

City of Coral Gables

Meeting Minutes

Board of Architects

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com

Judy Carty - Chairperson
Peter Kiliddjian - Vice Chairperson
Board Member Ana Alvarez
Board Member Callum Gibb
Board Member Luis Jauregui
Board Member Glenn Pratt
Board Member Hamed Rodriguez
Board Member Don Sackman

Thursday, December 16, 2021

9:00 AM

City Hall, Commission Chambers, 405
Biltmore Way, Coral Gables, FL 33134.

The City of Coral Gables Board of Architects will be holding its regular board meeting with appointed board members, City staff and representatives. The Board will discuss and vote on items. The Board Members, required City Staff and applicants will be physically present in the Commission Chambers at Coral Gables City Hall. All interested persons may view the meeting via the Zoom platform used by the Development Services or in person.

The meeting is open to attendance by members of the public, who may also view the meeting via Zoom at (<https://us06web.zoom.us/j/84313511749>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to the meeting by dialing: (305) 461-6769 Meeting ID: 843 1351 1749.

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A. CALL TO ORDER**B. ROLL CALL****A. Alvarez arrived at 11:00am**

Present: 7 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Excused: 1 - Chairperson Carty

C. CHANGES TO THE AGENDA**D. PUBLIC COMMENTS**

PUBLIC COMMENTS RECEIVED

Attachments: [12-16-2021 Public Comments](#)

E. PRELIMINARY DESIGN REVIEW WITH MEDITERRANEAN BONUS REQUESTS

- E.1.** CASE FILE BOAR-21-11-0040
290 Valencia Avenue (also known as 2601 Salzedo Street), Coral Gables, FL; generally described as Lots 1 through 12 and Lots 35 through 46, Block 10, Coral Gables Crafts Section, according to the plat thereof, as recorded in Plat Book 30, Page 60, Public Records of Miami-Dade County, Florida; Folio# 03-4117-005-2330, 03-4117-005-2340, 03-4117-005-2350, 03-4117-005-2370, 03-4117-005-2390, 03-4117-005-2410, 03-4117-005-2600, 03-4117-005-2610, 03-4117-005-2680, and Lots 1 through 4, Block 15, Coral Gables Crafts Section, according to the plat thereof, as recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida; Folio# 03-4117-005-4010. A lengthy legal is on file.

The application requests Preliminary Design review and approval of a new 18 story mixed use building with a 7 story parking garage (approximately 350,000 SF), consisting of 175 residential units with 389 parking spaces \$80,000,000. Mediterranean Bonus Level 1 and Level 2 have also been requested.

This project was reviewed and continued by the Board of Architects on November 18, 2021.

Attachments: [11-18-2021 Preliminary Submittal Drawings](#)
[11-18-2021 Application and Letter](#)
[11-18-2021 Mediterranean Bonus Qualification Letter](#)
[12-16-2021 Application and Letters](#)
[12-16-2021 Preliminary Submittal Drawings](#)

Two actions were taken by the Board:

Motion to award Mediterranean Bonus Levels 1 and 2 for the presented preliminary design was made by G. Pratt, seconded by H. Rodriguez.

The motion passed by the following vote:

Yeas: G. Pratt, H. Rodriguez, L. Jauregui, P. Kiliddjian, D. Sackman

Nays: C. Gibb

Absent: A. Alvarez

Excused: J. Carty

Motion to defer with the following comments: 1)re-study the parking area; 2)study the integration and articulation of the screening and ventilation; 3)re-study the East wall of the parking structure, courtyard and paseo corridor; 4)re-study the proportions of the front lobby; 5)re-study the roof line; 6)re-study parking garage facade; 7)re-study North and South elevator towers.

The motion was made by G. Pratt, seconded by D. Sackman.

The motion passed by the following vote:

Yeas: 6 - Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Absent: 1 - Board Member Alvarez

Excused: 1 - Chairperson Carty

E.2.**CASE FILE AB-19-01-3562**

301-341 Madeira Avenue, Coral Gables, FL; generally described as Lots 4 through 24, Block 1 of Revised Plat of Coral Gables Section "K", according to the plat thereof, as recorded in Plat Book 30, Page 60, Public Records of Miami-Dade County, Florida. A lengthy legal is on file. Folio# 03-4108-005-0020, 03-4108-005-0030, 03-4108-005-0040, 03-4108-005-0050, 03-4108-005-0060, 03-4108-005-0070, 03-4108-005-0080, 03-4108-005-0090.

The application requests Preliminary Design review and approval of a new 9 story multi-family building (approximately 256,798 SF) consisting of 141 residential units with 201 parking spaces \$28,000,000. Mediterranean Bonus Level 1 and Level 2 have also been requested.

