

# **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 Juan Carlos Riesco*  
*Board Member Hamed Rodriguez*  
*Board Member Don Sackman*

---

Thursday, June 10, 2021

9:00 AM

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

---

#### **Public Participation Via Zoom/Hybrid**

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**

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

**C. CHANGES TO THE AGENDA****D. OLD BUSINESS****D.1. 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 Preliminary Submittal Drawings](#)  
[06-10-2021 Zoning Preliminary Observation Report](#)

**THIS AGENDA ITEM WAS CONTINUED BY THE APPLICANT PRIOR TO THE MEETING**

**D.2.****CASE FILE AB20106324**

4120 University Dr, Coral Gables, FL; generally described as a portion of Lot 9, and a portion of Lot 10, Block 97, Coral Gables Country Club Section Part 5, Amended, as recorded in Plat Book 23, at Page 55, of the Public Records of Dade County, Florida (full legal description on file). Folio# 03-4119-001-4470

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 4710 sq ft), swimming pool, and site improvements \$1,000,000.

The application was reviewed and rejected by the Board of Architects on January 7, 2021 with the following comments: comply with Zoning requirements; incompatible with the neighborhood; scale, massing and height out of context; study detached garage; study walls facing the sides; provide rendering from the rear of the property (elevation facing the golf court).

**Attachments:** [01-08-2021 Preliminary Submittal Drawings and Documents](#)  
[01-08-2021 Application](#)  
[01-08-2021 Original design statement](#)  
[01-08-2021 Zoning Preliminary Observation Report](#)  
[06-10-2021 Zoning Preliminary Observation Report](#)  
[06-10-2021 Preliminary 2 Submittal Drawings](#)

**MOTION TO CONTINUE WITH THE FOLLOWING COMMENTS: 1) ALLOW THE APPLICANT THE OPPORTUNITY TO ADDRESS THE ZONING COMMENTS AND DISCREPANCIES, INCLUDING LOT COVERAGE AND FRONT SETBACK. 2) ADDRESS THE CONTEXTUAL COMMENTS.**

**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, Chairperson Carty, Board Member Rodriguez and Board Member Sackman

**D.3.****CASE FILE AB20125801**

6860 Sunrise Court, Coral Gables, FL; legally described as Lot 36, Block 2, Revised Plat of Sunrise Harbour, according to the plat thereof, as recorded in Plat Book 65, at Page 22, of the Public Records of Miami-Dade County, Florida. Folio# 03-4129-041-0560.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 5,346 SF), pool, landscaping, and site improvements \$1,000,000.

This application was reviewed by the Board of Architects on February 25, 2021. A motion to continue was made and passed with the following observations: 1)comply with Zoning comments; 2)re-study the massing and elevations; 3)architecture and style is good, but not appropriate for this neighborhood/location; 4) study how the volumes interact and the articulation of the side elevations.

**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](#)  
[06-10-2021 Zoning Preliminary Observation Report](#)  
[06-10-2021 Preliminary Submittal Drawings](#)

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

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

**Yeas:** 5 - Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Pratt, Chairperson Carty and Board Member Sackman

**Nays:** 3 - Board Member Alvarez, Board Member Jauregui and Board Member Rodriguez

**D.4.****CASE FILE AB21038629**

650 Lugo Avenue, Coral Gables, FL; legally described as Lot 35 and the East 1/2 of Lot 34, Block 3, Coral Bay Section "B", according to the map or plat thereof, as recorded in Plat Book 65, at Page 115, of the Public Records of Miami-Dade County, Florida; Folio# 03-5118-006-0350.

The application requests Preliminary Design review and approval of interior/exterior alterations, the installation of a copper roof, pool/deck alteration and site improvements \$1,500,000.

This project was reviewed by the Board of Architects on April 29, 2021. A motion to defer was made and passed with the following comments: 1) explore a more appropriate stone base color; 2) restudy the materiality; 2) restudy the fenestration in the large openings; 3) add a secondary layer of fenestration architecture to complement or to protect from the impact of the sun; 4) consider a different solution for the railing.

