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November 15, 2024

City of Coral Gables  
Development Services Department  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

Re: Letter of Intent for Historical Preservation Board  
Conditional Use Site Plan Review and Amendment to  
Ordinance No. 2900.  
St Theresa Catholic School  
Property Address: 2701 Indian Mound Trail, Coral Gables, Florida 33134  
Folio No.: 03-4118-002-0450

**Historical Preservation Board**

Please accept this Letter of Intent which accompanies the Applicant's application for: (i) Conditional Use Site Plan Review; and (ii) Amendment to Ordinance No. 2900 to increase the maximum school enrollment from 881 to 945 students.

The property is located within the Church of the Little Flower Historic District (the "District"). The building is included within a Church and School campus constructed over time from the 1940s through the 2,000s and has been meticulously designed to incorporate and complement the historical elements of the buildings on campus. The multi-purpose building (the "Building") is a new one-story 19,123 square foot building, including a gymnasium, and has been designed for the interior spaces to enhance the school modern curriculum and programming needs and requirements. It is also very important to note that the addition of the gymnasium is a critical requirement for the school to renew its accreditation from the Florida Catholic Conference as recognized by the National Council of Private School Accreditation and will allow the school to continue its mission of providing academic excellence to the community it serves.

The building exterior has been designed to encapsulate the original historical buildings located within the district. Historical architectural design elements include the following:

A Mediterranean designed building that will match the existing buildings on the campus. The end goal is to add a new structure to the campus to integrate seamlessly with the existing buildings and feel like it had been part of the original campus and been there for years.

The front of the building will include a sophisticated but simple gable end entrance so as not to compete with the other buildings and particularly the church of the Little Flower itself. The Gable end structure will have 3 simple arches to signify the entrance with the middle arch being larger. The Gable end entrance will be flanked on both sides with a barrel tiled roof portico which will wrap around the building on both the west and east sides. The Entrance piece and portico will abut to the larger gym building which also be topped off with a terra cotta barrel tile roof.

To break up the large mass of the gym building, the entire structure will be scaled down with barrel tiled roof porticos and parapet roofs. The barrel tile roof used in the project will be a Ludowici terra cotta barrel roof tiles which had been previously used in parts of the original campus. The parapet roof will be trimmed with coral stone bands matching existing buildings throughout the campus.

The columns used in the gym building will be simple square columns with simple square capital and bases. Only two column sizes will be used on the project.

Windows will be divided lite windows which will match the existing campus.

Decorative elements will match the existing campus and used sparingly.

Colors, textures and stone enhancements will be of the same palette to match the existing campus.

The new Building will blend seamlessly into the District and will provide the School's students, teachers, and staff with an interior to facilitate the modern School programming.

We look forward to our continuing work with the Historic Preservation Board on this Application. Please advise any further documentation you may require. Thank you.

Very truly yours,



Suzanne A. Dockerty