

From: [Garcia, Jennifer](#)
To: [Chen, Fengqian](#)
Subject: FW: Crystal Residences – 110 Phoenetia Ave – PZ Board 6/17 – Public Comment
Date: Friday, June 12, 2026 3:36:51 PM

From: Dacosta, Susan <sdacosta@coralgables.com>
Sent: Friday, June 12, 2026 2:24 PM
To: Garcia, Jennifer <jgarcia4@coralgables.com>; Menendez, Jill <jmenendez@coralgables.com>
Subject: FW: Crystal Residences – 110 Phoenetia Ave – PZ Board 6/17 – Public Comment

FYI

From: Urquia, Billy <burquia@coralgables.com>
Sent: Friday, June 12, 2026 2:22 PM
To: Dacosta, Susan <sdacosta@coralgables.com>
Subject: FW: Crystal Residences – 110 Phoenetia Ave – PZ Board 6/17 – Public Comment

From: Carol Smith <miami_lorac@yahoo.com>
Sent: Friday, June 12, 2026 10:47 AM
To: Urquia, Billy <burquia@coralgables.com>
Subject: Crystal Residences – 110 Phoenetia Ave – PZ Board 6/17 – Public Comment

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Members of the Planning and Zoning Board,

I am writing regarding the application submitted by FRC Realty, LLC for Crystal Residences at 110 Phoenetia Avenue.

The applicant is requesting a Comprehensive Plan amendment, zoning map amendment, Planned Area Development (PAD) approval, and Conditional Use approval for a nine-story mixed-use development. Taken together, these approvals would change the development framework for this site and shape future expectations in the North Ponce neighborhood.

My concern is focused on consistency with the intent of the North Ponce Neighborhood Conservation Overlay District.

The Overlay District was established to preserve the area's garden apartment character and maintain a low-rise residential development pattern. I respectfully ask the Board to consider whether a nine-story mixed-use structure is consistent with that intent.

The application also includes 16 live-work units and 184 residential units. This level of intensity warrants careful review in relation to neighborhood scale and compatibility.

The City is currently conducting a historic resource evaluation of the North Ponce neighborhood. While no designation has been adopted, this process provides relevant context regarding the area's character and development pattern.

Approval of this request would also establish a reference point for how similar applications are evaluated in the future.

For these reasons, I respectfully ask the Board to carefully evaluate whether the requested approvals are consistent with the Overlay District and the City's long-term planning framework.

Thank you for your time and consideration.

Respectfully,

**Carol M. Smith
824 Galiano Street
Coral Gables, FL 33134
786-443-0038**

From: [Carol Smith](#)
To: [Planning](#)
Subject: Crystal Residences – 110 Phoenetia Ave – PZ Board 6/17 – Public Comment
Date: Friday, June 12, 2026 8:02:28 AM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Members of the Planning and Zoning Board,

I am writing regarding the application submitted by FRC Realty, LLC for Crystal Residences at 110 Phoenetia Avenue.

The applicant is requesting a Comprehensive Plan amendment, zoning map amendment, Planned Area Development (PAD) approval, and Conditional Use approval for a nine-story mixed-use development. Taken together, these approvals would change the development framework for this site and shape future expectations in the North Ponce neighborhood.

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Thank you for your time and service.

Respectfully,

Carol Smith
824 Galiano St.
Coral Gables, FL 33134
786-443-0038

From: [Garcia, Jennifer](#)
To: [Chen, Fengqian](#)
Subject: FW: Garden of Our Lord
Date: Friday, June 12, 2026 3:36:40 PM

-----Original Message-----

From: Dacosta, Susan <sdacosta@coralgables.com>
Sent: Friday, June 12, 2026 2:23 PM
To: Garcia, Jennifer <jgarcia4@coralgables.com>; Menendez, Jill <jmenendez@coralgables.com>
Subject: FW: Garden of Our Lord

FYI

-----Original Message-----

From: Jane Maranos <maranosj@att.net>
Sent: Friday, June 12, 2026 10:29 AM
To: City Clerk <CityClerk@coralgables.com>
Subject: Garden of Our Lord

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Please forward to the Planning and Zoning Board, (to be read at the meeting next week.)

I cannot say anything that has not already been said.

You already know: that this area was designed as a garden apartment district.

You already know : that George Merrick planned this area as part of the “Garden City” model.

You already know : Prominent Architects oppose this.

You already know : this project is against present zoning codes.

I could go on and on about the importance of green-space and tree canopy but,

You already know the facts so please save this site where The Garden of Our Lord, St James Lutheran Church & Crystal Academy still stand.

You have the power to preserve an important part of Coral Gables Cultural Heritage. Please, do the right thing!

Therefore,
I strongly oppose this project as presented.

Cordially,
Jane Maranos

1261 Milan Avenue
CG 33134
Sent from my iPhone

From: [JULIAN GAJATE](#)
To: [Planning](#)
Subject: 110 PHOENETIA AVENUE
Date: Sunday, June 7, 2026 1:02:06 PM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

JUST DON'T..!!! KEEP CORAL GABLES AS OLD ORIGINAL CORAL GABLES....JULIAN RICARDO GAJATE.

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Karelia Carbonell](#)
To: [Planning](#)
Subject: LETTER | PLANNING & ZONING BOARD June 17 2026 - 110 Phoenetia Avenue
Date: Friday, June 12, 2026 8:05:23 AM
Attachments: [CG Sept Issuu Green Acres Sept 2023.pdf](#)
[12-13 1061 GablesLiving Oct22 \(1\).pdf](#)
[02092023 BOA presentation Crystal - 01 24 23 - BOA.pdf](#)

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Planning & Zoning Board:

The below project is scheduled to come before the P&Z Board on Wednesday June 17 2026 at 6PM

BOAR-22-08-0326
110 PHOENETIA AVE
Coral Gables, FL 33134--331
Mixed use development.

[Please read the attached articles]

PLEASE LOOK AT THE Attached PROPOSED RENDERING BY A LICENSED ARCHITECT.
IT IS A BEAUTIFUL OPTION THAT CARVES OUT [PRESERVES] THE GARDEN [GREEN], INCLUDES THE SCHOOL[ORANGE] AND STILL ALLOW HOUSING DEVELOPMENT [YELLOW] COMPATIBLE WITH THE DISTRICT.

Here are key points:

- **Zoning violation** — The block is zoned Special Use/Religious with a 4-story max height. A 9-story building clearly exceeds this.
- **Incompatible with the neighborhood** — Surrounding structures are 1-4 stories tall. Four single-family homes are directly adjacent.
- **Historic sensitivity** — Six historically designated structures on Phoenetia Ave, three on Antilla Ave, and the neighborhood is being studied for Historic District designation.
- **Violates Section 1-103** — The Zoning Code requires new development to be compatible with surrounding architecture and protect residential neighborhoods from incompatible uses.
- **Violates two additional ordinances** — The North Ponce Neighborhood Conservation Overlay District Ordinance and the Coral Gables Historic City Plan both call for low-rise development in scale with the neighborhood.
- **Contradicts the Community Vision Workshop** — The City's own planning process called for 2-4 story limits and converting the site into park space.
- **Infrastructure can't support it** — Narrow residential streets are not equipped for a 9-story building with a 350-car garage.
- **PAD request is misleading** — The courtyard offered as a "public benefit" is only accessible when the adjacent school isn't in session, which has never been accepted as qualifying green space under PAD rules.

On behalf of the **Historic Preservation Association of Coral Gables**, please accept this letter in opposition to the project as presented.

First, this area is under a Commission-funded study and consideration for historic designation. The project will directly affect the preservation of **THE GARDEN OF OUR LORD**

Second, this project is an encroachment into the North Ponce neighborhood. The developer bought the parcel zoned as **Institutional/Religious** and seeks a variance to build its mixed-use development. This area is under a Commission-funded study and consideration for historic designation.

Third, the neighborhood is protected under the zoning code, Section **2-404 North Ponce Neighborhood Conservation District Overlay (NPCO)**. This code was passed to preserve and enhance the garden apartment character of the North Ponce residential neighborhood properties. George Merrick's historic city plan refers to this area as the "Douglas Section." [See attached to read recent article published in the Coral Gables Magazine about the significance of the area.]

Fourth, the proposed project's density will have an adverse impact on the quality of life and wellness of the residents living on the abutting streets and the historic landmarks surrounding the area specifically the nationally recognized *Coral Gables Woman's Club and the Douglas Entrance*.

Finally, the proposed project will not only raze **The Garden of Our Lord**, deemed a *cultural landscape* by two nationally-recognized, prominent UM School of Architecture professors, but will remove the historic green canopy and heritage trees surrounding the property that are original to Merrick's "garden city" planned neighborhood. The Garden is also a memorial to world war veterans and burial site. [See attached to read the article published in the Gables Living magazine about the significance of The Garden.]

Respectfully submitted,
Karelia Martinez Carbonell
President, Historic Preservation Association of Coral Gables

A Gables garden worthy of preserving; One of only three biblical gardens where tropical fish used to abound and lotus blooms everlastingly

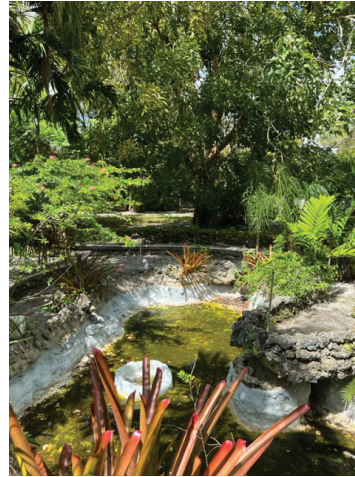
The Garden of Our Lord is worthy of historic designation status. The Garden is a treasure in Coral Gables. It has great significance culturally, historically, aesthetically, ecologically, and architecturally. Yet above all, the Garden is part of a "green corridor" which runs from East Ponce until the Douglas Entrance. It is lined with specimen trees covered with Spanish Moss. The Garden is an essential part of the neighborhood.

