfully we ask to accept this request as our plea to deny such an out of proportion building in our neighborhood a residential area.

This project will not only infringe on our privacy but will also bring uninvited traffic to our already congested neighborhood. I have resided in Little Gables for 31 years and even without this building we have seen traffic increment through our street due to employees trying to use back streets to get to downtown Gables. Not only do they use our streets but travel at high speeds attempting to rush to work and avoid traffic on southbound Tamiami Trail and LeJeune Road.

I work seven blocks from home 355 Alhambra, it takes me about 15mins. to get home as is. I encourage you to try driving on LeJeune southbound at 8:45am, and northbound at noon & 5pm and experience the traffic for yourselves. Adding this out of proportion building will increase the flow of traffic which is already a problem.

It is our hope that you will protect the resident's privacy and object/deny this proposal that will affect all residents in the area.

Thank you kindly,

Georgett Dominguez
Jose Gonzalez
4360 SW 15 Street
Miami, FL 33134

From: Laura Locke <laura.fendrich@gmail.com>
Sent: Tuesday, February 8, 2022 6:57 AM
To: Planning
Subject: 301 Madeira

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

My name is Laura Locke and my husband and I live at 1503 SW 43rd Ave, Miami, FL 33134. The proposed structure does not fit with the character of the immediately surrounding neighborhood and it would transform this part of the city. This is much too large and doesn't fit the aesthetic. I'll be attending the Feb 9 City Hall.

Thank you,

Laura

--

Laura Owen Locke
828-713-9935

From: raul g perez <raguip1@gmail.com>
Sent: Monday, February 7, 2022 9:05 PM
To: Planning
Subject: Re: 301-341 Madeira Ave. Coral Gables AB-19-01-3562 Comments from Raul G Perez (322 Madeira Ave. Apt. 404)
Attachments: PROPOSED PARKING 301-341 MADEIRA AB-19-01-3562--.pdf; REQUIRED PARKING 301-341 MADEIRA AB-19-01-3562--.pdf

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

Planning and Zoning Division.

A continuación comentarios sobre la propuesta de Proyecto - 301-341 Madeira Ave. Coral Gables para su consideración:

- 1.- Después de analizar los planos proporcionados en la Revisión 8 de 12/03/2021 existe una discrepancia entre el número de parqueos requeridos (223)y el número de parqueos especificados en los planos (199). Ver planos señalados adjuntos.
- 2.- Alrededor del 50% de los árboles se ubican en el lateral oeste y la parte posterior del edificio donde además de estar mayormente en sombra proyectada por el edificio, estos árboles en el set back no aportan al embellecimiento de nuestra Ciudad.
- 3.- Se podría aclarar el criterio empleado para calcular los setbacks de la fachada Sur del Edificio (Madeira Ave) donde se puede apreciar que se han utilizado setbacks para 45' y setbacks para 100' de altura.

Por su atención, muchas gracias.

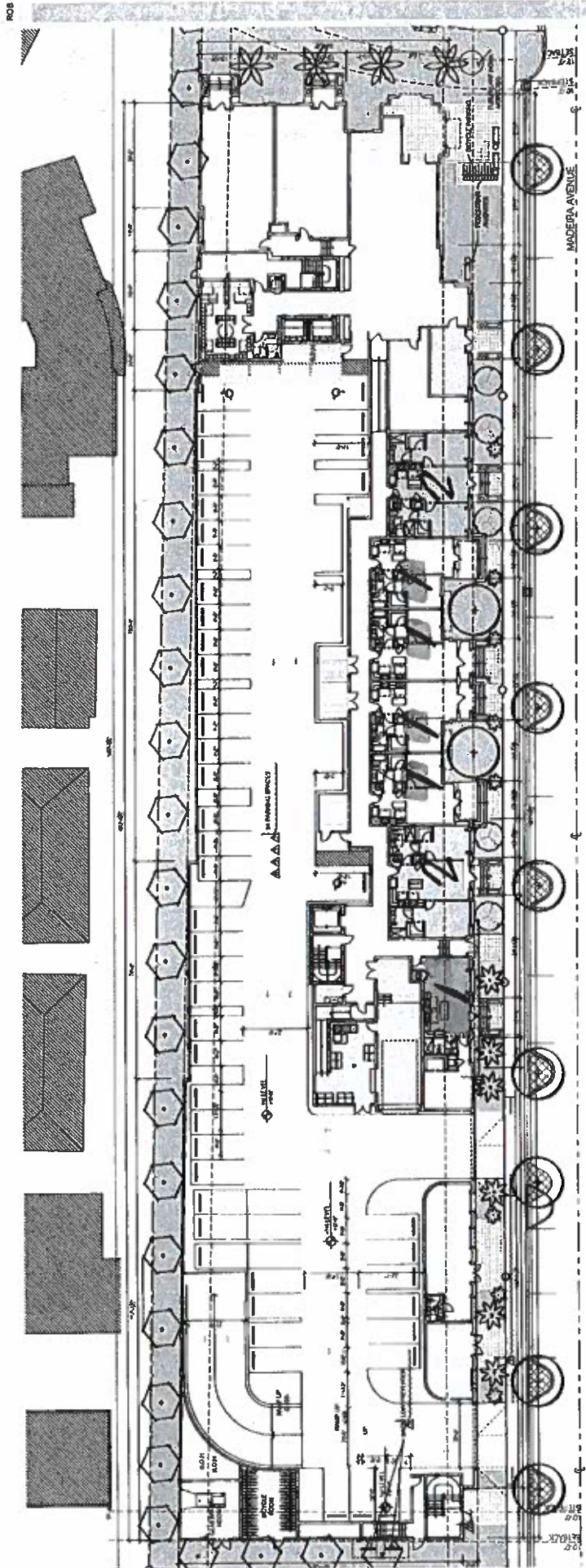
Raul G. Perez
322 Madeira Ave. Apt. 404
Coral Gables, Fl 33134

