

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, August 12, 2021

9:00 AM

The Board meets every Thursday.
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://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

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

Excused: 2 - Board Member Alvarez and Board Member Rodriguez

C. CHANGES TO THE AGENDA

D. PUBLIC COMMENTS

E. OLD BUSINESS

- E.1.** 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 County, 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.

MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)MUST RESUBMIT A SUBSTANTIALLY DIFFERENT DESIGN; 2)NEW SUBMITTAL SHOULD INCLUDE CONTEXT, VOLUME STUDIES, GLASS AND MASONRY DIFFERENTIATION; 3)APPLICANT HAS THE OPTION TO APPEAL THE DECISION OF BOARD OF ARCHITECTS BY FILING WITH THE CITY CLERK'S OFFICE.

THE MOTION WAS MADE BY G. PRATT, SECONDED BY C. GIBB.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Chairperson Carty, Board Member Gibb, Board Member Jauregui, Board Member Pratt and Board Member Sackman

Nays: 1 - Vice Chairperson Kiliddjian

Excused: 2 - Board Member Alvarez and Board Member Rodriguez

F. NEW BUSINESS**F.1.**

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.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)REDUCE THE PARKING IN THE FRONT AND CONSIDER A DESIGN ON THE SIDE; 2) REDUCE THE PROJECTION OF THE SECOND FLOOR DECK ON THE FRONT ELEVATION; 2)SETBACK THE GLASS RAILING FROM THE SECOND FLOOR DECK; 3)DESIGN LANDSCAPE FOR THE ROOF; 4)RESTDY THE INTERSECTION OF STONE MATERIAL AND HOW IT TERMINATES; 5)SIMPLIFY THE ROOF LINES.

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

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

Excused: 2 - Board Member Alvarez and Board Member Rodriguez

F.2.

CASE FILE AB21047697

530 Almar 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.

MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)RESTDY THE GROUPING OF THE THREE(3) WINDOWS ON THE SECOND FLOOR ON THE REAR ELEVATION AND OVER THE FRONT ENTRY; 2)CONSIDER A PARAPET CONDITION AT THE WEST SIDE.

THE MOTION WAS MADE BY G. PRATT, SECONDED BY D. SACKMAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 2 - Board Member Alvarez and Board Member Rodriguez

F.3.

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.

The application was reviewed and deferred by the Board of Architects on August 12, 2021 with the following comments: 1)restudy the windows; 2)provide the updated and correct drawings; 3)restudy the property line wall opening; 4)resize circular window at connection.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RESTDY THE WINDOWS; 2)PROVIDE THE UPDATED AND CORRECT DRAWINGS; 3)RESTDY THE PROPERTY LINE WALL OPENING; 4)RESIZE CIRCULAR WINDOW AT CONNECTION.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 2 - Board Member Alvarez and Board Member Rodriguez

F.4.

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.

MOTION TO APPROVE WAS MADE BY L. JAUREGUI, SECONDED BY G. PRATT.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 2 - Board Member Rodriguez and Board Member Alvarez

F.5.**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.

MOTION TO DEFER WAS MADE WITH THE FOLLOWING COMMENTS:
1)ILLUSTRATE ALL THE MATERIALS AND IMPROVE THE GRAPHICS OF THE DRAWINGS; 2)PROVIDE A 3D STUDY; 3) INCORPORATE THE GARAGE AS AN ATTACHED FEATURE; 4)PROVIDE SECTIONS AND LOOK AT HOW THE AREAS IN THE FRONT ARE CONNECTED.

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

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

Excused: 2 - Board Member Rodriguez and Board Member Alvarez

F.6.**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.

MOTION TO APPROVE WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Board Member Gibb, Board Member Jauregui, Chairperson Carty, Vice Chairperson Kiliddjian and Board Member Sackman

Abstentions: 1 - Board Member Pratt

Excused: 2 - Board Member Rodriguez and Board Member Alvarez

G. DISCUSSION ITEMS

H. ADJOURNMENT

NOTE