

**Gonzalez, Osniel**

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**From:** Nicholas Frankovich <nf2@caa.columbia.edu>  
**Sent:** Wednesday, August 6, 2025 11:42 AM  
**To:** Board of Architects  
**Cc:** Lago, Vince  
**Subject:** 110 Phoenetia

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**Re: Proposed development for 110 Phoenetia Avenue, Coral Gables, FL 33134**

**Dear members of the Board of Architects:**

**As a neighborhood resident, I oppose the development as it is described in the current proposal, for two reasons.**

**(1) The provision of greenspace is inadequate.**

**(2) The scale of the proposed structure conflicts with the character of the neighborhood and is in possible conflict with recommendations, yet to be determined, of the ongoing historic-designation study of the North Ponce neighborhood, also known as the Garden Apartment District.**

**I recommend that the insufficiency of greenspace indicated in the proposal be redressed through preservation of that corner of the lot that is the Garden of Our Lord. It is already cultivated, in both senses of the word.**

**Sincerely,**

**Nick Frankovich**

**888 Douglas Road, Apt. 1213  
Coral Gables, FL 33134**