

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

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Thursday, June 24, 2021

9:00 AM

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

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The City of Coral Gables Board of Architects will be holding its regular board 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 view 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 the meeting by dialing: (305) 461-6769 Meeting ID: 997 1867 2178.

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

**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 AB20024774**

437 Fluvia Ave, Coral Gables, FL; legally described as all of Lot 3, except the West 6 feet, all of Lot 4 and the West 6 feet of Lot 5, Block 145, Coral Gables Country Club Section Part 6, according to the plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida; Folio# 03-4117-004-2580.

The application requests Preliminary Design review and approval for the interior/exterior alterations and the construction of additions (approximately 1,500 SF) \$700,000.

This application was previously reviewed and deferred by the Board of Architects on February 20, 2020. The application was also reviewed and deferred by the City Architect on March 26, 2020 and August 19, 2020. On February 25, 2021, the Board of Architects reviewed and deferred the application with the following comments: 1)re-study all elevations and overall style/look of the house for consistency between the architectural style with the proposed elements used; 2)identify the architectural style of the house; 3)revise window types (fixed vs. casements) and look at the size of the openings on the front elevation; 4)revise the proposed height of the overall house; 5)restudy all the proposed elevations; 6)the massing and floor plan is well done but needs to be more consistent with the elevations; 7)entry piece to be more integrated/study the architecture

The applicant revised the drawings prior to this review.

**MOTION TO APPROVE AS PRESENTED WITH THE FOLLOWING COMMENTS:**  
1)STUDY ADDING ARCHITECTURAL FEATURES/MOULDING AT THE FRONT ENTRY MASS; 2)RESTDY THE FRONT ENTRY MASS; 3)CONSIDER ADDING TRANSOM GLASS ABOVE WINDOWS AT THE FRONT ENTRY MASS.

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

**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

**D.2.****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.

**MOTION TO REJECT WITH THE FOLLOWING COMMENTS: REWORK/RE-DESIGN - NEW PARTI, NEW FLOOR PLAN, AND NEW ELEVATION.**

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

**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.3.****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

The application was previously reviewed and rejected by the Board of Architects on April 15, 2021 with the following comment: massing and scale of the overall project is inappropriate for the existing house.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RE STUDY CONNECTION AND PROVIDE TIE-BACK TO THE ORIGINAL HOUSE; 2)RE STUDY ELEVATIONS, ADJUST THE WINDOW AND DOOR LOCATIONS; 3)RE STUDY STAIR PROJECTION; 4)RE STUDY TRIPLE FRENCH DOORS ON THE SECOND FLOOR; 5)DELETE SHOWER UNDER THE STAIR; 6)PROVIDE EXISTING VERSUS PROPOSED DRAWINGS; 7)RE-DESIGN DRIVEWAY AREA; 8)RENOVATE PROPERTY WALL AFFECTED BY THE PROPOSED DRIVEWAY AND 2-CAR GARAGE; 9) CONFIRM WITH ZONING AND HISTORIC.**

**MOTION WAS MADE BY C. GIBB, SECONDED BY A. ALVAREZ**

**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

- D.4.** CASE FILE AB20125895  
1209 Andora Avenue, Coral Gables, FL; legally described as Lot 12, Block 7, of University Estates, according to the Plat thereof, as recorded in Plat Book 44, at Page 86, of the Public Records of Miami-Dade County, Florida; Folio# 03-4130-005-0900.

The application requests Preliminary Design review and approval for the construction of a new residence (approximately 3,049 SQ FT) and site improvements \$450,000.

The application was previously reviewed and rejected by the Board of Architects on March 18,2021.

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

## **E. NEW BUSINESS**

- E.1.** CASE FILE AB21026324  
1434 Sopera Avenue, Coral Gables, FL; legally described as Lots 3 & 4, Block 54, Coral Gables Country Club Section Part 4, according to the Plat thereof, as recorded in Plat Book 10, Page 57, Public Records of Miami-Dade County, Florida; Folio# 03-4118-006-1010.

