From: Jim Berlin
To: Garcia, Jennifer; Planning
Subject: June 17 Mtg
Date: Tuesday, June 16, 2026 4:22:15 PM

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

To Coral Gables Planning & Zoning Board Members
I am against the various actions to approve the proposed Crystal Residence. The group opposing this high rise development has presented various negatives that are involved including serious density concerns, damage to nature and greenery, destruction of religious history etc.
I request that the Gables P&Z Board reject this project.
Sincerely, Longterm Sr Gables Resident. James Berlin
737 Tibidabo Ave. 7862478171. Mrayberlin@aol.com

Sent from my iPad

From: Ajit Asrani
To: Planning
Subject: DENIAL OF APPLICATION GARDEN OF THE LORD
Date: Saturday, June 13, 2026 9:55:54 AM

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

Dear Planning & Zoning Board:

The plans for the Garden of our Lord must be denied because they dramatically deviate from our building code. 110 Phoenetia Avenue a.k.a. The Garden of our Lord was one of the first three biblical gardens in America, it is a military memorial and a cemetary. Some of the trees and bushes which grow in The Garden today came as seeds from The Garden of Gethesemane in Jerusalem. The Garden was designed by acclaimed architect Robert Fitch Smith and it was designed to complement the Historic Coral Gables Woman's Club which is immediately adjacent to it. The proposed project seeks to demolish The Garden, remove specimen trees with Spanish moss from the swale and move a century and a half year-old tree. Experts from Viscaya, Fairchild, Montgomery, the Gifford Arboretum, Tropical Audubon Society and various arborists state with authority that the ancient tree will die if it is moved.

The Garden was identified in the Coral Gables Visioning Workshop as a site that needed to be purchased by the City to serve as much needed park space in this the most densely populated area of our city. The property is also part of the North Ponce Neighborhood Conservation District Overlay. The NPCO code was passed by the commission to preserve and enhance the garden apartment character of the North Ponce residential district. *The plans for this proposed project overtly contradict this initiative.* Additionally, this neighborhood is currently being studied for potential designation as the

Historic North Ponce Garden Apartment District. *The plans for this project starkly contradict our City's efforts to preserve this unique and lushly canopied neighborhood.*

The architecture of this project flagrantly violates the most fundamental tenets of our building code. The project received the Mediterranean Bonus because the standards for it were very lax at the time of its approval. Under the new and revised standards it would not be qualified for it. The plans for this project are absurdly out of context and lack compatibility with the surrounding structures . In Section 5-103, of our City code it explicitly defines context as ,"the architectural context of an area includes height, scale, massing, separation between buildings and style, in regard to how buildings and structures relate to each other within a specified area" Our code strongly emphasizes context and compatibility with existing structures which these plans obviously fail to do. On Phoenetia, within feet of the project there are 3 Historic 1920s single family homes and the only Historic bed and breakfast in our City. On Antilla Avenu, directly across the street from the project there is a single family home and a Historic 2-story apartment building.The plans design, volume, height, massing, scale and proportions are out of context with this residential neighborhood and defy our Code.

It is very important to note that this residential neighborhood lacks the infrastructure for this project.
The project ignores our Code's requirement for setbacks.And, even though the project seeks Planned Area Development PAD in exchange for public green space it only provides an insufficiently small interior courtyard which is to serve primarily as a playground for the school which is to be located on the property. Thus, they will only be providing an occasional green space which will only be available to the public after 4pm Monday and Friday. There are a plethora of reasons why this project must be denied,it utterly disregards the sacredness of The Garden of our Lord and the old growth heritage trees and as listed above, the project violates several zoning codes.

Yours truly, Ajit Asrani

4200 Granada Blvd

From: Anne Boynton-Trigg
To: Planning
Subject: PROTECT THE GARDEN OF OUR LORD, 110 PHOENETIA AVENUE
Date: Sunday, June 14, 2026 10:42:44 AM

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

Dear Planning & Zoning Board,

Please consider the project "110 Phoenetia 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 **oppose** the project as presented and hope the Planning & Zoning Board will see the value of this petition. Only one party will benefit from this project (the developer) and many others will be hurt by it. You are not obligated to accommodate this project. Please work for the common good by rejecting it.

Please preserve our sacred, cultural and architectural heritage.

Thank you.

Anne Boynton-Trigg
4425 Monserrate Street

From: Art Kozyrovicius
To: Planning; Garcia, Jennifer; Urquia, Billy
Subject: 110 Phoenetia Avenue Development Project Agenda Items E-1 thru E-4
Date: Sunday, June 14, 2026 1:26:27 PM

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

June 14, 2026

City of Coral Gables Planning and Zoning Board

Re: Opposition to Proposed 110 Phoenetia Ave Development Project — North Ponce Residential Neighborhood

Dear Members of the Planning and Zoning Board:

We are residents of Coral Gables and the owners of 24 Phoenetia Avenue, a historically designated home half a block from the proposed development project. We write to formally express our continued and strong opposition to this project as it is currently designed and presented.

We wish to be clear from the outset: we are not opposed to thoughtful, context-sensitive development on this site. We welcome beautiful architecture that complements and enhances our neighborhood. However, the project as proposed is entirely incompatible with the scale, character, and legal protections of the surrounding community, and we respectfully urge the Board to deny approval unless and until the developer makes substantial modifications.

