

October 23, 2020

City of Coral Gables  
Development Services – Board of Architects  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134

**Re: Preliminary Submittal to Board of Architects & Historical Board**

Lot: 20 Block: 28 Subdivision: Coral Gables Section B Plat Book: 5

Page: 11 of the Public Records of Miami Dade County Florida.

Folio #: 03-4108-001-4800

837 Obispo Ave. Coral Gables Fl. 33134

Historical Designated Cottage Residence. 1926

Dear Board Members,

Please find enclosed the set of drawings for the proposed improvements to our existing home located at 837 Obispo Ave. We are seeking approval for the proposed work. The scope of the work includes the renovation of the interiors of the existing principal residence as well as a ground floor addition on the north side of the property. The house is designated Historical, built in 1926. Cottage-Spanish Design (one story).

We are also including, for reference, our latest letter / communication with the Historical Resources Department. After several reviews with the department, and accommodating all requests received to date, the design changed from not requiring any variances to now require approval for two setback variances.

This document serves, and accompanying documents, as our letter of intent. Should you have any further questions, or require additional clarification, please do not hesitate to contact us. 617-275. 1429



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Property Owners, Applicants and Architect.  
Carlos Valera, AIA, NCARB, NCIDQ, IIDA, LEED AP  
Paola Donato



# 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: 837 Obispo Ave

Property/Project Name: Valera Residence - Remodeling / Addition

Legal description: Lot(s) 20

Block(s) 28 Section(s) Coral Gables Section "B"

Folio No. 03-4108-001-4800

11 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY- FL

Owner(s): Carlos Valera & Paola Donato

Mailing Address: 837 Obispo Ave

Telephone: 617-275 14 29

Fax

Other Email carlos\_valera @ gensler.com

Architect(s)/Engineer(s)/Contractor(s): Carlos Valera, AIA, NCARB, LEED AP, NCIDQ, IIDA.

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: carlos\_valera@gensler.com

Telephone: 305-509 00 47

Business

Fax

Other Email @

## Project Information

Project Description(s): Ground Floor Addition & Partial Interior Renovations. 1,037 SF ADDITION

Estimated project cost\*: 200,000

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

Date(s) of Previous Submittal(s) and Action(s): Historical Resources Reviews: 1st Review - 9.1.2020; 2nd Review - 9.29.2020; 3rd Review: 10.13.2020.





# 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: <b>Carlos Valera</b>		Agent/Owner Signature:	
Address: 837 Obispo Ave. Coral Gables Fl. 33134			
Telephone: 305 509 0047		Fax:	Email: carlos_valera@gensler.com
	Architect(s)/Engineer(s)/Contractor(s) Print Name: Carlos Valera		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address:		
	837 Obispo Ave. Coral Gables Fl. 33134		
	Telephone: 305 509 0047		Fax:
	Email: carlos_valera@gensler.com		
STATE OF FLORIDA ) SS COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this <u>23<sup>rd</sup></u> day of <u>October</u> in the year <u>2020</u> by <u>Carlos Luis Valera</u> who has taken an oath and is personally known to me or has produced <u>FL Driver's License</u> as identification.  My Commission Expires: <u>March 31<sup>st</sup>, 2021</u> Notary Public <b>JAVIER GARCIA</b> MY COMMISSION # GG 068667 EXPIRES: March 30, 2021 		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	

## Carlos Valera

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**From:** Kautz, Kara <KKautz@coralgables.com>  
**Sent:** Monday, October 19, 2020 5:21 PM  
**To:** Paola  
**Cc:** Carlos Valera; Guin, ElizaBeth  
**Subject:** RE: Historical House Addition - 837 Obispo Ave -

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks for the drawings.

I have to say, it is not very often that I am pleasantly surprised, but you managed it! I have no problem with the requested variances.

Kara Kautz  
City of Coral Gables  
Historical Resources and Cultural Arts Department

kkautz@coralgables.com  
305-460-5090



Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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**From:** Paola [mailto:paola\_c\_donato@hotmail.com]  
**Sent:** Wednesday, October 14, 2020 9:31 AM  
**To:** Kautz, Kara  
**Cc:** Carlos Valera; Guin, ElizaBeth  
**Subject:** Re: Historical House Addition - 837 Obispo Ave -

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, please find attached two links and let us know if you were able to open them.  
Thank you,

Paola.

<https://www.dropbox.com/s/k2btndgnqj8o09g/837%20Obispo%20Plans%20-%20HRD%20-%203rd%20Review.pdf?dl=0>

<https://www.dropbox.com/s/u7yrl12te7gnf36/837%20Obispo%20Ave%20-%20Variance%20-%20New%20Design.pdf?dl=0>

On Oct 14, 2020, at 9:14 AM, Kautz, Kara <KKautz@coralgables.com> wrote:

Thank you for following up. We did not receive. This happened before – must be the file size again. Can you send via dropbox?

