

Gonzalez, Osniel

From: Joanne Meagher <joanne.meagher@comcast.net>
Sent: Wednesday, August 6, 2025 2:33 PM
To: Lago, Vince; Anderson, Rhonda; Board of Architects; Urquia, Billy
Subject: Proposed Project at 110 Pheonetia Should Not Be Rubber Stamped

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It seems that the building proposal hasn't changed and neither has my position. I can't find one redeeming quality in this project.

From the removal of hundreds of trees, including one 200-year-old specimen (What are the chances it would survive relocation? I'm guessing slim to none.), to the zoning issues, parking, traffic and the short- and long-term impact on rentals* of the Woman's Club (What bride will want to rent a venue in the middle of a 2-year construction zone?), this project is ill conceived. To this list, add the loss of the Garden of Our Lord with its memorials to those who have served our country and made the ultimate sacrifice. Finally, it sets a very dangerous precedent for the Ponce neighborhood. We have enough concrete canyons.

***As you probably know, rental income helps the Woman's Club fund its free dental clinic.**

The project is not in harmony with the North Ponce neighborhood. The developer bought the parcel zoned as Institutional/Religious and seeks a variance to build its mixed-use development.

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."

As mentioned earlier, the project's density will have an adverse impact on the historic landmarks surrounding the area specifically the nationally recognized Coral Gables Woman's Club and the Douglas Entrance .

The project will directly affect the preservation of The Garden of Our Lord, deemed a *cultural landscape* by two nationally-recognized, prominent UM School of Architecture professors, and will displace the historic green canopy and heritage trees surrounding the property original to Merrick's "garden city" planned neighborhood.

Thank you for your consideration,

**Joanne Meagher
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Co-Chair of the Saving Places Committee, The Villagers
Member, Dade Heritage Trust**

Member, National Trust for Historic Preservation
Member, HPACG
Docent and Past Board Chair, Coral Gables Merrick House