



# 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: 14 Tahiti Beach Island Road

Property/Project Name: Berkowitz Residence Pool

Legal description: Lot(s) 4-5

Block(s) 22 Section(s) 2 Plat 'E'

Folio No.

Owner(s): Bruce & Tracey Berkowitz

Mailing Address: 14 Tahiti Beach Island Road, Coral Gables, FL 33143

Telephone: (305) 794-0080 Fax (305) 358-8002

Other Email bruce @ fairholme.net

Architect(s)/Engineer(s): Rene Gonzalez Architects

Architect(s)/Engineer(s) Mailing Address: 875 NW 3rd STREET, MIAMI, FL 33128

Telephone: Business (305) 762-5895 Fax (305) 762-5893

Other Email kevin @ renegonzalezarchitects.com

## Project Information

Project Description(s): The scope of the project will include the construction of a pool, pool deck, cabana and gardens.

The total air conditioned space will be 356 sqft, and the total footprint of the cabana will be 1376 sqft.

Estimated project cost\*: \$1.25 million

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

Date(s) of Previous Submittal(s) and Action(s): N/A



# 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: Kevin Regalado		Agent/Owner/Contractor Signature: 	
Address: 875 NW 3rd Street			
Telephone: 305.762.5895		Fax:	
Email: kevin@renegonzalezarchitects.com			
	Architect(s)/Engineer(s) Print Name: Rene Gonzalez		Architect(s)/Engineer(s) Signature: 
	Address: 875 NW 3rd Street		
	Miami, FL 33128		
	Telephone: 305.762.5895		Fax:
	Email: rene@renegonzalezarchitects.com		

### NOTARIZATION

STATE OF FLORIDA )

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COUNTY OF MIAMI-DADE )

Sworn to or affirm and subscribed before me this 24 day of August, in the year 20 21

by Kevin Regalado who has taken an oath and is personally known to

me or has produced FLDL R243-510-76-879-0 as identification

My Commission Expires: March 16, 2024

Notary Public



FRANK PADRON  
Commission # GG 953806  
Expires March 16, 2024  
Bonded Thru Budget Notary Services

04 October 2021

## LETTER OF INTENT / RESPONSE

### 14 Tahiti Beach

DATE: 10.04.2021

LOCATION: 14 Tahiti Beach Island Road, Coral Gables, FL 33143

NOTES: BOA\_response to First Submittal comments

Dear Mr. Tejera,

Please consider this letter the Applicant's letter of intent, associated with the Board of Architects review for a new pool, pool terrace, guesthouse, gazebo, and landscaping.

Project Valuation. The estimated cost valuation for this project is \$1,250,000.

Property Description. The property is on lots 4 and 5, Block 22, of COCOPLUM SECTION TWO PLAT "E". This site is a Residential Estate in the City of Coral Gables. This is a single-family residential site containing an area of 81,180 square feet or 1.86 acres and has a lot width of two-hundred-forty-six (246) feet and a lot depth of three-hundred-thirty (330) feet.

Response to BOA submittal/ Erick Tejera. Zoning Reviewer Lead comments. The following comments posted on September 14, 2021 have applicant responses in blue.

1. PROPOSED PAVILIAN DOES NOT COMPLY WITH THE ZONING CODE. OUR ZONING CODE IS VERY SPECIFIC WHEN IT COMES TO WHAT DETACHED STRUCTURES ARE ALLOWED. PLEASE SEE BELOW.

