

City of Coral Gables

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



Agenda

Thursday, June 24, 2021

9:00 AM

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 Juan Carlos Riesco
Board Member Hamed Rodriguez
Board Member Don Sackman

The City of Coral Gables Board of Architects will be holding its regular board 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 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.

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

D.1. [21-2092](#) CASE FILE AB20024774

437 Fluvia Ave, Coral Gables, FL; legally described as all of Lot 3, except the West 6 feet, all of Lot 4 and the West 6 feet of Lot 5, Block 145, Coral Gables Country Club Section Part 6, according to the plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade Country, Florida; Folio# 03-4117-004-2580.

The application requests Preliminary Design review and approval for the interior/exterior alterations and the construction of additions (approximately 1,500 SF) \$700,000.

This application was previously reviewed and deferred by the Board of Architects on February 20, 2020. The application was also reviewed and deferred by the City Architect on March 26, 2020 and August 19, 2020. On February 25, 2021, the Board of Architects reviewed and deferred the application with the following comments: 1)re-study all elevations and overall style/look of the house for consistency between the architectural style with the proposed elements used; 2)identify the architectural style of the house; 3)revise window types (fixed vs. casements) and look at the size of the openings on the front elevation; 4)revise the proposed height of the overall house; 5)restudy all the proposed elevations; 6)the massing and floor plan is well done but needs to be more consistent with the elevations; 7)entry piece to be more integrated/study the architecture

The applicant revised the drawings prior to this review.

Attachments: [02-25-2021 Zoning Preliminary Observation Report](#)
[02-25-2021 Application and Letter](#)
[02-25-2021 Location map](#)
[02-25-2021 Preliminary Submittal Drawings](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings_437 Fluvia](#)

D.2. [20-1889](#)

CASE FILE AB20095531

5815 Maynada Street, Coral Gables, FL; legally described as Lots 19, 20 and 20A, in Block 147, of Coral Gables Riviera Section Part 8, according to the Plat thereof, as recorded in Plat Book 25, at Page 55, of the Public Records of Miami-Dade County, Florida; Folio# 03-4130-003-0090.

The application requests Preliminary Design review and approval of interior/ exterior alterations and the construction of a second floor addition (approximately 882 SF) \$130,000.

The application was previously reviewed and deferred by the Board of Architects on December 3, 2020 with the following comment: meet with Zoning and redesign accordingly. The Board of Architects also reviewed and passed a motion to reject the application on March 4, 2021.

Attachments: [12-03-2020 Zoning Preliminary Observation Report](#)
[12-03-2020 Application and Letter](#)
[12-03-2020 Preliminary Submittal Drawings](#)
[03-04-2021 Preliminary Submittal Drawings](#)
[06-10-2021 Zoning Preliminary Observation Report](#)
[06-10-2021 Preliminary Submittal Drawings 5810 Maynada St](#)

D.3. [21-2199](#)

CASE FILE AB20095799

1203 N. Greenway Drive, Coral Gables, FL; Legally Described as Lots 17 and 18, Block 4, Coral Gables Section E, according to the map or plat thereof as recorded in Plat Book 8, Page 13, Public Records of Miami-Dade County Florida; Folio# 03-4107-016-0530. The property is a contributing parcel within the "Country Club of Coral Gables Historic District."

The application requests Preliminary Design Review and approval for the construction of a two-story addition (approximately 600 SF), attached by a breezeway, landscaping, and site improvements. \$95,000

The application was previously reviewed and rejected by the Board of Architects on April 15, 2021 with the following comment: massing and scale of the overall project is inappropriate for the existing house.

Attachments: [04-01-2021 Zoning Preliminary Observation Report](#)
[04-01-2021 Application and Letter](#)
[04-01-2021 Preliminary Submittal Drawings](#)
[06-24-2021 Zoning Preliminary Observation Report](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings](#)

- D.4. [21-2198](#) CASE FILE AB20125895
1209 Andora Avenue, Coral Gables, FL; legally described as Lot 12, Block 7, of University Estates, according to the Plat thereof, as recorded in Plat Book 44, at Page 86, of the Public Records of Miami-Dade County, Florida; Folio# 03-4130-005-0900.

