

24-Apr	APPLICATION	ADDRESS	PLAN DESCRIPTION	RESULTS
1	BOAR-24-02-0803	915 PALERMO AVE	NEW 10 - UNITS (3 STORIES) TOWNHOMES LANDSCAPE & SITE IMPROVEMENTS / DEMOLITION OF 2 STORY APT (32 UNITS)	04/24/2025 BOA MEETING. *MOTION TO APPROVE. THE MOTION WAS MADE BY P. KILIDDJIAN SECONDED BY G. PRATT THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, A. BARTROLI, J. CARTY, C. GIBB, G. PRATT, L. JAUREGUI NAYS: NONE EXCUSED: G. BALLI, R. FEITO RECUSED: H. RODRIGUEZ
2	REVR-25-03-3442	203 UNIVERSITY DR	MAJOR REVISION TO BLDB-24-07-2680 EXTERIOR ALTERATION	04/24/2025 BOA MEETING. *MOTION TO APPROVE. THE MOTION WAS MADE BY P. KILIDDJIAN SECONDED BY G. PRATT THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, A. BARTROLI, J. CARTY, C. GIBB, G. PRATT, L. JAUREGUI, H. RODRIGUEZ NAYS: NONE EXCUSED: G. BALLI, R. FEITO
3	BOAR-25-02-1087	147 GIRALDA AVE	EXTERIOR FACADE IMPROVEMENTS	04/24/2025 BOA MEETING. *MOTION TO APPROVE. THE MOTION WAS MADE BY G. PRATT SECONDED BY A. BARTROLI THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: A. BARTROLI, J. CARTY, C. GIBB, G. PRATT, L. JAUREGUI, H. RODRIGUEZ NAYS: NONE EXCUSED: G. BALLI, R. FEITO RECUSED: P. KILIDDJIAN
4	BOAR-25-04-1130	375 CORAL WAY	DECORATIVE FLOWERS	04/24/2025 BOA MEETING. *MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1) PROVIDE AN ACCURATE DRAWING IN ELEVATION OF THE TRUE INSTALLATION OK TO MEET WITH CITY ARCHITECT. THE MOTION WAS MADE BY P. KILIDDJIAN SECONDED BY A. BARTROLI THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, A. BARTROLI, J. CARTY, C. GIBB, H. RODRIGUEZ NAYS: L. JAUREGUI, G. PRATT EXCUSED: G. BALLI, R. FEITO
5	BOAR-25-01-1042	5340 RIVIERA DR	NEW 2-STORY SINGLE-FAMILY RESIDENCE	04/24/2025 BOA MEETING. *MOTION TO DEFER WITH THE FOLLOWING COMMENTS: REDESIGN AND REVISE THE FOLLOWING: 1. MASSING SPECIFICALLY OF FRONT STAIR ELEMENT, GARAGE SCALE AND HEIGHT. 2. REMOVE COMPRESSOR BANK. 3. PLANTER ELEMENT PRESENT THROUGHOUT DESIGN. 4.FENESTRATION BOTH FRONT AND REAR. 5. ROOF PITCH AND MATERIAL. 6. BALCONY LOCATIONS AND DOOR TYPES LEADING TO BALCONIES IN FRONT OF NO SHED ON FRONT FAÇADE. 7. RESOLVE THE TRANSITION BETWEEN THE STONE BASE AND THE SECOND FLOOR. 8. FENESTRATION ON ALL SIDE ELEVATIONS. CREATE A COHESIVE OVER ALL DESIGN. PARTI OK TO REMAIN. THE MOTION WAS MADE BY P. KILIDDJIAN SECONDED BY H. RODRIGUEZ THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, G. PRATT, H. RODRIGUEZ NAYS: A. BARTROLI, L. JAUREGUI EXCUSED: G. BALLI, R. FEITO

