

# 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*

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Thursday, October 14, 2021

9:00 AM

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

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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:** 7 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez and Board Member Sackman

**Excused:** 1 - Board Member Pratt

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

- E.1.** CASE FILE AB21077785  
141 E Sunrise Avenue, Coral Gables, FL; legally described as Lot 15, Block E, of Amended and Corrected Plat of Sunrise Point, according to the plat thereof, as recorded in Plat Book 65, at Page 14, of the Public Records of Miami-Dade County, Florida. Folio# 03-4129-040-0840.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 5,376 SF), pool, generator, landscaping, artificial turf, walls/gates, and site improvements \$1,980,000.

The application was reviewed and deferred by the Board of Architects on September 9, 2021 with the following comments: 1) reflect correct grade elevation transition; 2) re-study massing and scale of the garage; 3) re-study the column spacing and layout at the rear; 4) re-study the width of the columns at the balcony; 5) reconsider the column in the middle of the stair; 6) reduce driveway entries to two.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1)STUDY FLOOD ZONE VENTING WITH BUILDING OFFICIAL; 2)COLUMN ARTICULATION AT REAR TERRACE; 3)CONSIDER GARAGE SHIFT; 4)STUDY MORE FENESTRATION ON SIDES**

**THE MOTION TO APPROVE WAS MADE BY A. ALVAREZ, SECONDED BY P.KILIDDJIAN**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**Yeas:** 7 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez and Board Member Sackman

**Excused:** 1 - Board Member Pratt

**F. NEW BUSINESS**

- F.1.** CASE FILE AB20095558  
322 Manor Place, Coral Gables, FL; legally described as Lot 6 and the East 25 feet of Lot 7, Block 4, Coconut Grove Manor, according to the plat thereof as recorded in Plat Book 17, Page 19, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-024-0400.

The application requests Preliminary Design review and approval for the interior/exterior alterations and construction of an addition (approximately 771 SF) \$156,000

**THREE MOTIONS WERE MADE.**

**MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)STUDY MASSING IN FRONT; 2)DEFINE STYLE OF ARCHITECTURE; 3)STUDY HOW ROOF WORKS WITH THE INTERIOR; 4)FORMAT DRAWINGS FOR CITY REQUIREMENTS; 5)PROVIDE CONSISTENCY BETWEEN PLAN AND ELEVATIONS; 6)PROVIDE MATERIALITY**

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

**THE MOTION FAILED TO PASS BY THE FOLLOWING VOTE:**

**Yeas: 3 - Chairperson Carty, Board Member Gibb and Board Member Jauregui**

**Nays: 4 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Rodriguez and Board Member Sackman**

**Excused: 1 - Board Member Pratt**

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)STUDY MASSING IN FRONT; 2)DEFINE STYLE OF ARCHITECTURE; 3)STUDY HOW ROOF WORKS WITH THE INTERIOR; 4)FORMAT DRAWINGS FOR CITY REQUIREMENTS; 5)PROVIDE CONSISTENCY BETWEEN PLAN AND ELEVATIONS; 6)PROVIDE MATERIALITY; 7)OPTIONAL TO PROVIDE A FURNITURE LAYOUT.**

**THE MOTION FAILED FOR LACK OF A SECOND.**

**MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)STUDY MASSING IN FRONT; 2)DEFINE STYLE OF ARCHITECTURE; 3)STUDY HOW ROOF WORKS WITH THE INTERIOR; 4)FORMAT DRAWINGS FOR CITY REQUIREMENTS; 5)PROVIDE CONSISTENCY BETWEEN PLAN AND ELEVATIONS; 6)PROVIDE MATERIALITY; 7)OPTIONAL TO PROVIDE A FURNITURE LAYOUT**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

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

**Nays: 1 - Board Member Alvarez**

**Excused: 1 - Board Member Pratt**

**F.2.****CASE FILE AB21107353**

121 Almeria Avenue, Coral Gables, FL; legally described as Lots 36 and 37, Block 11, Coral Gables Crafts Section, according to the plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County Florida; Folio# 03-4117-005-3010.

The application requests Design review and approval for interior/exterior alterations \$1,000,000.

