



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: 142 SW 37TH AVE CORAL GABLES, FL. 33134

Property/Project Name: GABLES VILLAGE TOWNHOMES

Legal description: Lot(s) 22, 23, 24

Block(s) 3 Section(s) CORAL GABLES FLAGLER STREET SECTION

Folio No. 03-4105-050-0200

Owner(s): FERROM5 DEVELOPMENT LLC

Mailing Address: 1110 BRICKELL AVE. SUITE 407 MIAMI FL 33131

Telephone: 954 296 3167 Fax

Other 305 381 5599 Email leopoldo @ferrom5.com

Architect(s)/Engineer(s)/Contractor(s): REINALDO BORGES, AIA

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 1111 BRICKELL AVE. 10TH FLOOR MIAMI, FL 33131

Telephone: 305.374.9216 x100 Business Fax

Other 305 322 5956 Email rborges @borgesarchitects.com

Project Information

Project Description(s): FOUR 2 STORYS SINGLE FAMILY TOWNHOUSES w, 2 car garages,

Estimated project cost*: \$1,600,000

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

Date(s) of Previous Submittal(s) and Action(s): DRC APPLICATION LEVEL 1 (AUGUST 2020)



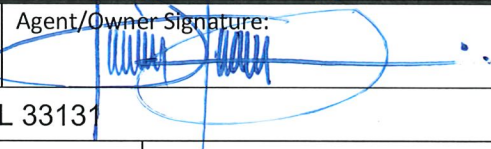
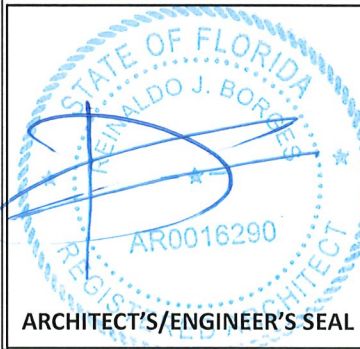
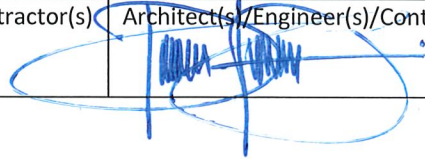
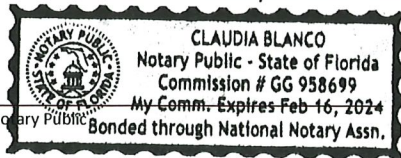
Board of Architects Review Application

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: REINALDO BORGES, AIA		Agent/Owner Signature: 	
Address: 1111 BRICKELL AVE. 10TH FL MIAMI, FL 33131			
Telephone: 305.374.9216 x100		Fax:	Email: rborges@borgesarchitects.com
	Architect(s)/Engineer(s)/Contractor(s) Print Name: REINALDO BORGES, AIA		Architect(s)/Engineer(s)/Contractor(s) Signature: 
	Address: 1111 BRICKELL AVE. 10TH FL MIAMI, FL 33131		
	Telephone: 305.374.9216 x100		Fax:
	Email: rborges@borgesarchitects.com		
	ARCHITECT'S/ENGINEER'S SEAL		
STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>23</u> day of <u>10</u> , in the year 20 <u>20</u> by <u>Reinaldo Borges</u> who has taken an oath and is personally known to me or has produced <u>n/a</u> as identification. My Commission Expires:  Claudia Blanco Notary Public - State of Florida Commission # GG 958699 My Comm. Expires Feb 16, 2024 Bonded through National Notary Assn.		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	

April 20th, 2021

Board of Architects

City of Coral Gables
405 Biltmore Way – 3rd Floor
Coral Gables, FL 33134

Re: Gables Village Townhomes / 142 SW 37 Avenue
Design approval for modifications to Board of Architects submittal (AB-20-11-5573)

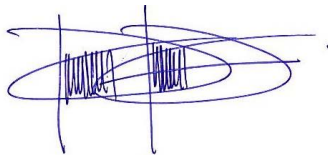
Members of the Board of Architects,

Please find enclosed revised set of plans showing the following changes and modifications to the noted property above:

