

Gonzalez, Osniel

From: Karella Carbonell <karella.m.carbonell@gmail.com>
Sent: Wednesday, August 6, 2025 8:00 AM
To: Board of Architects; City Clerk
Subject: BOA August 7 2025 - 110 Phoenetia Avenue
Attachments: CG Sept Issuu Green Acres Sept 2023.pdf; 12-13_1061_GablesLiving_Oct22 (1).pdf; 02092023 BOA presentation Crystal - 01 24 23 - BOA.pdf

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Board of Architects:

The below project is scheduled to come before the BOA on Thursday August 7.

BOAR-22-08-0326
110 PHOENETIA AVE
Coral Gables, FL 33134--331
Mixed use development.

[Please read the attached articles]

PLEASE LOOK AT THE Attached PROPOSED RENDERING BY A LICENSED ARCHITECT. IT IS A BEAUTIFUL OPTION THAT CARVES OUT [PRESERVES] THE GARDEN [GREEN], INCLUDES THE SCHOOL[ORANGE] AND STILL ALLOW HOUSING DEVELOPMENT [YELLOW] COMPATIBLE WITH THE DISTRICT.

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter in opposition to the project as presented.

First, this area is under a Commission-funded study and consideration for historic designation. The project will directly affect the preservation of **THE GARDEN OF OUR LORD**

Second, this project is an encroachment into the North Ponce neighborhood. The developer bought the parcel zoned as Institutional/Religious and seeks a variance to build its mixed-use development. This area is under a Commission-funded study and consideration for historic designation.

Third, the neighborhood is protected under the zoning code, Section 2-404 North Ponce Neighborhood Conservation District Overlay (NPCO). This code was passed to preserve and enhance the garden apartment character of the North Ponce residential neighborhood properties. George Merrick's historic city plan refers to this area as the "Douglas Section." **[See attached to read recent article published in the Coral Gables Magazine about the significance of the area.]**

Fourth, the proposed project's density will have an adverse impact on the quality of life and wellness of the residents living on the abutting streets and the historic landmarks surrounding the area specifically the historic and nationally recognized *Coral Gables Woman's Club and the Douglas Entrance* .

Finally, the proposed project will not only raze The Garden of Our Lord, deemed a *cultural landscape* by two nationally-recognized, prominent UM School of Architecture professors, but will remove the historic green canopy and heritage trees surrounding the property that are original to Merrick's "garden city" planned neighborhood. The Garden is also a memorial to

world war veterans and burial site. [See attached to read the article published in the Gables Living magazine about the significance of The Garden.]

Respectfully submitted,
Karelia Martinez Carbonell
President, Historic Preservation Association of Coral Gables