

City of Coral Gables

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



Agenda - Final

Thursday, November 18, 2021

9:00 AM

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

Board of Architects

*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*

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.

+1 305 461 6769 US (Coral Gables)

One tap mobile

+13017158592,83845334187# US (Washington DC)

13126266799,83845334187#

+US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

- A. CALL TO ORDER
- B. ROLL CALL
- C. CHANGES TO THE AGENDA
- D. PUBLIC COMMENTS
- E. OLD BUSINESS

TIME CERTAIN 9:00AM (AGENDA ITEM E.1.)

- E.1. [21-2386](#) 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.

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

E.2. [21-3065](#)

CASE FILE AB-21-04-7156

1407 Ferdinand Street, Coral Gables, FL; legally described as Lot 1, Block 67, Revised Plat of Coral Gables Granada Section, according to the plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida. Folio# 03-4107-018-7440. The property is designated as a local historic parcel.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of an addition (approximately 580 SF) \$85,000.

This application was reviewed and deferred by the Board of Architects on September 23, 2021 with the following comments: 1)re-study configuration of the second floor and in particular rethink the roof; 2)rework all the windows proportions.

Attachments: [09-23-2021 Preliminary Zoning Observation Report](#)
[09-23-2021 Application and Letter](#)
[09-23-2021 Preliminary Submittal Drawings](#)
[11-18-2021 Letter](#)
[11-18-2021 Preliminary Submittal Drawings](#)

TIME CERTAIN 10:00AM (AGENDA ITEM E.3.)**E.3. [21-2839](#)****CASE FILE AB-21-07-7623**

330 Catalonia Avenue, Coral Gables, FL; generally described as Lots 5 through 27, Block 28, Coral Gables Crafts Section, according to the plat thereof, as recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida. A lengthy legal is on file. Folio# 03-4117-005-6940, 03-4117-005-6950, 03-4117-005-6960, 03-4117-005-6970, 03-4117-005-6980, 03-4117-005-6990, 03-4117-005-7000, 03-4117-005-7001, 03-4117-005-7002, 03-4117-005-7003, 03-4117-005-7004, 03-4117-005-7005, 03-4117-005-7006, 03-4117-005-7007, 03-4117-005-7008.

The application requests Preliminary Design review and approval of a new 7 story mixed used/multi-family building (approximately 306,936 SF) consisting of 285 residential units with 363 parking spaces \$114,000,000. Mediterranean Bonus Level 1 and Level 2 have also been requested.

This application was reviewed and deferred by the Board of Architects on August 19, 2021 with the following comments: 1) re-study the design to make it more consistent with the San Sebastian Apartment building and other examples on the list of buildings in the Coral Gables Mediterranean Architecture Design list; 2) look at other Mediterranean precedence and incorporate traditional Mediterranean architectural features and details.

Attachments: [08-19-2021 Public Comments Received](#)
[08-19-2021 Application and Letter](#)
[08-19-2021 Preliminary Observation Report](#)
[08-19-2021 Preliminary Submittal Drawings](#)
[11-18-2021 Letter](#)
[11-18-2021 Planning Preliminary Observation Report](#)
[11-18-2021 Mediterranean Bonus Qualification Letter](#)
[11-18-2021 Preliminary Submittal Drawings](#)

E.4. [21-2358](#)

CASE FILE AB-20-12-5715

1541 Sopera Avenue, Coral Gables, FL; legally described as the West 1/2 of Lot 16, all of Lot 17 and the East 1/2 of Lot 18, Block 56, Coral Gables Country Club Section Part 4, according to the plat thereof, as recorded in Plat Book 10, Page 57, Public Records of Miami-Dade County, Florida; Folio# 03-4118-006-1420. The property is a pending local designated parcel.

The application requests Preliminary Design review and approval of interior/ exterior alterations, the construction of additions (approximately 1722 SF) and site improvements \$200,000.

This application was reviewed and rejected by the Board of Architects on May 27, 2021 with the following comments: 1) application needs to be reviewed by the historical resources department; 2)property to obtain historic significance determination; 3)provide drawings which illustrate the existing conditions of the residence; 4)change horizontal rollers to casement windows.

Attachments: [05-27-2021 Zoning Preliminary Observation Report](#)
[05-27-2021 Public Comments Received](#)
[05-27-2021 Application and Letter](#)
[05-27-2021 Preliminary Submittal Drawings](#)
[11-18-2021 Letter](#)
[11-18-2021 Preliminary Submittal Drawings](#)

F. NEW BUSINESS**TIME CERTAIN 11:00AM (AGENDA ITEM F.1.)**

- F.1. [21-3364](#) CASE FILE BOAR-21-11-0040
Time Certain 11:00am
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.

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

- F.2. [21-3366](#) 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](#)

- F.3. [21-3365](#) CASE FILE BOAR-21-10-0025
9050 Hammock Lake Court, Coral Gables, FL; legally described as the North 135 feet of Lot 21, Block 3, Hammock Lake Park, according to the plat thereof, as recorded in Plat Book 44, Page 87, Public Records of Miami-Dade County, Florida; Folio# 03-5106-002-0260.

The application requests Preliminary Design review and approval of interior/exterior alterations, the construction of additions (approximately 9,304 SF), pool relocation, and site improvements \$3,000,000.

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

- F.4. [21-3368](#) CASE FILE BLDR-21-09-0121
530 Cadagua Avenue, Coral Gables, FL; Folio#03-4120-022-3760.

The application requests Design review and approval for the installation of a new aluminum gazebo \$7,916.

PANEL REVIEW

- F.5. [21-3369](#) CASE FILE BOAR-21-10-0033
215 Jefferson Drive, Coral Gables, FL; Folio# 03-4120-025-0450.

The application requests Preliminary Design review and approval to convert a carport to a garage \$15,000.

PANEL REVIEW

G. DISCUSSION ITEMS**H. ADJOURNMENT****NOTE**

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.