



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: 555 LEUCADENDRA DRIVE

Property/Project Name: BEVERIDGE RESIDENCE

Legal description: Lot(s) GABLES ESTATES NO 2 PB 60-37, LOTS 5 & 6

Block(s) B Section(s) LOTS 5 & 6

Folio No. 03-4132-019-0430

Owner(s): JOSE LUIS MACHADO III ESQ TRS

Mailing Address: 8500 SW 8 ST STE 238, MIAMI, FL 33144

Telephone: 305-261-5355

Fax

Other Email BRETT @ TROCGLOBAL.COM

Architect(s)/Engineer(s)/Contractor(s): CMA DESIGN STUDIO INC.

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 232 ANDALUSIA AVE., SUITE 101, CORAL GABLES, FL 33134

Telephone: 305-448-4200

Business

Fax

Other Email LCONN @ CMADSI.COM

Project Information

Project Description(s): NEW SINGLE FAMILY RESIDENCE, INCLUDING DRIVEWAY, GATES, FENCES, WATER FEATURES DECKS, DOCK, DOORS/WINDOWS/SKYLIGHT, PAVERS, WALKWAYS, GENERATOR, LANDSCAPING, ROOF

Estimated project cost*: \$ 6,000,000.00 Approximately 16,919 SF
(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s):

GABLES ESTATES PRELIMINARY APPROVAL- 11/17/20



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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: <u>CESAR MOLINA</u>		Agent/Owner Signature: <u>[Signature]</u>	
Address: 232 ANDALUSIA AVE., SUITE 101, CORAL GABLES, FL 33134			
Telephone: 305-448-4200		Fax:	Email: CMOLINA@CMADSI.COM
	Architect(s)/Engineer(s)/Contractor(s) Print Name: LYNSIE CONN		Architect(s)/Engineer(s)/Contractor(s) Signature: <u>Lynsie Conn</u>
	Address: 232 ANDALUSIA AVE., SUITE 101, CORAL GABLES, 33134		
	Telephone: 305-448-4200		Fax:
	Email: LCONN@CMADSI.COM		
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		STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>6th</u> day of <u>January</u> in the year 20 <u>21</u> by <u>Lynsie Conn</u> who has taken an oath and is personally known to me or has produced ____ as identification. My Commission Expires: <u>Ana H. Fraga</u> Notary Public	





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Submittal Requirements

NOTE: The Board of Architects Review Application submittal deadline is Friday at 12:00 noon (late submittals require an additional fee and may be accepted until Monday at 12:00 noon) for that Thursday's meeting, or for the following meeting if the project must be posted. Any project with an estimated construction cost exceeding \$75,000 will be deferred for a week in accordance with Zoning Code Section 3-302, for posting of the property. If at a later time the estimated cost of the project is determined to be above the \$75,000 cost, the property will then be posted, and a fee increase will be charged at that time. It is the applicant's responsibility to update the cost of the project if any changes occur.

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 by a building permit. Plans which are not picked up within fourteen (14) days will be discarded. Applications for Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.

The information provided herein must be true and correct, and the application must be submitted with all of the documents necessary for review by the appropriate Board and the Development Services Department. Failure to provide the information necessary for review by the appropriate Board may cause the application to be deferred without review. The Historical Resources Department's approval and letter of historical significance is required prior to the issuance of a demolition permit.

A Building Site Determination is required on all preliminary submittals for a new residence and duplex building proposed on vacant lots from the Zoning Division. A Building Site Determination is not required if documentation is provided indicating a building or structure previously existed on the building site. Request for a Building Site Determination letter may be found online at www.coralgables.com under Development Services - Planning & Zoning - Applications and Forms.



