

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, November 18, 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.

+1 305 461 6769 US (Coral Gables)

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A. CALL TO ORDER

B. ROLL CALL

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

Excused: 2 - Chairperson Carty and Board Member Alvarez

C. CHANGES TO THE AGENDA

D. PUBLIC COMMENTS

E. OLD BUSINESS

E.1.

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.

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.

THE MOTION WAS MADE BY G.PRATT, SECONDED BY D.SACKMAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Excused: 3 - Chairperson Carty, Board Member Alvarez and Board Member Jauregui

E.2.**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.

MOTION TO APPROVE WITH THE FOLLOWING CONDITION: 1)NEW ROOF OVERHANG TO MATCH THE EXISTING

THE MOTION WAS MADE BY G.PRATT, AND SECONDED BY D.SACKMAN

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Excused: 3 - Board Member Alvarez, Board Member Jauregui and Chairperson Carty

E.3.**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.

THREE MOTIONS WERE MADE.

THE MOTION TO APPROVE MEDITERRANEAN BONUS.

THE MOTION WAS MADE BY G.PRATT, SECONDED BY H.RODRIGUEZ

THE MOTION FAILED TO PASS BY THE FOLLOWING VOTE:

YEAS: G. PRATT, H. RODRIGUEZ

NAYS: P. KILIDDJIAN, C. GIBB, L. JAUREGUI

ABSTAIN: D. SACKMAN

EXCUSED: J. CARTY, A. ALVAREZ

MOTION TO DEFER MEDITERRANEAN BONUS APPROVAL WITH THE FOLLOWING COMMENTS: 1) DETAILING TO BE INTEGRATED INTO THE BUILDING AND NOT APPLIED AT ARCHES, SPANDREL, BALCONY DETAILING AND RAILINGS; 2)DETAILING TOP OF TOWER; 3)STUDY ONE TOWER AS APPOSE TO TWO TOWERS; 4)STUDY CONNECTION OF TOWER TO GROUND; 5)CLARIFY AND IDENTIFY MATERIALS.

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY C. GIBB.

THE MOTION PASSED BY THE FOLLOWING VOTE:

YEAS: G. PRATT, H. RODRIGUEZ , P. KILIDDJIAN, C. GIBB, L. JAUREGUI

NAYS: NONE

ABSTAIN: D. SACKMAN

EXCUSED: J. CARTY, A. ALVAREZ

MOTION TO DEFER PRELIMINARY DESIGN REVIEW, PENDING THE APPROVAL OF THE MEDITERRANEAN BONUS.

THE MOTION WAS MADE BY C.GIBB, AND SECONDED BY H.RODRIGUEZ

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Vice Chairperson Kiliddjian

Abstentions: 1 - Board Member Sackman

Excused: 2 - Board Member Alvarez and Chairperson Carty

E.4.**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.

TWO MOTIONS WERE MADE.

MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)STUDY TREATMENT OF ROOF; 2)STUDY WINDOW TYPES AND MUNTINS; 3)RESTUDY ENTRANCE OVERHANG; 4)RESTUDY BALCONY AND RAILINGS ON REAR ELEVATION; 5)LOWER MASS OF PILASTER AT BALCONY AND RAILING HEIGHT; 6)CONSIDER REMOVING THE REAR PILASTERS; 7)RESTORE CHIMNEY TO ORIGINAL STATE; 8)RESTORE ELEMENTS OF THE ORIGINAL GARAGE AND INCORPORATE THEM INTO THE NEW DESIGN.

THE MOTION WAS MADE BY D.SACKMAN

THE MOTION FAILED FOR SECOND

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)STUDY TREATMENT OF ROOF; 2)STUDY WINDOW TYPES AND MUNTINS; 3)RESTUDY ENTRANCE OVERHANG; 4)RESTUDY BALCONY AND RAILINGS ON REAR ELEVATION; 5)LOWER MASS OF PILASTER AT BALCONY AND RAILING HEIGHT; 6)CONSIDER REMOVING THE REAR PILASTERS; 7)RESTORE CHIMNEY TO ORIGINAL STATE; 8)RESTORE ELEMENTS OF THE ORIGINAL GARAGE AND INCORPORATE THEM INTO THE NEW DESIGN; 9)RESTUDY STAIRS ON DETACHED ELEMENT; 10)MEET WITH HISTORIC PRESERVATION STAFF PRIOR TO RESUBMITTAL

THE MOTION WAS MADE BY G.PRATT, SECONDED BY C. GIBB.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 2 - Board Member Alvarez and Chairperson Carty

F. NEW BUSINESS**F.1. 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.

MOTION TO CONTINUE

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY G.PRATT

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

Excused: 2 - Board Member Alvarez and Chairperson Carty

F.2. 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.

**DETERMINED APPROPRIATE TO BE REVIEWED BY A PANEL
CONTINUED BY P.KILIDDJIAN, H.RODRIGUEZ, AND D.SACKMAN**

- F.3.** 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.

DETERMINED APPROPRIATE FOR PANEL REVIEW.

APPROVED PRELIMINARY BY G.PRATT AND C.GIBB

- F.4.** 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.

CONTINUED BY APPLICANT

- F.5.** 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.

CONTINUED BY APPLICANT

G. DISCUSSION ITEMS

H. ADJOURNMENT

NOTE