

# CITY OF CORAL GABLES

## PROCEDURAL ORDER

**An Appeal of a decision by the Board of Architects on October 10, 2023,  
approving the design of the proposed project located at 110 Phoenetia  
Quasi-Judicial Hearing**

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In accordance with 14-103.3(D) of the City Zoning Code, this appeal will be heard by a panel of three (3) Board of Architect's Special Masters. The City Attorney issues this procedural order with regard to the above-stated matter.

Board of Architect's Special Masters elect a chairperson for hearing.

City Attorney calls the item and provides procedural comments.

Public comment – limited to 2 minutes per speaker.

Presentation by Appellant – limited to 15 minutes (5 minutes can be reserved for rebuttal)

Presentation by City Architect – limited to 15 minutes (5 minutes can be reserved for rebuttal)

Presentation by Property Owner – limited to 15 minutes (5 minutes can be reserved for rebuttal)

Questions by Board of Architect's Special Masters to staff or the parties.

Additional questions and deliberation by Board of Architect's Special Masters.

C: Douglas Ramirez, Acting Development Services Director  
Juan Riesco, City Architect  
Bonnie Bolton, Appellant ([bonniebolton3@gmail.com](mailto:bonniebolton3@gmail.com))  
David Winker Esq., Attorney for Appellant ([dwinker@dwrlc.com](mailto:dwinker@dwrlc.com))  
Jorge Navarro Esq., Attorney for Property Owner ([navarrojo@gtlaw.com](mailto:navarrojo@gtlaw.com))

*If a person decides to appeal any decision made by the Board of Architect's Special Masters with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*