



Board of Architects Review Application



04

Phone: 305.460.5245

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: 13610 Deering Bay Drive

Property/Project Name: Deering Bay Yacht & Country Club

Legal description: Lot(s) SEE ATTACHED

Block(s) _____ Section(s) _____

Folio No. 03-5024-004-0450

Owner(s): Deering Bay Yacht & Country Club - Leo Chomiak

Mailing Address: 13610 Deering Bay Drive

Telephone: (305) 254-2111

Fax _____

Other _____

Email gm@dbycc.com

Architect(s)/Engineer(s)/Contractor(s): Meyers + Associates Architecture

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 232 N 3rd Street #300, Columbus, OH 43215

Telephone: (614) 221-9433

Business _____

Fax _____

Other _____

Email CMeyers@meyersarchitects.com

Project Information

Project Description(s): Re-roof utilizing S-Style Tile by Vereas Clay Spanish Clay Tile, color Terracotta

Estimated project cost*: \$430,000

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

Date(s) of Previous Submittal(s) and Action(s): 1.) BL-20125315 / July 13, 2021 / Approved using different tile

2.) BL-21077668 / July 13, 2021 / Deferred by City Architect



Board of Architects Review Application

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: Leo Chomiak		Agent/Owner Signature: 	
Address: 13610 Deering Bay Drive			
Telephone: (305) 221-2111		Fax:	Email: gm@dbycc.com
	Architect(s)/Engineer(s)/Contractor(s) Print Name: Chris Meyers		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address: 232 N 3rd Street #300		
	Columbus, OH 43215		
	Telephone: (614) 221-9433		Fax:
	Email: CMeyers@meyersarchitects.com		
STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>2nd</u> day of <u>August</u> in the year 20 <u>21</u> by <u>Leo Chomiak</u> who has taken an oath and is personally known to me or has produced _____ as identification. My Commission Expires: <u>03/15/24</u> Notary Public		STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>2nd</u> day of <u>August</u> in the year 20 <u>21</u> by <u>Chris Meyers</u> who has taken an oath and is personally known to me or has produced _____ as identification. My Commission Expires: <u>03/15/24</u> Notary Public	



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/29/2021

Property Information	
Folio:	03-5024-004-0450
Property Address:	13610 DEERING BAY DR Coral Gables, FL 33158-2800
Owner	DEERING BAY YACHT & COUNTRY CLUB INC
Mailing Address	13610 DEERING BYA DR CORAL GABLES, FL 33158-2800
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	3515 TOURIST ATTRACTION/EXHIBIT : ENTERTAINMENT
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	48,212 Sq.Ft
Lot Size	672,609.96 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$325,990	\$325,990	\$325,990
Building Value	\$4,921,037	\$4,684,361	\$4,821,200
XF Value.	\$848,924	\$860,019	\$0
Market Value	\$6,095,951	\$5,870,370	\$5,147,190
Assessed Value	\$4,767,027	\$4,333,661	\$3,939,692

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$1,328,924	\$1,536,709	\$1,207,498
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
DEERING BAY	
PB 139-60	
TRACT D-6 LESS BEG 258.94FTNELY	
OF SW COR OF TR TH N8.98FT	
W54.28FT N153.03FT W5FT N51.42FT	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,767,027	\$4,333,661	\$3,939,692
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,095,951	\$5,870,370	\$5,147,190
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,767,027	\$4,333,661	\$3,939,692
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,767,027	\$4,333,661	\$3,939,692

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



Letter from Deering Bay Yacht & Country Club

Leo Chomiak
President
Board of Directors



13610 Deering Bay Drive
Coral Gables, FL 33158

August 6, 2021

City of Coral Gables - Board of Architects
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

**RE: Request to reconsider reroof tile specifications
Process # BL-2107768**

Dear City of Coral Gables Board of Architects,

I would like to 'thank you' for the opportunity to present our request to reconsider the tile specifications for the reroof at Deering Bay Yacht & Country Club. The City of Coral Gables officials have continued to be great partners during this renovation project and have continually demonstrated the willingness to have collaborative discussions relating to the multi-phase / multi-year renovations that have been planned for the Club.

Deering Bay has been a big part of the residential and club community here in Coral Gables for many decades. As you know, we are in the process now of adding to and updating our Clubhouse and related facilities in a significant way. The replacement of the roof is a key element in our renovations and the updated design of our Clubhouse.

