



CITY OF CORAL GABLES
Development Services Department
Board of Architects – Staff Report

PROJECT: CRYSTAL Residential Mixed-Use Development

APPLICANT: Century Crystal Group, LLC

PROPERTY: 110 Phoenetia Avenue

APPEAL: December 8, 2025 (Special Master Hearing)

PREPARER: City Architect / Development Services Staff

PERMIT: BOAR-22-08-0326

1- APPLICANT REQUEST

The applicant seeks Board of Architects preliminary approval for the design of a residential mixed-use project located within the proposed MX2 District. The Board's review is required pursuant to Article 5, Architecture, to determine compliance with the applicable design review standards, architectural style requirements and mediterranean standards.

2- PROJECT SUMMARY

The proposed project is a 9-story residential mixed-use building featuring ground-floor Live-Work units, a private school, a central courtyard, a pedestrian/vehicular paseo, open space and upper-story parking structure with residential units. The design incorporates traditional architectural elements consistent with Coral Gables' architectural standards, including a defined base with arcade, middle, and top; articulated façades; and an approved architectural style.

3- STAFF FINDINGS

City staff has reviewed the application for compliance with Article 5 of the Zoning Code and finds the project consistent with the intent and requirements of Sections 5-100 Design Review Standards and Section 5-200 Mediterranean Standards

4- BOARD OF ARCHITECTS (BOA) HISTORY

The project was originally submitted for BOA Preliminary Design Review on August 22, 2022 and subsequently on December 07, 2022 using physical set/copies. The BOA reviewed the project during multiple meetings and on the following dates;

- **12/15/2022** BOA MEETING-Project was reviewed by full board and a motion to DEFER was provided with the following comments; Restudy design elements to be Mediterranean Bonus compliant.
- **02/09/2023** BOA MEETING-Project was reviewed by full board and two motions were discussed. The first motion to was to APPROVE Mediterranean Bonus. A second motion was provided to DEFER with the following comments; (1) Rework southeast/east elements and design including entry to school (2) Restudy elevations around green areas (3) Restudy metal arch elevation, window muntins, and lower brackets at balconies (4) Add headers over doors under balconies (5) Remove faux arches.
- **04/27/2023** BOA MEETING-Project was reviewed by full board and a motion to DEFER was provided with the following comments; (1) Restudy north elevation service functions (2) Restudy undermost balcony elements (3) Restudy integration of playground area into design (4) Add material to upper section of school entry.
- **06/29/2023** BOA MEETING-Project was reviewed by full board and two motions were discussed. The first motion to APPROVE the design was not successful. A second motion was provided to DEFER with the following comments; (1) Restudy north elevation service functions (2) Restudy SE corner mass, including arcade. Lower mass to match west end of the elevation (3) Remove or deepen arch transom above windows on either side of the tower (4) Look at adding roof vines to east elevation wall fronting the playground (5) Look at blank wall @ north elevation masses.
- **10/19/2023** BOA MEETING-Project was reviewed by full board and a motion to APPROVE was provided with the following conditions; (1) Remove arch trims that are not a part of the fenestration (2) Relocate FPL vault doors to inside of driveway (3) Use same finish material on inside edge of central towers

- **10/30/2023** PROJECT APPEAL-Application for Appeal was filed by Bonnie Bolton based on “Failed to provide fulltime green space and the design plan”
- **01/30/2024** CONFLICT RESOLUTION-A meeting was held with City Staff, Developer, Appellant and their Legal Counsel to discuss potential changes to the Approved design. The Appellant requested reducing the building height, maintaining existing “Garden of Our Lord” wall and saving the existing 200-year-old tree. The Developer agreed to discuss these issues with his Architect and to review the proposed design.
- **04/26/2024** CONFLICT RESOLUTION-A subsequent meeting was held with City Staff, Architect, Developer and his Legal Counsel and Appellant with their Legal Counsel to discuss potential changes to the Approved design. The Appellant requested removing the arcade for larger green space, relocation of existing large trees and a more classical building design, they also referenced a site plan sketch prepared by another architect. Due to substantial design changes, the City Architect remanded the revised design to be reviewed by the BOA again.
- **08/07/2025** BOA MEETING-Project was reviewed by full board and the Applicant requested to “WITHDRAW” the project
- **12/08/2025** SPECIAL MASTER HEARING-Meeting was cancelled by City and is pending reschedule by City Attorney’s office

5- STAFF RECOMMENDATION

Staff finds that the proposed residential mixed-use project complies with the applicable design review standards of Article 5, is architecturally compatible with the surrounding neighborhood, and incorporates high-quality design consistent with the City’s architectural regulations.

Staff therefore recommends APPROVAL of the proposed design as submitted, or with minor modifications as may be identified by the Board of Architects.