



To: Jorge L. Navarro; Lucia Dougherty

From: Craig E. Leen, City Attorney for the City of Coral Gables

RE: Legal Opinion Regarding Request for Interpretation / Biltmore Manor

Date: June 10, 2016

I have considered the matter, analyzed your request for interpretation, and reviewed CAO 2014-056. Pursuant to section 2-702 of the Zoning Code, as well as sections 2-201(e)(1) and (8) of the City Code, I am hereby informing the Planning & Zoning Director of my opinion, interpretation, and ruling that I am in agreement with the attached request for interpretation. I agree that the ancillary design elements and cantilevered building features discussed in your letter should be treated as ancillary lot coverage. It is my understanding that the Planning & Zoning Director concurs as well. It is also my understanding that the Board of Architects required these design elements to be included in the project as a matter of aesthetics. My office has consistently taken the position that an applicant should not be penalized for complying with reasonable aesthetic modifications required by the Board of Architects as conditions of approval, and that the Zoning Code should be interpreted consistently with this purpose to promote aesthetics. This opinion, interpretation, and ruling is consistent with this principle.

A copy of CAO 2014-056 is available at the following link:

<http://coralgables.com/modules/showdocument.aspx?documentid=15293>

May 3, 2016

Mr. Craig Leen, Esq.
City Attorney
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Mr. Ramon Trias
Planning & Zoning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

**Re: Property Located at 1228 Anastasia Avenue, Coral Gables, Florida /
Compliance of Biltmore Manor Project with Lot Coverage Requirements**

Dear Craig and Ramon:

Our office represents Gables on the Green II, LLC (“Owner”) in connection with the redevelopment of the above referenced property (“Property”) with a 11-unit multi-family residential project (“Project”). The Property is being redeveloped consistently with its Residential Multi Family Low Density land use status and MF2 zoning designation (“Project”). A copy of the permit drawings for the Project (“Permit Drawings”) is attached as **Exhibit “A”**. On behalf of the Owner, we are requesting formal confirmation that the Project, as reflected in the Permit Drawings, is in conformance with applicable Lot Coverage requirements.

BACKGROUND

Section 4-103 of the City’s Zoning Code permits principal buildings in the MF2 District to occupy up to thirty-five (35) percent of a building site (“Principal Lot Coverage”). Additionally, this Section permits an additional ten (10) percent of ground area coverage for auxiliary buildings or structures (“Ancillary Lot Coverage”). Pursuant to Article 8 of the Zoning Code, an accessory structure is defined as a use which: (1) is subordinate to and serves a principal use; (2) is subordinate in area, extent, and purpose to the principal use served; (3) contributes to the comfort, convenience or necessities of the users or occupants of the principal use; and (4) is located on the same building site as the principal use.¹ Additionally, Article 4, Table 2 of the Zoning Code lists the types of accessory uses permitted in each Zoning District.

As explained below, the features of the Project we seek to exclude from the calculation of the Principal Lot Coverage (“Ancillary Design Elements”) meet the definition of accessory

¹ The term “auxiliary structure” is not specifically defined in Article 8 of the Zoning Code. Instead, these terms are used interchangeably throughout the Zoning Code as illustrated by the reference to swimming pools as an auxiliary structure in Section 4-103(D)(7) and the definition of swimming pools as an accessory use in Article 4, Table 2.

structures under the Zoning Code and are therefore considered Ancillary Lot Coverage for purposes of exclusion from lot coverage calculations.

ANALYSIS

The Ancillary Design Elements include the main canopy entrance with open air atrium, the private elevator shafts, the unenclosed private balconies and the elevated open air walkways with related public elevator identified in green in Exhibit "B" attached hereto. These building features are not required for the development of the Project under either the Zoning Code or Florida Building Code as confirmed by the correspondence from the Project Architect attached hereto as Exhibit "C". In essence, the Project may be constructed without the Ancillary Design Elements since they are subordinate to the principal residential use at the Property. However, these features serve to enhance the overall architectural design and quality of the Project while improving the comfort and convenience of its residents. Additionally, the Board of Architects (BOA) approved these elements as part of the Project during the building permit review process.

I. Ancillary Design Elements Not Counted Towards Principal Lot Coverage.

1. Canopy Entrance.

The canopy entrance is an accessory decorative structure that serves to facilitate pedestrian access from the principal building and provide a roof like cover to shield residents and visitors from the elements. It is not an integral part of any of the residential units at the Property. This feature essentially serves as a canopy structure which is expressly defined to be an accessory use under Article 4, Table 2 of the Zoning Code.² Accordingly, the Canopy Entrance qualifies for inclusion as part of the Ancillary Lot Coverage for the Project.

2. Private and Public Elevators with Open Air Walkways.

Pursuant to FBC 2014 Accessibility Code, buildings with three (3) stories or less measured from an accessible plaza level that is accessible by a ramp do not require elevators to be provided. Section FBC 2014 Building Code further provides that R2 occupancies with a basement, first, second and third floor with a maximum of 4 dwelling units/floor require only one stair to be provided. As reflected in the Permit Drawings, the Project consists of a 3-story building with a maximum of 4 dwelling unit per floor. Accordingly, the private and public elevators with open air walkways are neither a necessary means of access for the Project nor required for the construction of the residential building at the Property. Instead these features have been incorporated into the Project to provide the residents with a convenient and comfortable alternative form of access between the residential units and common areas. As such, the private and public elevators with open air walkways qualify as an ancillary structure and are entitled for inclusion as part of the Ancillary Lot Coverage for the Project.

² A "canopy" is defined under Article 8 of the Zoning Code to mean a roof-like cover, including freestanding structures where permitted, or an awning that projects from the wall of a building used as a shelter or carport, or over a door, entrance or opening for the purpose of shielding persons and/or vehicles from the rays of the sun, rain and like elements of weather.

3. Unenclosed Private Balconies.

As part of the Project, the Owner has incorporated an unenclosed private balcony to serve the residential units at the Property. The balconies are not a required Zoning or Building Code element and are intended to provide the residents with an outdoor space that will contribute to their overall comfort and enjoyment. The balconies are also subordinate in area and extent to the principal use served since it only comprises four (4) percent of the interior residential square footage at the property.³ Additionally, the BOA approved the balconies as part of the building permit review process in order to provide building articulation and enhanced architectural design elements along the principal street frontage and the abutting golf course.

II. **Cantilevered Building Features Exempted from Principal Lot Coverage.**

In addition to the above, the Project has a couple of cantilevered design features of the building that do not exceed five feet but were requested by the BOA, City Architect and Zoning Director in order to enhance the design of the Project. Section 4-103(D)(7) of the Zoning Code governs the ability to incorporate cantilevered design features and roof overhangs into a building within the MF2 District. This Section provides that “[c]antilevered portions of the building above the ground floor or roof overhangs *that are greater than five (5) feet* shall be computed in the calculation of the ground area coverage of the principal building.” It is our view that the Code exempts from Principal Lot Coverage all cantilevered building projections that are less than 5 feet not just roof overhangs. These are identified in green in Exhibit “B” (“Cantilevered Building Features”). In essence, the limitation regarding projections greater than 5 feet is applied to both cantilevered portions of the building and roof overhangs.

An interpretation to this effect allows for the implementation of a better designed project by allowing the BOA to approve such building projections when deemed architecturally appropriate. As illustrated by the attached Permit Drawings, the Ancillary Design Elements and Cantilevered Building Features enhance the overall design and aesthetics of the Project and are therefore appropriate for exclusion from the Principal Lot Coverage. An interpretation to the contrary would result in an inferior quality project and diminished aesthetics which is inconsistent with the intent of the Zoning Code.

Furthermore as a matter of statutory construction, there is no punctuation mark (such as a comma) after the clause “[c]antilevered portions of the building above the ground floor” that would preclude the modifier “that are greater than five (5) feet” from applying to this initial clause along with the “roof overhangs” clause. A common-sense construction of this entire provision should govern. The target of this provision is to exclude from the ground area coverage calculation any objects that would protrude less than 5 feet from the ground floor surface area. Whether the object is a cantilevered portion of an above-ground floor or a roof overhang should not matter. From a common-sense standpoint, there would be no practical basis

³ The two (2) balconies on the West side of the Project consist of 98 SF each as compared to a total interior residential space of 4,831 SF. The two (2) balconies of the East side of the Project consist of 108 SF each as compared to a total interior residential space of 4,704 SF.

for distinguishing between these two objects, both of which extend less than 5 feet from the ground floor, in calculating ground area coverage.⁴

Indeed, reading the provision in the manner that the five foot cap applies only to roof overhangs, but not to cantilevered portions of the building above the ground floor, actually would re-arrange the words of this provision or add a punctuation mark to the provision where none exists. This results in a prohibited departure from the natural meaning of the language used in this Section.⁵ In other words, adding a comma after the first clause (“[c]antilevered portions of the building above the ground floor”) or moving the entire second clause (“roof overhangs that are greater than five (5) feet”) to the beginning of the sentence and *before* the disjunctive “or” would have made it clear that the 5 foot exemption would only apply to roof overhangs.

Lastly, since zoning regulations are in derogation of private ownership rights, general zoning law provides that zoning ordinances are to be **construed** broadly **in favor of the property owner** absent clear intent to the contrary.⁶ Therefore, if there is any ambiguity in Section 4-103(D)(7), it is to be construed in favor of the property owner and the minor cantilevered projection of the Project excluded from Principal Lot Coverage.

III. Board of Architects Approvals.

As discussed above, the design of the Project was accomplished as a result of several meetings before the BOA and with the direction of the City Architect and Zoning Director.⁷ Section 2-301 of the Zoning Code vests the BOA with the authority to “ensure that the City’s architecture is consistent with the City’s regulations and to preserve the traditional aesthetic character of the community.” Additionally, Section 5-603 of the Zoning Code establishes that the BOA is responsible for determining whether development applications satisfy the Design Review Standards set out in Article 5, Division 6 of the Zoning Code and to “require from the designing architect such changes as would bring the design into conformity.” It was pursuant to this authority that the BOA required Ancillary Design Elements and Cantilevered Building Features be incorporated into the design of the Project for purposes of enhancing the overall aesthetics and architectural quality of the proposed structure at the Property.

Particularly, the canopy entrance was approved by the BOA to serve as an architecturally significant element that would enhance the façade of the building while the cantilevered portions of the building were intended to enhance building articulation along the street frontage. The incorporation of the open air walkways into the design of the Project resulted from several collaborative meetings with the Zoning Director and City Architect and was subsequently

⁴ Courts “are duty-bound to avoid an absurd, illogical or unreasonable construction of a statute.” *Brock v. Garner Window & Door Sales, Inc.*, 2016 WL 830452, at *1 (Fla. 5th DCA Mar. 4, 2016). Rules of statutory construction apply with equal force and effect to the construction of local ordinances. *Brown v. Saint City Church of God of Apostolic Faith, Inc.*, 717 So. 2d 557, 559 (Fla. 3d DCA 1998).

⁵ *State v. Thomas*, 133 So. 3d 1133, 1135 (Fla. 5th DCA 2014).

⁶ 7 Fla. Jur.2d *Building, Zoning and Land Control* § 59 (1978).

⁷ The City Architect is responsible for reviewing and submitting recommendations regarding the design of new buildings in accordance with procedures in Art. 3 and standards in Art.5, Divisions 6. Section S 2-706.

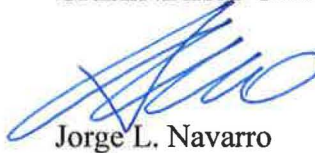
approved by the BOA to improve the scale and massing of the building.⁸ The removal of these Ancillary Design Elements and Cantilevered Building Features would significantly diminish the architectural design standards that were approved for the Project by the BOA.

CONCLUSION

Based on the foregoing, we ask that you please confirm our understanding that the Ancillary Design Elements and Cantilevered Building Features as depicted in the Permit Drawings shall be computed as part of the Ancillary Lot Coverage for the Project. We appreciate your assistance with this matter. Should you have any questions or require additional information, please do let us know.

Sincerely,

GREENBERG TRAUIG



Jorge L. Navarro

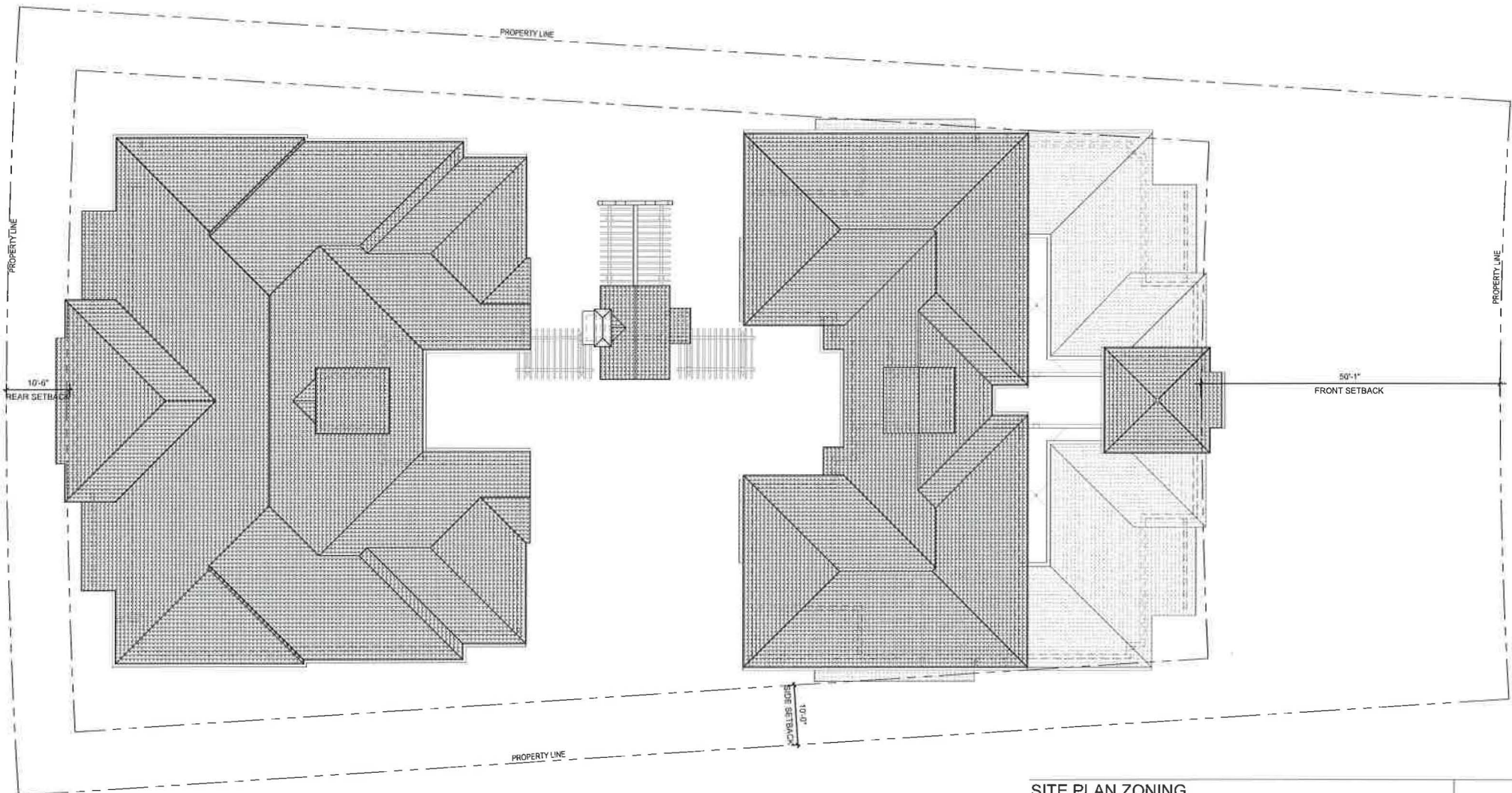
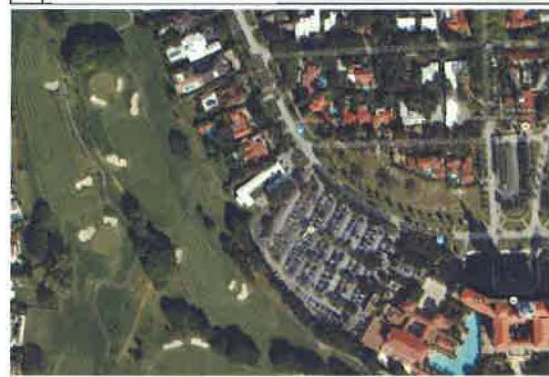
⁸ Pursuant to Section 5-603(C) of the Zoning Code, the architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within a specified area. Architectural context allows for differences in height, scale, massing, and separation between building and style, when such differences contribute to the overall harmony and character of the area.

EXHIBIT “A”

1 CORAL GABLES ZONING MAP



2 BIRD'S EYE VIEW



SITE PLAN ZONING 3/32" = 1'-0" 1

3 GENERAL SITE INFORMATION

PROPERTY ADDRESS	1228 ANASTASIA AVENUE CORAL GABLES, FLORIDA 33134
LEGAL DESCRIPTION	LOTS 20 AND 21, BLOCK 7, CORAL GABLES COUNTRY CLUB SECTION PART ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 108 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOLIO NO. 03-4118-003-1010
TOTAL LOT AREA	29,000 SQ. FT. BY LOT LINES ON SURVEY

4 ZONING INFORMATION

ZONING DISTRICT	(MF2) MULTI-FAMILY 2 DISTRICT
OVERLAY	COUNTRY CLUB SECTION PART ONE

5 DENSITY

DESCRIPTION	MAX. ALLOWED	PROVIDED
PER COMPREHENSIVE PLAN, 20 DU/AC	.66 X 20 = 13.2	11

6 SETBACKS

DESCRIPTION	LOCATION	ZONING CODE	REQUIRED	PROVIDED
FRONT (NE)	ANASTASIA AV.	A-30 B. 3.	50'-0"	50'-1"
SIDE (NW)	PRIVATE PROP. (SFR)	4-103 D. 5. b.	10'-0"	10'-0"
SIDE (SE)	PRIVATE PROP. (S)	4-103 D. 5. b.	10'-0"	10'-0"
REAR (SW)	PRIVATE PROP. (S) GOLF COURSE	4-103 D. 5. c.	10'-0"	10'-6"

7 GROUND AREA COVERAGE

LOT AREA	MF2 F.A.R.	ALLOWED	PROVIDED
29,000 SQ. FT.	35% BUILDING	10,150 SQ. FT.	10,085 SQ. FT.
	10% AUXILIARY	2,900 SQ. FT.	2,327 SQ. FT.

8 FLOOR AREA (F.A.R.)

LOT AREA	MF2 F.A.R.	ALLOWED	PROVIDED
29,000 SQ. FT.	1	29,000 SQ. FT.	28,937 SQ. FT.

9 HEIGHT RESTRICTIONS

DESCRIPTION	MAX. ALLOWED AS PER 4-103 D-10-b	PROVIDED
MAX. HEIGHT	3 FLOORS OR 45 FT. WHICHEVER IS LESS	35'-3"

10 SITE SPECIFIC ZONING REGULATIONS

CODE	DESCRIPTION	PROVIDED
A-30 A. 1.	BUILDING SITES: TWO (2) PLATTED LOT MIN. FOR SITES FACING A GOLF COURSE	TWO (2) SEE LEGAL DESCRIPTION
A-30 B. 3.	50 FT. MINIMUM FRONT SETBACKS FACING UPON ANASTASIA AV. IN BLOCK 7	50'-1" SEE SETBACKS CHART

11 PARKING REQUIREMENTS

DESCRIPTION	VALUE	ZONING CODE	REQUIRED	PROVIDED
STUDIO, 1 & 2 BRM.	1.75 PER UNIT	5-1409 B. 1.	N/A	
3 BEDROOM +	2.25 PER UNIT	5-1409 B. 1.	11 X 2.25 = 25	27 + 5 TANDEM
HANDICAP	26 TO 50 SPACES FBC	A.C. 208.2	2	2
TOTAL PARKING SPACES INCLUDING HANDICAP = 34				

ANASTASIA AVENUE



OWNER
Gables on The Green II, LLC
782 NW 42ND AVE, SUITE 650
MIAMI, FL 33126



ARCHITECT
791 Park of COMMERCE BLVD.
SUITE 400
BOCA RATON, FLORIDA 33487
(T) 561 988 4002
(F) 561 988 3002
PGAL TBPE REG. No. F-2742
www.pgal.com
CONSULTANT

PROJECT TITLE
BILTMORE MANOR
PROJECT LOCATION
1228 ANASTASIA AVENUE
CORAL GABLES, FL 33134
SUBMITTAL HISTORY
2 CITY BUILDING REVIEW COMMENTS 04/26/16

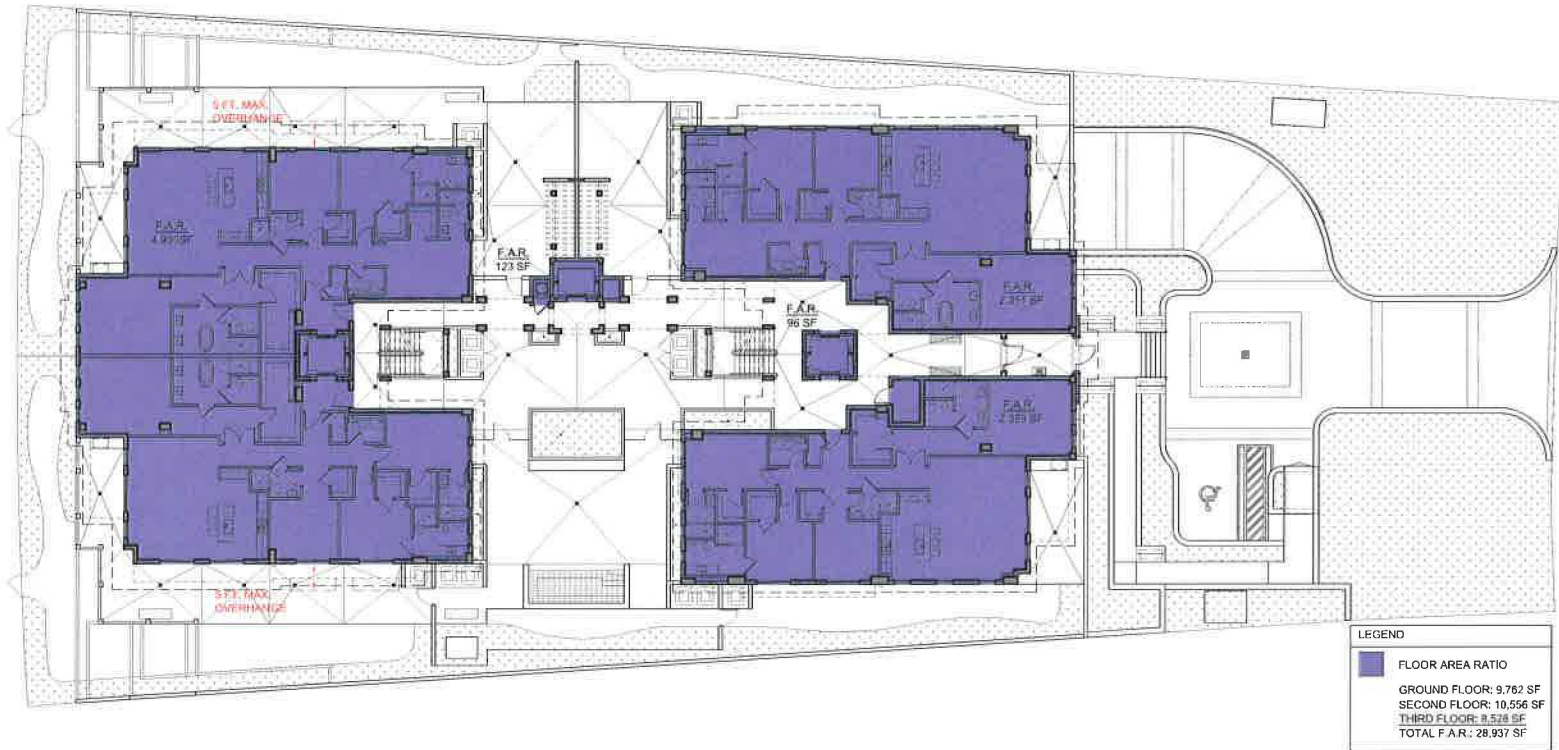
Pierce Goodwin Alexander & Linville
New Orleans | Mexico City
Las Vegas | Los Angeles
Houston | Dallas | Boston | Atlanta | Austin | Boca Raton
REGISTRATION No. AR10011
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APRIL 25, 2016
PROJECT NUMBER
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CURRENT DOCUMENT STAGE
100% CONSTRUCTION DOCUMENTS
CURRENT ISSUE DATE
11/17/15
SHEET TITLE
PROJECT DATA
SHEET NUMBER