Note: This project was previously reviewed under permit number BL21067947 by the City Architect and was deferred with the following comments: 1)clarify design criteria on sheet g001 to verify if project is for single tenant or multi-tenant users. Correct "zoning compliance" statement to include exterior alterations to existing facade; 2)provide more specific information/details for proposed rear canopy over parking areas; 3)provide more specific information/details for proposed second floor balcony screen; 4)show proposed location for hvac equipment on roof plan. Identify two free standing projections above parapets. Clarify all existing parapet heights above roof plane; 5)specify all proposed window types on window schedule and show glazing tint. Horizontal rolling windows are not appropriate for proposed architectural style; 6)clarify ground floor column shapes on covered walkway. Demolition plans show round columns to remain and proposed plan show rectangular columns; 7)proposed arches are saw cutting existing structural beams at tower element, clarify scope of demolition work. Window and arch below shall align at tower element; 8)further review required by board of architects.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)TAKE IN ARCADE WALL; 2)EMPHASIZE TOWER, CENTER WINDOWS WITH ARCHES AND REMOVE HORIZONTAL BANDING; 3)STUDY SECOND FLOOR WINDOWS AND POSSIBLY ADD SOME HEIGHT OR SHIFT THE TOWER WINDOW; 4)IF APPLICANT WISHES TO REMOVE TRIANGULAR TOWERS THE BOARD WILL BE IN FAVOR OF ; 5)MEET WITH CITY ARCHITECT**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**Yeas:** 7 - Chairperson Carty,Vice Chairperson Kiliddjian,Board Member Alvarez,Board Member Gibb,Board Member Jauregui,Board Member Rodriguez and Board Member Sackman

**Excused:** 1 - Board Member Pratt

**F.3.****CASE FILE AB21087811**

7810 Altamira Street, Coral Gables, FL; legally described as Lot 9, Block 1, of High Land Estates, according to the plat thereof, as recorded in Plat Book 51, at Page 83, of the Public Records of Miami-Dade County, Florida. Folio# 03-4132-004-0080.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 10,415 SF), pool, generator, landscaping, fencing/gates, and site improvements \$2,500,000.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RESTDY FRONT ENTRY; 2)RESTDY JULIETTE BALCONY AND SHUTTER ON THE FRONT; 3)RESTDY REAR TERRACE AND CORNER WINDOW**

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

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**Yeas:** 7 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez and Board Member Sackman

**Excused:** 1 - Board Member Pratt

**F.4.****CASE FILE AB21015414**

6901 Sunrise Place, Coral Gables, FL; legally described as Lot 26, Block 2, Revised Plat of Sunrise Harbour, according to the plat thereof, as recorded in Plat Book 65, Page 22, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-041-0460.

The application requests Preliminary Design review and approval for interior and exterior alterations, and the construction of an addition (approximately 540 SF) \$75,000.

**DEFERRED AS NOTED BY H.RODRIGUEZ, C.GIBB, D.SACKMAN**

**PLANS SIGNED BY H.RODRIGUEZ, C.GIBB**

**NOTES ARE ON THE PLANS, RE SUBMITTALS TO BE REVIEWED BY THE CITY ARCHITECT**

- F.5.** CASE FILE AB21068450  
2002 Ferdinand Street, Coral Gables, FL; legally described as Lots 8 and 9, Block 22, Coral Gables Section E, according to the plat thereof, as recorded in Plat Book 8, Page 88, of the Public Records of Miami-Dade County Florida; Folio# 03-4107-017-0222.

The application is requesting Preliminary Design review and approval for the construction of a detached gazebo (approximately 318 SF), pool and pool deck renovations \$115,000

**APPROVED AS NOTED BY A.ALVAREZ, P.KILIDDJIAN, L.JAUREGUI**

**PLANS SIGNED BY A.ALVAREZ, P.KILIDDJIAN  
NOTES ARE ON THE PLANS**

- F.6.** CASE FILE BOAR-21-09-0013  
444 Marmore Avenue, Coral Gables, FL; legally described as Lot 3 and the West 1/2 of Lot 4, Block 118, Second Amended Plat of Coral Gables Riviera Section Part 10, according to the plat thereof, as recorded in Plat Book 31, Page 1, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-027-1790.

The application request Preliminary Design review and approval of the construction of a trellis, pool, pool deck, integrated bbq area, and site improvements \$73,500.

**CONTINUED PER APPLICANT'S REQUEST**

**G. DISCUSSION ITEMS**

**H. ADJOURNMENT**

**NOTE**