WORTHY OF PRESERVING

I commend Ms. Bonnie Bolton for her relentless and selfless advocacy on behalf of the preservation of the Garden of Our Lord and I agree with Miami Herald journalist Ms. Bea Hines when she observes, "some things are worthy of preserving." And this Gables garden is worthy. It is no ordinary piece of land. It holds as much emotional aura as it does historical flora. Entering the walled enclave, one feels the spirit. And yes, as developer Mr. Pino states in Hines' Miami Herald piece, it should "be handled with the utmost respect." A garden sitting on consecrated ground should not only be respected but revered.

Founded in 1951 by parishioners as a biblical garden, seeds brought back from the Garden of Gethsemane in Jerusalem germinated into plants that included date palms and clumps of bulrushes. Plantings also included hyssop and cypress, cassia, red sandalwood, apple, camphor and cedar of Lebanon, the oleander, mulberry, fig, myrtle, the balm tree and the spikenard shrub used for special anointing. Walking among the trees and shrubs native to the Holy Land, one is transported to an otherworldly experience hard to explain. An Eden in the midst of our garden city as George Merrick would have imagined it. It is a memorial garden, and also a cemetery--a final resting place for some families. A sacred ground.

Seventy plus years ago, the Garden of Our Lord was one of only three biblical gardens in the United States, created as a sanctuary for prayer and meditation. Grieving families carved out a garden as a place of spiritual comfort. It is fitting it should stand in perpetuity not fall to indifference or a multi-story condo. The understanding is that the parcel where the garden sits still remains designated as Religious/Institutional land until a zoning change is approved. Some things are worthy of a miraculous intervention.



Coral rock grotto in present condition. "Here tropical fish used to abound and lotus blooms everlastingly." [Photo credit: JMaranos]



"Statue Still Standing" in present condition "overlooking the naturally rustic Children's Pool of coral rock, toward which all paths of the Garden eventually lead." [Photo credit: JMaranos]

FROM THE ARCHIVES. ARTICLE FROM 1956.

New Garden Grows Far West of Eden

Coral Gables Church has garden planted with flowers, trees and bushes mentioned in the scriptures.

By Harriet Blackwell Miami Sunday News, Florida Living, p12G, December 23, 1956.

"And the Lord God planted a garden eastward in Eden and there he put the man he had formed" Ever since Genesis, gardens have been an important link between God And Man.

One of the most unusual gardens is a the Garden Of Our Lord, 110 Phoenetia Avenue, Coral Gables. It covers a quarter of a city block next to St James Lutheran Church. The garden, planned around trees and shrubs native to the Holy Land, found a congenial climate in South Florida, with weather similar to that of Jerusalem.

There are no guides. Yet visitors to the garden are not



Outdoor Chapel in present condition [Photo credit: JMaranos]



Historical artifact. 1950s postcard depicting hand-carved statue of Christ. This beautiful statue of white Carrara marble was commissioned by Col. W.E. Hackett, chairman of the Garden committee. The 7 ½ foot statue was dedicated in 1953 [Photo credit: Vintage postcard circa 1950s]



Historical artifact. 1950s postcard depicting the unique outdoor chapel. "It is most impressive to rise from the kneeling bench and find, upon turning, the arm of Christ upraised in benediction." [Photo credit: Vintage postcard circa 1950s]

confused, for all the specimens bear identification plates, complete with Biblical references, relating each tree to the Word, and telling the part it played as the scroll of religious history unfolded.

Seeing these trees growing instead of merely an illustration in the Book adds reality and immediacy to the Bible. A tremendous date palm is reminiscent of Palm Sunday, and John's words echo along through the ages: "They took branches of palm trees and went forth to meet Him."

A little girl runs through the paths and pauses before a clump of bulrushes, and her eyes grow large with wonder. "Mother" she says, "was Moses really hidden in plants like these?"

Hyslop recalls the Passover when bunches of it were dipped in the blood of the sacrificial animal and applied to the lintel and the two side posts of the homes of the Israelites, insuring protection for them as God passed through the land to smite the Egyptians.

Towering over lesser trees a cypress brings the tabernacle to mind, as does the cassia, the red sandalwood, the apple, the camphor and the cedar of Lebanon.

The fruit of a pomegranate is associated with decoration of the pillars of the temple, while the almond brings to mind the rod of Aaron, blossoming in the tabernacle and the golden candelabra, made "like unto almonds with knops and flowers" that were placed upon the altar.

The oleander is here too and the mulberry and the "willows of the brook". So are the fig, the myrtle and the mastic, or balm tree. Jeremiah spoke of the balm of Gilead, the balm being a healing property in the resinous sap of the tree. Further along the path is the spikenard, the same kind of shrub which yielded a

rare ointment with which Mary anointed the feet of Christ.

Aside from flora mentioned in the Bible, plants long associated with the Christian story in song and legend crept in: the Passion flower represents the "vine" which twines through biblical history; the dogwood is supposed to have furnished wood for Calvary's cross; the Judas tree is that upon which the betrayer hanged his self in his despair, while for years the poinsettia has been a symbol of Christmas.

The church of St James has taken over full care of this lovely garden. It is kept open from nine in the morning until nine at night and all who are interested may enter at will. The registry bears names from every part of the world.

Points:

- Secluded grotto in the Garden of Our Lord, 110 Phoenicia Avenue Coral Gables. All the plants in this garden (open daily to the public) are mentioned in or bear some reference to Holy Writ.
- Visitors to the garden have no trouble identifying flora as each tree and plant bears a plate giving name and biblical reference.
- The olive branch is an ancient symbol of peace, frequently mentioned in the Bible. This olive tree has grown tall in our South Florida climate that is very similar to weather in Jerusalem.

The Historic Preservation Association of Coral Gables is a 501c3 non-profit founded in 1991. The Association promotes the understanding of the importance of historic resources and their preservation. For more information and/or to support the mission of HPACG, please visit www.historiccoralgables.org.

BY [Karelia Martinez Carbonell](#), President Historic Preservation Association of Coral Gables





CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES, FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT: CRYSTAL
1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:
CENTURY CRYSTAL
GROUP/LLC
1801 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

SURVEY

PHASE:
BOA SUBMITTAL

REVISIONS		
Revision #	Description	Date

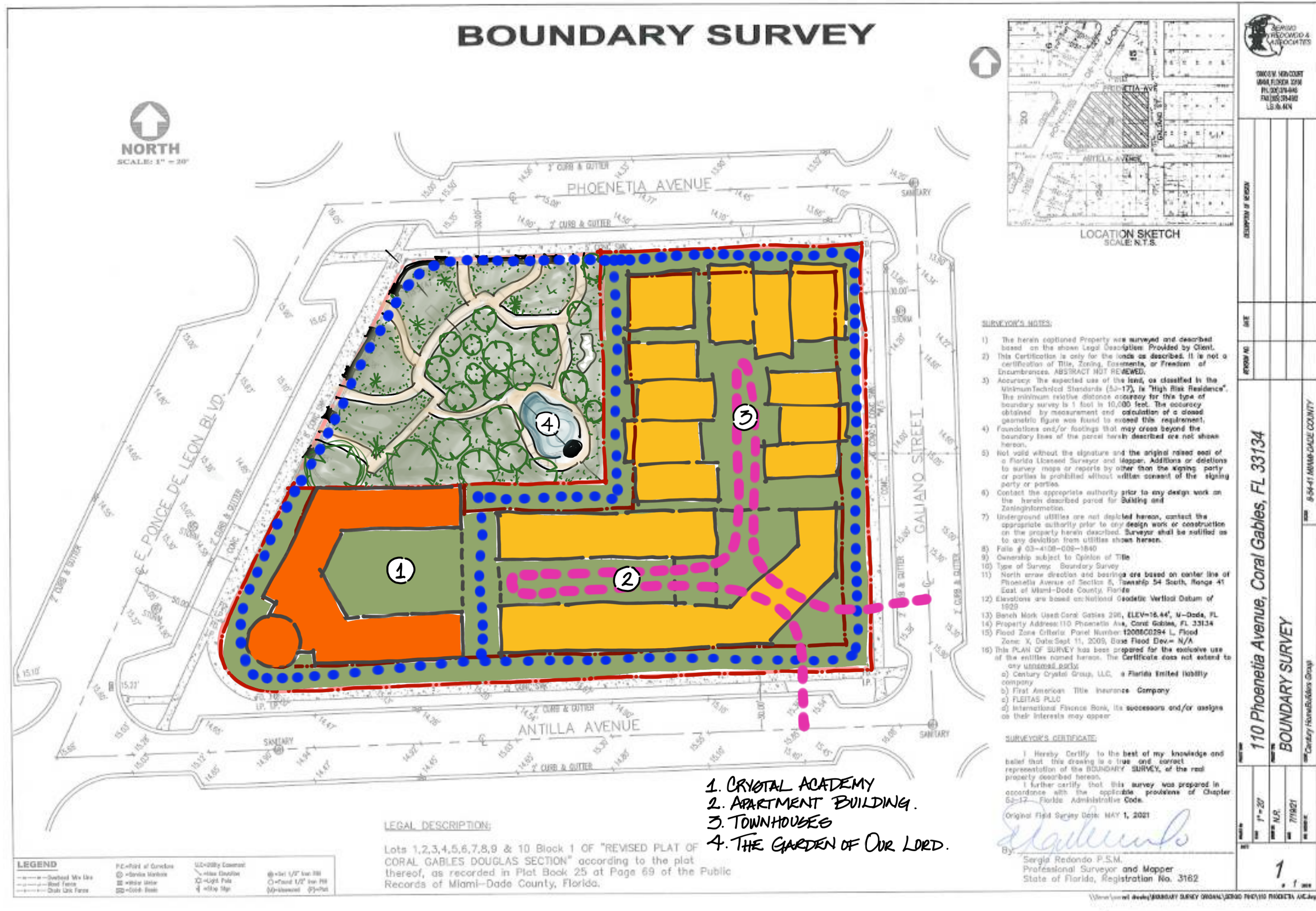


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THE ARCHITECT/ENGINEER.

