

**Gonzalez, Osniel**

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**From:** Vicki Cerda <vicki.cerda@gmail.com>  
**Sent:** Wednesday, August 6, 2025 10:16 AM  
**To:** Board of Architects; City Clerk  
**Subject:** BOAR-22-08-0326 110 PHOENETIA AVE: opposition to the project

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## **Dear Members of the Board of Architects,**

It is very disturbing to see & hear what is happening on the "110 Phoenetia Avenue" project. As i am sure you are all aware of, the area was designed as a low-scale garden apartment district & was/is part of George Merrick's "garden city". The proposed project does not conform to the present zoning code, one that was in effect when the property was bought -- you cannot now try to change it to make it fit, it never will. In addition, the historic green canopy and heritage trees surrounding the property are endangered. And very importantly, the residents & neighbors do NOT want it & have spoken clearly about this for years. I also totally agree with the 4 very important points and information that the Historic Preservation Assn of Coral Gables has made clear in their separate letter to you.

Please preserve our cultural & architectural heritage. I/we oppose the project as presented.

Vicki Cerda  
1216 Asturia Ave, Coral Gables