301-341 MADEIRA

FLOOR	1 BED-ROOM	2 BED-ROOM	3 BED-ROOM
GROUND FLOOR	5	2	-
2ND FLOOR	9	6	-
3RD FLOOR	9	6	-
4TH FLOOR	10	7	-
5TH FLOOR	11	8	1
6TH FLOOR	11	8	1
7TH FLOOR	13	6	1
8TH FLOOR	13	6	1
9TH FLOOR	5	8	3
<hr/>			
TOTAL	86	57	7

RESIDENTIAL PARKING		REQUIRED
1BR UNITS @ 1.00	1BR UNITS: 86	86
2BR UNITS @ 1.75	2BR UNITS: 57	99.75 = 100
3BR UNITS @ 2.25	3BR UNITS: 7	15.75 = 16
LIVE/WORK UNITS	9 UNITS : 1/UNIT + 1/350SF OF WORK SPACE	18
		220

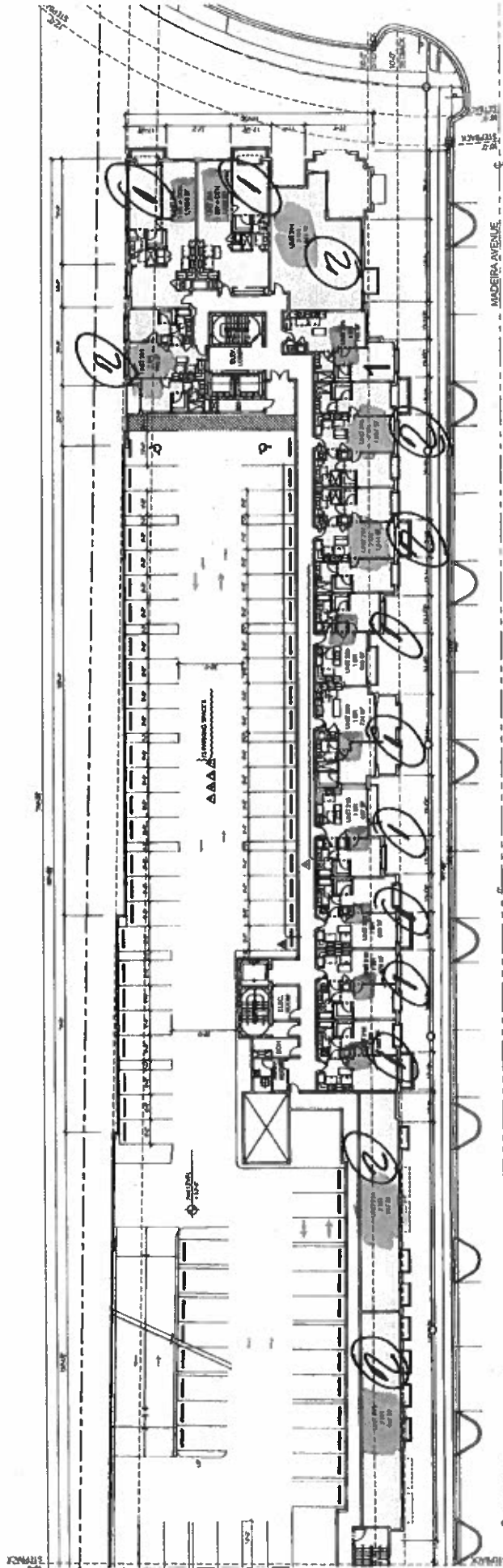
COMERCIAL PARKING		
LEASSING OFFICE (635sf)	1space@ 300 sf	2.11 = 3