6	BOAR-25-04-1115	1225 MANATI AVE	NEW 2 STORY SINGLE FAMILY RESIDENCE	<p>04/24/2025 BOA MEETING. *MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1) INAPPROPRIATE ARCHITECTURAL STYLE FOR NEIGHBORHOOD CONTEXT. 2) INAPPROPRIATE MASSING FOR NEIGHBORHOOD. 3) INAPPROPRIATE USE OF DETAILING, USE OF MATERIAL AND FENESTRATION 4) THE ARCHITECTURE DESIGN FAILS TO BE A COHESIVE AND LACKS ARCHITECTURAL COHESIVENESS.</p> <p>THE MOTION WAS MADE BY L. JAUREGUI SECONDED BY C. GIBB</p> <p>THE MOTION PASSED BY THE FOLLOWING VOTE:</p> <p>YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, G. PRATT, H. RODRIGUEZ, A. BARTROLI, L. JAUREGUI</p> <p>NAYS: NONE</p> <p>EXCUSED: G. BALLI, R. FEITO</p>
7	BOAR-25-02-1090	1315 MADRID ST	NEW 2-STORY SINGLE-FAMILY RESIDENCE	<p>04/24/2025 BOA MEETING. *MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1, STUDY ENTRY DOOR DETAIL AT THE TOWER SO THAT IT IS MORE INTEGRATED WITH THE FACADE. CONSIDER HAVING NO OVERHANG AT THE ROOF OF THE ENTRY TOWER. 2. PROVIDE DETAIL OF OVERHANGS, INCLUDING MATERIAL AND COLOR. 3. ADD WINDOWS TO THE TWO-STORY SIDE FACADE 4. STUDY THE USE OF OVAL WINDOWS. OK AT THE TOWER AND PERHAPS THE TOP FLOOR BUT REPETITION AT THE GROUND FLOOR SHOULD BE STUDIED TO LIMIT THE USE OF THE OVAL WINDOWS.</p> <p>THE MOTION WAS MADE BY A. BARTROLI SECONDED BY L. JAUREGUI</p> <p>THE MOTION PASSED BY THE FOLLOWING VOTE:</p> <p>YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, G. PRATT, H. RODRIGUEZ, A. BARTROLI, L. JAUREGUI</p> <p>NAYS: NONE</p> <p>EXCUSED: G. BALLI, R. FEITO</p>
8	BOAR-25-04-1120	525 BLUE RD	INTERIOR AND EXTERIOR REMODELING AND ADDITION	<p>04/24/2025 BOA MEETING. *MOTION TO APPROVE AS NOTED WITH THE FOLLOWING COMMENTS: 1) STUDY TRELIS. 2) STUDY WING WALL CONNECTIONS.</p> <p>THE MOTION WAS MADE BY L. JAUREGUI SECONDED BY G. PRATT</p> <p>THE MOTION PASSED BY THE FOLLOWING VOTE:</p> <p>YEAS: A. BARTROLI, J. CARTY, C. GIBB, G. PRATT, L. JAUREGUI, H. RODRIGUEZ</p> <p>NAYS: NONE</p> <p>EXCUSED: G. BALLI, R. FEITO</p> <p>RECUSED: P. KILIDDJIAN</p>

9	BOAR-25-04-1122	410 BARGELLO AVE	<p>A FIRST-FLOOR ADDITION OF APPROXIMATELY 260 SQUARE FEET, AND A SECOND-FLOOR ADDITION OF APPROXIMATELY 1,000 SQUARE FEET, DESIGNED TO ACCOMMODATE A NEW MASTER SUITE.</p> <p>THE GOAL OF THIS PROJECT IS TO ENHANCE THE LIVING EXPERIENCE FOR THE HOMEOWNERS WHILE MAINTAINING THE ARCHITECTURAL CHARACTER AND CHARM OF THE ORIGINAL STRUCTURE. GREAT CARE HAS BEEN TAKEN TO ENSURE THAT THE DESIGN REMAINS CONSISTENT AND RESPECTFUL OF BOTH THE EXISTING HOME AND THE OVERALL AESTHETIC OF THE SURROUNDING NEIGHBORHOOD. THE PROPOSED ADDITIONS ARE DESIGNED TO BLEND SEAMLESSLY WITH THE EXISTING HOMES PROPORTIONS, MATERIAL PALETTE, AND OVERALL DESIGN LANGUAGE. WE LOOK FORWARD TO WORKING CLOSELY WITH THE CITY OF CORAL GABLES AND ALL REVIEWING DEPARTMENTS TO ENSURE THIS PROJECT MEETS ALL APPLICABLE CODES AND DESIGN STANDARDS.</p>	<p>04/24/2025 BOA MEETING. *MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1) RESOLVE THE FRONT ENTRY FEATURE TO COMPLY WITH ZONING CODE FOR THE ROOF. - CONSIDER LARGER COLUMNS AND CENTERING THE ENTRY FEATURE. 