The application requests Preliminary Design review and approval of interior/ exterior alterations, the construction of additions (approximately 1155 SF) and site improvements \$514,200.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RE-STUDY AS SUGGESTED; 2)REDUCE HEIGHT OF STAIR; 3)RE-STUDY SOUTH ELEVATION AND INTEGRATE COLUMNS; 4)REASSESS CHIMNEY LOCATION; 5)RE-STUDY ROOF LINE; 6)PRODUCE A SECTION THROUGH THE COURTYARD TO ILLUSTRATE THE ELEVATIONS OF THE INTERIOR COURT; 7)ADD WINDOW TYPES AND FINISH NOTES TO ELEVATIONS.**

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

**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 Sackman and Board Member Alvarez

**Nays:** 1 - Board Member Gibb

**E.2.****CASE FILE AB21047686**

625 Solano Prado, Coral Gables, FL; Legally Described as Lot 25, Block 2, Old Cutler Bay Section 1, according to the Plat thereof, as recorded in Plat Book 78, Page 57, Public Records of Miami-Dade County Florida; Folio# 03-5105-005-0270.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 6978 SF), swimming pool, and site improvements \$1,400,000.

**MOTION TO APPROVE AS PRESENTED WITH THE FOLLOWING COMMENTS: 1)ADDRESS THE ZONING OBSERVATIONS; 2)PROVIDE PLANS AT QUARTER INCH SCALE; 3)CLARIFY CENTRAL ROOF CONNECTION TO SIDES OF RESIDENCE.**

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

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

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

**E.3.****CASE FILE AB21048045**

931 Andora Avenue, Coral Gables, FL; Legally Described as Lot 17 & 18, Block 251, Coral Gables Riviera Section Part 12, according to the Plat thereof, as recorded in Plat Book 28, Page 35, Public Records of Miami-Dade County Florida; Folio# 03-4129-032-2720.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 3898 SF), swimming pool, and site improvements \$900,000.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RE-STUDY FENESTRATION SIZES AND LOCATIONS; 2)RE-STUDY HEIGHT OF GARAGE; 3)IDENTIFY MATERIALS AND SURFACE TREATMENTS; 4)RECONSIDER/ STUDY USE OF SHUTTERS; 5)RECONSIDER ENTRY PORCH DESIGN AND TRELLIS DESIGN.**

**MOTION WAS MADE BY A. ALVAREZ, SECONDED BY H. RODRIGUEZ**

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

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

E.4.

**CASE FILE AB21057105**

145 Leucadendra Drive, Coral Gables, FL; Legally Described as Lot 22, Block B, Gables Estates No. 2, according to the Plat thereof, as recorded in Plat Book 60, Page 37, Public Records of Miami-Dade County Florida; Folio# 03-4132-019-0600.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 12,442 SF), swimming pool, water features, and site improvements \$3,213,600.

**MOTION TO APPROVE AS PRESENTED WITH THE FOLLOWING COMMENTS: RECOMMEND APPROVAL OF THE WOOD DECK, STUDY AND CABANA, AS DESIGNED, TO THE DEVELOPMENT REVIEW OFFICIAL.**

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

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

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

E.5.

**CASE FILE AB21057143**

705 Calatrava Avenue, Coral Gables, FL; Legally Described as Lot 5 of Erin Subdivision, according to the Plat thereof, as recorded in Plat Book 61, Page 40, Public Records of Miami-Dade County Florida; Folio# 03-4132-015-0050.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 4,985 SF), swimming pool, deck, and site improvements \$1,200,000.

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)STUDY THE EAVES; 2)STUDY THE OVERHANG WIDTH; 3)LOWER BEAM OVER THE SUMMER KITCHEN; 4)ADD FENESTRATIONS AT SIDE OF THE HOUSE.**

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

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

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

E.6.

CASE FILE AB21067891

1185 Sunset Drive, Coral Gables, FL; generally described as Lots 10-13 inclusive, Block 221, Coral Gables Riviera Section 13, according to the Plat thereof as recorded in Plat Book 28, Page 30, of the of the Public Records of Dade Country, Florida. A lengthy legal is on file. Folio# 03-4130-008-0210.

The application requests the consideration of an appeal of a decision from the City Architect and staff for the installation of roof top solar panels \$17,418.

Note:

This application was previously reviewed under permit number EL20125817.

The original proposal was deferred on January 11, 2021 with the following comments: 1)Provide pictures; 2) Please explore different options to prevent the location of the solar panels facing Sunset Drive.

The application was re-reviewed on February 26, 2021 and was deferred with the following: comment #2 not addressed; Please explore different options to prevent the location of the solar panels facing Sunset Drive.

**THIS ITEM WAS CONTINUED AT THE BOARD MEETING**

**F. DISCUSSION ITEMS**

**G. ADJOURNMENT**

**NOTE**