This proposal is a revision of a design that was originally granted preliminary conditional approval by a Board of Architects review panel on January 31, 2019. Design considerations and comments are marked on the review plans. The original design was a new multi-family building (approximately 344,895 SF) consisted of 168 residential units with 245 parking spaces and a 6,406 square foot public park. The design was adjusted to comply with the current Coral Gables Zoning Code. On May 27, 2021, the Board of Architects reviewed the application and passed a motion to defer with the following comments: 1) clarify how the project complies with the requirements necessary to grant Mediterranean bonus; 2)reference items that are in compliance with the Mediterranean style design bonus criteria; 3)re-evaluate blank walls. On August 26, 2021, the Board of Architects reviewed the application and passed a motion to defer with the following comments: 1)re-evaluate the design and to incorporate more Mediterranean design features; 2)restudy massing. The Board of Architects reviewed the application on November 18, 2021 and passed a motion to defer Mediterranean Bonus approval with the following comments: 1)study north elevation in tower piece to incorporate elements from the south; 2)study opening at the garage level on the north; 3)show clear use and location of materials such as stone cladding; 4)study fenestration of garage on Madeira; 5)study east elevation tower massing and roof top element; 6)emphasize two main masses under barrel tile roof; 7)restudy main tower at corner. On December 2, 2021 the Board of Architects awarded Mediterranean Bonus Levels 1 and 2 for the presented preliminary design. A motion to defer the preliminary design as also passed with the following comments: 1)re-study the parking garage elevation; 2)re-study the southeast tower; 3)coordinate the drawings and provide missing elements; 4)identify materials and surface treatments.

Attachments: [05-27-2021 Zoning Preliminary Observation Report](#)
[05-27-2021 Application and Letter](#)
[05-27-2021 Preliminary Submittal Drawings](#)
[01-31-2019 Application and Letter](#)
[01-31-2019 Preliminary Submittal Drawings](#)
[08-26-2021 Letter](#)
[08-26-2021 Preliminary Submittal Drawings](#)
[08-26-2021 Staff Report](#)
[08-26-2021 Staff Report -Updated](#)
[11-18-2021 Letter](#)
[11-18-2021 Preliminary Submittal Drawings](#)
[11-18-2021 Mediterranean Bonus Qualification Letter](#)
[11-18-2021 Public Comments Received](#)
[12-02-2021 Letter](#)
[12-02-2021 Mediterranean Bonus Qualification Letter](#)
[12-02-2021 Preliminary Submittal Drawings](#)
[08-26-2021 Public Comments Received](#)
[12-16-2021 Letter](#)
[12-16-2021 Mediterranean Bonus Qualification Letter](#)
[12-16-2021 Preliminary Submittal Drawings](#)
[12-02-2021 Public Comments Recieved](#)
[12-16-2021 Public Comments Received](#)

Motion to approve with the following conditions: 1)remove the roof and overhang on the entry tower on the SE corner and maintain a parapet; 2)clarify materials and their locations; 3)allow the City Architect to review the revised submittal.

The motion was made by G. Pratt, seconded by H. Rodriguez.

The motion passed by the following vote:

Yeas: 4 - Vice Chairperson Kiliddjian, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Nays: 1 - Board Member Gibb

Absent: 2 - Board Member Alvarez and Board Member Jauregui

Excused: 1 - Chairperson Carty

F. OLD BUSINESS**F.1. CASE FILE AB-20-12-6015**

1325 Coruna Avenue, Coral Gables, FL; Legally described as Lot 29, in Block 2, of the amended plat of Coral Bay Section "A", according to the Plat thereof, as recorded in Plat Book 57, Page 97, Public Records of Miami-Dade County Florida; Folio# 03-5118-005-0400.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 3880.09 SF), swimming pool, deck, and site improvements \$500,000.

This application was reviewed and deferred by the Board of Architects on July 8, 2021 with the following comments: 1)add stucco band around windows; 2)address mansard roof; 3)address transom depth; 4)restudy west elevation. On August 5, 2021, the Board of Architects passed a motion to reject with the following comments: 1)design requires extensive re-work of: the massing, fenestration, use of materials, plan re-organization, and roof design; 2)illustrate flood vents at the base; 3)study use of glass; 4)study how the roof lines coordinate with the glass.

Attachments: [07-08-2021 Preliminary Zoning Observation Report](#)
[07-08-2021 Application and Letter](#)
[07-08-2021 Preliminary Submittal Drawings](#)
[08-05-2021 Preliminary Submittal Drawings](#)
[12-16-2021 Letter](#)
[12-16-2021 Preliminary Submittal Drawings](#)

Motion to defer with the following comments: 1)re-study the rear beam condition; 2)re-study front break of right volume; 3)study entry feature verticality and piers; 4)incorporate a window in the master bathroom; 5)re-study the brackets; 6)coordinate and re-study roof to simplify the second floor; 7)allow the City Architect to review administratively.

