



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: 950 HARDEE Rd. Coral Gables

Property/Project Name: _____

Legal description: Lot(s) Coral Gables Riviera

Block(s) 255 Section(s) SEC 12 PB 28-35

Folio No. 03-4129-032-3090

Owner(s): Cristina Garcia

Mailing Address: 950 Hardee Rd. Coral Gables FL 33146

Telephone: 954-830-1785 Fax _____

Other _____ Email FERNANDO Volante @ gmail.com

Architect(s)/Engineer(s)/Contractor(s): The Realization Group

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 632 Candia Ave C.G. FL 33134

Telephone: 305-975-9035 Business 305-284-7325 Fax _____

Other _____ Email rtapanes @ realizationgroup.com

Project Information

Project Description(s): Addition to RESIDENCE & Pool Deck

+/- 800 SF Addition inclusive of covered terrace & breezeway

Estimated project cost*: \$100,000

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

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



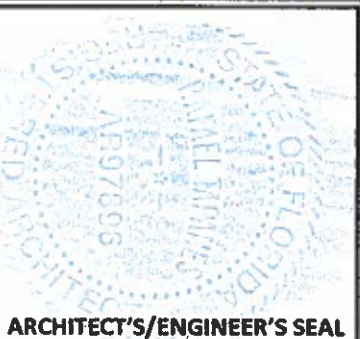


Board of Architects Review Application

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: <u>CRISTINA GARCIA</u>		Agent/Owner Signature: <u>[Signature]</u>	
Address: <u>950 HARDEE RD. CORAL GABLES, FL. 33146</u>			
Telephone: <u>9545541655</u>		Fax: _____ Email: _____	
	Architect(s)/Engineer(s)/Contractor(s) Print Name: <u>Rafael Tapanes</u>		Architect(s)/Engineer(s)/Contractor(s) Signature: <u>[Signature]</u>
	Address: <u>632 Candia Ave.</u>		
	<u>Coral Gables FL 33134</u>		
	Telephone: <u>305-975-9035</u>		Fax: _____
	Email: <u>rtapanes@realizationgroup.com</u>		
STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>22nd</u> day of <u>MARCH</u> in the year 20 <u>21</u> by <u>CRISTINA GARCIA</u> who has taken an oath and is personally known to me or has produced <u>FC Driver Lic.</u> as identification. My Commission Expires: <u>[Signature]</u> 		STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this <u>18</u> day of <u>MAY</u> in the year 20 <u>21</u> by <u>Rafael Tapanes</u> who has taken an oath and is personally known to me or has produced _____ as identification. My Commission Expires: <u>[Signature]</u> 	

City of Coral Gables
Development Services – Board of Architects
405 Biltmore Way, 3rd Floor
Coral Gables Florida 33134
305-460-5245

632 Candia Ave
Coral Gables, FL 33134
305.975.9035
AA#: 26004002
Lic.#: AR97896

Project address: 950 Hardee Road

Dear Board of Architects, Officer:

The intent of this application is to request to build the following:

- Covered Terrace
- Breezeway
- Summer Kitchen
- Cabana Bath
- & Pool

In this application we are seeking a certificate of waiver to allow the pool to encroach on the Side Street Setback along Manati Avenue. As outlined below, this lot experiences a severe hardship unlike any other lot in the neighborhood. This lot is a large lot and because it does not have a rear side, the setbacks along the back side of the residence restrict the addition of a pool to the lot. This lot's front street is Cellini Street and had not (1) one, but (2) two side streets and (0) zero rear property line.

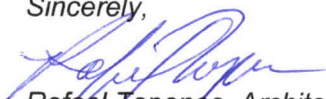
The Certificate of waiver would be required in order to allow for the accessory use structure, namely the pool to be built in the rear yard. As you will notice, the covered terrace, breezeway, summer kitchen and cabana bath all comply with the setback. Additionally, 2/3rd of the pool also complies with the setback. We are seeking an additional 5 feet to allow the pool to be of standard width and length. Lastly, the yard is fenced in with a buffer of a thickened hedge. We are also proposing to build the perimeter wall as shown between 2 columns to further comply with zoning on the visibility of the pool from the street side. Below is the necessary certificate of waiver(s) requests:

Certificate of Waiver request:

1. Reduction of side street setback where 15 feet is required along Manati Avenue:
 - a. Propose 10 feet for portion of pool and spa only, otherwise 15 feet to remain in effect.

This proposal otherwise is compliant with the City of Coral Gables Zoning Code standards such as lot coverage, height, accessory use structure setbacks, green area, F.A.R. and parking. This addition, except for (1) side street setback, would also be consistent (in massing) with accessory floor area, height and back building configuration otherwise permitted in all SFR neighborhoods such as this one.

Sincerely,



Rafael Tapanes, Architect