

City of Coral Gables

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



Agenda

Thursday, September 30, 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 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?pwd=Y3pkbjFWOEhUMEhFKy9GRExmTDg5QT09>). 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. [21-2731](#) CASE FILE AB21047861
416 Garlenda Avenue, Coral Gables, FL; legally described as Lots 4 to 6, Block 265, Coral Gables Riviera Section Part 11, according to the plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-028-2070. 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 643 SF), wall and gates, and site improvements \$125,000.

This application was reviewed and deferred by the Board of Architects on July 29, 2021 with the following comments: 1)study carport roof; 2)study dining room opening and kitchen windows; 3)regularize trellis; 4)consider raising the grade.

Attachments: [07-29-2021 Preliminary Zoning Observation Report](#)
[07-29-2021 Application and Letter](#)
[07-29-2021 Preliminary Submittal Drawings](#)
[09-30-2021 Preliminary Submittal Drawings](#)

E.2. [21-2849](#)**CASE FILE AB21068669**

3809 Anderson Road, Coral Gables, FL; legally described as Lots 13 and 14, Block 135, Coral Gables Country Club Section Part 6, according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Miami-Dade County, Florida; Folio# 03-4117-004-1930.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 6,831), auxiliary structure, swimming pool and spa, water features, and site improvements \$1,650,000.

This application was reviewed and deferred by the Board of Architects on August 26, 2021 with the following comments: 1)provide a neighborhood contextual study; 2)rework front elevation; 3)restudy elevations to be more cohesive; 3)study glazing components.

Attachments: [08-26-2021 Preliminary Zoning Observation Report](#)
[08-26-2021 Application and Letter](#)
[08-26-2021 Preliminary Submittal Drawings](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)

E.3. [21-2921](#)**CASE FILE AB21078084**

838 Milan Avenue, Coral Gables, FL; legally described as Lots 1, 2 and the West 1/2 of Lot 3, Block 9, Revised Plat Coral Gables Granada Section, according to the map or plat thereof as recorded in Plat Book 8, Page 113, Public Records of Miami-Dade County Florida; Folio# 03-4107-018-1390.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 693 SF), spa, driveway, and site improvements \$300,000.

This application was reviewed and deferred by the Board of Architects on September 2, 2021 with the following comments: 1)restudy the roof and the additions to integrate better into the architecture.

Attachments: [09-02-2021 Preliminary Zoning Observation Report](#)
[09-02-2021 Application and Letter](#)
[09-02-2021 Preliminary Submittal Drawings](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)

E.4. [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.

This application was reviewed and deferred by the Board of Architects on August 12, 2021 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.

Attachments: [08-12-2021 Application and Letter](#)
[08-12-2021 Zoning Preliminary Observation Report](#)
[08-12-2021 Preliminary Submittal Drawings](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)

F. NEW BUSINESS**F.1. [21-3121](#)****CASE FILE AB20086779**

9501 Journey's End Lane, Coral Gables, FL; legally described as Lot 7, Block 1, Journey's End Estates, according to the plat thereof, as recorded in Plat Book 100, at Page 40, of the Public Records of Dade Country, Florida. Folio# 03-5106-022-0070.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 1,821 SF), swimming pool, and site improvements \$125,000.

Attachments: [09-30-2021 Preliminary Zoning Observation Report](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)

- F.2. [21-3123](#) CASE FILE BOAR-000001-2021
1248 Sorolla Avenue, Coral Gables, FL; legally described as Lots 3 and 4, Block 2, Coral Gables Section E, according to the plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida. Folio# 03-4107-016-0090.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 5,337 SF), swimming pool, and site improvements \$1,100,000.

Attachments: [09-30-2021 Preliminary Zoning Observation Report](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)

- F.3. [21-3138](#) CASE FILE AB21087662
740 Biltmore Court, Coral Gables, FL; legally described as Lot 1 and the West 1/2 of Lot 2, Block 19, Coral Gables Biltmore Section, according to the plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida. Folio# 03-4117-008-3230.

The application requests Preliminary Design review and approval for the construction of a new one-story single family residence (approximately 4,895 SF), auxiliary structure, swimming pool, and site improvements \$1,200,000.

Attachments: [09-30-2021 Preliminary Zoning Observation Report](#)
[09-30-2021 Application and Letter](#)
[09-30-2021 Preliminary Submittal Drawings](#)

- F.4. [21-3129](#) CASE FILE AB21096438
606 Alminar Avenue, Coral Gables, FL. legally described as the East 40 feet of Lot 5, and all of Lot 6, less the East 30 feet thereof, Block 32, Revised Plat of Coral Gables Riviera Section Part 1, according to the plat thereof, as recorded in Plat Book 28, Page 31, of the Public Records of Miami-Dade Folio# 03-4120-022-3510.

The application requests design approval for the installation of a new driveway and approach using SOFTROC rubberized surface material overlay.

Attachments: [09-30-2021 Application](#)
[09-30-2021 Submittal Drawing](#)

- F.5. [21-3120](#) CASE FILE AB21058113
55 E. Sunrise Avenue, Coral Gables, FL. Folio# 03-4129-040-0790.
The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 1,200 SF), artificial turf installation, bbq area, wall/gates, and site improvements \$180,000.
PANEL REVIEW
- F.6. [21-3119](#) CASE FILE AB20106699
5545 Riviera Drive, Coral Gables, FL. Folio# 03-4129-027-3610.
The application requests Final Design review and approval without Preliminary Design review for interior/exterior alterations and the construction of an addition (approximately 525 SF) \$80,000.
PANEL REVIEW
- F.7. [21-3142](#) CASE FILE AB21088451
255 Giralda Avenue - Penthouse, Coral Gables, FL. Folio# 03-4108-131-0230.
The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 1,820SF) \$400,000.
PANEL REVIEW
- F.8. [21-3126](#) CASE FILE AB21096436
613 Ponce de Leon Boulevard, Coral Gables, FL. Folio# 03-4105-050-2200.
The application requests design approval for the installation of Artezanos Hybrid Solar Roofing system.
Note: ArteZanos Brand- ArteZanos World Class Hybrid System Handmade Clay Cap (Terracotta Color) with Aluminum Pan
PANEL REVIEW

G. DISCUSSION ITEMS

- G.1. [21-2313](#) CASE FILE AB21047735
Product presentation of SOFTROC rubberized surface material presented by the Driveway Company of Coral Gables.

The applicant requested universal use application on April 29, 2021, which was reviewed and rejected by the Board of Architects unanimously.

The applicant is requesting one time use related to BL21026463/AB21096438, an application for a new driveway and approach at 606 Alminar Avenue.

Attachments: [04-29-2021 Letter and Product Booklets](#)
[09-30-2021 Product Information](#)

- G.2. [21-3127](#) CASE FILE AB21096441
Product presentation of ArteZanos World Class Hybrid Roofing Systems.

The applicant requests universal use for the ArteZanos hybrid system with a maximum 2 inch channel width; AtreZanos R.I.S.A. Solar thermal; AtreZanos flexible solar P.V. T.I.P.V (tile integrated P.V.)

Attachments: [09-30-2021 Application and Letter](#)
[09-30-2021 Product Information](#)

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.