



# Board of Architects Review Application

Phone: 305.460.5238

Email: boardofarchitects@coralgables.com

## Application Request

AB19013562

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: 301 - 341 Madeira Avenue

Property/Project Name: 301 - 341 Madeira Avenue

Legal description: Lot(s) 4 thru 24

Block(s) 1 Section(s) Coral Gables Section K

Folio No. 03-4108-005-0090, 03-4108-005-0080, 03-4108-005-0070, 03-4108-005-0060,  
03-4108-005-0050, 03-4108-005-0040, 03-4108-005-0030 & 03-4108-005-0020

Owner(s): Urban 301 Madeira, LLC.

Mailing Address: 2875 N.E. 191 Street, PH No. 1, Aventura, Florida 33180

Telephone: 305.945.0405 Fax

Other Email jmsredni @ gmail.com

Architect(s)/Engineer(s)/Contractor(s): Behar Font & Partners, P.A.

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 4533 Ponce de Leon Blvd., Coral Gables, FL. 33146

Telephone: 305.740.5442 Business Fax 305.740.5443

Other Email reception @ beharfont.com

## Project Information

344,895 sq.ft.

Project Description(s): New multifamily building consisting of 168 residential units with 245 parking spaces and a 6,406 square foot public park

Estimated project cost\*: \$28,000,000.00

(\*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 Print Name: <b>Jonatan Sredni</b>  |   | Agent/Owner Signature:   |   |
| Address: 2875 N.E. 191 Street, PH No. 1, Aventura, Florida 33180   |   |  |   |
| Telephone: 305.945.0405  |   | Fax:   | Email: jmsredni@gmail.com                         |
|  | Architect(s)/Engineer(s)/Contractor(s) Print Name: Robert Behar |  | Architect(s)/Engineer(s)/Contractor(s) Signature: |
|  | Address:  |  |   |
|  | 4533 Ponce de Leon Boulevard, Coral Gables, Florida 33146       |  |   |
|  | Telephone: 305.740.5442 Fax: 305.740.5443                       |  |   |
| Email: reception@beharfont.com   |   |  |   |
| STATE OF FLORIDA )<br>SS<br>COUNTY OF MIAMI-DADE )<br><br>Sworn to or affirmed and subscribed before me this <u>16th</u> day of <u>January</u> in the year 20 <u>19</u> by <u>Jonatan Sredni</u> who has taken an oath and is personally known to me or has produced as identification.<br><br>My Commission Expires: <u>10-26-2020</u><br><br>Notary Public |   | STATE OF FLORIDA )<br>SS<br>COUNTY OF MIAMI-DADE )<br><br>Sworn to or affirmed and subscribed before me this <u>18th</u> day of <u>January</u> in the year 20 <u>19</u> by <u>Robert Behar</u> who has taken an oath and is personally known to me or has produced as identification.<br><br>My Commission Expires: <u>10-13-2020</u><br><br>Notary Public |   |
|  |   |  |   |



January 21, 2019

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

**Re: 301 – 341 Madeira Avenue  
301 thru 341 Madeira Avenue  
Coral Gables, Florida**

To whom it may concern,

The fabric of the surrounding neighborhood is a collage of styles, one of which includes Mediterranean and Transitional Architecture. Features found within the project are as follows. Ornamental features throughout facade, framed windows and openings, tall arcades and columns, decorative grills, articulated openings.

This project takes its influence from surrounding buildings within the city of Coral Gables. There are several architectural features that characterize this project as Mediterranean/Transitional Architecture, defined as follows. The project consists of symmetrical primary façades, window grilles, and articulated door surrounds which fall within the characteristic of Mediterranean/Transitional Architecture design. Ornamentation can be found throughout the facade as well. The residential components of walk-up units are designed to Coral Gables standards leading to an open plaza and park, creating a pedestrian friendly streetscape. The residential portion is stepped back to create a transition that defines a base, which respects the pedestrian scale. The covered terrace on the recreational deck brings the outdoors inside which is typically found in Mediterranean/Transitional Architecture style. Tower elements were designed to address the context of the site. The corners and entry to the project are addressed by tower elements.

If you require any additional information please do not hesitate to contact me.

Sincerely,

A blue ink handwritten signature, appearing to read "Robert Behar", with a large, sweeping flourish extending to the left.

Robert Behar

4533 Ponce de Leon Blvd.  
Coral Gables, FL 33146  
Tel.: 305.740.5442  
Fax: 305.740.5443  
E-Mail: Reception@beharfont.com  
Certification No. AA2451

ARCHITECTURE  
PLANNING  
INTERIORS