A1.01



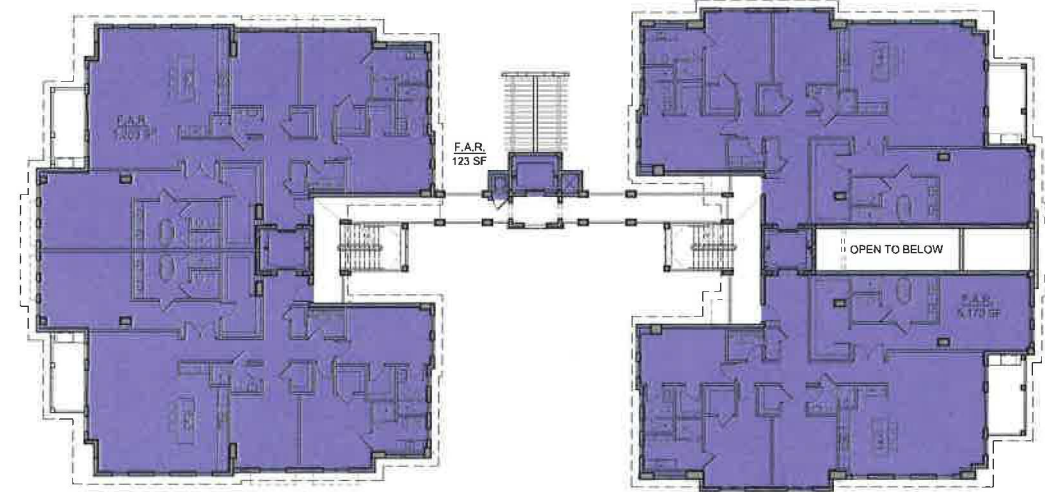
EXHIBIT “B”

Project Goodwin Alexander & Luville
Los Angeles | New Orleans | Mexico City
Houston | Dallas | Boston | Boca Raton | Atlanta | Austin



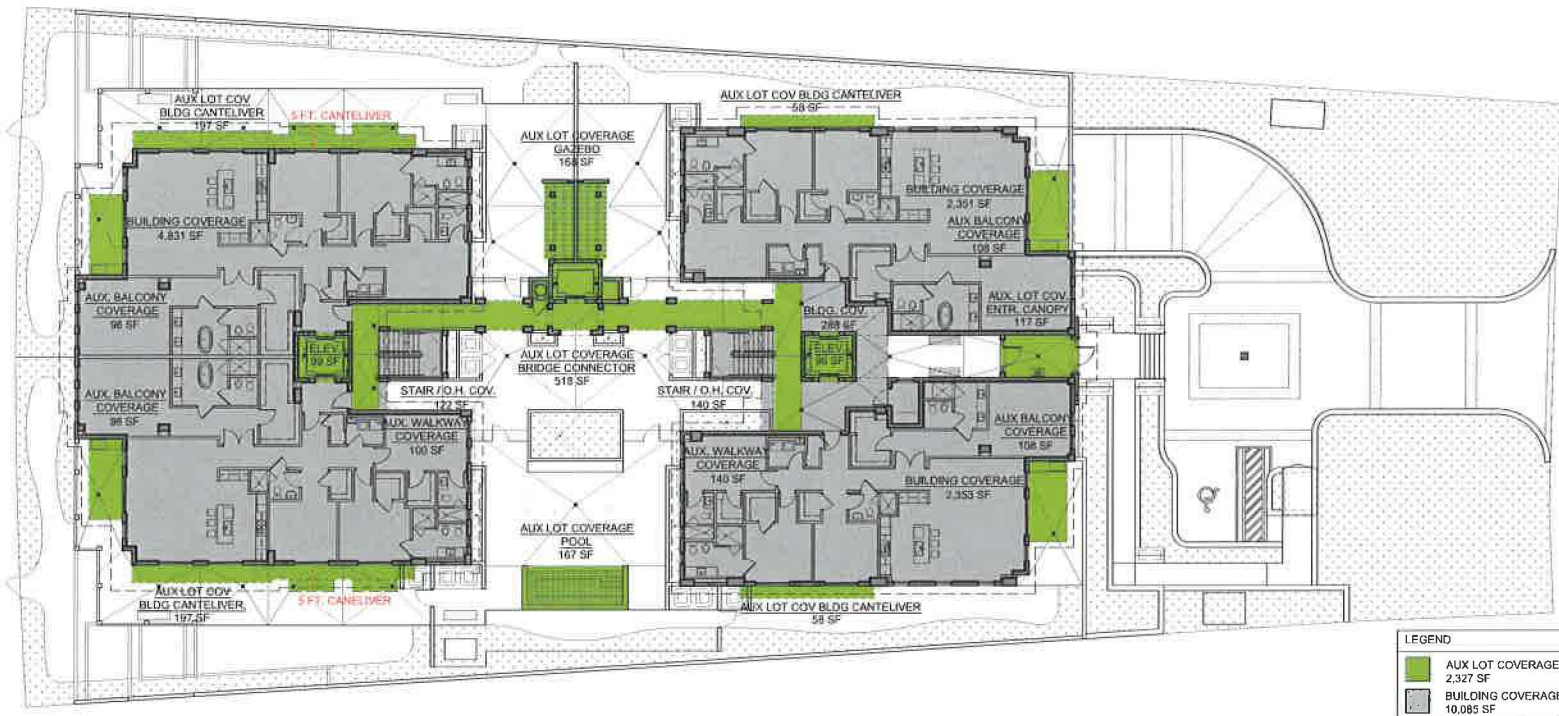
FAR ILLUSTRATED: GROUND LEVEL FLOOR PLAN

1/16" = 1'-0" 1



FAR ILLUSTRATED: SECOND LEVEL FLOOR PLAN

1/16" = 1'-0" 2



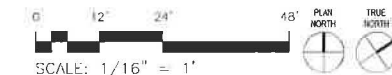
LOT COVERAGE - GROUND LEVEL FLOOR PLAN

1/16" = 1'-0" 4



FAR ILLUSTRATED: THIRD LEVEL FLOOR PLAN

1/16" = 1'-0" 3



DATE: 11/17/15
 DRAWN BY: M. FERRELL
 CHECKED BY: S. J. FERRELL
 PROJECT: 1002803.00 - BILTMORE MANOR

EXHIBIT “C”

May 1, 2016

Mr. Oscar Roger
President
Gables on the Green II, LLC
782 N.W. 42nd Avenue, Suite 550
Miami, FL 33126

Re: Biltmore Manor
Auxiliary Lot Coverage
PGAL Project No. 1002803

Mr. Roger:

For the Biltmore Manor project, auxiliary lot coverage elements include such items as the main entrance with open atrium, identified as a covered entrance canopy, gazebo, cantilevered building elements, pool, living room balconies, private elevators and elevated building connector with public elevator. Please refer to the green highlighted areas on sheet A1.02. The private elevators and elevated building connector/public elevator are not required by the building code. Per FBC 2014 Accessibility Code, 3 stories or less measured from the accessible plaza level that is accessible by a ramp, do not require elevators. Per FBC Building Code 2014, R2 occupancies with a basement, first, second and third floor with a max of 4 dwellings units/ floor only require one stair. Therefore, the bridge is not a necessary means of access to a second stair and both elevators and elevated building connector can be considered auxiliary use.

Sincerely,


Bruno Phillips
Senior Associate

CITY OF CORAL GABLES

OFFICE OF THE CITY ATTORNEY

- LEGAL OPINION AND INTERPRETATION -

TO: RAMON TRIAS DATE: December 8, 2014
DIRECTOR OF
PLANNING & ZONING

FROM: 
CRAIG E. LEEN
CITY ATTORNEY

SUBJECT: 1228 ANASTASIA
AVENUE

My office has been asked to provide a legal opinion and interpretation as to whether 1228 Anastasia Avenue can be redeveloped consistently with a Residential Multi Family Low Density land use status and MF2 zoning designation. I have reviewed the matter, including the attached letters, and have conferred with the Directors of Planning & Zoning and Historical Resources, and note their concurrences with this analysis.

Pursuant to section 2-201(e)(1) and (8) of the City Code, and section 2-702 of the Zoning Code, it is my opinion that the property can be redeveloped consistently with a Residential Multi Family Low Density land use status and MF2 zoning designation. In my view, this is a pure legal question, and not a discretionary matter, for two reasons:

(1) Article 6 of the Zoning Code relating to non-conforming uses, including improvements to non-conformities, supports continued treatment of the property as a multi-family low density/MF2 use, notwithstanding its present land use designation as single family (please note, the land use designation is inconsistent with the property's zoning designation of MF2, as well as its longstanding use; please see paragraph (2) below for further analysis as to this point). I would note that the proposal is an improvement to an existing non-conformity in that the proposed multi-family low density building has less density than the current multi-family low density building that is presently on the property. Accordingly, the proposal will reduce the impact of the non-conforming use. Section 6-101 expressly allows modifications of non-conforming

uses, and encourages improvements to existing non-conformities. I would also note that the legally non-conforming use remains consistent with the zoning designation for the property. In these circumstances, it is my opinion that Article 6 permits this continuation and improvement of the non-conforming use.

(2) Even if it were not a legally non-conforming use, the record reviewed by the City indicates that the property once had a land use designation of Residential Multi Family Low Density, that the property still has a zoning designation of MF2, and that there is no basis identified in the record supporting the original change in the land use map from multi-family low density to single family, indicating that this was originally a scrivener's error that is now correctible under section 2-201(e)(9) of the City Code.

In light of the circumstances stated above, it is my opinion that the property can be redeveloped consistently with a Residential Multi Family Low Density land use status and MF2 zoning designation. This opinion is consistent with the one issued on October 28, 2014, which remains in effect, and is final with the issuance of this opinion.

October 15, 2014

VIA HAND DELIVERY

Mr. Craig Leen, Esq.
City Attorney
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Mr. Ramon Trias
Planning & Zoning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Supplemental Submittal / Request to Correct Scrivener's Error in the City's Comprehensive Plan Future Land Use Map / Property Located at 1228 Anastasia Avenue, Coral Gables, Florida

Dear Messieurs Leen and Trias:

Thank you for taking the time to meet with us and our client, Gables on the Green II, LLC ("GOGII"), regarding the redevelopment of the above referenced property ("Property") with a 3-story, 10 unit multi-family residential project ("Project"). As discussed in our meeting, we believe that the City's Future Land Use Map contains a drafting error ("Scrivener's Error") which incorrectly shows that the Property is designated Residential Single Family Low Density ("Single Family Residential") when the historical uses and land use designations clearly demonstrate that the Property has always been authorized for Residential Multi-Family Low Density ("Multi-Family Residential") land uses.

This letter is intended to supplement our original correspondence dated September 9, 2014 on behalf of GOGII, which requested confirmation of your initial determination that a Scrivener's Error exists in the City's Future Land Use Map and that the Property can be redeveloped in accordance with the existing Multi-Family 2 District ("MF2") zoning regulations. Since our meeting last week, our office has undertaken an extensive review of the Property records on file with the City Clerk's office. Specifically, our office has reviewed the following documents (collectively referred to as the "City Records"):

1. Minutes of the June 22, 1988 Special Workshop Meeting of the 1989 Comprehensive Plan.

2. Minutes of the August 19, 1988 City Commission Meeting of the 1989 Comprehensive Plan.
3. Minutes of the February 14, 1989 Public Hearing on First Reading of the 1989 Comprehensive Plan, attached as **Exhibit "A"** ("Hearing Transcripts").
4. Minutes of the February 16, 1989 Public Hearing on Second Reading of the 1989 Comprehensive Plan, attached as **Exhibit "B"**.

As summarized below, our research supports the existence of the Scrivener's Error and confirms that the Property is designated for Multi-Family Residential land uses under the City's Future Land Use Map.

ANALYSIS

1. COMPREHENSIVE PLAN APPROVAL HISTORY.

A. 1980 Comprehensive Plan.

On April 29, 1980, the City Commission adopted the "City of Coral Gables Comprehensive Plan 1978-2000" pursuant to Ordinance No. 2345, attached as **Exhibit "C"** ("1980 Future Land Use Map"). Pursuant to the 1980 Future Land Use Map, the Property was designated for Apartment uses at the time the Comprehensive Plan was originally adopted by the City. However, under the current version of the City's Future Land Use Map, the Property is incorrectly shown as being Single Family Residential rather than Multi-Family Residential. Based on a review of the City Records, we believe this discrepancy is the result of a scrivener's error made by City staff when the 1989 Future Land Use Map was prepared.

Specifically, due to the small size of the Property, the Property's historical Multi-Family Residential land use designation was inadvertently changed by City staff during the drafting of the 1989 Future Land Use Map.¹ This Scrivener's Error has in turn been replicated in subsequent reiterations of the City's Future Land Use Map and has never been corrected. Accordingly, the existing and historically authorized Multi-Family Residential land uses on the Property are not properly documented on the current version of the City's Future Land Use Map.

B. 1989 Comprehensive Plan.

On February 16, 2014, the City Commission adopted certain amendments to the 1980 Comprehensive Plan pursuant to Ordinance No. 2827, attached as **Exhibit "D"** ("1989 Comprehensive Plan Amendments"). As evidenced by the City Records, the proposed changes to the 1980 Future Land Use Map that were adopted by the City Commission as part of the 1989 Comprehensive Plan Amendments did not include the Property or affect its original Multi-

¹ The Property is comprised of 2 platted lots and is less than 1 acre in size.

Family Residential land use designation. Additionally, any purported changes to the Property's Multi-Family Residential land use designation under the 1989 Comprehensive Plan Amendments would be void for defective notice and thus tantamount to a taking of the owner's property rights without due process of law.

- i. *The City Records confirm the Property was not the subject of any Future Land Use Map changes made during the 1989 Comprehensive Plan Amendments.*

The City Records for the 1989 Comprehensive Plan Amendments clearly indicate that the Property's Future Land Use Map designation was not intended to be changed from Multi-Family Residential to Single Family Residential. First, as evidenced by the Map attached as **Exhibit "E"**, the Property was not identified as one of the areas that were recommended to be changed by the Land Use Task Force as part of the 1989 Comprehensive Plan Amendments. Secondly, the Hearing Transcripts, previously attached as **Exhibit "A"**, demonstrate that the Property was not the subject of any Future Land Use Map changes considered as part of the 1989 Comprehensive Plan Amendments. The Property is not referenced in any of the City Records and is not identified in any of the Maps showing the changes proposed under the 1989 Comprehensive Plan Amendments.

Additionally, the Hearing Transcripts establish that the City Commission was not in favor of "downzoning" any properties and actually intended to maintain the "status quo" of existing development rights within the City.² The City Commission expressed several concerns throughout the Public Hearing over the "downzoning" of properties within the City and consistently voted against those Local Planning Agency recommendations that resulted in a taking of private property rights, as evidenced by the Summary of Final Actions attached as **Exhibit "F"**. In effect, the 1989 Comprehensive Plan Amendments were intended to preserve the density and number of units permitted in areas designated Apartment District, such as the subject Property.³ Accordingly, the legislative intent of the City Commission, as expressed in the Hearing Transcripts, is directly contrary to a purported change in the Property's Future Land Use Map designation from Multi-Family Residential to Single Family Residential.

- ii. *The Notice provided during the 1989 Comprehensive Plan Amendments was insufficient to effectuate a Change in the Property's Future Land Use Map Designation.*

During the adoption of the 1989 Comprehensive Plan Amendments, the City published a Legal Notice of Public Hearing in the Miami Herald, attached as **Exhibit "G"** ("Notice of Hearing"). Chapter 163 of the Florida Statutes provides specific requirements that must be met with respect to the notice of public hearing provided in connection with the adoption of a

² See Hearing Transcripts, 69 – 74 (1989).

³ See Hearing Transcripts, 73-74 (1989).

Comprehensive Plan Amendment. Additionally, Section 27-7 of the City Zoning Ordinance in effect at the time of the adoption of the 1989 Comprehensive Plan Amendments provided additional notice requirements and procedural safeguards, attached as Exhibit "H". This Section not only required that an advertisement be placed in a newspaper of general circulation, but also required that the City post each property that was the subject of a Comprehensive Plan amendment.

Based on the Notice of Hearing that was published in the Miami Herald, it is difficult for one to ascertain which properties were affected and what changes were being proposed. The Notice of Hearing simply included a small illegible map which neither provided references to any cross streets nor adequately identified the affected parcels by property address or legal description. Additionally, the Hearing Transcripts state that the properties were not posted as required by Section 27-7 of the City Code.⁴ Therefore, the requisite notice was not provided and any action taken with respect to amending the land use designation for the Property would be void as a matter of law. An interpretation to the contrary would substantially impair the Property owner's rights without due process of law.

C. 1995 Comprehensive Plan Amendment Application

On September 8, 1995, the then owner of the Property pursued a Comprehensive Plan Amendment on the Property in an attempt to correct the internal inconsistencies between the Property's existing multi-family zoning and the single-family land use designation currently shown on the City's Future Land Use Map. The Staff Report prepared by the City in connection with this application incorrectly assumed that the Property's land use designation was changed from Multi-Family Residential to Single Family Residential as part of the recommendations made by the Land Use Task Force during the 1989 Comprehensive Plan Amendments.⁵ As discussed in the preceding Section, the re-designation of the Property to Single Family Residential was neither considered as part of the changes recommended by the Land Use Task Force nor adopted by the City Commission as part of the 1989 Comprehensive Plan Amendments. The City Records clearly shows that the Property was never intended by the City to be anything other than Multi-Family Residential and that the assumptions made under the Staff Report were unfounded.

2. CORRECTION OF SCRIVENER'S ERROR.

As discussed in our original correspondence dated September 9, 2014, the City Attorney and the City's Planning and Zoning Director are expressly authorized under the City's Zoning

⁴ See *Hearing Transcripts*, at 69 (1989).

⁵ The Staff Report expressly provides that the record is void of any reasons in support of the purported change in the Property's designation from multi-family to single family residential and is based solely on assumptions by City staff that it was the Committee's intention to make this change.

Mr. Craig Leen, Esq.
Mr. Ramon Trias
Page 5

Ordinance to make the changes necessary to correct errors and inconsistencies in the City's Future Land Use Map. Specifically, the Director of the Planning Department is designated with the power over Comprehensive Plan Text and Map Amendments.⁶ Additionally, the City Attorney has "the final authority with regard to legal issues involving interpretation and implementation of these regulations" and is empowered to "make corrections to the City Code and Zoning Code where appropriate to address scrivener's errors and typographical errors."⁷ Accordingly, the City Attorney and City Planner are expressly granted with the authority to make the changes necessary to correct the Scrivener's Error.

CONCLUSION

Under the current version of the City's Future Land Use Map, the Property is incorrectly shown as being Single Family Residential rather than Multi-Family Residential. Based on the supplemental information obtained from the City's Clerk's office and the history of the Comprehensive Plan approvals for the Property, we ask that you please confirm the existence of the Scrivener's Error and verify that the Project can be built on the Property in accordance with the Multi-Family Residential and MF2 development regulations.

We appreciate your considerate attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

GREENBERG TRAURIG



Jorge L. Navarro

⁶ See Section 2-704, City Code.

⁷ See Section 2-702, City Zoning Ordinance; See also Section 2-201, City Code.

September 5, 2014

VIA HAND DELIVERY

Mr. Craig Leen, Esq.
City Attorney
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Mr. Ramon Trias
Planning & Zoning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Request to Correct Scrivener's Error in the City's Comprehensive Plan Future Land Use Map for a Property Located at 1228 Anastasia Avenue in Coral Gables, Florida (Folio No. 03-4118-003-1010)

Dear Messieurs Leen and Trias:

On behalf of Gables on the Green II, LLC. ("GOGII"), the contract purchaser of the above referenced property ("Property"), please accept this letter as our formal request for the correction of a scrivener's error contained in the City's Future Land Use Map. Specifically, GOGII is requesting that the boundaries of the Property, as depicted in the City's Future Land Use Map, be corrected to accurately reflect and conform to the Property's existing "Residential Multi-Family Low Density" land uses and "Multi-Family 2 Zoning District" designation. As discussed below, we believe the City's Future Land Use Map contains drafting errors which incorrectly show that the Property is designated "Residential Single Family Low Density" when the historic uses and land use designations clearly demonstrate that the Property has always been intended and authorized for low-density multi-family residential uses.

ANALYSIS

1. PROPERTY INFORMATION.

The Property, which directly abuts the Biltmore Hotel, is comprised of approximately 0.70 +/- acres of land and is currently improved with a 12 unit multi-family residential building and an ancillary surface parking lot. The Property is currently shown as "Residential Single Family Low Density" on the City's Future Land Use Map and is zoned "Multi-Family 2 District"

in the City's Zoning Map (See **EXHIBIT A** and **EXHIBIT B** respectively).¹ Accordingly, both the existing zoning and current uses on the Property are inconsistent with the land use reflected in the City's Future Land Use Map. As explained below, we believe this internal inconsistency was the result of a mapping error made by City staff at the time the Future Land Use Map was prepared.

2. ZONING AND LAND USE HISTORY.

A. Zoning Designations.

The Property has always been used for either hotel or multi-family residential uses. As evidenced by the attached 1931 aerial photograph from the Miami Metropolitan Archives, the property was originally constructed and operated as a hotel (See **EXHIBIT C**). In 1941, the Property was redeveloped with a 12 unit multi-family residential project according to the Miami-Dade County Property Appraiser's Office (See **EXHIBIT D**).² Subsequent to the construction of the multi-family residential development on the Property, the City Commission adopted a revised Zoning Ordinance in 1951 which amended certain provisions of the City's land use regulations in an effort to provide clarity for future development within the City (the "1951 Zoning Ordinance"). The 1951 Zoning Ordinance designated the Property as part of the "CFA 12" Zoning District which was specifically intended for apartment, lodging and hotel uses (See **EXHIBIT E**).

B. Land Use Designations.

As discussed above, the Property is currently shown as "Residential Single Family Low Density" on the City's Future Land Use Map. This designation is inconsistent with the existing and historical uses on the Property. However, the requested correction of the Property's designation under the Future Land Use Map to "Residential Multi-Family Low Density" is consistent and compatible with the current uses and existing zoning on the Property. The "Residential Multi-Family Low Density" designation allows for residential development up to a density of 20 units per acre. Accordingly, this designation would permit a total of 13 units per net acre on the 0.70 +/- acre parcel which is in line with the existing 12 unit multi-family residential development on the Property.

3. MAPPING ERRORS.

As evidenced by the historic aerial photographs, the documentation from the Property Appraiser's Office, and the City's zoning regulations, the Property has always been used and intended for multi-family residential uses rather than for single family. However, under the current version of the City's Future Land Use Map, the Property is incorrectly shown as being

¹ The MF-2 zoning district specifically permits the existing multi-family residential uses on the Property.

² The Miami-Dade County Property Appraiser's Report previously attached as EXHIBIT D, further confirms that the Primary Land Use for the Property is "Multi-Family" and not "Single-Family."

