

From: omalleytfo
To: [Board of Architects](#); [Iglesias, Peter](#)
Cc: [Sue Kawalerski](#); [Jose Amezaga](#); [Gordon Sokoloff](#); [Lisa Maroon](#); [Maria Cruz](#); [Leon Kellner](#); [Debra Register](#); [Brett Gillis](#); [Sue & Tom OMalley](#); [Jim Berlin](#); [Zully Pardo](#)
Subject: Re: Malaga / Santander
Date: Wednesday, September 15, 2021 5:33:03 PM

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

Dear Chairperson Carty

I would like to have my email read at the BOA meeting on Sept 16, 2021.

Subject : Gables Villages.

ITEM :

A.....Para 1 PAD....Reducing the front parking setback from the required 20 feet to zero is unacceptable and should be rejected. This item alone is sufficient to defer the project to enable compliance.

B.....LANDSCAPE open space is not compliant.

Sidewalks, staircases, pools, patios, driveways, walkways, passageways, curbs, etc are NOT landscaped open spaces.

Architect should be challenged to prove landscape open space compliance.

C..... An incredible amount of old, beautiful trees would be cut down or significantly cut back and disfigured.

Pictures 2102 / 2103 are of an old tree with a circumference over 100 inches and is located within the Gables Villages and would be destroyed to enable the development. The tree is located at Santander / Hernando.

Pictures 2104 / 2105 are of an old tree with a circumference over 75 inches and is located within the Gables Villages and would be destroyed to enable the development. The tree is located at Malaga / Hernando.

Other large trees on the property would also be destroyed.

18 trees lining Malaga, Santander and Hernando would need to be significantly cut back and aesthetically disfigured to enable the project.

D.....Chairperson Carty appropriately reminds the Board that the purpose of the Board is, among other things, ".....to preserve the aesthetic character of the community."

The character of this neighborhood is 1 and 2 story family residences and 2 story apartments.

The character is not 4 stories.

Please take action to ensure the project is compatible with the neighborhood and the existing landscape not decimated.

Thank you...

Tom OMalley

PS...I know someone who was not able to construct a pool in his backyard because of the presence of a large old mature oak tree. I would hate to see Coral Gables citizens held to a stricter standard re trees while developers are given permission to cut down whatever trees they like that are in their way. It is not right.

Please do not allow this to happen.

(I know this email looks long but even when read slowly, and with breaks for emphasis, it is less than 2 1/2 minutes long. thanks.)

On Wednesday, September 15, 2021, 03:00:43 PM EDT, Thomas OMalley <omalleytfo@bellsouth.net> wrote:

Sent from my iPhone

From: [zully pardo](#)
To: [Board of Architects](#); Jcarty@cartyarchitecture.com; [Commissioners](#); [Trias, Ramon](#); [Riesco, Juan](#); [Urquia, Billy](#)
Subject: Proposed "Gables Village" - file AB21087672. 504 Malaga Ave & 525 Santander Ave
Date: Wednesday, September 15, 2021 6:16:12 PM

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

Zully Pardo
49 Campina Court
Coral Gables, FL 33134

Dear Board of Architects,
This letter is in opposition to the "Gables Village" project as proposed.

The project's sheer intensity lacks sufficient transition in an area where single family homes are located immediately across the street (Malaga Ave). Further, without informed consideration, the increase in density and disconnect from the neighborhood context will negatively impact the future of the community.

The proposal holds no added benefits for the neighborhood. There are no added public amenities of substance and green spaces seem diminished in comparison to the degree of construction. In addition, as a resident of a historic district, I am concerned of the loss of historic fabric, especially the structure located at 503 Santander Ave.

The proposal before you sounds familiar and seems to have a recurring theme of incompatibility affecting the charm, identity and quality of life in our neighborhoods and fair City.

Sincerely,
Zully Pardo
305-803-1506

Sent from my iPhone



HISTORIC PRESERVATION
ASSOCIATION OF CORAL GABLES

Board of Architects Meeting September 16, 2021

**Re: 504 Malaga Avenue (AKA 525 Santander Avenue), Coral Gables, FL
CASE FILE AB21087672**

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter in opposition to the Gables Village development as currently proposed. The community is currently seeking historic designation of 503 Santander Avenue for its historic, cultural, and architectural significance as an intact example of a garden apartment building in the Monterey style.

