

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Agenda

Thursday, August 26, 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. [21-2792](#)****CASE FILE AB21047700**

840 Coral Way, Coral Gables, FL; legally described as Lots 1 and 2, Block 1, Coral Gables Section "A", according to the plat thereof, as recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County Florida; Folio# 03-4118-001-0010. The property is designated as a local historic parcel.

The application requests Preliminary Design review and approval for interior and exterior alterations, the construction of an addition (approximately 375 SF), swimming pool, generator, wall and gates, and site improvements \$750,000.

The application was reviewed and deferred by the Board of Architects on August 12, 2021 with the following comments: 1)restudy the windows; 2)provide the updated and correct drawings; 3)restudy the property line wall opening; 4)resize circular window at connection.

**Attachments:** [08-12-2021 Zoning Preliminary Observation Report](#)  
[08-12-2021 Application and Letter](#)  
[08-12-2021 Preliminary Submittal Drawings](#)  
[08-26-2021 Letter](#)  
[08-26-2021 Preliminary Submittal Drawings](#)

E.2. [21-2386](#)

## CASE FILE AB19013562

301-341 Madeira Avenue, Coral Gables, FL; generally described as Lots 4 through 24, Block 1 of Revised Plat of Coral Gables Section "K", according to the Plat thereof, as recorded in Plat Book 30, Page 60, Public Records of Miami-Dade County, Florida. A lengthy legal is on file. Folio# 03-4108-005-0020, 03-4108-005-0030, 03-4108-005-0040, 03-4108-005-0050, 03-4108-005-0060, 03-4108-005-0070, 03-4108-005-0080, 03-4108-005-0090.

The application requests Preliminary Design review and approval of a new multi-family building (approximately 256,798 SF) consisting of 141 residential units with 201 parking spaces \$28,000,000.

This proposal is a revision of a design that was originally granted preliminary conditional approval by a Board of Architects review panel on January 31, 2019. Design considerations and comments are marked on the review plans. The original design was a new multi-family building (approximately 344,895 SF) consisted of 168 residential units with 245 parking spaces and a 6,406 square foot public park. The design was adjusted to comply with the current Coral Gables Zoning Code. On May 27, 2021, the Board of Architects reviewed the application and passed a motion to defer with the following comments: 1) clarify how the project complies with the requirements necessary to grant Mediterranean bonus; 2)reference items that are in compliance with the Mediterranean style design bonus criteria; 3)re-evaluate blank walls.

**Attachments:** [05-27-2021 Zoning Preliminary Observation Report](#)  
[01-31-2019 Application and Letter](#)  
[01-31-2019 Preliminary Submittal Drawings](#)  
[05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal Drawings](#)  
[08-26-2021 Letter](#)  
[08-26-2021 Preliminary Submittal Drawings](#)  
[08-26-2021 Staff Report](#)  
[08-26-2021 Staff Report -Updated](#)

**F. NEW BUSINESS**

- F.1. [21-2849](#) CASE FILE AB21068669  
3809 Anderson Road, Coral Gables, FL; legally described as Lots 13 and 14, Block 135, Coral Gables Country Club Section Part 6, according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Miami-Dade County, Florida; Folio# 03-4117-004-1930.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 6,831), auxiliary structure, swimming pool and spa, water features, and site improvements \$1,650,000.

**Attachments:** [08-26-2021 Preliminary Zoning Observation Report](#)  
[08-26-2021 Application and Letter](#)  
[08-26-2021 Preliminary Submittal Drawings](#)

- F.2. [21-2880](#) CASE FILE AB21068224  
5941 SW 116 Street, Coral Gables, FL; legally described as Lot 11, Block 1, Pine Bay Estates Section No. 1, according to the plat thereof, as recorded in Plat Book 82, Page 24, of the Public Records of Miami-Dade County Florida; Folio# 03-5012-030-0110.

The application requests Preliminary Design review and approval for interior and exterior alterations, the construction of an addition (approximately 440 SF) \$280,000.

**Attachments:** [08-26-2021 Preliminary Zoning Observation Report](#)  
[08-26-2021 Application and Letter](#)  
[08-26-2021 Preliminary Submittal Drawings](#)

- F.3. [21-2847](#) CASE FILE AB21047983  
10945 Lakeside Drive, Coral Gables, FL; legally described as Lot 19, Block 3, 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# 03-5107-004-0480.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 10,443 SF), auxiliary structures, swimming pool, water features, and site improvements \$5,500,000.

**Attachments:** [08-26-2021 Preliminary Zoning Observation Report](#)  
[08-26-2021 Application and Letter](#)  
[08-26-2021 Preliminary Submittal Drawings](#)

F.4. [21-2848](#)

## CASE FILE AB21057896

220 Edgewater Drive, Coral Gables, FL; generally described as a parcel South of Tracts 1 and 2, West of Track 5, Baker Homestead Subdivision, according to the plat thereof as recorded in Plat Book 41, Page 38, of the Public Records of Miami-Dade County Florida; A lengthy legal is on file. Folio# 03-4129-000-0060.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 12,038 SF), and site improvements \$2,000,000.

**Attachments:** [08-26-2021 Preliminary Zoning Observation Report](#)  
[08-26-2021 Application and letter](#)  
[08-26-2021 Preliminary Submittal Drawings](#)

F.5. [21-2850](#)

## CASE FILE AB21087261

2801 Salzedo Street, Coral Gables, FL; generally described as Lots 1 through 11, inclusive, a portion of Lot 17, and Lots 28 through 38, inclusive, Block 18, 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; A lengthy legal is on file. Folio# 03-4117-005-5110.

The application requests Preliminary Design review and approval for the exterior renovation and alteration to the existing structure \$4,100,000.

**Attachments:** [08-26-2021 Preliminary Zoning Observation Report](#)  
[08-26-2021 Application and Letter](#)  
[08-26-2021 Preliminary Submittal Drawings](#)

**G. DISCUSSION ITEMS****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.*