



Board of Architects Review Application



04

Phone: 305.460.5245

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: 2601 Salzedo Street, Coral Gables, FL

Property/Project Name: Regency Tower - Coral Gables

Legal description: Lot(s) Please see attached Exhibit 'A'

Block(s) _____ Section(s) _____

Folio No. 03-4117-005-2410 03-4117-005-2390 03-4117-005-2370 03-4117-005-2350 03-4117-005-2340
03-4117-005-2330 03-4117-005-2680 03-4117-005-2610 03-4117-005-2600 03-4117-005-4010

Owner(s): C/LeJeune, LLC

Mailing Address: 2020 Salzedo Street, 5th Floor Coral Gables, FL 33134

Telephone: 305-529-1300

Fax _____

Other _____ Email jjimenez@codina.com

Architect(s)/Engineer(s)/Contractor(s): NBWW Architects and Associates, Inc. / Andrew James, Principal in charge

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 161 Almeria Avenue, Coral Gables FL 33134

Telephone: 305-443-5206 Business 305-443-5206 Fax 305-443-3168

Other _____ Email dwolfe@nbww.com

Project Information

Project Description(s): 18-story mixed-use tower comprised of 175 residential units and associated amenity spaces;
+/- 4,000 sq. ft. restaurant; +/- 2,216 sq. ft. office space; 7-story parking garage with rooftop pool deck, fitness center, clubhouse;

Estimated project cost*: \$ 80,000,000.00

(*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 Print Name: Joe Jimenez, Esq.		Agent/Owner Signature: 	
Address: 2020 Salzedo Street, 5th Floor Coral Gables, FL 33134			
Telephone: 305-529-1300		Fax:	Email: jjimenez@codina.com
ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s)/Contractor(s) Print Name:		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address:		
	Telephone:		Fax:
	Email:		
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: _____ Notary Public		STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>12</u> day of <u>Oct</u> in the year 20 <u>21</u> by <u>Joe Jimenez</u> who has taken an oath and is personally known to me or has produced ____ as identification. My Commission Expires: <u>Nancy L Hill</u> Notary Public  Commission # GG 264209 Expires November 28, 2022 Bonded Thru Budget Notary Services	



**NICHOLS
BROSCH
WURST
WOLFE**

& ASSOCIATES, INC.

Architecture & Planning

October 26, 2021

**CITY OF CORAL GABLES
DEVELOPMENT SERVICES – BOARD OF ARCHITECTS**

405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

**Re: Regency Tower – Coral Gables:
Project address : 2601 Salzedo Street, Coral Gables, Fl. 33134
Permit No. : n/a**

Dear Mr. or Mrs. BOA official:

The proposed project is a new 18 story mixed use tower comprised of 175 residential units and associated amenity spaces, also includes a 7-story parking garage with rooftop pool deck, fitness center, and a clubhouse.

The proposed design is not a duplicate of an existing building.

As a “Transitional Mediterranean Style” building, the Regency Residences blends the components of Coral Gables Mediterranean architecture.

The verticality of the massing and understated elegance of the public realm’s stone detailing, bespoke light fixtures, and roof eave cornices, echo the more contemporary art deco / Mediterranean and classical architecture buildings of Coral Gables, allowing Regency Towers to define itself stylistically in a class by itself.

Sincerely,
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

By:

Andrew James
Principal



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Permit No. : n/a**

Dear Mr. or Mrs. BOA official:

The Regency Residences Tower pays tribute to the assemblage of rich architectural styles in Coral Gables.

As a “Transitional Mediterranean Style” building, the Regency Residences blends the components of Coral Gables Mediterranean architecture. These include paved treated pedestrian loggias with pedestrian amenities like benches, fountains, lighted landscaped courtyards, stucco and hand laid natural stone finishes, and decorative metal embellishments such as railings, screens, and decorative architectural screens at parking garage. Also, a prominent tower component anchors the building on its central axis, rising above the building while symmetrically cascading outdoor terraces which undulate and recede the building's roofline massing towards its' perimeter facades through the use of vertical breaks, stepbacks and massing variations. The verticality of the massing and understated elegance of the public realm's stone detailing, bespoke light fixtures, and roof eave cornices, echo the more contemporary art deco/Mediterranean and classical architecture buildings of Coral Gables, allowing Regency Towers to define itself stylistically in a class by itself.

Sincerely,

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

By:

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Principal