

# 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, July 29, 2021

9:00 AM

The Board meets every Thursday.  
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:** 6 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Jauregui, Board Member Pratt and Board Member Sackman

**Excused:** 2 - Board Member Gibb and Board Member Rodriguez

**C. CHANGES TO THE AGENDA****D. PUBLIC COMMENTS****E. OLD BUSINESS****E.1. CASE FILE AB20124885**

1421 Lugo Avenue, Coral Gables, FL; Legally Described as Lot 9, Block 2, Amended Plat of Coral Bay Section A, according to the plat thereof as recorded in Plat Book 57, Page 97, of the Public Records of Miami-Dade County Florida; Folio# 03-5118-005-0200.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 6580 SF), swimming pool, and site improvements \$1,000,000.

This application was reviewed and rejected by the Board of Architects on April 1, 2021. This application was also reviewed and deferred by the Board of Architects on June 10, 2021, with the following comments: 1)consolidate and clarify architectural language; 2)consider introducing brackets at the balcony; 3)address equipment balconies; 4)study massing and fenestrations.

**Attachments:** [04-01-2021 Zoning Preliminary Observation Report](#)  
[04-01-2021 Application and Letter](#)  
[04-01-2021 Preliminary Submittal Drawings](#)  
[06-10-2021 Zoning Preliminary Observation Report](#)  
[06-10-2021 Preliminary Submittal Drawings](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS:** 1)MODIFY THE SIZE OF THE SHUTTERS TO BE IN RELATIONSHIP TO WINDOW OPENINGS; 2)REMOVE QUATREFOIL; 3)RE-STUDY ELEVATIONS AND CONSIDER FENESTRATIONS ON BOTH SIDES AT THE BASE LEVEL.

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

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

**Yeas:** 5 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Pratt and Board Member Sackman

**Nays:** 1 - Board Member Jauregui

**Excused:** 2 - Board Member Gibb and Board Member Rodriguez

E.2.

CASE FILE AB21038105

6935 Sunrise Court, Coral Gables, FL; legally described as Lot 43, Block 2, Revised Plat of Sunrise Harbour, according to the plat thereof, as recorded in Plat Book 65, at Page 22, of the Public Records of Miami-Dade County, Florida. Folio# 03-4129-041-0630.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 5,273 SF), pool & spa, landscaping, wall & gates and site improvements \$2,000,000

This application was reviewed and deferred by the Board of Architects on May 13, 2021, with the following comments: 1) additional windows on side elevation; 2) glass railing is approved as part of the design; 3) meet with zoning with regard to the auxiliary structure; 4) the board of architects is supporting the guest room location; 5) comply with zoning for roof and planter overhangs.

**Attachments:** [05-13-2021 Zoning Preliminary Observation Report](#)  
[05-13-2021 Application and Letter](#)  
[05-13-2021 Preliminary Submittal Drawings](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

**THE MOTION TO APPROVE WAS MADE BY G. PRATT, SECONDED BY A. ALVAREZ.**

**THE MOTION PASSED WITH THE FOLLOWING VOTE:**

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

**Excused:** 2 - Board Member Gibb and Board Member Rodriguez

**E.3.****CASE FILE AB21067891**

1185 Sunset Drive, Coral Gables, FL; generally described as Lots 10-13 inclusive, Block 221, Coral Gables Riviera Section 13, according to the Plat thereof as recorded in Plat Book 28, Page 30, of the of the Public Records of Dade County, Florida. A lengthy legal is on file. Folio# 03-4130-008-0210.

The application requests the consideration of an appeal of a decision from the City Architect and staff for the installation of roof top solar panels \$17,418.

**Note:**

This application was previously reviewed under permit number EL20125817.

The original proposal was deferred on January 11, 2021 with the following comments: 1)Provide pictures; 2) Please explore different options to prevent the location of the solar panels facing Sunset Drive. The application was re-reviewed on February 26, 2021 and was deferred with the following: comment #2 not addressed; Please explore different options to prevent the location of the solar panels facing Sunset Drive. The application was continued from the Board of Architects meeting on June 24, 2021.

**Attachments:**   [06-24-2021 Application and Letter](#)  
[06-24-2021 Preliminary Submittal Drawings](#)  
[07-29-2021 Application and Letter](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

**MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)CONSIDER RE-DESIGN; 2)PROPOSAL MAY BE APPEALED TO SPECIAL MASTER/CITY COMMISSION FOR RECONSIDERATION.**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN.**

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

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

**Excused:** 2 - Board Member Gibb and Board Member Rodriguez

**E.4.****CASE FILE AB21048045**

931 Andora Avenue, Coral Gables, FL; Legally Described as Lot 17 and 18, Block 251, Coral Gables Riviera Section Part 12, according to the Plat thereof, as recorded in Plat Book 28, Page 35, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-032-2720.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 3898 SF), swimming pool, and site improvements \$900,000.