**Attachments:**   [04-29-2021 Application and Letter](#)  
[04-29-2021 Preliminary Submittal Drawings](#)  
[04-29-2021 Zoning Preliminary Observation Report](#)  
[06-10-2021 Preliminary Submittal Drawings](#)

**MOTION TO APPROVE WAS MADE BY G. PRATT, SECONDED BY H. RODRIGUEZ**

**THE MOTION PASSED BY THE FOLLOWING VOTES:**

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

**D.5.****CASE FILE AB20124885**

1421 Lugo Avenue, Coral Gables, FL; Legally Described as Lot 9, Block 2, Amended Plat of Coral Bay Section A, according to the plat thereof as recorded in Plat Book 57, Page 97, Public Records of Miami-Dade County Florida; Folio# 03-5118-005-0200.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 6580 SF), swimming pool, and site improvements \$1,000,000.

This application was reviewed and rejected by the Board of Architects on April 1, 2021.

**Attachments:** [04-01-2021 Zoning Preliminary Observation Report](#)  
[04-01-2021 Application and Letter](#)  
[04-01-2021 Preliminary Submittal Drawings](#)  
[06-10-2021 Zoning Preliminary Observation Report](#)  
[06-10-2021 Preliminary Submittal Drawings](#)

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)CONSOLIDATE AND CLARIFY ARCHITECTURAL LANGUAGE; 2)CONSIDER INTRODUCING BRACKETS AT THE BALCONY; 3)ADDRESS EQUIPMENT BALCONIES; 4)STUDY MASSING AND FENESTRATIONS.**

**THE MOTION WAS MADE BY A. ALVAREZ, 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, Chairperson Carty, Board Member Rodriguez and Board Member Sackman

**E. NEW BUSINESS****E.1. CASE FILE AB21067247**

\*Time Certain 10:00am\*

1345 Sunset Dr, Coral Gables, FL, known as Coral Gables Fire House No. 4; legally described as Lots 6 and 19, and the West 25 feet of Lots 7 and 18, of Block 219, of the Second Revised Plat of Coral Gables Riviera Section Part 14, as recorded in Plat Book 28 at page 32, of the Public Records of Miami-Dade County, Florida. Folio# 03-4130-009-3235.

The application requests Preliminary Design review and approval for the construction of a new 3 story, 2 bay fire house (approximately 4683 SF) for the City of Coral Gables \$2,700,000.

Attachments: [06-10-2021 Application and Letter](#)  
[06-10-2021 Preliminary Submittal Drawings](#)

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: ADDITIONAL CONSIDERATION BE GIVEN TO THE MATERIALITY MAKING IT MORE IN ACCORDANCE WITH THE CORAL GABLES IMAGE.**

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

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

**Yeas:** 5 - Board Member Alvarez, Board Member Pratt, Board Member Rodriguez, Board Member Sackman and Vice Chairperson Kiliddjian

**Nays:** 3 - Board Member Gibb, Board Member Jauregui and Chairperson Carty

E.2.

CASE FILE AB21037828

3150 Columbus Boulevard, Coral Gables, FL; Legally described as Lots 7, 8, and the South 1/2 of Lot 6, Block 11, Coral Gables Country Club Section Part 1, according to the Plat thereof, as recorded in Plat Book 8, Page 108, Public Records of Miami-Dade County Florida; Folio# 03-4118-003-1590.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 5538 SF), swimming pool, generator, and site improvements \$1,800,000.

Attachments: [06-10-2021 Preliminary Zoning Report](#)  
[06-10-2021 Application and Letter](#)  
[06-10-2021 Preliminary Submittal Drawings](#)

**TWO MOTIONS WERE MADE.**

**MOTION TO APPROVE AS PRESENTED**

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

**THE MOTION FAILED BY THE FOLLOWING VOTE:**

**YEAS: 3-D.SACKMAN, G. PRATT, H. RODRIGUEZ.**

**NAYS: 5-A. ALVAREZ, C. GIBB, J. CARTY, L. JAUREGUI, P. KILIDDJIAN**

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: RESTUDY AND ADD ELEMENTS TO ADDRESS THE CONTEXTUAL NATURE OF THE AREA**

**MOTION WAS MADE BY G. PRATT, SECONDED BY H. RODRIGUEZ**

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

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

**Nays:** 1 - Board Member Jauregui

**F. DISCUSSION ITEMS**

**G. ADJOURNMENT**

**NOTE**