

Dacosta, Susan

From: bonnie bolton <bonniebolton3@gmail.com>
Sent: Friday, January 9, 2026 3:14 PM
To: City Clerk; bonnie bolton; Karelia Carbonell
Subject: Fwd: SPECIAL MASTER HEARING

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----- Forwarded message -----

From: Marcel Toussaint <mtous018@fiu.edu>
Date: Fri, Jan 9, 2026 at 2:27 PM
Subject: Re: SPECIAL MASTER HEARING
To: bonnie bolton <bonniebolton3@gmail.com>

Petition for Reconsideration of Development Affecting The Garden of Our Lord and Historic Tree

Dear Members of the Planning and Zoning Board,

I am writing to formally petition for reconsideration of the proposed conversion of the parcel of land known as *The Garden of Our Lord* in Coral Gables into residential housing, a project that would result in the removal of a nearly 200-year-old tree and the loss of an irreplaceable historic landscape.

This site represents far more than undeveloped land. The Garden of Our Lord is a living cultural landscape that embodies the historic identity, environmental stewardship, and landscape design heritage of Coral Gables. The preservation of mature and historic trees has long been a defining principle of the City's planning philosophy, and the removal of a tree of this age would permanently erase a natural asset that cannot be replaced within any human timeframe.

From a landscape architecture perspective, historic gardens and mature trees serve as "designed landscapes," even when they are informal or organically evolved. A 200-year-old tree functions as a keystone element—structuring spatial experience, microclimate, soil stability, and biodiversity. Such trees are often central organizing features around which gardens and landscapes are composed, contributing shade, scale, and a sense of permanence that modern plantings cannot replicate.

Additionally, historic landscapes like The Garden of Our Lord contribute to:

- Environmental resilience, including stormwater management, urban heat reduction, and air quality improvement
- Cultural continuity, offering residents a tangible connection to the area's past
- Aesthetic and civic value, enhancing neighborhood character and sense of place

- Educational and spiritual significance, particularly when a site has been recognized by name and tradition for generations

Once destroyed, historic landscapes and legacy trees cannot be meaningfully reconstructed. Replanting or redesigning does not restore the ecological complexity or historical authenticity embodied in a centuries-old tree and its surrounding garden context.

I respectfully urge the City to explore alternative development solutions that would allow for:

- Preservation of the historic tree and garden
- Adaptive or reduced-impact design approaches
- Consideration of the site as a protected or heritage landscape

Coral Gables has long distinguished itself by valuing beauty, history, and thoughtful planning. Preserving The Garden of Our Lord would reaffirm these values and demonstrate a continued commitment to sustainable and culturally responsible development.

Thank you for your time, consideration, and dedication to the stewardship of our city's irreplaceable natural and historic resources. I respectfully request that this matter be reconsidered with full weight given to the landscape architectural, environmental, and cultural significance of this site.

Sincerely,
Marcel Toussaint
3627 Ponce De Leon Blvd
Coral Gables, Florida, 33134
mtous018@fiu.edu
7863719853

From: bonnie bolton <bonniebolton3@gmail.com>
Sent: Wednesday, January 7, 2026 8:09:32 PM
To: Marcel Toussaint <mtous018@fiu.edu>
Subject: SPECIAL MASTER HEARING

Note: This message originated from outside the FIU Faculty/Staff email system.

THE SPECIAL MASTER HEARING WILL TAKE PLACE ON TUESDAY, JANUARY 13TH AT 2PM IN THE DEVELOPMENT SERVICES BUILDING, WHICH IS IMMEDIATELY NEXT DOOR TO CORAL GABLES CITY HALL! THE ADDRESS IS 427 BILTMORE WAY CORAL GABLES, FLORIDA 33134!!! THE SPECIAL MASTERS ARE WILLIE BERMELLO, JAVIER FONT AND MITCH ALVAREZ, THEY ARE DEVELOPER ARCHITECTS AND VERY DEVELOPMENT FRIENDLY!!! ATTENDANCE AT THE MEETING WOULD MAKE THE MOST IMPACT!! BUT, LETTERS ESPECIALLY FROM LANDSCAPE ARCHITECTS AND ARCHITECTS WILL BE VERY HELPFUL!! THE LETTERS MUST BE RECEIVED BY FRIDAY AT 4PM!!! THANK YOU VERY MUCH FOR CARING ABOUT THE TWO HUNDRED YEAR OLD TREE, THE GARDEN OF OUR LORD, THE TREES ON THE SWALE AND OUR PRECIOUS GREEN SPACE AND TREE CANOPY!!!!

Dacosta, Susan

From: Maria River Abella <mariariverabella@outlook.com>
Sent: Friday, January 9, 2026 11:43 AM
To: City Clerk
Subject: 110 Phoenicia Ave Garden of Lord Development

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Good afternoon,

Please reconsider the development of the site of 110 Phoenicia Ave. for another condo.
As previous resident of North Gables, it will be greatly missed.

The displacement of the green canopy and the beautiful trees will be displaced.
The quaint church is beautiful too, and unique to the area. I understand the church will be demolished, but please reconsider the garden as a green area
for the residents of Coral Gables, and future residents in accordance with zoning code for this area.

