



Coral Gables Neighbors Association

December 5, 2025

To the City of Coral Gables Board of Architects Special Master Panel:

The Coral Gables Neighbors Association, representing more than 16,000 city residents, strongly opposes the Crystal mixed-use project at 110 Phoenetia Avenue based on architectural criteria the Board of Architects must consider when approving such projects.

First and foremost, the Crystal project is not compatible with neighboring properties which consist primarily of two-story apartment buildings. The massing and scale of the project would overwhelm the neighborhood and forever change its character as a charming family-friendly affordable section of the city.

Currently, there is a concerted effort to have this section designated as an historic garden apartment district which the Coral Gables Neighbors Association strongly endorses. Regretfully, such areas as this which have defined Coral Gables since its founding have all but disappeared from city maps in recent years due to an overzealous move to build taller, denser, non-descript buildings with total disregard for history, context, or regard for residents' input.

As you know, gauging compatibility of a project in the context of an existing neighborhood is one of the criteria the Board of Architects must consider when considering approval of any project.

The Crystal is not compatible with neighboring properties and must be denied approval by this panel.

Thank you for your thoughtful consideration.

Sincerely,

Sue Kawalerski

President, Coral Gables Neighbors Association
& the Board of Directors
CoralGablesNeighbors@gmail.aom

Dacosta, Susan

From: Karelia Carbonell <karelia.m.carbonell@gmail.com>
Sent: Friday, January 9, 2026 5:59 PM
To: City Clerk
Subject: Fwd: Special Master Review Board for "The Garden..."

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On behalf of Bonnie Bolton

----- Forwarded message -----

From: Josephine Johnson <jada39@gmail.com>
Date: Fri, Jan 9, 2026, 2:08 PM
Subject: Fwd: Special Master Review Board for "The Garden..."
To: Karelia Carbonell <karelia.m.carbonell@gmail.com>

JJ

----- Forwarded message -----

From: Josephine Johnson <jada39@gmail.com>
Date: Fri, Jan 9, 2026 at 2:07 PM
Subject: Special Master Review Board for "The Garden..."
To: <boardofarchitects@coralgables.com>

In a previous letter of support for "The Garden..." I took the liberty of comparing my struggle to preserve the Pioneer Cemetery and its land at Cheeca Lodge, Islamorada c.1990; a five-year installation on land given by Hugh Matheson in perpetuity to the Matecumbe Methodist Church. One would think that the name Matheson would be sufficient to honor "in perpetuity:" developers thought otherwise.

Two years ago the Pioneer Cemetery became the ward of the US National Register of Historic Places.

I believe "The Garden" could eventually be honored and revered likewise if the City of Coral Gables presently honors its own code, and concurs that the unique gem and historical gift we have in our midst is our obligation to preserve for the future.

**I thank you for reading this, merely a postscript to other
overwhelmingly persuasive responses by professionals in their
own discrete fields**

Josephine Johnson, PhD

Professor and Chair Emeritus, University of Miami

427 Alcazar Avenue, Coral Gables

Dacosta, Susan

From: Urquia, Billy
Sent: Monday, January 12, 2026 2:36 PM
To: Dacosta, Susan
Subject: FW: 110 Phoenetia Ave. Proposed Development Design

From: zully pardo <pardovi@aol.com>
Sent: Monday, January 12, 2026 10:58 AM
To: Urquia, Billy <burquia@coralgables.com>
Subject: Fwd: 110 Phoenetia Ave. Proposed Development Design

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

Good morning, Mr Urquia,
Happy New Year! I had planned on attending the Special Master's meeting tomorrow but now have a conflict. I would like to request my statement be read into the record, if possible.

Regards,
Zully Pardo
305803-1506
Sent from my iPhone

Begin forwarded message:

From: zully pardo <pardovi@aol.com>
Date: December 4, 2025 at 5:49:11 AM EST
To: Billy Urquia <burquia@coralgables.com>
Subject: 110 Phoenetia Ave. Proposed Development Design

Dear Special Masters,

We respectfully request that any proposed design for the property located at 110 Phoenetia Ave. reflect proportion, massing and context compatible with the surrounding area. The present design lacks thoughtful planning. For instance,

-Incorporating landscaped terraces would soften the intensity and height of the building. Allow for a more open clean design using authentic materials ie natural stone to create aesthetic appeal on a human scale and foster a sense of connection with the surrounding neighborhood.

-Maximize the use of green spaces around the property to include, but not limited to, setbacks, plazas/parks and buffers enhancing the area's distinctive green canopy.

Please note, the neighborhood is protected under zoning code, sect2-404 North Ponce Neighborhood Conservation District Overlay. The current design is inharmonious with

**the
surrounding neighborhood and will negatively impact the historically designated
Coral Gables Woman's Club, Douglas entrance and the historic green canopy and
heritage trees in and around the property.**

**A seamless organic design that preserves the area's garden aesthetics can be
achieved.**

Sincerely,

**Jaime & Zully Pardo
305-803-1506**

Sent from my iPhone