I. THE PROPOSED PROJECT VIOLATES EXISTING ZONING AND LEGAL PROTECTIONS

The following legal violations and code conflicts demand the Board's close attention:

- Zoning Violation: The block is currently zoned Special Use / Institutional Religious with a maximum as-of-right height of 4 stories. The proposed 9-story building flagrantly exceeds this limit and would require a radical rezoning to MX2 — a classification intended for the commercial Ponce de Leon Boulevard corridor, not a low-rise residential neighborhood.
- Violates Section 1-103 of the Zoning Code: This provision expressly requires that new development be compatible with surrounding architecture and protect residential neighborhoods from incompatible uses. The proposed project fails this standard on every measure.
- Violates the North Ponce Neighborhood Conservation Overlay District

Ordinance: This ordinance was established by the City Commission specifically to preserve and enhance the garden apartment character of the North Ponce residential neighborhood. The developer's proposal runs directly contrary to this mandate.

- Violates the Coral Gables Historic City Plan: This plan calls for low-rise development in scale with the surrounding neighborhood — a standard the proposed 9-story building cannot meet.
- Contradicts the Community Vision Workshop: The City's own planning process called for 2 to 4-story height limits on this site and recommended converting the property into park space. Approving this project would ignore the community's clearly expressed vision.

II. THE PROJECT IS INCOMPATIBLE WITH ITS SURROUNDINGS

The proposed building is wildly out of scale with every structure surrounding it:

- Surrounding structures are 1 to 4 stories tall. Four single-family homes are directly adjacent to the site.
- Six historically designated structures line Phoenetia Avenue, and three more sit on Antilla Avenue.
- The neighborhood is currently under study for Historic District designation — a process this project, if approved, would irreparably compromise.
- Notable neighboring landmarks include the one-story historic "Woman's Club" at 1001 East Ponce de Leon Boulevard, a 1926 historic apartment building at 114 Antilla Avenue, and the historic Casa Coral bed and breakfast on Phoenetia Avenue — none of which are remotely compatible with a 9-story structure.
- The developer's application photographs deliberately focus on the commercial street frontage while omitting views of the immediate residential context. The Board should not be misled by this selective presentation.

III. SETBACKS ARE EXTREME AND UNACCEPTABLE

The proposed setbacks represent an extreme and unprecedented reduction from what is currently required and expected:

- The existing zoning requires 15-foot setbacks on three facades and a 25-foot setback on the main entrance facade.
- The developer proposes zero setback on Antilla Avenue, less than one foot on Phoenetia Avenue and Galiano Street, and only 10 feet on East Ponce de Leon Boulevard.
- This is not a variance — it is an encroachment. The building would effectively loom over the adjacent homes and streets with no meaningful buffer.

IV. INFRASTRUCTURE CANNOT SUPPORT THIS DENSITY

The narrow residential streets surrounding this site were never designed to accommodate a 9-story building with a 350-car garage and 200 residential units, including 16 commercial units. The traffic, noise, and congestion generated by this project would have a severe and irreversible negative impact on the quality of life of the immediate neighborhood and surrounding residents.

V. THE PAD "PUBLIC BENEFIT" IS MISLEADING

The developer is requesting a Planned Area Development (PAD) designation, which is meant to provide flexibility in exchange for genuine public benefits — specifically, green areas accessible to the public. The proposed courtyard does not qualify:

- The interior courtyard is accessible only to residents and school staff, not to the general public.
- The so-called "public" playground is only available to the public outside of school hours — a condition that has never been accepted as qualifying green space under PAD rules.
- The project entirely ignores the Garden of Our Lord. Relocating its trees to another site is not acceptable and should not be entertained as a solution.

VI. WHAT WOULD MAKE THIS PROJECT ACCEPTABLE

As stated above, we are not opposed to development on this site. We welcome a project that is thoughtfully designed to be a beautiful, complementary addition to our neighborhood. For that to happen, the developer must:

- Reduce the building height to no more than 4 stories, consistent with the existing zoning and surrounding context.
- Significantly increase setbacks to meet or exceed current code requirements on all facades.
- Dramatically reduce density — 200 units with 350 parking spaces is simply not appropriate for this location.
- Incorporate genuine, publicly accessible green space that qualifies under PAD standards.
- Preserve and integrate at least a portion of the Garden of Our Lord into the project design.
- Protect/retain all mature oak trees on East Ponce and Antilla Ave
- Design pedestrian-friendly paseos with lush landscaping, green spaces, and fountains.
- Break up the massing of the building to create a more human-scale, neighborhood-friendly presence.
- Ensure full compatibility with the character, scale, and architecture of the abutting streets and historically designated structures.

A project that meets these criteria would have our support and the support of this neighborhood.

VII. REQUEST FOR DENIAL

We respectfully urge the Planning and Zoning Board to deny the project as presented. The proposal violates multiple zoning codes and ordinances, contradicts the City's own planning vision, and is incompatible with the character, scale, and historic sensitivity of the North Ponce residential neighborhood.

We thank the Board for its dedication to responsible planning and its commitment to preserving the character of Coral Gables. We trust in your professional judgment to uphold the standards that make this community exceptional.

Respectfully submitted,

Arturas Kozyrovicius and Solveiga Vailionyte-Kozyroviciene

24 Phoenetia Avenue, Coral Gables, FL

973-563-4357

June 15 2026

Coral Gables City Commission

The proposed Zoning changes for the Garden of our Lord must be denied because they are an abominable violation of a plethora of regulations from our Zoning Code and the precepts upon which our City was founded. The proposed changes are a grotesque violation of the legal and planning frameworks which govern our City. This project is located in a neighborhood zoned residential with four single family homes adjacent to it. It is a low rise neighborhood which will be irreparably damaged by the proposed Zoning changes.