“Residential Single Family Low Density” rather than “Residential Multi-Family Low Density.” We believe the discrepancy is the result of a scrivener’s error which occurred at the time the Future Land Use Map was prepared by City staff. Specifically, during the drafting of the City’s Future Land Use Map the boundaries of the adjacent “Residential Single Family Low Density” land use designation were incorrectly extended into the boundaries of the Property (“**Mapping Errors**”). Due to the small size of this property, which consists of only 2 platted lots, the Property was likely inadvertently filled with a color representing a “Residential Single Family Low Density” designation rather than the corresponding “Residential Multi-Family Low Density” designation. Therefore the existing and historically authorized low density multi-family residential land uses were not properly documented on the Future Land Use Map.

The interrelation and consistency between the City’s previous “CFA-12” District under the 1951 Zoning Ordinance and the current “Residential Multi-Family Low Density” designation is further demonstrated by the manner in which the adjacent and similarly situated parcel of land identified as Block 30 on **EXHIBIT F** (“Block 30”) was treated in subsequent editions of the City’s Future Land Use Map. A review of the development history for Block 30 confirms that the parcel was originally zoned “CFA-12” District under the City’s 1951 Zoning Ordinance previously attached as EXHIBIT E and has been used for multi-family residential uses. However, unlike the Property, Block 30 was correctly identified and referenced as being “Residential Multi-Family Low Density” when the City’s Future Land Use Map was originally prepared.

4. AUHTORITY TO CORRECT MAPPING ERRORS.

The City Attorney and the City’s Planning and Zoning Director are expressly authorized under the City’s Zoning Ordinance to make the changes necessary to correct errors and inconsistencies in the City’s Future Land Use Map. Specifically, the Director of the Planning Department is designated with the power over Comprehensive Plan Text and *Map Amendments* under Section 2-704 of the City Code (emphasis added). Additionally, Section 2-702 of the City’s Zoning Ordinance provides that the City Attorney has “the final authority with regard to legal issues involving interpretation and implementation of these regulations.” Section 2-201 of the City Code further provides that the City Attorney has the authority to “make corrections to the City Code and Zoning Code where appropriate to address scrivener’s errors and typographical errors.” The City Attorney and City Planner are therefore expressly granted with the authority necessary to make changes on the Future Land Use Map to correct scrivener’s errors, such as the aforementioned Mapping Errors.

CONCLUSION

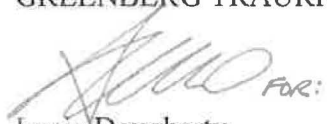
We are hereby writing to you in your respective capacities under the City’s Zoning Ordinance and Code to correct the Mapping Errors in the City’s Future Land Use Map and allow us to build under the current “Multi-Family 2 District” zoning designation. This change will

cure the inconsistencies between the designation shown on the Future Land Use Map and the historical uses and existing zoning on the Property. Additionally, the correction of the aforementioned Mapping Errors will further the following policies in the City's Zoning Ordinance and Comprehensive Plan identified in **EXHIBIT G**.

We appreciate your assistance with this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

GREENBERG TRAUIG

 FOR:
Lucia Dougherty



**THE CITY OF CORAL GABLES
BOARD OF ARCHITECTS**

From: _____

Present: _____

To: _____

PAGE 1

BOA AGENDA

Agenda Date: **03/19/2015**

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
1 e	AB-12-02-8025	BOA PRELIMINARY/MED BONUS/FINAL	ALAN BECK GIGI ESPINOSA	1233 ALEGRIANO AVE	REV TO PERMIT REVISIONS TO NEW 2 STORY RESIDENCE \$700,000	. BELLON MILANES ARCH	
2 e	AB-12-06-8174	BOA PRELIMINARY/MED BONUS/FINAL	ALEXIS IZQUIERDO CHRISTINA R I	730 ESCOBAR AVE	RESUBMITTAL TO NEW HOUSE \$550000 POSTED 06/07/2012	DULCE CONDE	APPROVED RE#4 BY C. MINDREAU
3 e	AB-12-07-1905	BOA PRELIMINARY/MED BONUS/FINAL	HARRY HOLLUB TRS	10101 LAKESIDE DR	REV#9 * TO NEW 2 STORY RESIDENCE \$897,270	MARK REARDON	
4 e	AB-12-09-1546	BOA PRELIMINARY/MED BONUS/FINAL	197 LEUCADENDRA LLC	197 LEUCADENDRA DR	REV TO PERMIT FINAL FOR NEW SINGLE FAMILY RESIDENCE POSTED 09/27/2012 \$3000000	. PORTUONDO PEROTTI	
5 e	AB-12-12-0586	BOA COMPLETE (LESS THAN \$75,000)	MITCHELL A BIERMAN ANA BIERMAN	3107 ALHAMBRA CIR	AS-BUILTS *RESUBMITTAL TO FENCE \$9500		
6 e	AB-13-05-1330	BOA COMPLETE (LESS THAN \$75,000)	PEREZ	2208 SEGOVIA CIR	REV-CHANGE OF ARCHITECT***HISTORICAL*** FINAL ADDITION \$60400	JUAN C DAVID(JCD ARCHITECT)	

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
7 e	AB-13-07-0065	BOA PRELIMINARY/MED BONUS/FINAL	6820 RIVIERA DR LLC	6820 RIVIERA DR	RESUBMITTAL (CHANGE OF ARCHITECT ANF ENGINEER) REVISIONS TO NEW 2 STORY RESIDENCE \$1,200,000	JOSE SANCHEZ	
8 e	AB-13-08-1312	BOA PRELIMINARY/MED BONUS/FINAL	UNIVERSITY OF MIAMI INS & R E	1228 DICKINSON DR	NEW STRUCTURE FOR WOODSHOP AT SCHOOL OF ARCHITECTURE ****NO HW ** PANEL OF THREE ** POSTED 8/30/2013		
9 e	AB-13-11-3024	BOA COMPLETE (LESS THAN \$75,000)	POPPY GRDN CORP	5780 SW 116 ST	REV# 2* EXTERIOR RENOVATION \$24,000		
10 e	AB-14-03-2425	BOA PRELIMINARY/MED BONUS/FINAL	JOSE A ALFONSO-ALMORA	3315 MONEGRO ST	RE#5 * FOR 2 STORY ADDITION \$150,000	PEDRO BRAVO	
11 e	AB-14-04-3538	BOA COMPLETE (LESS THAN \$75,000)	MARIA L YANES	1550 SALVATIERRA DR	REV REV TO MASTER REVISION TO ALL DISIPLINES	FRANCILIS J. DOMOND	
12 e	AB-14-05-3902	BOA COMPLETE (LESS THAN \$75,000)	ARTHUR J MURPHY &W ELIZABETH B	4409 SANTA MARIA ST	***RESIDENTIAL**RESUBMITTAL TO EXTERIOR REPAIRS **HISTORICAL** \$2500		APPROVED BY C. MINDREAU
13 e	AB-14-07-3444	BOA PRELIMINARY/MED BONUS/FINAL	RAFAEL REYES MARGARET REYES	6851 SUNRISE PL	**NEW RESIDENCE** REVISION **\$837000*HW*FB**POSTED FOR 07.31.2014	NELSON DE LEON	

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
14 e	AB-14-09-3373	BOA COMPLETE (LESS THAN \$75,000)	GUILLERMO SALAZAR	910 PLACETAS AVE	FINAL *RES* INTERIOR REMODELING/ GARAGE ADDITION \$65000.00	MIKE SARDINAS	APPROVED RE#1 BY C. MINDREAU
15 e	AB-14-10-4223	BOA PRELIMINARY/MED BONUS/FINAL	TOMAS CLARKE EVELINA CLARKE	6925 TULIPAN CT	REV - NOTES**RES** FINAL INTERIOR EXTERIOR RENOVATIONS \$175000 **NO FB**	RAMON PACHECO	
16 e	AB-14-11-4250	BOA COMPLETE (LESS THAN \$75,000)	JIMENEZ G TENAZAS MARISSA TENA	352-56 CATALONIA AVE	*RESIDENTIAL*REV INTERIOR/EXTERIOR REMODELING & NEW DRIVEWAYS \$45000	RAFAEL EGUILIOR	APPROVED BY C MINDREAU
17 e	AB-14-12-3206	BOA COMPLETE (LESS THAN \$75,000)	ADRIANA MATAS	43 MALAGA AVE	**RES**FINAL WINDOWS AND DOORS \$9500		
18 e	AB-14-12-3343	BOA COMPLETE (LESS THAN \$75,000)	ALFONSO G FERNANDEZ MARIA B FE	630 SAN ANTONIO AVE	REV#1 * FINAL ADDITION \$9,400		APPROVED BY C. MINDREAU
19 e	AB-14-12-3708	BOA COMPLETE (LESS THAN \$75,000)	DEVON CONST INC	106 FLORIDA AVE	REV *HISTORIC* METAL ROOF \$11280		APPROVED BY C. MINDREAU SEE MIN. 2.05.2015
20 e	AB-14-12-3975	BOA COMPLETE (LESS THAN \$75,000)	ROGERIO BERTONI	800 S ALHAMBRA CIR	**RES**FINAL FOR ADDITION INTERIOR / EXTERIOR RENOVATIONS \$74000	NORMAN BLANDON	

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
21 e	AB-14-12-4086	BOA PRELIMINARY/MED BONUS/FINAL	CARMEN OLAZABAL MARCO PRAVIA	1420 PALANCIA AVE	*FINAL* ADDITION \$135,000		
22 e	AB-15-01-0768	BOA COMPLETE (LESS THAN \$75,000)	DAVID BLOUNT JR &W HOLLY	5275 FAIRCHILD WAY	REVISION #1 FINAL *RESIDENCE* 2-CAR GARAGE ADDITION \$45000		APPROVED BY C MINDREAU
23 e	AB-15-01-0931	BOA COMPLETE (LESS THAN \$75,000)	GONZALEZ	408 AMALFI AVE	**RES** FINAL FOR ADDITION \$10000	JORGE L VILLAVICENCIO	
24 e	AB-15-01-1038	BOA COMPLETE (LESS THAN \$75,000)	FELIX J GONZALEZ &W MARTHA	4304 ALHAMBRA CIR	**RES** REV DEMOLTION OF EXISTING POOL AND SPA, REDESIGN NEW POOL \$35000		
25 e	AB-15-01-1127	BOA COMPLETE (LESS THAN \$75,000)	DIEGO ARDID PAOLA CHAPUR	6975 SUNRISE TER	REV#4 **RES** INSTALL A NEW CONCRETE SEAWALL AND CONCRETE SEAWALL CAP, A NEW WOOD, MARGINAL DOCK, A NEW BOATLIFT \$60800		
26 e	AB-15-01-1273	BOA COMPLETE (LESS THAN \$75,000)	GUILLERMO GONZALEZ DEL CAMPO	801 ORTEGA AVE	**RES** REV IMPACT WINDOWS AND DOORS WHITE FRAME AND CLEAR GLASS \$7093.75		
27 e	AB-15-02-0314	BOA COMPLETE (LESS THAN \$75,000)	GUILLAUME Y POUBELLE SABINE AB	835 MALAGA AVE	POOL \$30,000		

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
28 e	AB-15-02-0348	BOA COMPLETE (LESS THAN \$75,000)	R HARVEY SASSO JAN A SASSO	450 S DIXIE HWY	FINAL* STOREFRONT \$4,500		APPROVED BY C MINDREAU
29 e	AB-15-02-0426	BOA PRELIMINARY/MED BONUS/FINAL	VAN3 INVESTMENTS CORP	7015 MIRA FLORES AVE	PRELIMINARY (2) *RESIDENTIAL* NEW 2-STORY SINGLE FAMILY RESIDENCE HW/ CD/ POSTED \$650000		
30 e	AB-15-02-0713	BOA PRELIMINARY/MED BONUS/FINAL	HEDEYAT TAHBAZ SIMIN BAGHERI T	909 SOROLLA AVE	**RES**PRELIMINARY (2) ADDITION \$100000 POSTED 02/19/2015	ASSHAR J FATHI - (FATHI ARCHITECTS INC)	
31 e	AB-15-02-0923	BOA PRELIMINARY/MED BONUS/FINAL	UNIVERSITY OF MIAMI INS & R E	5821 HURRICANE DR	FINAL * UM * HECHT ALTHLETICS PEDESTRIAN BRIDGE - POSTED \$200000		
32 e	AB-15-03-3740	BOA COMPLETE (LESS THAN \$75,000)	NORMAN S SEGALL CAROLYN SEGALL	335 COSTANERA RD	*RESIDENTIAL* RE-ROOF CROWN BUILDING PRODUCTS O S FLORIDA SANIBEL CONCRETE ROOF S TILE COLOR: LT. BROWN \$49500		
33 e	AB-15-03-3830	BOA PRELIMINARY/MED BONUS/FINAL	COLUMBUS CENTER GU LLC	100 ALHAMBRA CIR	*FINAL** 11AM TIME CERTAIN **ART IN PUBLIC PLACES \$438,000		
34 e	AB-15-03-3875	BOA COMPLETE (LESS THAN \$75,000)	NAROCA DEVELOPMENT LLC	1513 ALGARDI AVE	*RES* ROOF * SANTAFE SPANISH S CLAY TILE/ COLOR: TERRACOTTA \$12500		APPROVED BY C. MINDREAU SANTA FE SPANISH S COLOR TERRACOTTA FUME

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
35 e	AB-15-03-3908	BOA COMPLETE (LESS THAN \$75,000)	AGLU LLC	7239 LAGO DR E	*RES* WINDOWS (6) WHITE FRAME/ CLEAR GLASS \$4837		
36 e	AB-15-03-3921	BOA COMPLETE (LESS THAN \$75,000)	IL LUGANO HOLDING LLC	1805 PONCE DE LEON BLVD	REV *COMM* SIGN (FASTSIGNS) ILLUMINATED CHANNEL LETTERS \$1300		
37 e	AB-15-03-4015	BOA PRELIMINARY/MED BONUS/FINAL	ODESSA INV INC ATTN: BASSAM TA	221 MIRACLE MILE	**COM** PRELIMINARY(2) **NO FB**DEMOLISH EXISTING STOREFRONT AND ATM . ADD NEW STOREFRONT LAYOUT ALONG WITH DISPLAY AREA FOR ARTWORK. \$17000		
38 e	AB-15-03-4024	BOA COMPLETE (LESS THAN \$75,000)	SOUTH FLORIDA EQUITIES REIT IN	2 ALHAMBRA PLZ	*COMM* SIGN (PIPELINE INSPIRED WORKSPACES) FOR SUITE 380 ILLUMINATED REVERSE CHANNEL \$2400		
39 e	AB-15-03-4057	BOA COMPLETE (LESS THAN \$75,000)	ANDRES CARRILLO ADRIANA M CORT	621 GONDOLIERE AVE	*RES* WINDOWS(6)/ DOORS(3) - BRONZE FRAME/ CLEAR GLASS \$12045		
40 e	AB-15-03-4064	BOA COMPLETE (LESS THAN \$75,000)	UNIVERSITY OF MIAMI	1251 MEMORIAL DR	*UM* DOOR REPLACEMENT - MCARTHUR BUILDING - LAB 155B (NC2103) \$23672		APPROVED BY C. MINDREAU
41 e	AB-15-03-4065	BOA COMPLETE (LESS THAN \$75,000)	UNIVERSITY OF MIAMI INS & R E	1301 STANFORD DR	*UM* DOOR AND FRAME REPLACEMENT AT PUMP ROOM - LOWE ART MUSEUM \$8178		APPROVED BY C. MINDREAU

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
42 e	AB-15-03-4070	BOA PRELIMINARY/MED BONUS/FINAL	CARLOS VALLE TRS CARLOS VALLE	5607 RIVIERA DR	PRELIMINARY NEW 2 STORY RESIDENCE \$750,000 **HW*CD*POSTED*LETTER**	SEBASTIAN EILERT	
43 e	AB-15-03-4095	BOA COMPLETE (LESS THAN \$75,000)	480 SOLANO PRADO LLC	480 SOLANO PRADO	**RES** SWIMMING POOL VANISHING EDGE AND BASIN \$40000		
44 e	AB-15-03-4136	BOA COMPLETE (LESS THAN \$75,000)	VICTORIA MGMT LLC	6901 YUMURI ST	*COMM* INSTALLATION OF STATUE (BRONZE W/CORAL STONE) IN INTERIOR ENTRY COURTYARD \$4000		
45 e	AB-15-03-4158	BOA COMPLETE (LESS THAN \$75,000)	CORAL GABLES HOMES GROUP LLC	432 MADEIRA AVE	*RES* NEW ROOF (INCLUSIVE) BORAL/ SAXONY 900 CONCRETE ROOF TILE/ COLOR: SLATE WEATHERED ASH (GRAY) \$14000		APPROVED BY C. MINDREAU BORAL SAXONY 900 SLATE COLOR WEATHERED ASH (CHARCOAL)
46 e	AB-15-03-4161	BOA COMPLETE (LESS THAN \$75,000)	EDUARDO GARCIA LLC	3315 MONEGRO ST	*RES* ROOF (INCLUSIVE) SAULACER USA ALTUSA SPANISH S BARREL MADE IN HONDURAS/ COLOR: TERRACOTTA RED TO MATCH EXISTING \$5000		APPROVED BY C. MINDREAU ALTUSA SPANISH S COLOR TERRACOTA RED TO MATCH EXISTING
47 e	AB-15-03-4196	BOA COMPLETE (LESS THAN \$75,000)	VALENCIA 520 524 LLC	219 PHOENETIA AVE	*COMM* PAINT - OPTION "B" * TICONDEROGA TAUPE BM992 (BODY)/ FROSTED TOFFEE BM986 -CREAM (TRIM)/ FALLEN TIMBER -MED BROWN BM994 (1ST FL)/ MIDNIGHT DREAM -BLACK MB2129-10 (RAILINGS/DOORS) \$10726.97		
48 e	AB-15-03-4198	BOA PRELIMINARY/MED BONUS/FINAL	JOSE FERNANDO MORENO &W ANA L	1601 LUGO AVE	PRELIMINARY * RES* ADDITION/ALTERATION HW/CD/POSTED \$85000	CARLOS ESTEVEZ	

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
49 e	AB-15-03-4205	BOA PRELIMINARY/MED BONUS/FINAL	GREGORY I GUITERAS	800 CORAL WAY	*HISTORIC* PRELIMINAY *RES* ADDITION/ALTERATION FB POSTED *****TIME CERTAIN 10AM*****\$325000	STUART DEBOWSKY	
50 e	AB-15-03-4213	BOA COMPLETE (LESS THAN \$75,000)	ALEXANDER MENENDEZ	6811 CAPILLA ST	**RES** RE ROOF BORAL SAXONY 900 SLATE COLOR CHARCOAL \$19200		APPROVED BY C. MINDREAU
51 e	AB-15-03-4220	BOA COMPLETE (LESS THAN \$75,000)	COLIN BOWE	31 VERAGUA AVE	*RES* RE-ROOF EAGLE BEL AIR CONCRETE TILE/ COLOR: TERRACAMBRA RANGE (TERRACOTTA) \$5500		APPROVED BY C. MINDREAU EAGLE BEL AIR COLOR TERRACAMBRA RANGE
52 e	AB-15-03-4228	BOA PRELIMINARY/MED BONUS/FINAL	3704 ANDERSON LLC	3704 ANDERSON RD	PRELIMINARY *RES* INTERIOR/EXTERIOR REMODELING OF EXISITING STRUCTURE HW/CD/POSTED \$120000		
53 e	AB-15-03-4255	BOA COMPLETE (LESS THAN \$75,000)	UNIVERSITY OF MIAMI INS & R E	5503 SAN AMARO DR	*UM* 6FT HIGH PICKET FENCE & GATES ALONG INTRAMURAL FIELD/ POWDER COATED GREEN \$24380		APPROVED BY C. MINDREAU
54 e	AB-15-03-4263	BOA PRELIMINARY/MED BONUS/FINAL	BILTMORE MANOR LLC	1228 ANASTASIA AVE	PRELIMINARY *NEW CONDO* (BILTMORE MANOR) 2-STORY MULTI-FAMILY RESIDENTIAL PROJECT WITH UNDERGROUND PARKING AND RELATED AMENITIES * POSTED/HW/DEMO/ TREES/ LETTER \$4000000	. BC ARCHITECTS AIA INC	
55 e	AB-15-03-4275	BOA COMPLETE (LESS THAN \$75,000)	JOHN W CARR JTRS JULIA F COPPI	625 BILTMORE WAY	*CONDO* TILING OFROOF TOP PATIOS (PENTHOUSE A) 12 X 24 -BEIGE TILES \$12000		APPROVED BY C. MINDREAU

BOA AGENDA

Agenda Date:03/19/2015

SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
56 e	AB-15-03-4285	BOA COMPLETE (LESS THAN \$75,000)	RAUL LOPEZ NEHA GOEL	900 EL RADO ST	***HISTORICAL*** WINDOWS (2), DOORS (5) SHUTTERS (4) \$9,800		
57 e	AB-15-03-4310	BOA COMPLETE (LESS THAN \$75,000)	CITY OF CORAL GABLES C/O GENER	4425 PONCE DE LEON BLVD	*COMM* VILLAGE OF MERRICK PARK (CONCEPCIONS) EXTERIOR GENERATOR \$12000		APPROVED BY C MINDREAU
58 e	AB-15-03-4345	BOA COMPLETE (LESS THAN \$75,000)	JORGE I MONTEALEGRE &W CAROL C	1322 CASTILE AVE	HISTORIC *RES* WINDOWS (26)/ DOOR (1) BRONZE FRAME/ BRONZE GLASS \$21049.40		
59 e	AB-15-03-4349	BOA COMPLETE (LESS THAN \$75,000)	PEDRO A GOICOURIA &W BERTHA G	234 PHOENETIA AVE	*COMM* WINDOWS (32) - WHITE FRAME/CLEAR GLASS \$16000		
60 e	AB-15-03-4353	BOA COMPLETE (LESS THAN \$75,000)	RUBEN RODRIGUEZ YAMILET RODRIG	1542 SEVILLA AVE	*RES* WINDOWS (9) - WHITE FRAME/ CLEAR GLASS \$15000		
61 e	AB-15-03-4368	BOA COMPLETE (LESS THAN \$75,000)	ANDREAS H MUSTAD KATHRYN ALARI	1332 ASTURIA AVE	HISTORICAL * RES* INT/EXT RENOVATION AND CONVERSION OF DETACHED ACCESSORY BUILDING \$50000	CARLOS VILATO	
62 e	AB-15-03-4377	BOA COMPLETE (LESS THAN \$75,000)	ADAM LAMB LISA LAMB	11096 MONFERO ST	*RES* WINDOWS (15)/ DOORS(2) WHITE FRAME/CLEAR GLASS \$14000		

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63 e	AB-15-03-4383	BOA COMPLETE (LESS THAN \$75,000)	PAMELA JARDINE LE REM JILL J B	6815 EDGEWATER DR	*CONDO* WINDOWS (5)/ DOOR (2) WHITE FRAME/CLEAR GLASS \$9200		
64 e	AB-15-03-4396	BOA COMPLETE (LESS THAN \$75,000)	TINA BRAITHWAITE	211 WASHINGTON DR	*RES* FRONT DOOR \$300		
65 e	AB-15-03-4405	BOA COMPLETE (LESS THAN \$75,000)	IVONNE CUESTA	1255 AGUILA AVE	*RES* WINDOWS (3)/ DOORS (2)WHITE FRAME/ GREY GLASS & CLOSING 2 OPENINGS \$10000		
66 e	AB-15-03-4408	BOA COMPLETE (LESS THAN \$75,000)	SAN LORENZO INVESTORS LLC	109 SAN LORENZO AVE	*COMM* AWNING RECOVER \$7200		APPROVED BY C. MINDREAU
67 e	AB-15-03-4415	BOA COMPLETE (LESS THAN \$75,000)	DANIEL P FAUST DAISY E FAUST	915 BAYAMO AVE	*HISTORIC* PAINT ROOF (KOOL SEAL ROOF PAINT) COLOR: SW7675 GLOBAL SPICE (BRONZE) \$2500		
68 e	AB-15-03-4420	BOA COMPLETE (LESS THAN \$75,000)	LUIS E RIVERA &W MARTHA M	1402 TANGIER ST	*RES* ROOF (FOR ADDITION) ENTEGRA GALENA SPANISH "S" CONCRETE ROOF TILE COLOR: RED \$4500		APPROVED BY C MINDREAU
69 e	AB-15-03-4428	BOA COMPLETE (LESS THAN \$75,000)	ROBERTO HORWITZ BETTY HORWITZ	10 EDGEWATER DR	*CONDO* DOORS(6)/ WINDOWS(7) WHITE FRAME/ GRAY GLASS \$50000		APPROVED BY C MINDREAU