1. We have modified the Westerly most unit with its roof slope to more effectively transition to the single family neighborhood on the West side of our project. This was accomplished by introducing a Hip roof transition rather than a gable roof.
2. We have corrected the length of our parking garage spaces to show a min. of 20 feet.
3. We have introduced a new 3D Perspective illustrating the North East side of the townhomes as requested by BoA.
This also shows the North Façade with balconies, garage doors and landscape.
4. We have introduced a new exhibit illustrating the potential of having a 2-story single family home built on adjacent parcel, showing that our townhome scale is the same as that of the Single Family 2 story height.
5. We have introduced a context aerial image and associated photos at street level for various neighborhood 2 story apartment buildings that are non-consistent with current zoning to illustrate the variety of architecture and uses in this single-family neighborhood, reinforcing our transitional strategy to introduce 2 story townhomes on our site of a moderate size and scale, consistent with the single-family neighborhood and transitioning to Douglas Road and the Ponce and Douglas intersection.

Cordially,

Borges + Associates Architects:



Reinaldo Borges, AIA, NCARB
Principal

April 20, 2021

Ms. Simone Chin
Board of Architects
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

Re: Gables Village Townhomes / 142 SW 37 Avenue / Amended Letter of Intent

Dear Ms. Chin:

On behalf of Coral 37 PDL (the "Applicant"), we respectfully submit this Letter of Intent in connection with the enclosed Board of Architects application for the proposed development of the property located at 142 SW 37 Avenue (the "Property"). The 12,176-square foot (0.28 acre) Property is located on the northwest corner of Douglas Road and Ponce de Leon Boulevard on an irregular-shaped due to the fact that the streets do not intersect at a right angle. The Property is currently designated Single-Family Residential Low Density pursuant to the City's FLUM and is zoned SFR (Single Family Residential) pursuant to the City's Zoning Code. In order to realize the proposed development, the Applicant is also requesting (1) subdivision review for a tentative plat of the Property; (2) a Future Land Use Map (FLUM) amendment for the Property to designate it Multi-Family Residential Low Density; (3) a Zoning Map amendment for the Property to re-zone it as MF3; and (4) a site plan approval for a four-unit townhome development (the "Project"). For completeness, each of these requests is detailed below.

Design

The Project complies with all applicable design criteria of Division 6 of Article 5 of the Zoning Code. Additionally, as is further explained in the enclosed statement of the project architect, Mr. Reinaldo Borges, the Project is inspired by the historic and existing Mediterranean architecture throughout Coral Gables. Although the Project does not avail itself of any Mediterranean bonuses, you will find that it incorporates many elements of Coral Gables Mediterranean design.

Replat

The Property currently consists of a single Miami-Dade Tax Folio (03-4105-050-0200) and is composed of three platted lots from which some rights-of-way has been dedicated. It is platted pursuant to the Flagler Street Section Plat, which is recorded in Plat Book 10, Page 12 of the Public Records of Miami-Dade County, Florida. Since the proposed redevelopment of the Property involves separate ownership of each of the townhouse units, a replat, consistent with the proposed ownership is appropriate. The proposed tentative plat will be in compliance with the platting standards in Division 15 of Article 5 of the City's Zoning Code and will promote efficient, adequate and economic supply of utilities and services to the Project.

FLUM Amendment

The Property's long-standing vacant state suggests that the existing FLUM and Zoning designations are not appropriate to incentivize redevelopment. We respectfully request that the Property's FLUM be amended from Single-Family Residential Low Density to Multi-Family Residential Low Density to avoid blighting, stagnant property values, and to comply with the criteria in Section 3-1506 as follows:

(1) The proposed FLUM amendment specifically advances objectives and policies of the Comprehensive Plan as detailed below:

Goal FLU-1. *Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.*

Providing for these attractive townhome units in close proximity to commercial and retail businesses, while maintaining sensitivity to the nearby single-family residential properties so that they serve as an appropriate transition between the single-family homes to the west and the more intense multifamily and commercial uses to the north and east help to ensure that this area of the City continues to be a desirable place to work, live, and play.