The block upon which the Garden is located is currently zoned Special Use/Religious and only allows for a maximum height of four stories. The streets which directly abut the project have structures which are one or two stories tall with two three story structures and one four story structure. On Phoenetia Avenue, there are six Historically designated structures. On Antilla Avenue there are three. It is essential that the Zoning Board takes into account that this neighborhood is currently being studied to potentially be designated as a Historic District

Section 1-103 of our Zoning Code specifically states 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 our City and its residents. Section 1-103 explains that it is (i) protect the distinctive historic and architectural character of the City (ii) preserve the basic comprehensive plan and layout of the City by its forefathers, more specifically George Merrick and (iii) 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 explicitly states that new projects must promote compatibility with the architecture and urban design character of surrounding areas,

protect residential neighborhoods from intrusion by incompatible uses and preserve the low intensity and high quality character of the residential neighborhoods." Section 1-103 further explains that "the City is required to enforce the Zoning Code to preserve and improve the character of neighborhoods, requires the City to work with neighborhood groups w/ 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 impacts, preserving residential properties to assure that future development will be in conformity with the neighborhood requiring that new development is compatible with adjacent established residential areas and requiring that new housing be designed and located that ensures preservation of the unique character of the City's existing neighborhoods."

The proposed project violates all of the tenets of Section 1-103 of our Zoning Code. It also violates the North Ponce Neighborhood Conservation Overlay District Ordinance which was created by the Coral Gables City Commission to preserve the character of the North Ponce Garden Apartment District. The Ordinance specifically states that it was designed to preserve historic buildings and the traditional garden apartment fabric of the North Ponce neighborhood.

This project also violates the Coral Gables Historic City plan which is an ordinance unanimously approved by the City Commission to preserve George Merrick's vision for Coral Gables. This ordinance specifically says,

that this neighborhood must be "low in height and remain in the same scale as the single family homes." This project violates these two ordinances which were created to preserve this residential low rise neighborhood.

The project also violates the North Ponce Community Vision Workshop and Community Planning meeting which required the City to preserve the Garden Apartment character of the neighborhood, maintain its height at two to four stories tall and for the City to purchase the Garden to convert it and the playground into much needed park space.

It is also important to note that this residential neighborhood w/ narrow streets lacks the appropriate infrastructure to sustain the proposed nine story building with a 350 car parking garage. And the developers request for PAD (Planned Area Development) is a corrupt attempt at manipulation of the City's attempt to encourage developers to provide public green space. This project includes a small interior courtyard which is to be used by the school; it is incorporating into the project. This courtyard feature is a fraudulent public benefit which is only accessible when

school is not in session. Thus, in exchange for PAD they are providing an

occasional greenspace. An occasional greenspace is not what was outlined in the regulations which govern PAD. Never before in the City of Coral Gables has an occasional greenspace been acceptable. It is a flagrant and perverse attempt to manipulate City regulations to benefit a developer. These proposed Zoning changes must be denied because they violates a plethora of City Ordinances, the City's Visioning Workshop and Meeting and PAD.

Please consider this very important issue and vote in favor of keeping Coral Gables the City Beautiful.

Beatriz La Rosa

650 Valencia Avenue

Unit 204

Coral Gables, Florida 31334

954-240-3141

From: Brett Gillis
To: Planning
Cc: City Clerk
Subject: Letter
Date: Monday, June 15, 2026 1:41:36 AM

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

Dear Members of the Planning & Zoning Board,

Please accept this letter in opposition to the Crystal project at 110 Phoenetia Avenue as currently proposed.

The proposal is in conflict with the character of the neighborhood required by the zoning code and would degrade the North Ponce Neighborhood Conservation District Overlay (NHPCO), which was created “to preserve and enhance the garden apartment character of the North Ponce residential neighborhood.”

Pursuant to 14.213.6, the proposal should be rejected as it is not internally consistent with the comp plan due to the deleterious effects on environmental resources and direct conflict with the North Ponce overlay provisions that were created to preserve scenic areas like this.

“New construction shall be in accordance with MF2 guidelines” unless the developer does something of outstanding benefit to the neighborhood. “Preserving specimen trees” is clearly noted in the code, and “landscape standards shall be mandatory for all properties whether existing or new construction.” While the notion of building a school for special needs students is admirable, it does not negate the deleterious effects on the neighborhood if the needs of the students are prioritized over the neighboring residents who have to live by the new building day in and day out.

The RIR guidelines go on to require “to protect and promote a garden-like feeling.” In many cases a developer has to figure out how they will include a community park and significant landscaping, so in this case this is already accomplished - it’s just a matter of building around it. You have the ability to deny with a recommendation that the City allow concessions so long as they do what the neighborhood deserves.

The PAD should be rejected because it does not “encourage the enhancement and preservation of lands which are unique or of outstanding scenic, environmental significance.” How greedy is this developer! The rationale for a PAD would be to build a taller building with less setbacks and stepbacks because the garden and oak exist where they exist and need to be preserved and built around. The intensity of the proposal is extreme and should only be permitted as a concession to preserving The Garden and oak.

I identified this property as significant in the North Ponce study I did, as did nationally-renowned architect and professor Robert A.M. Stern in a letter to the City. The Garden of Our Lord is a cultural landscape, a community asset and part of the East Ponce green corridor that helped to create the North Ponce overlay.

The overarching question becomes: what board or what city would authorize the demolition of The Garden of Our Lord and take this green space and heritage oak away from this neighborhood? This is not a cross I would hope any of you would want to carry.

