

Gonzalez, Osniel

From: Thomas Wells <tom@twellsllaw.com>
Sent: Wednesday, August 6, 2025 10:49 AM
To: Board of Architects
Subject: Proposed Development at 110 Phoenetia Avenue, Coral Gables 33134; Board Application 22-08-0326
Attachments: Letter to Board of Architects-8-6-2025.pdf

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Dear Board of Architects

My law office is located at 901 Ponce de Leon Boulevard (the American Airline Building). I will be impacted by additional cars and traffic brought into this area. In evaluating whether to approve the 9-story, 177 residential units and 16 live-work units with 340 parking spaces to be located at 110 Phoenetia Avenue, Coral Gables 33134 in Board of Architecture Application 22-08-0326 (the “Proposed Development”), please consider its compatibility with the current residential area.

Section 1-103 of our Zoning Code provides that its purpose is to implement the Comprehensive Plan (“CP”) including Future Land Use Element (“FLU”) and Housing Vision Statement (“HOU”) for the protection and promotion of the safety, health, comfort, morals, convenience, peace, prosperity, appearance and general welfare of the City and its inhabitants. Section 1-103 of our Zoning Code is specifically intended (i) to protect the distinctive historic and architectural character of the City, (ii) to preserve the basic comprehensive plan and layout of the City by its forefathers, more specifically George Merrick and (iii) to preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance. Section 1-103 of our Zoning Code incorporates the following obligations:

- ✓ *requiring a concurrency impact analysis for all development orders issued by the City (Policy FLU-1.1.7)*
- ✓ *promoting compatibility with the architecture and urban design character of surrounding areas (Policy FLU-1.1.11)*
- ✓ *protecting residential neighborhoods from intrusion by incompatible uses (Policy FLU-1.3.2)*
- ✓ *preserving the low intensity and high quality character of the residential neighborhoods (Objective FLU-1.11)*
- ✓ *requiring the City to enforce the Zoning Code to preserve and improve the character of neighborhoods (Objective FLU-1.14)*
- ✓ *requiring the City to assist neighborhood groups with neighborhood plans to minimize potential impacts between non-residential and residential land uses with the intent of ensuring residential areas are protected from noise, light, traffic and vehicular access (Policy FLU-3.3.2)*
- ✓ *preserving residential properties to assure that future development will be in conformity with the foregoing distinctive character (HOU Vision Statement)*

- ✓ *requiring aesthetic compatibility and visual harmony be considered as a bona fide criteria in reviewing requests for residential housing (Policy HOU-1.2.3)*
- ✓ *requiring new development to be compatible with adjacent established residential areas (Policy HOU-1.2.6)*
- ✓ *requiring new housing be designed and located that ensures preservation of the unique character of the City's existing neighborhoods (Policy HOU-1.2.7)*

Assuming the Proposed Development can comply with the Zoning Code, the elements of the FLU and the statements of the HOU, it should be approved. But I strongly oppose granting exceptions to the Proposed Development. Those exceptions prevent the uniform application of rules and code provisions to real estate development projects and create the appearance that certain well-connected developers receive special benefits from the City of Coral Gables.

As to the Proposed Development, I do not see how a 9-story, 193-unit facility with 340 parking spots is compatible with the look and feel of the garden-apartment character, the Coral Gables Woman's Club and/or The Garden of our Lord. If it is not compatible, it should not be allowed to move forward. I have attached a similar letter to this email and will hand deliver it later today.

Tom

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