

City of Coral Gables

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



Agenda - Final

Thursday, December 9, 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.

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

E. OLD BUSINESS**E.1. [21-2839](#)****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. On November 18, 2021, the Board of Architects passed a 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 Board of Architects also passed a motion to defer Preliminary Design review pending the approval of the Mediterranean Bonus.

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](#)
[12-09-2021 Letter](#)
[12-09-2021 Mediterranean Bonus Qualification Letter](#)
[12-09-2021 Preliminary Submittal Drawings](#)

E.2. [21-2913](#)**CASE FILE AB-21-01-5411**

12601 Old Cutler Road, Coral Gables, FL; legally described as Lot 1, Block 1, Amended Plat of Coral Bay Section "A", according to the plat thereof, as recorded in Plat Book 57, Page 97, of the Public Records of Miami-Dade County Florida. Folio# 03-5118-005-0010.

The application requests Preliminary Design review and approval of interior and exterior alterations, the construction of additions (approximately 1,541 SF) \$125,206.

This application was reviewed and rejected by the Board of Architects on September 2, 2021 with the following comment: architecture not appropriate for existing residence. needs to be redesigned.

Attachments: [09-02-2021 Preliminary Zoning Observation Report](#)
[09-02-2021 Application and Letter](#)
[09-02-2021 Preliminary Submittal Drawings](#)
[12-09-2021 Letter](#)
[12-09-2021 Preliminary Submittal Drawings](#)

F. NEW BUSINESS**F.1. [21-3449](#)****CASE FILE AB-21-08-7522**

714 Calatrava Avenue, Coral Gables, Florida; legally described as Lot 12, and the East one-half (1/2) of Lot 13, Dunbar Resubdivision of the F.H. Dunbar Tract, according to the plat thereof, as recorded in Plat Book 58, Page 31, of the Public Records of Miami-Dade County, Florida. Folio# 03-4132-003-0120.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 1,634 SF), and site improvements \$150,000.

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

F.2. [21-3457](#)

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: [12-09-2021 Application and Letter](#)
[12-09-2021 Preliminary Submittal Drawings](#)

F.3. [21-3436](#)

CASE FILE AB-21-06-8453

604 San Esteban Avenue, Coral Gables, FL; legally described as Lot 7, Block 20, of Revised Plat Coral Gables, Granada Section, according to the plat thereof, recorded in Plat Book 28, Page 31, of the Public Records of Miami-Dade County Florida. Folio# 03-4120-022-2221.

The application requests Preliminary Design review and approval for interior/exterior alterations, construction of a carport addition (approximately 630 SF), and site improvements \$95,000.

This application was reviewed and deferred by staff on August 20, 2021 with the following comments: 1)comply with zoning requirements; 2)on site plan, clarify scope of work with more specific/detailed notes - provide existing site plan with notes for all existing items to remain and proposed demolition scope of work. clarify and key all demolition notes clearly on floor plan; 3)provide screening for the new mechanical equipment. all mechanical equipment shall be screened from view of adjacent properties and from the street view with landscaping; 4)proposed parking space is not accessible for a car; 5)plans must be signed and sealed; 6)provide window/door schedule with types, frame color, glass tint; 7)clarify if rolling shutters on front elevation (second floor) are going to remain. On November 5, 2021, staff reviewed the application and rejected with the following comments: must comply with zoning code requirements, see previous comments.

Attachments: [12-02-21 Zoning Preliminary Observation Report](#)
[12-02-21 Application and Letter](#)
[12-02-21 Preliminary Submittal Drawings](#)

G. PANEL REVIEWS

- G.1. [21-3380](#) CASE FILE BL-21-07-8417
1201 Andora Avenue, Coral Gables, FL. Folio# 03-4130-005-0920.

The applications requests Design review and approval for the installation of windows(14) and doors(1) \$23,740.

Note: This project was previously reviewed by the staff for design review and was deferred with the following comments: August 11, 2021 -1)single hung windows are recommended instead of horizontal rollers based on the architectural style and geometry of the openings; 2)divided lites are recommended based on existing architectural features on this house; August 13, 2021 -1)windows marked with number 2, 3, 4, 12, 13, 14, 15, 16, are not appropriate for existing architectural style; 2)identify glazing tint on plans: clear glass is recommended for residential projects; and November 10, 2021-1)previous comments from 8/13/21 are applicable; 2)full view French doors are not appropriate for existing architectural style (front doors).

- G.2. [21-2196](#) CASE FILE AB-20-12-5273
840 S. Alhambra Circle, Coral Gables, FL; generally described as Lots 1, 3, 24, and 25, Block 231, Revised Plat of Coral Gables Riviera Section Part 12, according to the map or plat thereof, as recorded in Plat Book 28, at Page 35, of the Public Records of Miami-Dade County, Florida. Folio# 03-4129-032-0570.

The application requests Final Design review and approval the construction of an addition (approximately 552 SF) \$28,000

The Board of Architects reviewed this application on March 18, 2021 and passed a motion to approve the Preliminary Design.

Attachments: [03-18-2021 Zoning Preliminary Observation Report](#)
[03-18-2021 Application and Letter](#)
[03-18-2021 Preliminary Submittal Drawings](#)

G.3. [21-2805](#)

CASE FILE AB-21-07-7854/PAFF-21-11-0009

9330 Gallardo Street, Coral Gables, FL; legally described as Lot 5, Block 3, Old Cutler Bay Section 3, according to the plat thereof, as recorded in Plat Book 81, Page 31, of the Public Records of Miami-Dade County, Florida. Folio# 03-5105-007-0020.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 8,700 SF), auxiliary structure, swimming pool, and site improvements \$1,750,000.

This application was reviewed and deferred by the Board of Architects on August 12, 2021 with the following comments: 1)illustrate all the materials and improve the graphics of the drawings; 2)provide a 3D study; 3) incorporate the garage as an attached feature; 4)provide sections and look at how the areas in the front are connected. On September 30, 2021 the Board of Architects passed a motion to approve the Preliminary Design with the following conditions: 1)maintain bridge connector in black finish; 2)re-study the depth and width of the garage; 3)re-study materials and transitions; 4)draw the siding correctly and study not extending it to the floor.

Attachments: [08-12-2021 Application and Letter](#)
[08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Preliminary Submittal Drawings](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)

G.4. [21-3467](#)

CASE FILE BLDR-21-10-0366

4014 Granada Boulevard, Coral Gables, FL. Folio# 03-4119-001-4880.

The application requests Design review and approval for two(2) marginal wood docks and a boatlift \$50,000.

G.5. [21-3466](#)

CASE FILE AB-20-07-6436/BL-21-05-8109

1454 Robbia Avenue, Coral Gables, FL. Folio# 03-4119-007-2040.

The application requests Final Design review and approval for interior/exterior alterations, the construction of additions (approximately 806 SF), gazebo, swimming pool, and site improvements \$150,000.

The Preliminary Design was reviewed and approved Staff on August 4, 2020 with the following condition: must comply with Zoning requirements.

- G.6. [21-3465](#) CASE FILE BOAR-21-09-0005
1500 Madrid Street, Coral Gables, FL. Folio# 03-4107-018-6100. The property is designated as a local historic parcel.

The application requests Preliminary Design review and approval for interior/exterior alterations, installation of a swimming pool, and site improvements \$75,000.

H. DISCUSSION ITEMS

I. 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.