Simply put, the solution is that the developer needs to stop pitting different groups against one another. This shouldn't be about who wins and who loses because, in the end, if The Garden of Our Lord or the specimen oak are destroyed, then we all lose. Through increased height, a land purchase or swap, TDRs (or combination of these), all of the objectives can be accomplished: The Garden and oak can be preserved, a new school can be built and the developer can still make a profit on a new development. Find a way to make it happen.

Indeed, a school for special needs students is an admirable endeavor, but there is only one Garden of Our Lord. And that oak tree…. go by if you haven't seen it. It's majestic, a work of natural beauty, a slice of Eden on earth!

Thank you for your service to the City.

Sincerely,

Brett Gillis
Historian & Preservationist

From: bonnie bolton
To: Planning
Subject: Fwd: Letter
Date: Monday, June 15, 2026 5:32:56 PM

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---------- Forwarded message ---------
From: **bonnie bolton** <bonniebolton3@gmail.com>
Date: Mon, Jun 15, 2026 at 5:31 PM
Subject: Fwd: Letter
To: bonnie bolton <bonniebolton3@gmail.com>

---------- Forwarded message ---------
From: **Brett Gillis** <brett.gillis@gmail.com>
Date: Mon, Jun 15, 2026 at 1:41 AM
Subject: Fwd: Letter
To: Bonnie Bolton <bonniebolton3@gmail.com>

---------- Forwarded message ----------
From: **Brett Gillis** <brett.gillis@gmail.com>
Date: Sunday, June 14, 2026
Subject: Letter
To: planning@coralgables.com
Cc: City Clerk <Cityclerk@coralgables.com>

Dear Members of the Planning & Zoning Board,

Please accept this letter in opposition to the Crystal project at 110 Phoenetia Avenue as currently proposed.

The proposal is in conflict with the character of the neighborhood required by the zoning code and would degrade the North Ponce Neighborhood Conservation District Overlay (NHPCO), which was created “to preserve and enhance the garden apartment character of the North Ponce residential neighborhood.”

Pursuant to 14.213.6, the proposal should be rejected as it is not internally consistent with the comp plan due to the deleterious effects on environmental resources and direct conflict with the North Ponce overlay provisions that were created to preserve scenic areas like this.

“New construction shall be in accordance with MF2 guidelines” unless the developer does something of outstanding benefit to the neighborhood. “Preserving specimen trees” is clearly noted in the code, and “landscape standards shall be mandatory for all properties whether existing or new construction.” While the notion of building a school for special needs students is admirable, it does not negate the deleterious effects on the neighborhood if the needs of the students are prioritized over the neighboring residents who have to live by the new building day in and day out.

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The PAD should be rejected because it does not “encourage the enhancement and preservation of lands which are unique or of outstanding scenic, environmental significance.” How greedy is this developer! The rationale for a PAD would be to build a taller building with less setbacks and stepbacks because the garden and oak exist where they exist and need to be preserved and built around. The intensity of the proposal is extreme and should only be permitted as a concession to preserving The Garden and oak.

I identified this property as significant in the North Ponce study I did, as did nationally-renowned architect and professor Robert A.M. Stern in a letter to the City. The Garden of Our Lord is a cultural landscape, a community asset and part of the East Ponce green corridor that helped to create the North Ponce overlay.

The overarching question becomes: what board or what city would authorize the demolition of The Garden of Our Lord and take this green space and heritage oak away from this neighborhood? This is not a cross I would hope any of you would want to carry.

Simply put, the solution is that the developer needs to stop pitting different groups against one another. This shouldn’t be about who wins and who loses because, in the end, if The Garden of Our Lord or the specimen oak are destroyed, then we all lose. Through increased height, a land purchase or swap, TDRs (or combination of these), all of the objectives can be accomplished: The Garden and oak can be preserved, a new school can be built and the developer can still make a profit on a new development. Find a way to make it happen.

Indeed, a school for special needs students is an admirable endeavor, but there is only one Garden of Our Lord. And that oak tree…. go by if you haven’t seen it. It’s majestic, a work of natural beauty, a slice of Eden on earth!

Thank you for your service to the City.

Sincerely,

Brett Gillis
Historian & Preservationist

THE VILLAGERS
INCORPORATED
DEDICATED TO THE RESTORATION AND PRESERVATION OF HISTORIC SITES

To: City of Coral Gables Planning and Zoning Board

Statement by The Villagers, the oldest historic preservation organization in Miami-Dade County

Please accept this letter regarding 110 Phoenetia Ave., Coral Gables "Crystal Project".

This 1 ½ acre property is an historic, charming greenspace that has been part of the surrounding residential community for 74 years.

This project has been stalled since 2022 not because of the City of Coral Gables nor the neighbor's actions, but because of the unfortunate circumstances of the previous owner. There have been significant changes in the area during the past four years that are not being considered, including an updated traffic study. In addition, the historic significance of the North Ponce District must be included in a decision to up-zone at this magnitude.

The property is zoned Special Use, with Existing Use as Office one-story and the Land use is zoned Religious Institutional and is included in the "North Ponce Neighborhood Conservation District Overlay".

The North Ponce Neighborhood Conservation District Overlay, (NPNCDO) includes the greenway connection between Ponce de Leon Blvd and Douglas Entrance, the historic northern gateway to the City of Coral Gables.

The NPNCDO designation was created in 2016 by the city with the enthusiastic support of the residents to find a balance between the old and new in the North Ponce neighborhood. The Commission at the time had the foresight to create laws to protect this historic northern corner against over over-development.

The zoning overlay area protects the residential character of the neighborhood. According to the City's zoning code: "the purpose of the North Ponce Neighborhood Conservation District is to preserve and enhance the garden apartment character of the North Ponce residential neighborhood properties."