This application was reviewed and deferred by the Board of Architects on June 24, 2021, with the following comments: 1)re-study fenestration sizes and locations; 2)re-study height of garage; 3)identify materials and surface treatments; 4)reconsider/study use of shutters; 5)reconsider entry porch design and trellis design.

**Attachments:**   [06-24-2021 Zoning Preliminary Report](#)  
[06-24-2021 Application and Letter](#)  
[06-24-2021 Preliminary Submittal Drawings](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)LOWER THE HEIGHT OF THE GARAGE AND RE-STUDY; 2)RE-STUDY THE FRONT ENTRY AND TREAT IT AS A PORCH; 3)RECONSIDER THE USE OF COPPER AS A MATERIAL; 4)EXPRESS CORNERS OF THE MAIN STRUCTURE.**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY G. PRATT.**

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

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

**Excused:**   2 -   Board Member Gibb and Board Member Rodriguez

**F. NEW BUSINESS****F.1. CASE FILE AB20115172**

1024 Asturia Avenue, Coral Gables, FL; Legally Described as Lots 6 and 7, Block 8, Corrected Plat of Coral Gables Section C, according to the plat thereof as recorded in Plat Book 8, Page 26, of the Public Records of Miami-Dade County Florida; Folio# 03-4107-014-0780. The property is designated as a local historic parcel.

The application requests Preliminary Design Review and approval for the construction of a new gazebo (approximately 300 SF), and driveway \$40,000.

**Attachments:** [07-29-2021 Preliminary Zoning Observation Report](#)  
[07-29-2021 Application and Letter](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)ALLOW THE APPLICANT TIME TO CORRECT THE DRAWINGS AND TO RE-STUDY; 2)PRODUCE ACCURATE 3D STUDIES TO ILLUSTRATE/EXPLAIN THE PROPOSED CONDITIONS; 3)STUDY THE DETAILING OF THE BEAMS.**

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

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

**Yeas:** 4 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Pratt and Board Member Sackman

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

**Excused:** 2 - Board Member Gibb and Board Member Rodriguez

F.2.

CASE FILE AB21016067

10550 Old Cutler Road, Coral Gables, FL; Legally Described as Lot 10, Block 3, of 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# 03-5107-004-0390.

The application requests Preliminary Design Review and approval of interior and exterior alterations, the construction of additions (approximately 3,398 SF), pool and deck, water features, cabana, entry wall and gate alteration and site improvements \$1,500,000.

**Attachments:** [07-29-2021 Preliminary Zoning Observation Report](#)  
[07-29-2021 Application and Letter](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)PROPOSED ARCHITECTURAL STYLE IS NOT COORDINATED WITH EXISTING STYLE - KEEP THE ARCHITECTURAL STYLE OF THE EXISTING OR MAKE THE PROPOSAL ADAPTIVE; 2)CORRECT GRAPHIC ISSUES AND COORDINATE THE DRAWINGS; 3) FRONT WALL AND ENTRY IS INCONGRUOUS TO THE ARCHITECTURE; 4)MASSING IS INCONSISTENT WITH ARCHITECTURAL STYLE; 5)RE-STUDY ROOF AND ROOF OF ENTRY; 6)PROVIDE 3D DRAWING.

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

**Absent:** 1 - Board Member Alvarez

**Excused:** 2 - Board Member Gibb and Board Member Rodriguez



F.3.

## CASE FILE AB21047861

416 Garlenda Avenue, Coral Gables, FL; Legally Described as Lots 4 to 6, Block 265, Coral Gables Riviera Section Part 11, according to the plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-028-2070. 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 643 SF), wall and gates, and site improvements \$125,000.

**Attachments:** [07-29-2021 Preliminary Zoning Observation Report](#)  
[07-29-2021 Application and Letter](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS:** 1)STUDY CARPORT ROOF; 2)STUDY DINING ROOM OPENING AND KITCHEN WINDOWS; 3)REGULARIZE TRELLIS; 4)CONSIDER RAISING THE GRADE.

**THE MOTION WAS MADE BY G. PRATT, SECONDED BY L. JAUREGUI.**

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

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

**Excused:** 2 - Board Member Gibb and Board Member Rodriguez

F.4.

## CASE FILE AB21068243

11100 Snapper Creek Road, Coral Gables, FL; Legally Described as Lot 8, Block 2, 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# 03-5107-004-0260.

The application requests Preliminary Design Review and approval of interior and exterior alterations including the construction of a cabana, cabana bath and garage (approximately 1458 SF), swimming pool, and site improvements \$70,000.

**Attachments:** [07-29-2021 Zoning Preliminary Report](#)  
[07-29-2021 Application and letter](#)  
[07-29-2021 Preliminary Submittal Drawings](#)

**MOTION TO APPROVE WAS MADE P. KILIDDJIAN, SECONDED BY A. ALVAREZ.**

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

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

**Excused:** 2 - Board Member Rodriguez and Board Member Gibb

**G. DISCUSSION ITEMS**

**H. ADJOURNMENT**