The motion was made by L. Jauregui, seconded by D. Sackman.

The motion passed by the following vote:

Yeas: 6 - Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Absent: 1 - Board Member Alvarez

Excused: 1 - Chairperson Carty

F.2.

CASE FILE AB-21-08-8295

5135 Orduna Drive, Coral Gables, FL; generally described as all of Lot 21, and part of Lot 22, Block 42, Revised Plat of Coral Gables Riviera Section Part 3, according to the plat thereof, as recorded in Plat Book 28, Page 44, of the Public Records of Miami-Dade County Florida (a lengthy legal is on file). Folio# 03-4119-004-0010.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 4,082 SF), swimming pool and site improvements \$1,200,000.

This application was reviewed deferred by the Board of Architects on November 5, 2021 with the following comments: 1)materiality needs to be developed; 2)detailing of columns; 3)incorporate gazebo into the house; 4)study louvers in front of windows; 5)modify garage dimensions; 6)provide rendering of the Ponce facing elevation.

Attachments: [11-04-21 Preliminary Zoning Observation Report](#)
[11-04-21 Preliminary Submittal Drawings](#)
[11-04-21 Application and Letter](#)
[12-16-2021 Letter](#)
[12-16-2021 Preliminary Submittal Drawings](#)

Motion to approve with the following conditions: 1)adjust the thickness of the walls and the depth of the stone; 2)re-study the horizontal window on the facade facing Ponce de Leon Boulevard; 3)allow the City Architect to review administratively.

The motion was made by G. Pratt, seconded by H. Rodriguez.

The motion passed by the following vote:

Yeas: 6 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Nays: 1 - Board Member Gibb

Excused: 1 - Chairperson Carty

F.3.

CASE FILE BOAR-000001-2021

1248 Sorolla Avenue, Coral Gables, FL; legally described as Lots 3 and 4, Block 2, Coral Gables Section E, according to the plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida. Folio# 03-4107-016-0090.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 5,337 SF), swimming pool, and site improvements \$1,100,000.

This application was reviewed and rejected by the Board of Architects on September 30, 2021 with the following comments: 1)contextual inappropriate with the street and neighborhood; 2)massing inappropriate with the street and neighborhood; 3)fenestrations and garage inappropriate with the street and neighborhood.

Attachments: [09-30-2021 Preliminary Zoning Observation Report](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)
[12-16-2021 Letter](#)
[12-16-2021 Preliminary Submittal Drawings](#)

Motion to reject was made by D. Sackman, seconded by L. Jauregui.

The motion passed by the following vote:

Yeas: 7 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Excused: 1 - Chairperson Carty

F.4.

CASE FILE BOAR-21-09-0009

530 Tivoli Avenue, Coral Gables, FL; generally described as Lots 5, 6, 7, and 8, Block 90, Coral Gables Biscayne Bay Section Part 1 - Plat A, according to the plat thereof, as recorded in Plat Book 25, Page 63, of the Public Records of Miami-Dade County Florida (a lengthy legal is on file); Folio# 03-4132-005-0230.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 4,837 SF), swimming pool and spa, pool deck, trellis and site improvements \$650,000.

This application was reviewed and deferred by the Board of Architects on October 28, 2021 with the following comments: 1)restudy articulation of the front facade; 2)study the materials; 3)clarify details of sill, eyebrow and front elevation components.

Attachments: [10-28-2021 Preliminary Submittal Drawings](#)
[10-28-2021 Application and Letter](#)
[12-16-2021 Letter](#)
[12-16-2021 Preliminary Submittal Drawings](#)

Project was withdrawn from the agenda by the applicant.

G. NEW BUSINESS

- G.1.** CASE FILE BOAR-21-10-0022
9340 Balada Street, Coral Gables, FL; legally described as all of Lot 11, Block 1, Old Cutler Bay Section 2, according to the plat thereof, as recorded in Plat Book 80, Page 35, of the Public Records of Miami-Dade County Florida. Folio# 03-5105-006-0100.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 14,853 SF), swimming pool and site improvements \$3,500,000.

Attachments: [11-04-2021 Application and Letter](#)
[11-04-2021 Preliminary Submittal Drawings](#)
[12-16-2021 Application and Letter](#)
[12-16-2021 Preliminary Submittal Drawings](#)

Motion to defer with the following comments: 1)address contextual issues; 2)study the possibility of introducing a pitched roof; 3)re-study the massing.

The motion was made by G. Pratt, seconded by D. Sackman.

