



Board of Architects Review Application



04

Phone: 305.460.5245

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: 60 CASUARINA CONCOURSE

Property/Project Name: ROGER ABBOUD

Legal description: Lot(s) 26

Block(s) A Section(s) GABLES ESTS NO.2

Folio No. 03-4132-019-0260

Owner(s): ROGER ABBOUD

Mailing Address: 10910 NW 92 TERR MIAMI FL 33178

Telephone: 305-669-5160 Fax _____

Other _____ Email Roger.Abboud@ATC-LATINAMERICA.COM

Architect(s)/Engineer(s)/Contractor(s): BALLI TRAUTMAN ARCHITECTS

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 1533 SUNSET DR #101 CORAL GABLES FL

Telephone: 305-669-5160 Business _____ Fax 33143

Other _____ Email GIORGIO@BALLIDESIGN.COM
accounting@ballidesign.com

Project Information

Project Description(s): NEW 2 STORY RESIDENCE

Estimated project cost*: \$3,000,000
(*Estimated cost shall be +/- 10% of actual cost)

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



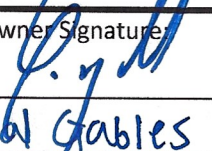
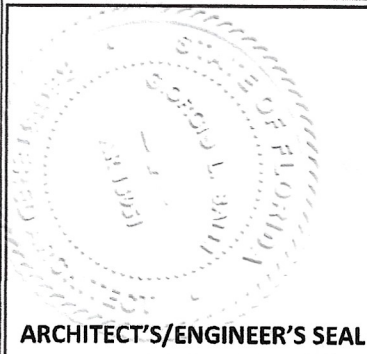
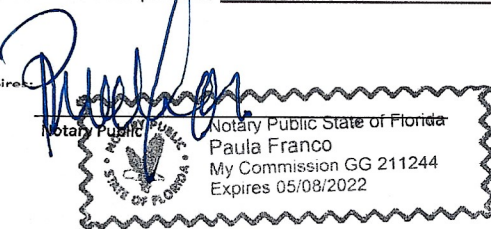
Board of Architects Review Application

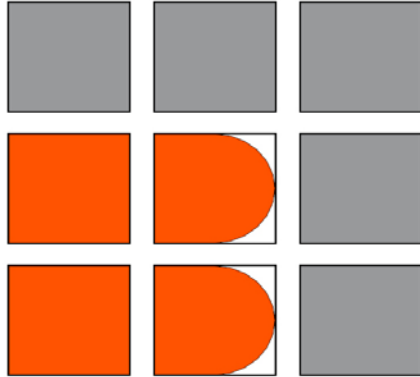
Applicant/Owner/Architect/Engineer Affirmation and Consent

(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:		Agent/Owner Signature: 	
Address: 1533 Sunset Dr #101 Coral Gables FL 33143			
Telephone:		Fax:	Email: giorgio@ballidesign.com
 ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s)/Contractor(s) Print Name: GIORGIO BALLI		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address: 1533 Sunset Dr #101 Coral Gables, FL 33143		
	Telephone: 305-669-5160		Fax:
	Email: giorgio@ballidesign.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 1 day of Sept in the year 2021 by GIORGIO BALLI who has taken an oath and is personally known to me or has produced _____ as identification. My Commission Expires: _____  Notary Public State of Florida Paula Franco My Commission GG 211244 Expires 05/08/2022	



Balli-Trautman Architects LLC.

1533 Sunset Drive Suite 101
Coral Gables Florida 33143

June 20, 2021

To: City of Coral Gables
Board of Architects

Project

New residence at 60 Casuarina Concourse

To Whom it may Concern:

Our approach to creating an original design for the above-mentioned property consists of two bar buildings, one oriented east to west and the other north to south with a roof deck component providing a hinge element joining both. The site is long and narrow , thus posing challenges in trying to accommodate the program and still maintain depth and scale.

Since the front setback is 35' (site specific exception to the normal 50') we used a series of projections, balconies and shading elements to provide depth to the façade while accommodating the large program.

The style of the home with large overhangs is very conducive to protecting the large windows and doors from our local weather as well as providing for extensive views of the waterway.