**Rene Gonzalez Architects**  
875 NW 3rd Street  
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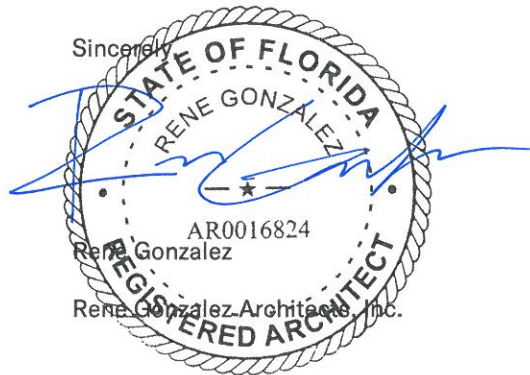
- a. AS PER ZONING DEFINITIONS A GAZEBO (PAVILION) WILL NOT BE ALLOWED TO EXCEED A SIZE OF THREE HUNDRED (300) SQUARE FEET.
    - The area of the gazebo is 300 square feet.
  - b. AS PER ZONING CODE SECTION 3-304, C, THE AREA OF SUCH CABANA SHALL NOT EXCEED ONE HUNDRED (100) SQUARE FEET. THIS WILL INCLUDE THE CHANGING ROOM, SHOWER AND BATHROOM.
    - The accessory building is a Guesthouse as permitted by Residential Estates and therefore has an allowable ground area of six hundred (600) square feet. The guesthouse is 600 square feet.
  - c. AS PER ZONING CODE SECTION 3-310, A, STORAGE AND/OR UTILITY ROOMS NOT EXCEEDING FIFTY (50) SQUARE FEET OF FLOOR AREA, COMPUTED FROM THE INSIDE WALL-TO-WALL DIMENSIONS, THIS WILL INCLUDE STORAGE ROOM AND EQUIPMENT ROOM.
    - The area designated for the pool equipment is open air and not enclosed.
    - According to Coral Gables Zoning Code Section 5-606: *Mechanical equipment location and aesthetics standards*, "All storage, utility, and infrastructure elements including [...] air-cooled condensing or compressor equipment which is a part of an air-conditioning system or a water cooling tower [...] and any other type of mechanical equipment or apparatus installed on or attached to premises on the ground floor or roof shall be concealed from public view with the following conditions: Any equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall, opaque gates, or landscaping." The pool equipment is visually screened from the street view and waterway.
2. AS PER ZONING CODE SECTION 3-308, E, UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT, TO COMPLY WITH EXISTING ORDINANCE FOR WALLS AND FENCES. IN ALL CASES WHERE A SWIMMING POOL WILL BE VISIBLE FROM A STREET, A FOUR (4) FOOT WALL SHALL BE ERECTED UPON THE PREMISES BETWEEN THE STREET AND THE SWIMMING POOL.
    - A-1.0 Site Plan identifies the existing protective wall and fences four (4) feet in height around the perimeter of the property.

3. AS PER ZONING CODE SECTION 3-308, F, UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT, TO COMPLY WITH EXISTING ORDINANCE FOR WALLS AND FENCES. IN ALL CASES WHERE A SWIMMING POOL WILL BE VISIBLE FROM A STREET, A FOUR (4) FOOT WALL SHALL BE ERECTED UPON THE PREMISES BETWEEN THE STREET AND THE SWIMMING POOL.
  - [A-1.0 Site Plan identifies the existing protective wall and fences four \(4\) feet in height around the perimeter of the property.](#)
4. PLANS SHOW A CONCRETE WALL IN THE REAR SETBACK. AS PER ZONING CODE SECTION 5-403, WALLS OR FENCES SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT FROM THE ESTABLISHED GRADE OR THE ACTUAL GROUND LEVEL AT SUCH WALL OR FENCE, WHICHEVER IS MORE RESTRICTIVE.
  - [A-1.0 Site Plan and A-2.0 Floor Plan labels the proposed walls as “retaining walls” as per Zoning Reviewer directive, to be reviewed by Building department during permit process.](#)
5. PLANS MUST INCLUDE AUXILIARY AND/OR ACCESSORY CALCULATIONS. AS PER ZONING CODE SECTION 2-101, #6, A, ACCESSORY BUILDINGS OR STRUCTURES MAY OCCUPY ADDITIONAL GROUND COVERAGE, BUT THE TOTAL GROUND AREA OCCUPIED BY THE MAIN BUILDING OR STRUCTURE AND ACCESSORY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE BUILDING SITE.
  - [Ground coverage calculations are provided on A-0.0 Cover Sheet & Project Data.](#)
6. PLANS MUST INCLUDE THE REQUIRED AND PROPOSED LANDSCAPE CALCULATIONS. AS PER ZONING CODE SECTION 6-105, ALL BUILDING SITES SHALL PROVIDE LANDSCAPED OPEN SPACE OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE.
  - [Open landscape coverage calculations are provided on A-0.0 Cover Sheet & Project Data.](#)
7. AS PER ZONING CODE SECTION 5-502, #2, THE FLAT ROOF PORTION SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING. NEED TO SHOW CALCULATIONS.

- Roof slope of 12":2" means it is not subject to flat roof codes.

8. AS PER ZONING CODE SECTION 5-502, #3, THE FLAT ROOF PORTION WILL NOT BE ALLOWED IF VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING ON AN INSIDE LOT.

- Roof slope of 12":2" means it is not subject to flat roof codes.



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