GROUND FLOOR

MADEIRA 301-341

- 1-5
- 2-2
- 3-1

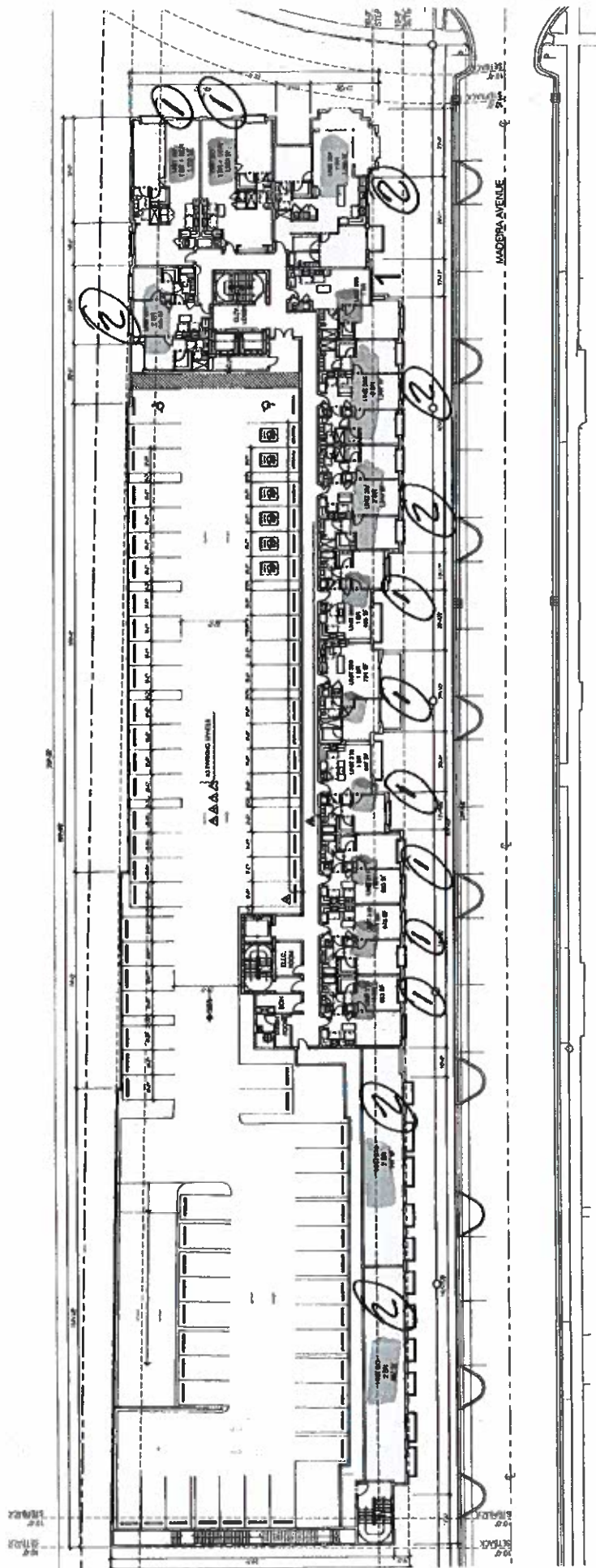


SECOND FLOOR

301-341 MADERA

2

- 1-9
- 2-6
- 3-

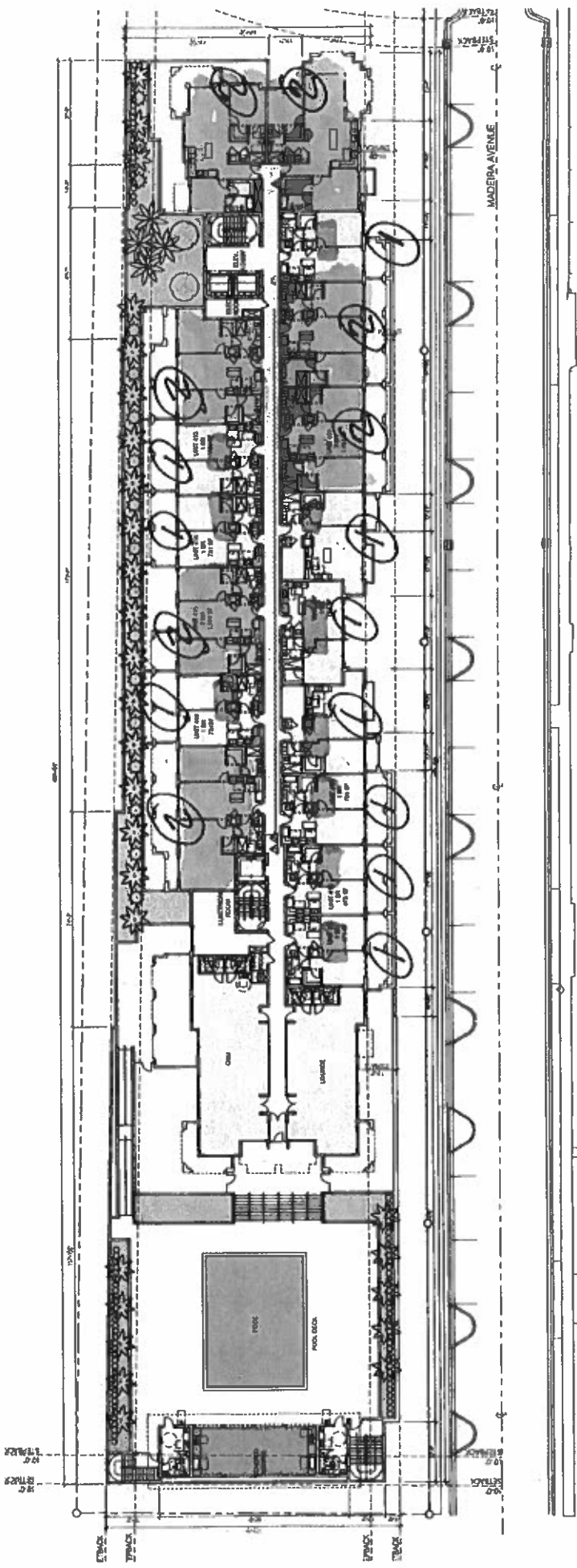


THIRD FLOOR
 301-341 MADEIRA 3

- 1- 9
- 2- 6
- 3-

4

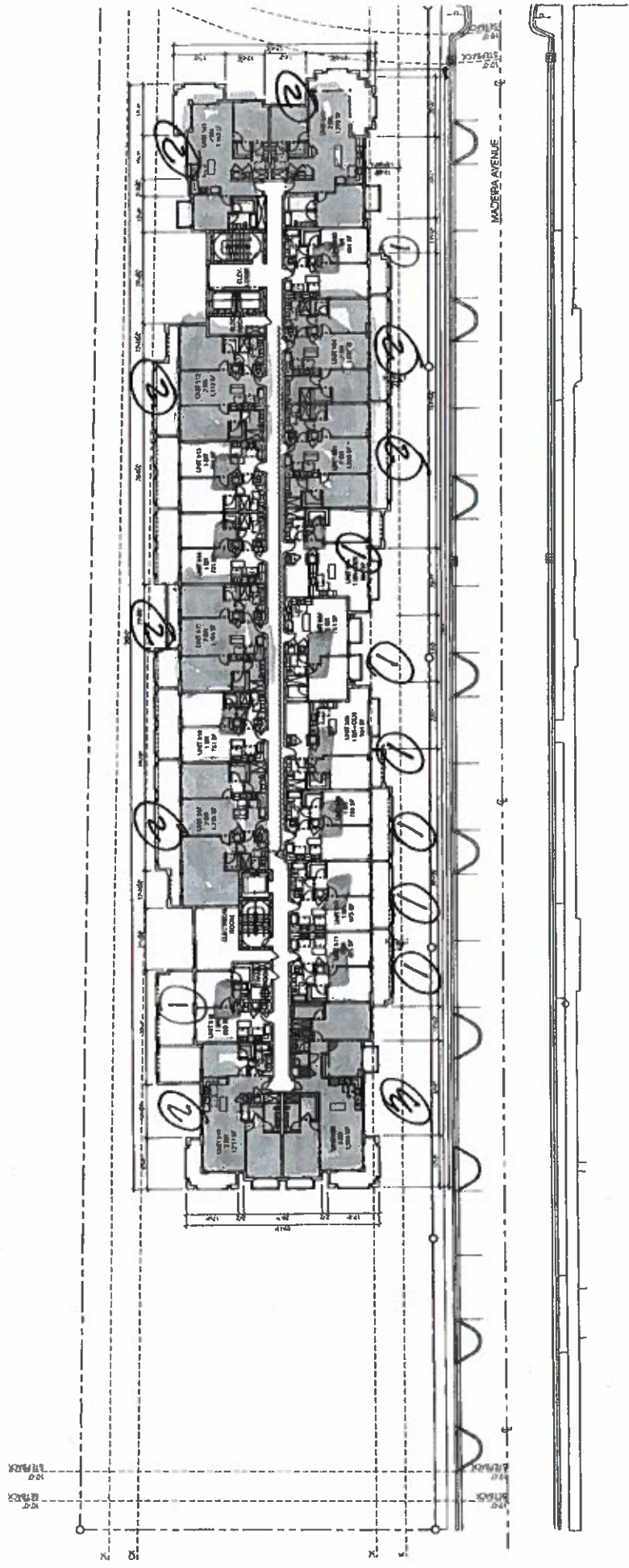