The Gables Village proposal seeks to demolish an entire city block of garden apartments, including 503 Santander Avenue. Founder George Merrick included affordable housing and garden apartments as part of the tenets of his City, as based on the Garden City and City Beautiful movements. Different architectural styles such as the Monterey were constructed to compliment the fabric of the rich historic built environment of the City. The proposal seeks to demolish an established piece of this fabric. As such, the Gables Village proposal does not satisfy Section 5-201 Coral Gables Mediterranean Style Design Standards as it does not *"continue to support George Merrick's vision consistent with the established historic building fabric of the City."* Therefore, the proposal should not be awarded Mediterranean Bonus if 503 Santander Avenue is demolished.

We ask the Board of Architects to deny the current application for the PAD and Mediterranean Bonus. Refinement and study is needed as to how the significant Monterey building located at 503 Santander Avenue could be preserved as a separate site or incorporated into the development.

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

Respectfully,

Karelia Martinez Carbonell President Historic Preservation Association of Coral Gables

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

9/16/2021

City of Coral Gables - Board of Architects
405 Biltmore Avenue
Coral Gables, Florida 33134

Re: Gables Village

To Whom It May Concern:

My name is Leonela Rohaidy, and I write this letter to you today in opposition to the Gables Village project being discussed, between 504 Malaga Avenue and 525 Santander Avenue. My opposition to such project stems from the following: Gables Village is too intense a project to have situated next to single family homes; Gables Village will lead to the loss of historic buildings; this project is essentially being passed through without a transition period to help ease it in to the area; and finally, there is a lack of public open space and public parks planned for the neighborhood to help justify such a planned area development.

The first major issue regarding this proposal is that it is inconsistent with the City's requirement that the height of developments not exceed 35 feet (3 stories) while facing MF1 zones. This requirement is important because it provides for appreciable transitional zones that are less dense and intense. As this project stands today, its massing and height, which currently goes up to 4 stories, is too intense for an area that is transitional to single-family (SF) zoning.

Single family homes are located directly across the street on Malaga Avenue. If this project goes through, such homes would be facing a 3 to 4 story complex. The City is currently failing at protecting our single family neighborhoods. Protection of our single-family neighborhoods by way of encouraging thoughtful transitions in architecture and design are crucial to the long-term quality of life of Coral Gables homeowners. The context of this neighborhood would be greatly changed by the introduction of a block-long development.

Another area of concern is that, to date, no comprehensive and/or holistic crime, traffic, transportation and parking impact studies have been conducted to assess the potential "overflow" effects of the proposed development, especially on the single-family homes across the street on Malaga Avenue. To make matters even worse, no clear, substantial benefit to the neighborhood and City has been identified to rationalize this planned area of development, which should provide "substantial additional public benefit" in order to benefit from the PAD program. See Section 2-500[a]. The proposal does not "encourage enhancement and preservation of lands" (Section 2-500[b]), and in fact, it would destroy numerous gardens, heritage plantings, open-to-the-street spaces, and a Monterey styled building located at 503 Santander Avenue that

the community is requesting be designated as a historic structure. Furthermore, the proposal does not “enforce and maintain neighborhood and community identity” (Section 2-500[c]) because this development will result in the demolition of a block that is comprised of garden apartments with appreciable setbacks and space in between, which respect the context and character of the setbacks and spacing of the single-family homes that they mirror across the street.

As it seems to be the case with most, if not all, of the developments currently ongoing in the City, many of the plausible benefits of this project would be most enjoyed by the developers of such projects, government officials, and the future residents of the planned area development, rather than the community as a whole. Thus, I do not find that this proposed planned area development fulfills its stated purpose, in light of how planned area developments are defined by the City of Coral Gables Zoning Code, and I ask this body to reconsider allowing such project to go through.

Leonela Rohaidy

Leonela Rohaidy
30 Sevilla Avenue
Coral Gables, Florida 33134
Rohaidy30@aol.com

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