

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2026-50**

A RESOLUTION OF THE CITY COMMISSION DENYING THE APPEAL OF THE DECISION OF THE BOARD OF ARCHITECTS SPECIAL MASTERS ON JANUARY 13, 2026 AFFIRMING THE BOARD OF ARCHITECTS OCTOBER 19, 2023 DESIGN APPROVAL FOR A PROPERTY LOCATED AT 110 PHOENETIA AVENUE, CORAL GABLES, FLORIDA AND AFFIRMING THE DECISION OF THE BOARD OF ARCHITECTS SPECIAL MASTERS.

**WHEREAS**, Appellant Bonnie Bolton (“Appellant”), along with counsel, appeared before the City Commission at its meeting on February 10, 2026 to appeal the January 13, 2026 decision of the Board of Architects Special Masters to uphold the Board of Architects design approval for a property located at 110 Phoenetia Avenue in the City of Coral Gables; and

**WHEREAS**, the appeal to the City Commission during the February 10, 2026 Commission meeting was noticed and held as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

**WHEREAS**, on October 19, 2023, the Board of Architects approved the plans as presented (Application No. BOAR-22-08-0326) for a new mixed-use project at the property located at 110 Phoenetia Avenue, Coral Gables, Florida; and

**WHEREAS**, the Appellant timely appealed that approval and pursuant to Section 14-103.3(D) of the City’s Zoning Code a conflict resolution meeting was held on January 30, 2024 where no resolution was achieved; and

**WHEREAS**, following the conflict resolution meeting, various other meetings and attempted resolutions were pursued by all parties with no resolution, and, consistent with the City’s Zoning Code a panel of the Board of Architects Special Masters was convened on January 13, 2026; and

**WHEREAS**, the Board of Architects Special Masters meeting was noticed and held in the City of Coral Gables Development Services Building, 427 Biltmore Way, Coral Gables, Florida on January 13, 2026 at 2:00 pm and the Special Masters, Appellant and counsel, Property Owner and counsel, the City Architect, and City Attorney’s office were present; and

**WHEREAS**, the meeting was held as a de novo quasi-judicial hearing, public comment was allowed and members of the public spoke followed by presentations by the Appellant and Property Owner; and

**WHEREAS**, following presentations and review of the submittals by Appellant and the property owner and the City’s staff report, at the conclusion of the meeting, the Special Masters found that the design proposal satisfied the applicable Zoning Code provisions, and found it to be aesthetically appropriate and compatible for its location based on the standards in Article 5 of the City’s Zoning Code and the competent substantial evidence presented by all parties as set forth in the Order attached as Exhibit “A;” and

**WHEREAS**, the Appellant timely appealed the decision of the Special Masters and the appeal was heard before the City Commission during the February 10, 2026 City Commission meeting; and

**WHEREAS**, as outlined in the procedural order issued by the Mayor to all parties prior to the meeting, the City Commission heard presentations by the Appellant, City staff, and the property owner, followed by public comment; and

**WHEREAS**, after reviewing the record and decision of the Board of Architects Special Masters, the City Commission finds that all parties were properly afforded due process by having been provided with notice and an opportunity to be heard; that the essential requirements of law were met because the Special Masters applied the correct sections of the City’s Zoning Code; and that the decision of the Special Masters upholding the approval by the Board of Architects of the design proposal for a new mixed-use project to be located at 110 Phoenetia Avenue was supported by competent substantial evidence;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

**SECTION 2.** That appeal is hereby denied, and the decision of the Board of Architects Special Masters is affirmed, thereby upholding the design approval for the new mixed-use project to be located at 110 Phoenetia Avenue as presented in Application No. BOAR-22-08-0326.

**SECTION 3.** That the City Commission finds that the decision of the Board of Architects Special Masters was based on substantial competent evidence, that the essential requirements of law were met, and that all parties were afforded due process.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF FEBRUARY, A.D., 2026.  
(Moved: Anderson / Seconded: Lara)  
(Yeas: Lara, Anderson, Lago)  
(Nays: Fernandez, Castro)  
(Majority: (3-2) Vote)  
(Agenda Item: E-1)

APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

DocuSigned by:  
  
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CRISTINA M. SUÁREZ  
CITY ATTORNEY

## **CITY OF CORAL GABLES**

### **APPEAL BEFORE THE BOARD OF ARCHITECTS SPECIAL MASTERS**

Appellant: Bonnie Bolton

Applicant/Property Owner: Century Crystal Group LLC

Project Address: 110 Phoenetia Avenue, Coral Gables, FL 33134

### **ORDER ON APPEAL OF DECISION OF THE BOARD OF ARCHITECTS**

THIS CAUSE came on for a quasi-judicial public hearing before the Board of Architects Special Masters on January 13, 2026. The Special Masters have considered the testimony and evidence presented on the record and the argument of the parties and enters the following findings of fact, conclusions of law, and order:

#### **FINDINGS OF FACT**

On October 19, 2023, the Board of Architects (hereinafter referred to as "BOA") approved Applicant's plans as presented (Application No. BOAR-22-08-0326) for a new mixed-use project at the property located at 110 Phoenetia Avenue, Coral Gables, FL 33134. The Appellant, Bonnie Bolton, appealed that approval. Pursuant to the City's Zoning Code Section 14-103.3(D) a conflict resolution meeting was held on January 30, 2024 and no resolution was achieved. After multiple other meetings and attempted resolutions by all parties the appeal moved forward to scheduling a Board of Architects Special Master hearing ("Appeal").

The Appeal was held in the City of Coral Gables Development Services Building, 427 Biltmore Way, Coral Gables, FL 33134, Fairchild Tropical Board Room (1st Floor Board Room) on January 13, 2026, at 2:00 pm. The Special Masters, Appellant and counsel, Applicant/Property Owner and counsel, City Architect, and City Attorney's Office were in attendance. Many members of the public were also in attendance.

The meeting was held as a de novo quasi-judicial hearing. The proceedings of the quasi-judicial hearing were recognized. Public comment was allowed and all members present were

allowed to speak during the first hour of the meeting. Appellant presented their case, the City followed with their presentation, and the Applicant then made their case. Competent substantial evidence was presented by the Applicant.

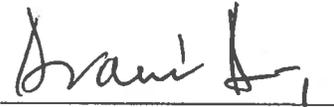
**CONCLUSIONS OF LAW**

The Special Masters reviewed the project proposal and find the proposal does satisfy the applicable Zoning Code provisions, specifically that it is aesthetically appropriate and compatible for its location. The review of the design was based on the standards in Article 5 of the Coral Gables Zoning Code and the determination was based on the competent substantial evidence presented at the hearing and follows the essential requirements of law.

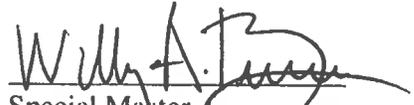
**THEREFORE, BASED ON THE FOREGOING, IT IS ORDERED that:**

1. The decision of the Board of Architects is upheld.

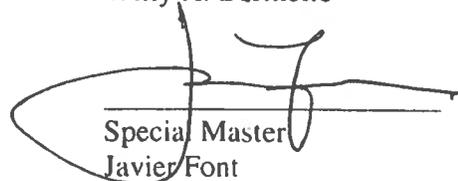
DONE AND ORDERED this 13<sup>th</sup> day of January, 2026.



Special Master  
Aramis Alvarez



Special Master  
Willy A. Bermello



Special Master  
Javier Font