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70 e	AB-15-03-4433	BOA COMPLETE (LESS THAN \$75,000)	GEORGINA G VALDES	625 BILTMORE WAY 100	*CONDO* DOOR REPLACEMENT (1) GRAY FRAME/ CLEAR GLASS \$2700		APPROVED BY C MINDREAU
71 e	AB-15-03-4434	BOA COMPLETE (LESS THAN \$75,000)	JPMORGAN CHASE BANK	3933 RIVIERA DR	**RES** RE ROOF EAGLE ROOFING PRODUCTS CAPISTRANO CONCRETE TILE \$15750		
72 e	AB-15-03-4437	BOA COMPLETE (LESS THAN \$75,000)	MARINO ARVELO	1515 MERCADO AVE	**RES** PAINT HOUSE TO MATCH EXISTING COLORS MAIN WALLS BM-28 SMOKE EMBERS (LIGHT GRAY) METAL DRIP EDGE BM AC27 (GRAY) TRIM AND UNDER EAVE BM OC 22 (OFF WHITE) GARAGE DOOR (BM HC 166 (DARK GRAY) \$2350		APPROVED BY C MINDREAU
73 e	AB-15-03-4440	BOA COMPLETE (LESS THAN \$75,000)	JENNIFER OHL NOAM ALPERIN	750 JERONIMO DR	**RES** IMPACT DOORS AND WINDOWS \$2400		APPROVED BY C MINDREAU
74 e	AB-15-03-4443	BOA COMPLETE (LESS THAN \$75,000)	ELSIE SANCHEZ ELSIE SANCHEZ	745 BLUE RD	**RES** IMPACT DOORS SIDELITES \$14500		APPROVED BY C MINDREAU
75 e	AB-15-03-4444	BOA COMPLETE (LESS THAN \$75,000)	SHRIRANG TALWALKAR &W ROHINI	519 ALTARA AVE	**RES** IMPACT SLIDING GLASS DOOR \$8300		APPROVED BY C MINDREAU
76 e	AB-15-03-4446	BOA COMPLETE (LESS THAN \$75,000)	FARES GHANDOUR	846 PARADISO AVE	**RES**PRELIMINARY ONE STORY ADDITION AND ENTRY \$68000		

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77 e	AB-15-03-4447	BOA COMPLETE (LESS THAN \$75,000)	JAIME LUIS SERRATO JULIA G SER	512 ALTARA AVE	***RES** PRELIMINARY REMODEL AND ADDITION TO EXISTING RESIDENCE \$74000		
78 e	AB-15-03-4450	BOA COMPLETE (LESS THAN \$75,000)	6301 RIVIERA LLC	6301 RIVIERA DR	**RES** EXTERIOR / INTERIOR (BL14083449) \$75000		
79 e	AB-15-03-4457	BOA COMPLETE (LESS THAN \$75,000)	RALPH J KNOWLES & ANNE KNOWLES	4404 ALHAMBRA CIR	*RES* PAINT WALLS: VERSATILE GRAY SW6072/ TRIM, COLUMNS, FACIA: WHITE/ TRIM AROUND WINDOWS: POISED TAUPE SW6039 \$2000		APPROVED BY C. MINDREAU
80 e	AB-15-03-4508	BOA COMPLETE (LESS THAN \$75,000)	JENNIFER STONE	439 NAVARRE AVE	**RES** IMPACT WINDOWS AND DOORS , SIDELITES WHITE FRAME CLEAR GLASS \$19530		APPROVED BNY C. MINDREAU
81 e	AB-15-03-4511	BOA COMPLETE (LESS THAN \$75,000)	RICARDO CASTRELLON JUDITH MAYA	1301 COUNTRY CLUB PRADO	**RES** HISTORICAL RE ROOF CROWN BUILDING PRODUCTS OF FLORIDA LLC WINDSOR ROOF TILES COLOR POLAR WHITE \$58000		APPROVED BY C. MINDREAU CROWN BUILDING PRODUCTS WINDSOR SLATE COLOR WHITE
82 e	AB-15-03-4514	BOA COMPLETE (LESS THAN \$75,000)	MPS INVESTORS LLC	1416 MEDINA AVE	PAVER PORCH & WALKWAY \$850		
83 e	AB-15-03-4534	BOA COMPLETE (LESS THAN \$75,000)	GERALDO M GUARCH JR	7125 LOS PINOS BLVD	STAMP CONCRETE DRIVEWAY, WALKWAY & REAR OF PROPERTY \$20,000		APPROVED BY C MINDREAU

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84 e	AB-15-03-4536	BOA COMPLETE (LESS THAN \$75,000)	ROSA P CASTILLO ACOSTA &H PAUL	530 CADAGUA AVE	ALUMINUM FENCE, RAILINGS & CHAIN LINK FENCE \$3,400		
85 e	AB-15-03-4566	BOA COMPLETE (LESS THAN \$75,000)	JMW REALTY CORP	362 MINORCA AVE	**COM**PAINT EXT - DARK GRAY (BM 2126-40), TRIM - LT GRAY (BM 2126-60) \$8,800 ***ZN15010672**		
86 e	AB-15-03-4628	BOA COMPLETE (LESS THAN \$75,000)	ALBERT L SANCHEZ &W MARIA T SO	619 CAMILO AVE	**RES** HISTORIC WINDOWS AND DOORS \$25000		
87 e	AB-15-03-4630	BOA COMPLETE (LESS THAN \$75,000)	CARMEN LANDA & JORGE LANDA JTR	1233 OBISPO AVE	**RES** WINDOWS AND SLIDING DOOR \$16000		
88 e	AB-15-03-4715	BOA COMPLETE (LESS THAN \$75,000)	CALEB PROCOPIO RAFFAELLA NAVAR	515 SAN ANTONIO AVE	**RES*** WINDOWS AND DOORS CLEAR GLASS, WHITE FRAME (35 OPENINGS) \$13000		
89 e	AB-15-03-4726	BOA COMPLETE (LESS THAN \$75,000)	HANNA KHALIL KHOURY &W HAIFA	1001 BELLA VISTA AVE	***RES** IMPACT WINDOSS AND DOORS AND SHUTTERS INSTALLAION REMOVABLE PANELS \$29842		

89 Records listed



**THE CITY OF CORAL GABLES
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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
1 e	AB-10-09-3871	BOA PRELIMINARY/MED BONUS/FINAL	EDWARD A TOGNONI & ALINA PERER	1215 FERDINAND ST	REVISION#4 * TO FINAL RESUBMITTAL ADDITION \$75000	JOSE A VIDAL	
2 e	AB-11-05-5891	BOA PRELIMINARY/MED BONUS/FINAL	SERGIO PINO &W TATIANA	325 LEUCADENDRA DR	REVISION #4 TO (#2 & CHANGE OF ARCH/STRUCT ENG) TO MASTER PERMIT FROM WINTERGRATE. NEW 2 STORY RESIDENCE (13,973.07 SF), GARAGE (907.78 SF)yBALCONY, COV.TERRACE (3,132.95 SF), BRICK DRIVE, WALKWAY, PATIO, LANDSCAPE, SLAB \$2,000,000	MIGUEL GONZALEZ	
3 e	AB-12-03-8228	BOA COMPLETE (LESS THAN \$75,000)	SHIRLEY D ESCOFFIER	1515 ZULETA AVE	REVISIONS TO COVERED TERRACE \$9,500	WAYNE DENNIS	
4 e	AB-12-03-9156	BOA PRELIMINARY/MED BONUS/FINAL	ALEJANDRO VILLAMIZAR KATHERINE	100 E SUNRISE AVE	REV#3, 4, &5 ** TO 2 STORY ADDITION & REMODELING \$167,680	. ITECDESIGN	
5 e	AB-12-07-1905	BOA PRELIMINARY/MED BONUS/FINAL	HARRY HOLLUB TRS	10101 LAKESIDE DR	REV#9 * TO NEW 2 STORY RESIDENCE \$897,270	MARK REARDON	
6 e	AB-12-09-1618	BOA PRELIMINARY/MED BONUS/FINAL	MICHAEL MOORE & LESLIE LOTT	3515 ANDERSON RD	REV (SITE PLAN) RESUBMITTAL TO EXTERIOR (WINDOWS/DOOR/PERGOLA) / INTERIOR RENOVATIONS ****HW***FB**** \$150000 POSTED 10/4/2012	ZAMARR BROWN	

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
7 e	AB-13-07-0729	BOA COMPLETE (LESS THAN \$75,000)	UNIVERSITY OF MIAMI	1320 S DIXIE HWY	REV ANTENNAS UPGRADE \$27500		
8 e	AB-13-10-1269	BOA PRELIMINARY/MED BONUS/FINAL	ANIBAL SANCHEZ ANA F SANCHEZ M	275 SOLANO PRADO	REVISIONS * TO NEW 2STORY RESIDENCE \$3500000 POSTED 10.24.2013 **HW**FB**	. PORTUONDO PEROTTI	APPROVED RE#2 BY C. MINDREAU
9 e	AB-13-10-1438	BOA PRELIMINARY/MED BONUS/FINAL	CAFE DEMETRIO INC	300 ALHAMBRA CIR	REV#5***HISTORICAL**FINAL ADDITION \$150,000 ***HW*CD*POSTED		
10 e	AB-14-01-2183	BOA COMPLETE (LESS THAN \$75,000)	JERROB DUFFY SUSAN TORRES	936 COTORRO AVE	REVISION TO PERMIT (REV#1)**RESIDENTIAL** NEW POOL SPA AND DECK \$25000		APPROVED BY C. MINDREAU
11 e	AB-14-02-2435	BOA COMPLETE (LESS THAN \$75,000)	SERGIO D MASVIDAL MARIE G MASV	1450 ANCONA AVE	REVISION#8 TO ADDITION \$50,000		APPROVED BY C. MINDREAU
12 e	AB-14-03-3131	BOA COMPLETE (LESS THAN \$75,000)	ARAMIS ALVAREZ & W/ MYRIAM	1237 S ALHAMBRA CIR	***RESIDENTIAL**REV (TERRACE) FINAL REVISION TO WINDOWS AND DOORS REPLACEMENT , EXTERIOR WORK \$8000	ARAMIS ALVAREZ	
13 e	AB-14-06-2213	BOA PRELIMINARY/MED BONUS/FINAL	4311 PONCE DE LEON LLC	4311 PONCE DE LEON BLVD	FINAL***NEW 8 STORY COMMERCIAL BUILDING \$9,000,000 **HW**FB**CD ***POSTED 6/5/2014***	RONEY MATEU	

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
14 e	AB-14-06-3376	BOA PRELIMINARY/MED BONUS/FINAL	DE CASTRO	90 LEUCADENDRA DR	REV (COMMENTS) * **RESIDENTIAL** RESUBMITTAL TO NEW TWO STORY RESIDENCE ***hw/cd/FB** POSTED 6.19.2014 \$3000000	RAMON PACHECO	APPROVED BY C MINDREAU
15 e	AB-14-08-2476	BOA COMPLETE (LESS THAN \$75,000)	BALBRO 25 26 LLC	2418 PONCE DE LEON BLVD	REV#4 *EXTERIOR RENOVATION \$70,000	BURTON HERSH	APPROVED BY C. MINDREAU
16 e	AB-14-08-2815	BOA PRELIMINARY/MED BONUS/FINAL	FEMA HOLDINGS LLC	120 SALAMANCA AVE	**COMM**FINAL TIME CERTAIN 10:30AM** PRELIMINARY MULTI FAMILY RESIDENCE \$2000000 **HW/CD/FB**	MARIA CASUSCELLI	
17 e	AB-14-08-3522	BOA PRELIMINARY/MED BONUS/FINAL	JUAN C MENENDEZ	537 SEVILLA AVE	RES** FINAL **NEW 2 STORY RESIDENCE*FB/HW/CD/POSTED \$250000	PETER KILIDDJIAN	APPROVED BY C MINDREAU
18 e	AB-14-08-3955	BOA PRELIMINARY/MED BONUS/FINAL	SAFE HARBOR VIEW LLC	9310 BALADA ST	REV (LANDSCAPING) FINAL NEW 2-STORY RESIDENCE* FB/CD/HW/POSTED \$2000000	RAMON PACHECO	APPROVED RE#1 BY C. MINDREAU
19 e	AB-14-09-2609	BOA PRELIMINARY/MED BONUS/FINAL	JONATHAN LEYVA CHRISTINA LEYVA	125 SOLANO PRADO	REVISION ** FINAL FOR NEW 2-STORY SINGLE FAMILY*HW/CD/DL*POSTED \$900000	JORGE HERNANDEZ	APPROVED REV#1 BY C. MINDREAU
20 e	AB-14-10-2668	BOA COMPLETE (LESS THAN \$75,000)	JEFFREY C TAYLOR JACLYN TAYLOR	279 VELEROS CT	REVISION (WALL FOR THE PROPOSED POOL) **RES** RESUBMITTAL TO ADDITION \$50000 **POSTED 2/18/2015	PATRICK VALENT	APPROVED BY C. MINDREAU

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
21 e	AB-14-10-3060	BOA PRELIMINARY/MED BONUS/FINAL	STEVEN MATTHEW HARPER ELIZABET	4915 SAN AMARO CT	**RES***FINAL FOR NEW ADDITION AND TERRACE \$120000	OCTAVIO SANTURIO	
22 e	AB-14-10-3841	BOA PRELIMINARY/MED BONUS/FINAL	JORGE VILLACAMPA &W MARGARITA	1410 MENDAVIA AVE	REV#1** FINAL **RES** ADDITION \$90000 POSTED 10/30/2014 **FB /CD/ HW**	GEORGE PEON	APPROVED BY C MINDREAU
23 e	AB-14-10-4179	BOA PRELIMINARY/MED BONUS/FINAL	STEVEN C MARKS	8815 ARVIDA DR	REVISION **RES*** FINAL NEW RESIDENCE HW/CD/FB POSTED 11.06.2013 \$1500000	GIORGIO BALLI	
24 e	AB-14-11-3653	BOA COMPLETE (LESS THAN \$75,000)	MINVEST USA LLC	14705 SAILFISH DR	REV#1 **RES** POOL \$38000		APPROVED BY C MINDREAU
25 e	AB-14-11-3662	BOA COMPLETE (LESS THAN \$75,000)	EDGEWATER OF CORAL GABLES COND	81 EDGEWATER DR	RESUBMITTAL (3) TO STAIR RAILINGS \$44,556.25		
26 e	AB-14-11-3665	BOA COMPLETE (LESS THAN \$75,000)	EDGEWATER OF CORAL GABLES COND	95 EDGEWATER DR	RESUBMITTAL (3) TO STAIR RAILINGS \$44,556.25		
27 e	AB-14-11-3904	BOA PRELIMINARY/MED BONUS/FINAL	SOPERA INVESTMENTS LLC	1410 SOPERA AVE	REV#1 * FINAL NEW 2 STORY RESIDENCE \$500,000 **HW*FB*CD*LETTER*POSTED*TREE SURVEY*** TIME CERTAIN 10AM ***	PAUL PERGAKIS	APPROVED BY C MINDREAU

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
28 e	AB-14-12-3429	BOA COMPLETE (LESS THAN \$75,000)	6820 RIVIERA DR LLC	6820 RIVIERA DR	RESUBMITTAL* RETAINING WALL \$70,000		
29 e	AB-14-12-3598	BOA COMPLETE (LESS THAN \$75,000)	ABC PARADISO LLC	757 PARADISO AVE	*RESIDENTIAL* REV (CHANGING COLOR-BROWN GRAY) NEW ROOF (INCLUSIVE)* EAGLE BEL AIR CONCRETE ROOF TILE/ COLOR: MED. GRAY \$22500		APPROVED BY C.MINDREAU EAGLE PONDEROSA COLOR GRAY BROWN RANGE
30 e	AB-14-12-3943	BOA PRELIMINARY/MED BONUS/FINAL	SHEUNIGUA A VEARGIS & GLERESTI	110 OAK AVE	FINAL *HISTORICAL* RESIDENTIAL - RESTORATION/ RE-CONSTRUCTION & INTERIOR ALTERATIONS FB/POSTED/HW/CD ** \$200000	WILLIAM B MEDELLIN	
31 e	AB-14-12-3944	BOA PRELIMINARY/MED BONUS/FINAL	CORNELIA C HAMM LE REM KERIC L	121 FLORIDA AVE	FINAL *HISTORICAL* RESIDENTIAL - RESTORATION/ RE-CONSTRUCTION & INTERIOR ALTERATIONS FB/POSTED/HW/CD * \$100000	WILLIAM B MEDELLIN	
32 e	AB-14-12-4116	BOA COMPLETE (LESS THAN \$75,000)	KRITCHMAN ENTERPRISES LTD % FI	114 CALABRIA AVE	REVISION (TAKEOVER)* EXTERIOR LIGHTING \$4,850		
33 e	AB-15-01-0019	BOA COMPLETE (LESS THAN \$75,000)	JOSE I FERNANDEZ & W CARMEN M	1032 MILAN AVE	REV (ADDING A DOOR TO SCOPE) *RESIDENTIAL* WINDOWS (12) & DOORS (3) WHITE FRAME/CLEAR GLASS \$15000	JORGE NUCHE	
34 e	AB-15-01-0269	BOA PRELIMINARY/MED BONUS/FINAL	BEVERLY GIBSON	134 FLORIDA AVE	FINAL *HISTORICAL* RESIDENTIAL - RESTORATION/ RE-CONSTRUCTION & INTERIOR ALTERATIONS FB/POSTED/HW/CD \$80000		

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35 e	AB-15-01-0315	BOA COMPLETE (LESS THAN \$75,000)	SAM ASH ADIBA ASH	13000 ZAMBRANA ST	*RES*REV #2 RESUBMITTAL TO REVISION WINDOW (1) WHITE FRAME/CLEAR GLASS & DOOR (1) BROWN ALUM. VINYL/CLEAR GLASS \$2400		APPROVED BY C. MINDREAU
36 e	AB-15-01-0831	BOA PRELIMINARY/MED BONUS/FINAL	JOSE M MENENDEZ &W JOAN	427 PALERMO AVE	FINAL *RESIDENCE* ADDITION & REMODELING CD/HW POSTED \$250000	AMARO TAQUECHEL	
37 e	AB-15-01-1245	BOA PRELIMINARY/MED BONUS/FINAL	ROBERTO CAVALLINI VERUSKA CHAL	1204 PLACETAS AVE	**RES** FINAL *ADDITIONS \$220000 POSTED 01/29/2015 **HW/CD/FB**	ANDRES HOLLMAN	APPROVED BY C. MINDREAU SEE MIN. 2.26.2015
38 e	AB-15-02-0038	BOA COMPLETE (LESS THAN \$75,000)	VERONICA S MAKAR	325 ALEDO AVE	TAKEOVER* FINAL* WOOD DECK \$8,600		
39 e	AB-15-02-0209	BOA PRELIMINARY/MED BONUS/FINAL	753 MAJORCA LLC	753 MAJORCA AVE	FINAL *RESIDENTIAL* INT/EXT RENOVATION & 2-STORY ADDITION *POSTED* HW/CD \$250000	M JULIAN CHIU	APPROVED BY C. MINDREAU 3 SEE MIN. 2.15.2015
40 e	AB-15-02-0273	BOA COMPLETE (LESS THAN \$75,000)	WILLIAM P LAMAS &W ELIZABETH A	11801 SW 57 CT	*RESIDENTIAL* REV#1 DECORATIVE VENEER STONE (NANTUCKET ELDORADO) -COLOR: NATURAL STONE - ON EXISTING COURTYARD WALL \$3500		APPROVED BY C. MINDREAU
41 e	AB-15-02-0718	BOA COMPLETE (LESS THAN \$75,000)	GILBERTO GARCIA TUNON VIVIANNE	1417 ALGARDI AVE	**RES** IMPACT WINDOWS COLOR FRAME WHITE COLOR GLASS WHITE \$10567.51		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
42 e	AB-15-02-0739	BOA COMPLETE (LESS THAN \$75,000)	ALINA M HARTMANN JTRS ALINA R	412 HARDEE RD	REVISION **RES** DRIVEWAY RENOVATIONS \$5000		APPROVED BY C. MINDREAU
43 e	AB-15-02-0804	BOA COMPLETE (LESS THAN \$75,000)	HAJI GROUP LLC	430 S DIXIE HWY	TAKEOVER (REV#1) **COM* SIGN (KIDS FURNITURE) \$1600		
44 e	AB-15-02-1060	BOA COMPLETE (LESS THAN \$75,000)	3R PARTNERS CORP	690 BIRD RD	**RES** RESUBMITTAL TO IMPACT (13) WINDOWS AND(5) DOORS REPLACEMENT \$25000		APPROVED BY C MINDREAU
45 e	AB-15-02-1145	BOA COMPLETE (LESS THAN \$75,000)	JOHN R FORBES	1531 SARAGOSSA AVE	POOL RENOVATION & NEW SPA \$25,000		
46 e	AB-15-02-1420	BOA COMPLETE (LESS THAN \$75,000)	JOSE LUIS VELAZQUEZ DANA YVETT	4901 RONDA ST	FINAL*** INTERIOR/EXTERIOR RENOVATION \$70,000		APPROVED BY C. MINDREAU SEE MIN. 3.5.2015
47 e	AB-15-02-1478	BOA COMPLETE (LESS THAN \$75,000)	LUIS BARED & W ANA M	626 CORAL WAY	RESUBMITTAL TO EXTERIOR / INTERIOR \$70000		APPROVED RE#1 BY C. MINDREAU
48 e	AB-15-03-3921	BOA COMPLETE (LESS THAN \$75,000)	IL LUGANO HOLDING LLC	1805 PONCE DE LEON BLVD	REV *COMM* SIGN (FASTSIGNS) ILLUMINATED CHANNEL LETTERS \$1300		APPROVED BY C MINDREAU

