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Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Change of Zoning – Land Use Designation / 42 Navarre Avenue, etc. / All of Block 15 Coral Gables Section L

Dear Mr. Trias:

This firm Represents TWJ Alhambra, LLC, the owner of all of block 15 of Coral Gables Section L, relative to the redevelopment of the block.

Currently the property consists of six multi-family buildings ranging from one (1) story to two (2) stories in height. The buildings were constructed between 1927 and 1960. We recognize that the building constructed in 1927 located at 42 Navarre Avenue has been determined to have historical significance and it is intended that re-development of the property will preserve the historically significant building. The present land use and zoning classification for the block is multi-family residential.

It is the intent of the developer to construct a mixed-use development consisting of 21 live-work units and one hundred sixty six (166) residential units. The ground floor shall consist of the live work units and the upper floors consisting of parking and residential units. The proposed building will be ten (10) stories and ninety seven (97) feet. In addition, the proposed development will have two hundred forty nine (249) parking spaces.

In order to accomplish the proposed development, the project will require a change in the comprehensive master plan to Commercial – Mid Rise Intensity and a change of zoning to commercial. The surrounding properties consist of multi-family residential, educational and commercial. As such, the proposed development will not disrupt the existing development pattern of the city.

We are excited to present the proposed development to you and if you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.


F.W. Zeke Guilford, Esq.