1-1
2-2
3-3
10
7



FOURTH FLOOR

301-341 MADERA 4

1- 11
 2- 8
 3- 1

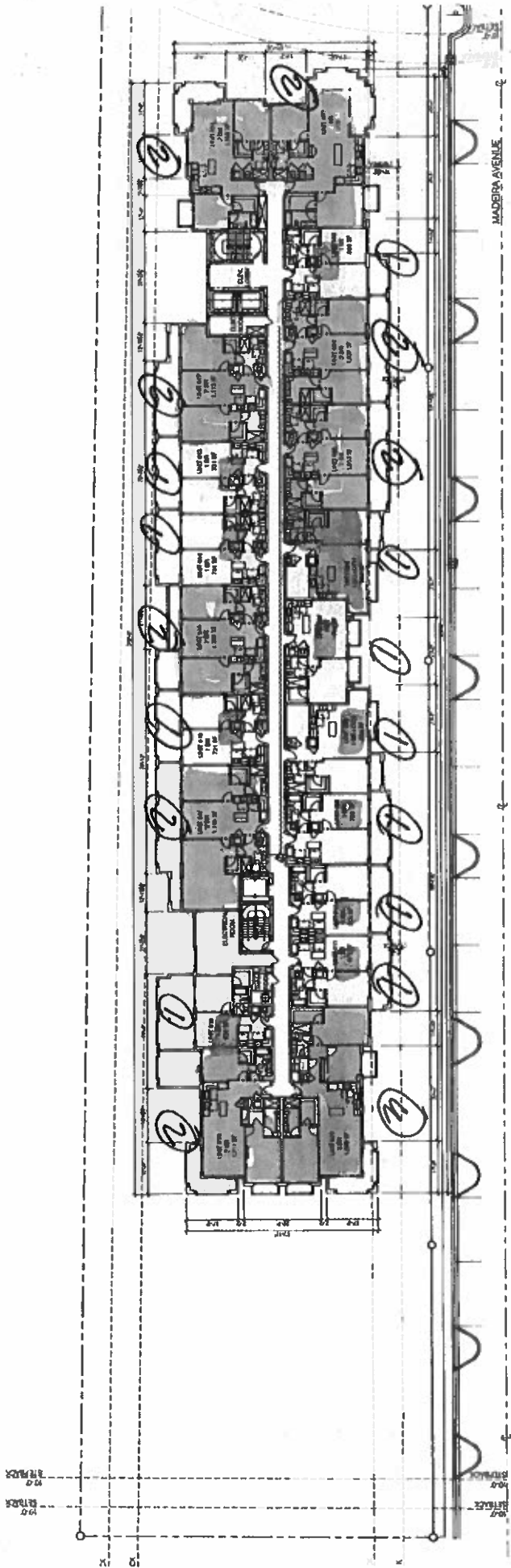


FIFTH FLOOR

301-341 MADEIRA 5

5

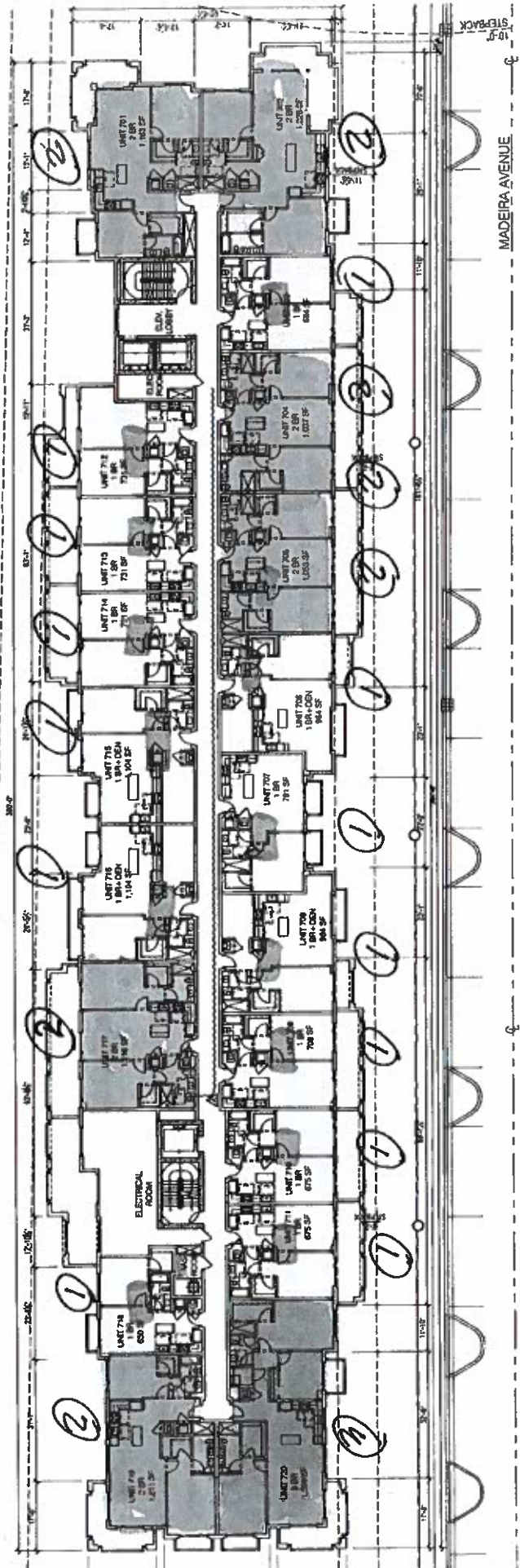
- 1- [shaded box]
- 2- [shaded box]
- 3- [shaded box]
- B [shaded box]
- 1 [shaded box]