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
49 e	AB-15-03-4024	BOA COMPLETE (LESS THAN \$75,000)	SOUTH FLORIDA EQUITIES REIT IN	95 MERRICK WAY	*COMM* SIGN (PIPELINE INSPIRED WORKSPACES) FOR SUITE 380 ILLUMINATED REVERSE CHANNEL \$2400		
50 e	AB-15-03-4031	BOA COMPLETE (LESS THAN \$75,000)	CAROLINE OWRE	5000 HAMMOCK DR	*RES*RESUBMITTAL TO PAVING KEYSTONE \$40000		APPROVED BY C. MINDREAU
51 e	AB-15-03-4070	BOA PRELIMINARY/MED BONUS/FINAL	CARLOS VALLE TRS CARLOS VALLE	5607 RIVIERA DR	PRELIMINARY (2) NEW 2 STORY RESIDENCE \$750,000 **HW*CD*POSTED*LETTER**	SEBASTIAN EILERT	
52 e	AB-15-03-4263	BOA PRELIMINARY/MED BONUS/FINAL	BILTMORE MANOR LLC	1228 ANASTASIA AVE	PRELIMINARY (2) *NEW CONDO* (BILTMORE MANOR) 2-STORY MULTI-FAMILY RESIDENTIAL PROJECT WITH UNDERGROUND PARKING AND RELATED AMENITIES * POSTED/HW/DEMO/ TREES/ LETTER \$4000000	. BC ARCHITECTS AIA INC	
53 e	AB-15-03-4388	BOA COMPLETE (LESS THAN \$75,000)	LEE ANN MASTERSON	4811 GRANADA BLVD	REVISION (FRONT DOOR COLOR) ** PAINT EXT WALLS BM AC-33 (LIGHT BROWN), FRONT COLUMNS (POLES) BM HC174 (LIGHT BEIGE), FRONT DOOR BM1237 RAISIN (BROWN) \$4,000		APPROVED BY C MINDREAU
54 e	AB-15-03-4628	BOA COMPLETE (LESS THAN \$75,000)	ALBERT L SANCHEZ &W MARIA T SO	619 CAMILO AVE	**RES** HISTORIC WINDOWS AND DOORS \$25000		
55 e	AB-15-03-4676	BOA COMPLETE (LESS THAN \$75,000)	SHIRLEY M MAROON TRS SHIRLEY M	3160 PONCE DE LEON BLVD	*COM* SIGN - ILLUMINATED REVERSE CHANNEL LETTERS (DE MARQUEZ INTERIORS) \$1380		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
56 e	AB-15-03-4697	BOA PRELIMINARY/MED BONUS/FINAL	ROUSE-CORAL GABLES PROPERTY LL	351 SAN LORENZO AVE	MED BONUS *COMMERCIAL* NEW MIXED USE DEVELOPMENT - 13 RESIDENTIAL UNITS WITH GROUND FLOOR COMMERCIAL HW/ CD/ ARCH LETTER/ POSTED \$7500000		
57 e	AB-15-03-4705	BOA COMPLETE (LESS THAN \$75,000)	JOSE M GONZALEZ	101 CAMILO AVE	***RES*** CANVAS AWNING \$9000		
58 e	AB-15-03-4770	BOA PRELIMINARY/MED BONUS/FINAL	BENJAMIN LEON JR C/O MICHAEL S	600 ARVIDA PKWY	*RES* DOCK (600-620 ARVIDA PKWY) POSTED \$120000		
59 e	AB-15-03-4779	BOA COMPLETE (LESS THAN \$75,000)	LOUIS GROSSMAN TR & THEODORE R	1250 S DIXIE HWY	COMMERCIAL * TENANT SIGN (MIAMI PLASTIC SURGERY) RACEWAY MOUNTED ILLUMINATED LETTERS \$2500		
60 e	AB-15-03-4782	BOA PRELIMINARY/MED BONUS/FINAL	GUILLERMO SALAZAR	6611 LEONARDO ST	PRELIMINARY* INTERIOR/EXTERIOR RENOVATIONS HW/CD/POSTED \$250000		
61 e	AB-15-03-4834	BOA COMPLETE (LESS THAN \$75,000)	MIRACLE CENTER	94 MIRACLE MILE	*COMMERCIAL* SIGN (LA TARTINE DI TERESA) ILLUMINATED CHANNEL LETTERS \$1800		
62 e	AB-15-03-4836	BOA COMPLETE (LESS THAN \$75,000)	JEROMY BRANTNER	234 VISCAYA AVE	**HISTORICAL** PAINT EXT WALLS - SW7036 (LIGHT BEIGE), WINDOW TRIM - SW 7033 (BRONZE), CARPORT INTERIOR - SW 7038 (BEIGE) \$1,500		APPROVED BY C MINDREAU

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
63 e	AB-15-03-4914	BOA PRELIMINARY/MED BONUS/FINAL	VICTOR MENDOZA &W CRISTINA	1010 COTORRO AVE	PRELIMINARY *HISTORIC* WINDOWS (30)/ DOORS (10) - BRONZE FRAME/ CLEAR GLASS ** TILING FRONT COURT (CORALINA STONE - COLOR: BEIGE) ** PAINT - WALL: BM2057-70 ICY BLUE (LT BLUE) / TRIM: BM2125-70 WEDDING VEIL (LT GREY) POSTED \$100000		
64 e	AB-15-03-4932	BOA PRELIMINARY/MED BONUS/FINAL	MELIDA COLLINS TRS MELIDA COLL	630 CAMILO AVE	PRELIMINARY *RESIDENTIAL* ADDITION/ INTERIOR REMODELING POSTED/HW/CD \$225000		
65 e	AB-15-03-5007	BOA COMPLETE (LESS THAN \$75,000)	LEE BRIAN SCHRAGER JTRS RICARD	517 HARDEE RD	**RES** HISTORICAL WINDOW AND DOOR \$25000		
66 e	AB-15-03-5013	BOA COMPLETE (LESS THAN \$75,000)	ANDRES SAWICKI & W/ JESSICA	1451 TRILLO AVE	**RES** RE ROOF EAGLE BELAIR COLOR COCOA RANGE \$21420		APPROVED BY C MINDREAU
67 e	AB-15-03-5015	BOA COMPLETE (LESS THAN \$75,000)	THE GABLES CONDO & CLUB ASSOC	10 EDGEWATER DR	**COM** REPLACEMENT OF THE EXISTING PAVERS FOR THE FIRE LANE AT THE GABLES CLUB CONDOMINIUM \$130,309 POSTED 03/26/15		
68 e	AB-15-03-5020	BOA COMPLETE (LESS THAN \$75,000)	KARLA MARLENA QUINTANA & KENNE	105 FLORIDA AVE	*HISTORIC* WOOD FENCE (REMOVE OLD AND INSTALL NEW) \$1500		APPROVED BY C. MINDREAU
69 e	AB-15-03-5026	BOA COMPLETE (LESS THAN \$75,000)	NICOLO SIGNORINI JESSICA SIGNO	755 TIBIDABO AVE	*RESIDENTIAL* WINDOWS (23)/ DOORS (18) - WHITE FRAME/ GREY GLASS \$27000		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
70 e	AB-15-03-5035	BOA COMPLETE (LESS THAN \$75,000)	BARBARA GENE RAMSEYER	6011 CELLINI ST	*RESIDENTIAL* PAINT - WALLS (TWO-TONE) TOP COLOR: SW6329 FAINT CORAL (LT PEACH)/ BOTTOM COLOR: SW6331 SMOKY SALMON (MED PEACH) ** TRIM: WHITE \$2499		APPROVED BY C MINDREAU
71 e	AB-15-03-5039	BOA COMPLETE (LESS THAN \$75,000)	PALERMO PARTNERS LLC	238 PALERMO AVE	COMMERCIAL *SIGN (FRESENIUS MEDICAL CARE CORAL GABLES DIALYSIS) REVERSE CHANNEL ILLUMINATED \$1700		
72 e	AB-15-03-5042	BOA COMPLETE (LESS THAN \$75,000)	SOUTH EAST DISTRICT FLA ANNUAL	6000 MAYNADA ST	*RESIDENTIAL* PAINT- WALLS: SW7064 PASSIVE (LT GREY)/ DECORATIVE SHUTTERS: SW6992 INKWELL (BLACK)/ FACIA, GARAGE DOOR, CORNER QUOINS SW7004 SNOWBOUND (WHITE)/ ROOF SW7005 PURE WHITE (WHITE) \$6000		APPROVED BY C MINDREAU
73 e	AB-15-03-5045	BOA COMPLETE (LESS THAN \$75,000)	BERTRAM J GOLDSMITH JR CYNTHIA	1012 LUGO AVE	*RESIDENTIAL* NEW DOOR WITH SIDELITES \$2400		
74 e	AB-15-03-5065	BOA PRELIMINARY/MED BONUS/FINAL	PLAZA SAN REMO CONDOMINIUM ASS	6705 RED RD	AWNING RECOVERS \$96,700		
75 e	AB-15-03-5069	BOA COMPLETE (LESS THAN \$75,000)	GRAZIANOS GABLES HOLDINGS LLC	394 GIRALDA AVE	NEW AWNING \$3,950		
76 e	AB-15-03-5074	BOA COMPLETE (LESS THAN \$75,000)	KRISTINA QUEVEDO	1520 CERTOSA AVE	*RESIDENTIAL* NEW PERGOLA (BROWN ALUMNINUM) \$7200		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
77 e	AB-15-03-5075	BOA COMPLETE (LESS THAN \$75,000)	DIANA HERNANDEZ GUERRA EDUARDO	836 COLUMBUS BLVD	*RESIDENTIAL* NEW PERGOLA (BROWN ALUMINUM) \$5750		
78 e	AB-15-03-5080	BOA COMPLETE (LESS THAN \$75,000)	VIRGIL SKLAR & W EVELYN L	3800 ALHAMBRA CT	*RESIDENTIAL* PAINTING: WALLS BM130 PEACH JAM (PEACH)/ PATIO WALLS: HC116 GUIFORD GREEN (LT GREEN)/ SHUTTERS: BM EXT RM GREEN CHROME (DK GREEN)/ TRIM: WHITE \$9800		
79 e	AB-15-03-5089	BOA COMPLETE (LESS THAN \$75,000)	ELLEN M DYER	1406 LISBON ST	*RESIDENTIAL* PAINT WALLS: TURRET BM CC-604 (SIMILAR TO BM HC102) KHAKI/ WINDOWS & DOORS BM1670 LABRADOR BLUE (MED BLUE)/ DOOR RETURNS, PARAPET & WILLS: NAVAJO RED BM2171-10 (RED) \$2000		
80 e	AB-15-03-5095	BOA COMPLETE (LESS THAN \$75,000)	CITY OF CORAL GABLES	997 N GREENWAY DR	*HISTORIC* CORAL GABLES COUNTRY CLUB (CITY PW PROJECT) - CBS WALL (ALONG EAST SIDE OF PARKING LOT) INCREASE HEIGHT TO 6FT \$5500		
81 e	AB-15-03-5099	BOA COMPLETE (LESS THAN \$75,000)	JAVIER VIZOSO & W AIDA CHANTRES	1114 HARDEE RD	*RESIDENTIAL* WINDOWS (23) WHITE FRAME/ GREY GLASS \$18000		
82 e	AB-15-03-5122	BOA COMPLETE (LESS THAN \$75,000)	RICHARD PHILIPPE TIFFANY PHILI	4001 MONSERRATE ST	*RESIDENTIAL* RE-SURFACE FRONT PORCH WITH WOOD (IPE) \$1000		
83 e	AB-15-03-5127	BOA COMPLETE (LESS THAN \$75,000)	ENA POUMIAN RUIZ	1237 OBISPO AVE	PRELIMINARY *HISTORIC* 2ND FLOOR ADDITION/ ADDITION TO KITCHEN/ ADDITION TO DETACHED GARAGE HW/CD \$40000		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
84 e	AB-15-03-5138	BOA COMPLETE (LESS THAN \$75,000)	HAYDEE DE LA ROSA	1015 VENETIA AVE	*RESIDENTIAL* RE-STUCCO (ROUGHT TEXTURE) & PAINT -BODY: SW6681 BUTTER UP (YELLOW)/ TRIM: SW7008 ALABASTER (WHITE) \$15000		APPROVED BY C. MINDREAU
85 e	AB-15-03-5145	BOA COMPLETE (LESS THAN \$75,000)	RAMON F OYARZUN &W ANA M	4417 GRANADA BLVD	*RESIDENTIAL* NEW ROOF ON ADDITION - ENTEGRA PLANTATION ROOF TILE/ COLOR: TAUPE \$2600		APPROVED BY C. MINDREAU ENTEGRA PLANTATION COLOR DARK TAN
86 e	AB-15-03-5150	BOA COMPLETE (LESS THAN \$75,000)	ALBERTO TRIANA MARLENE ALEJAND	845 S ALHAMBRA CIR	**RES** SWIMMING POOL \$21600		APPROVED BY C. MINDREAU
87 e	AB-15-03-5152	BOA COMPLETE (LESS THAN \$75,000)	ROSENDO FORNS TR LOURDES M SAN	46 MALAGA AVE	**RES** IMPACT WINDOWS WHITE FRAME CLEAR GLASS \$5000		
88 e	AB-15-03-5193	BOA COMPLETE (LESS THAN \$75,000)	VALENCIA TOWNHOUSES CONDO	400 VALENCIA AVE	*CONDO* PAINTING - WALLS & BALCONY SW6239 UPWARD (LT BLUE)/ TRIM, DOOR, RAILING & FENCE COLOR SW6244 NAVAL (DK NAVY) \$14500		
89 e	AB-15-03-5196	BOA COMPLETE (LESS THAN \$75,000)	GABRIEL G LAZCANO &W ALINA B	5600 MAGGIORE ST	*RESIDENTIAL* DRIVEWAY - OLD CHICAGO BRICK \$3250		APPROVED BY C. MINDREAU
90 e	AB-15-03-5197	BOA COMPLETE (LESS THAN \$75,000)	ASTOR ALMERIA LLC	21 ALMERIA AVE	SIGN (THE ZEN SPOT) \$890		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
91 e	AB-15-03-5198	BOA COMPLETE (LESS THAN \$75,000)	ASTOR ALMERIA LLC	21 ALMERIA AVE	SIGN (INTOWN) \$890		
92 e	AB-15-03-5201	BOA COMPLETE (LESS THAN \$75,000)	STANLEY S DAVIDSON TR	2655 LE JEUNE RD	*COMMERCIAL* STOREFRONT WINDOWS/ BRONZE FRAME/ BRONZE GLASS - OCEAN BANK \$3000		APPROVED AS NOTED BY C. MINDREAU
93 e	AB-15-03-5203	BOA COMPLETE (LESS THAN \$75,000)	FERNANDO MELO MOUSINHO MARIA J	732 SANTANDER AVE	PRELIMINARY *RESIDENTIAL* ADDITION- NEW POWDER ROOM & NEW FOYER @ EXISTING PORCH \$12600		
94 e	AB-15-03-5210	BOA COMPLETE (LESS THAN \$75,000)	CARLOS MUSSO	7900 MINDELLO ST	NEW POOL \$25,000		APPROVED BY C. MINDREAU
95 e	AB-15-03-5211	BOA COMPLETE (LESS THAN \$75,000)	MARIA PADIN	836 OBISPO AVE	**RES**HISTORICAL** IMPACT (14) WINDOWS VINYL WHITE FRAME CLEAR GLASS \$10129		
96 e	AB-15-03-5213	BOA COMPLETE (LESS THAN \$75,000)	LA TUA CASA LLC	1800 LE JEUNE RD	HISTORIC* RESIDENTIAL* NEW ROOF ON DETACHED STRUCTURE -SANTAFE SPANISH S CLAY ROOF TILE \$4000		
97 e	AB-15-03-5215	BOA COMPLETE (LESS THAN \$75,000)	JORGE VELEZ OLGA LINARES	13040 SAN JOSE ST	*RESIDENTIAL* RAILINGS (GLASS & SS CABLE) @ EXISTING DOCK \$25000		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
98 e	AB-15-03-5217	BOA COMPLETE (LESS THAN \$75,000)	C ALHAMBRA LLC	290 ALHAMBRA CIR	**HISTORICAL** WINDOWS \$30,000		
99 e	AB-15-03-5218	BOA COMPLETE (LESS THAN \$75,000)	IL LUGANO HOLDING LLC	1805 PONCE DE LEON BLVD	SIGN (MY SALON) \$1,800		
100 e	AB-15-03-5225	BOA COMPLETE (LESS THAN \$75,000)	JOHN M QUARANTA &W MARIA C	820 PALERMO AVE	*RESIDENTIAL* DOOR (1)/ WINDOWS (15) - BRONZE FRAME/ CLEAR GLASS \$20572		
101 e	AB-15-03-5237	BOA COMPLETE (LESS THAN \$75,000)	ALAN A GOMEZ PATRICIA M GOMEZ	1122 PLACETAS AVE	*RESIDENTIAL* ROOF ON ADDITION -ENTEGRA BERMUDA CONCRETE FLAT ROOF TILE/ COLOR: WHITE TO MATCH EXISTING \$8800		APPROVED BY C. MINDREAU ENTEGRA/ BERMUDA COLOR: WHITE TO MATCH EXISTING
102 e	AB-15-03-5244	BOA COMPLETE (LESS THAN \$75,000)	ENRIQUETA FERNANDEZ TRS	1540 SARAGOSSA AVE	**RES**IMPACT WINDOWS AND DOORS WHITE FRAME CLEAR GLASS \$15000		APPROVED BY C. MINDREAU
103 e	AB-15-03-5248	BOA COMPLETE (LESS THAN \$75,000)	8950 ARVIDA LLC	8950 ARVIDA DR	*RESIDENTIAL* ROOF (INCLUSIVE) - BORAL SAXONY 900 SLATE/ COLOR: CHESTNUT BURNT (BROWN) \$32000		
104 e	AB-15-03-5267	BOA COMPLETE (LESS THAN \$75,000)	CARLOS ALEJANDRO LOEWENSTEIN G	615 JERONIMO DR	PRELIMINARY *RESIDENTIAL* ALUMINUM FENCE \$7500		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
105 e	AB-15-03-5278	BOA COMPLETE (LESS THAN \$75,000)	RAFAEL HUESO & W ADA	4405 GRANADA BLVD	*RESIDENTIAL* DRIVEWAY & APPROACH - TRAVERTINE \$16000		
106 e	AB-15-03-5293	BOA COMPLETE (LESS THAN \$75,000)	JOSE G PUERTO & W SHERRI	422 AMALFI AVE	*RESIDENTIAL* INTERIOR/ EXTERIOR - WINDOWS (3), GLASS BLOCK, & ADDITION \$27025		
107 e	AB-15-03-5296	BOA COMPLETE (LESS THAN \$75,000)	RUBEN RODRIGUEZ YAMILET RODRIG	1542 SEVILLA AVE	**RES**PAINT HOUSE MAIN WALLS/ CONCRETE FENCE SW 7009 (WHITE), GARAGE DOOR AND TRIM BM 2112-10 (BROWN), SHUTTERS SW6230 (NAVY BLUE), CONCRETE FENCE TRIM BM OC11 (CLAY BEIGE) \$5000		APPROVED BY C. MINDREAU
108 e	AB-15-03-5299	BOA COMPLETE (LESS THAN \$75,000)	C TORRES DE NAVARRA & W DIANA	5520 MAGGIORE ST	EXTERIOR RENOVATION \$6,500		
109 e	AB-15-03-5305	BOA COMPLETE (LESS THAN \$75,000)	WILLIAM P LAMAS & W ELIZABETH A	11801 SW 57 CT	**RES** DEMOLITION OF EXISTING DRIVEWAY AND REPLACEMENT WITH CONCRETE SLAB SECTIONS AND PAVERS ON SAND \$28000	ARAMIS ALVAREZ	APPROVED BY C. MINDREAU
110 e	AB-15-03-5326	BOA COMPLETE (LESS THAN \$75,000)	SANTONA CORNER CONDO ASSOCIATI	1430 S DIXIE HWY	SIGN (GREEN MONKEY YOGA) \$2,000		APPROVED BY C. MINDREAU
111 e	AB-15-03-5358	BOA COMPLETE (LESS THAN \$75,000)	MYRON SHAPIRO LYNDA R COLAIZZI	1445 ALEGRIANO AVE	*RESIDENTIAL* PAINT - BODY: BM HC50 GEORGIAN BRICK (BRICK RED)/ TRIM: SW6385 DOVER WHITE (OFF WHITE) \$2200		

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
112 e	AB-15-03-5382	BOA COMPLETE (LESS THAN \$75,000)	LEON KELLNER ELLEN KELLNER	1036 S GREENWAY DR	*HISTORIC* GOOSENECK FOR TELEPHONE ENTRY SYSTEM ON SWALE \$600		

112 Records listed



**THE CITY OF CORAL GABLES
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1 e	AB-12-05-8300	BOA PRELIMINARY/MED BONUS/FINAL	MJRSM LLC	9555 OLD CUTLER LN	REV#4 FINAL NEW 2 STORY RESIDENCE \$1,000,000		
2 e	AB-12-07-0541	BOA PRELIMINARY/MED BONUS/FINAL	2 LEUCADENDRA LLC	2 LEUCADENDRA DR	REV# 7REVISION TO NEW 2 STORY RESIDENCE \$1,500,000	MICHAEL CMA DESIGN STUDIO INC (NOLL)	APPROVED BY C. MINDREAU
3 e	AB-12-09-1546	BOA PRELIMINARY/MED BONUS/FINAL	197 LEUCADENDRA LLC	197 LEUCADENDRA DR	REV (C2)REV TO PERMIT FINAL FOR NEW SINGLE FAMILY RESIDENCE POSTED 09/27/2012 \$3000000	. PORTUONDO PEROTTI	APPROVED C-2 BY C. MINDREAU
4 e	AB-12-11-1257	BOA PRELIMINARY/MED BONUS/FINAL	PHYLLIS SCHWARTZ & KEILE ALLEN	141 ROSALES CT	REVISION #2 (LANDSCAPING) TO NEW RESIDENCE SINGLE FAMILY		
5 e	AB-13-08-1108	BOA PRELIMINARY/MED BONUS/FINAL	480 SOLANO PRADO LLC	480 SOLANO PRADO	REV(AS-BUILT - DRIVEWAYS/WALKWAYS) REVISIONS TO NEW ADDITION \$1,400,000	ANTONIO RODRIGUEZ	
6 e	AB-13-08-1594	BOA PRELIMINARY/MED BONUS/FINAL	TEMPLE JUDEA	5500 GRANADA BLVD	REVISION (PERF DATE 11/25/2015) **HISTORICAL** REVISION TO ADDITION & REMODEL (TEMPLE JUDEA) \$2,300,000 ***POSTED***HW***FB		APPROVED BY C. MINDREAU

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
7 e	AB-14-06-2252	BOA PRELIMINARY/MED BONUS/FINAL	660 ARVIDA LLC C/O MICHAEL A S	660 ARVIDA PKWY	(FINAL FOR REV#4) FINAL FOR REVISION (GAZEBO) * TO INTERIOR/EXTERIOR RENOVATION \$250,000		APPROVED BY C. MINDREAU SEE MIN. 10.15.2015
8 e	AB-14-09-2948	BOA PRELIMINARY/MED BONUS/FINAL	BETTY M MORTENSON	1218 ADUANA AVE	*RES* REV #1 FINAL FOR INTERIOR/EXTERIOR ALTERATIONS & ADDITION *CD/HW/POSTED \$180000	EDWARD C BEROUNSKY	APPROVED BY C. MINDREAU
9 e	AB-14-10-2256	BOA PRELIMINARY/MED BONUS/FINAL	1415 CORAL GABLES LLC	1415 MADRID ST	REV#3, REV#4 ** FINAL FOR 2 STORY ADDITION & INTERIOR REMODELING HW/CD/POSTED \$150000	ARNULFO SANCHEZ	APPROVED BY C. MINDREAU
10 e	AB-14-10-2328	BOA COMPLETE (LESS THAN \$75,000)	CARLOS J S DE BRITO MARIA CARO	1541 TAGUS AVE	REV#1 ADDING CLF SECTION * FINAL (PERF DATE 09/29/2015) FOR *RES* INTERIOR RENOVATION/EXTERIOR (WINDOW & DOOR ALTERATION) WHITE FRAME/CLEAR GLASS \$15000	JULIO PULIDO	
11 e	AB-14-10-4179	BOA PRELIMINARY/MED BONUS/FINAL	STEVEN C MARKS	8815 ARVIDA DR	REV (LANDSCAPING)RESUBMITTAL TO NEW RESIDENCE HW/CD/FB POSTED 11.06.2013 \$1500000	GIORGIO BALLI	APPROVED RE#1 BY C. MINDREAU
12 e	AB-14-11-4701	BOA COMPLETE (LESS THAN \$75,000)	DAVID SERVIANSKY &W LILIAN S	7920 LOS PINOS BLVD	**RES** REVISION TO NEW SWIMMING POOL, SPA AND DECK \$40000		APPROVED BY C. MINDREAU
13 e	AB-15-02-0888	BOA PRELIMINARY/MED BONUS/FINAL	RICARDO GUTIERREZ BEATRIZ BRAV	4209 SANTA MARIA ST	REV#3 RESUBMITTAL REV#1 **RES** FINAL FOR ADDITION \$800000 CD/HW/FB POSTED 2/19/2015	. PORTUONDO PEROTTI	APPROVED BY C MINDREAU

