

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

Thursday, May 27, 2021

9:00 AM

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

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**

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****E. NEW BUSINESS**

- E.1.** 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 Application and Letter](#)
[05-27-2021 Preliminary Submittal Drawings](#)
[05-27-2021 Public Comments Received](#)

MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1) APPLICATION NEEDS TO BE REVIEWED BY THE HISTORICAL RESOURCES DEPARTMENT; 2) PROPERTY TO OBTAIN HISTORIC SIGNIFICANCE DETERMINATION; 3) PROVIDE DRAWINGS WHICH ILLUSTRATE THE EXISTING CONDITIONS OF THE RESIDENCE.

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

THE MOTION PASSED WITH 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

E.2.

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](#)
[05-27-2021 Application and Letter](#)
[05-27-2021 Preliminary Submittal Drawings](#)
[01-31-2019 Application and Letter](#)
[01-31-2019 Preliminary Submittal Drawings](#)

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1) CLARIFY HOW THE PROJECT COMPLIES WITH THE REQUIREMENTS NECESSARY TO GRANT MEDITERRANEAN BONUS; 2)REFERENCE ITEMS THAT ARE IN COMPLIANCE WITH THE MEDITERRANEAN STYLE DESIGN BONUS CRITERIA; 3)RE-EVALUATE BLANK WALLS

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

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

Nays: 3 - Chairperson Carty, Board Member Gibb and Board Member Jauregui

E.3.

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

MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)NOT CONTEXTUALLY APPROPRIATE WITH THE STREET; 2)MASSING NOT APPROPRIATE

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY C. GIBB

THE MOTION PASSED WITH 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

E.4.

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](#)

MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)ELIMINATE THE REAR DORMERS; 2)REDUCE THE DRIVEWAY TO (16'-0") SIXTEEN FEET INSTEAD OF (18'-0") EIGHTEEN FEET; 3)RE-DESIGN THE BRACKETS AT THE REAR BALCONY TO BE MORE SUBSTANTIAL, AND RE-DESIGN THEM TO BE CONCRETE RATHER THAN OUT OF WOOD; 4)MAKE THE "WALKWAY" DRIVABLE AT THE FRONT, WHICH WILL LINK THE TWO DRIVEWAYS; 5)ADD WINDOWS TO THE FRONT-RIGHT ELEVATION.

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

THE MOTION PASSED WITH 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.5.

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-21-03-1](#)
[5-27-2021 Application and Letter of Intent](#)
[5-27-2021 Preliminary Submittal Drawings](#)

MOTION TO APPROVE WITH THE FOLLOWING: ACCEPTING THE DRIVEWAY AT (16'-0") SIXTEEN FEET, AS DESIGNED.

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

THE MOTION PASSED WITH 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.6.

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 dence/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](#)

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)SUPPORT STAFF'S DISPOSITION/COMMENTS; 2)MEET WITH THE CITY ARCHITECT REGARDING A NEW DESIGN; 3)FENCE DOES NOT HAVE TO BE LIMITED TO (4'-0") FOUR FEET IN HEIGHT.

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

THE MOTION PASSED WITH 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.7.

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 Country, 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](#)

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RE-DESIGN THE PROPOSAL; 2)MEET WITH THE CITY ARCHITECT REGARDING A NEW DESIGN; 3)RE-DESIGN WITH THE CONSIDERATION TO ALLOW THE HEIGHT OF THE FENCE TO BE MORE THAN (4'-0") FOUR FEET IN HEIGHT.

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

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

E.8.

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](#)

MOTION TO DEFER WITH THE FOLLOWING COMMENT: APPLICANT TO PROVIDE A COMPLETE SUBMITTAL WHICH MUST INCLUDE FULL FLOOR PLANS, FULL DEMOLITION PLAN, FULL ELEVATIONS WITH FINISHES, COLORED PICTURES OF THE ENTIRE SITE.

THE MOTION WAS MADE BY C. GIBB, SECONDED BY H. RODRIGUEZ

THE MOTION PASSED WITH 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

F. DISCUSSION ITEMS

G. ADJOURNMENT

NOTE