SIXTH FLOOR

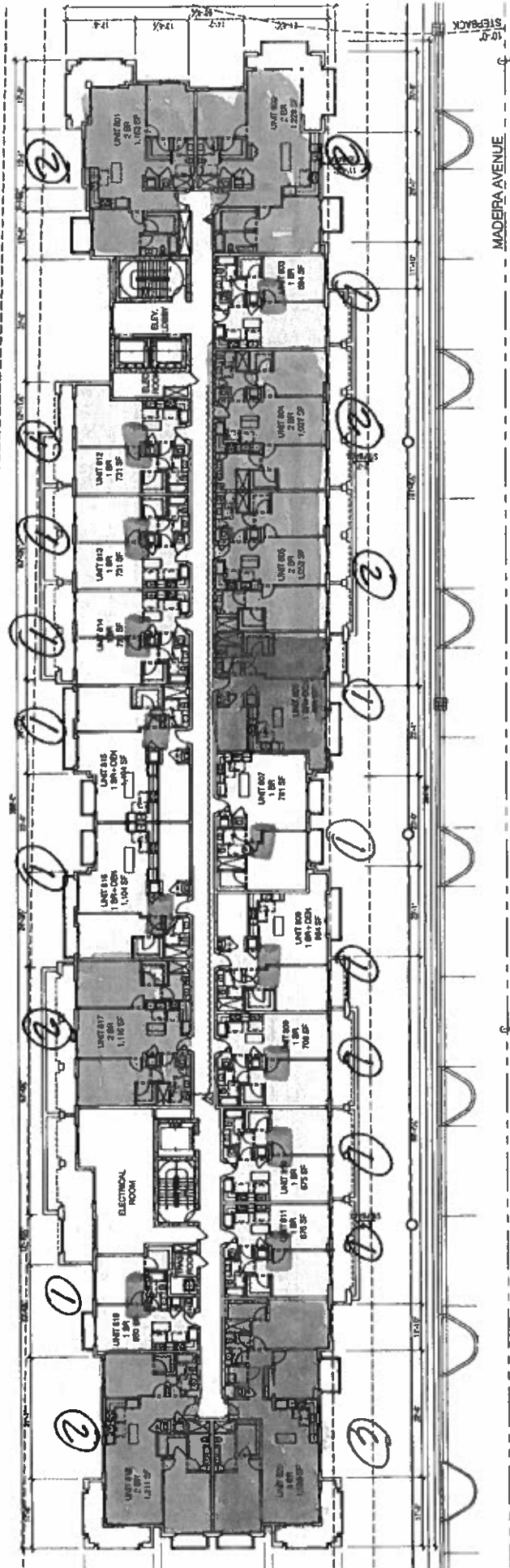
301-341 MADEIRA 6

1- 13
 2- 6
 3- 1



SEVENTH FLOOR
 301-341 MADEIRA 7

- 1-1
- 2-6
- 3-1

