

# **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, May 13, 2021

9:00 AM

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

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#### **Public Participation Via Zoom/Hybrid**

The City of Coral Gables Board of Architects will be 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**

J. CARTY, P. KILIDDJIAN, A. ALVAREZ, C. GIBB, G. PRATT, H. RODRIGUEZ, AND D. SACKMAN WERE PRESENT IN THE CITY COMMISSION CHAMBERS; L. JAUREGUI 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****D.1. CASE FILE AB20125153**

1021 Asturia Ave, Coral Gables, FL; legally described as Lot 2, Block 19, Coral Gables Country Club Section Part 1, according to the Plat thereof, as recorded in Plat Book 8, Page 108, Public Records of Miami-Dade County, Florida; Folio# 03-4107-014-0710. The property is designated as a local historic property and has also been qualified as a Coral Gables Cottage.

The application requests Preliminary Design review and approval of interior/ exterior alterations, the construction of additions (approximately 942 SF), patio and site improvements \$200,000.

This application was previously deferred by the Board of Architects on February 25, 2021. Motion to defer until the project is reviewed by the Historical Resources Department.

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

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1) ADD A WINDOW IN THE STORAGE ROOM; 2) REVERSE THE RESTROOM SO A WINDOW CAN BE ADDED IN THE SHOWER.**

**THE MOTION WAS MADE BY G. PRATT, 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

**D.2.****CASE FILE AB20125216**

817 Alhambra Circle, Coral Gables, FL; legally described as Lots 5 and 6, Block 31, 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# 03-4108-001-5080. The property is designated as a local historic landmark, identified as a contributing resource within the "Alhambra Circle Historic District."

The application requests Preliminary Design review and approval for interior/exterior alterations, construction of additions (approximately 486 SF), and site improvements \$680,000.

This application was previously reviewed and deferred by the Board of Architects on March 18, 2021. Motion to defer with the following comments: 1) incorporating the correct arch on the side of the carport to match the style of the front arch; 2) restudy the balcony support - either show how it terminates on the inner elevation side or eliminate it, but it needs to be consistent; 3) restudy the driveway; 4) correct the drawing, placing the before and after drawings together; 5) correct the graphics on the drawing.

**Attachments:** [03-18-2021 Zoning Preliminary Observation Report](#)  
[03-18-2021 Application and Letter](#)  
[03-18-2021 Historical Photo](#)  
[03-18-2021 Preliminary Submittal Drawings](#)  
[05-13-2021 Preliminary \(2\) Submittal Drawings](#)  
[05-18-2021 Zoning Preliminary Report 2](#)

**MOTION TO APPROVE AS PRESENTED.**

**THE MOTION WAS MADE BY G. PRATT, SECONDED BY D. SACKMAN.**

**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

**NEW BUSINESS****E.1.**

CASE FILE AB20125908

190 Casuarina Concourse, Coral Gables, FL; legally described as Lot 19, Block A, Gables Estates No. 2, according to the plat thereof, as recorded in Plat Book 60, at Page 37, of the Public Records of Miami-Dade County, Florida. Folio# 03-4132-019-0190.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 17,011 SF), pool & deck, landscaping, water features, wall & gates, and site improvements \$3,500,000

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

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)ALLOW THE ALUMINUM "WOOD GRAIN" BRISOLE; 2) ACCEPT "TROPICAL MODERN" ARCHITECTURAL STYLE AS THE RESPONSE TO ZONING OBSERVATION #16.**

**MOTION WAS MADE BY G. PRATT, SECONDED BY H.RODRIGUEZ**

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

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

**E.2.**

CASE FILE AB20125715

1541 Sopera Avenue, Coral Gables, FL; legally described as the West 1/2 of Lot 16, all of Lot 17 and the East 1/2 of Lot 18, Block 56, Coral Gables Country Club Section, Part 4, according to the Plat thereof, as recorded in Plat Book 10, Page 57, Public Records of Miami-Dade County, Florida; Folio# 03-4118-006-1420.

The application requests Preliminary Design review and approval of interior/ exterior alterations, the construction of additions (approximately 1722 SF) and site improvements \$200,000

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

**REQUEST FOR CONTINUANCE BY APPLICANT RECEIVED ON 5/11/2021**

E.3.

## CASE FILE AB21015736

555 Leucadendra Drive, Coral Gables, FL; legally described as Lots 5 and 6, Block B, Gables Estates No. 2, according to the plat thereof, as recorded in Plat Book 60, at Page 37, of the Public Records of Miami-Dade County, Florida. Folio# 03-4132-019-0430.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 16,919 SF), pavilion & gazebo, pool & spa, landscaping, water features, wall & gates, dock, tennis court and site improvements \$6,000,000

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

**MOTION TO APPROVE AS PRESENTED.**

**THE MOTION WAS MADE BY G. PRATT, SECONDED BY D. SACKMAN.**

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

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

E.4.

## 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

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

**MOTION TO DEFER 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.**

**THE MOTION WAS MADE BY C. GIBB, SECONDED BY G. PRATT.**

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

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

E.5

**CASE FILE AB21047040**

4840 Biltmore Drive, Coral Gables, FL; generally described as all of Lot 14 and a portion of Lot 13, Block 42, of Revised Plat of Coral Gables Riviera Section, Part 2, according to the Plat thereof, as recorded in Plat Book 28, Page 18, Public Records of Miami-Dade County, Florida; Folio# 03-4120-023-1390. A lengthy legal is on file.

The application requests Preliminary Design review and approval of near total demolition of the existing structure and interior/ exterior alterations, the construction of additions, (total structure square footage is approximately 6200 SF) and site improvements \$500,000

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

**2 MOTIONS WERE MADE.**

**MOTION TO: 1) APPROVE THE DESIGN; 2) APPROVE THE GARAGE DOOR LOCATION AND GLASS RAILING DESIGN.**

**THE MOTIONS WERE MADE BY G. PRATT, SECONDED BY H. RODRIGUEZ.**

**BOTH MOTIONS PASSED BY THE FOLLOWING VOTES:**

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

**Abstentions:** 1 - Vice Chairperson Kiliddjian

**DISCUSSION ITEMS****ADJOURNMENT****NOTE**