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December 2, 2025
Updated: January 7, 2026

Cristina Suarez, Esq.
City Attorney
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida

Re: 110 Phoenetia Avenue Coral Gables, Florida / Special Master Hearing / Notification of Expert Witnesses

Dear Madam City Attorney:

This letter will serve as a supplement to our prior notification dated December 2, 2025. Pursuant to Section 15-104(C) of the City of Coral Gables Zoning Code, we respectfully advise that the professionals listed below may testify on behalf of the above referenced matter before the panel of Special Masters on January 13, 2026 or in any subsequent hearings in this matter. The qualifications and summary of testimony for each expert, including the substance and basis of their testimony, are provided below. Documents prepared or relied upon by the experts, and which may be offered into evidence, are enclosed herein. Please include this letter and all attachments in the official hearing record in this matter. We reserve the right to modify or expand our expert filings in accordance with the Code.

Albert M. Cordoves
Corwil Architects, Inc.
4210 Laguna Street.
Coral Gables, Fl. 33146
Corwilarchitects.com

Mr. Cordoves is the President of Corwil Architects in Miami, Florida, an architectural firm established in 1992 and based in Coral Gables that has designed numerous mixed-use projects throughout South Florida, including in the City of Coral Gables such as the Alexan Crafts, Ponce Tower, Ofizina, and Century Living projects. He is a graduate of the University of Miami School of Architecture and has over 34 years of experience in the aesthetic and architectural design of buildings, including extensive work ensuring compliance with the City of Coral Gables' Mediterranean Bonus standards.

Mr. Cordoves' testimony will address the architectural design, site-plan layout, and defining features of the proposed project. He will explain how the project's design elements - both individually and collectively - satisfy the City's applicable Mediterranean

design criteria and embody the traditional architectural character the standards are intended to promote.

Michael McCoy
Vice President/Sr. Biologist
New Leaf Environmental, LLC
57 Silver Springs Dr.
Key Largo, FL 33037
mmccoy@newleaf.expert

Michael McCoy is a professional arborist with specialized expertise in South Florida urban tree resources. He is a principal of New Leaf Environmental, LLC., an environmental consulting firm that has conducted tree surveys, tree risk assessments, impact evaluations and tree relocation planning for over 25 years. Mr. McCoy holds degrees in Natural Resources and Ecological Design and is a Board Certified Master Arborist. Mr. McCoy is recognized as an industry leader in South Florida, having written the municipal tree preservation codes for two municipalities, served as a consultant tree permit reviewer for four municipalities, and has personally provided specifications and field oversight for the relocation of dozens of specimen trees in South Florida.

Mr. McCoy's testimony will address on-site tree resources, including the species present, their estimated age, overall condition, and ecological and economic value. Mr. McCoy will also testify as to the feasibility and suitability of relocating specific trees consistent with industry standard practices. His testimony will explain how the project's tree-relocation plans conform to arboricultural best practices and relevant municipal standards governing tree preservation, relocation, and mitigation.

David Bryan
Tropical Falls, Inc.
29975 SW 208 Avenue
Homestead, FL 33030

David Bryan is the President of Tropical Falls Landscaping, Inc., and has over 40 years experience with relocating large specimen trees throughout Miami-Dade County and is familiar with local standards and industry best practices for tree preservation, relocation, and mitigation.

Mr. Bryan will testify regarding the feasibility of successfully relocating the on-site specimen trees proposed as part of the project. His testimony will address the condition, size, species, and root structure of the trees, as well as the methodologies involved and the likelihood of achieving a successful relocation in accordance with applicable municipal requirements and industry standards.

Ramon Trias, PhD AIA AICP LEED AP
ramontrias@aol.com

Ramon Trias, PhD AIA AICP LEED AP, is Assistant Professor and Director of the Center for Public Service Innovation and Research at Nova Southeastern University.

For the past 30 years, he has assisted counties and cities, neighborhood groups, and developers in Florida with planning and architectural projects that enhanced quality of life.

Mr. Trias was planning director in Fort Pierce from 1995 to 2005, and Coral Gables from 2012 to 2022. Prior to working in Coral Gables, Mr. Trias was in private practice for seven years with his firm Trias and Associates, where he prepared architectural plans for building for new development and historic preservation projects. To complement his professional practice, he also taught at Florida International University, the University of Miami, and Fort Pierce State College.

Mr. Trias has also served as an appointee on the Miami-Dade Mayor's group on historic preservation, the Seven50 Southeast Florida Prosperity Plan, the Florida Trust for Historic Preservation, the St. Lucie County Planning Board, and the Treasure Coast Regional Planning Council, where he served as Chairman. Ramon graduated Magna Cum Laude from the University of Miami with a bachelor's degree of Architecture and a Bachelor of Arts. He earned a Master of Architecture from the University of Miami and a Ph. D. in Public Affairs from Florida International University

Mr. Trias' testimony will focus on the project's architectural design, site plan, and defining features. He will explain how the design elements - both individually and as a cohesive whole- comply with the City's Mediterranean design criteria, align with established precedents for projects granted Mediterranean bonuses in the City of Coral Gables, and reflect the traditional architectural character that these standards are intended to promote.

Robert E. Chisholm, FAIA, NCARB
Managing Principal/CEO
RE Chisholm Architects, Inc.
782 NW 42nd Ave, Suite 650
Miami, Florida 33126

Robert E. Chisholm, FAIA, NCARB, is the Managing Principal and CEO of RE Chisholm Architects, Inc. He holds a Bachelor of Architecture from the University of Florida (1973) is a Master in Urban Design from the University of Miami (1977). He has extensive experience in architecture and urban planning, including award-winning projects in historic preservation, public facilities, rapid transit and mixed-use development, educational institutions, and commercial centers. Mr. Chisholm has served in leadership roles on numerous boards, including the State of Florida/AIA Board of Directors, the Community Partnership for the Homeless, and as Chairman of the Urban Development Review Board for the City of Miami. He has received numerous professional honors, including election to the College of Fellows of the American Institute of Architects (FAIA) in 1996 - the highest honor bestowed by the AIA - and his firm was named Architectural Firm of the Year in 1992. He was also inducted into the American Institute of Architects Miami Hall of Fame. At the urban planning level, Mr. Chisholm has received national urban design awards for the Park West National Urban Design Competition and the Miami Beach Art Deco District Historic Preservation Master Plan.

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Mr. Chisholm's testimony will focus on the project's architectural design, site plan, and defining features. He will explain how the design elements—both individually and as a cohesive whole—comply with the City's Mediterranean design criteria and exemplify the architectural characteristics these standards are intended to promote, while fitting within the context of the surrounding area and development.

Sincerely,

Jorge L. Navarro, Esq.