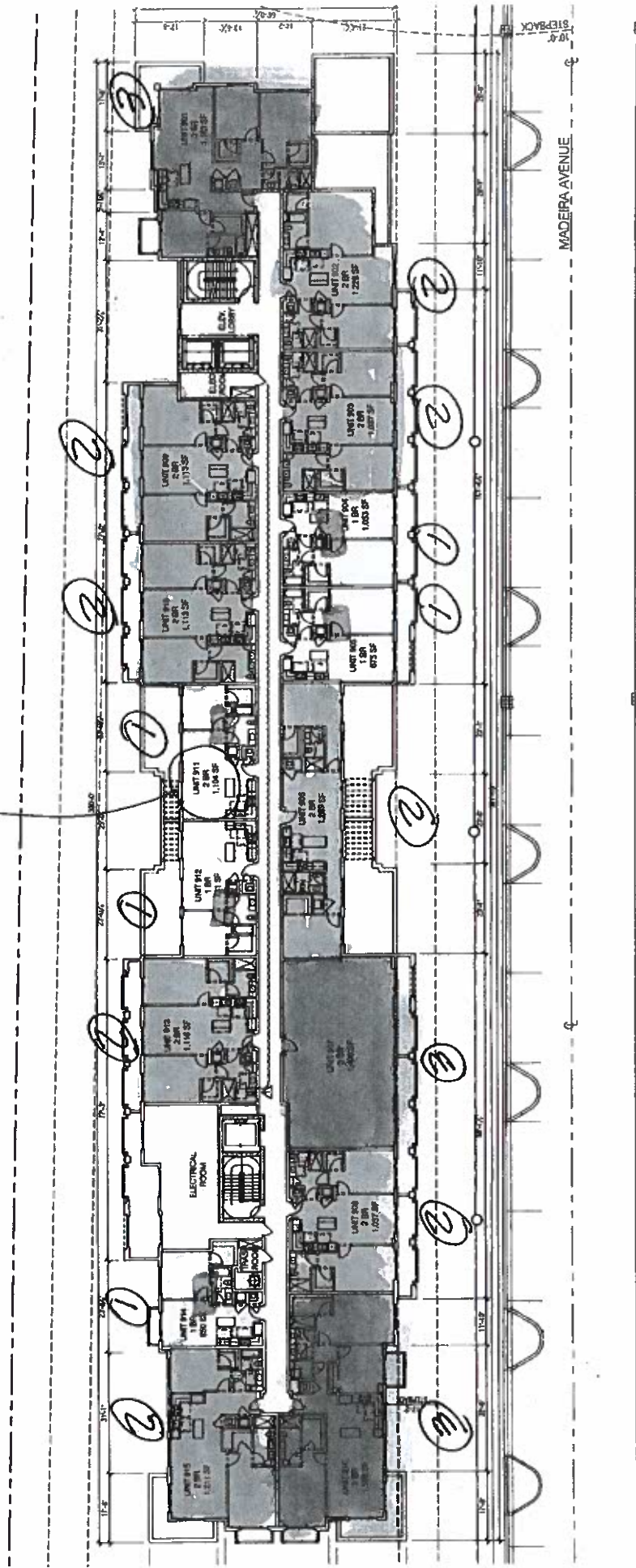


EIGHTH FLOOR
 301-341 MADEIRA B

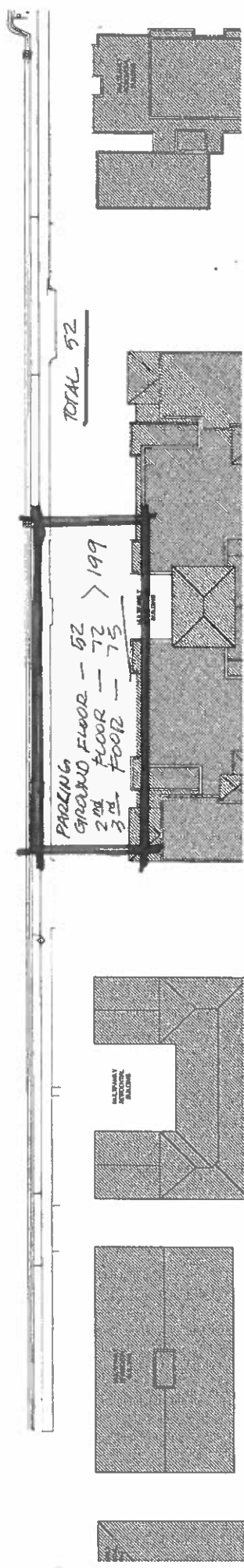
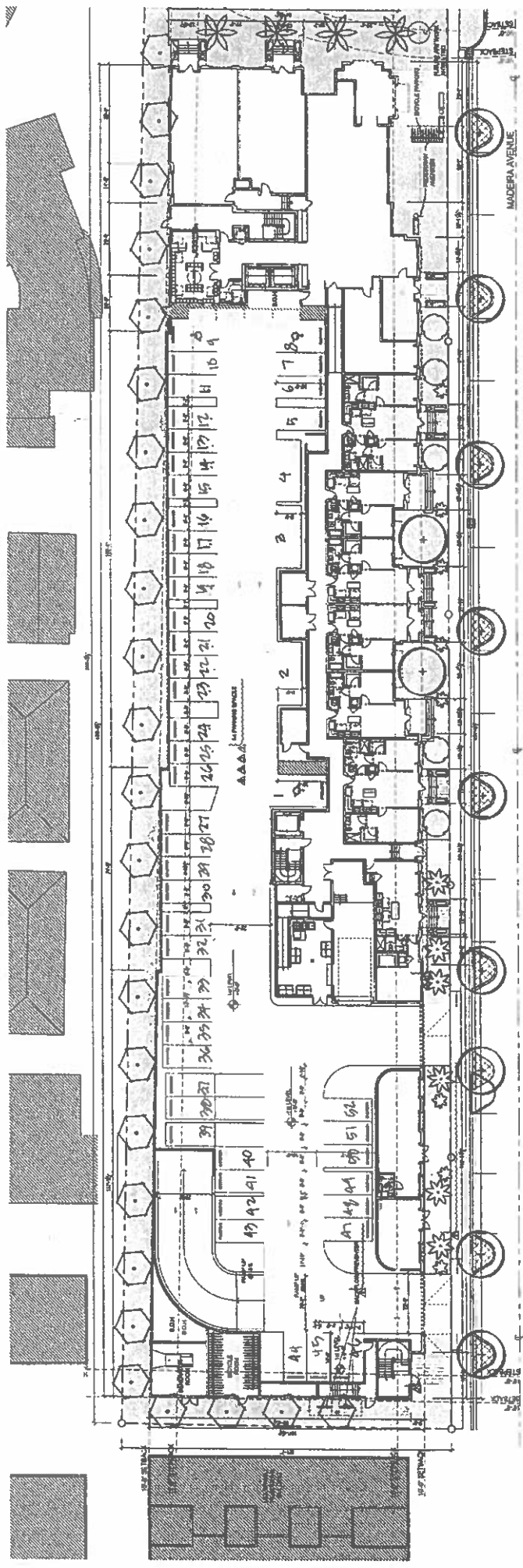
5
8
9