Best regards,
Maria Rivero
333 University Drive 238
Coral Gables, FL 33134

Dacosta, Susan

From: Don Slesnick <donslesnick@scllp.com>
Sent: Friday, January 9, 2026 12:31 PM
To: City Clerk; Dacosta, Susan; Urquia, Billy
Subject: Special Master Hearing (January 13, 2026) - 110 Venetia Avenue - "Garden of our Lord"
Importance: High

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To: Special Masters Font, Bermello, and Alvarez

C/O: Office of the Coral Gables City Clerk

Dear Special Master Panel,

Please accept this email message as my unsworn (but truthful) testimony concerning the hearing scheduled for January 13, 2026, in an appeal of previous determinations regarding the property at 110 Venetia Avenue now popularly referred to as the "Garden of our Lord".

I realize that there are a plethora of issues regarding the development of the property in question, but my input is restricted to just one: tree removal.

I have personally visited the site at 110 Venetia on numerous occasions over many years and am deeply concerned as to the removal of the gorgeous oaks that now "live" on the surrounding municipal swale. These trees are truly neighborhood treasures providing much needed shade, oxygen, and residential character to the surrounding historic environs. In short, they are much-needed specimens which support our city's nickname, "The City Beautiful", and should be left in place - undisturbed.

We, as residents, are rightfully proud of the fact that Coral Gables has held the title of "Tree City USA" for 40+ years. The removal of the trees in question would not be in keeping with that honorific title.

Thank you for serving the City as Special Masters, accepting the above input from a concerned citizen, and for hopefully coming to a decision in keeping with the values of Coral Gables.

Respectfully,

Don Slesnick

Law Offices of Slesnick & Casey, LLP
The Biltmore
1200 Anastasia Avenue, Suite CCA-100
Coral Gables, Florida 33134
Tel: 305/448-5672
Fax: 305/448-5685
Donslesnick@scllp.com

Residential Address: 827 N. Greenway Drive, C.G. 33134

Dacosta, Susan

From: maribiamon@aol.com
Sent: Friday, January 9, 2026 12:33 PM
To: City Clerk
Subject: Re:Phoenicia Ave.

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Dear Special Master Review Board,

Please consider the project "110 Phoenicia Ave." in context with the area.. The area was designed as low-scale garden apartment district. The enclave was planned by city founder George Merrick as part of his "garden city" precept. The proposed project scheduled to be built on the site where The Garden of our Lord, St. James Lutheran Church and Crystal Academy now stand, does not conform to the present zoning code. The historic green canopy and heritage trees surrounding the property will be displaced.

I oppose the project as presented and hope the Special Master Review Board will see the value of this petition.

Please preserve our cultural and architectural heritage.

Thank you,

**Maribel Biamon
1246 Bird Rd
Coral Gables, Fl 33146**

Dacosta, Susan

From: Ellen Dyer <EThelma@aol.com>
Sent: Friday, January 9, 2026 10:06 AM
To: City Clerk
Cc: 'Historic Preservation Association of Coral Gables'
Subject: Say "NO." to 110 Phoenicia project. Final and For Good.

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Dear Special Master Review Board,

Please consider the project "110 Phoenicia Avenue" in context with the area. The area was designed as a low-scale garden apartment district. The enclave was planned by city founder George Merrick as part of his "garden city" precept. The proposed project, scheduled to be built on the site where The Garden of our Lord, St. James Lutheran Church and Crystal Academy now stand, does not conform to the present zoning code. The historic green canopy and heritage trees surrounding the property will be displaced.

I/We oppose the project as presented and hope the Special Master Review Board will see the value of this petition.

Please preserve our cultural and architectural heritage.
Thank you.

Ellen Dyer
1406 Lisbon Street
Coral Gables, FL 33134

Dacosta, Susan

From: Vicki Cerda <vicki.cerda@gmail.com>
Sent: Thursday, January 8, 2026 11:54 PM
To: City Clerk
Subject: Input for Special Master Review Board on JANUARY 13 re 110 Phoenetia: Deny current non conforming plans & save the Garden of Our Lord & our Heritage trees

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Dear Special Master Review Board,

As a Coral Gables resident of close to 40 years, I am writing to you to voice my opposition to the building plans under consideration for 110 Phoenetia Avenue -- they are totally out of sync and scale with this N Ponce residential garden neighborhood. The proposed project, scheduled to be built on the site where The Garden of our Lord, St. James Lutheran Church and Crystal Academy now stand, does not conform to the present zoning code. It seriously ignores our City's code and the requirement that any buildings are compatible with the existing structures that surround it -- these plans ARE NOT. There is also the important matter of the actual Garden of Our Lord and the historic green canopy and heritage trees surrounding the property that need to be SAVED, not moved and of course not destroyed.

Neighbors and concerned residents have spoken out loud & clear in opposition to the plan many, many times. The area was designed as a low-scale garden apartment district.

Please listen to us. I/we oppose the project as presented and request that the Special Master Review Board will preserve the cultural and architectural heritage of our City Beautiful in this lovely area.