DATE: 06/07/2022
JOB No.: 2021-25
DRWN BY: MC, SR, AV
APPROVED BY: AMC
PRINTED: 1/23/2023 11:21:16 AM

SHEET NUMBER:

A-1.00





1415 SALZEDO

Green Acres

THE SIGNATURE GARDEN APARTMENTS OF THE NORTH PONCE DISTRICT

BY BRUCE FITZGERALD AND KARELIA MARTINEZ CARBONELL
PHOTOS BY VICKI CERDA

Coral Gables emerged when the Merrick family's 1,200-acre citrus plantation was reimagined as a master-planned Garden City inspired by "City Beautiful" movements in northern communities like Tuxedo Park (New York), Forest Hills (New York), and Shaker Heights (Ohio). The City's 1925 incorporation, along with George Merrick's visionary approach to place-making, became the impetus for a hugely successful marketing campaign proclaiming Coral Gables "The Miami Riviera in The Heart of The American Tropics." Suddenly, Coral Gables was not only tropical – it was topical. We were hot news.

But from the beginning, Coral Gables

was also "The City Different," made so by strict adherence to one of the Garden City's core mandates: create a clear separation of districts according to their purpose. As such, the city as early as 1921 laid out distinct residential, business, industrial, and recreational sections. Significantly, according to the city's 2018 Designation of The Coral Gables Historic City Plan, "homes built for modest incomes were built alongside grand palazzos, and a section of the city was devoted to multi-family housing, producing a truly democratic environment."

This democratization of Coral Gables was noticeably apparent in the city's "Douglas Section," located in the northeast

"CORAL GABLES DESERVES CONSIDERATION AS ONE OF THE WORLD'S PREEMINENT GARDEN VILLAGES."

ROBERT A.M. STERN, ARCHITECT
AND AUTHOR

portion of the Master Plan and roughly bounded by Alhambra Circle, Southwest 8th Street, and Douglas and Le Jeune Roads. It was, as described in the Designation of The Coral Gables Historic City Plan, "dedicated to multi-family residences targeted at



TOP LEFT: 223 MENORES
TOP RIGHT: 230 PHOENETIA
BOTTOM LEFT: 902 SALZEDO
BOTTOM RIGHT: 1314 SALZEDO

middle-income families.” Here, tree-lined streets and both public and private green spaces established the city’s design aesthetic as much as its celebrated Mediterranean Revival building style. This was place-making of both architectural and horticultural consequence. As the *Chicago Tribune* described Coral Gables in 1926, “Each home is delightfully placed among enchanting gardens in a city that is a brilliant garden in itself” – one designed, it should be noted, by Florida’s first registered landscape architect, Frank M. Button.

Today known simply as the North Ponce area, the former Douglas Section has evolved into a mixed-use neighborhood with many of its original greenspaces and garden apartments still extant. As renowned

architect, educator, and author Robert A.M. Stern has observed about the city: “Coral Gables deserves consideration as one of the world’s preeminent garden villages.” That small-town quality can still be found in the North Ponce area, which continues to provide a welcome respite from encroaching urbanization.

Recently, a Historic District Designation Study of the North Ponce area has been green-lighted by Coral Gables city officials. This study could formally recognize the area for its contribution to our built environment, instead of its present diminution into 10-story “luxury” apartment complexes that are erasing the character of the area. Modest in scale and surrounded by lawns bordered by lush tropical vegetation, our Garden

Apartments represent a 20th-century lifestyle ideal that still resonates. “How fair is a garden,” Disraeli famously proclaimed, “amid the trials and passions of existence.” Its not unrealistic to imagine that George Merrick was listening. ■

Karelia Martinez Carbonell is the president of the Historic Preservation Association of Coral Gables.

From: [Robin Burr](#)
To: [Planning](#)
Subject: Opposition to 110 Phoenetia Avenue Project
Date: Monday, June 8, 2026 10:10:15 AM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear City of Coral Gables Board of Architects,

I understand the project at 110 Phoenetia Avenue is coming in front of the Planning and Zoning Department, June 17, 2026 and I wanted to send you an email regarding my opposition to the project as presented.

I have lived in the City of Coral Gables for 33 years. I have been a member of the Coral Gables Woman's Club for 26 years. I am opposed to the development which is planned next door to the Woman's Club property as it is completely out of place in the neighborhood. East Ponce is very low rise and residential and to suddenly allow a 13 story building at 110 Phoenetia Avenue is out of prospective for the area. This is not Ponce de Leon Blvd. It is EAST Ponce de Leon Blvd.

Our club house celebrated 100 years in 2023. Our Centennial. Much of our income is derived from renting our historic building so we can maintain the building to City standards while supporting our Coral Gables Children's Dental Clinic since 1939. <https://coralgableswomansclub.org/dentalclinic/> With this development, our business will be affected by both construction dust and use of all our "free parking" surrounding our building.

Not only that, but the Garden of the Lord will be destroyed. There are very old trees in the garden and some plants that are not replaceable. Living in Coral Gables, I have to obtain permits to remove trees, and only if they are diseased. Why is it a developer can come in and just destroy everything with no plan to replace it?

Also, at least one of the trees is a live oak determined to be 163+ years old by Aurelio Gabaldon Gutierrez, Civil Forest Engineer Geologist and ISA & FNGLA Certified Arborist. If this tree were to be moved, according to Jody Haynes, who works for Signature Palms and has 20+ years of experience moving large specimen trees, it will take more than a year, a great deal of money (six figures) and there is no guarantee the tree will survive the move.

So this project is too large and too dense for the neighborhood. It is not in harmony with the surrounding North Ponce neighborhood. The developer purchased this parcel zoned as Institutional/Religious and now is seeking a variance to build here. This area is under a commission-funded study for historic designation.

This neighborhood is protected under the zoning code, Section 2-404 North Ponce Neighborhood Conservation District Overlay (NPCO). The density of this proposed project will have an adverse impact on the historic landmarks surrounding the area, specifically the nationally and state recognized Coral Gables Woman's Club and the Douglas Entrance.

It will be destroying “historic green space, “The Garden of Our Lord,” deemed a cultural landscape by two nationally recognized prominent UM School of Architecture professors which it does not have plans to replace.

This building should not be allowed.

Thank you for your consideration.

Regards,
Robin

—

Robin V. Burr
Centennial Chair - Historian
GFWC Coral Gables Woman's Club
www.gfwccoralgableswomansclub.org/
305-794-1541 cell

Mayor Lago, Vice-Mayor, City Commissioners and The Planning and Zoning Board:
Re : The Two Hundred Year Old Tree and The Garden of our Lord

The developer is attempting to change the zoning for the block upon which the Garden and the Tree sit. The request to change the zoning must be denied. The developer is requesting to receive Planned Area Development (PAD). This is a blatant and fraudulent attempt to acquire more square footage than they are entitled to. PAD necessitates that developers provide public green space. The fraud exists because they are offering an occasional green space, a space that must be shared with the school and will only be available to the public when school is not in session. Thus, it is unmitigated fraud and a major violation of our City Code. Do not allow the developer to commit fraud against our City and the residents of this lush residential neighborhood.

Alto Camp 227 ANTIQUERA AVE #103

Dear Planning and Zoning Board,

I live in Coral Gables and I am writing to oppose the zoning changes proposed for the Garden of our Lord. My ask is simple: please deny this application.

George Merrick had a vision for this city. He built something coherent, intentional, and beautiful. Section 1-103 of our Zoning Code exists to protect that vision — to ensure that new development respects the character, scale, and design of the neighborhoods Merrick created. A nine-story building rising over a block of one-to-four-story homes and historically designated structures is not consistent with that vision by any measure.

The North Ponce Neighborhood Conservation Overlay District Ordinance and the Coral Gables Historic City Plan both echo this. They call for low-rise, context-sensitive development in this area. The North Ponce Community Vision Workshop went further, calling for two-to-four-story buildings and the conversion of the Garden site into park space.

All of these frameworks exist for a reason. I ask the Board to respect them and vote no on this application.

Respectfully,

Scott Norberg
1091 Galiano St. #501
Coral Gables, FL 33134



Please deny the zoning changes
in Coral Gables.

Evelyn Cruz *Evelyn Cruz*
42 phanetia Ave

Dear Elected Officials, Planning and Zoning Board,

I am writing to oppose the proposed zoning changes for the Garden of our Lord and to ask the Board to vote no on this application.

I want to focus on one thing: the PAD request, because I think it reveals a great deal about the nature of this application overall.

Planned Area Development incentives were created to benefit the community — to bring usable, accessible public green space into areas that need it. The "public benefit" offered here is a courtyard inside a school campus. It will be available to the public only when school is not in session. That is not a public park. That is not meaningful green space. That is a technicality being exploited to unlock development approvals that would not otherwise be possible.

In the entire history of Coral Gables, an occasional or conditionally accessible space like this has never been accepted as a qualifying PAD benefit. There is a reason for that. Accepting it now would open the door to similar manipulation by every future applicant. The Board should refuse to set that precedent.

Beyond the PAD issue, this project also exceeds the current height limit, is incompatible with the surrounding neighborhood, and conflicts with multiple City ordinances. There is no basis on which to approve it. Please vote to deny.

A handwritten signature in blue ink, appearing to be 'NAR' or similar, with a long horizontal stroke extending to the right.

Dear Planning, Zoning Board, Mayor and Commissioners,

The Garden of our Lord is one of those places that just makes you feel something. I have walked by it a hundred times and it always feels peaceful, grounded, like it belongs exactly where it is. It fits the neighborhood because it was built for the neighborhood. The thought of replacing that feel with a nine story tower is genuinely upsetting to me.

I know that the planning arguments against this project are strong — and they are. The current height limit is four stories. The North Ponce Community Vision Workshop called for two to four story buildings. The Coral Gables Historic City Plan says this area should stay in scale with the single family homes around it. Section 1-103 of the Zoning Code requires compatibility with the surrounding area. This project fails every one of those tests.

But even setting aside the legal issues, this is just wrong for the neighborhood. The community has been clear about what it wants here. The City's own planning processes have been clear. I ask the Board to listen to that and vote no.

With respect,

STEVEN RIERA
35 Phoenicia Ave #1
Coral Gables, FL

June 9, 2006

To the City of Court Grove please deny
the zoning change for the Garden of Our
Land. Preserve our Remnant Trees in this
Tree City of USA. — *Wendy F.*

Dear Planning and Zoning Board,

I am writing as a longtime resident of Coral Gables to express my strong opposition to the proposed zoning changes for the Garden of our Lord. I urge you to deny this application without hesitation.

