

April 30, 2026 [Revised per new Zoning Request (replaces revised April 15, 2025 & Revised January 21, 2025)]

City of Coral Gables Historical Board
2327 Salcedo Street/2nd Floor
Coral Gables, FL 33134

Ref: Residence Legalization, Addition & Remodeling – 415 Aragon Avenue, Coral Gables, FL 33134

Letter of Intent

Dear Board Members,

The existing Residence has been “Red Tagged” for work without a Permit and recently was designated Historical (after-the-fact).

The Proposed Scope / Design will address the ‘work without a Permit’ as the Proposed will be submitted with completed Construction Drawings / Documents upon completion, after the Board of Architects and Historical Board Approvals.

The Scope modifies the existing Permitted Interior Remodeling to comply with Historical Department comments and Code requirements. Additionally, it includes the Addition of a One-Carport, a Master Suite and a rear Covered Terrace.

A Carport is required as the rear detached original Garage (and Servants Quarter’s) was never used as a Garage since as designed and located, it did not have access via the original Driveway. The current use of the rear Building of a Cottage will be maintained but remodeled and will be attached via a new roof as required by Zoning. The Master Suite is being added to meet the Client’s need for a fourth Bedroom (including the rear Building). The new Covered Terrace enhances the Residence and its aesthetics.

The Board of Architects has granted the allowed Lot Coverage Variance (10% maximum by Code), to promote Historical Preservation. The required new roof connector makes the Lot Coverage 38.75% (over the maximum 35%) but well below the allowable 45% if it were to remain detached.

The Board of Architects has approved the Project as presented in this Submittal.

Architecturally, the Additions blend in with the existing and are located towards the rear and separated to allow for the Historical structure to continue a dominant position. The Additions have a stucco band at the top of the parapet and no sills below the new windows to differentiate them from the Historical. The Covered Terrace blends in with the proper detailing but with a different look.

The Design respects the existing Residence, while enhancing it, without overwhelming its aesthetics or scale.

Upon review of completed Construction Documents, Zoning has requested two Variances not mentioned in their Preliminary Review of twenty (20) months ago. The current drawings here-in addressing Department Reviews for Building Permit have the same site layout as those reviewed by Zoning during their Preliminary Review.

Required Variances are:

- PAGE A.1, HISTORICAL REVIEW REQUIRED, CONVERTING THE DETACHED GARAGE TO LIVING SPACE, THE WEST SETBACK SHALL BE A MINIMUM OF 5 FEET; THE PROPOSED (EXISTING) IS AT 4 FEET, ADJUST ACCORDINGLY. ART. 2, SECT. 2-101, D., #4, B.
- PAGE A.1, HISTORICAL REVIEW REQUIRED, PROVIDE A MINIMUM REQUIRED 11 FEET EAST SIDE SETBACK, PROPOSED IS AT 6.25 FEET, ADJUST ACCORDINGLY. ART. 2, SECT. 2-101, D., #4, B.

Respectfully,



Albert Poza, R.A.

