

City of Coral Gables

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



Agenda

Thursday, August 12, 2021

9:00 AM

The Board meets every Thursday.
City Hall, Commission Chambers, 405 Biltmore Way, Coral

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://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 the meeting by dialing: (305) 461-6769 Meeting ID: 997 1867 2178.

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- A. CALL TO ORDER
- B. ROLL CALL
- C. CHANGES TO THE AGENDA
- D. PUBLIC COMMENTS
- E. OLD BUSINESS

- E.1. [20-1943](#) CASE FILE AB20106324
4120 University Dr, Coral Gables, FL; generally described as a portion of Lot 9, and a portion of Lot 10, Block 97, Coral Gables Country Club Section Part 5, Amended, as recorded in Plat Book 23, at Page 55, of the Public Records of Dade Country, Florida (full legal description on file). Folio# 03-4119-001-4470

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 4710 SF), swimming pool, and site improvements \$1,000,000.

The application was reviewed and rejected by the Board of Architects on January 7, 2021 with the following comments: comply with Zoning requirements; incompatible with the neighborhood; scale, massing and height out of context; study detached garage; study walls facing the sides; provide rendering from the rear of the property (elevation facing the golf court). On June 10, 2021, the Board of Architects reviewed the application and passed a motion to continue the project off the agenda with the following notes: 1) allow the applicant the opportunity to address the Zoning comments and discrepancies, including lot coverage and front setback; 2) address the contextual comments.

Attachments: [01-08-2021 Zoning Preliminary Observation Report](#)
[01-08-2021 Application](#)
[01-08-2021 Original design statement](#)
[01-08-2021 Preliminary Submittal Drawings and Documents](#)
[06-10-2021 Zoning Preliminary Observation Report](#)
[06-10-2021 Preliminary 2 Submittal Drawings](#)
[08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Response Letter](#)
[08-12-2021 Preliminary 3 Submittal Drawings](#)

F. NEW BUSINESS

- F.1. [21-2764](#) CASE FILE AB21057729
341 Leucadendra Drive, Coral Gables, FL; Legally Described as Lot 13, Block "B", Gables Estates No. 2, according to the Plat thereof, as recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County, Florida; Folio# 03-4132-019-0510.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 11,978 SF), swimming pool, gazebo, and site improvements \$3,500,000.

Attachments: [08-05-2021 Zoning Preliminary Observation Report](#)
[08-05-2021 Application and Letter](#)
[08-05-2021 Preliminary Submittal Drawings](#)

- F.2. [21-2791](#) CASE FILE AB21047697
530 Alminar Avenue, Coral Gables, FL; Legally described as Lots 12 and 13. Block 32, Revised Plat of Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, Page 31, Public Records of Miami-Dade County Florida; Folio# 03-4120-022-3560.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 4,100 SF), swimming pool, and site improvements \$900,000.

Attachments: [08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Application and Letter](#)
[08-12-2021 Preliminary Submittal Drawings](#)

- F.3. [21-2792](#) CASE FILE AB21047700
840 Coral Way, Coral Gables, FL; Legally Described as Lots 1 and 2, Block 1, Coral Gables Section "A", according to the plat thereof, as recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County Florida; Folio# 03-4118-001-0010. The property is designated as a local historic parcel.

The application requests Preliminary Design review and approval for interior and exterior alterations, the construction of an addition (approximately 375 SF), swimming pool, generator, wall and gates, and site improvements \$750,000.

Attachments: [08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Application and Letter](#)
[08-12-2021 Preliminary Submittal Drawings](#)

F.4. [21-2795](#)

CASE FILE AB21047781

5440 Kerwood , Coral Gables, FL; Legally described as Lot 4, Block 1, Kerwood Oaks, according to the Plat thereof, as recorded in Plat Book 78, Page 16, Public Records of Miami-Dade County Florida; Folio# 03-5106-017-0040.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 8402 SF), swimming pool and deck, and site improvements \$1,100,000.

Attachments: [08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Application and Letters](#)
[08-12-2021 Preliminary Submittal Drawings](#)

F.5. [21-2805](#)

CASE FILE AB21077854

9330 Gallardo Street, Coral Gables, FL; Legally Described as Lot 5, Block 3, Old Cutler Bay Section 3, according to the Plat thereof, as recorded in Plat Book 81, Page 31, of the Public Records of Miami-Dade County, Florida; Folio# 03-5105-007-0020.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 8,700 SF), auxiliary structure, swimming pool, and site improvements \$1,750,000.

Attachments: [08-12-2021 Application and Letter](#)
[08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Preliminary Submittal Drawings](#)

F.6. [21-2793](#)

CASE FILE AB21068204

1119 Palermo Avenue, Coral Gables, FL; Legally Described as Lots 14 and 15, Block 17, Coral Gables Country Club Section Part 1, according to the plat thereof, as recorded in Plat Book 8, Page 108, of the Public Records of Miami-Dade County Florida; Folio# 03-4118-003-2050.

The application requests Preliminary Design review and approval for interior and exterior alterations, the construction of an addition (approximately 1217 SF), swimming pool and deck, fence and gates, and site improvements \$156,000.

Attachments: [08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Application and Letter](#)
[08-12-2021 Preliminary Submittal Drawings](#)

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

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.