



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: 530 ALMINAR AVENUE, CORAL GABLES, FL

Property/Project Name: LUKACS RESIDENCE

Legal description: Lot(s) LOTS 12 & 13

Block(s) 32 Section(s) CORAL GABLES RIVIERA SECTION PART ONE

Folio No. 03-4120-022-3560

Owner(s): JOHN & NICOLE M LUKACS

Mailing Address: 530 ALMINAR AVE CORAL GABLES, FL 33146

Telephone: NICOLE - (305)878-3484 Fax _____

Other _____ Email NICOLEMLUKACS @ GMAIL.COM

Architect(s)/Engineer(s)/Contractor(s): TRELLES CABARROCAS ARCHITECTS

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 169 E FLAGLER ST, STE # 1619, MIAMI, FL

Telephone: (786)564-5774 Business (305)373-1960 Fax _____

Other _____ Email TCA @ TRELLESCABARROCAS.COM

Project Information

Project Description(s): NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

5,000 SF, 2-story ranch @ 435 SF

Estimated project cost*: \$750,000.00 \$900,000

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

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



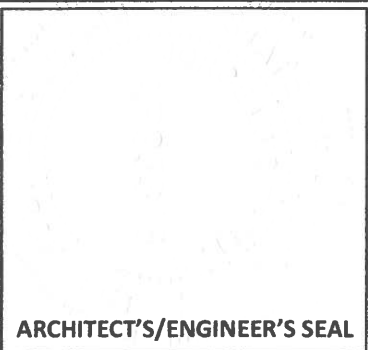
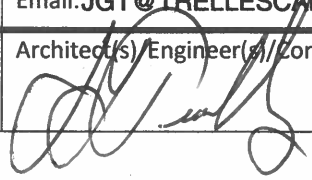
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Applicant/Owner/Architect/Engineer Affirmation and Consent

(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: JORGE TRELLES		Agent/Owner Signature:	
Address: 169 E FLAGLER STREET, SUITE 1619, MIAMI, FL			
Telephone: (786) 564 5774		Fax:	
Email: JGT@TRELLESCABARROCAS.COM			
	Architect(s)/Engineer(s)/Contractor(s) Print Name: JORGE LUIS TRELLES		
	Address:		
	169 EAST FLAGLER STREET, SUITE 1619, MIAMI, FL		
	Telephone: (786) 271 4864		
	Fax:		
Email: JLT@TRELLESCABARROCAS.COM			
STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>7</u> day of <u>April</u> in the year 20 <u>21</u> by <u>Jorge Luis Trelles</u> who has taken an oath and is personally known to me or has produced <u>Florida ID T642432574290</u> as identification.		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: <u>05/07/2025</u>  Notary Public State of Florida Comm# HH091610 Expires 5/7/2025		My Commission Expires: _____ Notary Public	



T R E L L E S C A B A R R O C A S A R C H I T E C T S

April 05, 2021

John and Nicole Lukacs

NEW CONSTRUCTION on

530 Alminar Avenue, Coral Gables, FL

P R O J E C T D E S C R I P T I O N

A NEW CONSTRUCTION FOR A RESIDENCE LOCATED AT 530 ALMINAR AVENUE.

THE INTENT OF THE NEW PROJECT IS TO HARKEN BACK TO ORIGINAL GABLES HOMES EMBRACING THE BEAUTIFUL MEDITERRANEAN RESIDENCES THAT DOT THE COAST OF EUROPE.

THE FIRST STORY OF THE HOUSE WILL SERVE FOR BOTH CASUAL AND FORMAL SOCIAL EVENTS. LOCATED ON THE GROUND FLOOR ARE THE KITCHEN, DINING ROOM, FAMILY ROOM, AS WELL AS A FORMAL DINING HALL. ALONG WITH THE ENTERTAINMENT SPACES COME THE SERVICE ORIENTED ROOMS SUCH AS THE LAUNDRY AND BUTLER'S PANTRY.

THE SECOND STORY OF THE RESIDENCE WILL HOUSE THE DORMITORIES AND MORE PRIVATE AREAS OF THE RESIDENCE. THESE SPACES INCLUDE A PRIVATE STUDY FOR THE CHILDREN AS WELL AS A PRIVATE PORCH OFF OF THE SHARED HALL. AT THE END OF THE HALL IS THE ENTRANCE TO THE MASTER SUITE.

THE ARCHITECTURAL STYLE OF THE PROJECT WILL BE A "BERMUDA SHAKER" AESTHETIC WITH A POOL AND LUSH GARDEN WRAPPING AROUND THE PROPERTY.

THANK YOU FOR YOUR CONSIDERATION,
JORGE TRELLES, *ARCHITECT*