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SUBMITTAL REQUIREMENTS FOR:

PRELIMINARY APPROVAL

- ☒ One (1) set of drawings which include at a minimum, site plan (with existing & new trees identified), floor plan and elevation drawings. Partial drawings will not be accepted in connection with any plans submitted for a Building Permit. A complete title block on each page which includes the name of the property owner, the job location or address, the name, address and phone number of the designing architect, pages numbers, and type of construction. This set is required to accompany any subsequent submittals to the Board of Architects for approval.
- ☒ A current signed and sealed survey of the property, which is less than five (5) years old, accurately reflecting the existing conditions of the property, including: all improvements, site elevations, square footage, structures, sidewalks, crown of road, and **existing trees with three inch or greater caliper trunks within the property and adjacent right-of-way** or a statement by the land surveyor that there are no trees on the property. Properties abutting a waterway, lake, canal, or bay must show mangroves, or there are no trees on the property. An older survey may be accepted with a signed affidavit attesting there have not been any material changes made to the property.
- ☒ A tree disposition plan, which includes a tree protection plan for all specimen trees on the site and in the public right of way (City of Coral Gables Commission Resolution #2014-200)
- ☒ 4" x 6" colored photographs (NO black & white photos) of the building site, any existing structures, and the neighboring structures which show the character of the surrounding neighborhood.
- ☒ Written statement explaining the architectural style of the proposed building or alteration.
- ☒ Architects must submit an affidavit, on new buildings, certifying that the building is an original design and not a duplicate design of an existing building.
- ☒ Board of Architects fee(s). Posting, resubmittal, and late fees may apply where applicable. All fees must be paid by 12:00 midnight, three (3) days prior to the meeting date (ie. Monday before the Thursday) to secure placement for the meeting's docket (agenda).

***** Depending on the scope of the work, the following may be required. Contact the Board of Architects for the determination for the requirements prior to submittal. ** boardofarchitects@coralgables.com***

- ☐ Neighborhood architecture contextual design study with drawings and photographs demonstrating compatibility with/ and character of the surrounding area.
- ☐ Nine (9) copies of reduced (11"x17" size) drawings of the proposed design. Large projects may be required to submit plans two (2) weeks prior to the Board of Architects review.
- ☐ A disc containing all the application information, including all drawings in a pdf format.
- ☐ Demolition of existing structures requires a letter of historical significance by the Historical Resources Department.
- ☐ Historical Resources Department approval is required for historical properties prior to Board of Architects review.
- ☐ If you are governed under Homeowners or Condominium Association Covenants, you must receive those approvals prior to submittal. If you are governed under Homeowners or Condominium Association Covenants, you must receive those approvals prior to submittal. *For example: Cocoplum II, Deering Bay, Gables Estates, Gables Estates 2, Journey's End, Snapper Creek and Tahiti Beach.*
- ☐ Preliminary approval (stamped on the plans) from the Department of Environmental Resources Management must be obtained when there are mangroves on a property, prior to the submittal to the Board of Architects.
- ☐ A Building Site Determination letter is required for a new residence/duplex building proposed on vacant lots, where no building/structure existed before on the site.

SUBMITTAL REQUIREMENTS FOR:

CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS BONUS APPROVAL

- ☒ Set of drawings that were approved as "Preliminary" by the Board of Architects.
- ☒ One (1) set of drawings, requesting Coral Gables Mediterranean Style Design Bonus approval. Note: floor plans and elevation drawings must include a table, referencing items that are in compliance with the Mediterranean Style Design Bonus criteria.
- ☒ Board of Architects re-submittal fee, if submitted separate from Preliminary/Final

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

January 6, 2021

City of Coral Gables
Board of Architects
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 555 Leucadendra Drive, Coral Gables Florida.

Brett and Maria Beveridge (the “Applicant”) is the owner of the property located at 555 Leucadendra Drive, in Coral Gables, Florida, which has a Folio number of 03-4132-019-0430 (the “Property”). The lot size is 130,982 SF consisting of lots 5 & 6, block B, as noted in plat book 60, page 37, of the public records of Miami-Dade County. To the south of the property is Leucadendra Drive and to the northwest is Coral Gables Waterway which ultimately feeds into Biscayne Bay. The Property is currently inhabited.

The proposed project consists of a single-family residence. The house is in the tropical modern style and uses landscaping and natural elements to seamlessly transition from inside to out. Planters integrated into the structure throughout the second story soften the elevations which complements the saw cut oolite stone cladding. Cumaru wood is used to bring warmth to the project and is used extensively in the eaves, screens, columns, and gates. Other materials include dark bronze metal, used on the eave wraps and doors and windows.

The Project of the Beveridge Residence works well with its natural environment and surrounding context. The project is a considerable improvement and addition to the fabric of this city. We respectfully request your favorable consideration of this submittal and look forward to continuing to work with the City on this Project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Molina', with a stylized flourish extending to the right.

Cesar A Molina
Principal