Kara Kautz  
City of Coral Gables  
Historical Resources and Cultural Arts Department

kkautz@coralgables.com  
305-460-5090

<image008.jpg>

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**From:** Carlos Valera [mailto:carlos\_valera@gensler.com]  
**Sent:** Wednesday, October 14, 2020 9:04 AM  
**To:** Kautz, Kara; Paola  
**Cc:** Guin, ElizaBeth  
**Subject:** Re: Historical House Addition - 837 Obispo Ave -

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Please confirm receipt of the communication and files sent yesterday.

Thanks,  
Carlos

Carlos Valera, AIA, NCARB, LEED AP

October 13<sup>th</sup> 2020

Kara Kautz  
City of Coral Gables  
Historical Resources and Cultural Arts Department

Re: New Design for 837 Obispo Ave.

Dear Ms. Kautz:

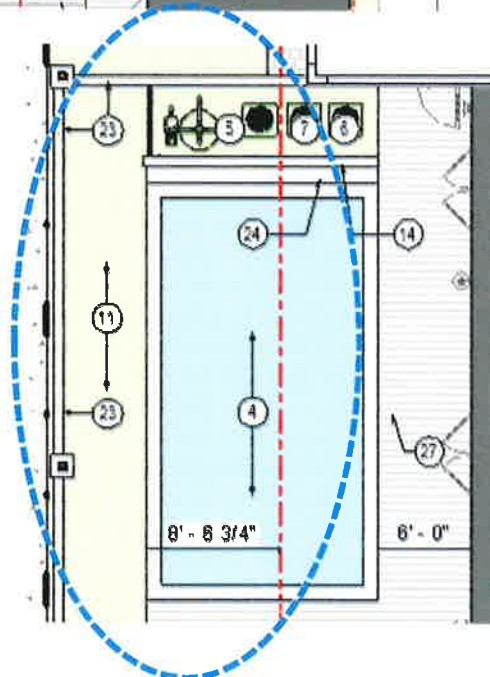
Please accept this letter as our intent to record and justify the granting of the variances needed, and as a result of accommodating and incorporating into a new design the feedback received to date from the Historical Resources Department Staff. The new design will require two variances to be granted using a special certificate of appropriateness, given the historical designation of the property.

In accordance with Article 5, Section 5-503-A Setbacks of the Coral Gables Zoning Code. The Addition utilizes the same setbacks and extends to the property line as the main walls of the existing Coral Gables Cottage. However, there are two setbacks that require variances to be granted.

1)- Rear Setback: Variance = New Addition to be 5' (V.I.F) aligned with existing auxiliary structure.



2)- Side Street Setback facing Pizarro Street: The New Pool, its equipment, Deck, and The 4' high Wall (for visual screening), all encroach into the 15' required setback. Variance = allow for 8'-6 3/4" encroachment beyond the 15' setback requirement.



<u>SETBACK REQUIREMENTS (ARTICLES 4 &amp; 5):</u>		
	REQ. MIN.	PROVIDED (EXISTING)
<u>FRONT SETBACK (S):</u>	25' @ OBISPO AVE	25' / EXISTING
<u>SIDE STREET (W):</u>	15' @ PIZARRO ST	15.1' / EXISTING
<u>SIDE SETBACK (E):</u>	2' - 6"	5' (FRONT M. HOUSE) 3.1' (BACK M. HOUSE) COMBINED: 20' @ FRONT 20.1' @ BACK
<u>REAR SETBACK:</u>	10' (ONE STORY)	EXISTING STRUCTURE 4.9'
NOTE: ALL SET BACKS ARE EXISTING - REMAIN UNCHANGED		
ARTICLE 5 - SECTION 5-503-A SETBACKS: NEW ADDITION UTILIZES THE SAME SETBACK AND EXTENDS TO THE PROPERTY LINE AS THE MAIN WALLS OF THE EXISTING CORAL GABLES COTTAGE:		
	REQ. MIN.	PROVIDED
<u>SIDE SETBACK (E)</u>	2' - 6"	3' 1 1/2"
<u>SIDE YARD:</u>	250 SQ.FT.	377 SQ.FT.
<u>FRONT YARD:</u>	750 SQ.FT.	1,282 SQ.FT.
<u>REAR YARD:</u>	150 SQ.FT.	163 SQ.FT.

Should you have any further questions, or require additional clarification, please do not hesitate to contact me.




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Property Owner, Applicants and Owners  
Carlos Valera, AIA, NCARB, NCIDQ, IIDA, LEED AP  
Paola Donato