

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, October 21, 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, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez and Board Member Sackman
Excused: 2 - Vice Chairperson Kiliddjian and Board Member Pratt

C. CHANGES TO THE AGENDA**D. PUBLIC COMMENTS****E. OLD BUSINESS**

E.1. 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

This application was reviewed and rejected by the Board of Architects on May 27, 2021, with the following comments: 1)not contextually appropriate with the street; 2)massing not appropriate.

MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)TRANSITIONAL IS NOT AN APPROPRIATE STYLE FOR NEIGHBORHOOD; 2)FENESTRATIONS (WINDOWS AND DOORS) ARE NOT CHARACTERISTIC OF THE NEIGHBORHOOD; 3) MASSING IS NOT APPROPRIATE WITH NEIGHBORHOOD.

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY H. RODRIGUEZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 6 - Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez, Board Member Sackman and Chairperson Carty
Excused: 2 - Vice Chairperson Kiliddjian and Board Member Pratt

E.2.**CASE FILE AB20115172**

1024 Asturia Avenue, Coral Gables, FL; Legally Described as Lots 6 and 7, Block 8, Corrected Plat of Coral Gables Section C, according to the plat thereof as recorded in Plat Book 8, Page 26, of the Public Records of Miami-Dade County Florida; Folio# 03-4107-014-0780. The property is designated as a local historic parcel.

The application requests Preliminary Design review and approval for the construction of a new gazebo (approximately 300 SF), and driveway \$40,000.

This application was reviewed and deferred by the Board of Architects on July 29, 2021, with the following comments: 1)allow the applicant time to correct the drawings and to re-study; 2)produce accurate 3d studies to illustrate/explain the proposed conditions; 3)study the detailing of the beams.

MOTION TO APPROVE WAS MADE BY H. RODRIGUEZ, SECONDED BY A. ALVAREZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Board Member Alvarez, Board Member Jauregui, Board Member Rodriguez, Board Member Sackman and Chairperson Carty

Nays: 1 - Board Member Gibb

Excused: 2 - Vice Chairperson Kiliddjian and Board Member Pratt

E.3.**CASE FILE AB21068567**

1522 Alegriano Avenue, Coral Gables, FL; legally described as Lots 6 and 7, Block 79, Coral Gables Country Club Section Part 5, according to the map or plat thereof as recorded in Plat Book 23, Page 55, Public Records of Miami-Dade County Florida; Folio# 03-4119-001-1170.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of an addition (approximately 600 SF) \$100,000.

This application was reviewed and deferred by the Board of Architects on September 2, 2021, with the following comments: 1)lowering the roof of the entry feature; 2)subdivide the windows on the left side of the main entrance into a 3-section window and on the right side in two sections; 3)add windows on the rear property where the bathroom is; 4)add shed roof to front and extend porch

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1)MASTER BATHROOM WINDOW IN SHOWER TO MATCH THE WINDOW FACING THE POOL; 2)REDUCE THE WIDTH OF THE WINDOWS IN THE MASTER BEDROOM.

THE MOTION WAS MADE BY C. GIBB, SECONDED BY A. ALVAREZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 6 - Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez, Board Member Sackman and Chairperson Carty

Excused: 2 - Vice Chairperson Kiliddjian and Board Member Pratt

Time Certain 10:30am (Agenda Item E-4)**E.4.**

CASE FILE AB21038624

2810 Ponce De Leon Blvd, Coral Gables, FL, known as Fred B. Hartnett Ponce Circle Park; legally described as all of Block 19, Coral Gables Crafts Section, according to the plat thereof recorded in Plat Book 10 at page 40, of the Public Records of Miami-Dade County, Florida. Folio# 03-4117-005-5380.

The application requests Preliminary Design review and approval for the re-design of the park and streetscape masterplan. This City Project will be completed in Phases.

The application was reviewed and approved for Phase One by the Board of Architects on April 15, 2021, with the comment that at Phase Two: 1)incorporate traditional features and materials that exist in Coral Gables parks; 2)structures, seating, lighting, signage, vertical elements, and landscape berms to be further developed; 3)design concept to be in keeping with other park themes.

MOTION TO CONTINUE WITH THE FOLLOWING COMMENTS: 1)ADDRESS THE OBSERVATIONS AND CONDITIONS DISCUSSED; 2)INCORPORATE COMMENTS GIVEN ON APRIL 15, 2021 BY THE BOARD OF ARCHITECTS.

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY D. SACKMAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 6 - Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez, Board Member Sackman and Chairperson Carty

Excused: 2 - Vice Chairperson Kiliddjian and Board Member Pratt

F. NEW BUSINESS

- F.1.** CASE FILE BOAR-21-09-0000
400 Giralda Ave, Coral Gables, FL; legally described as Lot 12, Block 7, of CORAL GABLES SECTION B, according to the Plat thereof, as recorded in Plat Book 5 at Page 111, of the Public Records of Miami-Dade County, Florida; Folio# 03-4108-001-1100.

The application requests Preliminary Design review and approval for the interior/exterior alterations and the construction of additions to an existing duplex (approximately 617 SF) \$300,000.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)ADDRESS THE EXISTING STAIR WINDOW; 2)ADDRESS STYLE OF WINDOW AND ENTRY DOORS ON THE FIRST AND SECOND FLOORS; 3)ADD DETAILS TO ENHANCE PROPOSED STYLE; 4)CLARIFY ZONING PRIOR TO BOARD OF ARCHITECTS RE-SUBMITTAL.

THE MOTION WAS MADE BY C. GIBB, SECONDED BY A. ALVAREZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 6 - Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez, Board Member Sackman and Chairperson Carty

Excused: 2 - Vice Chairperson Kiliddjian and Board Member Pratt

- F.2.** CASE FILE BOAR-21-09-0015
740 San Juan Drive, Coral Gables, FL; legally described as Lot 13, San Juan Heights, according to the map or plat thereof, as recorded in Plat Book 57, Page (s) 16, of the Public Records of Miami-Dade County, Florida; Folio# 03-4132-002-0130.

The application requests Preliminary Design review and approval for the construction of a new single-family residence (approximately 4000 SF), and site improvements \$937,250.

MOTION TO APPROVE WAS MADE BY D. SACKMAN, SECONDED BY L. JAUREGUI

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 6 - Chairperson Carty, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez and Board Member Sackman

Excused: 2 - Vice Chairperson Kiliddjian and Board Member Pratt

G. DISCUSSION ITEMS**H. ADJOURNMENT**