

# **City of Coral Gables**

## **Meeting Minutes**

### **Board of Architects**

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://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*

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Thursday, April 15, 2021

9:00 AM

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

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#### **Virtual Meeting 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**

**A. ALVAREZ, C. GIBB, D. SACKMAN, G. PRATT, H. RODRIGUEZ, J. CARTY, AND P. KILIDDJIAN 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 AB20125104**

5211 Alhambra Circle, Coral Gables, FL; legally described as the West 40 feet of Lot 36, all of Lots 37 and 38, Block 75, Coral Gables Riviera Section Part 5, according to the Plat thereof, as recorded in Plat Book 20, Page 38, of the Public Records of Miami-Dade County, Florida; Folio# 03-4119-007-2500

The application requests Preliminary Design review and approval for interior/ exterior alterations, and the construction of an addition (approximately 948 sq ft), swimming pool, outdoor kitchen, covered terrace, and trellis and improvements to the site \$300,000

This application was previously reviewed and deferred by the Board of Architects on January 21, 2021. Motion to defer to: 1) address perimeter fence and wall condition; 2) provide schematic landscape plan; 3) driveway width at (18) eighteen feet is approvable; 4) develop so there is cohesiveness; 5) consolidate style; 6) re-study terrace and connection.

**Attachments:** [01-21-2021 Preliminary Zoning Observation Report](#)  
[01-21-2021 Application and Letter](#)  
[01-21-2021 Preliminary Submittal Drawings](#)  
[01-21-2021 Location Map](#)  
[04-15-2021 Letter](#)  
[04-15-2021 Preliminary Submittal Drawings](#)

**MOTION TO APPROVE WITH THE FOLLOWING CONDITION: (1) STUDY THE PARAPET CONDITION ON THE SOUTH ELEVATION**

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

**THE MOTION PASSED BY 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

**E. NEW BUSINESS****E.1. CASE FILE AB21038624**

\*Time Certain 9:30am\*

2810 Ponce De Leon Blvd, Coral Gables, FL, known as Fred B. Hartnett Ponce Circle Park; legally described as all of Block 19, 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. Folio# 03-4117-005-5380.

The application requests Preliminary Design review and approval for the re-design of the park and streetscape masterplan. This City Project will be completed in phases.

**Attachments:** [4-15-2021 DRC Staff Report](#)  
[4-15-2021 Application and Letter](#)  
[4-01-2021 Preliminary Submittal Drawings](#)

**MOTION TO APPROVE PHASE 1 WITH THE COMMENT THAT AT PHASE 2: 1) INCORPORATE TRADITIONAL FEATURES AND MATERIALS THAT EXIST IN CORAL GABLES PARKS; 2) STRUCTURES, SEATING, LIGHTING, SIGNAGE, VERTICAL ELEMENTS, AND LANDSCAPE BERMS TO BE FURTHER DEVELOPED; 3) DESIGN CONCEPT TO BE IN KEEPING WITH OTHER PARK THEMES.**

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

**THE MOTION PASSED BY 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

E.2.

## 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

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

**MOTION TO REJECT WITH THE FOLLOWING COMMENT: MASSING AND SCALE OF THE OVERALL PROJECT IS INAPPROPRIATE FOR THE EXISTING HOUSE.**

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

**THE MOTION PASSED BY 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

E.3.

## CASE FILE AB21027118

9485 Old Cutler Lane, Coral Gables, FL; generally described as Lot 16, and a portion of Lot 17, 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 County, Florida (full legal description on file). Folio# 03-5106-022-0160

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 1,289 SF) \$150,000

**Attachments:** [04-15-2021 Zoning Preliminary Observation Report](#)  
[04-15-2021 Application and Letter](#)  
[04-15-2021 Preliminary Submittal Drawings](#)

**MOTION TO APPROVE WITH THE COMMENT THAT HOMEOWNERS ASSOCIATION APPROVAL MUST BE OBTAINED.**

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

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

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

E.4

## CASE FILE AB21037749

5520 Banyan Drive, Coral Gables, FL; Legally Described as Lot 33, First Addition to Hammock Lake No. 2, according to the plat thereof as recorded in Plat Book 55, Page 23, Public Records of Miami-Dade County Florida; Folio# 03-5106-004-0090.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 11,000 SF), swimming pool, generator, and site improvements \$5,500,000

**Attachments:** [Zoning Preliminary Observation Report](#)  
[Application and Letter](#)  
[Preliminary Submittal Drawings - 5520 Banyan Dr](#)

**MOTION TO APPROVE WITH COMMENTS:** 1) RETHINK THE LOCATION OF THE AIR CONDITION EQUIPMENT TO THE OTHER SIDE OF THE CARRIAGE HOUSE; 2) RECONFIGURE THE COMPOSITION OF THE PROPOSED WINDOWS AS SEPARATE MODULES AND NOT WITH MUNTINS.

**THE MOTION WAS MADE BY G. PRATT, SECONDED BY A. ALVAREZ.**

**THE MOTION PASSED BY 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.5.

## CASE FILE AB21038633

Product presentation of ZURI premium decking by royal building products presented by Romain Ritter.  
Request related to one time use.

**Attachments:** [Letter and Product Booklet](#)

**MOTION TO REJECT.**

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

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

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

**Nays:** 1 - Board Member Gibb

**F. DISCUSSION ITEMS**

**G. ADJOURNMENT**

**NOTE**