

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, December 2, 2021

9:00 AM

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

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://us06web.zoom.us/j/84313511749>). 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: 843 1351 1749.

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A. CALL TO ORDER**B. ROLL CALL**

Present: 6 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Excused: 2 - Board Member Alvarez and Board Member Jauregui

C. CHANGES TO THE AGENDA**D. PUBLIC COMMENT****E. OLD BUSINESS****E.1. CASE FILE AB-19-01-3562**

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. A lengthy legal is on file. 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.

The application requests Preliminary Design review and approval of a new 9 story multi-family building (approximately 256,798 SF) consisting of 141 residential units with 201 parking spaces \$28,000,000. Mediterranean Bonus Level 1 and Level 2 have also been requested.

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. On May 27, 2021, the Board of Architects reviewed the application and passed a 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. On August 26, 2021, the Board of Architects reviewed the application and passed a motion to defer with the following comments: 1) re-evaluate the design and to incorporate more Mediterranean design features; 2) restudy massing. The Board of Architects reviewed the application on November 18, 2021 and passed a motion to defer Mediterranean Bonus approval with the following comments: 1) study north elevation in tower piece to incorporate elements

from the south; 2)study opening at the garage level on the north; 3)show clear use and location of materials such as stone cladding; 4)study fenestration of garage on Madeira; 5)study east elevation tower massing and roof top element; 6)emphasize two main masses under barrel tile roof; 7)restudy main tower at corner.

TWO ACTIONS WERE TAKEN BY THE BOARD.

MEDITERRANEAN BONUS LEVEL 1 AND 2 WERE AWARDED TO THE PROJECT FOR THIS DESIGN BY THE FOLLOWING ROLL CALL VOTE:

YEAS:D. SACKMAN, G. PRATT, H. RODRIGUEZ, P. KILIDDJIAN

NAYS: C. GIBB, J. CARTY

MOTION TO DEFER PRELIMINARY DESIGN REVIEW WITH THE FOLLOWING COMMENTS: 1)RE-STUDY THE PARKING GARAGE ELEVATION; 2)RE-STUDY THE SOUTHEAST TOWER; 3)COORDINATE THE DRAWINGS AND PROVIDE MISSING ELEMENTS; 4)IDENTIFY MATERIALS AND SURFACE TREATMENTS.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Nays: 1 - Chairperson Carty

Excused: 2 - Board Member Alvarez and Board Member Jauregui

F. NEW BUSINESS

- F.2.** CASE FILE AB-21-07-8367
13001 Deva Street, Coral Gables, FL; legally described as Lot 19, Block 8, Coral Bay Section C, according to the plat thereof, recorded in Plat Book 65, Page 147, of the Public Records of Miami-Dade County Florida. Folio# 03-5118-007-0790.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 4,200 SF), swimming pool/spa, deck, trellis and site improvements \$800,000.

A MOTION WAS MADE TO REJECT WITH THE FOLLOWING COMMENT: HOUSE IS OUT OF PROPORTION FOR THE SITE.

THE MOTION WAS MADE BY C. GIBB, SECONDED BY P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 6 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Excused: 2 - Board Member Alvarez and Board Member Jauregui

- F.3.** CASE FILE BOAR-21-10-0024
418 Castania Avenue, Coral Gables, FL; legally described as Lots 9 and 10, Block 102, Revised Plat Coral Gables Riviera Section Part 2, according to the plat thereof, recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County Florida. Folio# 03-4120-023-3360.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 5,908 SF), swimming pool, deck, and site improvements \$1,200,000.

CONTINUED

- F.4.** CASE FILE BOAR-21-10-0022
9340 Balada Street, Coral Gables, FL; legally described as all of Lot 11, Block 1, Old Cutler Bay Section 2, according to the plat thereof, as recorded in Plat Book 80, Page 35, of the Public Records of Miami-Dade County Florida. Folio# 03-5105-006-0100.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 14,853 SF), swimming pool and site improvements \$3,500,000.