2) REVISE THE STAIR TOWER WINDOWS TO WORK WITH THE STAIR AND CONSIDER SMALLER PROPORTIONS THAT ARE HARMONIOUS WITH THE STYLE OF THE HOUSE. 3) ALL FENESTRATIONS SHALL BE HARMONIOUS WITH THE EXISTING HOUSE. 4) SMALLER OVERHANGS ON THE 2ND FLOOR TO MATCH EXISTING HOUSE. 5) STUDY STYLE OF RAILING TO BE MORE IN LINE WITH THE EXISTING HOUSE.</p> <p>THE MOTION WAS MADE BY H. RODRIGUEZ SECONDED BY A. BARTROLI THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, G. PRATT, H. RODRIGUEZ, A. BARTROLI, L. JAUREGUI NAYS: NONE EXCUSED: G. BALLI, R. FEITO</p>
10	BOAR-25-03-1093	1127 ALBERCA ST	<p>A SECOND STORY ADDITION TO AN EXISTING THREE BEDROOM, TWO BATH RESIDENCE. THE ADDITION WILL CONSIST OF THE FOLLOWING: GROUND FLOOR: COVERED TERRACE AND A TWO CAR GARAGE; SECOND FLOOR: MASTER BEDROOM WITH MASTER BATH AND CLOSET, AND AN ADDITIONAL BEDROOM WITH BATHROOM.</p>	<p>04/24/2025 BOA MEETING. *MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1) REWORK THE MASSING AND DETAILS OF THE 2 STORY ADDITION. 2) STUDY USING THE STAIR AS A ELEMENT TO TRANSITION BETWEEN THE 2 MASSES. 3) RESTUDY THE DETAILS OVER THE GARAGE DOORS TO SIMPLIFY DETAILS AND REFER BACK TO THE EXISTING HOUSE. 4) CONFIRM WITH ZONING THAT THE DETACHED STRUCTURE CAN REMAIN IF IT IS NOT A GARAGE.</p> <p>THE MOTION WAS MADE BY C. GIBB SECONDED BY P. KILIDDJIAN THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, G. PRATT, H. RODRIGUEZ, A. BARTROLI, L. JAUREGUI NAYS: NONE EXCUSED: G. BALLI, R. FEITO</p>
11	BOAR-25-04-1123	445 MINORCA AVE	<p>ADDITION OF 2-CAR GARAGE, POOL, WALL. CONVERSION OF EXISTING GARAGE TO BEDROOM AND BATHROOM.</p>	<p>04/24/2025 BOA MEETING. *MOTION TO APPORVE AS NOTED WITH THE FOLLOWING COMMENTS: 1. ADJUST GARAGE TO COMPLY WITH ZONING MIN. DIMENSIONS. 2. BOA APPROVES AND RECOMMENDS ACCEPTANCE OF GARAGE LOCATION.</p> <p>THE MOTION WAS MADE BY G. PRATT SECONDED BY H. RODRIGUEZ THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, G. PRATT, H. RODRIGUEZ, A. BARTROLI, L. JAUREGUI NAYS: NONE EXCUSED: G. BALLI, R. FEITO</p>
12	BOAR-25-03-1104	2415 GRANADA BLVD	<p>EXTENSION OF THE EXISTING PAVED AREA AROUND THE POOL. ADDITION OF CONCRETE TERRACES OUTSIDE KITCHEN AND FAMILY ROOM. EXTENSION OF ENTRY STEPS. RELOCATION OF CONDENSING UNIT</p>	<p>04/24/2025 BOA MEETING. *MOTION TO APPORVE AS NOTED WITH THE FOLLOWING COMMENTS: FRONT DOOR NOT TO BE FULL FRENCH DOOR 1/3 2/3 SOLID GLASS.</p> <p>THE MOTION WAS MADE BY P. KILIDDJIAN SECONDED BY A. BARTROLI THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, G. PRATT, H. RODRIGUEZ, A. BARTROLI, L. JAUREGUI NAYS: NONE EXCUSED: G. BALLI, R. FEITO</p>

13	REVR-25-02-3378	141 E SUNRISE AVE	AS-BUILT REQUESTED BY INSPECTOR FOR FRONT AND WEST ELEVATION	04/24/2025 BOA MEETING. *MOTION TO APPROVE. THE MOTION WAS MADE BY P. KILIDDJIAN SECONDED BY H. RODRIGUEZ THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, A. BARTROLI, J. CARTY, C. GIBB, L. JAUREGUI, H. RODRIGUEZ NAYS: NONE EXCUSED: G. BALLI, R. FEITO, G. PRATT
