

Gonzalez, Osniel

From: Robin Burr <robin.burr@gmail.com>
Sent: Wednesday, August 6, 2025 2:54 PM
To: Board of Architects
Subject: I am in opposition of the 110 Phoenetia Avenue project

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Dear City of Coral Gables Board of Architects,

I understand the project at 110 Phoenetia Avenue is coming in front of the Board of Architects tomorrow, August 7th 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 32 years. I have been a member of the Coral Gables Woman's Club for 25 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?

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.

Please send the developer back to the drawing board and make this project fit in to the rest of the

surrounding area.

Thank you for your consideration.

Regards,
Robin

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Robin V. Burr
Centennial Chair - Historian
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