1-1
2-2
3-3

?



6TH FLOOR
9



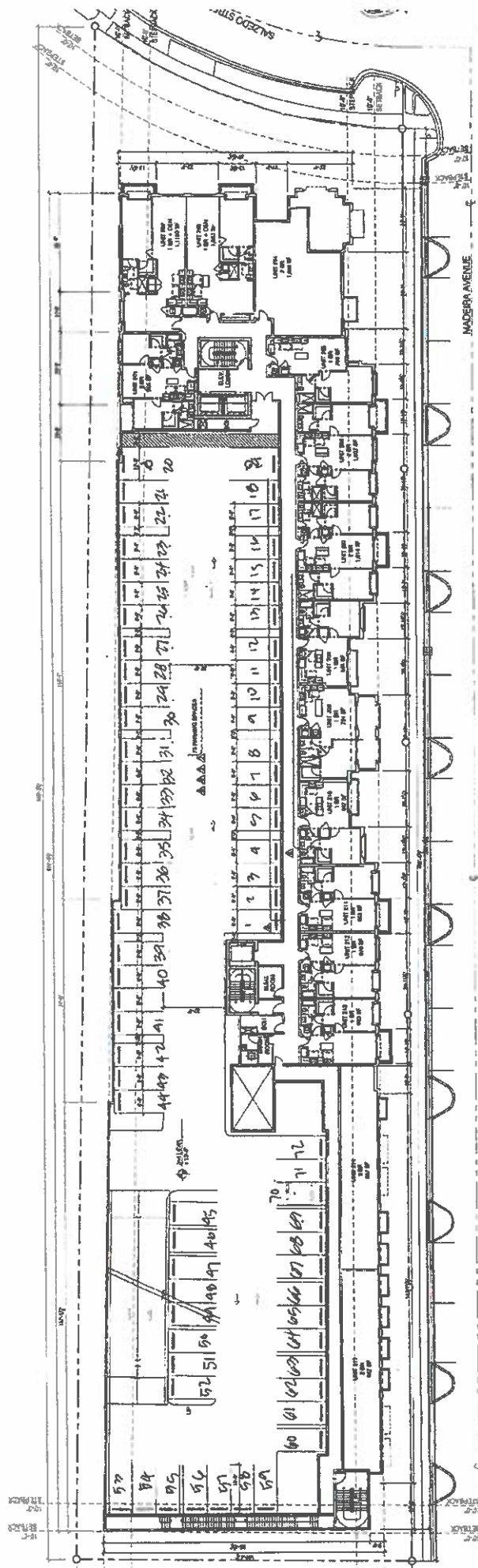
REV 12-03-2021

GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

301-341 MADEIRA AVE
AB-19-01-3562

TOTAL 52
PARKING GARAGE FLOOR - 52
2ND FLOOR - 72
3RD FLOOR - 75



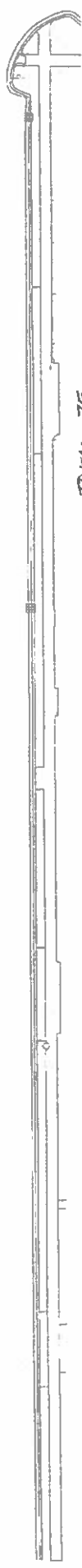
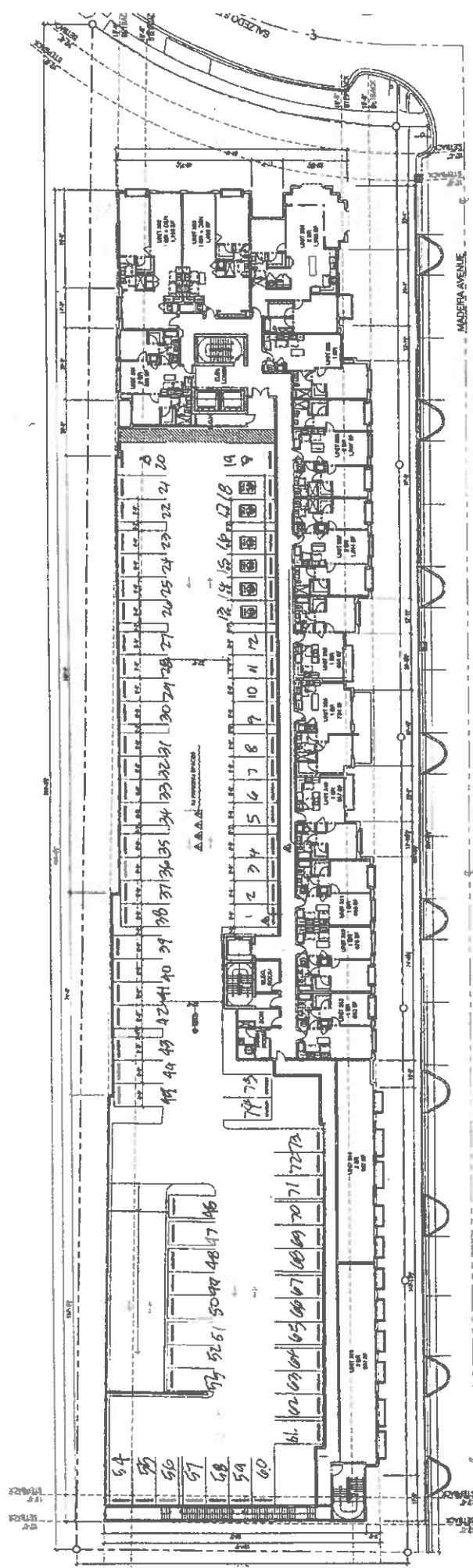
TOTAL 72