14	BOAR-25-04-1119	13001 DEVA ST	AS BUILT CHANGES AS PER ZONING. AB21-07-8367 ORIGINAL APPROVAL. REMOVAL OF RAISED STUCCO. MINOR WINDOW MODIFICATIONS.	04/24/2025 BOA MEETING. *MOTION TO APPROVE. THE MOTION WAS MADE BY C. GIBB SECONDED BY P. KILIDDJIAN THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, L. JAUREGUI NAYS: H. RODRIGUEZ, A. BARTROLI EXCUSED: G. BALLI, R. FEITO, G. PRATT
15	ELER-25-02-2833	701 ALEDO AVE	INSTALLATION OF SOLAR PANELS ON THE ROOFTOP	04/24/2025 BOA MEETING. *MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1) REPRESENT PROPOSED SCHEME WITH PANELS ON THE NORTH SIDE OF MAIN ROOF. 2) INDICATE THE LOCATION OF ANY ADDITIONAL PROPOSED PANELS FOR FURTHER REVIEW. 3) PROVIDE DRAWING SHOWING ELEVATION OF WALL MOUNTED EQUIPMENT. THE MOTION WAS MADE BY C. GIBB SECONDED BY A. BARTROLI THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, L. JAUREGUI, H. RODRIGUEZ, A. BARTROLI NAYS: NONE EXCUSED: G. BALLI, R. FEITO, G. PRATT
16	BLDR-25-03-7119	3617 PONCE DE LEON BLVD Unit:1	RE-ROOF METAL	04/24/2025 BOA MEETING. *MOTION TO REJECT WITH THE FOLLOWING COMMENTS: INAPPROPRIATE ROOF TYPE FOR ARCHITECTURAL STYLE OF DUPLEX. THE MOTION WAS MADE BY L. JAUREGUI SECONDED BY P. KILIDDJIAN THE MOTION PASSED BY THE FOLLOWING VOTE: YEAS: P. KILIDDJIAN, J. CARTY, C. GIBB, L. JAUREGUI, H. RODRIGUEZ, A. BARTROLI NAYS: NONE EXCUSED: G. BALLI, R. FEITO, G. PRATT
17	BOAR-25-03-1110	5125 RIVIERA DR	*HISTORIC* AFTER THE FACT ROOF TERRACE AWNINGS.	04/24/2025 BOA MEETING – PANEL REVIEW *REJECTED BY J. CARTY, C. GIBB, L. JAUREGUI. NOTES ARE ON THE PLANS.
18	BLDR-25-03-7021	547 ALCAZAR AVE	*HISTORIC* INSTALL IMPACT PROTECTION 5 DOORS AND 2 WINDOWS.	04/24/2025 BOA MEETING – PANEL REVIEW *CONTINUED - INCOMPLETE BY J. CARTY, C. GIBB, L. JAUREGUI. NOTES ARE ON THE PLANS.
19	BLDR-24-07-5908	1001 SAN PEDRO AVE	INSTALLATION OF FRONT ENTRY OVERHANG, AND METAL GATE, METAL STRUCTURE ABOVE GARAGE DOOR AND PARKING AREA	04/24/2025 BOA MEETING – PANEL REVIEW *APPROVED BY H. RODRIGUEZ, A. BARTROLI.
20	BLDR-25-02-6903	1036 ASTURIA AVE	REPLACING 21 WINDOWS AND 4 DOORS	04/24/2025 BOA MEETING – PANEL REVIEW *DEFERRED BY H. RODRIGUEZ, A. BARTROLI. NOTES ARE ON THE PLANS.

21	ZONC-25-03-0536	1549 SUNSET DR	APPROVE WINDOW FRAME COLOR CHANGE FROM BLACK TO RED	04/24/2025 BOA MEETING – PANEL REVIEW *ATTENDANCE IS MANDATORY.
22	BLDR-25-03-7024	115 MALVA CT	REPLACEMENT OF ONE GARAGE DOOR TO IMPACT WITH GLASS. COLOR WALNUT.	04/24/2025 BOA MEETING – PANEL REVIEW *APPROVED AS NOTED BY J. CARTY, C. GIBB, L. JAUREGUI. NOTES ARE ON THE PLANS.
23	BLDR-25-03-7098	122 ORQUIDEA AVE	REROOF TILE	04/24/2025 BOA MEETING – PANEL REVIEW *REJECTED BY J. CARTY, L. JAUREGUI. NOTES ARE ON THE PLANS.