

July 6, 2026

City of Coral Gables Board of Architects
2327 Salzedo St.
Coral Gables, FL 33134

RE: 1116 Alberca Residence Addition
1116 Alberca St, Coral Gables, FL 33134

HISTORIC HEARING LETTER OF INTENT

The project consists of a +/- 1,512 sf second-story addition of 3 bedrooms, 3.5 bathrooms, laundry room, and a balcony to an existing one-story historically designated single-family residence. The proposed improvements also include a partial interior renovation of the kitchen and family room, replacement of the existing driveway and walkway materials, and the installation of a gate at the existing carport. The proposed design has been carefully developed to preserve and complement the architectural character of the historic residence while providing functional improvements that are compatible with the existing structure.

We have received approval from the Board of Architects on July 2 under Section 2-100(6)(a) of the Zoning Code, which allows them to authorize additional ground area coverage for historically designated structures. The proposed design includes 37.2% enclosed interior space, 3.4% attached covered areas, and 6.4% pool and terrace areas, resulting in a total proposed ground coverage of 47%. This exceeds the standard 35% and 45% ground coverage limitations by 5.6% and 2%, respectively; however, the additional coverage remains within the 10% increase authorized by the Board for historically designated residences.

In conjunction with this application, we are requesting the setback variances provided by the Historic Preservation Board due to the property deemed historical. Specifically, the proposed improvements utilize the requested rear setback variance to maintain a rear setback of 5'-1", where a 10'-0" rear setback is otherwise required. Additionally, the project maintains the existing nonconforming side setbacks of 2'-0" and 3'-4", where 5'-0" side setbacks are otherwise required.

The requested additional ground area coverage, together with the requested historic setback variances from the Historic Preservation Board, is directly related to the preservation of the existing historic residence while allowing for an addition that complements and respects the character of the original structure. The proposed improvements maintain compliance with the allowable floor area ratio and the applicable design standards while preserving the existing historic building and its established development pattern.

Regards,



Edgardo J Betancourt Santiago, RA
Architect