



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
2. ☒ Preliminary Approval
☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
☐ Final Approval

Property Information

Street Address of the Subject Property: 5190 Hammock Park Dr, Coral Gables, FL

Property/Project Name: Sunset Hammock New Residence

Legal description: Lot(s) LOT 1

Block(s) BLOCK 2 and 35ft of 52 av Section(s) Hammock Park

Folio No. 03-5106-014-0050

Owner(s): Michael Lorion & W Sabina Vantuyn

Mailing Address: 5190 Hammock Park Dr, Coral Gables, FL

Telephone: 305 206 2532

Fax

Other

Email scott @ ctconstructionmiami.com

Architect(s)/Engineer(s): Jorge Perez AIA - Studio JPA

Architect(s)/Engineer(s) Mailing Address: 10051 SW 120 ST, Miami FL 33176

Telephone: Business 786 543 9093

Fax

Other

Email jorge @ studiojpa.com

Project Information

Project Description(s): New Residence

Estimated project cost*: \$700,000.00

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

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



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/Contractor Print Name: Scott Tao		Agent/Owner/Contractor Signature: 	
Address: 7430 SW 55 Avenue			
Telephone: 305 206 2532		Fax:	Email: scott.tao@me.com
	Architect(s)/Engineer(s) Print Name: Jorge Perez AIA		Architect(s)/Engineer(s) Signature:
	Address: 10051 SW 120 ST, Miami FL 33176		
	Telephone: 786 543 9093		Fax:
	Email: jorge@studiojpa.com		

NOTARIZATION

STATE OF FLORIDA)

ss

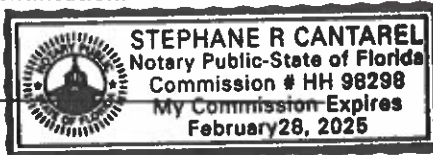
COUNTY OF MIAMI-DADE)

Sworn to or affirm and subscribed before me this 24 day of MARCH, in the year 20 21

by SCOTT TAO & JORGE PEREZ who has taken an oath and is personally known to me or has produced DIVERS LICENSE (BOTH) as identification.

My Commission Expires: 02/28/25

Notary Public



New Residence - 5190 Hammock Park Dr, Coral Gables 33156

RE: AB21047027

Design Statement

The property is located at the South gables area in a closed gated community called Hammock Lakes. Sited south of Kendall Drive the property address is 5190 Hammock Park Drive. The Current house is old and outdated. It has presented precarious conditions; therefore, the owners have decided to demolish and build new. The architectural idiom in this neighborhood varies from traditional to contemporary. A mix of old and new construction. As you can see on site context sheet attached, there has been recently a new modern house built across from this property. This is also a unique property because it neighbors Matheson Hammock Park on the south and west. The Concept for this new structure is to have as much interaction of indoor with outdoor spaces in all levels. To have access to a roof top to enjoy the views of the park without obstructions. There is also a requirement to have underground parking to avoid any visual site to any garage gates and to keep the site as clean as possible. The Building is design with a tropical modern flavor. A lot of clear elements to allow plenty of natural light. The façade is simple, minimalistic with little variations in materials and colors. A balance between, Painted stucco, natural stone veneer, glass, and wood. We've selected a limit amount of oolite stone veneer on the front facade to emphasize the building entrance and core. Another unique feature of the house is that the bedrooms are all located on the ground floor, so that the pool is easily accessed directly so, and the common areas, like living, dining, kitchen are in the second floor. This would make it easier to access the roof top from that social/interstitial space. There is an elevator and stair core that connects all levels. The owners are very adamant about having access to all levels via the elevator as they age. The house will be powered with solar panels. No trees are being removed. The house is placed strategically so all existing trees can remain. Another unique feature of the house is that the structure never has more than 2 floors (slabs) in any occasion to comply with the max 2 levels as per zoning code. We have created multiple sections to illustrate that in addition to some 3D color massing. The roof access structure is limited and defined only by the elevator and stair core. We are asking for a review of that space to be approved as there is no living function.

Statement of Compliance:

1. Attached the digital copies match the physical sets submitted.
2. The architectural design style is unique to this specific project and there is non alike elsewhere.