The block in question is currently zoned Special Use/Religious with a four-story maximum height. A nine-story building would be more than double what is permitted, and no amount of creative interpretation changes that fact. The surrounding streets are lined with one, two, and three-story buildings. A nine-story structure would tower over everything in sight and permanently alter the feel of a neighborhood that has remained largely intact for decades.

Beyond the sheer scale of the building, I am deeply concerned about the infrastructure. These are narrow residential streets. They were not built to accommodate the traffic generated by a nine-story building with a 350-car parking garage. The congestion and noise alone would be devastating for nearby residents.

I also want to flag the PAD request for what it is. The courtyard being offered as a public green space benefit is attached to a school and is only open to the public when school is not in session. That is not a meaningful public benefit. That has never been considered acceptable under PAD in the history of this City, and it should not be accepted now.

Please protect this neighborhood and deny these zoning changes.

Respectfully,

A Concerned Coral Gables Resident

Isabel Davalos

911 Ponce de Leon Est apt 1002

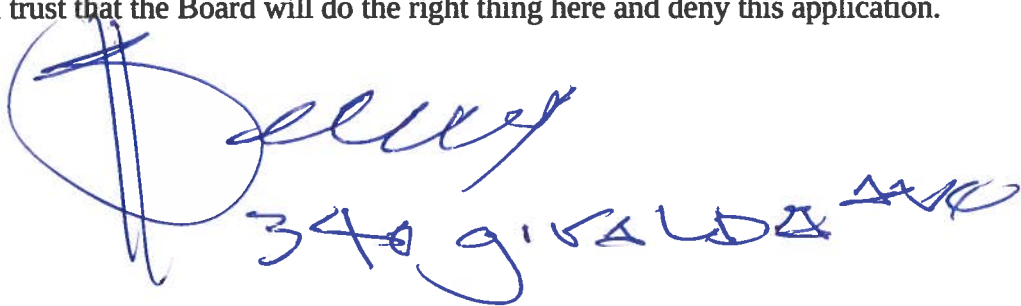
Dear Planning, Zoning Board, Mayor and Commissioners,

I am writing to oppose the proposed zoning changes for the Garden of our Lord project and to ask the Board to deny this application.

My concern is straightforward. This neighborhood is zoned for a maximum of four stories. The project proposes nine. Four single-family homes sit directly adjacent to this site. The streets directly abutting the project have structures ranging from one to four stories. Nothing about this proposal is in scale with its surroundings.

The North Ponce Neighborhood Conservation Overlay District Ordinance was created by this very City Commission to preserve the character of the North Ponce Garden Apartment District — its historic buildings and its traditional fabric. This project flies in the face of that ordinance. So does the Coral Gables Historic City Plan, which calls for this area to remain low in height and in scale with the surrounding single-family homes. These are not suggestions. They are ordinances that the City is obligated to enforce.

I trust that the Board will do the right thing here and deny this application.



Handwritten signature and name: 349 GIVAUDAN

Dear Elected Officials, Planning and Zoning Board,

I am submitting this letter to oppose the proposed zoning changes for the Garden of our Lord and to urge the Board to deny this application.

I want to speak to the cumulative picture here. This project exceeds the permitted height by more than double. It sits in a neighborhood of one-to-four-story buildings with four single-family homes immediately adjacent. It violates Section 1-103 of the Zoning Code. It conflicts with the North Ponce Neighborhood Conservation Overlay District Ordinance. It contradicts the Coral Gables Historic City Plan. It ignores the outcomes of the North Ponce Community Vision Workshop. It proposes an infrastructure load that the surrounding streets cannot support. And it attempts to claim PAD approval through a courtyard that is only intermittently accessible to the public.

Any one of these issues would be grounds for denial. Together, they make an overwhelming case against approval. I am not aware of a project in recent Coral Gables history that has been in conflict with so many overlapping planning frameworks simultaneously.

The Board has an opportunity here to reaffirm that our zoning code means what it says and that our planning processes are not for sale. I hope you will take it. Please vote to deny.

A handwritten signature in blue ink, appearing to read "Amy Cusumano". The signature is fluid and cursive, with a large loop at the end.

Dear Planning, Zoning Board, Mayor and Vice Mayor,

Thank you for the opportunity to submit comments on the proposed zoning changes for the Garden of our Lord. I write in strong opposition and ask that this application be denied.

The North Ponce Community Vision Workshop was a genuine effort by residents and City planners to chart a future for this neighborhood. The outcome of that process was clear: preserve the garden apartment character of the area, maintain building heights between two and four stories, and explore converting the Garden and its playground into park space. This project contradicts every single one of those outcomes.

I also want to draw attention to the PAD manipulation at the heart of this application. PAD exists to incentivize developers to provide real, accessible public green space. The courtyard being offered here is an interior space attached to a school. It is accessible to the public only when school is not in session. This is not what PAD was designed for. Accepting this as a qualifying public benefit would set a dangerous precedent and open the door for other developers to exploit the same loophole.

The residents of this neighborhood participated in a planning process in good faith. I ask you to honor that process and deny these changes.

A handwritten signature in black ink, appearing to be 'A. J. L.' or similar, written in a cursive style.

Dear Planning and Zoning Board,

I am writing as a concerned Coral Gables resident to oppose the zoning changes proposed for the Garden of our Lord site.

The North Ponce Community Vision Workshop produced a clear directive: keep the neighborhood's garden apartment character, hold building heights to two to four stories, and pursue conversion of the Garden and its playground into public park space. A nine-story building with a 350-car garage is the opposite of that vision in every possible way.

I also want to speak to the PAD issue specifically. I understand that Planned Area Development incentives exist to encourage developers to contribute meaningful public green space to the community. The interior courtyard attached to this project is not that. It is only accessible when the adjacent school is closed. Calling that a public benefit is a stretch that no previous applicant in Coral Gables has been permitted to make, and this applicant should not be the first.

The residents of this neighborhood engaged with the City's planning process and were told their input mattered. Approving this project would suggest it did not. I ask the Board to deny these zoning changes.

ma h r m n e 6/11/20
43 PONTIAC AVE #1-E
CORAL GABLES FL 33134

Dear Planning, Zoning Board, and Mayor,

I'll keep this short. The zoning on that block allows four stories max. This project wants nine. That's not a small variance — that's more than double what's allowed. The neighborhood around it is one to four stories. Four single family homes are right there next to it.

Section 1-103 of the Zoning Code says new development has to be compatible with the surrounding area. A nine story building next to single family homes is not compatible. That's not a judgment call, that's just reading the code.

I also want to say something about the so-called public green space they're offering through PAD. An interior courtyard that's only open when school isn't in session is not public green space. That trick has never worked in Coral Gables before and it shouldn't work now.

Deny this application.

— A Resident Who Votes

Isabel Hernandez



15 Phoenicia Ave

Apt 202

Dear Planning, Zoning Board, Mayor and Commissioners,

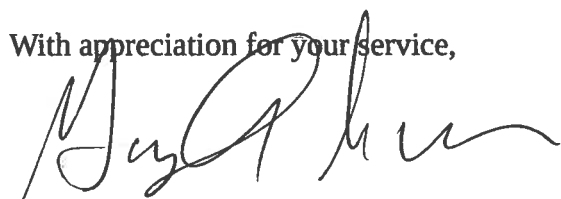
I have to be honest with you — writing this letter is hard for me. The Garden of our Lord is genuinely special. I want to be clear that my opposition here is not about the Garden itself. It's about what this development would do to the neighborhood that surrounds it.

Nine stories does not belong here. The Coral Gables Historic City Plan says this area should stay low in height and in scale with the single family homes around it. That plan was approved unanimously. The North Ponce Neighborhood Conservation Overlay District Ordinance says the same thing. These aren't obscure rules — they were put in place specifically to protect neighborhoods like this one.

The neighborhood is also being studied right now for Historic District designation. Six historically designated structures are on Phoenetia Avenue. Three more on Antilla. The timing of this application, in the middle of that study, could not be worse.

Please protect what makes this neighborhood worth living in. Vote no.

With appreciation for your service,



A Long-Time Coral Gables Family

888 S Douglas
RD CG 33134

Dear Planning and Zoning Board,

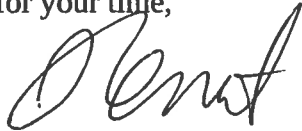
I just want to say right off the bat that the Garden of our Lord has been part of my life for as long as I can remember. My kids grew up going there, we've attended services there for over fifteen years, and it's honestly one of the things that makes this neighborhood feel like home. So this isn't just a zoning issue for me — it's personal.

That said, what they're proposing to do with that site makes no sense for this neighborhood. Nine stories? The buildings around there are one, two, maybe three stories tall. Four single family homes are right next door. You can't just drop a nine story tower into the middle of all that and pretend it fits.

The streets around there are already tight. A 350 car garage on top of everything else is going to make a mess of the whole area. Morning dropoffs, evening traffic — it'll be a nightmare for everyone who lives nearby.

I don't think this is what anyone in this neighborhood wants. Please vote no on this.

Thank you for your time,

 45 Antilla Ave 2M

A Coral Gables Homeowner

To the City of Coral Gables,

RE: The Garden of Our Lord

I would like to request that the city does not change the zoning.

Marni Ardito

MARNI ARDITO

Dear Planning, Zoning Board, Mayor and Vice Mayor,

Honestly I am frustrated that this application even got this far. The current zoning says four stories. This project is asking for nine. The surrounding streets have buildings that are one, two, three stories tall. The idea that this is somehow compatible with the neighborhood is hard to take seriously.

The North Ponce Community Vision Workshop gave the City clear direction — keep heights at two to four stories, preserve the garden apartment character, look into turning the site into park space. That was a real community process. People showed up. People participated. And now a developer comes along with a nine story proposal and it's just supposed to be okay?

And the PAD thing is honestly the most frustrating part. They're offering an interior courtyard that's only open to the public when school isn't in session and calling it a public benefit. That's not a park. That's not green space. That's a loophole and everyone can see it.

I really hope the Board does the right thing here.

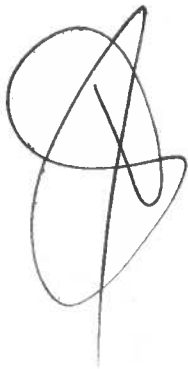
Frustrated but hopeful,
A Coral Gables Resident

A handwritten signature in black ink, appearing to be 'EKG' or similar stylized initials.

