



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: _____

Property/Project Name: _____

Legal description: Lot(s) _____

Block(s) _____ Section(s) _____

Folio No. _____

Owner(s): _____

Mailing Address: _____

Telephone: _____ Fax _____

Other _____ Email _____ @ _____

Architect(s)/Engineer(s)/Contractor(s): _____

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: _____

Telephone: _____ Business _____ Fax _____

Other _____ Email _____ @ _____

Project Information

Project Description(s): _____

Estimated project cost*: _____

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

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



Board of Architects Review Application

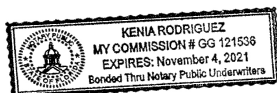
Applicant/Owner/Architect/Engineer Affirmation and Consent

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: Arturo Xiques		Agent/Owner Signature:	
Address: 748 Navarre Avenue, Coral Gables FL 33134			
Telephone: 3057930410		Fax:	Email: axiques@me.com
ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s)/Contractor(s) Print Name:		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address:		
	Telephone:		
	Fax:		
Email:			
STATE OF FLORIDA) SS COUNTY OF MIAMI-DADE) Sworn to or affirmed and subscribed before me this ____ day of Aug, in the year 20__ by <u>Arturo Xiques</u> 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 ____ 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	



Riesco, Juan

From: Ramos, Miriam
Sent: Monday, August 30, 2021 9:08 AM
To: Michael Katz
Cc: Art xiques; Ceballos, Gustavo; Lago, Vincente; Cabrera, Suramy; Riesco, Juan; Suarez, Cristina
Subject: RE: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

Good morning all,

Ms. Cabrera has informed our office that she does not feel comfortable approving the design without going through the Board of Architects (BOA). However, she is able to place the matter on the agenda for this Thursday's meeting. Should the BOA not approve, for some reason, our office is happy to walk you through the appeals process.

Sincerely,

Miriam Soler Ramos, Esq., B.C.S.

City Attorney

Board Certified by the Florida Bar in City, County, and Local Government Law

City of Coral Gables

405 Biltmore Way, 2nd Floor

Coral Gables, FL 33134

(305)460-5084 direct dial



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From: Michael Katz <mkatz@mkreg.com>
Sent: Friday, August 27, 2021 11:51 AM
To: Ramos, Miriam <mramos@coralgables.com>
Cc: Art xiques <ajxiques@constechconsultant.com>; Ceballos, Gustavo <gceballos@coralgables.com>; Lago, Vincente <vlago@coralgables.com>; Cabrera, Suramy <scabrera@coralgables.com>; Riesco, Juan <jriesco@coralgables.com>; Suarez, Cristina <csuarez@coralgables.com>
Subject: Re: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

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Thank you.
Michael

Michael Katz
MK Real Estate Group
150 Alhambra Circle
Suite 1240
Coral Gables, FL 33134
(305) 778-3838

On Aug 27, 2021, at 9:45 AM, Ramos, Miriam <mramos@coralgables.com> wrote:

Understood. I needed to know from Suramy what the status of the project was. Now that she has responded, we are connecting with her department to determine whether a covenant, as a condition of the permit, is an option that she feels comfortable with.

Miriam Soler Ramos, Esq., B.C.S.

City Attorney

Board Certified by the Florida Bar in City, County, and Local Government Law

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From: Art xiques <ajxiques@constechconsultant.com>

Sent: Friday, August 27, 2021 11:33 AM

To: Ramos, Miriam <mramos@coralgables.com>; Ceballos, Gustavo <gceballos@coralgables.com>; Lago, Vincente <vlago@coralgables.com>; Cabrera, Suramy <scabrera@coralgables.com>; Riesco, Juan <jriesco@coralgables.com>; Michael Katz <mkatz@mkreg.com>

Cc: Suarez, Cristina <csuarez@coralgables.com>

Subject: RE: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

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The reason I addressed the last e-mail to the City Attorney is that "hardship" is a legal term and "covenant" is a legal instrument that will protect the Beauty in the City Beautiful, hence the need for the City Attorney to issue a legal opinion, your reply just hit the play back button and we are back to the point of beginning, the permit starting date was 4/29/21, we have been at it 4 month, and hardship has been clearly demonstrated and the Covenant will guarantee the City Beautiful upon our passing that the shutters will be removed before the property is sold.

