

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda

Friday, November 19, 2021

9:00 AM

Special Board of Architects

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

E.1. [21-2727](#)

CASE FILE AB-21-01-6067

10550 Old Cutler Road, Coral Gables, FL; legally described as Lot 10, Block 3, of Snapper Creek Lakes Subdivision, according to the plat thereof, as recorded in Plat Book 57, Page 86, of the Public Records of Miami-Dade County Florida; Folio# 03-5107-004-0390.

The application requests Preliminary Design review and approval of interior/exterior alterations, the construction of additions (approximately 3,398 SF), swimming pool and deck, water features, cabana, entry wall and gate alteration, and site improvements \$1,500,000.

This application was reviewed and deferred by the Board of Architects on July 29, 2021 with the following comments: 1)proposed architectural style is not coordinated with existing style - keep the architectural style of the existing or make the proposal adaptive; 2)correct graphic issues and coordinate the drawings; 3) front wall and entry is incongruous to the architecture; 4)massing is inconsistent with architectural style; 5)re-study roof and roof of entry; 6)provide 3d drawing.

On September 23, 2021, the application was reviewed and deferred by the Board of Architects with the following comments: 1)coordinate drawings; 2)include dimension and notes regarding materials on the elevations; 3)coordinate the openings; 4)add a banding at the base similar to the existing residence; 5)take into consideration the new materials in relation to the proposed materials; 6)provide details of the components, especially the molding at the soffit; 7)re-study entry walls and gates in relation to design; 8)provide photos of overall building and of the specific areas to be modified.

Attachments: [07-29-2021 Preliminary Zoning Observation Report](#)
[07-29-2021 Application and Letter](#)
[07-29-2021 Preliminary Submittal Drawings](#)
[09-23-2021 Preliminary Submittal Drawings](#)
[11-19-2021 Preliminary Submittal Drawings](#)

E.2. [21-3027](#)

CASE FILE AB-21-04-7764

4901 University Drive, Coral Gables, FL; legally described as Lot 23, Block 56, Revised Plat of Coral Gables Riviera Section Part 4, according to the Plat thereof, recorded in Plat Book 25, at Page 47, of the Public Records of Miami-Dade County, Florida, including that certain part of the undug waterway lying adjacent thereto; Folio# 03-4119-006-0230

The application requests Preliminary Design review and approval for the conversion of a Duplex structure to a single family residence. The project includes level 3 interior/exterior alterations and the construction of additions (approximately 655 SF), swimming pool, and site improvements \$950,000.

This application was reviewed and deferred by the Board of Architects on September 16, 2021 with the following comments: 1)restudy the entry feature; 2)resolve the materials chosen; 3)restudy the roof line; 4)restudy the fenestrations on the front elevation.

Attachments: [09-16-2021 Preliminary Zoning Observation Report](#)
[09-16-2021 Application and Letter](#)
[09-16-2021 Preliminary Submittal Drawings](#)
[11-19-2021 Letter](#)
[11-19-2021 Preliminary Submittal Drawings](#)

E.3. [21-2838](#)

CASE FILE AB-21-08-7585

287 Las Brisas Court, Coral Gables, FL; legally described as Lot 7, Block 19, Cocoplum Section 2 Plat D, according to the Plat thereof as recorded in Plat Book 128, Page 99, of the of the Public Records of Dade County, Florida. Folio# 03-4132-028-0280.

The application requests Preliminary Design review and approval for interior/exterior remodeling of the existing residence and construction of an addition (approximately 1,568 SF), generator, and site improvements \$2,500,000.

Note: Under process number AB-18-06-3039, the original design was given Final Approval on October 4, 2018 and was issued a Building Permit on July 12, 2019, BL-21-06-8194. Subsequently, there was a change of Architect and a substantial redesign of the project, RV-21-03-7881.

The project was reviewed and deferred by the Board of Architects on August 19, 2021 with the following comments: 1)re-study and further develop the architecture, creating a traditional and uniform design; 2)clarify with zoning regarding the covered terraces; 3) coordinate drawings and correct drafting errors. On October 7, 2021 the project was reviewed and deferred by the Board of Architects with the following comments: 1)restudy proportions of fenestration; 2)provide limestone details; 3)restudy base profile; 4)restudy cornice details; 5)restudy second floor Master closet/terrace; 6)restudy double arch windows; 7)restudy the proportions of the columns.