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14 e	AB-15-03-3897	BOA COMPLETE (LESS THAN \$75,000)	ROBERT CAMBO &W PATRICIA	3845 ALHAMBRA CT	RESUBMITTAL TO NEW COVERED TERRACES \$72000		APPROVED BY C. MINDREAU
15 e	AB-15-03-4263	BOA PRELIMINARY/MED BONUS/FINAL	BILTMORE MANOR LLC	1228 ANASTASIA AVE	FINAL *NEW CONDO* (BILTMORE MANOR) 2-STORY MULTI-FAMILY RESIDENTIAL PROJECT WITH UNDERGROUND PARKING AND RELATED AMENITIES * POSTED/HW/DEMO/ TREES/ LETTER \$4000000	. BC ARCHITECTS AIA INC	
16 e	AB-15-04-4680	BOA PRELIMINARY/MED BONUS/FINAL	RAWDA CHAMI ABDUL CHAMI	4512 SAN AMARO DR	REV#2 **RES** RESUBMITTAL TO TWO STORY RESIDENCE POSTED 4/16/2015 CD/HW/FB \$480000	WILLIAM F BROWN JR	APPROVED BY C. MINDREAU
17 e	AB-15-04-5146	BOA COMPLETE (LESS THAN \$75,000)	PEDRO A LOPEZ MIRIAM LOPEZ	4225 UNIVERSITY DR	REV TO PERMIT #1 REVISION#1 * NEW POOL \$20,000		APPROVED BY C. MINDREAU
18 e	AB-15-04-5477	BOA PRELIMINARY/MED BONUS/FINAL	GATOR RES II LLC	10900 LAKESIDE DR	**RES** FINAL* NEW TWO STORY RESIDENCE \$2000000 HW/CD/FB	RAMON PACHECO	APPROVED BY C. MINDREAU SEE MIN. 05-07-2015
19 e	AB-15-05-4465	BOA COMPLETE (LESS THAN \$75,000)	6610 CASTANEDA LLC	6610 CASTANEDA ST	REV#2, 4 *RES*** POOL AND DECK \$74900		APPROVE BY C. MINDREAU
20 e	AB-15-05-5216	BOA PRELIMINARY/MED BONUS/FINAL	EDUARDO G GOUDIE	611 N GREENWAY DR	***HISTORICAL*** PRELIMINARY (4) ADDITION & EXTERIOR RENOVATION \$350,000 **FB**	JOSE L PUENTES	

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21 e	AB-15-05-5246	BOA COMPLETE (LESS THAN \$75,000)	JULIE A KANTER	6505 CABALLERO BLVD	*RESIDENTIAL* ADD GARAGE AND ENTRY ADDITION ,WINDOWS (15)/ DOORS(6) WHITE FRAME/ \$125000	STUART DEBOWSKY	
22 e	AB-15-05-5609	BOA PRELIMINARY/MED BONUS/FINAL	JAIME M GIAMMATTEI	3520 SEGOVIA ST	RESUBMITTAL TO *NEW DUPLEX* HW/ CD/ DEMO/ STYLE/ TREES/ POSTED \$426100	LEOPOLDO BELLON	APPROVED REV#1 BY C. MINDREAU
23 e	AB-15-06-5334	BOA PRELIMINARY/MED BONUS/FINAL	LIONROCK LLC MAHLBERG INVESTME	7030 ALMANSA ST	FINAL FOR RESIDENTIAL - NEW SINGLE STORY RESIDENCE HW/TREES/CD/POSTED \$750000	NICHOLAS E ROZADOWSKI	APPROVED FINAL BY C. MINDREAU SEE MIN. 07.02.2015
24 e	AB-15-06-5548	BOA PRELIMINARY/MED BONUS/FINAL	MARIO R LAMAR PATRICIA BENITEZ	95 SOLANO PRADO	**RES** RESUBMITTAL TO INSTALL SEAWALL CAP, BATTER PILES, TOEWALL FOOTER, AND NEW DOCK \$80000 POSTED 6/25/2015		
25 e	AB-15-06-5567	BOA PRELIMINARY/MED BONUS/FINAL	MACA INVESTMENT LLC	2800 DOUGLAS RD	**COM** PRELIMINARY (4) PROPOSE 3 STORY BUILDING (RETAIL GROUND FLOOR & OFFICES) \$875000 POSTED 6/25/2015 HW/FB	LUIS LA ROSA	
26 e	AB-15-06-5701	BOA COMPLETE (LESS THAN \$75,000)	MARK O NEIL JTRS BRETT LOWERY	4122 PALMARITO ST	REV# 1 *HISTORIC* FINAL FOR RESIDENTIAL ADDITION \$30000	. VIA DESIGN STUDIO	APPROVED REV#1 BY C. MINDREAU
27 e	AB-15-07-4752	BOA COMPLETE (LESS THAN \$75,000)	SAN LORENZO INVESTORS LLC	109 SAN LORENZO AVE	**COM** RESUBMITTAL TO INSTALLATION OF PAVERS DRIVEWAY \$10500		

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28 e	AB-15-07-4761	BOA COMPLETE (LESS THAN \$75,000)	CLAUDIA P SUAREZ	323 CAMILO AVE	**RES** RESUBMITTAL TO NEW CONCRETE WALL FENCE AND PAVER DRIVEWAY \$4000		APPROVED BY C. MINDREAU
29 e	AB-15-07-5983	BOA PRELIMINARY/MED BONUS/FINAL	P N Z PROPERTIES LLC	501 ALCAZAR AVE	**HISTORICAL** FINAL FOR ADDITION & REMODEL *HW*CD*POSTED*LETTER \$135,000	JORGE VILLAVICENCIO - VILLA&ASSOC.	APPROVED BY C. MINDREAU
30 e	AB-15-07-6036	BOA PRELIMINARY/MED BONUS/FINAL	EMSIM FLLLP	1223 MESSINA AVE	**RES** FINAL* NEW RESIDENCE POSTED 8.6.2015 CD/HW/FB \$400000	JOSE SANCHEZ	APPROVED BY C. MINDREAU SEE MIN 9.17.15
31 e	AB-15-07-6064	BOA COMPLETE (LESS THAN \$75,000)	EVELYN AZEL	6636 RIVIERA DR	**RES** NEW FENCE AND GATE \$1500		APPROVED BY C MINDREAU
32 e	AB-15-08-4061	BOA PRELIMINARY/MED BONUS/FINAL	ROBERTO SAVERIN SANDRA SAVERIN	385 SOLANO PRADO	*FINAL* ONE STORY ADDITION/ GAZEBO/ TENNIS COURT/ PAVED PARKING AREAS/ LANDSCAPING POSTED/ CD/ HW/ DEMO FOR 415 SOLONA PRADO \$250000	RAMON PACHECO	APPROVED FINAL BY C. MINDREAU SEE MIN. 8.13.2015
33 e	AB-15-09-3698	BOA COMPLETE (LESS THAN \$75,000)	CESAR ALVAREZ C/O NICOLAS FERN	505 SOLANO PRADO	*RESIDENTIAL*TAKEOVER ADDING POOL TO FOUNTAINS \$10,000		APPROVED BY C. MINDREAU
34 e	AB-15-09-3948	BOA COMPLETE (LESS THAN \$75,000)	ROBERT FRANK WEINER TRS	650 CORAL WAY	**COM**RESUBMITTAL TO REPLACEMENT OF 4 WINDOWS AND 1 DOOR \$15000		APPROVED BY C MINDREAU

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35 e	AB-15-09-4151	BOA COMPLETE (LESS THAN \$75,000)	JULIA POLANCO MARTE JTRS FREDD	334 SARTO AVE	STAMP CONCRETE DRIVEWAY \$3,000		APPROVED BY C. MINDREAU
36 e	AB-15-09-4307	BOA PRELIMINARY/MED BONUS/FINAL	4615 PONCE LLC	2727 PONCE DE LEON BLVD	FINAL FOR INTERIOR/EXTERIOR RENATIONS \$100,000	. BELLIN&PRATT	APPROVED FINAL BY C. MINDREAU SEE MIN. 9.30.2015
37 e	AB-15-09-4621	BOA COMPLETE (LESS THAN \$75,000)	ROSEMARY ANNE CARRERA OSCAR AL	432 NAVARRE AVE	**RES**HISTORICAL** RESUBMITTAL TO SWIMMING POOL \$25,000		APPROVED BY C MINDREAU
38 e	AB-15-09-4875	BOA COMPLETE (LESS THAN \$75,000)	JOSE A RAPOSO JR JTRS NATALIE	501 MILLER RD	*RESIDENTIAL* REV#2 RESUBMITTAL TO NEW SWIMMING POOL & POOL DECK PAVING \$17,000		APPROVED BY C. MINDREAU
39 e	AB-15-10-4337	BOA COMPLETE (LESS THAN \$75,000)	SIMONE BOAYUE GUMBS	2028 ALHAMBRA CIR	***RES** HISTORICAL **REV POOL / PATIO \$29000		
40 e	AB-15-10-4751	BOA COMPLETE (LESS THAN \$75,000)	CHRISTOPHER ALFRED DEHRING	611 SAN ANTONIO AVE	*RESIDENTIAL* WINDOWS (21)/ DOORS (9) - BRONZE FRAME/ BRONZE GLASS \$31,101.10		
41 e	AB-15-10-4862	BOA COMPLETE (LESS THAN \$75,000)	RICARDO J GARCIA ALEMANY YANET	1010 MADRID ST	**RES** RESUBMITTAL (18) WINDOWS AND (5) DOORS \$30800		APPROVED AS NOTED BY C. MINDREAU

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42 e	AB-15-10-5184	BOA COMPLETE (LESS THAN \$75,000)	FLORIDA PROPERTY INVESTMENT AN	1502 FERDINAND ST	REV#1 *RESIDENTIAL* SWIMMING POOL \$17000		APPROVED BY C. MINDREAU
43 e	AB-15-10-5335	BOA PRELIMINARY/MED BONUS/FINAL	MANUEL AL ABDALLAH CANDELARIA	225 VISTALMAR ST	PRELIMINARY(2) - 2 STORY ADDITION & REMODEL \$1,000,000 *HW*LETTER*POSTED*CD*	LUIS LA ROSA	
44 e	AB-15-10-5574	BOA COMPLETE (LESS THAN \$75,000)	NKW-NF LLC	1214 BIRD RD	REV #1 NEW POOL \$35,000		APPROVED BY C. MINDREAU
45 e	AB-15-10-5703	BOA COMPLETE (LESS THAN \$75,000)	STELLAR HOMES GROUP LLC	4730 W INGRAHAM TER	ALUMINUM FENCE & CHAIN LINK FENCE \$3,980		APPROVED AS NOTED BY C. MINDREAU
46 e	AB-15-10-5733	BOA COMPLETE (LESS THAN \$75,000)	ENACORE HOLDINGS CORAL GABLES	243 UNIVERSITY DR	**COM** SIGNS (VICKY BAKERY) \$2400		APPROVED BY C. MINDREAU
47 e	AB-15-10-5953	BOA COMPLETE (LESS THAN \$75,000)	7300 OCR LLC	7300 OLD CUTLER RD	PRELIMINARY (2) WOOD TRELLIS (WHITE) \$8,000		APPROVEDE PRELIMINARY BY C. MINDREAU SEE MIN. 11.05.2015
48 e	AB-15-11-4922	BOA COMPLETE (LESS THAN \$75,000)	FERNANDO GARCIA &W JACQUELINE	1426 CECILIA AVE	RESUBMITTAL REVISION #2 *RESIDENTIAL* WINDOWS(13) / DOORS (3) - WHITE FRAMES/ GRAY GLASS AND INTERIOR REMODELING \$50,000		

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49 e	AB-15-11-4994	BOA COMPLETE (LESS THAN \$75,000)	RICHARD C SPENCELEY III	1242 S GREENWAY DR	**HISTORICAL** AWNING RECOVERS (10) \$7,500		APPROVED BY C. MINDREAU
50 e	AB-15-11-5019	BOA COMPLETE (LESS THAN \$75,000)	CLIFF STAMLER &W SHELLY BILFIE	10345 CORAL CREEK RD	REROOF MAJORS METAL ROOFING & CUSTOM SHEET METAL STEEL 1.5 MECHANICALLY SEAMED PANEL \$55,716 ** 3P **		
51 e	AB-15-11-5079	BOA COMPLETE (LESS THAN \$75,000)	MARTINEZ & PRECHT	1234 COUNTRY CLUB PRADO	*PENDING HISTORIC* RE-ROOF FLAT & TILE -BORAL/ SAXONY 900/ SLATE/ COLOR: DARK CHARCOAL \$17,500		APPROVED BY A. ALVAREZ, J, CARTY
52 e	AB-15-11-5176	BOA PRELIMINARY/MED BONUS/FINAL	CATALINA JUGO CORPAS	1461 ANCONA AVE	PRELIMINARY (2) *RESIDENTIAL* NEW 2 -STORY RESIDENCE - 5634 SQ FT - HW/ CD/ TREES/ DEMO \$400,000		
53 e	AB-15-11-5492	BOA COMPLETE (LESS THAN \$75,000)	JANICE BARTLESON	533 MAJORCA AVE	**RES**FINAL EXTERIOR / INTERIOR RENOVATIONS POSTED 11/12/2015 \$98000		
54 e	AB-15-11-5511	BOA COMPLETE (LESS THAN \$75,000)	THOMAS D RODDENBERRY	6000 LEONARDO ST	**RES** REMOVE EXISTING CONCRETE STRIPS AND INSTALL BRICK PAVERS DRIVE AND APPROACH \$8000		APPROVED BY C. MINDREAU
55 e	AB-15-11-5519	BOA COMPLETE (LESS THAN \$75,000)	JOSE F GONZALEZ &W CLARA	1451 CORUNA AVE	PAVER FRONT PORTION OF DRIVEWAY \$700		APPROVED BY C. MINDREAU

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56 e	AB-15-11-5587	BOA COMPLETE (LESS THAN \$75,000)	ANDREW F DONELLI ARLEEN S DONE	1417 CANTORIA AVE	**RES** IMPACT WINDOWS AND DOORS ALUMINUM FINISH WHITE GLASS COLOR CLEAR \$14721***3P***		
57 e	AB-15-11-5627	BOA PRELIMINARY/MED BONUS/FINAL	UNIVERSITY OF MIAMI INS & R E	5100 BRUNSON DR	PRELIMINARY STOREFRONT WINDOWS \$225,000		
58 e	AB-15-11-5652	BOA PRELIMINARY/MED BONUS/FINAL	MARIO R LAMAR PATRICIA BENITEZ	95 SOLANO PRADO	**RES** PRELIMINARY ADDITION, COVERED TERRACES, COVERED ENTRY \$100000 POSTED 11/19/2015		
59 e	AB-15-11-5704	BOA COMPLETE (LESS THAN \$75,000)	RUBEN M MASTRAPA MYRIAM MASTRA	1433 MENDAVIA AVE	*HISTORIC* RESIDENTIAL* NEW POOL \$15,000		
60 e	AB-15-11-5795	BOA COMPLETE (LESS THAN \$75,000)	KATHERINE L HART	716 SANTURCE AVE	NEW AWNING \$11,282		APPROVED BY C. MINDREAU
61 e	AB-15-11-5797	BOA COMPLETE (LESS THAN \$75,000)	BIBIANA MADIEDO TR	1203 ALHAMBRA CIR	*HISTORIC* RESIDENTIAL AWNINGS - NEW (2)/ RECOVER (6) - VINYL/ COLOR: GREEN \$3,000		APPROVED BY C. MINDREAU
62 e	AB-15-11-5802	BOA COMPLETE (LESS THAN \$75,000)	XAVIER DOMINGUEZ (JTRS) BERTHA	741 TIBIDABO AVE	*RESIDENTIAL* PRESSURE CLEAN & PAINT - ROOF: SW6040 LESS BROWN/ WALLS: SW6036 ANGORA (TAUPE)/ TRIM: WHITE \$1,000		APPROVED BY C. MINDREAU

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63 e	AB-15-11-5808	BOA COMPLETE (LESS THAN \$75,000)	LUIS E FAJARDO SUAREZ CATALINA	1003 SW 57 AVE	WINDOWS (13) & DOORS (3) WHITE FRAME BRONZE GLASS \$25,775		
64 e	AB-15-11-5813	BOA COMPLETE (LESS THAN \$75,000)	EDWARD F LORES & W KAY M	11055 PARADELA ST	REVISION (CROWN/ WINDSOR ROOF TILE/ COLOR:GRAY-BROWN RANGE) *REROOF EAGLE ROOFING BEL AIR FLAT TILE \$50,000		APPROVED BY C MINDREAU
65 e	AB-15-11-5819	BOA COMPLETE (LESS THAN \$75,000)	EDW A MCCARTHY-ARCHBISHOP	2701 INDIAN MOUND TRL	***INCLUSIVE*** NEW ROOF ARTEZANOS INC ARTEZABOS WORLD CLASS TILE \$2,500		APPROVED BY C MINDREAU
66 e	AB-15-11-5820	BOA COMPLETE (LESS THAN \$75,000)	SANTONA 172 REALTY LLC C/O ABC	1430 MADRUGA AVE	PAINT EXT BUILDING WALLS BM 2148-60 (OFF WHITE), TRIMS AC-27 (GRAY) \$31,800		APPROVED BY C MINDREAU
67 e	AB-15-11-5830	BOA COMPLETE (LESS THAN \$75,000)	GREENWAYS CONDOMINIUM OF CORAL	730 CORAL WAY	REROOF BORAL ROOFING SPANISH S CONCRETE ROOF TILE \$34,900		APPROVED BY C. MINDREAU BORAL SPANISH S CONC TILE COLOR ORANGE RED
68 e	AB-15-11-5855	BOA COMPLETE (LESS THAN \$75,000)	RICHARD J BISCHOFF & W CONNIE	2516 SAN DOMINGO ST	*RESIDENTIAL* PRESSURE CLEAN & PAINT - WALLS: BMAC-7 ADOBE BEIGE/ TRIM BM2110-10 TAUPE (DARK BROWN) \$2,000		APPROVED BY C. MINDREAU
69 e	AB-15-11-5890	BOA COMPLETE (LESS THAN \$75,000)	BETH A BAILEY JORGE ZERPA	1108 LISBON ST	*RESIDENTIAL* PAINT - WALLS: BM OC-65 CHANTILLY LACE (WHITE)/ FRONT DOOR - SW7047 PORPOISE (GRAY) \$3000		APPROVED BY C MINDREAU

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70 e	AB-15-11-5901	BOA COMPLETE (LESS THAN \$75,000)	MICHAEL P SHEEHAN DIANA SHEEHA	1540 MERCADO AVE	NEW POOL \$35,000		APPROVED BY C MINDREAU
71 e	AB-15-11-5906	BOA COMPLETE (LESS THAN \$75,000)	N I TRU A & N I TRUST B	133 ARAGON AVE	***COM** WINDOWS (5) CLEAR GLASS, WHITE FRAME \$2474		APPROVED BY C. MINDREAU
72 e	AB-15-11-5910	BOA COMPLETE (LESS THAN \$75,000)	LIM CHEE LO &W VERA	614 ALTARA AVE	**RES** RE ROOF EAGLE BEL AIR LOW PROFILE CONCRETE TILE		APPROVED BY C. MINDREAU EAGLE ROOFING BEL AIR COLOR MED BEIGE BLEND
73 e	AB-15-11-5916	BOA COMPLETE (LESS THAN \$75,000)	K N L M INC	640 SANTANDER AVE	**COM** BEL AIR LOW PROFILEN CONCRETE TILES \$28551		APPROVED BY C. MINDREAU EAGLE BEL AIR COLOR WHITE
74 e	AB-15-11-5918	BOA COMPLETE (LESS THAN \$75,000)	JOSE R RODRIGUEZ JR &W KRISTIN	480 CAMPANA AVE	**RES** DRIVEWAY (SQUARES) \$20000		
75 e	AB-15-11-5942	BOA COMPLETE (LESS THAN \$75,000)	AMAR BAJPAI & CRISTINA VIERA	7239 LAGO DR	**RES** RE ROOF BORAL ROOFING LLC SAXONY 900 CONCRETE ROOF TILE \$37520		APPROVED BY C. MINDREAU
76 e	AB-15-11-5946	BOA COMPLETE (LESS THAN \$75,000)	ALFONSO SALCINES DAMARIS SALCI	871 SAN PEDRO AVE	*RESIDENTIAL* ATF LIFT \$5,000		APPROVED BY C. MINDREAU

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77 e	AB-15-11-5947	BOA COMPLETE (LESS THAN \$75,000)	JOSE NIETO	632 MINORCA AVE	**RES** REPLACEMENT (17) WINDOWS AND (4) DOORS WHITE FRAME GRAY GLASS \$30820	JAVAD AHMAD	
78 e	AB-15-11-5978	BOA COMPLETE (LESS THAN \$75,000)	PEDRO NEGRON MENDEZ CLAUDIA DE	6820 RIVIERA DR	*RESIDENTIAL* DOCK/ PLATFORM/ BOAT LIFT \$62,500		APPROVED BY C. MINDREAU
79 e	AB-15-11-6007	BOA PRELIMINARY/MED BONUS/FINAL	CLAUS SALGE MARIA FERNANDA CAB	1060 ALFONSO AVE	*PRELIMINARY* RENOVATION & ADDITION (2566, SQ.FT) HW/ POSTED/ TREES \$815,000	JOSE RUBEN JIMENEZ	
80 e	AB-15-11-6010	BOA COMPLETE (LESS THAN \$75,000)	LOS PINOS HOME LLC	7233 LOS PINOS BLVD	RESIDENTIAL* DRIVEWAY PAVERS/ COLOR: GRAY \$15,000		APPROVED BY C. MINDREAY GEM PAVER/ OLD CANADA COLOR: HUNTINGTON - GRAY STACK BOND
81 e	AB-15-11-6013	BOA PRELIMINARY/MED BONUS/FINAL	DANIEL DIAZ LEYVA CRISTINA MUS	1232 MANATI AVE	PRELIMINARY ADDITION & REMODEL **HW*LETTER*CD*POSTED* \$150,000		
82 e	AB-15-11-6016	BOA COMPLETE (LESS THAN \$75,000)	ONNO VAN ROMONDT	7100 MIRA FLORES AVE	**RES** DRIVEWAY AND APPROACH TRAVERTINE \$38000		APPROVED BY C. MINDREAU
83 e	AB-15-11-6017	BOA COMPLETE (LESS THAN \$75,000)	FLOYD A DURHAM &W CAROLYN Y	4800 RONDA ST	PAVER DRIVEWAY \$8,200		APPROVED BY C. MINDREAU

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84 e	AB-15-11-6024	BOA COMPLETE (LESS THAN \$75,000)	JORGE VASSEUR &W OLGA	1435 BLUE RD	*RESIDENTIAL* PRESSURE CLEAN & PAINT - WALLS: BEHR 720D-5 MOCHA ACCENT/ SIMILAR TO SW7032 WARM STONE (BROWN) \$1,000		
85 e	AB-15-11-6034	BOA COMPLETE (LESS THAN \$75,000)	ROLANDO CONESA &W JEANNE R	635 SAN ANTONIO AVE	*RESIDENCE* RE-ROOF -BORAL/ SAXONY/ SLATE/ COLOR: BROWN \$17,000		APPROVED BY C. MINDREAU BORAL SAXONY SLATRE BROWN
86 e	AB-15-11-6053	BOA PRELIMINARY/MED BONUS/FINAL	JOSE EDUARDO CIL &W ANNETTE G	10500 SNAPPER CREEK RD	PRELIMINARY *RESIDENCE* NEW 2-STORY RESIDENCE (11,000 SQ FT) HW/ CD/ TREES/ DEMO/ POSTED \$1,000,000	ANTONIO E RODRIGUEZ - CAD STUDIO	
87 e	AB-15-11-6057	BOA COMPLETE (LESS THAN \$75,000)	MARTHA GONZALEZ	105 CADIMA AVE	**RES***** INCLUSIVE *** RE ROOF ENTEGRA ROOF TILE LLC ESTATE S TILE COLOR TERRACOTTA *MASTER NEEDED BL14083420 *** \$1900		APPROVED BY C. MINDREAU TO MATCH EXISTING
88 e	AB-15-11-6070	BOA COMPLETE (LESS THAN \$75,000)	GREGORIO E SANTISTEBAN &W AIDA	665 SOLANO PRADO	*RESIDENTIAL* RE-ROOF - CERAMICA VEREA/ CLAY SPANISH S/ COLOR: TERRACOTTA RED \$44,800		APPROVED BY C. MINDREAU CERAMICA VEREA CLAY SPANISH S COLOR: VINTAGE GRAPHITE BROWN BLEND
89 e	AB-15-11-6077	BOA COMPLETE (LESS THAN \$75,000)	ALYSSA TEJERA	321 ALESIO AVE	**RES** IMPACT WINDOWS AND DOORS WHITE FRAME CLEAR GLASS \$26928		
90 e	AB-15-11-6080	BOA COMPLETE (LESS THAN \$75,000)	JERRY KATZEN &W BARBARA	6001 GRANADA BLVD	AWNING RECOVER \$4,450		APPROVED BY C. MINDREAU

