

# **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, December 10, 2020

9:00 AM

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

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#### **Public Participation via Zoom**

The City of Coral Gables Board of Architects will holding its regular board meeting using a HYBRID FORMAT with appointed board members, City staff and representatives. Through video conferencing, the Board will discuss and vote on items. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. All interested persons may be heard via the Zoom platform used by the Development Services for live remote comments.

The meeting is open to attendance my members of the public, who may join 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 and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 997 1867 2178.

**Note:** City Hall will be closed; Board members will need to wear masks and practice social distancing.

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

ALL MEMBERS WERE PRESENT: J. CARTY, P. KALIDDJIAN, A. ALVAREZ, G. PRATT, H. RODRIGUEZ AND D. SACKMAN WERE PRESENT IN THE CITY COMMISSION CHAMBERS; L. JAUREGUI AND C. GIBB PARTICIPATED VIA ZOOM

**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. OLD BUSINESS****E. NEW BUSINESS****E.1. CASE FILE AB20056876**

1024 Obispo Avenue, Coral Gables, FL; legally described as Lot 5, Block 3, Coral Gables Section C, a Subdivision, according to the Plat thereof as recorded in Plat Book 8, page(s) 26, of the Public Records of Miami-Dade County, Florida; Folio# 03-4107-014-0310. The property is designated as a local historic landmark, identified as a contributing resource within the "Obispo Avenue Historic District."

The application requests Preliminary Design review and approval for the construction of a one story addition and covered patio (approximately 490 sqft) \$50,000.

This application was previously reviewed and continued by the Board of Architects on December 3, 2020. During discussion by the Board, the application was changed from Final Design review to Preliminary Design review.

**Attachments:** [Zoning Observation Report](#)  
[Application](#)  
[Submittal Drawings](#)  
[Microfilm drawings](#)

**A MOTION TO APPROVE WITH THE CONDITION OF WIDENING THE PROJECTING CLOSET WAS MADE BY G. PRATT, SECONDED BY H. RODRIGUEZ. THE MOTION PASSED WITH THE FOLLOWING VOTE:**

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

**Nays:** 2 - Board Member Gibb and Board Member Jauregui

E.2.

CASE FILE AB20066982

1120 Manati Avenue, Coral Gables, FL; legally described as the East 15 feet of Lot 4 and all of Lot 5, Block 4, University Estates, according to the Plat thereof, recorded in Plat Book 44, Page 86 of the Public Records of Miami Dade County, Florida; Folio# 03-4130-005-0380.

The application requests Preliminary Design review and approval for the construction of a new two story single family residence (approximately 4,338 SF) \$850,000.

This application was previously reviewed and deferred by the City Architect on July 29, 2020.

**Attachments:** [12-10-2020 Preliminary Zoning Observation Report](#)  
[12-10-2020 Preliminary Submittal Drawings](#)  
[Survey](#)  
[12-10-2020 Response to Zoning & City Architect Comments](#)  
[12-10-2020 Application and Letter](#)

**A MOTION TO DEFER WITH COMMENTS: STUDY/ RECONSIDER - DECORATIVE WOOD COLUMNS, HORIZONTAL BANDING, STOREFRONT SYSTEMS & GLASS RAILINGS IN THE FRONT (NOT RESIDENTIAL IN APPEARANCE), ADD WINDOWS ON THE EAST SIDE 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

E.3.

**CASE FILE AB20095191**

530 Almar Avenue, Coral Gables, FL; legally described as Lots 12 and 13, Block 32, Revised Plat of Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, Page 31, Public Records of Miami-Dade County, Florida; Folio# 03-4120-022-3560.

The application requests Preliminary Design review and approval of interior/ exterior alterations and the construction of a two story addition, covered entry, covered terrace with an outdoor kitchen and swimming pool (approximately 2603 sq. ft.) \$500,000

**Attachments:** [Preliminary Zoning Observation Report](#)  
[Letters and photographs](#)  
[Preliminary Submittal Drawings](#)  
[Application](#)

**A MOTION TO APPROVE WITH CONDITIONS; ADD DETAILS, DETAIL LOUVERS, STUDY THE COLUMNS BETWEEN LOUVERS, SPECIFY MATERIALS AND FINISHES, PROVIDE A SECTION CUT BETWEEN THE COLUMNS, DETAIL GARAGE DOOR AND SURROUND WAS MADE BY P. KILIDDJIAN, SECONDED BY A. ALVAREZ. THE MOTION PASSED BY THE FOLLOWING VOTE:**

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

E.4.

**CASE FILE AB20106327**

504 Navarre Avenue, legally described as Lots 10 and 11, Block 14, Coral Gables Section "B", according to the Plat thereof, as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida; Folio# 03-4108-001-2330. The property is designated as a local historic landmark, identified as a contributing resource within the "Coral Rock Residences Thematic Group."

The application requests Preliminary Design review and approval for interior and exterior alterations and the construction of an attached carport addition with a loggia.

**Attachments:** [Survey](#)  
[Application and Letters](#)  
[Preliminary Submittal Drawings - 504 Navarre Ave](#)  
[Historic Photograph](#)  
[Preliminary Zoning Observation Report](#)

**A MOTION TO DEFER (WITH NO ARCHITECTURAL REVIEW) TO RESOLVE ZONING COMMENTS IN CONJUNCTION WITH HISTORIC WAS MADE BY G. PRATT, SECONDED BY P. KILIDDJIAN. THE MOTION PASSED BY THE FOLLOWING VOTE:**

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

**Nays:** 1 - Board Member Gibb

**E.5.**

CASE FILE AB20115237

235 Ridgewood Road, legally described as the South 84 feet of Lots 7 and 8, Block 2, of Coconut Grove Manor, according to the map or plat thereof as recorded in Plat Book 17, Page 19, of the Public Records of Miami-Dade County, Florida; Folio#03-4129-024-0160. The property is pending designation as a local historic landmark.

The application is requesting Preliminary Design review and approval of interior/ exterior alterations and the construction of additions (approximately 1,240 sq. ft.) \$400,000

**Attachments:** [Preliminary Zoning Observation Report](#)  
[Application and Letter](#)  
[Photographs](#)  
[Survey](#)  
[Historical photograph](#)  
[Preliminary Submittal Drawings](#)

**A MOTION TO APPROVE WAS MADE BY G. PRATT, SECONDED BY D. SACKMAN. (ALL MEMBERS WERE ALSO IN SUPPORT OF THE VARIANCES FOR THE POOL AND WALL; RECOMMENDING APPROVAL TO THE HISTORIC PRESERVATION BOARD). THE MOTION PASSED WITH THE FOLLOWING VOTE:**

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

**Abstentions:** 1 - Board Member Alvarez

**F. DISCUSSION ITEMS****G. ADJOURNMENT****NOTE**