The motion passed by the following vote:

Yeas: 7 - Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez, Board Member Sackman and Vice Chairperson Kiliddjian

Excused: 1 - Chairperson Carty

G.2.**CASE FILE BOAR-21-10-0030**

3247 Riviera Drive, Coral Gables, FL; legally described as Lots 13, 14, and 15, Block 33, Coral Gables Country Club Section Part 3, according to the plat thereof, as recorded in Plat Book 10, Page 52, of the Public Records of Miami-Dade County Florida. Folio# 03-4118-005-0310.

The application requests Preliminary Design review and approval for the construction of a new 1 story single family residence (approximately 3,621.98 SF), swimming pool, deck, generator, and site improvements \$540,000.

Attachments: [12-16-2021 Application and Letter](#)
 [12-16-2021 Preliminary Submittal Drawings](#)

Motion to reject was made with the recommendation to the applicant to meet with the Zoning Division.

The motion was made by G. Pratt, seconded by H. Rodriguez.

The motion passed by the following vote:

Yeas: 7 - Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez, Board Member Sackman and Vice Chairperson Kiliddjian

Excused: 1 - Chairperson Carty

G.3.**CASE FILE BOAR-21-11-0041**

4516 University Drive, Coral Gables, FL; legally described as the South 5 feet of Lot 23, and all of Lots 24 and 25, Block 97, Amended Plat of Coral Gables Country Club Section Part 5, according to the plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida. Folio# 03-4119-001-4550.

The application requests Preliminary Design review and approval for the construction of a one-story single family residence (approximately 6,422 SF), swimming pool, and site improvements \$600,000.

Attachments: [12-16-2021 Application and Letter](#)
 [12-16-2021 Preliminary Submittal Drawings](#)

Motion to approve was made by C. Gibb, seconded by G. Pratt.

The motion passed by the following vote:

Yeas: 6 - Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Vice Chairperson Kiliddjian

Absent: 1 - Board Member Sackman

Excused: 1 - Chairperson Carty

H. PANEL REVIEWS

- H.1.** CASE FILE BOAR-21-11-0042
1131 Venetia Avenue, Coral Gables, FL; Folio# 03-4107-018-4160.

The application requests Preliminary Design review and approval for interior/exterior alterations, windows and doors, and the construction of a front entry (approximately 58 SF) \$150,000.

Continued by A. Alvarez, C. Gibb.
Full Board review required. Resubmit when ready.

- H.2.** CASE FILE BOAR-21-11-0058
2615 Columbus Boulevard, Coral Gables, FL. Folio# 03-4129-032-0570.

The application requests Preliminary Design review and approval for interior/exterior alterations and site improvements \$36,000

Approved by C. Gibb, A. Alvarez.

- H.3.** CASE FILE BOAR-21-09-0013
444 Marmore Avenue, Coral Gables, FL; Folio# 03-4129-027-1790.

The application request Preliminary Design review and approval of the construction of a trellis, pool, pool deck, integrated bbq area, and site improvements \$73,500.

Approved as noted by G. Pratt, P. Kiliddjian

- H.4.** CASE FILE AB-21-07-7566
1510 Sarria Avenue, Coral Gables, FL; Folio# 03-4119-001-0500.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 807SF), swimming pool and site improvements \$200,000.

Approved as noted by G. Pratt, P. Kiliddjian.

- H.5. CASE FILE BOAR-21-10-0027
1160 Lugo Avenue, Coral Gables, FL; legally described as Lot 2, Block 3, Coral Bay Section "B", according to the plat thereof as recorded in Plat Book 65, Page 115, Public Records of Miami-Dade County, Florida.
Folio# 03-5118-006-0020.

The application requests Preliminary Design review and approval of interior/exterior alterations, the construction of additions (approximately 1,144 SF), and site improvements \$500,000.

Attachments: [11-18-2021 Application and Letter](#)
[11-18-2021 Preliminary Submittal Drawings](#)

Continued by D. Sackman, L. Jauregui, H. Rodriguez.
Resubmit when ready.

- H.6. CASE FILE BOAR-21-09-0000
400 Giralda Ave, Coral Gables, FL; legally described as Lot 12, Block 7, of CORAL GABLES SECTION B, according to the Plat thereof, as recorded in Plat Book 5 at Page 111, of the Public Records of Miami-Dade County, Florida; Folio# 03-4108-001-1100.

The application requests Preliminary Design review and approval for the interior/exterior alterations and the construction of additions to an existing duplex (approximately 617 SF) \$300,000.

This application was reviewed and deferred on October 21, 2021 by the Board of Architects with the following comments: 1)address the existing stair window; 2)address style of window and entry doors on the first and second floors; 3)add details to enhance proposed style; 4)clarify zoning prior to board of architects re-submittal.

Attachments: [10-21-2021 Application and Letter](#)
[10-21-2021 Preliminary Submittal Drawings](#)

Approved by D. Sackman, L. Jauregui.

I. DISCUSSION ITEMS

J. ADJOURNMENT

NOTE