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91 e	AB-15-11-6082	BOA COMPLETE (LESS THAN \$75,000)	LUIS M RAMIREZ W/ DIANA RONDO-	1145 SAN PEDRO AVE	PRELIMINARY EXTERIOR RENOVATIONS \$40,000		
92 e	AB-15-11-6085	BOA COMPLETE (LESS THAN \$75,000)	GIRALDO LEYVA HILDA LEYVA	6925 TULIPAN CT	POOL REMODEL \$8,000		APPROVED BY C MINDREAU
93 e	AB-15-11-6096	BOA COMPLETE (LESS THAN \$75,000)	ROGER TORRES VIVIAN TORRES	1560 TREVINO AVE	PRELIMINARY EXTERIOR RENOVATION \$33,000		
94 e	AB-15-11-6102	BOA COMPLETE (LESS THAN \$75,000)	DEVON CONST INC	106 FLORIDA AVE	**HISTORICAL** PAINT EXT HOME AS PER PLANS (SW 6252, SW6254, SW6256) \$2,500		
95 e	AB-15-11-6118	BOA COMPLETE (LESS THAN \$75,000)	ALBERTO MONTERO ARIEL SOTOLONG	2121 RED RD	**RES** IMPACT WINDOWS AND DDORS FRAME WHITE COLOR GLASS CLEAR \$9000		
96 e	AB-15-11-6121	BOA COMPLETE (LESS THAN \$75,000)	1901 SILVERBACK INVESTMENTS LL	1901 PONCE DE LEON BLVD	*COMMERCIAL*VINYL AWNING RECOVER (1-DOME SHAPED ON PONCE DE LEON ELEV/ 1 SHED SHAPED ON MAJORCA AVE ELEV) COLOR: MANDARIN (ORANGE) \$1,900		APPROVED BY C. MINDREAU
97 e	AB-15-11-6127	BOA COMPLETE (LESS THAN \$75,000)	ISABEL ROCES MCCORMICK	1525 ALEGRIANO AVE	**RES** RE ROOF HANSON ROOF TILE INC VICTORIAN SLATE \$10500		APPROVED BY C. MINDREAU HANSON VICTORIAN SLATE COLOR BROWN

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98 e	AB-15-11-6131	BOA PRELIMINARY/MED BONUS/FINAL	FERNANDO COELLO DE PORTUGAL &W	1 S PROSPECT DR	PRELIMINARY ADDITION & REMODEL \$230,000 *POSTED*HW*CD*		
99 e	AB-15-11-6135	BOA COMPLETE (LESS THAN \$75,000)	753 MAJORCA LLC	753 MAJORCA AVE	NEW ROOF BORAL ROOFING SAXONY SLATE FLAT TILE \$19,000		APPROVED BY C MINDREAU
100 e	AB-15-11-6159	BOA COMPLETE (LESS THAN \$75,000)	LEILA M G DA COSTA	640 CONDE AVE	**RES** RE ROOF HANSON ROOF TILE INC HANSON FLAT TILE SLATE \$COLOR COCONUT \$22000		APPROVED BY C. MINDREAU HANSON CHALET SHAKE COLOR COCONUT (MED BEIGE)
101 e	AB-15-11-6160	BOA COMPLETE (LESS THAN \$75,000)	SUSAN KAUFMANN	5805 SW 118 ST	**RES** RE ROOF BORAL ROOFING LLC SAXONY 900 CONCRETE ROOF TILE \$38000		APPROVED BY C. MINDREAU BORAL SAXONY 900 SLATE COLOR GRAY BROWN BLEND
102 e	AB-15-11-6163	BOA COMPLETE (LESS THAN \$75,000)	RODOLFO DUMENIGO &W GEORGINA D	4516 UNIVERSITY DR	FRONT DOOR \$2,400		APPROVED BY C MINDREAU
103 e	AB-15-11-6169	BOA COMPLETE (LESS THAN \$75,000)	KABUKOS LLC	4733 SANTA MARIA ST	**HISTORICAL** (INCLUSIVE) NEW ROOF EAGLE ROOFING MALIBU CONCRETE TILE \$6,000		APPROVED BY C MINDREAU
104 e	AB-15-11-6170	BOA COMPLETE (LESS THAN \$75,000)	WAYNE B BLOCK &W ANNEMARIE	600 BLUE RD	**RES** RE ROOF BEL AIR LOW PROFILE CONCRETE TILES \$17000		APPROVED BY C. MINDREAU EAGLE BEL AIR COLOR WHITE

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105 e	AB-15-11-6175	BOA COMPLETE (LESS THAN \$75,000)	CARLOS M MAESTRY	146 PONCE DE LEON BLVD	**HISTORICAL** INTERIOR/EXTERIOR ALTERATIONS (WINDOWS & DOORS) \$11,260		
106 e	AB-15-11-6178	BOA COMPLETE (LESS THAN \$75,000)	PONCE MERRICK PARK ASSOC LTD	4216 PONCE DE LEON BLVD	*COMMERCIAL* SUITE 300 - TENANT IMPROVEMENTS & ROOF TOP UNIT @ 207 SAN LORENZO AVE \$74,000		APPROVED AS NOTED BY C. MINDREAU
107 e	AB-15-11-6184	BOA COMPLETE (LESS THAN \$75,000)	RAUL CASARES	60 EDGEWATER DR	WINDOWS(1) & DOORS (5) WHITE FRAME GRAY GLASS \$23,560		APPROVED BY C. MINDREAU
108 e	AB-15-11-6187	BOA COMPLETE (LESS THAN \$75,000)	EMMA R GALTES	341 FLUVIA AVE	CBS WALL FENCE & POSTS \$21,000		APPROVED BY C. MINDREAU
109 e	AB-15-11-6192	BOA COMPLETE (LESS THAN \$75,000)	CHARLEN A RANDOLPH TRS	921 SUNSET RD	PRELIMINARY INTERIOR/EXTERIOR RENOVATION \$55,000		
110 e	AB-15-11-6197	BOA PRELIMINARY/MED BONUS/FINAL	JOHN P WANDER LISA J EGIZI	1319 EL RADO ST	PRELIMINARY *RESIDENTIAL* RENOVATION & 2-STORY ADDITION/ SWIMMING POOL/ DECK/ DRIVEWAY HW/ CD/ TREES/ POSTED \$80,000	ORESTES LOPEZ-RECIO	
111 e	AB-15-11-6204	BOA COMPLETE (LESS THAN \$75,000)	MARGARITA ITUARTE	5725 MARIUS ST	*RESIDENTIAL* WINDOWS (12)/ DOORS (2) WHITE FRAME/ GRAY GLASS \$10,000		

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112 e	AB-15-11-6221	BOA COMPLETE (LESS THAN \$75,000)	TERRAMERICA GROUP LLC	1213 EL RADO ST	**INCLUSIVE** NEW ROOF CROWN BUILDING PRODUCTS WINDSOR ROFF TILE \$10,000		APPROVED BY C MINDREAU
113 e	AB-15-11-6226	BOA COMPLETE (LESS THAN \$75,000)	PHILIP M MCCABE &W SYLVIA	725 CATALONIA AVE	INTERIOR RENOVATION & BLOCK UP OPENING \$25,000		APPROVED BY C.MINDREAU
114 e	AB-15-11-6255	BOA COMPLETE (LESS THAN \$75,000)	JOSEPH MONTEZINOS GRAZYNA R PU	1224 TANGIER ST	**RES** INSTALL ONE (1) AWNING IN COURTYARD. COLOR TO BE WHITE \$5100		
115 e	AB-15-11-6266	BOA COMPLETE (LESS THAN \$75,000)	SILVESTRE FRANCISCO DANGOND PI	4730 W INGRAHAM TER	BRICK PAVER DRIVEWAY \$4,700		APPROVED BY C. MINDREAU
116 e	AB-15-11-6271	BOA COMPLETE (LESS THAN \$75,000)	JORGE A SIBLESZ &W MIRIAM	231 ALEDO AVE	REROOF CERAMICA VEEA CLAY SPANISH S ROOF TILE \$10,500		APPROVED BY C. MINDREAU CERAMICA VEEA/ CLAY SPANISH S COLOR: TERRACOTTA RED
117 e	AB-15-11-6275	BOA COMPLETE (LESS THAN \$75,000)	NEIL SCHNEIDERMAN &W ELEANOR	1132 VALENCIA AVE	*RESIDENTIAL* REPAIR DUE TO FIRE (VAP) \$30,0000	ALBERT DALIMA STUDIO ARCH(RODRIGUEZ)	APPROVED AS NOTED BY C. MINDREAU
118 e	AB-15-11-6289	BOA COMPLETE (LESS THAN \$75,000)	IVAN BARRETO MARIANA BEDOLLA	814 MONTEREY ST	REROOF BORAL ROOFING SAXONY 900 FLAT SLATE TILE \$14,000		APPROVED BY C MINDREAU

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
119 e	AB-15-11-6290	BOA COMPLETE (LESS THAN \$75,000)	MS MIAMI REALTY LLC	1209 TANGIER ST	REROOF SANTAFE TILE CORP SANTAFE SPANISH S CLAY ROOF TILE \$7,200		APPROVED BY C MINDREAU
120 e	AB-15-11-6313	BOA COMPLETE (LESS THAN \$75,000)	GESEL TRIFF	326 MALAGA AVE	PAVER REAR & SIDES OF THE RESIDENCE \$5,000		APPROVED BY C. MINDREAU
121 e	AB-15-11-6317	BOA PRELIMINARY/MED BONUS/FINAL	FRANSISCO J GRANDE & W MAYRA E	5671 BANYAN TRL	PRELIMINARY ADDITION & REMODEL \$70,000 *HW*LETTER*CD*		
122 e	AB-15-11-6318	BOA COMPLETE (LESS THAN \$75,000)	NICHOLAS NEONAKIS STEPHANIE NE	12601 OLD CUTLER RD	*PRELIMINARY* RESIDENTIAL * ADDITION (1240 SQ FT) & PRIVACY WALL @ POOL \$74500		
123 e	AB-15-11-6319	BOA COMPLETE (LESS THAN \$75,000)	SEA SUN & MOON PIER LLC	1140 SAN PEDRO AVE	NEW POOL \$38,000		APPROVED BY C MINDREAU
124 e	AB-15-11-6321	BOA COMPLETE (LESS THAN \$75,000)	JAMES H BENAGES	409 MARMORE AVE	PAVER DRIVEWAY \$4,250		APPROVED BY C MINDREAU
125 e	AB-15-11-6323	BOA COMPLETE (LESS THAN \$75,000)	OWEN MORREL LAURIE JEWELL	814 CORAL WAY	**RES** HISTORICAL **IRON FENCE, SWING GATE, AND PEDESTRIAN GATE \$7000		APPROVED AS NOTED BY C. MINDREAU

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
126 e	AB-15-11-6332	BOA COMPLETE (LESS THAN \$75,000)	MIRTA S NEGRINI	1460 ROBBIA AVE	*RESIDENTIAL* DRIVEWAY \$6400	EDUARDO LLANO	APPROVED BY C. MINDREAU
127 e	AB-15-11-6338	BOA COMPLETE (LESS THAN \$75,000)	JONATHAN BARBARA	6001 MALL ST	*RESIDENTIAL* NEW SWIMMING POOL \$38,000		APPROVED BY C. MINDREAU
128 e	AB-15-11-6343	BOA COMPLETE (LESS THAN \$75,000)	MICHAEL S POPOK	423 MAJORCA AVE	*RESIDENTIAL* DRIVEWAY - OLD CHICAGO BRICK \$5,500		
129 e	AB-15-11-6350	BOA COMPLETE (LESS THAN \$75,000)	CITY OF CORAL GABLES	1210 ANASTASIA AVE	***HISTROICAL** NEW AWNINGS (3) (BILTMORE HOTEL) \$1,800		APPROVED BY C. MINDREAU
130 e	AB-15-11-6357	BOA COMPLETE (LESS THAN \$75,000)	GISELLE ROQUE DE ESCOBAR	3237 MONEGRO ST	NEW RAILING & STEP \$1,600		
131 e	AB-15-11-6364	BOA COMPLETE (LESS THAN \$75,000)	JAIME SALAMANCA YARA CHAUSTRE	3225 MONEGRO ST	*RESIDENTIAL* ROOF TILE (INCLUSIVE) - SANTEFE/ SPANISH S CLAY/ FUME \$11,000		APPROVED BY C. MINDREAU SANTAFE/ SPANISH S CLAY ROOF TILE COLOR: TERRACOTTA FUME

131 Records listed



**THE CITY OF CORAL GABLES
BOARD OF ARCHITECTS**

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Present: _____

To: _____

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1 e	AB-12-02-6781	BOA PRELIMINARY/MED BONUS/FINAL	MARIO MONTOYA	6949 SUNRISE DR	REV (LANDSCAPIING) REVISION #6 LANDSCAPE REVISION FOR SINGLE FAMILY RESIDENCE \$2000000 POSTED 02/09/2012	RALPH CHOEFF	APPROVED BY C. MINDREAU
2 e	AB-12-11-1257	BOA PRELIMINARY/MED BONUS/FINAL	PHYLLIS SCHWARTZ & KEILE ALLEN	141 ROSALES CT	REVISION #2 (LANDSCAPING) TO NEW RESIDENCE SINGLE FAMILY		APPROVED BY C MINDREAU
3 e	AB-13-05-0605	BOA PRELIMINARY/MED BONUS/FINAL	IGNACIO J QUIRCH & AURELIA	6800 RIVIERA DR	REVISION TO SUBMITTAL FOR REVISION TO NEW 1 STORY RESIDENCE \$800,000	RAUL SOTOLONGO	APPROVED BY C MINDREAU
4 e	AB-13-05-0899	BOA PRELIMINARY/MED BONUS/FINAL	LEONARDO STREET LLC	6500 LEONARDO ST	REV#3 REVISION#2 TO NEW 2 STORY RESIDENCE \$500,000	PEDRO BRAVO	
5 e	AB-13-06-0353	BOA COMPLETE (LESS THAN \$75,000)	PETER A MEKRAS CHRISTINA P MEK	755 UNIVERSITY DR	REVISION TO EXTERIOR / INTERIOR (ADDING WINDOWS) \$42000***NO FB***	ARTURO FANJUL&ASSOCIATES LLC	APPROVED REV#2 BY C. MINDREAU
6 e	AB-13-07-0065	BOA PRELIMINARY/MED BONUS/FINAL	PEDRO NEGRON MENDEZ & CLAUDIA	6820 RIVIERA DR	REV (FENCE) REV#6 REV#4 REV TO MASTER (POOL LOCATION) TAKEOVER TO REV#3 (SITE PLAN) **RESUBMITTAL (CHANGE OF ARCHITECT AND ENGINEER) REVISIONS TO NEW 2 STORY RESIDENCE \$1,200,000	JOSE SANCHEZ	APPROVED BY C. MINDREAU

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7 e	AB-14-03-2694	BOA PRELIMINARY/MED BONUS/FINAL	SANTIAGO GARCIA &W MARIA	6814 MENTONE ST	REV FINAL ADDITION \$78,000	GEORGE PEON	
8 e	AB-14-03-3472	BOA PRELIMINARY/MED BONUS/FINAL	BANK OF AMERICA NA	2600 DOUGLAS RD	***COMMERCIAL*** REV#1 FINAL EXTERIOR FACADE RENOVATIONS \$3,000,000	. ZYSCOVICH ARCHITECTS	
9 e	AB-14-04-2352	BOA PRELIMINARY/MED BONUS/FINAL	BAHAMIAN VILLAGE LLC	280 S DIXIE HWY	(COMMUNITY CENTER) PRELIMINARY (5) NEW BUILDING \$1,270,000 **HW**CD**POSTED* TIME CERTAIN 11:00**	BURTON HERSH	
10 e	AB-14-10-3841	BOA PRELIMINARY/MED BONUS/FINAL	JORGE VILLACAMPA &W MARGARITA	1410 MENDAVIA AVE	**RES**REV ADDITION \$90000 POSTED 10/30/2014 **FB /CD/ HW**	GEORGE PEON	
11 e	AB-14-12-4418	BOA PRELIMINARY/MED BONUS/FINAL	MANUEL CAPIRO MARITZA CAPIRO	100 SARTO AVE	REV#3 *RESIDENCE* RESUBMITTAL TO 2-STORY ADDITION & REMODEL * CD/HW/POSTED \$100000	EDUARDO CALIL	
12 e	AB-15-01-1238	BOA PRELIMINARY/MED BONUS/FINAL	JAIME AUGUSTO BIANCHI	765 N GREENWAY DR	**RES**FINAL FOR **HISTORICAL** ADDITION INCLUDING POOL \$1550000 POSTED 01/29/2015 **HW**CD**FB**	PAMELA NIXON FERNANDEZ	
13 e	AB-15-02-0790	BOA PRELIMINARY/MED BONUS/FINAL	444 VALENCIA AVENUE INC C/O FE	444 VALENCIA AVE	REVISION TO TOWNHOUSES (VALENCIA PHASE II) \$2700000 POSTED 2/19/2015	. LOCUS ARCHITECTURE	

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14 e	AB-15-03-4205	BOA PRELIMINARY/MED BONUS/FINAL	GREGORY I GUITERAS	800 CORAL WAY	*HISTORIC* RESUBMITTAL (CHANGE OF ARCHITECT) REV FINAL *RES* ADDITION/ALTERATION FB POSTED *****\$375000	HECTOR FERNANDEZ	
15 e	AB-15-03-4263	BOA PRELIMINARY/MED BONUS/FINAL	BILTMORE MANOR LLC	1228 ANASTASIA AVE	FINAL *NEW CONDO* (BILTMORE MANOR) 2-STORY MULTI-FAMILY RESIDENTIAL PROJECT WITH UNDERGROUND PARKING AND RELATED AMENITIES * POSTED/HW/DEMO/ TREES/ LETTER \$4000000	. BC ARCHITECTS AIA INC	APPROVED AS NOYED BY C MINDREAU SEE MINUTES 04/02/15
16 e	AB-15-03-4782	BOA PRELIMINARY/MED BONUS/FINAL	GUILLERMO SALAZAR	6611 LEONARDO ST	REV#3 REV TO PERMIT FINAL* REV INTERIOR/EXTERIOR RENOVATIONS (LANDSCAPING UNDER SEPERATE PERMIT) HW/CD/POSTED \$250000		APPROVED REV#3 BY C. MINDREAU
17 e	AB-15-04-4389	BOA PRELIMINARY/MED BONUS/FINAL	PAULETTE TAUBER MINTZ	5655 KERWOOD OAKS DR	REV 4 REV #3 *FINAL *RESIDENTIAL* ADDITION / REPLACEMENT OF EXTERIOR WINDOWS AND DOORS POSTED \$175000	HAMED RODRIGUEZ	
18 e	AB-15-05-5199	BOA PRELIMINARY/MED BONUS/FINAL	ALEJANDRO GONZALEZ CATALINA JA	111 SAN SOUCI DR	FINAL **RES** 2 STORY SINGLE FAMILY RESIDENCE \$1200000 POSTED 5.21.2015 HW/CD/FB	RONEY MATEU	
19 e	AB-15-06-4839	BOA PRELIMINARY/MED BONUS/FINAL	DAVID BAITINGER	5911 GRANADA BLVD	RESUBMITTAL TO EXTERIOR RENOVATIONS \$110,000	DARIO HERRERO	APPROVED AS NOTED BY C. MINDREAU
20 e	AB-15-07-4749	BOA COMPLETE (LESS THAN \$75,000)	JORGE IGLESIAS &W JOANNA E	3727 HARLANO ST	**RES** RESUBMITTAL TO BRICK DRIVEWAY , WALKWAY AND PATIO \$17000		APPROVED BY C. MINDREAU

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21 e	AB-15-07-5456	BOA COMPLETE (LESS THAN \$75,000)	EMILIO MACHADO ROSA L MACHADO	1930 COUNTRY CLUB PRADO	***HISTORICAL*** WINDOWS & DOORS \$14,000		APPROVED BY C. MINDREAU
22 e	AB-15-07-5991	BOA PRELIMINARY/MED BONUS/FINAL	KATHLEEN ANN RYAN	601 ZAMORA AVE	FINAL * RESUBMITTAL TO ADDITION & REMODEL/ & PAINT BODY: BM2125-60 MARILYN'S DRESS (LT GRAY)/ FRONT DOOR: BM2063-20 DOWN POUR BLUE (NAVY) \$100,000 *HW*CD*LETTER*POSTED*TREE*	MATTHEW TRUSSONI	
23 e	AB-15-09-4217	BOA COMPLETE (LESS THAN \$75,000)	PONCE OFFICE 3111 LLC	3109 PONCE DE LEON BLVD	REV#1 *INTERIOR/EXTERIOR RENOVATION \$45,000		APPROVED AS NOTED (A1.2) BY C. MINDREAU
24 e	AB-15-09-4481	BOA COMPLETE (LESS THAN \$75,000)	SEVILLA ASSOCIATES LLC % DEBRA	1400 PONCE DE LEON BLVD	REV (ZONING) SIGN (2) (DOMINOS) \$2,360		APPROVED BY C. MINDREAU
25 e	AB-15-09-4754	BOA COMPLETE (LESS THAN \$75,000)	FRANCIS MICHAEL MURKOWSKI KARE	13030 LERIDA ST	RESUBMITTAL TO NEW POOL \$58,000		
26 e	AB-15-10-4337	BOA COMPLETE (LESS THAN \$75,000)	SIMONE BOAYUE GUMBS	2028 ALHAMBRA CIR	***RES** HISTORICAL **REV POOL / PATIO \$29000		APPROVED BY C. MINDREAU
27 e	AB-15-10-4471	BOA COMPLETE (LESS THAN \$75,000)	PEDRO R PIZARRO OLGA PIZARRO	1504 S GREENWAY DR	REV#2**HISTORICAL** NEW POOL \$40,000		APPROVED REV#2 BY C. MINDREAU

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28 e	AB-15-10-4516	BOA PRELIMINARY/MED BONUS/FINAL	CMG HOMES 427 LLC	427 AMALFI AVE	FINAL NEW 2 STORY RESIDENCE \$350,000.00 *HW*CD*LETTER*POSTED*	EDUARDO CALIL	APPROVED BY C MINDREAU SEE MINUTES 10/15/2015
29 e	AB-15-10-4599	BOA COMPLETE (LESS THAN \$75,000)	TMS ALTIS 901 LLC	901 PONCE DE LEON BLVD	TAKEOVER TO SIGN (AMERICAN AIRLINES) \$2,310		APPROVED BY C. MINDREAU
30 e	AB-15-10-5103	BOA COMPLETE (LESS THAN \$75,000)	L JOSEPH HOFFMAN &W ANITA	9385 BALADA ST	FINAL ADDITION \$63,000	MATTHEW TRUSSONI	APPROVED C MINDREAU
31 e	AB-15-10-5419	BOA COMPLETE (LESS THAN \$75,000)	AL AMAAN INC	205 UNIVERSITY DR	RESUBMITTAL TO SIGN (FACIAL & BODY CONCEPT) \$1,800		APPROVED BY C MINDREAU
32 e	AB-15-10-5623	BOA COMPLETE (LESS THAN \$75,000)	JORGE MESTRE NICOLE MESTRE	5618 RIVIERA DR	RENOVATION TO FRONT FACADE \$25,000		APPROVED BY C MINDREAU
33 e	AB-15-10-5953	BOA COMPLETE (LESS THAN \$75,000)	7300 OCR LLC	7300 OLD CUTLER RD	FINAL FOR WOOD TRELLIS (WHITE) \$8,000		APPROVED BY C. MINDREAU SEE MINS OF 11-23-2015 APPROVED BY C MINDREAU SEE MINUTES 11/23/2015
34 e	AB-15-11-4922	BOA COMPLETE (LESS THAN \$75,000)	FERNANDO GARCIA &W JACQUELINE	1426 CECILIA AVE	RESUBMITTAL REVISION #3 *RESIDENTIAL* WINDOWS(13) / DOORS (3) - WHITE FRAMES/ GRAY GLASS AND INTERIOR REMODELING \$50,000		

