

From: Ann Goodman <goodmanhomes@aol.com>
Sent: Tuesday, August 5, 2025 11:05 PM
To: Board of Architects; Lago, Vince; Bonnie Bolton
Subject: Phoenetia/ Sergio Pino Project

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To whom it may concern:
I concur with architect, Tito Quintana.

I must professionally oppose "The Garden" development at 110 Phoenetia Ave due to multiple violations of our city's codes and design standards:

1. Code Violations

- **Setback Violations (CBC §5.07):** The proposed 25'/15' setbacks fail to meet Coral Gables' requirements for this zoning district.
- **Landscape Deficiencies (CBC §7.12):** The plan lacks required buffers and green space per Article 5 development standards.
- **Tree Protection (CBC §9.03):** The removal of a 200-year-old heritage oak and other specimen trees violates our strict preservation ordinances.

2. Design Incompatibility

- **Contradicts Mediterranean architecture requirements (§5-1103)**
- **Creates height incompatibility with the historic Women's Club**
- **Misrepresents "green" design while eliminating 100+ mature trees**

3. Neighborhood Impact

This project threatens the very qualities that make our community special:

- **Canopy roads with century-old oaks**
- **Pedestrian-friendly scale**
- **Historic character currently under preservation review.**

I urge you to reject this proposal that so clearly violates our city's standards. I will be present at the hearing to discuss these concerns further.

Sincerely, Ann Rosalind Goodman

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