Maria Cerda
1216 Asturia Ave CG 33134

Dacosta, Susan

From: Urquia, Billy
Sent: Thursday, January 8, 2026 8:37 AM
To: Dacosta, Susan
Subject: FW: Notice of Special Master Hearing - January 13, 2026

From: Carol Smith <miami_lorac@yahoo.com>
Sent: Wednesday, January 7, 2026 6:32 PM
To: Urquia, Billy <burquia@coralgables.com>
Subject: Notice of Special Master Hearing - January 13, 2026

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Dear Special Masters,

My name is Carol Smith, and I have lived in the North Gables neighborhood for more than twenty years, just a few blocks from the Garden of Our Lord. I am writing in response to the notice that I received regarding the Special Master appeal hearing for the proposed project at 110 Phoenetia Avenue.

The Garden of Our Lord is a rare and irreplaceable green space in Coral Gables. Even from the sidewalk, its mature canopy, layered greenery, and sense of calm contribute meaningfully to the character and livability of this neighborhood. It is a jewel in our area and one of the few remaining places that offers true openness and relief from density.

The proposed project would eliminate this established landscape and replace it with a development that does not meet the intent of the zoning code's green space requirements. A small, internal courtyard cannot substitute for an existing open green area that provides environmental, visual, and community benefit. The loss of this space would be permanent and deeply felt.

Design decisions matter. What is approved on this site will shape not only this property, but the surrounding neighborhood as well. I respectfully ask that you carefully consider whether the proposal preserves the green space, scale, and livability that define this part of Coral Gables.

Thank you for your time and consideration.

Respectfully,

Carol Smith

824 Galiano St
Coral Gables, FL 33134
786-443-0038

DE LA GUARDIA VICTORIA ARCHITECTS AND URBANISTS, INC.

224 VALENCIA AVENUE
CORAL GABLES, FLORIDA, 33134
TEL. (305) 444-6363 FAX. (305) 444-6614
DLGV@DLGVARCHITECTS.COM AR0014864

January 8, 2026

City Clerk
Coral Gables City Hall
405 Biltmore Way
Coral Gables, Fl. 33134

**Re: BOA Special Masters Appeal – Crystal Project
110 Phoenetia Avenue**

Dear Special Master Architects,

I am writing in connection with the Special Master Review of the proposed Crystal project located at 110 Phoenetia Avenue.

In my professional opinion, the massing, scale, and overall presence of the proposed structure are entirely out of context and incompatible with the character of the surrounding neighborhood. The North Ponce Neighborhood Conservation District Overlay was specifically established to protect this area from developments of this nature. If the standards and guidelines set forth in the zoning code are not strictly applied in cases such as this, one must question the purpose and value of the Overlay Districts themselves.

Section 2-404.2.a of the Coral Gables Zoning Code clearly allows for development under the Multi-Family Two (MF2) or Special (S) zoning district. This designation reflects what is appropriate for the subject property and defines the parameters of what the developer should be permitted to construct. The proposed Crystal project, however, exceeds those parameters in both scale and intent, resulting in a project that is incompatible with its surroundings.

Although the proposed project finds itself compliant with the requirements of the Mediterranean Code an objective and informed review would find it difficult to draw meaningful architectural parallels between the Crystal Project and the historic precedents cited, such as the H. George Fink Studios, the San Sebastian Apartments, or the Colonnade Hotel. The design of the Crystal project does not embody the architectural spirit, proportions, or restraint envisioned by George Merrick, nor does it reflect the Mediterranean character that defines the City of Coral Gables.

For these reasons, I respectfully recommend that the Special Masters reject the proposed project in its current form. I further recommend that the project be redesigned in strict accordance with the MF2 zoning district regulations that govern the property and that the quality of the architectural design be

elevated to properly acknowledge its historic context, the intent of the Overlay District, the enduring vision of Coral Gables' founder and the desire of its residents.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "M. de la Guardia". The signature is fluid and cursive, with a prominent initial "M" and a long, sweeping underline.

María de la Guardia, Principal AR0014864
de la Guardia Victoria Architects and Urbanists, Inc.

Dacosta, Susan

From: bonnie bolton <bonniebolton3@gmail.com>
Sent: Wednesday, January 7, 2026 3:48 PM
To: bonnie bolton; Karelia Carbonell; City Clerk
Subject: Fwd: link to PDF of Crystal Project Plans

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----- Forwarded message -----

From: Elizabeth Plater-Zyberk <epz@dpz.com>
Date: Wed, Jan 7, 2026 at 3:31 PM
Subject: Re: link to PDF of Crystal Project Plans
To: <bonniebolton3@gmail.com>

Dear Bonnie,

You have asked me to review the plans submitted to Coral Gables for the block with the address 110 Phoenetia Avenue, for which you sent me the submission link.

I understand that the site includes a historic garden on the northwest corner, and that you have been bringing attention to the preservation of the garden. It is surprising that the design of the proposed development does not take advantage of an already established landscape as an amenity that adds value to its enterprise. It is also surprising that the City has not offered to purchase that part of the block for public park space, given the current City administration's commitment to increasing parks in the city, especially in a quadrant that is rapidly redeveloping with increasing density. Such a purchase could be structured to allow the remainder of the block to retain the density achieved by the area of the full block.

While it may seem that there are several ways to enable this project to better benefit the neighborhood and the City as whole, as well as the developer, it is difficult to consider a change in the advanced stage of an approvals process without taking into account the investment already made in the plans and the process.

