



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
2. ☐ Preliminary Approval
- ☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
- ☐ Final Approval

Property Information

Street Address of the Subject Property: _____

Property/Project Name: _____

Legal description: Lot(s) _____

Block(s) _____ Section(s) _____

Folio No. _____

Owner(s): _____

Mailing Address: _____

Telephone: _____ Fax _____

Other _____ Email _____ @ _____

Architect(s)/Engineer(s): _____

Architect(s)/Engineer(s) Mailing Address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____ @ _____

Project Information

Project Description(s): _____

Estimated project cost*: _____

(*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/Contractor Print Name:		Agent/Owner/Contractor Signature:	
Address:			
Telephone:		Fax:	Email:
ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s) Print Name:		Architect(s)/Engineer(s) Signature:
	Address:		
	Telephone:		Fax:
	Email:		
NOTARIZATION			
STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE) Sworn to or affirm 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			

[STRANG]

ARCHITECTURE | INTERIORS | LANDSCAPES

Date: August 9, 2021

To: City of Coral Gables

Re: Jagolinzer Residence: Letter of Intent

BOA: AB-21-04-7983 10945 LAKESIDE DR

To the Board of Architects,

It is my pleasure to present to you a new single-family two story residence to be located at 10945 Lakeside Drive in the Snapper Creek Lakes subdivision of Coral Gables. The scope of work includes a 8,725 square foot residence with an open concept Living Room, Kitchen, Dining Room, and attached Gym. All of these ground floor spaces converge with outdoor living areas that overlook the pool and lawn in the Rear Yard. Also included is a 4-car Garage, Guest Suite, Pet Suite, Laundry, and Staff Room. The second floor houses Kids Bedrooms, a Media Room, and Master Suite. Every room is brightly light up with large exterior windows that allow direct views to the garden.

We hope you enjoy the design and look forward to hearing your feedback.

Strang Design, LLC

T (305) 373-4990

www.strang.design

Florida License: AA26001123

MIAMI

2900 SW 28th Terr., Suite 301

Miami, Florida 33133

SARASOTA

1570 Boulevard of the Arts, Suite 120

Sarasota, FL 34236

Kind Regards,



Sofia Salvat Mere, Senior Project Architect

JAGOLINZER RESIDENCE 10945 LAKESIDE DRIVE CORAL GABLES, FL 33156 PERMIT NO AB21047983	BOA COMMENTS - REVISION # 2	07/07/2021	<div>STRANG</div> <div>ARCHITECTURE INTERIORS LANDSCAPES</div>
PRELIMINARY REVIEW			
COMMENT	SHEET LOCATION	RESPONSE	
ZONING REVIEW			
1. PAGE A-100a, THE WALKWAY WITHIN THE FRONT SETBACK CANNOT EXCEED A WIDTH OF 5 FEET; PROPOSED IS AT 6.166 FEET. ARTICLE 5, SECTION 5-311.	A-100, A-100a, A-101	The walkway has been adjusted to 5 feet in width. See Site Plans and First Floor Plan.	
2. PAGE A-100a, GARDEN ELEVATION DETAIL, PROVIDE A CROSS-SECTION OF THE RAISED GARDEN STAIRWAY SECTION, DIMENSION AND LABEL ACCORDINGLY. ALSO, PROVIDE A DETAIL HOW THE RAISED GARDEN WILL BACK-UP TO THE ALUMINUM PICKET FENCE.	L-202 L-109	See Detail 2 for the section through the garden steps and Detail 3 for retaining wall backed up to property fence. Also note, second tier of steps was removed.	
3. PAGE A-100a, THE PLAYHOUSE IS NOT ALLOWED AS PROPOSED, DUE TO, THE DESIGN OF THE DETACHED BUILDING DOES NOT COMPLY WITH THE C.G. ZONING CODE FOR PLAY STRUCTURE AND RECREATIONAL EQUIPMENT (PLAYHOUSE), ARTICLE 3, SECTION 3-307.	A-002, A-003, A-100, A-100a, A-101, A-102, A-104, A-105, A-200, A-201, A-202, A-206, A-207, A-901, A-904, A-905	The playhouse has been reprogrammed back to a Gym. The architecture has been revised so that the Gym is accessible from within the main house per Article 16. The flat roof of the connection includes a parapet designed to comply with Section 5-503. With the Gym included as part of the main residence, the north portion of the residence has decreased in size to comply with Ground Area Coverage requirements.	
4. PROVIDE AN ELEVATION DETAIL OF THE NEW POOL ENCLOSURE FENCE, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 3, SECTION 3-308, F.	A-509	A detail for the pool enclosure fence has been added to General Details A-509.	
5. PAGE A-002, FLOOR AREA CALCULATION DIAGRAM, THE COMPUTATION COULD NOT BE VERIFIED DUE TO THE DETACH BUILDING WILL NEED TO BE RECONFIGURE TO COMPLY WITH A ZONING CODE ACCESSORY USES, ARTICLE 3, SECTION 3-300 (SEE ACCESSORY OPTIONS: CABANA SECTION 3-304 AND/OR GAZEBO ARTICLE 16, DEFINITIONS).	A-002	All relevant calculations on A-002 have been revised to reflect the connection between the main house and gym. The site no longer includes any accessory use buildings. See A-003 for updated calculation totals.	
6. PAGE A-002, 15% GROUND FLOOR AREA DIAGRAM, THE COMPUTATION COULD NOT BE VERIFIED DUE TO THE SQUARE FOOTAGE REMOVAL OF A 5 FEET WIDE PATHWAY INSIDE THE COVERED TERRACE-POOL SIDE.	A-002, A-100a	The 5 foot wide pathway inside the covered terrace has been included. See the revised square footage calculation.	
7. PAGE A-100, THE FRONT WALL CANOPY STRUCTURE IS NOT ALLOWED TO BE CLOSER TO THE STREET THAN THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-301, C.	A-002, A-100, A-100a, A-103, A-203, A-204, A-206, A-207, A-900, A-901, A-902	The front wall canopy has been removed. See revised Site Plans, Floor Plans, Elevations, and Perspective views.	
https://edenweb.coralgables.com/Default.asp?Build=PM.pmPermit.SearchForm&utask=normalview		REVIEW BY	STEVEN RODRIGUEZ ZONING REVIEWER EMAIL: srodriguez@coralgables.com
SHEETS REVISED	PURPOSE OF REVISION		
A-002	Please see Response to Comments Narrative provided.		
A-003			
A-100			
A-100a			
A-101			
A-102			
A-103			
A-104			
A-105			
A-200			
A-201			
A-202			
A-203			
A-204			
A-206			
A-207			
A-509			
A-900			
A-901			
A-902			
A-904			
A-905			
L-109			
L-202			