

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, October 7, 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?pwd=Y3pkbjFWOEhUMEhFKy9GRExmTDg5QT09>). 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 Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez and Board Member Sackman

Excused: 2 - Chairperson Carty and Board Member Pratt

C. CHANGES TO THE AGENDA**D. PUBLIC COMMENTS****E. OLD BUSINESS**

- E.1.** CASE FILE AB21087585
287 Las Brisas Court, Coral Gables, FL; legally described as Lot 7, Block 19, Cocoplum Section 2 Plat D, according to the Plat thereof as recorded in Plat Book 128, Page 99, of the of the Public Records of Dade County, Florida. Folio# 03-4132-028-0280.

The application requests the Preliminary Design review and approval for interior/exterior remodeling of the existing residence and construction of an addition (approximately 1,568 SF), generator, and site improvements \$2,500,000.

Note: Under process number AB18063039, the original design was given Final Approval on October 4, 2018 and was issued a Building Permit on July 12, 2019. Subsequently, there was a change of Architect and a substantial redesign of the project.

The project was reviewed and deferred by the Board of Architects on August 19, 2021 with the following comments: 1)re-study and further develop the architecture, creating a traditional and uniform design; 2)clarify with zoning regarding the covered terraces; 3) coordinate drawings and correct drafting errors.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RESTDY PROPORTIONS OF FENESTRATION; 2)PROVIDE LIMESTONE DETAILS; 3)RESTDY BASE PROFILE; 4)RESTDY CORNICE DETAILS; 5)RESTDY SECOND FLOOR MASTER CLOSET/TERRACE; 6)RESTDY DOUBLE ARCH WINDOWS; 7)RESTDY THE PROPORTIONS OF THE COLUMNS.

THE MOTION WAS MADE BY C. GIBB, SECONDED BY A. ALVAREZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Nays: 1 - Board Member Jauregui

Excused: 2 - Chairperson Carty and Board Member Pratt

F. NEW BUSINESS

F.1. CASE FILE BOAR-21-09-0020

Time Certain 10:00am

245 Andalusia Avenue, Coral Gables, FL, known as Coral Gables Mobility Hub; legally described as Lots 29 to 42, inclusive, of Block 2, Coral Gables Crafts Section, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida. Folio# 03-4117-005-0400.

The application requests Conceptual Design review for the construction of a new 11-story mixed-use facility (approximately 400,000 SF) for the City of Coral Gables \$30,800,000.

PRESENTATION AND DISCUSSION OF CONCEPTUAL DESIGN FOR PROPOSED PROJECT.

F.2.**CASE FILE BOAR-21-09-0003**

301 Candia Avenue, Coral Gables, FL; legally described as Lots 24 and 25 and the East 12 feet of Lot 26, Block 28, Coral Gables Coconut Grove Section Part 1, according to the plat thereof, as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida. Folio# 03-4117-007-3910.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 3,200 SF), swimming pool, and site improvements \$560,000.

MOTION TO APPROVE WAS MADE BY A. ALVAREZ, SECONDED BY H. RODRIGUEZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 2 - Chairperson Carty and Board Member Pratt

F.3.**CASE FILE AB21096284**

1020 Castile Avenue, Coral Gables, FL; legally described as Lots 7 and 8, Block 9, Corrected Plat Coral Gables Section C, according to the plat thereof as recorded in Plat Book 8, Page 26, of the Public Records of Miami-Dade County Florida; Folio# 03-4107-014-0920. The property is designated as a local historic parcel.

The application requests Design review and approval for the interior/exterior alterations and construction of an addition (approximately 534 SF) \$300,000

Note: The project is currently being processed under BL21057637.

MOTION TO APPROVE WAS MADE BY D. SACKMAN, SECONDED BY A. ALVAREZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 2 - Chairperson Carty and Board Member Pratt

F.4.**CASE FILE AB21087553**

5200 SW 88 Street, Coral Gables, FL; generally described as Lot 9, Hammock Lake No. 2, as recorded in Plat Book 51, Page 81, of the Public Records of Miami-Dade County, Florida (a lengthy legal is on file). Folio# 03-5106-003-0090.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 8,840 SF), swimming pool, and site improvements \$1,600,000.

MOTION TO APPROVE WAS MADE BY H. RODRIGUEZ, SECONDED BY D. SACKMAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 2 - Board Member Pratt and Chairperson Carty

F.5.**CASE FILE AB21057767**

6906 Prado Boulevard, Coral Gables, FL; legally described as Lot 3, Block 18, Cocoplum Section 2 Plat D, according to the Plat thereof, as recorded in Plat Book 128, Page 99, of the Public Records of Miami-Dade County, Florida. Folio# 03-4132-028-0030.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 916 SF) \$175,000.

APPROVED AS NOTED BY L. JAUREGUI, C. GIBB

NOTES ARE ON THE PLANS

F.6.

CASE FILE AB21096608

1425 Venetia Avenue, Coral Gables, FL; legally described as Lot 16, Block 65, Revised Plat of Coral Gables Granada Section, according to the Plat thereof as recorded in Plat Book 5, Page 111, of the of the Public Records of Dade Country, Florida. Folio# 03-4107-018-7270.

The application requests design approval for the installation of windows and a door.

Note:

This application was previously reviewed by staff under permit number BL21077730 on the following dates: August 3, 2021 -deferred (1-window mark "1" facing the street is recommended to be two casement windows and a fixed casement in the middle; 2-casement windows is recommended instead of horizontal rollers based on architectural style; 3-glazing color is recommended to be clear or light grey); August 11, 2021 -deferred (1-windows marked "1", "3" and "4" are recommended to be casement instead of horizontal rollers based on architectural style; 2- glazing tint to be clear or light grey); and September 7, 2021 -rejected (previous comments are applicable).

APPROVED AS NOTED BY H. RODRIGUEZ, P. KILIDDJIAN

NOTES ARE ON THE PLANS

DISCUSSION ITEMS

ADJOURNMENT

NOTE