



# 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: 2801 Salzedo Street, Coral Gables, Florida 33134

Property/Project Name: Mercedes-Benz of Coral Gables

Legal description: Lot(s) Lots 1 through 11 and Lots 27 through 38 and the 20 foot alley lying between said lots, including that portion of said 20 foot alley lying north of said lot 27

Block(s) 18 Section(s) Coral Gables Crafts Section according to the Plat thereof, as recorded in Plat Book 10, at Page 40 of the Public Records of Miami-Dade Co.

Folio No. 03-4117-005-5110

Owner(s): Brockway/Valencia, LLC | Contact Name: Jim Eagleton

Mailing Address: 300 Almeria Avenue, Coral Gables, Florida 33134

Telephone: 305.586.6299 Fax 305.513.5125

Other Email jim @eagletonkathe.com

Architect(s)/Engineer(s)/Contractor(s): Perkins&Will

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 2800 Ponce De Leon Boulevard, Suite 1300, Coral Gables, FL 33134

Telephone: 305.569.1349 Business Architecture Fax 305.569.1334

Other Email carlos.chiu @perkinswill.com

## Project Information

Project Description(s): Sales Center for Mercedes-Benz of Coral Gables - RENOVATION - EXTERIOR & CORE & SHELL

Estimated project cost\*: approximately \$4.1 million renovation costs

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

Date(s) of Previous Submittal(s) and Action(s): DRC Review | By-Right Additions & Alterations | April 30, 2021

Change in Land Use Ordinance 2016-52 | October 25, 2016

Change in Zoning Ordinance 2016-51 | October 25, 2016





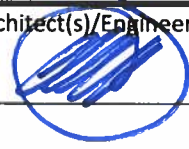
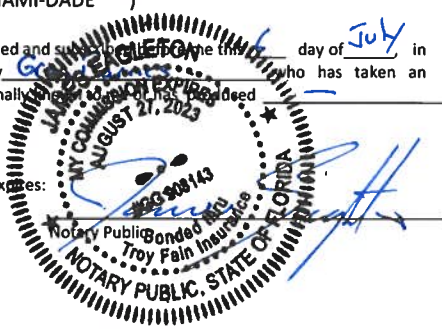
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## Applicant/Owner/Architect/Engineer Affirmation and Consent

(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: <b>Greg Barnes</b>		Agent/Owner Signature: 	
Address: 300 Almeria Avenue, Coral Gables, Florida 33134			
Telephone: 305.586.6299		Fax: 305.513.5125	
Email: <a href="mailto:jim@eagletonkathe.com">jim@eagletonkathe.com</a>			
 <b>ARCHITECT'S/ENGINEER'S SEAL</b>	Architect(s)/Engineer(s)/Contractor(s) Print Name: Carlos Chiu		Architect(s)/Engineer(s)/Contractor(s) Signature: 
	Address:		
	2800 Ponce De Leon Boulevard, Suite 1300, Coral Gables, FL 33134		
	Telephone: 305.569.1349		Fax: 305.569.1334
	Email: <a href="mailto:carloschiu@perkinswill.com">carloschiu@perkinswill.com</a>		
STATE OF FLORIDA ) ss COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this <u>7<sup>th</sup></u> day of <u>July</u> , in the year 20 <u>21</u> by <u>Greg Barnes</u> who has taken an oath and is personally known to me or has produced as identification.  My Commission Expires: <u>August 27, 2023</u> 		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	

# Perkins&Will

Date: 8.11.2021

## City of Coral Gables

Board of Architecture Committee  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

### Re: Board of Architecture Application for 2801 Salzedo Street, Coral Gables, Florida 33134 Statement of Use – Architecture & Landscape | AB21087261

Dear Board of Architecture Committee Members,

#### Property Information

Property name:	2801 Salzedo Street, Coral Gables, Florida 33134
Site Area:	1.5 Acres (63,000 Square Feet)
Number of Stories:	5
Year (s) constructed:	1973
Land Use Category:	Commercial High-Rise Intensity Ordinance No. 2016-52
Zoning District:	Commercial Ordinance No. 2016-51: Now MX-3 Ordinance
2021-07	

This building was until recently the City of Coral Gables Police and Fire Department. We propose to repurpose the structure as the new showroom for Mercedes-Benz of Coral Gables and to house inventory that is currently on surface lots on Valencia and Andalusia Avenues.

***This Board of Architecture review is for the shell and core only; the design of the future tenant space is not part of this scope; the tenant improvements will be submitted for city approvals at a future date.***

The design of the new showroom for Mercedes Benz of Coral Gables respects the existing design, volumetrics and general detailing of the Police and Fire Building. The existing exterior finish of the building consists of a combination of painted stucco and brick veneer over a concrete structure. The proposed scope for the new exterior includes replacing the brick veneer with a painted-stucco finish (needed to achieve a water-tight envelope), replacement of the existing glazing with new hurricane impact glass, select application of aluminum metal cladding, and select additional glass areas on the east and west facades of the fire station (please refer to the Board of Architecture set of design drawings for details). The existing concrete pedestrian canopy will be patched, painted, and maintained in its current design.

The existing site has a basement level occupying a majority of the property with building and structured garage above. There are existing landscape planters on the ground level and on specific areas of the garage.

Please refer to the Board of Architecture submittal package for the core and shell renovation drawings as well as the landscape improvements to 2801 Salzedo Street.

Sincerely,



**Neyda S. Otero**

Senior Project Manager | Perkins&Will