

## **Gonzalez, Osniel**

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**From:** George <wfmt@aol.com>  
**Sent:** Monday, August 4, 2025 11:48 PM  
**To:** Board of Architects  
**Cc:** Lago, Vince; Anderson, Rhonda  
**Subject:** Re Century Homebuilders Group Proposed Redevelopment of 110 Phoenetia Ave. Coral Gables

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**Dear Members of the Board of Architecture:**

**I am asking you to disapprove of the plans presented by Century Homebuilders for 110 Phoenetia Ave. This massive development is totally out of proportion to the predominately residential neighborhood adjacent to the project.**

**By now you must know that the overwhelming majority of residents of the City of Coral Gables disapprove of the massive developments that have been approved throughout the City. These massive high density projects are destroying the character of our Coral Gables neighborhoods.**

**Proposed redevelopments that require changes from what the current code permits as of right should be subject to a strict scrutiny test requiring that plans exceeding what is presently permitted be denied unless an overwhelming and compelling governmental interest is shown by substantial and compelling evidence and factors to require a departure from existing standards. Only then can the City return to measured and reasonable development that is consistent with the intent of the original planners of the City.**

**George Chesrow  
1230 S. Alhambra Circle  
Coral Gables, Fl. 33146**