The owner of this property purchased the land with full knowledge that it was part of the North Ponce Neighborhood Conservation District. Current zoning does not permit a 9-story, 177-unit development. As proposed, the building would require the approval of many zoning variances such as setbacks, FAR, height and open space.

110 Phoenetia, built as St. James Lutheran Church in 1951, and was designed by noted architect Robert Fitch Smith. The former church is located across the street from the historically designated Coral Gables Woman's Club and tells a story of a peaceful, mid-century life in the City of Coral Gables.

Allowing this project would be ignoring the guardrails in place to save historic areas in Coral Gables and forever change the integrity of a historic neighborhood.

The Villagers' recommend denial of the change of land use to Mixed Use Overlay and to request the project to be reviewed taking into account the impact this high-rise will have on the surrounding neighborhood as of 2026.

Respectfully submitted,

Carmen Diaz-Padron
President
The Villagers, Inc.

From: Elvis Cruz
To: Planning
Subject: Public Input on the Garden of Our Lord Re-Zoning hearing
Date: Sunday, June 14, 2026 7:10:44 PM

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

Dear Planning Board,

The proposed zoning changes for the Garden of our Lord should be denied, because this project violates numerous provisions of our Zoning Code and contradicts the very principles this City was built on.

The site sits in a residential neighborhood — four single-family homes are right next door. The block is currently zoned Special Use/Religious, with a four-story height maximum. Look at the surrounding streets: one and two-story buildings, a handful of three-story structures, one four-story building. On Phoenetia Avenue alone there are six historically designated structures. Three more on Antilla. This entire neighborhood is actively being studied for Historic District designation. That context matters.

Section 1-103 of the Zoning Code exists for a reason. It's there to implement the Comprehensive Plan, protect the City's historic and architectural character, honor George Merrick's original vision for Coral Gables, and ensure that new development doesn't steamroll existing residential neighborhoods. The language couldn't be clearer — new projects must be compatible with surrounding architecture, must protect residential areas from incompatible uses, and must preserve the low-intensity character that defines these neighborhoods.

This project does none of that.

It also runs directly against the North Ponce Neighborhood Conservation Overlay District Ordinance, which the City Commission created specifically to preserve the character of the North Ponce Garden Apartment District — its historic buildings, its traditional garden apartment fabric. And it contradicts the Coral Gables Historic City Plan, a unanimously approved ordinance that calls for this neighborhood to stay low in height and in scale with its single-family surroundings.

The North Ponce Community Vision Workshop echoed the same things: keep the garden apartment character, maintain heights between two and four stories, and explore converting the Garden and playground into park space — something this neighborhood genuinely needs.

Then there's the practical reality. These are narrow residential streets. They cannot handle a nine-story building with a 350-car parking garage. The infrastructure simply isn't there.

And the PAD request? The Planned Area Development process was designed to

reward developers who provide meaningful public green space. What's being offered here is a small interior courtyard attached to a school — accessible only when school isn't in session. That's not a public benefit. That's a loophole dressed up as one. In the history of Coral Gables, an "occasional" greenspace has never been considered acceptable under PAD, and there's no reason to start now.

These zoning changes should be denied.

Thank you,

Elvis Cruz

From: Sherry Jordan
To: Planning
Subject: Garden of Our Lord
Date: Monday, June 15, 2026 1:18:15 PM

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

Mr. Mayor, Vice Mayor, Commissioners and members of the City planning and Zoning Committee,

As residents of Coral Gables, we wish to encourage you to maintain the existing zoning designation of the area within the garden overlay boundaries.

The owner, of the well-respected Crystal Academy, knew the established zoning of the property at the time of purchase.

Gables residents in the existing area surrounding the Academy
should not suffer, and pay the price for his choice. They were protected from further incursion into their tranquil neighborhood, due to the existing zoned overlay. That was a reasonable expectation, was it not?

The related issue is the denigration of the historical, sacred garden cemetery. How can one read its' history and dismiss its' relevance?

If anything is done there, it should be enhanced and its' purpose preserved.

The Pinewood Cemetery has been treated and respected; currently it serves as a teaching experience for school children. Local civic organizations, families and individuals donated benches, name plates, etc.in an effort to restore it.

It is our hope our city would cease getting unduly influenced by developers, over the rights of
preservation-minded citizens .

Also, that anyone in office receiving campaign donations from any of the developers of specific projects being voted on, recuse themselves from voting
during the approval process. That is true transparency, and their honest responsibility.

Thank you for considering and
responding to these issues.

Respectfully,
Harry & Sherry Jordan
3170 S. LeJeune Road
Coral Gables, FL 33134

sherryjordan1@mac.com
harryjordan@gmail.com

From: zully pardo
To: Planning; Garcia, Jennifer; Urquia, Billy
Subject: Re: Crystal Project- 110 Phoenetia Ave P&Z June 17th,2026
Date: Monday, June 15, 2026 12:23:05 PM

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

Meeting date, June 17th, 2026
Sent from my iPhone

On Jun 15, 2026, at 11:09 AM, zully pardo <pardovi@aol.com> wrote:

Dear Planning and Zoning Board,
The applicant seeks approval for a development known as the "Crystal Project"; a project lacking composition and out of context with surrounding neighborhood aesthetic.

