



**City of Coral Gables
CITY COMMISSION MEETING**
May 27, 2008

ITEM TITLE:

Marcia Simon Kaplan, applicant, has filed an appeal to the Coral Gables City Commission, from a decision of the Board of Architects at its regular meeting of May 1, 2008, wherein the Board denied Application AB 08.04.0829, in connection with the installation of Accordion Shutters on the Street Elevation of the Residence located at 3809 Anderson Road, Coral Gables, Florida.

SUMMARY OF APPEAL:

The Board of Architects denied a request for installation of permanently mounted accordion shutters on the front (street) elevation of the Residence located at 3809 Anderson Road, Coral Gables, Florida. Property legally described as Lots 13 & 14, Block 135, Coral Gables Country Club Section 6, PB 20 / Page 1, Miami-Dade County, Florida.

The applicant is appealing the denial of the above referenced application on the basis that she needs to be self reliant in preparing and protecting her home in the event of a hurricane. The City Architect reviewed alternative methods of hurricane protection which could receive Board approval. None of the suggestions appeared to be acceptable. On the basis of the following Article 5, Division 6, Section 5.601, 5.602 and Section 5.603 of the Coral Gables Zoning Code (attached), the Board of Architects issued a rejection of the Application.

BACKGROUND:

The Board of Architects reviewed the request by Ms. Marcia Simon Kaplan during a regular meeting of the Board of Architects on May 1, 2008. The existing structure is a beautifully maintained Ranch Style home located at 3809 Anderson. The installation of permanently mounted Accordion Shutters on this home (five windows and one garage door) would significantly alter the lines of the style of this building. The City Architect met with Ms. Simon Kaplan at her home at the request of Mr. Gary P. Simon to review possible alternate solutions to the issue of protecting this home against possible hurricane damage. One of the obvious solutions offered was the installation of impact windows on the street elevation while allowing the rest of the home to be protected with the accordion shutters. Additionally, the possibility of removable shutters was offered as well. Both of these solutions were rejected by the homeowner.

This neighborhood is well maintained and exemplary of a life style well known in Coral Gables. In the immediate neighborhood there are only two homes that have installed accordion shutters on the front elevation facing the main street. At some point, the City granted accordion shutter permits administratively without review process by the Board of Architects; the obvious result evidenced as we drive the streets of our residential areas. In order to maintain the quality of our residential neighborhoods and having been given the task of review and approval of these permits, the Board of Architects is taking the position of granting accordion shutter permits only when these do not alter the inherent design/architecture of a home.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Account No.	Source of Funds
1.	n/a	n/a	n/a
Total:	n/a	APPROVED BY:	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
May 15, 2008	Miami Daily Business Review

APPROVED BY:

City Clerk	City Architect	City Manager
Walter J. Foeman	Carlos A. Mindreau	David L. Brown

ATTACHMENT(S):

1. Notices of Public Hearing
2. Article 5, Division 6, Section 5.601, 5.602 and Section 5.603 of the Coral Gables Zoning Code
2. Package