I hope this will help you with your continuing efforts,
Lizz

Elizabeth Plater-Zyberk
NCARB FAIA FCNU
Partner DPZ CoDESIGN
Professor University of Miami School of Architecture

Dacosta, Susan

From: Robin Burr <robin.burr@gmail.com>
Sent: Friday, December 5, 2025 12:29 PM
To: City Clerk
Cc: Lago, Vince; Fernandez, Ariel; Castro, Melissa; Anderson, Rhonda; Lara, Richard
Subject: I am in opposition of the 110 Phoenetia Avenue project

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Dear City of Coral Gables Mayor and Commissioners,

I understand the project at 110 Phoenetia Avenue is coming up for review again 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 recently 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. My understanding is 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.

There are two (2) two hundred year old oak trees on the property. These cannot be destroyed and

must be protected. I spoke to Jody Haynes of Signature Palms, who is an expert at moving large specimen trees. He told me the trees “could be moved” but it would cost hundreds of thousands of dollars, would take well over a year and there is no guarantee they would survive. This alone should be a good reason not to allow this project to proceed.

Please send the developer back to the drawing board and make this project fit in to the rest of the surrounding area and PROTECT the oak trees and the garden.

Thank you for your consideration.

Regards,
Robin

—
Robin V. Burr
Centennial Chair - Historian
GFWC Coral Gables Woman’s Club
www.gfwccoralgableswomansclub.org/
305-794-1541 cell

Dacosta, Susan

From: Nicholas Frankovich <nf2@caa.columbia.edu>
Sent: Thursday, December 4, 2025 6:02 PM
To: Urquia, Billy; Davis, Yolande; Liguori, Desiree; City Clerk
Subject: 110 Phoenetia, Special Master hearing

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**Office of the City Clerk
405 Biltmore Way
Coral Gables, FL 33134**

Re: 110 Phoenetia Avenue

Dear City Clerks:

Please share this letter with the special masters, the city commissioners, and any other city officials involved in the hearing, scheduled for December 8, on the architectural plans that Fifield Companies of Chicago has submitted for the proposed demolition and construction at 110 Phoenetia Avenue in Coral Gables.

Dear Special Masters and all concerned:

The relative merits and drawbacks of any building are inseparable from its location.

While it might have a place in Brickell or downtown Miami, the construction that Fifield Companies of Chicago proposes for 110 Phoenetia Avenue is too massive for the Garden Apartment District of Coral Gables, a jewel of the City Beautiful movement of the early twentieth century. What might add value to other neighborhoods would be a blight on this narrow sliver of a leafy enclave between Douglas Road and Ponce de Leon Boulevard.

I and other residents would welcome a judiciously planned addition of garden apartments, a development that would be consistent with the character of the property and the neighborhood. Its greenspace and quiet benefit the city as a whole and the larger community beyond and would better serve by being reinforced, not demolished.

Fifty years ago, developers and New York City officials with dollar signs in their eyes were ready with the wrecking balls to take down Grand Central Terminal and put up what to many at the time seemed an improvement, another tall building. The demolition was practically a fait accompli when the former first lady of the United States stepped up to add her name to the campaign to preserve the irreplaceable. History has vindicated her judgment. Those who will decide whether to demolish or to preserve the irreplaceable in Coral Gables should be guided by it.

Sincerely,

Nick Frankovich

**888 S. Douglas Road, Apt. 1213
Coral Gables, 33134
(216) 773-2873**

Dacosta, Susan

From: Joseph Fadel <jafadel@gmail.com>
Sent: Thursday, December 4, 2025 7:58 PM
To: City Clerk
Subject: 110 Phoenetia Avenue

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City Clerk and Board of Architects

I am opposed to the approval of the existing proposal of development of this site which includes The Garden of Our Lord.

The architecture, scale, massing and volume of this proposal are not compatible with the character of the surrounding neighborhood. It is directly across from the historic Coral Gables Woman's Club. It is also in a neighborhood that includes single family homes. This proposal is truly a disrespect to this venerable club as well as to the destruction of a beautiful garden. The developer is certainly able to redesign the project so that a larger portion of the garden is saved as well as the massive oak tree that has been there for countless years.

Please ask that they go back to the drawing board and provide a project that is lower in scale and saves at least a part of the garden and the tree.

Sincerely

Joseph Fadel

Dacosta, Susan

From: Jane Maranos <maranosj@att.net>
Sent: Friday, December 5, 2025 9:44 AM
To: City Clerk
Subject: Please forward.

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

For the attention of The Special Master Review Board.

I cannot say anything that has not already been said.

You already know: that this area was designed as a garden apartment district.

You already know : that George Merrick planned this area as part of the “Garden City” model.

You already know : Prominent Architects oppose this.

You already know : this project is against present zoning codes.

I could go on and on about the importance of green-space and tree canopy but,

You already know the facts so please save this site where The Garden of Our Lord, St James Lutheran Church & Crystal Academy still stand.

You have the power to preserve an important part of Coral Gables Cultural Heritage.

Therefore,

I strongly oppose this project as presented.