Attachments: [08-19-2021 Application and Letter](#)
[08-19-2021 Preliminary Submittal Drawings](#)
[10-07-2021 Letter](#)
[10-07-2021 Preliminary Submittal Drawings](#)
[11-19-2021 Preliminary Submittal Drawings](#)

F. NEW BUSINESS

- F.1. [21-3373](#) CASE FILE BOAR-21-09-0004
916 Milan Avenue, Coral Gables, FL; legally described as Lots 3 and 4, and the West 30 feet of Lot 5, Block 10, of Revised Plat Coral Gables Granada Section, according to the plat thereof, recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County Florida. Folio# 03-4107-018-1470.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 5,200 SF), swimming pool, deck, and site improvements \$1,300,000.

Attachments: [11-19-2021 Application and Letter](#)
[11-19-2021 Preliminary Submittal Drawings](#)

- F.2. [21-3277](#) CASE FILE AB-21-08-8554
14 Tahiti Beach Island Road, Coral Gables, FL; legally described as Lots 4 and 5, Block 22, Cocoplum Section 2 Plat E, according to the plat thereof, as recorded in Plat Book 131, Page 76, of the Public Records of Miami-Dade County, Florida. Folio# 03-4132-030-0240.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 1,376 SF), pool, and site improvements \$1,250,000.

Attachments: [11-19-21 Application and Letter](#)
[11-19-21 Preliminary Submittal Drawings](#)

- F.3. [21-3281](#) 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.

Attachments: [11-04-2021 Application and Letter](#)
[11-04-2021 Preliminary Submittal Drawings](#)
[11-19-2021 Application and Letter](#)
[11-19-2021 Preliminary Submittal Drawings](#)

F.4. [21-3374](#)

CASE FILE BOAR-21-09-0019

4935 Riviera Drive, Coral Gables, FL; legally described as Lot 9 and the West 25 feet of Lot 10, Block 38, Revised Plat Coral Gables Riviera Section Part 2, according to the plat thereof, as recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County Florida. Folio# 03-4120-023-1010.

The application requests Preliminary Design review and approval for interior/exterior alterations, construction of additions (approximately 1,012 SF), swimming pool, deck, and site improvements \$225,000.

Attachments: [11-19-2021 Application and Letter](#)
[11-19-2021 Preliminary Submittal Drawings](#)

F.5. [21-3379](#)

CASE FILE BOAR-21-11-0045

280 Arvida Parkway, Coral Gables, FL; legally described as Lot 13, Block D, Gables Estates Number 3, according to the plat thereof, as recorded in Plat Book 65, Page 66, of the Public Records of Miami-Dade County Florida. Folio# 03-5105-002-0440.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 13,500 SF), swimming pool and spa, deck, wall/fencing, and site improvements \$2,000,000.

Attachments: [11-19-2021 Application and Letter](#)
[11-19-2021 Preliminary Submittal Drawings](#)

F.6. [21-3378](#)

CASE FILE BOAR-21-10-0035

10101 Lakeside Drive, Coral Gables, FL; Folio# 03-5107-004-0540.

The application requests Preliminary Design review and approval for interior/exterior alterations, construction of additions (approximately 1345 SF), trellis, and site improvements \$475,000.

PANEL REVIEW

F.7. [21-3380](#)

CASE FILE BL-21-07-8417

1201 Andora Avenue, Coral Gables, FL; Folio#03-4130-005-0920.

The applications requests Design review and approval for the installation of windows(14) and doors(1) \$23,740.

Note: This project was previously reviewed by the staff for design review and was deferred with the following comments: August 11, 2021 -1)single hung windows are recommended instead of horizontal rollers based on the architectural style and geometry of the openings; 2)divided lites are recommended based on existing architectural features on this house; August 13, 2021 -1)windows marked with number 2, 3, 4, 12, 13, 14, 15, 16, are not appropriate for existing architectural style; 2)identify glazing tint on plans: clear glass is recommended for residential projects; and November 10, 2021-1)previous comments from 8/13/21 are applicable; 2)full view French doors are not appropriate for existing architectural style (front doors).

*PANEL REVIEW***G. DISCUSSION ITEMS****H. ADJOURNMENT****NOTE**