



Board of Architects Review Application



04

Applica



City of Coral Gables
Development Services

BOAR-21-09-0006

1209 ALGARDI AVE

...hlae.com

The undersigned Agent/Owner request(s) Board of Architects review of ...
(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

BOAR 21090006

Property Information

Street Address of the Subject Property: 1209 ALGARDI AVENUE.

Property/Project Name: ABUD RESIDENCE.

Legal description: Lot(s) 21 AND 22. LESS THE WEST 51 OF LOT 22.

Block(s) 95. Section(s) COUNTRY CLUB SECTION PRT 5.

Folio No. 03-4119-001-4140.

Owner(s): JOSE ANTONIO ABUD.

Mailing Address: 1209 ALGARDI AVENUE

Telephone: 786-246-9919

Fax

Other Email jantonio.abud@americantower.com

Architect(s)/Engineer(s)/Contractor(s): EDUARDO LLANO.

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 250 CATMOUA AVENUE #407.

Telephone: 3 498 4144 Business 3 446-1121 Fax 3 446-8383.

Other Email eddy.llano@msn.com

Project Information

Project Description(s): (1,529 SF). NEW SECOND STORY ADDITION TO EXISTING RESIDENCE, NEW FENCE AND RAIL, INTERIOR REMODEL. 1,529 SF.

Estimated project cost*: \$515,000.

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

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



Board of Architects Review Application

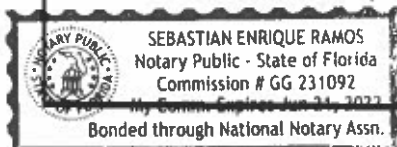
Applicant/Owner/Architect/Engineer Affirmation and Consent

(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:		Agent/Owner Signature:	
Address:			
Telephone:		Fax:	Email:
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 <u>22</u> day of <u>10</u> in the year 20 <u>11</u> by <u>Eduardo Lirio</u> who has taken an oath and is personally known to me or has produced as identification. My Commission Expires: <u>2/22/12</u> Notary Public		



EDUARDO LLANO
A · R · C · H · I · T · E · C · T

September 28, 2021

Board Of Architects
City Of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

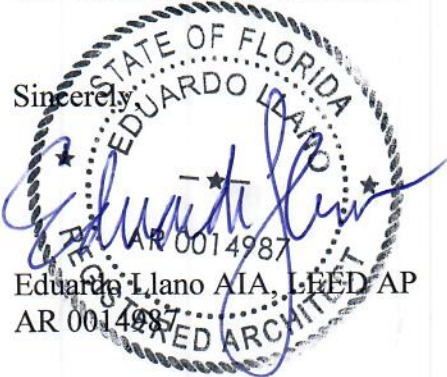
Re: Letter of Intent

To whom it may concern:

The intent of this project is a two story addition and remodeling of existing one story residence. The addition relocates master bedroom suite to second floor and a new family room overlooking a new two story volume with new stair. The new second floor addition provides a grander entrance to house with a raised entry piece. Adjacent to the property are other two story residences.
The new second floor area is 1,191SF.

The ground floor will have a new covered terrace below the master bedroom, redesigned kitchen, new laundry room, new play room, and new study.
The covered terrace is 338 SF.

Sincerely,



Eduardo Llano AIA, LEED AP
AR 0014987

250 Catalonia Ave. Suite 407
Coral Gables, FL 33134

Tel (305) 446-1121 * Fax (305) 446-8383
Eddy_Llano@msn.com

EDUARDO LLANO
A · R · C · H · I · T · E · C · T

October 21, 2021
City Of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: BOAR-21-09-0006 1209 Agardi

Zoning Reviewer:

Response to comments:

1. Provide a copy of the recorded unity of title covenant for this property.
Documents will be submitted to city attorney.
2. Page 3, Demolition Plan, Label all rooms.
See sheet all rooms have been labeled.
3. Page 1, Proposed site plan, provide a complete pool enclosure within the said property and with no gaps.
See revised site plan with complete pool enclosure.
4. Page 1, Proposed site plan, the 5 feet high chain link fence note has been removed. Existing aluminum fence added between existing columns.
5. Page 1, Provide a detail of the proposed new picket fence and columns.
Details 2 and 3 have been added.
6. Page 2, Floor Area Diagram, Provide the square footage of the garage floor area separate from the main residence.
The area of the garage has been provided.
7. Page 2, Floor area diagram, provide the 2nd floor open terrace.
Please see diagram.
8. Page 5, Provide the width of the open terrace on the west side, dimension and label accordingly.
Please see dimensions provided.
9. Provide a detail showing the projection of the second floor open terrace on the west side, dimension and label accordingly.
Please see elevations with information requested, sheet A-8.
10. Page 5, Label the front entry parapet and provide the height of parapet.
Please see elevation with information requested, sheet A-5.
11. Provide a landscape plan sheet detailing the required tree protection fencing.
Please see new TD-1 sheet.

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