

City of Coral Gables

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



Agenda

Thursday, September 23, 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://zoom.us/j/99718672178>). 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: 997 1867 2178.

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

- E.1. [21-2727](#) CASE FILE AB21016067
10550 Old Cutler Road, Coral Gables, FL; legally described as Lot 10, Block 3, of Snapper Creek Lakes Subdivision, according to the plat thereof, as recorded in Plat Book 57, Page 86, of the Public Records of Miami-Dade County Florida; Folio# 03-5107-004-0390.

The application requests Preliminary Design Review and approval of interior/exterior alterations, the construction of additions (approximately 3,398 SF), swimming pool and deck, water features, cabana, entry wall and gate alteration and site improvements \$1,500,000.

This application was reviewed and deferred by the Board of Architects on July 29, 2021 with the following comments: 1)proposed architectural style is not coordinated with existing style - keep the architectural style of the existing or make the proposal adaptive; 2)correct graphic issues and coordinate the drawings; 3) front wall and entry is incongruous to the architecture; 4)massing is inconsistent with architectural style; 5)re-study roof and roof of entry; 6)provide 3d drawing.

Attachments: [07-29-2021 Preliminary Zoning Observation Report](#)
[07-29-2021 Application and Letter](#)
[07-29-2021 Preliminary Submittal Drawings](#)
[09-23-2021 Preliminary Submittal Drawings](#)

- E.2. [21-2768](#) CASE FILE AB21067522
950 Hardee Road, Coral Gables, FL; legally described as All of Block 255, Coral Gables Riviera Section Part 12, according to the plat thereof, as recorded in Plat Book 28, Page 35, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-032-3090.

The application requests Preliminary Design review and approval for the construction of an auxiliary structure (approximately 800 SF), covered terrace, breezeway, swimming pool and deck, and site improvements \$120,000.

The application was reviewed and rejected by the Board of Architects on August 5, 2021 unanimously.

Attachments: [08-05-2021 Zoning Preliminary Observation Report](#)
[08-05-2021 Application and Letter](#)
[08-05-2021 Preliminary Submittal Drawings](#)
[09-23-2021 Application and Letter](#)
[09-23-2021 Preliminary Submittal Drawings](#)

F. NEW BUSINESS

- F.1. [21-3066](#) CASE FILE AB21077773
4951 University Drive, Coral Gables, FL; legally described as Lot 22 and pt of undug W/W lying adjacent thereto, Block 56 in Section 19, Township 54, Range 41E, Revised Plat of Coral Gables Riviera Section Part 4, according to the plat thereof, recorded in Plat Book 25, at Page 47, of the Public Records of Miami-Dade County, Florida, including that certain part of the undug waterway lying adjacent thereto; Folio# 03-4119-006-0220.

The application requests Preliminary Design review and approval for the construction of a new 2 story duplex (approximately 6,600 SF), swimming pools, decks, generators, and site improvements \$1,200,000.

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

- F.2. [21-3065](#) CASE FILE AB21047156
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.

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

- F.3. [21-3064](#) CASE FILE AB21068199
4590 Alhambra Circle, Coral Gables, FL; generally described as the South 40 feet of Lot 13, all of Lot 14 and the East 25 feet of Lot 15, Block 76, Amended Plat of Coral Gables Country Club Section Part 5, according to the plat thereof as recorded in Plat Book 23, Page 55, of the of the Public Records of Miami-Dade Country, Florida. Folio# 03-4119-001-0780.

The application requests Preliminary Design review and approval for the construction of a new 2 story single residence (approximately 5,599 SF), swimming pool, trellis, generator, and site improvements \$1,500,000.

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

- F.4. [21-3068](#) CASE FILE AB21068197
8860 Hammock Lake Court, Coral Gables, FL; generally described as the South 125.0 feet of the North 175 feet of Lot 1, Block 3, of Hammock Lake Park, according to the plat thereof, as recorded in Plat Book 44, Page 87, of the Public Records of Miami-Dade County, Florida. Folio# 03-5106-002-0080.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 1,453 SF), auxiliary structure, trellis, and site improvements \$1,000,000.

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

- F.5. [21-3067](#) CASE FILE AB21088555
605 Solano Prado, Coral Gables, FL; legally described as Lot 26, Block 2, Old Cutler Bay Section 4, according to the plat thereof, as recorded in Plat Book 82, Page 34, of the Public Records of Miami-Dade County, Florida. Folio# 03-5105-008-0010.

The application requests Preliminary Design review and approval for the construction of a new 2 story single residence (approximately 8,996 SF), swimming pool, spa, deck, generator, and site improvements \$1,500,000.

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

- F.6. [21-3069](#) CASE FILE AB21087882
445 Bianca Avenue, Coral Gables, FL. Folio# 03-4120-023-3460.
The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 1,066 SF), swimming pool, auxiliary structure, and site improvements \$250,000.

PANEL REVIEW

- F.7. [21-3070](#) CASE FILE AB18022100
6845 Sunrise Terrace, Coral Gables, FL. Folio# 03-4129-041-0930.
The application requests design approval for a revision to master permit #BL18084183, modifying the fence and driveway.

Note:

This application was previously reviewed under permit number RV21047863 on the following dates: June 14, 2021 (deferred: Coordinate and revise gate/fence drawings); and on July 22, 2021 (Proposed fence/gate in front property line does not match existing residence).

PANEL REVIEW

- F.8. 21-3102 CASE FILE AB21096379
13000 Miranda Street, Coral Gables, FL. Folio# 03-5118-008-0380.
The application requests design approval for the installation of a trellis with retractable metal louvers. \$30,000

Note:

This application was previously reviewed and deferred under permit number BL21058017 with the following comments: 1)provide current survey of property; 2)coordinate the proposed site plan with the signed and sealed survey: identify pool deck and exact location for the proposed trellis. Add dimensions; 3)provide additional color photographs of all sides of existing residence; 4)provide specification and literature of the proposed trellis. Note all finishes and materials. Provide concealed connections for trellis structure; 5)proposed aluminum retractable trellis requires approval by the board of architects if product was not previously approved.

PANEL REVIEW

G. DISCUSSION ITEMS

- G.1. 21-3101 CASE FILE AB21096381
Product presentation of Smart Shade Structures - metal trellis system with retractable metal louver roof (one time approval), presented by Smart Shade Structures and Albert Poza, Architect.

Request related to one time use for 13000 Miranda Street (AB21096379/BL21058017).

Attachments: [09-23-2021 Product Information](#)

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.