



# 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: 1211 Anastasia Avenue

Property/Project Name: Vargas Residence

Legal description: Lot(s) 9

Block(s) 11 Section(s) Country Club Sect 1

Folio No. 03-4118-003-1600

Owner(s): Alyssa and Benjamin Vargas

Mailing Address: 615 Bird Rd, Coral Gables, FL 33146

Telephone: 786-797-5221

Fax

Other Email alyssavargas356 @gmail.com

Architect(s)/Engineer(s)/Contractor(s): Locus Architecture Inc.

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 500 S Dixie HWY, STE 307, Coral Gables, FL 33146

Telephone: 305-740-0120

Business

Fax

Other Email nel @locusarchitecture.net

## Project Information

Project Description(s): New 2-story home (+/- 4,017 SF) on vacant land, new site wall, driveway, pool, landscape and irrigation.

Estimated project cost\*: \$750,000.00

(\*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 Print Name: <b>Alyssa Vargas</b>	Agent/Owner Signature: <i>Alyssa Vargas</i>
Address: 615 Bird Rd, Coral Gables, FL 33146	
Telephone: 786-797-5221	Fax: .
Email: alyssavargas356@gmail.com	

ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s)/Contractor(s) Print Name: <b>Nelson de Leon, AIA</b>	Architect(s)/Engineer(s)/Contractor(s) Signature: <i>Nelson de Leon</i>
	Address:  <b>500 S Dixie Hwy, STE 307, Coral Gables, FL 33146</b>	
	Telephone: 305-740-0120	Fax:
	Email: nel@locusarchitecture.net	

STATE OF FLORIDA )  
SS  
COUNTY OF MIAMI-DADE )

Sworn to or affirmed and subscribed before me this 13 day of May in the year 2021 by Alyssa Vargas who has taken an oath and is personally known to me or has produced Florida Drivers License as identification.

My Commission Expires: anytime

Notary Public  
Evelyn Espinoza  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG083781  
Expires 6/18/2021

STATE OF FLORIDA )  
SS  
COUNTY OF MIAMI-DADE )

Sworn to or affirmed and subscribed before me this 13th day of May in the year 2021 by Nelson de Leon who has taken an oath and is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires: anytime

Notary Public  
Samantha Lucas Arce  
Comm. # GG345081  
Expires: June 13, 2023  
Bonded Thru Aaron Notary

June 29, 2021

City of Coral Gables  
Development Services-Board of Architects  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, FL 33134

Re: BOA Letter of Intent

New 2-Story Single-Family Residence (Vacant Lot)  
1211 Anastasia Avenue, Coral Gables, FL 33146

**Legal Description:** Lot 9 of Block 11, Coral Gables Country Club Sect 1, records of Miami-Dade County, Florida.

**Folio:** 03-4118-003-1600

**Zoning:** SFR

Dear BOA and Staff,

**Scope of Work:** The work includes a new 2-story house on a vacant lot, site wall, motor court, pool, and landscaping. The SF breakdowns are noted on the submittal set.

**Architectural Style:** Spanish-eclectic, the style of the house is influenced by the early 1920's Spanish-styled homes of Coral Gables. The style consists of low sloped, red-tiled roofs, exposed wood outriggers, clay vents, balconies, varied window sizes and massing. The material palette consists mostly of textured stucco, raised stucco accents, stained wood and decorative Spanish tiles.

**Neighborhood Context:** The vacant lot has vacant lots on either side with the Biltmore Hotel parking lot directly across the street. The house is situated on block with only 2 existing houses, both designed by Locus Architecture in 2005 and representative of the Spanish eclectic style.

**Statement of Original Design:** The proposed design is an original creation of Nelson de León, AIA/Locus Architecture Inc.

Sincerely,



Nelson de León, AIA