**Cordially,
Jane Maranos**

**1261 Milan Avenue
CG 33134**

Sent from my iPhone

DECEMBER 5, 2025

ATTENTION: SPECIAL MASTERS

SUBJECT: OPPOSITION TO THE PROPOSED PROJECT AT
THE GARDEN OF OUR LORD (110 PHOENIXIA 33134)

PLEASE RECONSIDER AND DENY THE PLANS FOR THE ABOVE
NAMED PROJECT FOR MANY REASONS. IN PARTICULAR, THE
ABOVE NAMED PROJECT FAILS TO MEET REQUIRED SETBACKS
AND THE INCOMPATIBILITY WITH THE CITY'S OWN CODE -
BESTIDES THE VERY INADEQUATE PUBLIC GREEN SPACE
(ESPECIALLY GIVEN THE TREE CITY USA RECOGNITION
FOR CORAL GABLES).

THANK YOU FOR YOUR ATTENTION TO RECONSIDER AND
DENY THE PROJECT.

BEST REGARDS,

Michal G. Alberti

10 HUMPHREY ME CORAL GABLES, FL 33134

To: The Special Masters, Mayor, Vice Mayor and Commissioners
Re: Reject the plans for 110 Phoenetia Avenue

The Plans for The Garden Of Our Lord must not be approved because they seek to demolish and permanently alter treasured features of this neighborhood which is currently being studied to potentially be designated as a Historic District. They also violate a City ordinance known as the North Ponce Conservation District Overlay which was created to protect and preserve the character of this residential neighborhood with several single family historic homes, narrow streets and a dense tree canopy. The developer's plans are a clear violation of the ethos of our City and this neighborhood in particular.

I am requesting that you do not approve the plans for the project proposed for The Garden of our Lord because it does not comply with the Building Code for the City of Coral Gables. Our code states that development has to follow specific requirements. The plans for this project fail to abide by our requirements for setbacks. Our code requires a setback of 25 feet at the main entrance and 15 feet on the other streets. The developer is only providing 10 feet of setback at the main entrance, less than 10 inches on Phoenetia Avenue and Galiano Avenue and zero setback on Antilla. These are tremendous deviations from our code and should not be allowed.

Also, the developer is receiving additional height because they received the Med. Bonus. They only qualified for the Bonus because they received it when the regulations for it were very lax. Now the Bonus has changed and it is much stricter and requires adherence to authentic Mediterranean design. The project as it is currently designed would never have qualified for the Med. Bonus under the new stricter guidelines. Please, reject these plans because they fail for a myriad of reasons to adhere to our Building Code! You must have the courage to ask the developer to redesign the project. Thank You!



Sandra Pino
3627 Ponce de Leon Blvd

Please do not destroy The Garden. Please deny the plans.
We don't want more buildings with few parking spots because
the parking in the area and the traffic is a nightmare already.
We don't need even more of the same. The plans don't have
the correct infrastructure for the area

José Ramiro Reyes Cebre
114 Antiquera Ave #3
Coral Gables, FL 33134

To: The Special Masters and City Officials,

I live in the neighborhood and I do not want the plans for The Garden to be approved. The plans are a major violation of our Building Code . They do not respect our Code's requirements for compatibility and context. This is an area of our City with many Landmarks such as the Douglas Entrance, the Historic Women's Club and several Historic Single Family Homes. Putting a 9 story building in this area of the City would amount to a major injustice for the residents who live here. Please follow our City Code and deny these plans because they are not compatible and are out of context for this neighborhood. The plans must also be denied because they are a violation of the North Ponce Conservation District Overlay, an ordinance created to preserve this unique neighborhood.

 Natalia Perera
45 Antilla Ave
#1A

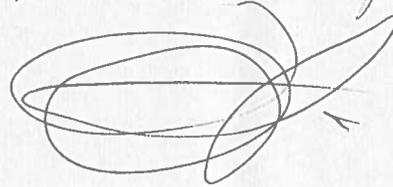
To: Javier Font, Willie Bermello , Mitch Alvarez, Mayor Lago and City Commissioners,

I reside on Phoenetia Avenue and have lived here for many years I am requesting that you deny this project which is being planned for The Garden Of Our Lord because it is a major violation of our City Code. This project fails to meet our Code and it must be denied.

The project is not in context and is incompatible with this neighborhood. Its height , density, massing and design are inappropriate for this street. The project must be consistent with the existing structures on this street which is being studied to potentially be designated as the Historic North Ponce Garden Apartment District. The project also must comply with the North Ponce Conservation Overlay District.

Compatibility, context, density , massing and design are fundamental requirements of our Code. The project's incompatibility, inappropriate context, overwhelming scale, improper massing and pseudo Mediterranean design are reasons why it must be denied. Please deny the plans for the project that has been proposed for the Garden Of Our Lord!

42 Phoenetia Ave
#5 Coral Gables 33134

A handwritten signature consisting of several overlapping loops and a horizontal line, appearing to be a stylized name or initials.

5 December 2025

TO: The Special master's

RE: The Garden of Our Lord

Please deny the proposed plans. The project fails to provide adequate set-back.

Please save the 200 year old tree and do not move it as it may permanently damage and/or kill the tree.

Sincerely,

Mary Jo Onuska
666 University Dr.

