

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Agenda

Thursday, May 27, 2021

9:00 AM

Public Participation Via Zoom/Hybrid

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

### 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*

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
- C. CHANGES TO THE AGENDA
- D. OLD BUSINESS
- E. NEW BUSINESS

- E.1. [21-2358](#) 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:** [05-27-2021 Zoning Preliminary Observation Report](#)  
[05-27-2021 Public Comments Received](#)  
[05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal Drawings](#)

**E.2. [21-2386](#)****CASE FILE AB19013562**

301-341 Madeira Avenue, Coral Gables, FL; generally described as Lots 4 through 24, Block 1 of Revised Plat of Coral Gables Section "K", according to the Plat thereof, as recorded in Plat Book 30, Page 60, Public Records of Miami-Dade County, Florida; Folio# 03-4108-005-0020, 03-4108-005-0030, 03-4108-005-0040, 03-4108-005-0050, 03-4108-005-0060, 03-4108-005-0070, 03-4108-005-0080, 03-4108-005-0090. (A lengthy legal is on file).

The application requests Preliminary Design review and approval of a new multi-family building (approximately 256,798 SF) consisting of 141 residential units with 201 parking spaces \$28,000,000.

This proposal is a revision of a design that was originally granted preliminary conditional approval by a Board of Architects review panel on January 31, 2019. Design considerations and comments are marked on the review plans. The original design was a new multi-family building (approximately 344,895 SF) consisted of 168 residential units with 245 parking spaces and a 6,406 square foot public park. The design was adjusted to comply with the current Coral Gables Zoning Code.

**Attachments:** [05-27-2021 Zoning Preliminary Observation Report](#)  
[01-31-2019 Application and Letter](#)  
[01-31-2019 Preliminary Submittal Drawings](#)  
[05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal Drawings](#)

**E.3. [21-2391](#)****CASE FILE AB20075927**

1220 Ortega Ave, Coral Gables, FL; Legally Described as Lot 3 and 4, Block 38, Revised Plat Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County Florida; Folio# 03-4107-018-4370.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 4,190SF), swimming pool and site improvements \$650,000

**Attachments:** [05-27-2021 Zoning Preliminary Zoning Report](#)  
[05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal Drawings](#)

**E.4. [21-2397](#)****CASE FILE AB20125051**

800 Lugo Avenue, Coral Gables, FL; Legally Described as Lot 29, Block 3, Coral Bay Section "B", according to the Plat thereof, as recorded in Plat Book 65, Page 115, Public Records of Miami-Dade County Florida; Folio# 03-5118-006-0290.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 4595 SF), swimming pool, generator, and site improvements \$750,000

**Attachments:** [05-27-2021 Zoning Preliminary Observation Report](#)  
[05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal Drawings](#)

**E.5. [21-2398](#)****CASE FILE AB21038756**

110 Malaga Avenue, Coral Gables, FL; legally described as Lot 10 and 11, Block 33 of Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida; Folio# 03-4117-005-7920.

The application requests Preliminary Design review and approval of significant demolition of the existing structure and interior/exterior alterations, the construction of additions, (total structure square footage is approximately 2300 SF), swimming pool, generator, and site improvements \$735,000.

**Attachments:** [5-27-2021 Zoning Preliminary Observation Report -110 MALAGA AVE AB-21-0](#)  
[5-27-2021 Application and Letter of Intent](#)  
[5-27-2021 Preliminary Submittal Drawings](#)

E.6. [21-2399](#)

## CASE FILE AB21057615

1405 Bird Road, Coral Gables, FL; legally described as Lot 15, Block 54, Coral Gables Country Club Section Part 4, according to the Plat thereof, as recorded in Plat Book 10, Page 57, of the Public Records of Dade County, Florida. Folio# 03-4118-006-1070.

The application requests the consideration of an appeal of a decision from the City Architect and staff for the installation of aluminum fencing, gates and concrete columns \$17,000.

Note:

This application was previously reviewed under permit number BL20125613.

The original proposal was deferred on February 12, 2021 with the following comments: 1) the proposed design of the fence/gate not appropriate for the existing residence; 2) provide columns at the end of the fence/property corner; 3) reduce column width flanking gate; 4) clarify and note existing driveway width on site plan; 5) comply with zoning requirements; 6) submit original (unmarked) survey.

The application was re-reviewed on April 13, 2021 and was deferred with the following comments: 1) proposed design of fence/gate not appropriate for existing residence and context; 2) reduce column width; 3) consider adjust the height to four(4) feet

**Attachments:** [05-27-2021 BOA comments](#)  
[05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal](#)

E.7. [21-2402](#)

## CASE FILE AB21057619

932 Bird Road, Coral Gables, FL; generally described as Lot 3, and a portion of Lot 2, Block 100, of amended plat of Coral Gables Country Section Part 5, according to the Plat thereof as recorded in Plat Book 23, Page 55, of the of the Public Records of Dade County, Florida. A lengthy legal is on file. Folio# 03-4119-001-5190.

The application requests the consideration of an appeal of a decision from the City Architect and staff for the installation of aluminum fencing, gates and concrete columns \$34,000.

Note:

This application was previously reviewed under permit number BL21037794.

The original proposal was deferred on April 13, 2021 with the following comments: 1) the proposed design of the fence/gate not appropriate for existing residence and context; 2) reduce column width; 3) consider adjust the height to four(4) feet.

The application was re-reviewed on May 7, 2021 and was deferred with the following comments: 1) applicant has not addressed previous comments; 2) the proposed design of the fence/gate not appropriate for existing residence and context; 3) reduce column width; 4) consider adjust the height to four(4) feet; 5) pages not voided and new pages were not inserted.

**Attachments:**    [05-27-2021 BOA comments](#)  
[05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal](#)

E.8. [21-2431](#)

## CASE FILE AB21026788

7701 SW 47 Avenue, Coral Gables, FL (also known as 7701 Erwin Road); legally described as Lot 1 and the North 12 1/2 feet of Lot 2, Block 1, High Land Estates, according to the plat thereof as recorded in Plat Book 51, Page 83, Public Records of Miami-Dade County, Florida; Folio# 03-4132-004-0010.

The application requests Preliminary Design review and approval for the construction of additions (approximately 1106 SF), swimming pool, pool cabana, and site improvements \$85,000.

There is an active permit (BL20095780) that was granted Design approval for the interior/exterior alterations, the construction of an addition, and site improvements. Preliminary approval was granted by an administrative review panel on September 3, 2020 (AB20077108). The project received Final approval of the design administratively on October 5, 2020. The applicant is requesting preliminary review and approval prior to formally submitting a revision to the permit for the increase in the scope of work.

**Attachments:** [05-27-2021 Application and Letter](#)  
[05-27-2021 Preliminary Submittal Drawings](#)



**F. DISCUSSION ITEMS****G. ADJOURNMENT****NOTE**

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.*

*Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.*

*Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.*