Thanks

Art Xiques / ConsTech

ajxiques@constechconsultants.com

305.336.7188

From: Michael Katz <mkatz@mkreg.com>

Sent: Friday, August 27, 2021 11:21 AM

To: Ramos, Miriam <mrmos@coralgables.com>; Art xiques <ajxiques@constechconsultant.com>; Ceballos, Gustavo <gceballos@coralgables.com>; Lago, Vincente <vlago@coralgables.com>; Cabrera, Suramy <scabrera@coralgables.com>; Riesco, Juan <jriesco@coralgables.com>

Cc: Suarez, Cristina <csuarez@coralgables.com>

Subject: Re: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

Dear Ms. Ramos,

With all respect, we must emphasize again that this is a matter of life and safety for two elderly and long time

residents of the city of Coral Gables. Mrs. Xiques suffered a major stroke and is essentially confined to her bedroom.

The dust and construction interior mess that would come with installing hurricane windows is beyond her body's ability to tolerate.

Accordion shutters are installed in the front elevation of homes everywhere in the city.

Mr. Xiques has them available to match the rest of his home and can be installed in days if this long delayed pending permit application were approved, forthwith.

As a 45 year resident of this community, I would find it very troubling that our city government- whose primary responsibility is to protect the wellbeing of its citizens- may be being hindered by such a minor and arbitrary issue of aesthetics.

Time is of the essence since hurricane season is upon us.

Best,

Michael Katz

Member, Florida Bar

Michael L. Katz

MK Real Estate Group, Inc.

150 Alhambra Circle, Suite 1240

Coral Gables, FL 33134

Tel: 305-476-0955 ext. 206

Cell: 305-778-3838

S&K Worldwide Realty, LLC

150 Alhambra Circle

Suite 1240

Coral Gables, FL 33134

(305) 476-0955 ext. 206

www.skwwrealty.com

From: "Ramos, Miriam" <mramos@coralgables.com>

Date: Friday, August 27, 2021 at 9:16 AM

To: Art Xiques <ajxiques@constechconsultant.com>, "Ceballos, Gustavo" <gceballos@coralgables.com>, Vince Lago <vlago@coralgables.com>, "Cabrera, Suramy" <scabrera@coralgables.com>, "Riesco, Juan" <jriesco@coralgables.com>

Cc: "Suarez, Cristina" <csuarez@coralgables.com>, MK <mkatz@mkreg.com>

Subject: RE: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

Good morning Mr. Xiques,

Copied here are the Development Services Director and the City Architect who can advise on their review process, etc.

Sincerely,

Miriam Soler Ramos, Esq., B.C.S.

City Attorney

Board Certified by the Florida Bar in City, County, and Local Government Law

City of Coral Gables

405 Biltmore Way, 2nd Floor

Coral Gables, FL 33134

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From: Art xiques <ajxiques@constechconsultant.com>

Sent: Wednesday, August 25, 2021 10:34 AM

To: Ceballos, Gustavo <gceballos@coralgables.com>; Lago, Vincente <vlago@coralgables.com>

Cc: Ramos, Miriam <mramos@coralgables.com>; Suarez, Cristina <csuarez@coralgables.com>; Michael Katz <mkatz@mkreg.com>

Subject: RE: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

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Do you have an update on the shutter issue, we understand people use "hardships" and a good excuse, in our case unfortunately we can support our hardship with the attached iMessage send on Nov 19,2019, 2:16 pm to then commissioner Lago praising Rescue 1, commissioner, Commissioner Lago forwarded to the Fire Chief and he replied to us, I am sure there is commendation letter on Rescue 1 file..