In accordance with the N. Ponce MXD Overlay and MX2 zoning, the project proposes an intense commercial-inspired development, accommodating a school, 16 live-work and 184 residential units, incompatible with the area's underlying N. Ponce Conservation Overlay District (NPCO) specific zoning designation preserving the area's historic tree canopy, lush landscaping, and low scale 'garden apartment' character.
Additionally, the applicant requests a Planned Area Development (PAD) which by definition not only promotes creative development that provides substantial public benefit but "Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance."*, and "enforce and maintain neighborhood and community identity."**
To this end, the project's design lacks the continuity and thoughtful planning necessary to align with the existing neighborhood character. Maximize the use of green spaces around the property, including, but not limited to:

•replace the covered colonnade —which is commercial in character and out of context for the surrounding neighborhood— with green space setbacks, and stoops;
•preserve the existing green curb strips lined with mature tree canopy along the property; and
•the project's internal courtyard is a design requirement and should not be characterized as a substantial public benefit. Rather, take advantage of the existing unique lush garden in the NW portion of the property to create an open green space of cultural and historical significance for the enjoyment of the whole

community.
Further,
•the City's Historical Resources Dept. will soon release a comprehensive historic designation study of the same area. The study and its implications for the future landscape of the district should be evaluated before moving forward;
and
•one questions the validity of a traffic study conducted in 2022 when the area's roadway network will be challenged with upcoming developments, such as, Ponce '8', an intense live-local project just a few blocks north. Moreover, adjacent street flow patterns should be given renewed consideration as per ongoing streetscape renovation on Ponce De Leon Blvd. between 8th St. and Salamanca Ave.

We are confident that you will conduct a comprehensive assessment of the issues discussed previously. A precedent is being set, one which will erode the neighborhood's unique identity. There is an opportunity to create a development that seamlessly compliments the historic urban context of the area.

Thank you for your commitment to the our City and its residents.
Sincerely,
Jaime & Zully Pardo
305-803-1506

*CG zoning Sec2-500 PAD A.1.b
**CG zoning Sec2-500 PAD A.1.c

From: Joseph Fadel
To: Planning
Subject: Crystal Project at 100 Phoenetia Ave.
Date: Sunday, June 14, 2026 6:47:21 PM

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I am writing to express my strong opposition to the proposed nine-story mixed-use development in the North Coral Gables apartment district. This project represents a radical departure from the established scale of our neighborhood and requires a zoning change that would permanently erase the iconic Garden of Our Lord.

I urge the Board to recommend **denial** based on the following critical conflicts with the Coral Gables Zoning Code and the City's long-term planning goals:

- **Gross Zoning Incompatibility:** The subject block is currently zoned Special Use/Religious with a strict 4-story maximum. A 9-story proposal is not a minor adjustment; it is a 125% increase in height that ignores the surrounding 1–4 story context and the four single-family homes directly adjacent to the site.
- **Violation of Section 1-103:** The Zoning Code mandates that new developments must be compatible with existing architecture and protect residential areas from incompatible uses. A 9-story massing is fundamentally incompatible with the low-rise residential character of this specific enclave.
- **Compromising Historic Integrity:** This neighborhood is currently under study for Historic District designation. There are six historically designated structures on Phoenetia Avenue and three on Antilla Avenue. Proceeding with a high-rise at this location would jeopardize the historic rhythm and scale of these protected assets.
- **Conflict with Existing Ordinances:** This proposal contradicts both the **North Ponce Neighborhood Conservation Overlay District Ordinance** and the **Coral Gables Historic City Plan**, both of which explicitly call for low-rise development that respects the neighborhood's scale.
- **Breach of Public Trust (Community Vision Workshop):** During the City's own planning workshops, the community consensus was clear: 2–4 story limits for this area, with a preference for converting this specific site into much-needed park space. This development does the exact opposite.
- **Insufficient Infrastructure:** Our narrow residential streets cannot safely accommodate the traffic and environmental impact of a 9-story structure and a 350-car parking garage.
- **Failure to Meet PAD Requirements:** The developer's request for a Planned Area Development (PAD) relies on a "public benefit" courtyard that is only accessible when the adjacent school is closed. This limited access does not qualify as true green space under established PAD rules and should be rejected as a fraudulent claim of community benefit.

The "Garden of Our Lord" is a landmark of our city's spiritual and architectural heritage. Replacing it with a high-rise that violates the City’s own protective ordinances would set a dangerous precedent for all of Coral Gables.

I ask the Board to uphold the integrity of our Zoning Code and the vision of our residents by rejecting this application.

Sincerely,

Joseph Fadel Coral Gables Resident

From: Josephine Johnson
To: Planning
Subject: 110 Phoenetia Avenue
Date: Sunday, June 14, 2026 9:56:45 PM

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I wish to add my name to the appeal for our Planning and Zoning Board to uphold the past and present zoning in which 110 Phoenetia Avenue is situated. This appeal is in order to preserve one of the last historically planned tranquil areas within the City of Coral Gables.
The testimonies relevant to the appeal of building height establish an ethical obligation to honor our Founder's admirable vision, and to respect the present and future inhabitants' way of life.
Concerning The Garden of Our Lord within the above landscape - it has never been desacralised, it is nationally recognised and documented as a unique United States garden cemetery. Surely this speaks to our moral necessity to preserve it at all costs, to not squander this gift of peace and remembrance - our collective inheritance.
Respectfully,

Josephine Johnson, PhD
Professor Emeritus and Founder of UM School of Communication, Co-Founder Deerborne School, CG
Residence, 427 Alcazar Avenue
33134

From: Maite Baez Halley
To: Planning
Subject: Garden of our Lord Zoning Change
Date: Monday, June 15, 2026 11:54:25 AM

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please carefully consider the changes to this property. The quiet of the neighborhhod and this parcel will be impacted by changing the zoning and allowing more development there.