42 Phoenicia Ave #5

Mayor Lago, Vice-Mayor, City Commissioners and The Planning and Zoning Board:
Re : The Two Hundred Year Old Tree and The Garden

Please deny the zoning changes for the garden and the tree. The developer is ignoring the ordinances which this City has in place to protect this neighborhood. The Historic City Plan was landmarked by the City Commission to ensure that Merrick's vision for Coral Gables is preserved. In that plan, the North Ponce Garden Apartment District is to," be low in height and remain in the same scale as the single family homes." There are six single family homes on Antilla Avenue and Phoenetia Avenue. Those two streets are low rise. Nothing on the scale that the developer is proposing exist there. Also, this project contradicts the North Ponce Conservation Overlay District Ordinance which was created to preserve the traditional garden apartment character of the neighborhood. Also, the proposal violates Section 1-103 of our Zoning Code which is intended to protect residential neighborhoods from intrusion from non-residential uses. Additionally, the area is being studied to potentially be designated as a Historic District. As decision makers in this City you have a legal obligation to uphold the laws which govern this City. Meet your obligations and deny the proposed Zoning changes because they are a violation of our City's Laws.

A handwritten signature in black ink, consisting of several overlapping loops and a long vertical stroke extending downwards.

Dear Planning, Zoning Board, and Mayor,

I have lived near the Garden of our Lord site for many years, and I feel compelled to write in opposition to the proposed zoning changes. What is being proposed here is not compatible with our neighborhood — not by a small margin, but by a significant one.

Section 1-103 of our Zoning Code is clear. New development must be compatible with the surrounding architecture and must protect residential neighborhoods from incompatible uses. A nine-story building in a block of one-to-four-story structures fails that test completely. This is not a close call.

What makes this even more troubling is the historic character of this area. There are six historically designated structures on Phoenicia Avenue and three on Antilla Avenue. The entire neighborhood is currently being studied for Historic District designation. Approving a project of this scale at this moment would undermine years of preservation work and send a troubling message about the City's commitment to its own planning processes.

George Merrick built something special here. Section 1-103 exists precisely to honor and protect that vision. I ask that you uphold it.

Owen Johnston 122 Antigua Ave
#13

to the Planning Board
Do NOT change the zoning for
the Garden. I walk in the
neighborhood everyday.

Carl

Dear Planning, Zoning Board, and Elected Officials,

Thank you for considering public comments on the Garden of our Lord zoning application. I write in opposition and ask that the application be denied.

The height discrepancy alone should be disqualifying. Four stories is the maximum on this block. The applicant wants nine. The buildings that actually line the surrounding streets range from one to four stories. There are four single-family homes directly adjacent to this site. A nine-story building would be wildly out of scale with everything around it.

I am also troubled by the infrastructure implications. The streets around this site are narrow and residential. They were not designed to absorb the traffic load of a nine-story building paired with a 350-space parking garage. The impact on residents' daily lives — the noise, the congestion, the difficulty of simply leaving their own driveways — would be real and lasting.

George Merrick's vision for Coral Gables was one of harmony, scale, and intentionality. Section 1-103 of the Zoning Code exists to carry that vision forward. I ask you to honor it and deny this application.



Georgia Resquera
24 Calabna Ave #3
Coral Gables, FL 33134.

To: Mayor V. Lago, Vice Mayor R. Anderson, Commissioners and The Planning and Zoning Board

Re: The Garden of Our Lord and The Ancient Tree

I am begging the City to not allow the Zoning Changes which are being requested for The Garden of Our Lord and The Ancient Tree. This property also has 150 Trees which will be chopped down. The developer is applying for a disgusting amount of changes to our Zoning Code. The changes which the developer is requesting are major violations of the protections which were put in place to protect our City. This project violates our Code. This project violates Section 1-103, It violates the Historic City Plan, it violates the North Ponce Conservation Overlay District and it violates our city requirements to receive PAD. Also, this residential neighborhood is currently being studied to potentially be designated as a Historic District. The developer must be prohibited from receiving the outrageous Zoning changes which they are requesting. The developer does not deserve PAD, nor any of the other changes that they are requesting. This City must not allow a project which so unjustly benefits the developer to the detriment of residents to be built. PLEASE, PLEASE, Please, demonstrate that you have integrity and deny these Zoning Changes.

Selda Paladino
625 Biltmore Way
1406

To: The Planning and Zoning Board and Elected Officials

Re: The Garden of our Lord

I live on Phoenetia Avenue and do not support the proposed Zoning changes for the Garden of our Lord. This proposal to change the Zoning on this block is inappropriate. They are requesting a disgusting deviation from our current Zoning Code. Our Code was written to protect our beautiful Tree City. The developer's proposal will destroy a neighborhood that is being studied to possibly be designated as a Historic District. The developer's proposal fails to recognize the Historic residential qualities of this low rise Garden apartment District. The City can not allow this proposed project to be built. Please protect my beautiful narrow residential street which lacks the infrastructure to accommodate a building with over 300 cars. The Planning and Zoning Board must reject the Zoning Changes which the Developer is requesting!!!

Panel G.P.
42 Phoenetia Ave Apt 10
33134.

Dear Planning and Zoning Board,

I have followed the Garden of our Lord zoning proposal with growing concern, and I am writing to ask that the Board deny it.

The scale of this project is simply wrong for this location. The current zoning allows four stories. The proposal calls for nine. The neighborhood around this site consists of one, two, and three-story buildings, with a handful at four stories. Four single-family homes sit right next door. This is not a neighborhood that can absorb a nine-story tower and a 350-car garage without being fundamentally changed.

It is also worth noting that the North Ponce Community Vision Workshop — a public process conducted by the City itself — produced clear guidance for this area: preserve the garden apartment character, keep building heights between two and four stories, and explore converting the Garden and playground into public park space. This proposal ignores every one of those outcomes. That is not how public planning processes are supposed to work.

The residents of this neighborhood showed up to participate in good faith. I ask the Board to honor that participation and deny this application.

A handwritten signature in dark ink, appearing to be "Scott", with a long horizontal line extending from the top of the signature.

To: Mayor Vincent Lago, Vice Mayor Rhonda Anderson, Commissioners and The Planning and Zoning Board

Re: The Two Hundred Year Old Tree and The Garden of Our Lord

I am urgently requesting that you deny the Zoning Changes which are being proposed for The Garden of Our Lord! The Garden is one of the first three Biblical Gardens in America and some of the trees and bushes which grow there today came as seeds from Gethsemane! The developer is requesting massive Zoning Changes. The changes which the developer is requesting are violations of many ordinances which were created to protect this unique part of our City. Section 1-103 of our Zoning Code was designed to protect residential neighborhoods from the intrusion caused by commercial developments. The north Ponce Conservation Overlay District Ordinance is meant to protect the low-rise nature of this neighborhood. Also, The Historic City Plan is supposed to preserve Merrick's vision for our City. That plan specifically states that new development must be in the same scale as single family homes. This project violates these ordinances. The City must not allow a project which so massively violates our Code to be built. Please deny the plans for this project!!

Bryan Mayfield



1041 Galiano St. Apt. 102

Dear Mayor and Elected Officials,

I am writing to express my opposition to the proposed zoning changes for the Garden of our Lord and to urge the Board to deny the application.

What strikes me most about this project is how comprehensively it conflicts with the existing planning framework. It exceeds the current height limit by more than double. It is incompatible with the surrounding one-to-four-story neighborhood. It violates Section 1-103 of the Zoning Code, the North Ponce Neighborhood Conservation Overlay District Ordinance, and the Coral Gables Historic City Plan. It contradicts the outcome of the North Ponce Community Vision Workshop. That is not a project with a few compliance issues — it is a project that conflicts with virtually every relevant planning document the City has adopted.

I also want to note that six historically designated structures on Phoenetia Avenue and three on Antilla Avenue are in the immediate vicinity. The neighborhood is actively being considered for Historic District designation. The timing of this application, in the middle of a historic designation study, is concerning and the Board should take it seriously.

Please deny this application and protect the character of this neighborhood.

Jacqueline Gomez-Garzon

107 Calabua ave apt 7

Coral Gables 33134



To The City of Council gables

R: ZON 16 change for
the garden of our Lord

Please deny the young change!

Robert C. De

To whom it may concern:

Please leave "The Garden of our Lord"
intact denying the zoning change.

Coral Gables, the "city beautiful" should stand
by what it stands for!

We need our History and we need our Trees!

Thank you, Jeanne Marie Ebbott

To: The Planning and Zoning Board, Mayor Vincent Lago, Vice Mayor Rhonda Anderson and City Commissioners

Re: The Garden of our Lord and The Two Hundred Year Old Tree

Please deny the changes requested by the developer to demolish the Garden and move the tree. The developer is requesting outrageous changes to our Zoning Code!!!! This is an obscene request because it fails to take into account the fact that this is a residential neighborhood. On Phoenetia avenue and Antilla there are 4 single family homes!!! These streets are very narrow streets, the type intended for single family homes. This neighborhood lacks the infrastructure necessary to sustain a 9 story building which will include parking for 350 cars, not to mention the delivery trucks and assorted vehicular traffic which is associated with this type of structure!!!

Another concern that I have is the way in which the developer has intentionally ignored our City ordinances, especially the North Ponce Conservation Overlay District Ordinance which was created to preserve the Garden apartment ethos of the North Ponce Neighborhood and The Historic City Plan which was landmarked by the City Commission to preserve the low rise nature of the north Ponce neighborhood!!!!How can this project be allowed to move forward with such an extreme deviation from what this City has allowed??

Equally Troubling is the fact that they are applying for Planned Area Development (PAD). Their application for PAD allows them to receive 64,000 more square feet!! They do not deserve this benefit!!! They are not meeting the basic requirement to receive PAD because they are not providing a public green space which will be accessible to the public. First, it is located in the center of the structure which means it will have very little sunlight, which limits the growth of trees and bushes. Second, more importantly it will only be accessible to the public when the school is not in session. The proposed zoning changes requested by the developer must be denied because they fail to meet the standards upon which all previous projects have been approved!! PLEASE DENY THE CHANGES AND SAVE THE GARDEN OF OUR LORD AND THE TWO HUNDRED YEAR OLD TREE!!!

