

CITY OF CORAL GABLES

APPEAL BEFORE THE BOARD OF ARCHITECTS SPECIAL MASTERS

Appellant: Bonnie Bolton

Applicant/Property Owner: Century Crystal Group LLC

Project Address: 110 Phoenetia Avenue, Coral Gables, FL 33134

ORDER ON APPEAL OF DECISION OF THE BOARD OF ARCHITECTS

THIS CAUSE came on for a quasi-judicial public hearing before the Board of Architects Special Masters on January 13, 2026. The Special Masters have considered the testimony and evidence presented on the record and the argument of the parties and enters the following findings of fact, conclusions of law, and order:

FINDINGS OF FACT

On October 19, 2023, the Board of Architects (hereinafter referred to as "BOA") approved Applicant's plans as presented (Application No. BOAR-22-08-0326) for a new mixed-use project at the property located at 110 Phoenetia Avenue, Coral Gables, FL 33134. The Appellant, Bonnie Bolton, appealed that approval. Pursuant to the City's Zoning Code Section 14-103.3(D) a conflict resolution meeting was held on January 30, 2024 and no resolution was achieved. After multiple other meetings and attempted resolutions by all parties the appeal moved forward to scheduling a Board of Architects Special Master hearing ("Appeal").

The Appeal was held in the City of Coral Gables Development Services Building, 427 Biltmore Way, Coral Gables, FL 33134, Fairchild Tropical Board Room (1st Floor Board Room) on January 13, 2026, at 2:00 pm. The Special Masters, Appellant and counsel, Applicant/Property Owner and counsel, City Architect, and City Attorney's Office were in attendance. Many members of the public were also in attendance.

The meeting was held as a de novo quasi-judicial hearing. The proceedings of the quasi-judicial hearing were recognized. Public comment was allowed and all members present were

allowed to speak during the first hour of the meeting. Appellant presented their case, the City followed with their presentation, and the Applicant then made their case. Competent substantial evidence was presented by the Applicant.

CONCLUSIONS OF LAW

The Special Masters reviewed the project proposal and find the proposal does satisfy the applicable Zoning Code provisions, specifically that it is aesthetically appropriate and compatible for its location. The review of the design was based on the standards in Article 5 of the Coral Gables Zoning Code and the determination was based on the competent substantial evidence presented at the hearing and follows the essential requirements of law.

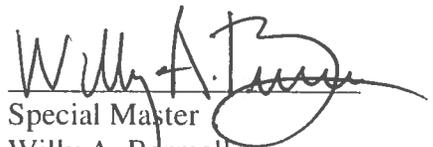
THEREFORE, BASED ON THE FOREGOING, IT IS ORDERED that:

1. The decision of the Board of Architects is upheld.

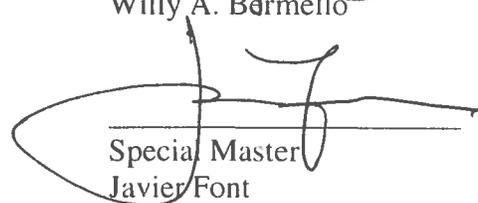
DONE AND ORDERED this 13th day of January, 2026.



Special Master
Aramis Alvarez



Special Master
Willy A. Bermello



Special Master
Javier Font