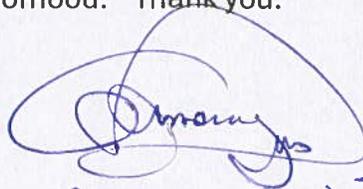
* 55 year resident of the garden

To: The Special Masters

7 January 2026

Re: THE GARDEN OF OUR LORD

As a resident of The City of Coral Gables , I am requesting that you reject the plans for The Garden Of Our Lord because the plans fail to adhere to our Building Code. Our code has very specific requirements for setbacks, which this project fails to follow. Our code also requires adherence to principles such as context and compatibility with existing structures which this project fails to adhere to. Additionally, there is not sufficient infrastructure in this a residential neighborhood. There are many reasons why this project must be denied, the most significant is that it does not follow our Building Code. Please reject these plans and preserve this unique residential neighborhood. Thank you.



Andres L. Jimenez
888 S. Douglas Rd
Coral Gables FL 33154

To the Special Masters:

Please deny the plans for the garden of our Lord, they fail to be in context with the neighborhood.

Oliver Gutierrez
220 Madeira Ave.
Coral Gables, Fl. 33134.



To: Javier Font, Willie Bermello , Mitch Alvarez, Mayor Lago, Vice Mayor Anderson and City Commissioners,

I live in this neighborhood, and I am opposed to the project which is being planned for The Garden Of Our Lord and The Two Hundred Year Old Tree because it violates our City Code. The Building Code was designed to protect the architectural harmony of our City. This project fails to adhere to our Code and it must be denied.

The project is not in context and is incompatible with this neighborhood. The project must harmonize with the existing structures in this neighborhood which is being studied to potentially be designated as the Historic North Ponce Garden Apartment District. There are several landmark Historic structures in this neighborhood . And this neighborhood also falls under the restrictions imposed by the City ordinance known as the North Ponce Conservation District Overlay. The project is incompatible with the North Ponce Conservation District Overlay.

Compatibility and Context are an ineluctable aspect of our Code. It is the mechanism which provides for the preservation of our neighborhoods. The project's overwhelming scale and inappropriate massing are also reasons why it must be denied. Please deny the plans for the project that has been proposed for the Garden Of Our Lord and The Two Hundred Year Old Tree because they violate fundamental principles of our City Code!!!

J. M. Lopez 45 Antilla 26

5 Dec 2025

Mr. + Mrs Richard M. O'Rourke
41 Anastasia Ave. Apt 304
Coral Gables, FL 33134

Re. The Garden of the Lord - 110 Phoenicia Ave.

Dear Special Masters

Please consider my opposition to the proposed plans and project at the referenced Garden of the Lord.

The proposed plan fail to meet the required setbacks.

Respectfully,

Richard M. O'Rourke.



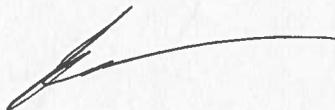
To: Willie Bermello, Javier Font, Mitch Alvarez and Elected Officials
Re: PLEASE REJECT THE PLANS FOR THE GARDEN OF OUR LORD

I have been a resident of Phoenetia Avenue for many decades. It is my home and where I have chosen to live my life. I do not want my street and my neighborhood destroyed by these ill conceived and inappropriate plans. These plans do not take the context of this street and this neighborhood into consideration and have to be denied!

The plans for The Garden Of Our Lord most assuredly must not be approved for a multiplicity of reasons most especially because they are an ostentatious and obvious violation of our Building Code. They seek to destroy the precious Garden of our Lord which has trees and bushes which came as seeds from Gethsemane. The Garden was designed by the renowned architect Robert Fitch Smith, a fellow with the American Institute of Architects. The Garden is also a war memorial, medical memorial, religious memorial and a community memorial. Also, they seek to move an ancient tree which experts have said will perish if it is moved.

The plans are deficient in compatibility with the residential character of the neighborhood and The Historic Woman's Club which is immediately next door to the project. Additionally, this neighborhood is currently being studied to potentially be designated as the North Ponce Historic Garden Apartment District. They also violate an ordinance known as the North Ponce Conservation District Overlay which was created to protect and preserve the character of this residential garden apartment neighborhood with several single family historic homes, narrow streets and a very dense tree canopy. The developer's plans are a violation of the character of our City and our Building Code.

LOREN SCHWARTZ

 1/8/26

35 PHOENETIA #3
CORAL GABLES, FL



To: The Special Masters, Mayor Lago, Vice Mayor Anderson, Commissioner Lara ,
Commissioner Castro and Commissioner Fernandez

Re: Deny the Plans for Moving the Ancient Tree and the Demolition of The Garden Of Our Lord

I am requesting that you reject the plans for the project proposed for The Garden of our Lord because it fails to comply with the Building Code for the City of Coral Gables. Our code very clearly states that development has to follow specific regulations. The plans for this project fail to abide by our requirements for setbacks. Our code requires a setback of 25 feet at the main entrance and 15 feet on the other three streets. The developer is only providing 10 feet of setback at the main entrance, less than 10 inches on Phoenetia Avenue and Galiano Avenue and zero setback on Antilla. These are massive deviations from our code and should not be allowed.

