



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: 740 BILTMORE CT.

Property/Project Name: LLANTADA RESIDENCE

Legal description: Lot(s) 1 & W 1/2 OF LOT 2

Block(s) 19 Section(s) CG BILTMORE SEC

Folio No. 03-4117-008-3230

Owner(s): ROBERT & FELLY LLANTADA

Mailing Address: 727 JERONIMO DR, CORAL GABLES, FL 33146

Telephone: 917.232.4568

Fax

Other 305.898.7858

Email RLANTADA MD@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 1-STORY HOUSE ON VACANT LOT WITH A DETACHED GUEST HOUSE, POOL, MOTOR-COURT & LANDSCAPE. MAIN HOUSE +/- 4,330 SF GUEST HOUSE +/- 565 SF

Estimated project cost*: \$1,200,000.00

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

Date(s) of Previous Submittal(s) and Action(s): N/A



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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: ROBERT LLANTADA		Agent/Owner Signature: 	
Address: 727 JERONIMO DR, CG FL 33146			
Telephone: 917.232.4568		Fax: 	
Email: RLLLANTADAMD@GMAIL.COM			
Architect(s)/Engineer(s)/Contractor(s) Print Name: NELSON de LEÓN		Architect(s)/Engineer(s)/Contractor(s) Signature: 	
Address: 500 S. DIXIE HWY., STE 307			
CORAL GABLES, FL 33146			
Telephone: 305.740.0120		Fax: 	
Email: NEL@LOCUSARCHITECTURE.NET			
ARCHITECT'S/ENGINEER'S SEAL			
STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>5th</u> day of <u>August</u> in the year 20 <u>21</u> by <u>Robert Llantada</u> who has taken an oath and is personally known to me or has produced as identification.		STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>5th</u> day of <u>August</u> in the year 20 <u>21</u> by <u>Nelson de León</u> who has taken an oath and is personally known to me or has produced as identification.	
My Commission Expires: Notary Public Samantha Lucas Arce Comm. #GG345081 Expires: June 13, 2023 Bonded thru Aaron Notary		My Commission Expires: Notary Public Samantha Lucas Arce Comm. #GG345081 Expires: June 13, 2023 Bonded thru Aaron Notary	

September 14, 2021

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

Re: BOA Letter of Intent

New 1-Story Single-Family Residence (Vacant Lot)
740 Biltmore Court, Coral Gables, FL 33134

Legal Description: Lot 1 and ½ of Lot 2 of Block 19, Coral Gables Biltmore Sect

Folio: 03-4117-008-3230s

Zoning: SFR

Dear BOA and Staff,

Scope of Work: New one-story house, accessory pool house, pool and deck, site wall, new landscape and irrigation. The SF breakdowns are noted on the submittal set.

Architectural Style: Spanish-Colonial The design style for the house is Influenced by the Spanish-colonial Sevillian manor houses predominately of 17th -18th century. The style consists of low sloped, red-tiled roofs, projected decorative concrete fascia with relatively small overhangs, windows and doors with decorative stucco or stone surrounds, and varied massing. The material palette consists mostly of smooth or lightly textured stucco, with smooth raised stucco accents.

Neighborhood Context: The neighborhood context on the block consists of 8 homes designed by Locus in the same Spanish-colonial style. Directly across the street is another Locus designed home currently under construction designed in a Spanish neoclassical 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