



Board of Architects Review Application



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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: 8860 Hammock Lake Court, Coral Gables FL 33156

Property/Project Name: Grossman Residence

Legal description: Lot(s) 1. See attached Survey with legal description of Parcel 1, 2 & 3.

Block(s) 3 Section(s) n/a

Folio No. 03-5106-002-0080

Owner(s): Blake & Monica Grossman

Mailing Address: 8860 Hammock Lake Court, Coral Gables FL 33156

Telephone: 850-661-1635 Fax n/a

Other n/a Email monicalgrossman@gmail.com

Architect(s)/Engineer(s)/Contractor(s): ZW Jarosz Architect PA & Jarosz Development Corporation

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 3326 Mary Street, Suite 500, Coconut Grove, FL 33133

Telephone: 305-446-0888 Business n/a Fax 305-447-1177

Other n/a Email info@jaroszarch.com & office@jaroszarch.com

Project Information

Project Description(s): Modification to existing house and additional structure in the rear of the building.

Estimated project cost*: 1,000,000.00

(*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: Z.W. Jarosz Architect P.A. & Jarosz Development Corporation		Agent/Owner Signature: 
Address: 3326 Mary Street, Suite 500, Coconut Grove, FL 33133		
Telephone: 305-446-0888	Fax: 305-447-1177	Email: info@jaroszarch.com & office@jaroszarch.com
ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s)/Contractor(s) Print Name: Z.W. Jarosz Architect P.A. & Jarosz Development Corporation	Architect(s)/Engineer(s)/Contractor(s) Signature: 
	Address: 3326 Mary Street, Suite 500, Coconut Grove, FL 33133	
	Telephone: 305-446-0888	Fax: 305-447-1177
	Email: info@jaroszarch.com & office@jaroszarch.com	

STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this 18 day of June in the year 2021 by Zbigniew Jarosz who has taken an oath and is personally known to me or has produced personally known as identification.

My Commission Expires:

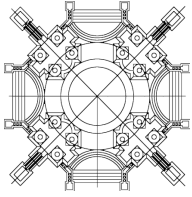


STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

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



Z.W. Jarosz Architect P.A.

3326 mary street, 5th floor

coconut grove, florida 33133

(305) 446.0888, fax (305) 447.1177

8860 Hammock Lake Court

Letter of Intent

8860 Hammock Lake Court Residence is a single-family home designed by Z.W. Jarosz Architect P.A. around 1990. The current owners wanted to make some additions, remodel certain areas in the interiors, update the building's windows, doors & roof material and add an additional guest house in the backyard. They were very adamant about keeping the feel and style of the house, hence contacted the original architect for these services.

The style of this residence is a Mediterranean Revival very much following the style of the classic Coral Gables Residences. Our intent is to keep the typical Mediterranean characteristics in the residence; arched windows & doors, wrought iron details, clay roof tiles, stucco walls and outdoor living areas, while updating some of the interiors to accommodate the new owners needs and desires.

The front façade will stay true to how it is now only extending one of the areas to allow for an interior elevator. In the back façade we will be opening some of the windows to allow for further light in the interiors. The owners requested to add an additional structure by the pool to accommodate a guest suite and gym. This pool "Casita" presents a flat roof with abundant landscaping, following the owners' preferences of visually maintaining the original landscape area. The total square footage of the two-story structure is 8,645.12.

Zbigniew W. Jarosz

AIA 8223



Z. W. JAROSZ ARCHITECT, P. A.
3326 Mary Street 5th Floor
Miami, Florida 33133
(305) 446. 0888, fax (305) 447.117
www.jaroszarch.com

September 10th, 2021

Re: Pre-BOA Comments Response sheet.

Grossman Residence
Job address: 8860 Hammock Lake Ct., Coral Gables, FL 33156
File number: AB21068197

Rev 1 – Responses

Zoning Comments

1. Proposed guesthouse will not be allowed. As per section 3-305 a guesthouse will only be allowed in a residential estate (see definition below). " residential estate means a single-family residential site comprising an area of not less than one and one half (1½) acres and having a minimum lot width of two hundred (200) feet and a minimum lot depth of two-hundred-fifty (250) feet. No single-family residence having a minimum square foot floor area of less than four thousand two hundred and seventy-three (4,273) square feet shall be designated as a residential estate. Except as provided for in these regulations a residential estate shall abide by all rules and regulations applicable to the sfr district.

Response: See revised plan A1.01, A1.02 and A2.04 for a proposed Gym, Massage Therapy Space.

2. Project exceeds allowed site-specific accessory allowance. As per site specifics the five (5%) percent accessory structure allowance will be of the rear yard area vs. The total lot size. Plans must show the rear yard area and calculate five (5%) percent of that amount. Pool will be included in the accessory allowance. " as per definitions rear yard means the unoccupied area extending across the full width of the lot between the main building and the rear line of the lot, except in the case of a side street.

Response: See revised plan A1.01, A1.02 and A2.04 for a proposed Gym, Massage Therapy Space.

3. Plans show a trellis/carport in the fifty (50) foot required front setback. Need to provide permit number for trellis/carport in the required setback, if no permit is found then structure will not be allowed.

Response: See plan A1.01 and A2.03 for a note that indicates existing trellis removal.

4. Need to provide details of proposed trellis for service room addition. See section 5-309 for requirements.

Response: See plan A2.05 for a propose Trellis details.

5. Need to fill out landscape legend (see brown folder).

Response: N/A

6. Tree root protection fencing must be installed around trees in the city swale and inside the private property to protect their root systems and trunks prior to construction and left in place through final inspection of work. See details available for download on the city website.

Response: See plan A1.03 for a proposed tree protection plan.

7. Note that the existing landscape will be inspected and will be required to meet the minimum requirements of the zoning code article 6 at time of final inspection. The owner at the time of final inspection may be required to add trees, shrubs or sod to the site in order to meet this requirement, since a landscape plan is not provided in this submittal.

Response: N/A

8. Note that the swale is the responsibility of the owner to excavate, de-compact, regrade to a concave profile to retain water runoff, then replant with sod or other non-woody groundcovers that will be maintained by the owner less than 24" height at the end of construction. Refer to the swale planting guidelines also on the city website.

Response: N/A