

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, August 19, 2021

9:00 AM

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

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.

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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 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. On June 24, 2021, the Board of Architects reviewed the application and passed a motion to defer the project with the following comments: 1)restudy connection and provide tie-back to the original house; 2)restudy elevations, adjust the window and door locations; 3)restudy stair projection; 4)restudy 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 TO APPROVE WITH THE FOLLOWING COMMENT: WIDEN THE COLUMN ON THE WEST ELEVATION.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Chairperson Carty, Board Member Alvarez, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Nays: 1 - Board Member Gibb

Excused: 2 - Vice Chairperson Kiliddjian and Board Member Jauregui

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 5,538 SF), swimming pool, generator, and site improvements \$1,800,000.

The application was reviewed and deferred by the Board of Architects on June 10, 2021 with the following comments: restudy and add elements to address the contextual nature of the area.

MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)RAILING AND FENCING AROUND THE POOL TO BE PLACED BETWEEN THE COLUMNS AT THE PORCH; 2)REDUCE ROOF OVERHANG ADJACENT TO THE TRELLIS ON THE SECOND FLOOR; 3)RE-STUDY ANASTASIA ELEVATION (TRANSOM OVER GARAGE DOOR AND THE CANOPY OVER ENTRY DOOR).

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 4 - Board Member Alvarez, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Nays: 2 - Board Member Gibb and Chairperson Carty

Excused: 2 - Vice Chairperson Kiliddjian and Board Member Jauregui

F. NEW BUSINESS**F.1.****CASE FILE AB21078355**

5331 Hammock Drive, Coral Gables, FL; generally described as Lots 21 and 22, Hammock Lake No. 2, according to the Plat thereof as recorded in Plat Book 51, Page 81, of the of the Public Records of Dade Country, Florida. A lengthy legal is on file. Folio# 03-5106-003-0190.

The application requests Preliminary Design review and approval for the construction of a pool pavilion (approximately 107 SF) \$70,000.

APPROVED ADMINISTRATIVELY

F.2.

CASE FILE AB21087574

13610 Deering Bay Drive, Coral Gables, FL; generally described as a portion of Tract D-6, of Deering Bay, according to the Plat thereof as recorded in Plat Book 139, Page 60, of the of the Public Records of Dade Country, Florida. A lengthy legal is on file. Folio# 03-5024-004-0450.

The application requests the consideration of an appeal of a decision from the City Architect and staff for the installation of a clay Spanish "S" roof tile \$430,000.

Note: This application was previously reviewed under permit number BL21077668.

The original proposal was deferred on July 13, 2021 with the following comments: 1)provide cap and pan, clay barrel tile to match existing conditions.

MOTION TO APPROVE WAS MADE BY G. PRATT, 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.3.

CASE FILE AB21068522

450 Casuarina Concourse, Coral Gables, FL; legally described as Lot 11, Block "A", 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# 03-4132-019-0110.

The application requests Preliminary Design review and approval for the construction of a new 1 story single family residence (approximately 12,957 SF), swimming pool, generator, and site improvements \$1,980,000.

MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)COLUMN DESIGN FOR THE CARPORT TO BE BASED ON THE FLOOR PLAN, NOT THE RENDERING; 2)RE-STUDY THE PAVING MATERIAL TO REDUCE THE VISUAL APPEARANCE AND SOFTEN WITH A NATURAL MATERIAL; 3)REDUCE THE AMOUNT OF PAVING.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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.4.**CASE FILE AB21087585**

287 Las Brisas Court, Coral Gables, FL; legally described as Lot 7, Block 19, Cocoplum Section 2 Plat D, according to the Plat thereof as recorded in Plat Book 128, Page 99, of the of the Public Records of Dade Country, Florida. Folio# 03-4132-028-0280.

The application requests the Preliminary Design review and approval for interior/exterior remodeling of the existing residence and construction of an addition (approximately 1,568 SF), generator, and site improvements \$2,500,000.

Note: Under process number AB18063039, the original design was given Final Approval on October 4, 2018 and was issued a Building Permit on July 12, 2019. Subsequently, there was a change of Architect and a substantial redesign of the project.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RE-STUDY AND FURTHER DEVELOP THE ARCHITECTURE, CREATING A TRADITIONAL AND UNIFORM DESIGN; 2)CLARIFY WITH ZONING REGARDING THE COVERED TERRACES; 3) COORDINATE DRAWINGS AND CORRECT DRAFTING ERRORS.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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.5.

CASE FILE AB20046723

12595 Red Road, Coral Gables, FL; generally described as Tract No. 7, Avocado Land Company Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page 44, of the of the Public Records of Dade County, Florida. A lengthy legal is on file. Folio# 03-5118-001-0020.

The application requests design approval for a revision to the "Innovation Center", a new 2 story Gymnatorium/Collabatorium (approximately 60,000 SF) on the Gulliver Academy campus. The modifications to the permit are a result of value engineering and also include a design for the covered drop off walkway, with integrated solar panel system.

Note:

This application was previously reviewed under permit number RV21068007.

The original design was given Final Approval on September 10, 2020 and was issued its Building Permit on May 3, 2021.

THE BOARD DISCUSSED AND APPROVED THE PROPOSED REVISIONS TO THE PROJECT EXCEPT FOR THE FOLLOWING: 1)ELIMINATION OF THE SPANDREL GLASS.

NO FORMAL MOTION WAS MADE

F.6.**CASE FILE AB21077623**

330 Catalonia Avenue, Coral Gables, FL; generally described as Lots 5 through 27, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida. A lengthy legal is on file. Folio# 03-4117-005-6940, 03-4117-005-6950, 03-4117-005-6960, 03-4117-005-6970, 03-4117-005-6980, 03-4117-005-6990, 03-4117-005-7000, 03-4117-005-7001, 03-4117-005-7002, 03-4117-005-7003, 03-4117-005-7004, 03-4117-005-7005, 03-4117-005-7006, 03-4117-005-7007, 03-4117-005-7008.

The application requests Preliminary Design review and approval of a new 7 story mixed used/multi-family building (approximately 306,936 SF SF) consisting of 285 residential units with 363 parking spaces \$114,000,000. Mediterranean Bonus Level 1 and Level 2 have also been requested.

MOTION TO DEFER MEDITERRANEAN BONUS WITH THE FOLLOWING COMMENTS: 1) RE-STUDY THE DESIGN TO MAKE IT MORE CONSISTENT WITH THE SAN SEBASTIAN APARTMENT BUILDING AND OTHER EXAMPLES ON THE LIST OF BUILDINGS IN THE CORAL GABLES MEDITERRANEAN ARCHITECTURE DESIGN LIST; 2)LOOK AT OTHER MEDITERRANEAN PRECEDENCE AND INCORPORATE TRADITIONAL MEDITERRANEAN ARCHITECTURAL FEATURES AND DETAILS.

MOTION WAS MADE BY CALLUM GIBB, SECONDED BY ANA ALVAREZ

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 4 - Board Member Pratt, Board Member Rodriguez, Board Member Alvarez and Board Member Gibb

Nays: 1 - Chairperson Carty

Abstentions: 1 - Board Member Sackman

Excused: 2 - Board Member Jauregui and Vice Chairperson Kiliddjian

G. DISCUSSION ITEMS**H. ADJOURNMENT****NOTE**