Beatriz Rodriguez
1205 Douglas Rd
33134

Dear Planning, Zoning Board, Mayor and Vice Mayor,

I am writing as a neighbor and a Coral Gables resident to oppose the proposed zoning changes for the Garden of our Lord. I ask that the Board deny this application.

The most straightforward argument against this project is also the most compelling: the current zoning permits four stories. The developer wants nine. The surrounding neighborhood is one to four stories. Four single-family homes are immediately adjacent. There is no credible planning rationale for doubling the permitted height in this location.

The PAD component of the application compounds the problem. The developer is claiming a public green space benefit through an interior courtyard that is only accessible when the adjacent school is not in session. That is not what PAD is for. It has never been accepted as a qualifying benefit in Coral Gables, and there is no reason to make this project the exception. Allowing it would devalue the PAD process and invite future abuse.

The residents of this neighborhood deserve better than this. I urge the Board to deny these zoning changes.

A handwritten signature in blue ink, appearing to be a stylized name, possibly "J. H. H.", written over a faint, light blue grid or background.

Dear Coral Gables Local Government Officials,

I want to register my strong opposition to the proposed zoning changes for the Garden of our Lord and ask that the Board deny this application.

The infrastructure problem alone should give pause. The streets immediately surrounding this site are narrow, residential streets. They were built for a neighborhood of single-family homes and low-rise apartments, not for the traffic generated by a nine-story building and a 350-car parking garage. The daily impact on residents — the noise, the congestion, the disruption to what has always been a quiet residential area — would be severe and permanent.

But the problem goes beyond traffic. The current zoning allows four stories. The project wants nine. The North Ponce Neighborhood Conservation Overlay District Ordinance was created to protect this exact type of neighborhood. The Coral Gables Historic City Plan calls for development here to remain in scale with the single-family homes around it. The North Ponce Community Vision Workshop called for two-to-four-story buildings and park space.

Every relevant planning document points in the same direction. I ask the Board to follow that direction and deny these zoning changes.

A handwritten signature in blue ink, reading "Trinity Davis". The signature is fluid and cursive, with the first name "Trinity" and last name "Davis" clearly legible.

To Whom this may Concern

I believe it is incorrect to remove the trees
and landscape that already exists at the Garden of
our Lord. Please deny the construction

So menoe au

Rishi

Dear Government Officials,

I live in the neighborhood near the Garden of our Lord, and I am writing to ask that the proposed zoning changes be denied.

My primary concern is the impact on the residential character of this area. Section 1-103 of the Zoning Code was written specifically to protect neighborhoods like this one — low-intensity, residential, and architecturally distinct. It requires that new development be compatible with the surrounding area in terms of type, intensity, design, and appearance. A nine-story building next to single-family homes and two-story structures is not compatible by any reasonable definition.

The historic dimension of this neighborhood also deserves serious weight. This area is under active consideration for Historic District designation. Phoenetia and Antilla Avenues both have multiple historically designated structures. Any decision made here will have consequences for the integrity of that designation process, and for how seriously future applicants take the City's historic preservation commitments.

I hope the Board will uphold the planning frameworks that make Coral Gables what it is and vote to deny this application.

Janessa Sierra 786-620-7275

To The city of Coral Gables:

Please deny the zoning change for
The Garden of our Lord.

AESJ 002

To: Mayor Vincent Lago, Vice Mayor R. Anderson, Commissioner R.
Lara, Commissioner M. Castro, Commissioner A. Fernandez and The Planning and
Zoning Board
Re: The Garden of our Lord

Please accept this letter as my opposition to the proposed Zoning changes for the Garden. The garden was one of the first three biblical gardens in America and some of the trees and bushes which grow there today came as seeds from Gethesemane. It is a site that should have been declared Historic. It is located on a property which is currently zoned Special Use/ Religious. That designation only allows for a building with the maximum height of four stories. Yet the developer is requesting a massive zoning change, to allow for a nine story building with sixteen Live/ Work units. over two hundred apartments and three hundred parking spaces. This neighborhood is zoned residential. On Phoenetia Avenue there are three single family residences and on Antilla there are three as well.. How can you allow a building of that scale to be placed on streets with single family homes??? The infrastructure is not there. The streets are far too narrow to accommodate that type of traffic!!! Please show some concern for the residents of this neighborhood and deny the zoning changes!!!

Zoe Janus

~~772-604-2821~~

To: Mayor Vince Lago, Vice Mayor R. Anderson, Commissioners and The Planning and Zoning Board
Re: The Ancient Tree and The Garden of Our Lord

I am requesting that you prohibit the Zoning Changes which are being proposed for The Garden of Our Lord! The Garden is one of the first three Biblical Gardens in America and some of the trees and bushes which grow there today came as seeds from Gethsemane! The Ancient tree is Two Hundred Years Old. The developer wants to move it. Arborists and various botanical organizations state with certainty that this will kill the Tree because it has damage to its roots!

The developer is requesting an outlandish amount of changes to our Zoning Code. The changes which the developer is requesting are violations of a number of ordinances which were created to protect our City. This project violates many parts of our Code, for example, Planned Area Development (PAD) . PAD allows developers to receive more square footage in exchange for the developer providing Public Greenspace. This developer is manipulating the City by requesting PAD. The developer is providing a small playground for the students at the school which they are building for them in their project. This playground will be located in the center of the building. This playground is to serve as the public Greenspace . However, this Greenspace will only be accessible to the public when school is not in session. Thus, it will only be available to the public after 5Pm and on the weekends! PAD was never intended to provide a Greenspace with limited accessibility! PAD requires full time public Greenspace. The developer must not be allowed to subvert our Code for their own benefit. The developer does not deserve PAD and this City must not allow a project which so massively violates our Code to be built. Please deny the plans for this project!!


Waelon Mico
42 PHOENIX AVE
APT 6.

To whom it may concern,

Please deny the zoning changes, they violate three laws in the city. I have lived in this neighborhood for 7 years and new changes made by this building will completely alter the structure and character of the area. The current design is of concern.

45 Antilla


To: THE PLANNING AND ZONING BOARD AND ELECTED OFFICIALS
Re: THE GARDEN OF OUR LORD AND THE TWO HUNDRED YEAR OLD TREE

I have lived on Phoenetia Avenue for decades and I am demanding that you deny the massive Zoning changes which the developer is requesting for The Garden Of Our Lord. These changes are a grotesque deviation from what our Zoning Code allows and must not be allowed. These massive changes violate at least Three City Ordinances. Not only do the changes violate three City Ordinances, but they also disregard the fact that this is a residential neighborhood and the streets are narrow. The streets are simply too narrow to accommodate the type of traffic which a project of over 225,000 square feet will bring on to my street. Not only is Phoenetia Avenue a narrow street, but also Antilla and Galiano are also very narrow residential streets with single family homes on each of them. There is simply not the appropriate INFRASTRUCTURE to accommodate a gigantic building with over 300 cars, which will have to traverse my street on a daily basis! Please meet your obligations to our City and its residents, especially the residents of Phoenetia, Antilla and Galiano Avenues and deny the developer the massive and inappropriate Zoning changes that they are requesting!!!

I HAVE LIVED AT THIS ADDRESS
SINCE 1978. THE QUALITY OF LIFE HAS
BEEN GREAT. TURN THE PROPERTY INTO
A PARK. 200-YEAR-OLD TREE. THINK!

LOREN SCHWETZER
35 PHOENETIA #3
CORAL GABLES, FL
33134

 6/11/20

To Planning & Zoning.

Please deny the Zoning.

Change back to the old

Maryland

Maria River

333 Univ. Driv

apt. 238

To: The Planning and Zoning Board, Mayor Vince Lago, Vice Mayor R. Anderson and City Commissioner R. Lara. M. Castro and A. Fernandez:

Re: The Garden of our Lord and The Two Hundred Year Old Tree :

Please do not allow the changes requested by the developer to demolish the Garden of our Lord and move the Two Hundred Year Old Tree. The developer is asking for outrageous changes to our Zoning Code. This is an unlawful request because it fails to take into account the fact that this City has laws which were created to protect this residential neighborhood. On Phoenetia avenue and Antilla there are several single family homes! These streets are very narrow streets. This neighborhood lacks the infrastructure necessary to sustain a 9 story building and the cars that will come into this area.

Phoenetia Avenue and Antilla Avenue have 9 Historically designated structures. It is of paramount importance to note that this neighborhood is being studied at this moment by the City to potentially be designated as a Historic District. Allowing this project to be built will destroy the character of the neighborhood. The project is located adjacent to the Coral Gables Woman's Club. The proposed project will have a devastating effect on the operations of the Club.

The developer has ignored the laws which were created by the City to protect this area, in particular the North Ponce Conservation Overlay District Ordinance which was created to preserve and conserve the Garden Apartment character of the North Ponce Neighborhood and The Historic City Plan which was approved by the City Commission to preserve the low rise nature of the North Ponce neighborhood.

Another egregious fact about this proposed project is that they are applying for Planned Area Development (PAD). Their application for PAD allows them to receive much more square feet. They do not deserve this. They are not meeting the basic requirements to receive PAD because they are not providing a public green space which will be accessible to the public. The green space will be in the courtyard located in the center of the building. which means it will be very difficult for anything to grow there because of the lack of sunlight. More importantly it will only be accessible to the public when the school is not in session. The proposed zoning changes requested by the developer must be rejected because they fail to meet the requirements of the laws which govern our City! I respectfully request that the Planning and Zoning Board, Mayor V. Lago, R. Anderson, R. Lara, M. Castro and A. Fernandez reject the developers request for Zoning changes.

REGARDS,

Michael A. Albert

MICHAEL A. ALBERT

6/12/2026

RESIDENCE
42 ALMIRADA AVE
33134

6/12/26

Dear planning and zoning Board,

As part of this community we ask that you deny the zoning change and preserve the current harmony of the existing Building and neighborhood. The current plans violate the ordinances established by the city of Coral Gables, please reevaluate and review your current position.