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35 e	AB-15-11-5190	BOA COMPLETE (LESS THAN \$75,000)	ANDREW SCHMER &W LUCY SCHMER	280 VISTALMAR ST	REV# 2 **RES** TWO TRELLIES \$6800	MARIE MIHALIK	APPROVED BY C. MINDREAU
36 e	AB-15-11-5326	BOA COMPLETE (LESS THAN \$75,000)	JOSE M TOLEDO JR (TRS) & CAROL	1520 MENDAVIA AVE	***RES** EXTERIOR / INTERIOR ALTERATIONS		APPROVED BY C MINDREAU
37 e	AB-15-11-5405	BOA PRELIMINARY/MED BONUS/FINAL	LUIS N PEREZ	2521 N GREENWAY DR	PRELIMINARY (2) 2 STORY ADDITION \$150,000	JAVIER SALMAN	
38 e	AB-15-11-5813	BOA COMPLETE (LESS THAN \$75,000)	EDWARD F LORES &W KAY M	11055 PARADELA ST	REVISION (CROWN/ WINDSOR ROOF TILE/ COLOR:GRAY-BROWN RANGE) *REROOF EAGLE ROOFING BELAIR FLAT TILE \$50,000		
39 e	AB-15-11-6153	BOA COMPLETE (LESS THAN \$75,000)	LUIS M RAMIREZ W/ DIANA RONDO-	1145 SAN PEDRO AVE	**RES** IMPACT WINDOWS AND DOORS WHITE FRAME GRAY GLASS \$21800		APPROVED BY C. MINDREAU
40 e	AB-15-11-6255	BOA COMPLETE (LESS THAN \$75,000)	JOSEPH MONTEZINOS GRAZYNA R PU	1224 TANGIER ST	**RES** INSTALL ONE (1) AWNING IN COURTYARD. COLOR TO BE WHITE \$5100		
41 e	AB-15-11-6279	BOA PRELIMINARY/MED BONUS/FINAL	MERRICK PARK LLC %PROPERTY TAX	358 SAN LORENZO AVE	***COM** COMMERCIAL TENANT BUILD OUT THEATRES \$300000 POSTED 12/03/2015 HW/CD/ 3P		

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42 e	AB-15-11-6352	BOA PRELIMINARY/MED BONUS/FINAL	CANDADO NAVARRE LLC	734 NAVARRE AVE	**RES** NEW RESIDENCE 2 STORY POSTED 12/03/2015 HW CD 3P \$500000	. BELLIN&PRATT	
43 e	AB-15-11-6356	BOA COMPLETE (LESS THAN \$75,000)	ALFRED TOROSSIAN &W VARSENIC	46-50 MONTILLA AVE	**RES** HISTORICAL WINDOWS REPLACENMENT (REMODELING DUE TO FIRE) VAP\$52000		
44 e	AB-15-11-6366	BOA COMPLETE (LESS THAN \$75,000)	THOMAS R MOONEY &W GILDA M BAT	601 NAVARRE AVE	PAVER APPROACH ONLY \$1,500		APPROVED BY C. MINDREAU
45 e	AB-15-11-6381	BOA PRELIMINARY/MED BONUS/FINAL	BUSINESS & LEISURE INC	4001 PONCE DE LEON BLVD	**COM** RENOVATION OF EXISTING SERVICE FACILITY (INFINITY) POSTED 12/3/2015 \$709,000 3P		
46 e	AB-15-11-6385	BOA COMPLETE (LESS THAN \$75,000)	IVONNE RODRIGUEZ &H MANUEL JIM	401 PONCE DE LEON BLVD	**RES** RE ROOF CERAMICA VEREA CLAY SPANISH S ROOF TILE \$14000		
47 e	AB-15-11-6387	BOA COMPLETE (LESS THAN \$75,000)	FERNANDO URREGO &W CATALINA	1241 CASTILE AVE	**HISTORICAL** STAMP CONCRETE DRIVEWAY \$2,350		
48 e	AB-15-11-6391	BOA COMPLETE (LESS THAN \$75,000)	5E DEVELOPMENT LLC	908 TANGIER ST	PAVER DRIVEWAY \$2,400		

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49 e	AB-15-11-6396	BOA COMPLETE (LESS THAN \$75,000)	MIGUELA CASTELLAN ANA MONTANA	710 DAVIS RD	**RES** PAINT ROOF SW7019 (DEEP GREY) \$1400		APPROVED BY C. MINDREAU
50 e	AB-15-11-6408	BOA COMPLETE (LESS THAN \$75,000)	SANDRA MURADO	1503 GRANADA BLVD	**RES** RE ROOF EAGLE ROOFING PRODUCTS LLC BEL AIR \$15000		APPROVED BY C. MINDREAU EAGLE/BEL AIR COLOR: RED
51 e	AB-15-12-4640	BOA COMPLETE (LESS THAN \$75,000)	DR SAMIR N BEYDOUN &W SONIA K	289 RADA CT	REROOF EAGLE ROOFING CAPISTRANO CONCRETE TILE \$29,000		
52 e	AB-15-12-4666	BOA COMPLETE (LESS THAN \$75,000)	CSP MANAGEMENT LLC	4100 SALZEDO ST	*COMMERCIAL* SIGNAGE (ASSURE INTERIORS + HOME) - PLASTIC MOUNTED LETTERS (ON BLDG) & VINYL DECALS ON GLASS \$200	AMILCAR R MELENDEZ	APPROVED BY C. MINDREAU
53 e	AB-15-12-4668	BOA COMPLETE (LESS THAN \$75,000)	MANUEL A ALVAREZ &W TERESA M	4615 SAN AMARO DR	FRONT DOOR \$3,900		APPROVED BY C. MINDREAU
54 e	AB-15-12-4673	BOA PRELIMINARY/MED BONUS/FINAL	HENRY HERNANDEZ &W CARLA I GAR	506 SEVILLA AVE	PRELIMINARY ADDITION \$35,000		
55 e	AB-15-12-4677	BOA COMPLETE (LESS THAN \$75,000)	ARIEL SARDINAS &W DELAIDA GON	402 COMO AVE	NEW ROOF EAGLE ROOFING BEL AIR FLAT TILE \$4,050		APPROVED BY C MINDREAU

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56 e	AB-15-12-4685	BOA COMPLETE (LESS THAN \$75,000)	RICHARD H HENRY &W BRUNHILDA S	525 SEVILLA AVE	SOLAR PANELS \$6,995		APPROVED BY C. MINDREAU
57 e	AB-15-12-4688	BOA PRELIMINARY/MED BONUS/FINAL	JOSE R MAS PATRICIA MAS	10250 LAKESIDE DR	NEW ROOF BORAL ROOFING MADERA CONCRETE FLAT TILE \$255,897 (INCLUSIVE)		APPROVED BY C MINDREAU
58 e	AB-15-12-4701	BOA COMPLETE (LESS THAN \$75,000)	RICHARD J BISCHOFF &W CONNIE	2516 SAN DOMINGO ST	*RESIDENTIAL* FABRIC AWNING RECOVER (TERRACOTTA) \$1000		APPROVED BY C. MINDREAU
59 e	AB-15-12-4702	BOA COMPLETE (LESS THAN \$75,000)	DRIELTS	1251 MARIOLA CT	**RES** PAINT HOUSE MAIN WALLS BM OC26 (OFF WHITE / SILVER SATIN) WINDOW TRIMS COLUMNS , BORDERS BM OC 17 (OFF WHITE) \$2500		APPROVED BY C. MINDREAU
60 e	AB-15-12-4706	BOA COMPLETE (LESS THAN \$75,000)	LOUIS GROSSMAN TR & THEODORE R	1232 S DIXIE HWY	SIGN (JOES OLD SCHOOL PIZZA) \$2,300		APPROVED BY C. MINDREAU
61 e	AB-15-12-4719	BOA COMPLETE (LESS THAN \$75,000)	DIRK VAN DE PUT TRS DIRK VAN D	321 CAMPANA AVE	**RES** IMPACT WINDOWS WHITE FRAME AND CLEAR GLASS \$24197		APPROVED BY C. MINDREAU
62 e	AB-15-12-4749	BOA COMPLETE (LESS THAN \$75,000)	HILTON R GOMES	512 GIRALDA AVE	**RES** (15) WINDOWS AND (1) DOOR		

BOA AGENDA

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
63 e	AB-15-12-4753	BOA PRELIMINARY/MED BONUS/FINAL	JEFFREY E LEHRMAN ESQ TRS % AL	410 LEUCADENDRA DR	PRELIMINARY *RESIDENTIAL* NEW 2-STORY ADDITION/ EXTERIOR RENOVATIONS/ SITE WORK HW/ CD/ TREES/ POSTED \$500,000		
64 e	AB-15-12-4765	BOA COMPLETE (LESS THAN \$75,000)	LOURDES BORRON	1224 OBISPO AVE	**HISTROICAL** REROOF BORAL ROOFING SAXONY 900 CONCRETE ROOF FLAT TILE \$18,900		
65 e	AB-15-12-4766	BOA COMPLETE (LESS THAN \$75,000)	EMPTY	1200 S ALHAMBRA CIR	**RES** POOL ADDITION \$30000		
66 e	AB-15-12-4807	BOA COMPLETE (LESS THAN \$75,000)	FREGIU LLC C/O MONICA HARAN	12950 DEVA ST	ALUMINUM WINDOWS (36), DOORS (6) \$46,000		
67 e	AB-15-12-4809	BOA COMPLETE (LESS THAN \$75,000)	CARLOS F CUBIAS &W CHRISTINE C	1226 S ALHAMBRA CIR	PRELIMINARY ADDITION \$65,000 *HW*CD*	BRUCE BROCKHOUSE	
68 e	AB-15-12-4813	BOA COMPLETE (LESS THAN \$75,000)	PATRICIA UNANUE ZAPATA	125 GAVILAN AVE	ALUMINUM FENCE \$15,000		APPROVED BY C. MINDREAU
69 e	AB-15-12-4816	BOA COMPLETE (LESS THAN \$75,000)	ARAGON ASSOCIATES LLC	233 ARAGON AVE	SIGN (SERVIENTREGA) \$3,000		

BOA AGENDA

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
70 e	AB-15-12-4819	BOA COMPLETE (LESS THAN \$75,000)	NANCY R RAMOS	920 ALBERCA ST	ABOVE GROUND PROPANE TANK \$1,342.60		APPROVED BY C. MINDREAU
71 e	AB-15-12-4827	BOA COMPLETE (LESS THAN \$75,000)	RALPH CIMITILE ISABEL CIMITILE	90 EDGEWATER DR	WINDOWS & DOORS \$9,000		
72 e	AB-15-12-4833	BOA COMPLETE (LESS THAN \$75,000)	CURTIS SIBLEY & CHARLES SIBLEY	1201 SAN IGNACIO AVE	GRAVEL DRIVEWAY \$5,300		
73 e	AB-15-12-4835	BOA COMPLETE (LESS THAN \$75,000)	RAQUEL I RODRIGUEZ	6009 RIVIERA DR	*RESIDENTIAL* RE-ROOF - BORAL/ BARCELONA 900 CONCRETE/ COLOR: CITRUS CLAY (ORANGE) \$36,900		
74 e	AB-15-12-4842	BOA COMPLETE (LESS THAN \$75,000)	RUBEN M MASTRAPA MYRIAM MASTRA	1433 MENDAVIA AVE	**HISTORICAL** NEW ROOF SANTAFE TILE CORP SANTAFE SPANISH S ROOF TILE \$26,000		APPROVED BY C. MINDREAU SANTA FE/ SPANISH S CLAY COLOR: TERRACOTTA RED
75 e	AB-15-12-4893	BOA COMPLETE (LESS THAN \$75,000)	ELENA LLANO TRS ELENA LLANO 19	1706 SALZEDO ST	*RESIDENTIAL* RE-ROOF BORAL/ SAXONY 900/ COLOR:WEATHER ASH (GRAY) \$25,000		APPROVED BY C. MINDREAU BORAL/ SAXONY 900/ SLATE COLOR: WEATHER ASH (GRAY)
76 e	AB-15-12-4895	BOA COMPLETE (LESS THAN \$75,000)	ROBERT THORNBURG ASHLEY THORNB	1260 ORTEGA AVE	**RES** REPLACE OLD ASPHALT CONCRETE AND AND REPLACE WITH CONCRETE SLABS \$4500		

BOA AGENDA

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
77 e	AB-15-12-4896	BOA COMPLETE (LESS THAN \$75,000)	KABUKOS LLC	4733 SANTA MARIA ST	*HISTORIC* RESIDENTIAL - PAINT* BODY & FACIA: SW7005 PURE WHITE/ FRONT TRIM, SHUTTERS, FRONT DOOR, TRIM(DOOR)/ GARAGE FRONT WALL: SW6068 BREVITY BROWN \$2400		
78 e	AB-15-12-4898	BOA COMPLETE (LESS THAN \$75,000)	JAMES LOUIS ORDIJA REBECCA LYN	435 CADIMA AVE	**RES** RE ROOF BORAL ROOFING LLC SAXONY 900 CONCRETE ROOF TILE \$17200		APPROVED BY C. MINDREAU BORAL/SAXONY 900/ SLATE COLOR: WEATHERED ASH (GRAY-BROWN)
79 e	AB-15-12-4900	BOA COMPLETE (LESS THAN \$75,000)	GUILLERMO PARIS CASANOVA CAROL	2612 SAN DOMINGO ST	**RES** RECOVER AWNING AND MINOR REPAIRS COLOR WHITE \$1640		APPROVED BY C. MINDREAU
80 e	AB-15-12-4919	BOA COMPLETE (LESS THAN \$75,000)	JAVIER SAUGAR &W CHINA A	1609 RED RD	**RES** RE ROOF EAGLE ROOFINF PRODUCTS LLC BEL AIR LOW PROFILE CONCRETE TILE COLOR BLEND \$17900		APPROVED BY C. MINDREAU EAGLE/ BEL AIR COLOR: SANBORN BLEND (TERRACOTTA-BROWN)
81 e	AB-15-12-4923	BOA COMPLETE (LESS THAN \$75,000)	JOHN K EDWARDS &W TOMASA Y	5901 MAYNADA ST	***RES** NEW CONCRETE DRIVEWAY \$8700		
82 e	AB-15-12-4926	BOA COMPLETE (LESS THAN \$75,000)	DIRK VAN DE PUT TRS DIRK VAN D	321 CAMPANA AVE	**RES** REMOVING GLASS BLOCK AND REFILLING BLOCKS AND STUCCO TO MATCH EXISTING \$2000	HAMED RODRIGUEZ	APPROVED BY C MINDREAU
83 e	AB-15-12-4930	BOA COMPLETE (LESS THAN \$75,000)	DIOGO SIUVES MARIA FLAVIA DINZ	322 CANDIA AVE	**RES** SWIMMING POOL \$18000		APPROVED BY C. MINDREAU

BOA AGENDA

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
84 e	AB-15-12-4931	BOA COMPLETE (LESS THAN \$75,000)	JOSE ROLANDO MILLAS ROLANDO J	1206 FERDINAND ST	*RESIDENTIAL* WINDOWS / DOORS \$27,800		
85 e	AB-15-12-4936	BOA COMPLETE (LESS THAN \$75,000)	CLARA MARIA SOSA PAEZ TRS CLAR	111 CIBAO CT	**RES** RE ROOF EAGLE ROOFING PRODUCTS LLC BEL AIR LOW PROFILE CONCRETE TILES \$12200		APPROVED BY C. MINDREAU EAGLE BEL AIR COLOR RED
86 e	AB-15-12-4957	BOA COMPLETE (LESS THAN \$75,000)	STEVEN MATTHEW HARPER ELIZABET	4915 SAN AMARO CT	NEW ROOF & REROOF CROWN BUILDING PRODUCTS OF FLORIDA WINDSOR SLATE FLAT ROOF TILES \$38,000		APPROVED BY C MINDREAU
87 e	AB-15-12-4972	BOA COMPLETE (LESS THAN \$75,000)	903 GRANADA GROVES LLC	903 GRANADA GROVES CT	REROOF BORAL ROOFING SAXONY SLATE FLAT TILE \$11,180		
88 e	AB-15-12-4979	BOA COMPLETE (LESS THAN \$75,000)	RAUL MEDEROS JR LEIMY AIDA MED	425 ALEDO AVE	*RESIDENTIAL* FRONT DOOR \$2,300		APPROVED BY C. MINDREAU
89 e	AB-15-12-4983	BOA COMPLETE (LESS THAN \$75,000)	BRUCE D PARKER &W SANDRA L	9191 OLD CUTLER RD	**RES** DEMOLITION AND REMOVAL 2 EXISTING WOOD DECKS , CONSTRUCT TWO COMPOSITE DECKS \$47885 (3P)		
90 e	AB-15-12-4990	BOA COMPLETE (LESS THAN \$75,000)	365 ALCAZAR LLC	365 ALCAZAR AVE	SIGN (MIGUEL J LANZ MD) \$850		APPROVED BY C. MINDREAU

BOA AGENDA

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SEQ	BOA #:	STA	OWNER	JOB LOCATION	PROJECT	ARCHI./ENG	REMARKS
91 e	AB-15-12-5002	BOA COMPLETE (LESS THAN \$75,000)	CANTORIA LLC	1512 CANTORIA AVE	NEW POOL \$28,000		APPROVED BY C MINDREAU
92 e	AB-15-12-5003	BOA COMPLETE (LESS THAN \$75,000)	FEMA HOLDINGS LLC	3235 LE JEUNE RD	**COM**INSTALL OF ALUMINUM FENCE \$8000		APPROVED BY C. MINDREAU
93 e	AB-15-12-5004	BOA COMPLETE (LESS THAN \$75,000)	REDBRIDGE PROPERTIES LLC	101 ALMERIA AVE	EXTERIOR RENOVATIONS (PAINT, STUCCO,FRONT DOOR) \$22,000		
94 e	AB-15-12-5006	BOA COMPLETE (LESS THAN \$75,000)	PATRICK VISCAINO &W PATRICIA	5255 ORDUNA DR	BOAT LIFT IN EXISTING BOAT HOUSE \$6,000		APPROVED BY C MINDREAU
95 e	AB-15-12-5009	BOA COMPLETE (LESS THAN \$75,000)	BRIAN MARK OSMAN JOYCE RIOS GO	423 MAJORCA AVE	**RES** IMPACT WINDOWS WHITE FRAME CLEAR GLASS DOOR \$28645		APPROVED AS NOTED BY C. MINDREAU
96 e	AB-15-12-5012	BOA COMPLETE (LESS THAN \$75,000)	DAVID BLOUNT JR &W HOLLY	5275 FAIRCHILD WAY	*RESIDENTIAL* FENCE AND GATES \$7150		
97 e	AB-15-12-5041	BOA COMPLETE (LESS THAN \$75,000)	GREGORY L PETRINO	809 VALENCIA AVE	**RES** INSTALL 14 WINDOWS \$8000		

97 Records listed

From: [Leen, Craig](#)
To: [Paulk, Enga](#)
Cc: [Ramos, Miriam](#)
Subject: FW: Request for Interpretation / Biltmore Manor
Date: Friday, June 10, 2016 11:07:53 AM
Attachments: [Lot Coverage Site Plan.pdf](#)
[Request for Interpretation - Biltmore Manor Project.pdf](#)
[Signed Opinion - 1228 Anastasia Avenue.pdf](#)
[March 19 2015.pdf](#)
[April 2 2015.pdf](#)
[December 3 2015.pdf](#)
[December 10 2015.pdf](#)
[image002.png](#)

Please publish.

Craig E. Leen, City Attorney

*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com



Celebrating 90 years of a dream realized.

From: Leen, Craig
Sent: Friday, June 10, 2016 11:07 AM
To: 'DoughertyL@gtlaw.com'; navarrojo@gtlaw.com
Cc: Trias, Ramon
Subject: FW: Request for Interpretation / Biltmore Manor

Ms. Dougherty and Mr. Navarro,

I have considered the matter, analyzed your request for interpretation, and reviewed CAO 2014-056. Pursuant to section 2-702 of the Zoning Code, as well as sections 2-201(e)(1) and (8) of the City Code, I am hereby informing the Planning & Zoning Director of my opinion, interpretation, and ruling that I am in agreement with the attached request for interpretation. I agree that the ancillary

design elements and cantilevered building features discussed in your letter should be treated as ancillary lot coverage. It is my understanding that the Planning & Zoning Director concurs as well. It is also my understanding that the Board of Architects required these design elements to be included in the project as a matter of aesthetics. My office has consistently taken the position that an applicant should not be penalized for complying with reasonable aesthetic modifications required by the Board of Architects as conditions of approval, and that the Zoning Code should be interpreted consistently with this purpose to promote aesthetics. This opinion, interpretation, and ruling is consistent with this principle.

A copy of CAO 2014-056 is available at the following link:

<http://coralgables.com/modules/showdocument.aspx?documentid=15293>

Craig E. Leen, City Attorney

*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com



Celebrating 90 years of a dream realized.

From: DoughertyL@gtlaw.com [mailto:DoughertyL@gtlaw.com]

Sent: Tuesday, May 24, 2016 4:56 PM

To: Leen, Craig

Subject: Request for Interpretation / Biltmore Manor

Dear Craig,

Thank you again for taking the time to meet with us last week to discuss the lot coverage interpretation issues for the Biltmore Manor project located at 1228 Anastasia Avenue. We are writing to formally confirm your initial determination that the green areas on the attached site plan are considered ancillary design elements and, as such, would be exempted from the calculation of

principal lot coverage. Furthermore, the cantilevered building features requested by the BOA are also excluded because they are not greater than the five foot limitation found in Section 4-103(D)(7) of the zoning code. A detailed explanation is included in the attached memorandum.

Please also confirm that the proposal is an improvement to a legally existing multi-family building with the same density as the current multi-family use presently at the property, and therefore the DRC review is not required (please see attached legal opinion). Notice was provided prior to the BOA approval which was considered at the March 19th, April 2nd, December 3rd and December 10th BOA meetings. The agendas are attached for your records.

Thank you,

Jorge L. Navarro
Associate
Greenberg Traurig, P.A. | 333 S.E. 2nd Avenue | Miami, FL 33131
Tel 305.579.0821 | Fax 305-961-5310
navarrojo@gtlaw.com | www.gtlaw.com



From: Navarro, Jorge L. (Assoc-Mia-LDZ-RE)
Sent: Tuesday, May 03, 2016 4:36 PM
To: 'Leen, Craig'
Cc: 'Trias, Ramon'; Mindreau, Carlos A.; Dougherty, Lucia (Shld-Mia-LDZ-RE); Oscar Roger
Subject: Request for Interpretation / Biltmore Manor

Dear Craig,

Attached please find a request for a legal interpretation in connection with the proposed development at 1228 Anastasia Avenue. Specifically, we are writing to confirm our preliminary conversations with Ramon and Carlos regarding the project's compliance with applicable lot coverage requirements. Please let us know when you are available to meet so we may discuss further.

We appreciate your assistance as always. Should you have any questions, please do let us know.

Thank you,

Jorge L. Navarro
Associate
Greenberg Traurig, P.A. | 333 S.E. 2nd Avenue | Miami, FL 33131
Tel 305.579.0821 | Fax 305-961-5310
navarrojo@gtlaw.com | www.gtlaw.com



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