

CITY OF CORAL GABLES

APPEAL BEFORE THE BOARD OF ARCHITECTS SPECIAL MASTER

Applicant/Appellant (Property Owner): Sergey Kotelnikov
Project Address: 6901 Trionfo Street, Coral Gables, FL 33146

ORDER ON APPEAL OF DECISION OF THE BOARD OF ARCHITECTS

THIS CAUSE came on for a quasi-judicial public hearing before the Board of Architects Special Master on June 4, 2025. The Special Master has considered the testimony and evidence presented on the record and the argument of the parties and enters the following findings of fact, conclusions of law, and order:

FINDINGS OF FACT

On April 3, 2025, the Board of Architects (hereinafter referred to as "BOA") rejected Applicant's plans as presented (Application No. BLDR-24-07-5826) for installation of a new garage door at 6901 Trionfo Street, Coral Gables, FL. The Appellant, Sergey Kotelnikov (Property Owner) appealed that rejection. Pursuant to the City's Zoning Code Section 14-103.3(D) a conflict resolution meeting was held on April 29, 2025 and no resolution was achieved. A Board of Architects Special Master hearing was subsequently scheduled ("Appeal").

The Appeal was held in the City of Coral Gables Development Services Building, 427 Biltmore Way, Coral Gables, FL 33134, Fairchild Tropical Board Room (1st Floor Board Room) on June 4, 2025, at 3:00 pm. The Appellant and his Architect, the City Architect, a court reporter and the City Attorney's Office were in attendance.

The meeting was held as a de novo quasi-judicial hearing. The proceedings of the quasi-judicial hearing were recognized. Competent substantial evidence was presented by the Appellant.

CONCLUSIONS OF LAW

The Special Master has reviewed the proposed garage door application and finds the proposal does not meet the applicable Zoning Code provisions. The review of the design was based on the standards in Article 5 of the Coral Gables Zoning Code and the determination was based on the competent substantial evidence presented at the hearing and follows the essential requirements of law.

THEREFORE, BASED ON THE FOREGOING, IT IS ORDERED that:

1. The project fails to meet the requirements of City's Zoning Code.
2. The decision of the Board of Architects is affirmed.

DONE AND ORDERED this 4th day of June, 2025.



Jose Gelabert-Navia
Special Master