

# CITY OF CORAL GABLES

## PROCEDURAL ORDER

**An Appeal of a decision by the Board of Architects Special Masters on January 13, 2026  
which upheld the approval of the design for a mixed-use development at the property  
located at 110 Phoenetia Avenue.**

Quasi-Judicial Hearing (based on the BOA Special Masters Hearing record)

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In accordance with Sections 2-28, 2-78, and 2-80 of the City Code, the Mayor as Chair of the City Commission for purposes of the appeal, with the assistance of the City Attorney, as Parliamentarian to the City Commission, issue this procedural order with regard to the above-stated matter.

Mayor calls the item.

City Attorney reads the item into the record and provides comments.

Presentation by Appellant – limited to 15 minutes and the BOA Special Master Hearing record. (5 minutes can be reserved for rebuttal)

Presentation by Assistant City Attorney and City Architect – limited to 15 minutes and the BOA Special Master Hearing record.

Questions by members of the City Commission to staff or the parties.

Public comment – limited to 2 minutes per speaker

(Note: While this is a public hearing item, public comments are not sworn testimony as Sec. 14-208.6(D) of the Zoning Code sets forth that appeals are NOT de novo, are only based on the record, and no new testimony shall be taken.)

Additional questions by members of the City Commission.

C: City Commissioners  
Peter Iglesias, City Manager  
Joe Gómez, Deputy City Manager  
Douglas Ramirez, Acting Development Services Director  
Juan Riesco, City Architect  
David Winker, Counsel for Appellant (dwinker@dwrlc.com)  
Bonnie Bolton, Appellant  
Jorge Navarro, Counsel for Property Owner