Thank you for your consideration.

Maite Halley
305-299-5917

From: Manuel Santa Maria
To: Planning
Subject: 110 Phoenetia Ave - Strong Opposition to Proposed Rezoning from Special Use to Mixed-Use District
Date: Saturday, June 13, 2026 3:00:07 PM

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Dear Members of the Zoning Commission,
I am writing as a resident of Coral Gables to formally express my strong opposition to the proposed rezoning on a residential area from Special Use to Mixed-Use, I'm referring to the current property on 110 Phoenetia Ave.

This neighborhood possesses a unique character that will be irreversibly damaged if this change is approved. I urge the Commission to reject this proposal and protect our community.

First and foremost, this neighborhood is currently being studied for designation as a Historic District. Granting a mixed-use zoning designation at this time is premature and completely contradicts the historic preservation values that Coral Gables is famous for. Specifically, this block contains The Garden of Our Lord, a cherished and sacred community asset. This site requires special protection, quiet surroundings, and respectful preservation—none of which can be guaranteed under a commercial or mixed-use classification.

Additionally, I have severe concerns regarding the following infrastructure impacts:

• Population Density: Transitioning to mixed-use will dramatically increase the residential and commercial density, overcrowding a neighborhood that lacks the infrastructure to support it.

• Lack of Parking: Our streets are already congested. Introducing commercial entities will create an unsustainable deficit in parking spaces, overflowing into residential driveways and endangering pedestrian safety.

Even streets requiring parking permits are troubled already, as many cars park without permits and parking enforcement authorities fail to control such infractions.

*Violates Section 1-103 — The Zoning Code requires new development to be compatible with surrounding architecture and protect residential neighborhoods from incompatible

uses.

The proposed rezoning threatens the very fabric, history, and daily peace of our neighborhood. If we tear down important buildings and spaces just because they aren't as old, how are we ever going to have historic landmarks?

Please side with the residents and preserve this area's historic integrity by denying the mixed-use request.

Thank you for your time, service, and consideration of this urgent matter.
Sincerely,

Manuel Santa Maria
111 Salamanca Avenue
+1 (786) 689 2302

From: maria@fleites.org
To: Planning
Subject: 110 Phoenetia Avenue
Date: Monday, June 15, 2026 2:38:36 PM

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Maria deLeon-Fleites, RA
825 Messina Ave Coral Gables, FL 33134
maria@fleites.org
June 15, 2026

City of Coral Gables Planning and Zoning Board 405 Biltmore Way Coral Gables, FL 33134

Re: Formal Objection to Proposed 9-Story Development at 110 Phoenetia Avenue

To the Honorable Members of the Planning and Zoning Board,

As a **43-year resident of the City of Coral Gables**. I am writing to formally oppose the proposed construction of a **9-story building at 110 Phoenetia Avenue**. This project is fundamentally incompatible with the zoning, character, scale, and historic fabric of our neighborhood, and I respectfully urge the Board to deny the application.

My objections are as follows:

- **Zoning Violation** — The block is zoned **Special Use/Religious** with a **maximum height of 4 stories**. A 9-story structure is a clear and direct violation of the zoning designation.

- **Incompatible with the Neighborhood** — Surrounding buildings range from **1 to 4 stories**, and **four single-family homes** sit directly adjacent to the site. A 9-story tower would overwhelm the scale of the neighborhood and permanently alter its residential character.

- **Historic Sensitivity** — The area contains **six historically designated structures on Phoenetia Avenue** and **three on Antilla Avenue**. Additionally, the neighborhood is currently under study for **Historic District designation**, making preservation and contextual development even more critical.

- **Violation of Section 1-103 of the Zoning Code** — The Code requires that new development be **compatible with surrounding architecture** and that residential neighborhoods be **protected from incompatible uses**. This proposal fails both standards.

- **Conflicts with Two Additional Ordinances** —

    - The **North Ponce Neighborhood Conservation Overlay District Ordinance**

    - The **Coral Gables Historic City Plan** Both explicitly call for **low-rise development** that respects the existing scale and character of the neighborhood.

- **Contradiction of the Community Vision Workshop** — The City's own planning process recommended **2–4 story limits** for this area and even proposed **converting the site into park space**. Approving a 9-story building would disregard the community's stated vision.

- **Infrastructure Limitations** — The narrow residential streets surrounding the site cannot support a 9-story building with a **350-car garage**. Traffic congestion, safety hazards, and strain on utilities would significantly degrade the quality of life for nearby residents.

- **Fraudulent PAD Request** — The developer's proposed "public benefit" courtyard is only accessible when the adjacent school is not in session. This has **never** been accepted as qualifying green space under PAD rules and should not be considered a legitimate public amenity.

For these reasons, I respectfully request that the Planning and Zoning Board **reject the proposed development** and uphold the zoning protections, historic character, and community vision that define Coral Gables.

Thank you for your time, attention, and commitment to preserving the integrity of our city.

Sincerely,

Maria deLeon-Fleites, RA
Principal, Fleites deLeon Fleites, Inc.
Adjunct Professor of Architecture
University of Miami

From:	Nicholas Frankovich
To:	Planning
Subject:	110 Phoenetia Avenue, Garden of Our Lord
Date:	Monday, June 15, 2026 11:52:42 AM
Attachments:	Frankovich, 110 Phoenetia, Garden of Our Lord.pdf

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Please see, attached and pasted below, my comment on the subject of the public meeting with the Planning and Zoning Commission on June 17.