Nathalie Delgado

15 phoenetia, Apt 301

To: THE PLANNING AND ZONING BOARD AND CITY OFFICIALS
Re: THE GARDEN OF OUR LORD

I am a resident of Phoenetia Avenue. I am asking the City to deny the Zoning changes which the developer is requesting for The Garden Of Our LORD!! These changes are a violation of our Zoning Code! These changes Violate our City Ordinances and can not be allowed. Please meet your obligations to our City and deny the developer the changes they are requesting!!!

Edianne Mejia 37 Phoenetia Ave

To: City Officials and The Planning and Zoning Board
Re: THE GARDEN OF OUR LORD

I live on Phoenetia Avenue and I am demanding that you deny the tremendous Zoning changes which the developer is requesting for The Garden. These changes are a humongous change from what our Zoning Code provides for and must not be allowed. These humongous changes violate several City Ordinances. They also ignore the fact that this is a residential neighborhood. The streets are simply too narrow to accommodate the type of traffic which a gigantic project will bring to my street. Phoenetia Avenue is a very narrow street, as is Antilla and Galiano. Phoenetia Avenue has three single family homes and Antilla Avenue also has three single family homes!!! There is simple not the appropriate infrastructure to accommodate a humongous building which will have a garage for over 300 cars, which will have to traverse Phoenetia Avenue, Antilla Avenue and Galiano on a daily basis! The City of Coral Gables has entrusted you with the welfare of our City and its residents. The residents of Phoenetia, Antilla and Galiano Avenues are requesting that you meet your obligations to them and preserve their way of life and that of our neighborhood by denying the changes which the developer is requesting! Please deny the developer the tremendous Zoning changes that they are requesting!

Offense 2 Phoenetia Ave #4 coral Gables 33134

Re: The Garden of our Lord

To: The Planning and Zoning Board and Elected Officials

I live on Phoenetia Avenue and am very concerned about the proposed Zoning changes for the block where the Garden of our Lord is located! This proposal to change the Zoning on this block is extreme! They are requesting too much that is not in keeping with our Zoning Code. Our Code was written to protect our neighborhoods. The developer's proposal will destroy a neighborhood that is currently being studied to potentially be designated as a Historic District. This proposal fails to take into account that there are SIX Historically Designated Structures on Phoenetia Avenue and on Antilla Avenue there are THREE Historically designated structures! If the City were to allow this project to be built it would permanently damage the Historic Woman's Club which is immediately adjacent to it! The proposed project exemplifies overreach and can not be allowed to go forward. You are obligated to protect my street and my neighborhood! Do not allow this project to receive the approvals which they are seeking! DENY the Zoning Changes which the Developer is requesting!!!

Kathleen Alano
42 Phoenetia apt 7

Dear Mayor and Elected Officials,

I have lived in Coral Gables for most of my adult life. I have seen the city grow and change and mostly I think it has changed for the better because people fought to protect what makes it special.

What George Merrick built here was something rare. The scale of it, the way the neighborhoods feel human-sized, the way you can walk down a street and everything fits together. That doesn't happen by accident. It happens because the City has rules in place to protect it, and because those rules actually get enforced.

The Garden of our Lord has been a beautiful part of this neighborhood for decades. I have always admired it walking by. But what is being proposed — nine stories, a giant parking garage, in the middle of a block of one and two story homes — that is not in the spirit of what this city is supposed to be.

The Coral Gables Historic City Plan says this area should stay low in height. The Zoning Code says the same. I am asking you to honor those commitments.

Thank you for your service to this city.

A Lifelong Coral Gables Resident

Sine Rotak
453 Loretto Ave.
C. G. Flix,

Planning and zoning board.

We would love to stop the demolition of the Garden of our lord. It is part of our community and culture. Please deny the demolition.

Paloma 33 Salamanca.
Please, deny the zoning change.

To: Mayor V. Lago, Vice Mayor R. Anderson, Commissioners and The Planning and Zoning Board

Re: The Two Hundred Year Old Tree and The Garden of Our Lord

I am pleading with you that you do not allow the Zoning Changes which are being proposed for The Two Hundred Year Old Tree and The Garden of Our Lord! The Garden is one of the first three Biblical Gardens in America and some of the trees and bushes which grow there today originated as seeds from Gethsemane! Also, the property has 150 Trees which will be cut down . The developer is applying for an inordinate amount of changes to our Zoning Code. The changes which the developer is applying for are violations of ordinances which were created to protect our City. This project violates our Code. For example, Planned Area Development (PAD) . PAD allows developers to receive more square footage in exchange for providing Public greenspace. This developer is taking advantage of the City by requesting PAD. The developer is providing a small playground for the students at the school. This playground will be located in the center courtyard of the building. This playground is to serve as the public greenspace . However, this greenspace will only be available to the public when school is not in operation Thus, it will only be available to the public after school hours and on the weekends! PAD has never before in the history of this City, allowed for a greenspace with limited accessibility! Also, placing the public greenspace in the center of the building will severely limit the amount of sunlight that it will receive and consequently the amount of greenery that it will have. The developer must not be allowed to manipulate our Code for their financial profit. The developer does not deserve PAD and this City must not allow a project which so obviously benefits the developer at the expense of residents to be built. Please do not let the developer receive PAD. Please deny the Zoning Changes which the developer is requesting for this project!!Thank You .

Kelly Seibel
230 Phoenicia, Apt 3
Coral Gables 33134

To the City of C. Gables.

Please deny
the Zoning
changes for
The Garden
of our Lord!

A stylized, handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

120 SALAMAWCA AVE.

Dear Planning, Zoning Board, Mayor and Vice Mayor,

I want to add my voice to those opposing the proposed zoning changes for the Garden of our Lord. Please deny this application.

Two City ordinances speak directly to what is and is not appropriate in this neighborhood. The North Ponce Neighborhood Conservation Overlay District Ordinance was designed to protect the historic buildings and traditional garden apartment fabric of the North Ponce area. The Coral Gables Historic City Plan calls for the neighborhood to remain low in height and in scale with its single-family surroundings. This project violates both. It is not a borderline case.

What I find particularly troubling is the PAD component of this application. The developer is asking for Planned Area Development approval in exchange for a small interior courtyard that will be attached to and controlled by a school. The public will only be able to access this space during off-school hours. PAD was created to bring genuine public green space into our community, not to allow a developer to claim credit for an occasionally accessible schoolyard. This interpretation of PAD should not be permitted to stand.

I urge the Board to deny this application and uphold the ordinances that protect our neighborhood.

Thank you

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a series of loops and a long horizontal stroke extending to the right.

To: The Planning and Zoning Board, Mayor Lago, Vice Mayor Anderson and City Commissioners

Re: The Garden of our Lord and The Two Hundred Year Old Tree :

The Garden of our Lord is one of the first three biblical gardens in America. Some of the trees and bushes which grow there today came as seeds from Gethsemane(the Garden where Jesus went to pray the night before his crucifixion). The garden was designed by the renowned architect Robert Fitch Smith. The Garden is a cemetery. It is also a war memorial, medical memorial, religious memorial and community memorial. The Garden is a treasured centerpiece of the North Ponce Garden Apartment District and it will be demolished if the Zoning changes are approved. Please deny the Zoning changes the developer is requesting and protect and preserve The Garden of our Lord.

Please do not let the developer demolish the Garden of our Lord and move the Ancient Tree. The developer is applying for outrageous changes to our Zoning Code. This is an unjust request because it violates the laws which govern our City and were designed to protect our residential neighborhoods. Our residential neighborhoods are supposed to be protected from the type of traffic which large developments create. Antilla Avenue and Phoenetia Avenue have several single family homes and are zoned residential. These streets were never intended to support the type of traffic that will come with a large development. These streets lack the appropriate infrastructure, do not let them change the Zoning!! Please deny the changes to the Zoning Code which the developer is requesting.

*Coral Gables is already over developed, overcrowded etc
The garden of our Lord should be kept as green space,
Daniella Raymond - Aledo Ave - C.G.*

To the City of C. Gables.

Please deny the
Zoning changes for
The Garden of our
Lord !!

Paul Zund

120 Salamanca

C. Gables Fl. 33134.

To: Mayor Vince Lago, Vice Mayor Anderson, Commissioner Lara, Commissioner Castro, Commissioner Fernandez and The Planning and Zoning Commission
Re: The Garden of our Lord and The two hundred Year Old Tree

Please deny the proposed Zoning changes for the Garden. The garden was one of the first three biblical gardens in America . It is a unique site that should not be developed. It is currently zoned Special Use/ Religious. That designation only allows for a building with the maximum height of 4 stories. Yet the developer is requesting a gigantic zoning change, to allow for a 9 story building with 18 Live/ Work units. Over 200 apartments and three hundred parking spaces. This proposed project is located on Phoenetia Avenue and there are three single family residences on it and on Antilla there are three as well It is egregious to allow a building of that size to be placed on streets with single family homes. The infrastructure is totally lacking. What if it were your street, your home?? Phoenetia Avenue and Antilla Avenue as well as Galiano are far too narrow to accommodate that type of traffic!!! Please show some backbone and deny the zoning changes.

Dain Anderson

305 772 4099



947 SW 37th Ave

Apt 1114.

Dear Planning, Zoning Board, Mayor and Commissioners,

I am a Coral Gables resident writing in opposition to the proposed zoning changes for the Garden of our Lord. I urge the Board to deny this application.

Section 1-103 of the Zoning Code lays out the principles that should govern decisions like this one. It requires new development to be compatible with surrounding architecture and urban design, to protect residential neighborhoods from intrusion by incompatible uses, and to preserve the low-intensity, high-quality character of residential areas. A nine-story building with a 350-car garage in the middle of a one-to-four-story neighborhood violates every one of those principles.

The Coral Gables Historic City Plan reinforces this. It calls for this neighborhood to remain low in height and in scale with the single-family homes that define it. That plan was unanimously approved by the City Commission. It reflects a consensus about what Coral Gables is and what it should remain.

I ask the Board to take those commitments seriously and vote to deny this application.

A handwritten signature in blue ink, appearing to read "Saulson", is centered below the text.

