

# **CITY OF CORAL GABLES**

## **PROCEDURAL ORDER**

**An Appeal of a decision by the Board of Architects Special Master on June 4, 2025 which denied the plans for a new garage door at the property located at 6901 Trionfo Street**  
Quasi-Judicial Hearing (based on the BOA Special Master Hearing record)

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In accordance with Sections 2-28, 2-78, and 2-80 of the City Code, the Mayor as Chair of the City Commission for purposes of the appeal, with the assistance of the City Attorney, as Parliamentarian to the City Commission, issue this procedural order with regard to the above-stated matter.

Mayor calls the item.

City Attorney reads the item into the record and provides comments.

Presentation by Appellant – limited to 15 minutes and the BOA Special Master Hearing record. (5 minutes can be reserved for rebuttal)

Presentation by Assistant City Attorney and City Architect – limited to 15 minutes and the BOA Special Master Hearing record.

Questions by members of the City Commission to staff or the parties.

Public comment – limited to 2 minutes per speaker

(Note: While this is a public hearing item, public comments are not sworn testimony as Sec. 14-208.6(D) of the Zoning Code sets forth that appeals are NOT de novo, are only based on the record, and no new testimony shall be taken.)

Additional questions by members of the City Commission.

C: City Commissioners  
Peter Iglesias, City Manager  
Joe Gómez, Deputy City Manager  
Douglas Ramirez, Acting Development Services Director  
Juan Riesco, City Architect  
Sergey Kotelnikov, Appellant/Property Owner ([sergeikotelnikov@yahoo.com](mailto:sergeikotelnikov@yahoo.com))