REV 12-03-2021

301-341 MADEIRA AVE

SCALE: 1/8" = 1'-0"

AAAA

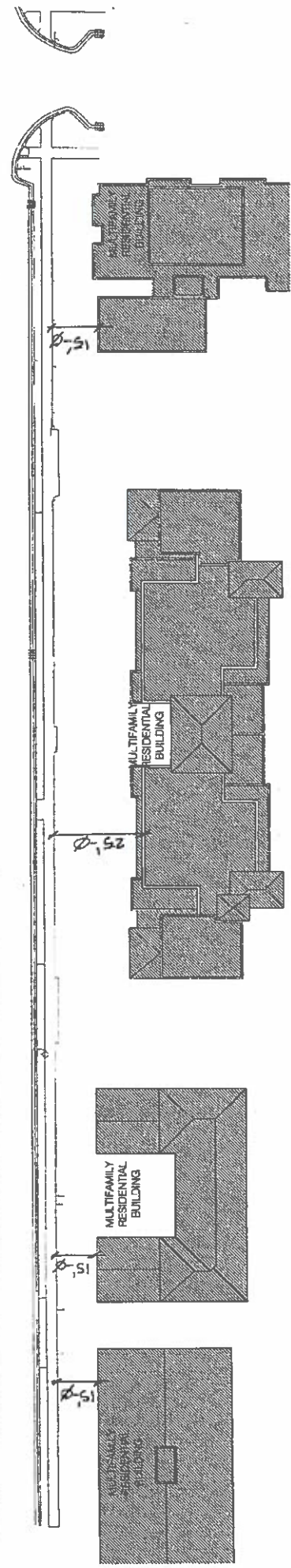
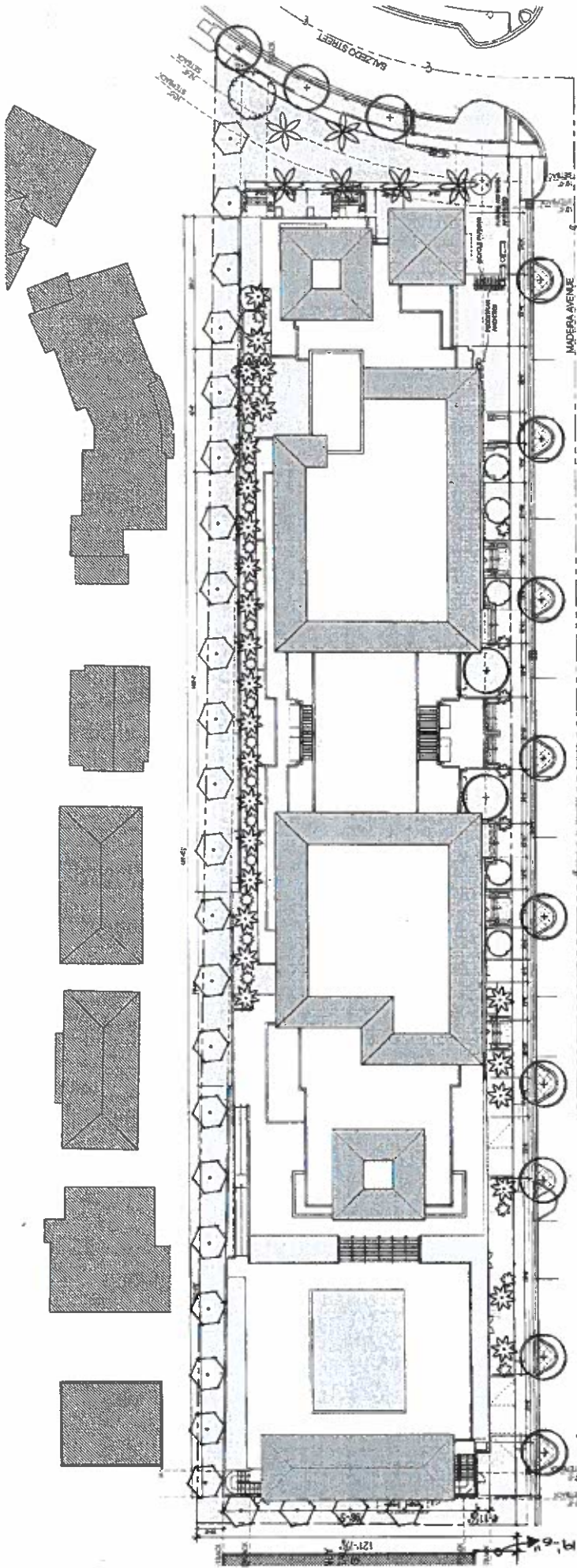


TOTAL 75

REV 12-03-2021

301 - 341 MADEIRA AVE

3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



REV 12-03-2021

301 - 341 MADEIRA AVE
 AB-19-01-3562

SCALE: N.T.S.