Mayor Lago, Vice-Mayor, City Commissioners and The Planning and Zoning Board:
Re : The Two Hundred Year Old Tree and The Garden of our Lord

Please reject the zoning changes for the Garden and the Two Hundred Year Old Tree. The developer's proposal will destroy this neighborhood. The Historic City Plan was approved by the City Commission to ensure that Merrick's vision for Coral Gables is protected. That plan states that North Ponce Garden Apartment District is to," be low in height and remain in the same scale as the single family homes." There are six single family homes on Antilla Avenue and Phoenetia Avenue. Those two streets are low rise. Also, this project contradicts the North Ponce Conservation Overlay District Ordinance which was created to conserve and protect the traditional garden apartment character of the neighborhood. Also, the proposal violates Section 1-103 of our Zoning Code which is intended to shield residential neighborhoods from commercial development. It is also important to know that this area is being studied to potentially be designated as a Historic District. As decision makers in this City you have a moral and legal obligation to ensure that the laws which govern this City are enforced. Meet your obligations and deny the proposed Zoning changes because they are a violation of our City's Laws.


420 Valencia Ave #1
Coral Gables, FL 33134

Dear Planning, Zoning Board, Mayor and Vice Mayor,

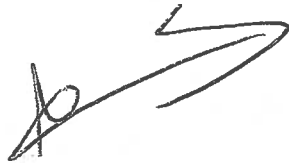
The Garden of our Lord means a lot to a lot of people in this community, myself included. It has always felt like the kind of place that belongs where it is — part of the neighborhood, not above it. I think that is why this proposal feels so wrong to so many of us.

Nine stories is not what this street is. The current zoning says four stories max. The buildings around the site are one, two, three stories. Four single family homes are right there next to it. The North Ponce Community Vision Workshop, which was the City's own process for hearing from residents, said to keep heights between two and four stories and to look into making the site into park space. That is the opposite of what is being proposed.

I also think it is worth saying that the PAD courtyard they are offering is not a real public benefit. It is a school courtyard that is only open when school is not in session. Nobody in Coral Gables has ever gotten PAD credit for something like that and this developer should not be the exception.

Please protect this neighborhood. Vote no.

From a neighbor who cares,

A handwritten signature, possibly "Jo", followed by a large, bold arrow pointing towards the upper right corner of the page.

Dear Planning, Zoning Board, and Elected Officials,

I am writing to oppose the proposed zoning changes for the Garden of our Lord and to ask the Board to deny this application. I will try to be straightforward.

This project asks for nine stories on a block zoned for four. The surrounding neighborhood is one to four stories. The North Ponce Neighborhood Conservation Overlay District Ordinance protects this area specifically. The Coral Gables Historic City Plan calls for low rise development here. Section 1-103 of the Zoning Code requires compatibility with adjacent residential areas. The North Ponce Community Vision Workshop produced community consensus for two-to-four-story buildings. None of that is consistent with what is being proposed.

The infrastructure doesn't work either. Narrow residential streets and a 350-car garage are not a good combination. The people who live on those streets will feel that every single day.

And the PAD request should be rejected on its face. A courtyard you can only access outside of school hours is not the kind of public benefit PAD was designed to reward. It never has been in Coral Gables and it should not become one now.

The frameworks to deny this application are all in place. I am simply asking the Board to use them.

Thank you,

A handwritten signature in black ink, appearing to be 'EJ' or similar, written over the printed name.

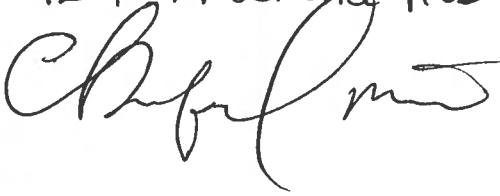
A Coral Gables Resident and Voter

16 Phoretia Ave

To: Mayor Lago, Vice Mayor Anderson , Commissioners and The Planning and Zoning Board:
Re: The Garden of our Lord and The Two Hundred Year Old Tree

Please Reject the developer's request for Zoning changes at The Garden Of Our Lord. This proposed project violates City ordinances such as The Historic City Plan and The North Ponce Conservation Overlay District Ordinance. It also violates Section 1-103 of our Zoning Code. All of these ordinances should be sufficient to prohibit the construction of the monstrosity that is being proposed. This project can only be stopped if the decision makers involved have the wherewithal to deny it. It is an outlandish attempt by the developer to ignore our laws for their own profit. Please do not allow this to occur. You can stop it and protect our neighborhood.

127 Phoenicia Ave Apt 1 Coral Gables, FL 33134

A handwritten signature in black ink, appearing to be 'Cheryl M. S.', written in a cursive style.

Dear Mayor and Elected Officials,

I am a resident of Coral Gables writing to oppose the zoning changes proposed for the Garden of our Lord site. I ask that the Board deny this application.

The neighborhood context here is important. The block is zoned Special Use/Religious with a four-story height maximum. Look at what actually surrounds the site: one and two-story buildings, a small number of three-story structures, one four-story building, and four single-family homes immediately adjacent. The neighborhood is also being actively studied for Historic District designation, with six historically designated structures on Phoenicia Avenue and three on Antilla Avenue.

Against that backdrop, a nine-story building with a 350-car parking garage is not a zoning adjustment. It is a transformation of the neighborhood's fundamental character. And it is exactly the kind of transformation that Section 1-103 of the Zoning Code, the North Ponce Neighborhood Conservation Overlay District Ordinance, and the Coral Gables Historic City Plan were written to prevent.

I hope the Board will enforce these protections and deny this application.

Respectfully,



47 Phoenicia Ave
Coral Gables
33134

Dear Planning, Zoning Board, and Elected Officials,

I have lived in this neighborhood for going over a decade now. I have seen a lot of changes, some good and some not so good. But what they are proposing for the Garden of our Lord site is something else entirely.

Nine stories is too tall for this street. Plain and simple. The buildings around there are one and two stories mostly. Four families live right next door in single family homes. Those neighbors deserve to have their neighborhood protected.

I also worry about the traffic. Those streets were never meant for a big parking garage. It is already hard to get around in the mornings. Adding hundreds more cars coming and going every day is going to make things much worse for everyone.

I am asking you to please say no to this project. This neighborhood has been a special place for a long time and I would like it to stay that way.

Thank you,

A handwritten signature in blue ink, appearing to be 'J. N. ...' with a question mark at the end.

1650 GALIANO St. Apt 304
Coral Gables FL 33134

Dear Planning and Zoning Board,

I live close enough to the Garden of our Lord site that this project would directly affect my daily life. So I want to be very direct about my view.

The height is the obvious issue — four story limit, nine story proposal — but what concerns me more on a practical level is the traffic. Those streets were not built for a 350 car parking garage. I already have difficulty at certain times of day. A building of this scale would make that significantly worse and it would be permanent.

I also want to mention the historic designation piece because I think it gets overlooked. This neighborhood is actively being studied for Historic District status. There are six historically designated structures on Phoenetia Avenue and three on Antilla Avenue. The decisions made right now have consequences for that process. Approving a nine story building in the middle of a historic designation study would be doing serious damage to a process that a lot of people in this neighborhood care about.

The City has ordinances to prevent exactly this kind of thing. I am asking the Board to use them.

Thank you,



Andres Granadillo

223 Antilla Ave, 33134, Court G, bldg, #2

From: [Vicki Cerda](#)
To: [Planning](#)
Subject: OPPOSITION to the MIXED USE DEVELOPMENT PROJECT at 110 PHOENETIA AVE
Date: Friday, June 12, 2026 9:57:56 AM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Planning & Zoning Board,

There are so many reasons to oppose the proposed project at 110 Phoenetia Avenue. As you all know & need to honor, the area was designed as a low-scale garden apartment district & planned by city founder George Merrick as part of his "garden city" precept. The proposed project, does NOT conform to the present zoning code. In addition, the historic green canopy and heritage trees surrounding the property will be displaced.

One is enough, but below are 8 specific reasons why the proposed project should NOT be approved:

- **Zoning violation** — The block is zoned Special Use/Religious with a 4-story max height. A 9-story building clearly exceeds this.
- **Incompatible with the neighborhood** — Surrounding structures are 1-4 stories tall. Four single-family homes are directly adjacent.
- **Historic sensitivity** — Six historically designated structures on Phoenetia Ave, three on Antilla Ave, and the neighborhood is being studied for Historic District designation.
- **Violates Section 1-103** — The Zoning Code requires new development to be compatible with surrounding architecture and protect residential neighborhoods from incompatible uses.
- **Violates two additional ordinances** — The North Ponce Neighborhood Conservation Overlay District Ordinance and the Coral Gables Historic City Plan both call for low-rise development in scale with the neighborhood.
- **Contradicts the Community Vision Workshop** — The City's own planning process called for 2-4 story limits and converting the site into park space.
- **Infrastructure can't support it** — Narrow residential streets are not equipped for a 9-story building with a 350-car garage.
- **PAD request is misleading** — The courtyard offered as a "public benefit" is only accessible when the adjacent school isn't in session, which has never been accepted as qualifying green space under PAD rules.

I **oppose** the project as presented and hope the Planning & Zoning Board will see the value of this petition.

Please preserve our sacred, cultural and architectural heritage.

Thank you for listening and doing your job,

Maria Cerda
1216 Asturia Avenue

From: [Vicky Busot](#)
To: [Planning](#); [Garcia, Jennifer](#); [Urquia, Billy](#)
Subject: Public comment on proposed Crystal Residences at 110 Phoenicia
Date: Friday, June 12, 2026 11:44:45 AM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Here are my
views/public comments on the proposed Crystal Residences at 110 Phoenicia Ave.

The applicant is requesting a Comprehensive Plan amendment, zoning map amendment, Planned Area Development (PAD) approval, and Conditional Use approval for a nine-story mixed-use development.

I feel that the approvals the developer is requesting would change the development framework for this site and shape future expectations in the North Ponce neighborhood.

And not in a good way.

My concern is focused on consistency with the intent of the North Ponce Neighborhood Conservation Overlay District.

The Overlay District was established to preserve the area's garden apartment character and maintain a low-rise residential development pattern.

A nine-story mixed-use structure is not consistent with that intent.

The application also includes 16 live-work units and 184 residential units.

This level of intensity is not compatible with the neighborhood.

I am not opposed to development but this proposal is too dense, too intense, and most importantly, completely eliminates the historic Garden of our Lord.

I feel like the developer could present something less dense that maintains the nature of the neighborhood, the school, and the Garden.

Vicky Busot
Cell - 6303373011
Sent from my iPhone