Sincerely,

Giorgio Balli
A r c h I t e c t
AR 13951

ABBOUD 60 CASUARINA CONCOURSE, CORAL GABLES

Date: 10/22/2021

COMMENT:

1. Provide a copy of a current signed and sealed property survey.
 - a. **See attached survey.**
2. Page A101, proposed site plan, the rear waterway setback could not be verified without a signed and sealed survey to confirm the platting. Article 2, section 2-101,D.
 - a. **See attached survey.**
3. Page A101, proposed site plan, provide the location of the seawall, illustrate and label accordingly.
 - a. **See A101.**
4. Provide a roof plan detailing the parapet, parapet height, roof materials, length of the roof projection, location of glass roof enclosure, and chimney. Also provide a chimney detail showing the height of the chimney from the rooftop to the top edge of the chimney.
 - a. **See A101, A104, & A105.**
 - b. **Note: the glass roof enclosure are frameless glass railings on a roof balcony, see A101 for location.**
5. Page A102, a 3-story residence is not allowed, see 1st floor plan powder room and S/C closet, see mezzanine floor plan closet, hallways, and A/C closet, and see 2nd floor plan closet and hallway. These areas constitute 3 stories. Provide a cross section of the complete stairway and levels. Article 2, Section 2-101, D., #8, a. and article 16, definitions, term: story.
 - a. **See A102.5 (Not a 3 story house as per meeting with Mr. Ramon Trias.)**
 - b. **Note: It is a 2-story building, but with 3 flights of stairs; only one story above the garage, as seen in the section on A102.5.**
6. Page A101, proposed site plan, the rear covered terrace and rear balcony cannot encroach on the 35 feet required rear waterway setback. Article 2, section 2-101, D., #5
 - a. **Revised. See A101.**
 - b. **Note: the terrace doesn't encroach the 35 feet, it is the roof overhang that encroaches 4'.**
7. Page A101, proposed site plan, provide the width of the approaches and driveway. Article 2, section 2-101, D., §10, c.
 - a. **See A101**
8. Page A102, 1st floor plan, label the doorway between the garage and boat storage.
 - a. **See A102**
9. Page A102, 1st floor plan, provide the floor dimensions of the cabana and boat storage.
 - a. **See A102.**

10. Page A101, ground area coverage diagram, include the square footage of the 2nd floor balconies projections and planter overhangs greater than 5 feet. Also, illustrate the projections and overhangs on the ground area coverage diagram.
 - a. **See A101.**
11. Page A101, floor area coverage diagram, provide the square footage and the diagram of the mezzanine floor plan, also, provide an updated floor area calculation total. Note, the max floor area allowed is 12,526 square feet (proposed is at 12,144 square feet without the mezzanine square footage).
 - a. **See A101.**
12. Page A101, open space diagram cannot include mechanical slab, steps, or mechanical equipment as green space. Provide an updated open landscape calculation total.
 - a. **Revised. See A101.**
 - b. **Note: Mechanical Slabs are positioned above the ground & they project 5' and are made of aluminum grating which is pervious; there is green space underneath the slabs. See the East & West elevations on A105 for reference.**
13. Page A101, in addition to the floor area diagram, provide a breakdown of all the areas that were counted, and their square footage, and include any accessories if applicable. Article 2, section 2-101, D., #6, b and c.
 - a. **See A101 calculation.**
14. Page A101, proposed site plan, provide the width of the front walkway (max. width allowed is 5ft). Article 5, section 5-311.
 - a. **See A101.**
15. Page L-5, tree removal legend, a tree removal permit application will be required by the public works department for more information see this web link:
<https://www.coralgables.com/landscape-services>
 - a. **This will be provided with final plans.**
16. Complete the landscape mitigation worksheet enclosed in the plan submittal folder and return the worksheet with the final plan submittal. Note, the ground area coverage calculation and the floor area calculation could not be verified, see zoning comments #10 and #11.
 - a. **This will be provided with final plans.**

Review by: Steven Rodriguez

Zoning reviewer Email: srodriguez@coralgables.com

City Website: www.coralgables.com

***This is a preliminary zoning review for the board of architects, please correct any issues raised in this review process prior to the final permit submittal. In addition, no resubmittal of this plan to the zoning division is required.

ABBOUD 60 CASUARINA CONCOURSE, CORAL GABLES

Date: 11/03/2021

Zoning:

1. Tree disposition plan.
 - a. **See sheet L-4.**
2. Materials/surface treatments need to be identified.
 - a. **See sheets A105 & A106**
3. Dimensions on the floor plans.
 - a. **See sheets A102, A102.5, & A103**
4. Provide a roof plan.
 - a. **See sheet A101**
5. Identify the window types.
 - a. **See note on A104 & A105; windows are casement windows.**
6. Provide a comprehensive front elevation with the property wall/fence.
 - a. **See elevation detail on sheet A103**
7. Complete the Board of Architects application – include ownership information (name, address, phone number, email address for the owner), and cost of work.
 - a. **See attached application.**
8. Provide a more comprehensive neighborhood contextual study.
 - a. **See sheet A107**
9. The digital submittal needs to be updated to reflect the before mentioned.
 - a. **Acknowledged.**