Our team of professional architects, engineers and contractors have assembled some key points that we believe truly validate the Club's request to move forward with the Vereas "Spanish S" Grade 1 roofing system (color: RED) manufactured by Tejas Vera, S.A. in La Coruna, Spain and distributed by Ceramica Vereas, USA Corp. The Miami-Dade County approval is NOA No.: 20-0902.02.

Design integrity conformance:

- The S line tile has precedent on other prominent buildings at Deering Bay.
- The main clubhouse is deep within the community and its adjacent buildings use S line tiles.
- The S line tile has been approved by the Deering Bay Homeowners Association design review board for use on the building.
- The color variation proposed in S line is a fired finish which is authentic to the style of the building and the community.
- To most, there is very little appearance difference between the S line and Cap and Pan tile roof product.
- Our consultant's structural analysis of the existing roof framing shows that the hurricane resistance properties of the roof would benefit greatly from a lighter material; S line weighs about half as much as Cap and Pan roofing.
- With the S line configuration, the tiles offer better weather and rain protection with their overlapping detail.

Insurance provider preference:

- S line tile is recommended by property insurance professionals for its superior performance during a major storm event.

Market pricing & availability:

- The construction marketplace right now and for many more months is overwhelmed, Cap and Pan tiles are on a 3 - 6 month lead time.

- S line tiles are readily available, and the building is in immediate need of repair and is taking on significant leaking throughout the building and over renovated facilities.
- The S line product is approximately 54% of the cost of the Cap and Pan roofing and the funding for this amount is available. At this moment, the project has already exceed anticipated cost and the Board at the Club would have to undergo an extensive process to try and identify how it may assess its members an additional \$360,000 for the Cap and Pan roofing plus the cost to extend the general conditions of the General Contractor overseeing the project.

Additional item for consideration:

- With the S line tile, the nesting by birds is greatly reduced and Deering Bay has an enormous amount of nesting birds.

For these many reasons, we are asking that you reconsider and provide the required authorization to go forward with the installation of the Verea "Spanish S" Grade 1 roofing system. This would have a significant impact on the Club and its many members who are part of this great community of Coral Gables.

For your reference we have included a color aerial photo of the existing Clubhouse, color aerial photos of surrounding building with "Spanish S" roof system, color photos of proposed "Spanish S" tile, manufacturer brochure, and Miami-Dade County NOA. Please note that all digital and physical drawings / documentation match.

We would be happy to address any questions you may have about the impact of this important request on our Club. Again, thank you for your continued assistance in this matter.

Regards,

A handwritten signature in black ink, appearing to read 'Leo Chomiak', with a large, stylized initial 'L'.

Leo Chomiak
President
Board of Directors
Deering Bay Yacht and Country Club



Letter from Architect of Record

Christopher P. Meyers, AIA, LEED AP

Principal Architect

Meyers + Associates

August 2, 2021

City of Coral Gables - Board of Architects
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

RE: Deering Bay Country Club Re-Roofing (BL-21077668)

To the Esteemed Board,

On behalf of Deering Bay Yacht & Country Club, Inc. ("Owner" or "Applicant"), who is the owner of the Deering Bay Yacht & Country Club (the "Country Club") located at 13610 Deering Bay Drive (the "Property") we respectfully submit this letter and the accompanying materials requesting reconsideration of the use of a clay Spanish tile (or S-tile) to replace the existing and damaged roof of the clubhouse.

As part of the extensive renovations currently underway at the club, the Owner would like to include replacement of the entire existing clubhouse roof which has sustained some significant damage in recent years. In some areas of the building, the extents of the damage were unknown until areas of interior ceiling were removed for renovations exposing the condition of the sheathing below and thus creating some urgency to replace the entire roof. In an effort to allow the roof to be installed in a timelier manner and at a cost that allows it to be completed as part of the current renovations, we are respectfully requesting your consideration of a 1-piece "S-tile" in lieu of a barrel tile which has been quoted at nearly double the cost. The need to get the roof replaced quickly and economically is critical to getting the clubhouse open following the renovations.

Along with its installation and economic advantages, the 1-piece S-Tile was originally developed to deter the intrusion of water more effectively on lower sloped roofs. With the current 4 to 12 roof slopes on the clubhouse, we also believe this installation method will provide the club with greater protection against any future water damage.

The new roof will complement the materials, color, finishes and character of the existing Clubhouse and other buildings on the Property.

Thank you in advance for your attention to this matter and I look forward to the BOA review of the information.

Respectfully,



Christopher P. Meyers, AIA, LEED AP
Principal Architect

