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## Office building in Miami's West Flagler neighborhood could be redeveloped

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An office building in the West Flagler neighborhood of Miami could be turned into an 8-story apartment building.

On July 29, the city's Urban Development Review Board will consider the application of 315 Sunny Management, managed by Frank Lopez and Pedro R. Munilla, for the 1.2-acre site at 301 and 315 N.W. 27th Ave.; 2609 and 2621 N.W. Second St.; and 302 N.W. 26th Ave. It currently has an office building of nearly 17,000 square feet that was constructed in the 1950s.



HAMED RODRIGUEZ ARCHITECT

The project, called 315 Urban Flats, would total 256,612 square feet, with 179 apartments, 3,140-square-feet of ground floor retail and a 267-space parking garage. There would be a pool deck and a 1,145-square-foot gym on the third floor.

The unit mix would be 34 studio apartments, 107 one-bedroom units, and 38 two-bedroom units.

Miami attorney Ben Fernandez, who represents the developer, couldn't be reached for comment. The project was designed by Hamed Rodriguez Architect.

There's been a boom of multifamily construction in Miami, although not much in West Flagler. The property is about 12 blocks west of Marlins Park, so it's centrally

located between downtown Miami, the Health District, and Miami International Airport.

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