

# 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*

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Thursday, July 8, 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 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://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.

+1 305 461 6769 US (Coral Gables)

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

**Present:** 6 - Chairperson Carty, Board Member Alvarez, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman  
**Excused:** 2 - Vice Chairperson Kiliddjian and Board Member Jauregui

**C. CHANGES TO THE AGENDA****D. PUBLIC COMMENTS****E. OLD BUSINESS**

**E.1.** CASE FILE AB20095569  
753 Majorca Avenue, Coral Gables, FL; legally described as the South 90 feet of Lots 10 and 11, Block 16, Coral Gables Section B, according to the Plat thereof as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida; Folio# 03-4108-001-2720

The application requests Preliminary Design review and approval for interior/ exterior alterations, fountain, pool area alterations, driveway & walkway, artificial turf installation, decorative cladding, the alteration to the property wall/gate and improvements to the site \$105,000

This application was previously reviewed and deferred by the Board of Architects on January 7, 2021 with the following comments: 1)comply with zoning; 2)re-design new French doors and Juliette balcony; 3)re-design new entry at pedestrian entry gate; 4)eliminate 5'-0" high wall at pedestrian entry gate; 5)Bahamian shutter should be sized to cover window; 6)re-evaluate "Astro" turf/ artificial turf; 7)stone cladding should return at front entry and fountain; 8)if stone cladding is to be used at entry columns, all existing columns should be clad; 9)if solid gate is not allowed, vertical picket is more appropriate and should match existing fence.

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

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

**Yeas:** 6 - Chairperson Carty, Board Member Alvarez, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman  
**Excused:** 2 - Vice Chairperson Kiliddjian and Board Member Jauregui

**E.2.****CASE FILE AB20095703**

1428 Sarria Avenue, Coral Gables, FL; legally described as lots 5 & 6, Block 85, of Coral Gables Country Club Section Part Five Amended, according to the Plat thereof, as recorded in Plat Book 23 Page 55, of the Public Records of Miami-Dade County, Florida (legal description on file). Folio# 03-4119-001-2430

The application requests Preliminary Design review and approval for the construction of a new single family residence (approximately 5,025 SF) \$1,505,000.

This application was previously reviewed and deferred by the Board of Architects on December 3, 2020 with the following comments: 1)study the use of materials; 2)study massing; 3)study and simplify roof plan.

**THIS ITEM WAS CONTINUED PRIOR TO THE MEETING**

**E.3.****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 SF) and site improvements \$450,000.

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

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)CITY ARCHITECT TO WORK WITH THE PROJECT ARCHITECT AND APPLICANT ON THE PROPOSAL; 2)RE STUDY THE BEAM ON THE FRONT ELEVATION; 3)PROVIDE SPECIFICATIONS FOR THE STONE; 3)RE STUDY THE FIN WALL ON THE FRONT ELEVATION; 4)RE STUDY THE DRIVEWAY.**

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

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

**Yeas:** 6 - Board Member Alvarez, Board Member Gibb, Board Member Pratt, Board Member Rodriguez, Board Member Sackman and Chairperson Carty

**Excused:** 2 - Vice Chairperson Kiliddjian and Board Member Jauregui

**E.4.****CASE FILE AB21015412**

1248 S Alhambra Circle, Coral Gables, FL; Legally Described as Lots 1 and 2, Block 210, Second Revised Plat of Coral Gables Riviera Section 14, according to the plat thereof, as recorded in Plat Book 28, Page 32, Public Records of Miami-Dade County Florida; Folio#03-4130-009-2590.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 6800SF), covered terraces, cabana bath, garage, swimming pool, deck, fencing/gates, and site improvements \$950,000

The application was previously reviewed and deferred by the Board of Architects on April 29, 2021 with the following comments: 1) address the verticality of the building; 2) study and clarify the finish materials; 3) restudy the roof; 4) study the massing of the house; 5) restudy the window designs (scale and types).

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS:1)MINIMIZE THE MODERN ELEMENTS OF THE HOUSE BY INCORPORATING MORE TRADITIONAL FEATURES;2)CHANGE THE ARCHITECTURAL STYLE TO BE MORE TRANSITIONAL.**

**MOTION WAS MADE BY C. GIBB, SECONDED BY D. SACKMAN**

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

**Yeas:** 6 - Board Member Alvarez, Board Member Gibb, Board Member Pratt, Board Member Rodriguez, Chairperson Carty and Board Member Sackman

**Excused:** 2 - Board Member Jauregui and Vice Chairperson Kiliddjian

**F. NEW BUSINESS****F.1.****CASE FILE AB21037871**

4615 Santa Maria Street, Coral Gables, FL; legally described as Lot 19, and the South 54.15 feet of Block 96, Amended Plat of Coral Gables Country Club Section Part Five, a subdivision according to the plat thereof recorded at Plat 23, Page 55, Public Records of Miami-Dade County, Florida; Folio# 03-4119-001-4400. 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 one and two-story additions (approximately 717 SF total), and site improvements. \$425,000

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

**Yeas:** 6 - Board Member Gibb, Board Member Pratt, Board Member Rodriguez, Chairperson Carty, Board Member Sackman and Board Member Alvarez

**Excused:** 2 - Board Member Jauregui and Vice Chairperson Kiliddjian

F.2.

CASE FILE AB20126015

1325 Coruna Avenue, Coral Gables, FL; Legally described as Lot 29, in Block 2, of the 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# 03-5118-005-0400.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 3880.09 SF), swimming pool/deck and site improvements \$500,000.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)ADD STUCCO BAND AROUND WINDOWS; 2)ADDRESS MANSARD ROOF; 3)ADDRESS TRANSOM DEPTH; 4)RE STUDY WEST ELEVATION.**

**MOTION WAS MADE BY C. GIBB, SECONDED BY H. RODRIGUEZ**

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

**Yeas:** 6 - Board Member Pratt, Board Member Rodriguez, Chairperson Carty, Board Member Alvarez, Board Member Sackman and Board Member Gibb

**Excused:** 2 - Board Member Jauregui and Vice Chairperson Kiliddjian

## **G. DISCUSSION ITEMS**

## **H. ADJOURNMENT**

### **NOTE**