

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, March 4, 2021

9:00 AM

City Hall, Commission Chambers, 405
Biltmore Way, Coral Gables, FL 33134.

Public Participation via Zoom

The City of Coral Gables Board of Architects will be holding its regular board meeting using a HYBRID FORMAT with appointed board members, City staff and representatives. Through video conferencing, the Board will discuss and vote on items. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. All interested persons may be heard via the Zoom platform used by the Development Services for live remote comments.

The meeting is open to attendance my members of the public, who may join 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 and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 997 1867 2178.

Note: City Hall will be closed; Board members will need to wear masks and practice social distancing.

A. CALL TO ORDER**B. ROLL CALL**

J. CARTY, P. KILIDDJIAN, A. ALVAREZ, H. RODRIGUEZ , C. GIBB, G. PRATT AND D. SACKMAN WERE PRESENT IN THE CITY COMMISSION CHAMBERS; L. JAUREGUI PARTICIPATED VIA ZOOM

Present: 8 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

C. CHANGES TO THE AGENDA**D. OLD BUSINESS****D.1. CASE FILE AB20077085**

1108 Valencia Avenue, Coral Gables, FL; legally described as Lot 9, Block 16, of Coral Gables Section A, according to the plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida. Folio# 03-4118-001-1620

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 2838 SF) \$700,000

This application was previously reviewed and rejected by the Board of Architects on November 5, 2020. Motion to reject: 1) design concept & context incompatible with existing neighborhood; and 2) blank walls in east & west elevations inappropriate.

Attachments: [11-05-2020 Preliminary Submittal Drawings](#)
[11-05-2020 Zoning Preliminary Observation Report](#)
[11-05-2020 Application & letters](#)
[03-04-2021 Zoning Preliminary Observation Report](#)
[03-04-2021 Preliminary Submittal Drawings](#)
[03-4-2021 Design Statement](#)

MOTION TO DEFER WITH COMMENTS: 1) STUDY THE APPLICATION OF FINISHES TO THE EXTERIOR; 2) DEVELOP DETAILS FOR THE SOFFIT AND ROOF OVERHANG; 3) LOOK AT THE SIZE AND PROPORTIONS OF THE WINDOWS OPENINGS; 4) LOOK AT THE EXTENT THE OOLITE STONE IS USED ON THE FACADES SO THEY COME TO A BETTER TERMINATION.

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

Yeas: 8 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

D.2.**CASE FILE AB20066982**

1120 Manati Avenue, Coral Gables, FL; legally described as the East 15 feet of Lot 4 and all of Lot 5, Block 4, University Estates, according to the Plat thereof, recorded in Plat Book 44, Page 86 of the Public Records of Miami Dade County, Florida; Folio# 03-4130-005-0380.

The application requests Preliminary Design review and approval for the construction of a new two story single family residence (approximately 4,338 SF) \$850,000.

This application was previously reviewed and deferred by the City Architect on July 29, 2020. The application was also reviewed and deferred by the Board of Architects on December 10, 2020. Motion to defer to 1) study/ reconsider - fake wood columns, horizontal banding, storefront systems & glass railings in the front (not residential in appearance); 2) add windows on the east side.

Attachments: [12-10-2020 Preliminary Zoning Observation Report](#)
[12-10-2020 Preliminary Submittal Drawings](#)
[Survey](#)
[12-10-2020 Response to Zoning & City Architect Comments](#)
[12-10-2020 Application and Letter](#)
[03-04-2021 BOA Response Sheet](#)
[03-04-2021 Preliminary Submittal Drawings](#)

MOTION TO APPROVE AS NOTED: 1) STUDY THE POSSIBILITY OF ADDING THE WINDOWS ABOVE THE GARAGE; 2) ADD DETAILS OF THE MATERIALS; 3) THE TILE HAS TO BE NATURAL STONE; 4) RESTUDY THE SOFFIT MATERIAL; 5) RECONSIDERED A DIFFERENT TYPE OF DOOR ON THE FRONT ELEVATION INSTEAD OF SLIDING GLASS DOORS; 6) CONSIDER MAKING THE GARAGE MORE INTEGRATED OR SETBACK.

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

Yeas: 7 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Nays: 1 - Board Member Jauregui

D.3.**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 a 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. Motion to defer to meet with Zoning and redesign accordingly.

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](#)

MOTION TO REJECT.

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

Yeas: 8 - Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez, Board Member Sackman and Chairperson Carty

D.4.**CASE FILE AB21016323**

2855 Le Jeune Road, Coral Gables, FL; located at the east side of Le Jeune Road, between Sevilla Avenue and Palermo Avenue; generally described as Lots 1 through 5 and the westerly 24 feet of Lot 6, inclusive, Lots 43 through 48, inclusive, and the 20 foot alley lying North of Lots 43 through 48, inclusive, less a portion of Lot 1 and Lot 48, Block 17, Coral Gables Crafts Section, according to the plat thereof recorded in Plat Book 10 at page 40, of the Public Records of Miami-Dade County, Florida (legal description on file). Folio# 03-4117-005-4650.

