



City of Coral Gables
CITY COMMISSION MEETING
July 1, 2025

ITEM TITLE:

An Appeal to the City of Coral Gables Commission from the decision of the Board of Architect's Special Master hearing held on Wednesday, June 4, 2025, which affirmed the decision of the Board of Architects, denying the proposed garage door installation for the property located at 6901 Trionfo Street, legally described as Lot 16 and North ½ of Lot 15, Block 221, Coral Gables Riviera Section 13, according to the Plat thereof, as recorded in Plat Book 28, at Page 3013 of the Public Records of Miami-Dade County, Florida.

SUMMARY OF APPEAL:

Sergey Kotelnikov, Appellant/Applicant, has filed an appeal to the City of Coral Gables City Commission, from a decision of the Board of Architects Special Master at the hearing on June 4, 2025.

The Board of Architects Special Master hearing was an appeal from the decision of the Board of Architects at its regular meeting of April 3, 2025, wherein the Board of Architects denied Application BLDR-24-07-5926, in connection with the installation of a Glass Garage Door located at 6901 Trionfo Street.

Application No. BLDR-24-07-5826

LEGISLATIVE ACTION:

Date	Resolution/Ordinance	Comments

ADVISORY BOARD/COMMITTEE RECOMMENDATION (S):

Date	Board/Committee	Recommendation
04/03/2025	Board of Architects	Denial.
06/04/2025	Board of Architects' Special Master	Denial affirmed.

PUBLIC NOTIFICATION (S):

Date			
06/16/2025	Mailed out letters to affected properties within 1,000 square feet radius		
06/20/2025	Public Notice published on Miami-Dade County's Public Legal Notices website		
Department Director		City Attorney (If applicable)	City Manager

ATTACHMENT(S):

Procedural Order

Board of Architect's Special Master Hearing Transcript – June 4, 2025

Application for Appeal Package

Public Notice

Appellants Exhibits 1-5

Board of Architects Rejected Plans