In addition if you read through the string of e-mails you will find that the City Beautiful integrity will be preserved with a Covenant stating the panels will be remove before selling the house

Thanking you in advanced for your consideration and positive prompt reply

Arturo J. Xiques

748 Navarre Ave. Permit App. BL-21-04-7988

Coral Gables

From: Michael Katz <mkatz@mkreg.com>

Sent: Thursday, August 12, 2021 10:58 AM

To: Ceballos, Gustavo <gceballos@coralgables.com>

Cc: Art xiques <ajxiques@constechconsultant.com>; Ramos, Miriam <mramos@coralgables.com>; Suarez, Cristina <csuarez@coralgables.com>

Subject: Re: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

Thank you very much for your consideration.

Best,

Michael Katz

Michael Katz

MK Real Estate Group

150 Alhambra Circle

Suite 1240

Coral Gables, FL 33134

(305) 778-3838

On Aug 12, 2021, at 8:47 AM, Ceballos, Gustavo <gceballos@coralgables.com> wrote:

Good morning Mr. Katz,

We are looking into the request below and once we have more information I will reach out to you.

Best regards,

Gus

Gustavo J. Ceballos, Esq., B.C.S.

Assistant City Attorney

*Board Certified by the Florida Bar in
City, County, and Local Government Law*

City of Coral Gables

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Main Phone: (305) 460-5218

Direct Dial: (305) 569-1852

Email: gceballos@coralgables.com

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From: Michael Katz <mkatz@mkreg.com>

Sent: Wednesday, August 11, 2021 10:37 AM

To: City Attorney <cityattorney@coralgables.com>

Cc: Art xiques <ajxiques@constechconsultant.com>

Subject: FW: Permit application / Shutters 748 Navarre Ave BL-21-04-7988/ attn Soler Ramos

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Dear Ms. Ramos,

I am writing you this letter as a friend of long time Coral Gables residents, Art Xiques and his infirmed wife, who reside at 748 Navarre. I too am a lifelong resident of Coral Gables, residing at 9560 Journeys End Rd, with my business office and law office located at 150 Alhambra.

We are asking that your good offices kindly consider the request below. I have previously discussed this matter with Mayor Lago.

He appeared very empathetic and said his offices would work on this—but several months have passed and we not heard any response. We now all find ourselves in the middle of Hurricane season. The accordion shutters are readily available for immediate installation.

The apparent cause for the slow down has been the over the minor matter of aesthetics, according to the city architect. His position is that the city should not permit accordion shutters because they are not attractive. As you may be aware, accordion shutters exist all over the city.

This is a matter of life and safety.

I am available anytime on my cell to discuss.

Best,

Michael Katz

Michael L. Katz

MK Real Estate Group, Inc.

150 Alhambra Circle, Suite 1240

Coral Gables, FL 33134

Tel: 305-476-0955 ext. 206

Cell: 305-778-3838

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www.skwwrealty.com

From: Art Xiques <ajxiques@constechconsultant.com>

To: MK <mkatz@mkreg.com>

Subject: Permit application / Shutters 748 Navarre Ave BL-21-04-7988

On April 28, 2021 we applied for a permit to allow us to put up a limited number of accordion shutters on windows on the front elevation of the house, to replace existing steel storm panels.

We were requesting permission to do so due to a hardship. I will be turning 75 years old in a few days, and my wife who is also 75 had a severe stroke a little over a year ago, from which she has not fully physically recovered (as her therapies were all suspended in March due to COVID-19). We cannot replace the windows, as construction (and dust /debris) on that scale would be detrimental to my wife's health.

Additionally we are willing to agree to a covenant, that prior to the sale of the residence, any accordion shutters of the front elevation will be removed and replaced with storm panels or impact resistant windows.

it is obvious from several residences in the neighborhood that there is, in fact, not a blanket prohibition on accordion shutters on the front elevation of a home. (see photos attached). Now, where we stand is that the City Architect has rejected our request (with only limited information) and with no explanation as to why our home should not be entitled to accordion shutters like the others we've seen (given our circumstances).

Art Xiques / Constech
ajxiques@constechconsultants.com
305.336.7188

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