

# 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, August 26, 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://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.

+1 305 461 6769 US (Coral Gables)

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**A. CALL TO ORDER****B. ROLL CALL**

**Present:** 8 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

**C. CHANGES TO THE AGENDA****D. PUBLIC COMMENTS****E. OLD BUSINESS****E.1. 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.

**MOTION TO APPROVE WAS MADE BY G. PRATT, SECONDED BY P. KILIDDJIAN.**

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

**Yeas:** 8 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

E.2.

**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.

**3 MOTIONS WERE MADE.**

**MOTION TO DEFER WITH COMMENTS: 1)STUDY THE FAÇADE AND ARTICULATE DIFFERENT TREATMENT TO THE OPENINGS; 2)PROVIDE UNIQUE DESIGN; 3)MINIMIZE REPETITIVE ELEMENTS. THE MOTION FAILED FOR LACK OF SECOND.**

**MOTION TO REJECT BECAUSE IT DOES NOT MEET MEDITERRANEAN DESIGN STANDARDS. THE MOTION WAS MADE BY C. GIBB, SECONDED BY L. JAUREGUI.**

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

**YEA: J. CARTY, C. GIBB, L. JAUREGUI**

**NAY: D. SACKMAN, A. ALVAREZ, G. PRATT, P. KILIDDJIAN. H. RODRIGUEZ**

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RE-EVALUATE THE DESIGN AND TO INCORPORATE MORE MEDITERRANEAN DESIGN FEATURES; 2)RESTDY MASSING.**

**THE MOTION WAS MADE BY C. GIBB, SECONDED BY G. PRATT.**

**THE MOTION PASSED BY THE FOLLOWING:**

**Yeas:** 6 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

**Nays:** 2 - Board Member Jauregui and Chairperson Carty

## **F. NEW BUSINESS**

### **F.1.**

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.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)PROVIDE A NEIGHBORHOOD CONTEXTUAL STUDY; 2)REWORK FRONT ELEVATION; 3)RE STUDY ELEVATIONS TO BE MORE COHESIVE; 3)STUDY GLAZING COMPONENTS**

**THE MOTION WAS MADE BY G. PRATT, SECONDED BY H. RODRIGUEZ.**

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

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

**Nays:** 1 - Board Member Gibb

### **F.2.**

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.

**APPLICANT WITHDREW FROM AGENDA**

**F.3.****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.

**MOTION TO APPROVE WAS MADE BY G. PRATT, SECONDED BY P. KILIDDJIAN.**

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

**Yeas:** 5 - Vice Chairperson Kiliddjian, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

**Nays:** 3 - Chairperson Carty, Board Member Alvarez and Board Member Gibb

**F.4.****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.

**MOTION TO APPROVE WITH COMMENTS: 1) STUDY COLUMNS SPACING.**

**THE MOTION WAS MADE BY C. GIBB, SECONDED BY P. KILIDDJIAN**

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

**Yeas:** 8 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

**F.5.****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.

**MOTION TO APPROVED WAS MADE BY G.PRATT, SECONDED BY H. RODRIGUEZ.**

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

**Yeas:** 5 - Vice Chairperson Kiliddjian, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

**Nays:** 2 - Chairperson Carty and Board Member Gibb

**Absent:** 1 - Board Member Alvarez

**G. DISCUSSION ITEMS**

**H. ADJOURNMENT**

**NOTE**