The application requests Preliminary Design review and approval for the construction of a new residence (approximately 3,049 SQ FT) and site improvements \$450,000.

The application was previously reviewed and rejected by the Board of Architects on March 18,2021.

Attachments: [03-18-2021 Zoning Preliminary Observation Report](#)
[03-18-2021 Application and Letter](#)
[03-18-2021 Preliminary Submittal Drawings](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings](#)

E. NEW BUSINESS

- E.1. [21-2542](#) CASE FILE AB21026324
1434 Sopera Avenue, Coral Gables, FL; legally described as Lots 3 & 4, Block 54, Coral Gables Country Club Section Part 4, according to the Plat thereof, as recorded in Plat Book 10, Page 57, Public Records of Miami-Dade County, Florida; Folio# 03-4118-006-1010.

The application requests Preliminary Design review and approval of interior/ exterior alterations, the construction of additions (approximately 1155 SF) and site improvements \$514,200.

Attachments: [06-24-2021 Zoning Preliminary Observation Report](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings_1434 SOPERA AVE](#)

- E.2. [21-2543](#) CASE FILE AB21047686
625 Solano Prado, Coral Gables, FL; Legally Described as Lot 25, Block 2, Old Cutler Bay Section 1, according to the Plat thereof, as recorded in Plat Book 78, Page 57, Public Records of Miami-Dade County Florida; Folio# 03-5105-005-0270.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 6978 SF), swimming pool, and site improvements \$1,400,000.

Attachments: [06-24-2021 Zoning Preliminary Observation Report](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings_625 Solano Prado](#)

- E.3. [21-2544](#) CASE FILE AB21048045
931 Andora Avenue, Coral Gables, FL; Legally Described as Lot 17 & 18, Block 251, Coral Gables Riviera Section Part 12, according to the Plat thereof, as recorded in Plat Book 28, Page 35, Public Records of Miami-Dade County Florida; Folio# 03-4129-032-2720.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 3898 SF), swimming pool, and site improvements \$900,000.

Attachments: [06-24-2021 Zoning Preliminary Report](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings](#)

- E.4. [21-2546](#) CASE FILE AB21057105
145 Leucadendra Drive, Coral Gables, FL; Legally Described as Lot 22, Block B, Gables Estates No. 2, according to the Plat thereof, as recorded in Plat Book 60, Page 37, Public Records of Miami-Dade County Florida; Folio# 03-4132-019-0600.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 12,442 SF), swimming pool, water features, and site improvements \$3,213,600.

Attachments: [06-24-2021 Zoning Preliminary Observation Report](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings](#)

E.5. [21-2548](#)

CASE FILE AB21057143

705 Calatrava Avenue, Coral Gables, FL; Legally Described as Lot 5 of Erin Subdivision, according to the Plat thereof, as recorded in Plat Book 61, Page 40, Public Records of Miami-Dade County Florida; Folio# 03-4132-015-0050.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 4,985 SF), swimming pool, deck, and site improvements \$1,200,000.

Attachments: [06-24-2021 Preliminary Submittal Drawings](#)
[06-24-2021 Application and Letter](#)
[06-24-2021 Zoning Preliminary Observation Report](#)

E.6. [21-2549](#)

CASE FILE AB21067891

1185 Sunset Drive, Coral Gables, FL; generally described as Lots 10-13 inclusive, Block 221, Coral Gables Riviera Section 13, according to the Plat thereof as recorded in Plat Book 28, Page 30, of the of the Public Records of Dade Country, Florida. A lengthy legal is on file. Folio# 03-4130-008-0210.

The application requests the consideration of an appeal of a decision from the City Architect and staff for the installation of roof top solar panels \$17,418.

Note:

This application was previously reviewed under permit number EL20125817.

The original proposal was deferred on January 11, 2021 with the following comments: 1)Provide pictures; 2) Please explore different options to prevent the location of the solar panels facing Sunset Drive.

The application was re-reviewed on February 26, 2021 and was deferred with the following: comment #2 not addressed; Please explore different options to prevent the location of the solar panels facing Sunset Drive.

Attachments: [06-24-2021 Application and Letter](#)
[06-24-2021 Preliminary Submittal Drawings](#)

F. DISCUSSION ITEMS**G. 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.