

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
www.coralgables.com

## Meeting Minutes

### Board of Architects

*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 5, 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:** 7 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt and Board Member Sackman

**Excused:** 1 - Board Member Rodriguez

**C. APPROVAL OF MINUTES**

**D. CHANGES TO THE AGENDA**

**E. PUBLIC COMMENTS**

**F. PLANNING AND ZONING ITEM**

**F.1.** CASE FILE AB21078346  
5151 University Drive, Coral Gables, FL, known as Municipal Parking Lot #24 - Doctor's Hospital; generally described as Lots 19A and 20, and that portion of the un-dug University Waterway, Block 56, Revised Plat of Coral Gables Riviera Section Part 4, as recorded in Plat Book 25 at page 47, of the Public Records of Miami-Dade County, Florida (lengthy legal on file). Folio# 03-4119-006-0200.

The application requests Preliminary Design Review and approval for a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Conditional Use, and Tentative Plat for an existing municipal parking lot. Additionally, site improvements have been proposed, which will include landscaping, wall and fencing, surface treatments, and lighting. This application will continue to Public Hearings before the Planning and Zoning Board, and the City Commission.

**THE BOARD VOTED ON THE DESIGN OF THE SITE IMPROVEMENTS WITH THE FOLLOWING PRELIMINARY OBSERVATION COMMENTS: 1)COMPLY WITH LANDSCAPE REQUIREMENTS FOR PARKING LOTS; 2)DETAIL THE FRONT WALL, FENCING OR FENCE, ETC. AND PROVIDE COMPLETE ELEVATION; 3)STUDY THE INTEGRATION OF CROSSING FOR PEDESTRIANS; 4)PROVIDE A LIGHTING STUDY; 5)PROVIDE ZONING PRELIMINARY OBSERVATION REPORT FOR THE BOA; 6)CONSIDER DESIGNING LANDSCAPE SCREEN IN THE 3'-0" SPACE BETWEEN THE WHEEL STOP AND WALL; 7)PROVIDE THE NET GAIN IN PARKING FROM THE OLD DESIGN TO THE NEW DESIGN.**

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

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

**YEA: A. ALVAREZ, C. GIBB, D. SACKMAN, G. PRATT, J. CARTY, L. JAUREGUI, P. KILIDDJIAN**

**NAY: NONE**

**A MOTION TO APPROVE THE CONDITIONAL USE WAS MADE BY C. GIBB, SECONDED BY L. JAUREGUI.**

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

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

**Excused:** 1 - Board Member Rodriguez

**G. OLD BUSINESS**

- G.1.** CASE FILE AB20126015  
1325 Coruna Avenue, Coral Gables, FL; Legally described as Lot 29, in Block 2, of the amended plat of Coral Bay Section "A", according to the Plat thereof, as recorded in Plat Book 57, Page 97, Public Records of Miami-Dade County Florida; Folio# 03-5118-005-0400.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 3880.09 SF), swimming pool, deck, and site improvements \$500,000.

This application was reviewed and deferred by the Board of Architects on July 8, 2021 with the following comments: 1)add stucco band around windows; 2)address mansard roof; 3)address transom depth; 4)restudy west elevation.

**MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)DESIGN REQUIRES EXTENSIVE RE-WORK OF: THE MASSING, FENESTRATION, USE OF MATERIALS, PLAN RE-ORGANIZATION, AND ROOF DESIGN; 2)ILLUSTRATE FLOOD VENTS AT THE BASE; 3)STUDY USE OF GLASS; 4)STUDY HOW THE ROOF LINES COORDINATE WITH THE GLASS.**

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

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

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

**Excused:** 1 - Board Member Rodriguez

**H. NEW BUSINESS**

**H.1.** CASE FILE AB21046975  
3615 Toledo Street, Coral Gables, FL; Legally Described as Lots 31 and 32, Block 41, Coral Gables Country Club Section Part 3, according to the Plat thereof, as recorded in Plat Book 10, Page 52, of the Public Records of Miami-Dade County, Florida; Folio# 03-4118-005-1050.

The application requests Preliminary Design Review and approval for interior and exterior alterations and the construction additions (approximately 2,766 SF), swimming pool, walls, gates, and site improvements \$500,000.

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: INCLUDE ADDITIONAL WINDOWS IN THE DESIGN OF THE FRONT ELEVATION (SECOND FLOOR).**

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

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

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

**Excused:** 1 - Board Member Rodriguez

**H.2.** CASE FILE AB21057299  
230 Arvida Drive, Coral Gables, FL; Legally Described as Lot 10, Block "D", Gables Estates No. 3, according to the Plat thereof, as recorded in Plat Book 65, Page 66, of the Public Records of Miami-Dade County, Florida; Folio# 03-5105-002-0410.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 16,176 SF), swimming pool, water features, and site improvements \$4,800,000.

**A MOTION TO APPROVED WAS MADE BY L. JAUREGUI, SECONDED BY D. SACKMAN.**

**THE MOTION PASSED BY THE FOLLOWING VOTE**

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

**Excused:** 1 - Board Member Rodriguez

**H.3.** CASE FILE AB21057729  
341 Leucadendra Drive, Coral Gables, FL; Legally Described as Lot 13, Block "B", Gables Estates No. 2, according to the Plat thereof, as recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County, Florida; Folio# 03-4132-019-0510.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 11,978 SF), swimming pool, gazebo, and site improvements \$3,500,000.

**CONTINUED**

**H.4.** CASE FILE AB21067522  
950 Hardee Road, Coral Gables, FL; Legally Described as All of Block 255, 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# 03-4129-032-3090.

The application requests Preliminary Design Review and approval for the construction of an auxiliary structure (approximately 800 SF), covered terrace, breezeway, swimming pool, deck, and site improvements \$120,000.

**TWO MOTIONS WERE MADE:  
MOTION TO DEFER FAILED TO GET MAJORITY VOTE.  
THE MOTION WAS MADE BY G. PRATT, SECONDED BY D. SACKMAN.  
THE VOTE WAS THE FOLLOWING**

**YEAS: G. PRATT, D. SACKMAN, A. ALVAREZ  
NAYS: C. GIBB, L. JAUREGUI, P. KILIDDJIAN**

**MOTION TO REJECT PASSED WITH THE NECESSARY VOTES.  
THE MOTION WAS MADE BY C. GIBB, SECONDED BY D. SACKMAN.**

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

- Yeas:** 6 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt and Board Member Sackman
- Excused:** 2 - Board Member Rodriguez and Chairperson Carty

H.5.

CASE FILE AB21067765

3247 Riviera Drive, Coral Gables, FL; Legally Described as Lots 13, 14, and 15, Block 33, Coral Gables Country Club Section Part 3, according to the plat thereof, as recorded in Plat Book 10, Page 52, of the Public Records of Miami-Dade County Florida; Folio# 03-4118-005-0310.

The application requests Preliminary Design Review and approval for interior and exterior alterations, and the construction of additions (approximately 1,738 SF), swimming pool, deck, and site improvements \$58,500.

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

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

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

**Excused:** 2 - Chairperson Carty and Board Member Rodriguez

**DISCUSSION ITEMS**

**ADJOURNMENT**

**NOTE**