The application requests Preliminary Design review and approval for facade alterations and partial demolition of an existing commercial structure. The proposal also includes the balcony railings, introduction of metal screens, installation of canopies, arcade alterations, and site improvements \$300,000.

The application was previously reviewed and deferred by the Board of Architects on February 11, 2021. Motion to defer with comments: 1) restudy the trellis detail and proportions along the roof line; 2) restudy the proportions of the parking garage openings and elongation of the louvers; 3) restudy application of stone on the building and consider adding additional stone throughout; 4) clarify Mediterranean Bonus approval status and provide the required table.

Attachments: [02-11-2021 Preliminary Submittal Drawings](#)
[02-11-2021 Zoning Preliminary Observation Report](#)
[02-11-2021 Application and Letter](#)
[03-04-2021 Approval timeline](#)
[03-04-2021 Preliminary Submittal Drawings](#)

MOTION TO APPROVE OPTION 1.

THE MOTION WAS MADE BY P. KILIDDJIAN, SECONDED BY D. SACKMAN

THE MOTION PASSED WITH THE FOLLOWING VOTE:

Yeas: 6 - Board Member Alvarez, Board Member Pratt, Board Member Rodriguez, Chairperson Carty, Board Member Sackman and Vice Chairperson Kiliddjian

Nays: 2 - Board Member Gibb and Board Member Jauregui

E. NEW BUSINESS**E.1.**

CASE FILE AB20107102

646 Sierra Circle, Coral Gables, FL; generally described as Lot 2, Block 3, of Fairchild Manors, according to the Plat thereof, as recorded in Plat Book 75 at Page 23, Public Records of Miami-Dade County, Florida; Folio# 03-5107-008-0090.

The application requests Preliminary Design review and approval of interior/exterior alterations, the construction of an addition (approximately 528 SF) and site improvements \$72,850

Attachments: [03-04-2021 Application and Letter](#)
[03-04-2021 Preliminary Submittal Drawings](#)
[03-04-2021 Zoning Preliminary Observation Report](#)

MOTION TO DEFER WITH COMMENTS: 1) ELIMINATE THE CORNER COLUMNS AS DESIGNED; 2) GARAGE TO BE MORE WALL(SOLID) VERSUS THE MAJORITY BEING MORE OPEN; 3) IF LOUVERS ARE TO BE USED AS THE OPENINGS, THEY SHOULD BE LOUVERS IN A MASONRY WALL AND NOT FREE STANDING (FOUR COLUMNS WITH LOUVERS GOING FROM CORNER TO CORNER).

THE MOTION WAS MADE BY C. GIBB, SECONDED BY P. KILIDDJIAN

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Board Member Gibb, Board Member Rodriguez, Chairperson Carty, Vice Chairperson Kiliddjian and Board Member Alvarez

Nays: 3 - Board Member Jauregui, Board Member Pratt and Board Member Sackman

E.2.

CASE FILE AB20126008

914 Alfonso Avenue, Coral Gables, FL; generally described as Lots 19 and 20, Block 241, of Revised Plat of Coral Gables Riviera Section, Part 12, and a portion of the Mahi Waterway, according to the Plat thereof, as recorded in Plat Book 28, Page 35, Public Records of Miami-Dade County, Florida; Folio# 03-4129-032-1320. A lengthy legal description is on file.

The application requests Preliminary Design review and approval of interior/exterior alterations, the construction of additions (approximately 1,024 SF), swimming pool, and site improvements \$138,240

Attachments: [03-04-2021 Application and Letter](#)
[03-04-2021 Preliminary Submittal Drawings](#)
[03-04-2021 Zoning Preliminary Observation Report](#)

MOTION TO APPROVE AS PRESENTED.

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

THE MOTION PASSED WITH THE FOLLOWING VOTE:

Yeas: 8 - Board Member Gibb, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez, Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Sackman and Board Member Alvarez

E.3.

CASE FILE AB20125036

603 Minorca Avenue, Coral Gables, FL; legally described as Lots 14 and 15, Block 18, Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, Page 111, Public Records of Miami-Dade County, Florida; Folio# 03-4108-001-3270. The property is designated as a local historic landmark.

The application requests Preliminary Design review and approval of interior/ exterior alterations, the construction of additions (approximately 1976 SF), swimming pool, and site improvements \$300,000

Attachments: [03-04-2021 Zoning Preliminary Observation Report](#)
[03-04-2021 Application and Letter](#)
[03-04-2021 Preliminary Submittal Drawings](#)

MOTION TO APPROVE AS PRESENTED.

THE MOTION WAS MADE BY G. PRATT, SECONDED BY L. JAUREGUI

THE MOTION PASSED WITH THE FOLLOWING VOTE:

Yeas: 7 - Board Member Alvarez, Board Member Jauregui, Board Member Pratt, Board Member Rodriguez, Chairperson Carty, Board Member Sackman and Vice Chairperson Kiliddjian

Abstentions: 1 - Board Member Gibb

F. DISCUSSION ITEMS

G. ADJOURNMENT

NOTE