



Board of Architects Review Application

Phone: 305.460.5238

Email: boardofarchitects@coralgables.com

Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):

(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☐ New Building OR ☒ Alterations / Additions OR ☐ Color Palette Review
2. ☐ Preliminary Approval
☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
☐ Final Approval

Property Information

Street Address of the Subject Property: 4440 Ponce De Leon Blvd, Suite 1600, Coral Gables, FL 33146

Property/Project Name: Exterior ALTERATIONS (ARHAUS FURNITURE SUITE 1600)

Legal description: Lot(s) Merrick Plat

Block(s) BLOCK 2 Section(s) PB 168-022 T-21692

Folio No. 03.4120.067.0000

Owner(s): Brookfield Properties - Attn: Andrew Peach

Mailing Address: 246 Altara Avenue, Suite 1406, Coral Gables, FL 33146

Telephone: 972.832.3930 Fax _____

Other _____ Email andrew.peach @ @bpretail.com

Architect(s)/Engineer(s)/Contractor(s): RDL Architects, Inc.

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 16102 Chagrin Blvd, Shaker Heights, Ohio 44120

Telephone: 216.752.4300 Business _____ Fax 216.752.4301

Other mobile: 216.403.6285 Email mark @ rdlarchitects.com

Project Information

Project Description(s): The proposed scope for the exterior building includes removal of all existing facade materials back to existing concrete structure including all impact windows doors and frames, concrete panels and clay tile roof system on rotunda and prepare for new exterior facade consisting of new impact windows doors and frames, live walls, metal panel rain screen systems, corten steel rain screen systems and decorative high-pressure compact laminate wood plank rain screen system

Estimated project cost*: \$1,300,000.00

(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): _____



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Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12-midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED

Agent/Owner Print Name: Mark Poltorek		Agent/Owner Signature: 	
Address: 16102 Chagrin Blvd, Shaker Heights, Ohio 44120			
Telephone: 216.403.6285		Fax: 216.752.4301	
Email: mark@rdlarchitects.com			
	Architect(s)/Engineer(s)/Contractor(s) Print Name: Ronald D. Lloyd		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address: 16102 Chagrin Blvd, Shaker Heights, Ohio 44120		
	Telephone: 216.752.4300		Fax: 216.752.4301
	Email: ron@rdlarchitects.com		
STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>25</u> day of <u>oct</u> in the year 20 <u>21</u> by <u>Mark Poltorek</u> who has taken an oath and is personally known to me or has produced _____ as identification. My Commission Expires:		STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this _____ day of _____ in the year 20____ by _____ who has taken an oath and is personally known to me or has produced _____ as identification. My Commission Expires: _____ Notary Public	

Letter of Intent

October 21, 2021

City of Coral Gables
Board of Architects
Coral Gables, FL 33134

Re: New Exterior Façade Renovation For:
Arhaus Furniture – Shops at Merrick Park
4440 Ponce De Leon Blvd., Suite 1600, Coral Gables, FL. 33146

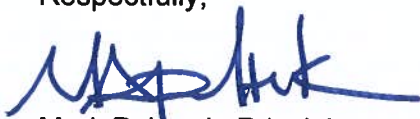
Members of the BOA,

The Owners of the property and new Tenant (Arhaus Furniture) located in the Shops at Merrick Park at 4440 Ponce De Leon Blvd., Suite 1600, Coral Gables, FL. 33146 are requesting the intent to demolish the existing Artifacts exterior façades back to the existing concrete structure as well as removal of the exiting clay tile roofing on rotunda only and reconstruct a new exterior storefront façade with their branding. The new construction will consist of concrete block substructure for the walls and use of new impact windows, door and glazing (glazing shall be clear energy code approved glass), pre-manufactured / prefinished metal panels, corten steel rainscreen systems, decorative high pressure compact laminate wood plank rain screen systems, live walls and new clay tile roofing at the rotunda to better match the color scheme of the design.

The new design focuses of a simple but purposeful design with the use of simple geometrical forms and shapes which lends itself to the surrounding landscape. The colors and materials fully compliment the surrounding colors and structures, and we feel this adds a new fresh design element to this corner tenant space location and will blend in nicely with the surrounding buildings and structures.

If you have any questions please don't hesitate to call.

Respectfully,



Mark Poltorek, Principal
RDL Architects