Additionally, the developer is receiving two more floors because they received the Med. Bonus. They only qualified for the Bonus because they received it when the regulations for it were not very strict. Now the Bonus has changed and their project would never have qualified for it under the new stricter guidelines. Please, reject these plans and ask the developer to redesign the project. Thank You!

Daybel Tuero 49 Phoenetia Ave, Coral Gables, 33134

Special Masters,

the plans violate our code. They are not compatible with the area. Please deny the plans. There is not enough infrastructure.

~~Kathy Lawrence~~
Puerto De Palmas
Unit 802



To: Willie Bermello, Javiar Font, Mitch Alvarez, Mayor Lago, Vice Mayor, and City Commissioners

Re: PLEASE PRESERVE THE GARDEN OF OUR LORD

I am a resident of the North Ponce Garden Apartment District and I live on Phoenetia Avenue. I have enjoyed living on this street because of its dense tree canopy, low rise residential character, and Historic structures such as Casa Coral, the Douglas family estate, the Woman's Club and the Douglas Entrance. This is a unique neighborhood whose character will be destroyed, if the proposed project were to proceed.

The plans are terribly incompatible with the historic residential character of the neighborhood. The plans are not compatible with The Historic Woman's Club which is immediately next door to the project, Casa Coral, The Douglas Entrance and the Historic single family homes on Phoenetia Avenue and Antilla Avenue. Additionally, this neighborhood is currently being studied to potentially be designated as the North Ponce Historic Garden Apartment District. They also fly in the face of an ordinance known as the North Ponce Conservation District Overlay which was created to protect and preserve the character of this residential garden apartment area with several single-family historic homes, narrow streets and a very dense tree canopy. The developer's plans are a violation of the character of our City and our Building Code. PLEASE PRESERVE OUR NEIGHBORHOOD AND REJECT THE PLANS FOR THIS ~~HOUSING~~ PROJECT!!!!

Jody Pride

JP

12 Phoenetia Ave Apt 2
Coral Gables, FL 33134

I live in the neighborhood and
I think the plans are out of context
and are not appropriate for the area.

Sara Banti
45 Antilla Ave



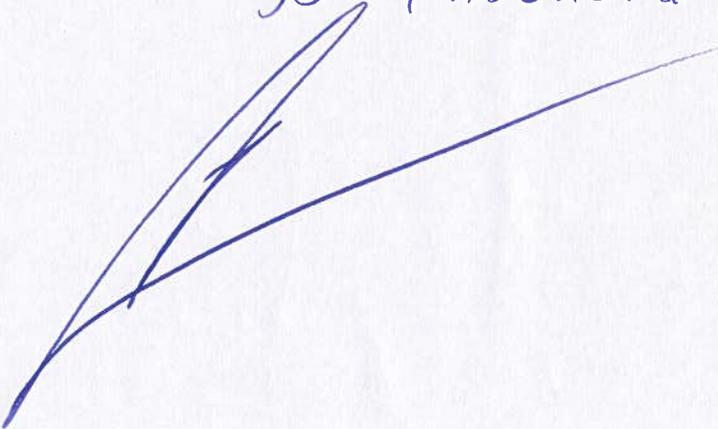
To: Willie Bermello, Mitch Alvarez and Javier Font

Re: The Garden Of Our Lord

I live in the neighborhood, and I am requesting that you reject the plans for the project that is being planned at the site that is currently being occupied by The Garden of Our Lord. The Garden Of Our Lord is one of the first three biblical gardens in America and it has trees and bushes which came as seeds from Gethsemane. The Garden exemplifies the qualities which George Merrick had in mind when he designed this Garden City and it must be preserved.

The project must be denied because it fails to abide by our Building Code which requires that projects are compatible with the neighborhood in which they are being planned. This project is not compatible, its massing is not appropriate, its scale is overwhelming, and its design is a Disneyesque form of Mediterranean architecture that is out of context with this low rise residential neighborhood. Please deny these plans because they fail to uphold the fine quality of architecture which George Merrick wanted in this a Garden City!!!!

35 Phoenicia Ave unit 2



Special masters,

The garden is a treasure in our neighborhood!! The plans are out of context with our friendly neighborhood.

Mona Ruczwanski
1091 Mahano St #503
Coral Gables, 33134



To: Mitch Alvarez, Javier Font, Willie Bermello , Mayor Lago, Vice Mayor Anderson and City Commissioners,

I live on Phoenetia Avenue. It is where I have made my home and I want it to be preserved as the beautiful residential low rise neighborhood that it has been. I am adamantly opposed to the project which is being planned for The Garden Of Our Lord because of its multiplicity of violations of our Building Code. The Building Code was designed to preserve the character of our City. And the Special Masters sole purpose is to ensure that projects adhere to our Code. It should be very clear that because this project fails to adhere to our Code it must be denied.

The project is utterly out of context with this neighborhood. The project must harmonize with the existing structures in the neighborhood and Phoenetia Avenue has three single family Historic homes, Casa Coral, a Historic apartment building and the landmark Historic Women's Club. The project is incompatible with this neighborhood. Compatibility is a very important aspect of our Code. It is the mechanism which provides for the preservation of our neighborhoods. The project's scale, massing and design are also reasons why it must be denied. Please do not destroy the quality of life on Phoenetia Avenue. Please deny the plans for the project that has been proposed for the Garden Of Our Lord. Thank You for your consideration of my request.