CONTINUED

F.5.**CASE FILE BOAR-21-09-0002**

60 Casuarina Concourse, Coral Gables, FL; legally described as Lot 26, Block A, Gables Estates Number 2, as recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County Florida. Folio# 03-4132-019-0260.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 12,144 SF), swimming pool, deck, and site improvements \$3,000,000.

MOTION TO APPROVE WAS MADE BY G. PRATT, SECONDED BY D. SACKMAN

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Nays: 1 - Board Member Gibb

Excused: 2 - Board Member Alvarez and Board Member Jauregui

F.6.**CASE FILE BOAR-21-10-0021**

1229 Andora Avenue, Coral Gables, FL; legally described as Lot 5, Block 4, Riviera Waterways, according to the map or plat thereof, as recorded in Plat Book 46, Page 47, of the Public Records of Miami-Dade County Florida, and Lot 8, Block 7, University Estates, according to the map or plat thereof, as recorded in Plat Book 44, Page 86, of the Public Records of Miami-Dade County Florida. Folio# 03-4130-006-0260.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 6,455 SF), swimming pool, deck, and site improvements \$1,500,000.

MOTION TO DEFER WITH THE FOLLOWING COMMENT: ALLOW THE APPLICANT TO ADDRESS CONTEXTUAL ISSUES OF DESIGN.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Nays: 1 - Board Member Gibb

Excused: 2 - Board Member Alvarez and Board Member Jauregui

- F.7.** CASE FILE BLDR-21-09-0121
530 Cadagua Avenue, Coral Gables, FL; Folio#03-4120-022-3760.

The application requests Design review and approval for the installation of a new aluminum gazebo \$7,916.

APPROVED BY H. RODRIGUEZ, P. KILIDDJIAN

- F.8.** CASE FILE BOAR-21-10-0033
215 Jefferson Drive, Coral Gables, FL; Folio# 03-4120-025-0450.

The application requests Preliminary Design review and approval to convert a carport to a garage \$15,000.

APPROVED BY G. PRATT, D. SACKMAN, C. GIBB

- F.9.** CASE FILE AB-21-08-8555
605 Solano Prado, Coral Gables, FL; legally described as Lot 26, Block 2, Old Cutler Bay Section 4, according to the plat thereof, as recorded in Plat Book 82, Page 34, of the Public Records of Miami-Dade County, Florida. Folio# 03-5105-008-0010.

The application requests Preliminary Design review and approval for the construction of a new 2 story single residence (approximately 8,996 SF), swimming pool, spa, deck, generator, and site improvements \$1,500,000.

This application was reviewed and deferred by the Board of Architects on September 23, 2021 with the following comments: 1)applicant to make corrections; 2)unify the design, in particular features on the front and rear elevations; 3)resolve the front railing design; 4)remove the kitchen window; 5)allow the City Architect to review administratively.

APPROVED BY C.GIBB, D.SACKMAN, G.PRATT

PLANS SIGNED BY C.GIBB AND D.SACKMAN

- F.10.** CASE FILE AB-21-03-8709/BOAR-21-11-0544
19 Montilla Avenue, Coral Gables, FL; Folio# 03-4105-050-1680.

The application requests Final Design review and approval for interior/exterior alterations, construction of additions (approximately 500 SF), and site improvements \$250,000.

This application was reviewed and granted Preliminary Design approval by staff on June 28, 2021 with the following conditions: windows (3648) on east and west sides are not to scale, correct on final drawings; verify egress requirements for bedrooms.

APPROVED AS NOTED BY D. SACKMAN, C. GIBB

NOTES ARE ON THE PLANS

- F.11.** CASE FILE AB-21-06-7799
914 Palermo Avenue, Coral Gables, FL; Folio# 03-4118-004-0830.

The application requests Preliminary Design review and approval for interior/exterior alterations, construction of additions (approximately 1,550 SF), and site improvements \$250,000.

APPROVED AS NOTED BY G. PRATT, H. RODRIGUEZ, P. KILIDDJIAN

PLANS SIGNED BY H. RODRIGUEZ, P. KILIDDJIAN

NOTES ARE ON THE PLANS

G. DISCUSSION ITEMS

H. ADJOURNMENT

NOTE