Nick Frankovich

_____

June 15, 2026

Dear members of the Planning and Zoning Board:

Preserve the Garden of Our Lord. It is the fruit of careful planning in honor of religious and patriotic sentiment, incorporating loving dedication to those who sacrificed their lives in war for a just cause. The Garden of Our Lord has been cultivated over generations. It is a small but unique cultural landscape across the street from the Coral Gables Woman's Club in the city's Garden Apartment District.

The Garden of Our Lord is written into the neighborhood's history. Future generations will inherit either the Garden itself or only the memory of it and, if the latter, will wonder at the short-sightedness of those who advocated its demolition.

The proposed development for 110 Phoenetia will have greenspace. To plant new vegetation while uprooting and demolishing mature greenspace that is organic to the neighborhood would cast a shadow over the larger project. I urge you to bear that in mind when deliberating the future of the neighborhood's character. I trust that you will recognize the merit of preserving the Garden.

Sincerely,

Nicholas Frankovich

888 Douglas Road, Apt. 1213
Coral Gables, FL 33134

NICHOLAS FRANKOVICH
888 Douglas Road, Apt. 1213
Coral Gables, FL 33134
(216) 773-2873 (cell)
nf2@caa.columbia.edu

June 15, 2026

Dear members of the Planning and Zoning Board:

Preserve the Garden of Our Lord. It is the fruit of careful planning in honor of religious and patriotic sentiment, incorporating loving dedication to those who sacrificed their lives in war for a just cause. The Garden of Our Lord has been cultivated over generations. It is a small but unique cultural landscape across the street from the Coral Gables Woman's Club in the city's Garden Apartment District.

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The proposed development for 110 Phoenetia will have greenspace. To plant new vegetation while uprooting and demolishing mature greenspace that is organic to the neighborhood would cast a shadow over the larger project. I urge you to bear that in mind when deliberating the future of the neighborhood's character. I trust that you will recognize the merit of preserving the Garden.

Sincerely,

Nicholas Frankovich

From: NICK SAK
To: Planning
Subject: Letter for agenda item 6/17 110 Phoenetia
Date: Sunday, June 14, 2026 9:27:41 PM

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Dear members of the Coral Gables Planning and Zoning Board:

Please do not miss this opportunity to protect the very special and historic Garden of Our Lord. While I understand the church in which I was baptized as well as the school building full of kindergarten memories must yield to new development, there is no need for the Garden to be destroyed as well.

Coral Gables has always been known for protecting its beautiful spaces. The Garden is and should remain one of those. Please protect it.

Sincerely,
Nick Sakhnovsky

Wells & Wells, P.A.

901 Ponce de Leon Blvd., Suite 200
Coral Gables, Florida 33134
Telephone: (305) 444-0016
Facsimile: (305) 444-0019
www.twellslaw.com
E-mail: tom@twellslaw.com

June 16, 2026

Via Email

Coral Gables Planning and Zoning Board
c/o City of Coral Gables
Development Services Department
Planning Division
427 Biltmore Way
Coral Gables, Florida 33134
ATTN: Jennifer Garcia, Board Liaison
Email: jgarcia4@coralgables.com

Coral Gables City Clerk
2020 Ponce de Leon Boulevard, Suite 1200
Coral Gables, Florida 33134
ATTN: Billy Urquai, City Clerk
Email: burquia@coralgables.com

Re: Opposition to the Proposed Development at 110 Phoenetia Avenue

Dear Members of Coral Gables Planning and Zoning Board:

I have lived in Coral Gables for the past 34 years, and my law office is located at 901 Ponce de Leon Boulevard, Coral Gables, Florida 33134, for the past 8 years. I will be impacted by the proposed development at 110 Phoenetia Avenue, Coral Gables 33134, consisting of a 9-story, 184 residential units and 16 live-work units with 301 parking spaces (the "Proposed Development"). The Proposed Development will result in additional cars and traffic congestion in this area. As you likely know, Ponce de Leon Boulevard south of Eighth Street is being renovated to add a medium and wider sidewalks resulting in reduced lanes for cars. This renovation forces traffic into residential areas. When additional traffic from the Proposed Development is added, it will likely create a traffic fiasco. It is reckless to approve the Proposed Development without a new traffic study considering the renovations to Ponce de Leon Boulevard. In addition, please consider the Proposed Development's incompatibility with the current residential area and do not approve it.

To protect against incompatibility, 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 to (i) protect the distinctive historic and architectural character of the City, (ii) preserve the basic comprehensive plan and layout of the City by its forefathers, more specifically George Merrick and (iii) 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. Zoning Code Section 1-103 incorporates the following obligations and considerations as to new developments:

- ✓ *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 FLU elements and the HOU statements, it should be approved. But I strongly oppose granting exceptions to the Proposed Development, or in this case, re-zoning the area solely for the benefit of 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, 200-unit facility with 301 parking spots is compatible with the look and feel of the existing garden-apartment residential area, the Coral Gables Woman's Club and/or The Garden of our Lord. I have always lived in North Coral Gables west of Granada Blvd. I currently live on Coral Way and San Domingo Street near St. Theresa School and Church of the Little Flower. I do not want or expect to live next to a high-rise residential complex because it is incompatible with that residential area. Similarly, the Proposed Development is incompatible with the existing garden-apartment residential architecture and urban design represented by the Coral Gables Woman's Club and/or The Garden of our Lord. Our Zoning Code prohibits the Proposed Development. Changing the Zoning Code solely to benefit the Proposed Development is offensive. Please respect the rights of our entire community and do not give preferred changes to well-connected developers.

Sincerely,

Thomas O. Wells