Karina Geads 15 Phoenetia Ave apt 204



To: The Special Masters, Mayor Vince Lago, Vice Mayor Rhonda Anderson, Commissioner Richard Lara , Commissioner Melissa Castro and Commissioner Ariel Fernandez,
Re: Opposition to the Plans for The Garden of our Lord Project

I am respectfully requesting that you deny the plans for the project proposed for The Garden of our Lord because they fail to comply with our Building Code! Our code very specifically states that development has to follow specific criteria. The plans for this project fail to abide by our requirements for setbacks. Our code requires a setback of 25 feet at the main entrance and 15 feet on the other three streets. The developer is only providing 10 feet of setback at the main entrance, less than 10 inches on Phoenetia and Galiano and zero setback on Antilla. These are massive deviations from our code and should not be allowed.

Additionally, the developer is receiving two more floors because they received the Med. Bonus. They only qualified for the Bonus because they received it when the regulations for it were not very strict. Now the Bonus has changed and there project would never have qualified for it under the new guidelines. The project is not worthy of the Med. Bonus. Its facades are also very generic . And there is not adequate infrastructure in that a residential neighborhood with single family homes. Where the project fails to comply the most obviously is when it comes to compatibility and context. The project is not compatible and lacks context with the low rise nature of that neighborhood with eight historic homes. Please , reject these plans and ask the developer to redesign the project. Thank You!

127 Phoenetia Ave Apt #1

To: Javier Font, Mitch Alvarez and Willie Bermello,

Re: The Garden Of Our Lord

I live in the North Ponce Garden Apartment District and I am writing to you with the hope that you will reject the plans for the project being proposed for The Garden. The Garden was designed by renowned architect Robert Fitch Smith. Some of its trees came as seeds from the Garden of Gethesemane, the Garden that Jesus visited the night before his crucifixion. The plans for the project call for the demolition of the Garden. The Garden compliments the neighborhood and is compatible with the surrounding structures many of which are Historic. In fact, Robert Fitch Smith designed the Garden to compliment the Historic Woman's Club. Fitch's wall which surrounds The Garden is framed by oolitic limestone which mirrors the oolitic limestone at the Woman's Club. The plans for the project fail to abide by our Building Code because they are not compatible with the Woman's Club and the neighborhood. They are not in context with this area. The Special Masters are obligated to follow our Building Code and our Code clearly states that projects must be compatible with the neighborhoods in which they are being built. Please deny the plans because they are not compatible with this neighborhood and they fail to align with our Building Code!

 is Phoenetia ave
I'm raising my family with kids in this
neighborhood and I want it to be preserved.

To the Special Masters —

Please deny the plans for the garden of our
LORD. They fail to be in context with the
neighborhood.

Howard Bittel

907 Escobar Ave

Conrad Gables, FLA 33134

More than 30 years I've lived in

Conrad Gables, FLA 33134

To the Special Masters and Elected Officials:
Re The Garden of our Lord

I live near the Garden of Our Lord and I am writing to you in the hope that you will deny the plans for the project being proposed for the Garden. The Garden has trees and bushes which came as seeds from the Garden of Gethsemane. It is a unique and distinctive feature of our community. The plans for the project fail to abide by our Building Code. They are not in context and are not compatible with this neighborhood which is being studied to potentially be designated as a Historic District. On Phoenetia Avenue, there are three Historic single family homes. Phoenetia Avenue also has the Historic Woman's Club, the Historic Casa Coral and a Historic Apartment Building. In addition to that, directly across the street from the project is a single family home which will suffer tremendously because it is located on Antilla Avenue and the developer has presented plans which call for zero setback on Antilla. Please deny the plans because they are out of context for this neighborhood and they fail to provide adequate setback on Antilla Avenue.

I

Marie Latache
35 Phoenetia Ave

Special masters

Please deny the Plans for the Garden. They failed to meet required setbacks. Inadequate green space.

Gloria Garcia
24 Calabris Ave apt 2
Coral Gables, FL 33134
Resident for last 15 yrs.

To: The Special Masters

Re: The Two Hundred Year Old Tree

I live in the North Ponce Garden Apartment District and I am writing to you with the hope that you will reject the plans for the project being proposed for the Tree. The Tree provides tremendous shade and breeze in the neighborhood. It is very rare in our City to have a tree of that age. The plans for the project include moving the tree to a location that is not adequate for its continued survival. The plans also call for removing old growth trees from the swale. The plans for the project fail to abide by our Building Code. They are not in context and are not compatible with this neighborhood which is part of the North Ponce Neighborhood Conservation District Overlay.(NPCO). The (NPCO) was created to protect and preserve this unique neighborhood. The plans for this project are a violation of the (NPCO) which is a City ordinance that the Special Masters are obligated to follow. Please deny the plans because they are out of context for this neighborhood and they fail to align with the (NPCO).

VIVIAN L Escalona
911 E Ponce de Leon Blv.

December 5, 2025

Dear Special Masters,

Please deny the plans for
the project at "The Garden of our Lord".

The plans are out of context for the
area.

Sincerely,

Sagrario Lopez