Objective FLU-1.2. *Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.*

This property which is located at one of the City's more visible entrances has been vacant for over a decade due to the development limitations placed on it by the current regulations. Its redevelopment would control blighting influences by creating high quality and desirable housing.

Objective FLU-1.7.2. *The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:*

- *Surrounding land use compatibility*
- *Historic resources*
- *Neighborhood identity*
- *Public facilities including roadways*
- *Intensity/density of the use*
- *Access and parking*
- *Landscaping and buffering*

This urban infill project, which is designed in the Mediterranean architectural style, provides adequate landscape and buffering for its single-family residential neighbors to the west, while maintaining compatibility with the other surrounding land uses. The Project is an appropriate "step down" in intensity and density from the larger buildings and more intense uses to the north and east.

Goal DES-1. *Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.*

The Project's location at a gateway entrance to the City along with its beautiful architecture, will serve to set the tone for the attractive and dynamic City which lies beyond. This somewhat dated section of the City will be refreshed by this Project.

Objective DES-1.1. *Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.*

The Project promotes high quality, creative design inspired by the City's architectural heritage. The architect has taken elements of traditional Mediterranean architecture and incorporated it into a functional site plan for this irregular-shaped parcel.

Objective DES-1.2. *Preserve the Coral Gables Mediterranean design and architecture.*

As is indicated in the submitted package, the architect studied several existing Mediterranean structures in the City and drew upon them for inspiration, resulting in a tasteful homage to the City's roots.

Policy MOB-1.1.2. *Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.*

The proposed Future Land Use Map amendment encourages infill, redevelopment and use of a vacant parcel at a gateway entrance point to the City. The Project will support walking, bicycling, and public transit use.

(2) The proposed FLUM amendment is internally consistent with the Comprehensive Plan.

(3) The effect on the level of service of public infrastructure is minimal.

(4) The effect on environmental resources is minimal. The Property does not have any trees located on it and its redevelopment would not deprive the City of or negatively impact any environmental resources.

(5) The Project would positively affect the availability of housing that is affordable to people who live or work in the City of Coral Gables by providing four new high-quality residential units in a desirable location close to employment opportunities at a reasonable market price compared to other parts of the City.

Zoning Map Amendment

We respectfully request that the Property be re-zoned from Single Family Residential to MF3 on the City's Zoning Map and respectfully submit that this request complies with the criteria pursuant to Section 3-1404.A. as follows:

(1) The Zoning District boundary change is consistent with the Comprehensive Plan and the Future Land Use Map Amendment discussed above in that it (a) does not permit uses which are prohibited in the future land use category of the parcel proposed for development, (b) does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development, (c) will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan, and (d) does not directly conflict with any objective or policy of the Comprehensive Plan.

(2) The proposed FLUM amendment will provide a benefit to the City by (a) promoting high-quality development on a Property that has had a low and flat property value due to being vacant for a prolonged period of time, (b) creating affordable housing opportunities for people who live or work in the City of Coral Gables, and (c) implementing specific objectives and policies of the Comprehensive Plan as detailed above.

(3) Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use. On the contrary, the development of this Property with high-quality residential townhomes will result in an increase to adjacent property values.

Site Plan Approval

The Project consists of four two-story residential townhome units with off-street parking. The enclosed site plan makes efficient use of the Property by providing an internal drive for circulation along the western and northern sides of the Property. The internal drive leads to off-street parking assigned to each unit. The internal drive also serves to provide a significant buffer between the neighboring property to the west and the two-story structure, along with landscape buffering along the western property line. The Project complies with all of the MF3 District's setback, height, density, open space, and lot coverage regulations. The Project also provides a harmonious architectural Mediterranean façade that makes it ideal for this gateway to the City.

We are confident that this Project will be a significant and positive new addition to this historic entry point of the City and respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,



Mario Garcia-Serra