

# 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*

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Thursday, September 2, 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:** 7 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Jauregui, Board Member Rodriguez and Board Member Sackman

**Excused:** 1 - Board Member Pratt

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

**F.1.** CASE FILE AB21015411  
12601 Old Cutler Road, Coral Gables, FL; legally described as Lot 1, Block 1, Amended Plat of Coral Bay Section "A", according to the Plat thereof, as recorded in Plat Book 57, Page 97, of the Public Records of Miami-Dade County Florida; Folio# 03-5118-005-0010.

The application requests Preliminary Design review and approval of interior and exterior alterations, the construction of additions (approximately 1,541 SF) \$125,206.

**MOTION TO REJECT WITH THE FOLLOWING COMMENT: ARCHITECTURE NOT APPROPRIATE FOR EXISTING RESIDENCE. NEEDS TO BE REDESIGNED.**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY H. RODRIGUEZ.**

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

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

**Excused:** 2 - Board Member Pratt and Board Member Sackman

F.2.

## CASE FILE AB21058020

641 Leucadendra Drive, Coral Gables, FL; legally described as Lot 2, Block "B", Gables Estates No. 2, according to the Plat thereof, as recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County, Florida; Folio# 03-4132-019-0400.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 19,627 SF), swimming pool, water features, pool pavilion, generator, and site improvements \$5,000,000.

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

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

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

**Excused:** 1 - Board Member Pratt

F.3.

## CASE FILE AB21068294

8525 Old Cutler Road, Coral Gables, FL; legally described as Lot 4, Block A, Gables Estates Number 2, according to the Plat thereof, as recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County Florida; Folio# 03-4132-019-0040.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 21,146 SF), swimming pool, pool pavilion, detached auxiliary structure, guest house, tennis court, and site improvements \$17,000,000.

**MOTION TO APPROVE WAS MADE BY H. RODRIGUEZ, SECONDED BY P. KILIDDJIAN**

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

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

**Excused:** 2 - Board Member Jauregui and Board Member Pratt

F.4.

CASE FILE AB21068187

6716 San Vicente Street, Coral Gables, FL; legally described as Lots 9, 10, and 11 Block 268, Revised Plat of Coral Gables Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, Page 23, Public Records of Miami-Dade County Florida; Folio# 03-4129-028-2360.

The application requests Preliminary Design review and approval for the construction of a new 1 story single family residence (approximately 5,817 SF), swimming pool, and site improvements \$933,400.

**MOTION TO REJECT WITH THE FOLLOWING COMMENT: PROVIDE A MORE CONTEXTUAL DESIGN**

**THE MOTION WAS MADE BY C. GIBB, SECONDED BY L. JAUREGUI**

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

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

**Nays:** 1 - Board Member Sackman

**Excused:** 1 - Board Member Pratt

**F.5.****CASE FILE AB21068567**

1522 Alegriano Avenue, Coral Gables, FL; legally described as Lots 6 and 7, Block 79, Coral Gables Country Club Section Part 5, according to the map or plat thereof as recorded in Plat Book 23, Page 55, Public Records of Miami-Dade County Florida; Folio# 03-4119-001-1170.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of an addition (approximately 600 SF) \$100,000.

**2 MOTIONS WERE MADE.**

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)LOWERING THE ROOF OF THE ENTRY FEATURE; 2)SUBDIVIDE THE WINDOWS ON THE LEFT SIDE OF THE MAIN ENTRANCE INTO A 3-SECTION WINDOW AND ON THE RIGHT SIDE IN TWO SECTIONS; 3)ADD WINDOWS ON THE REAR PROPERTY WHERE THE BATHROOM IS; 4)ADD SHED ROOF TO FRONT AND EXTEND PORCH. THE MOTION FAILED FOR LACK OF SECOND.**

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)LOWERING THE ROOF OF THE ENTRY FEATURE; 2)SUBDIVIDE THE WINDOWS ON THE LEFT SIDE OF THE MAIN ENTRANCE INTO A 3-SECTION WINDOW AND ON THE RIGHT SIDE IN TWO SECTIONS; 3)ADD WINDOWS ON THE REAR PROPERTY WHERE THE BATHROOM IS; 4)ADD SHED ROOF TO FRONT AND EXTEND PORCH**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN.**

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

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

**Excused:** 1 - Board Member Pratt

F.6.

**CASE FILE AB21078084**

838 Milan Avenue, Coral Gables, FL; legally described as Lots 1, 2 and the West 1/2 of Lot 3, Block 9, Revised Plat Coral Gables Granada Section, according to the map or plat thereof as recorded in Plat Book 8, Page 113, Public Records of Miami-Dade County Florida; Folio# 03-4107-018-1390.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 693 SF), spa, driveway, and site improvements \$300,000.

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RESTDY THE ROOF AND THE ADDITIONS TO INTEGRATE BETTER INTO THE ARCHITECTURE.**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN.**

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

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

**Excused:** 1 - Board Member Pratt

F.7.

**CASE FILE AB21077591**

5536 Maggiore Street, Coral Gables, FL; legally described as Lots 13, 14, and 15, Block 111, Coral Gables Riviera Section Part 10, according to the plat thereof as recorded in Plat Book 31, Page 1, Public Records of Miami-Dade County Florida; Folio# 03-4129-027-0670.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 2,910 SF), pool alteration, water features, driveway, and site improvements \$500,000.

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)USE LARGE FORMAT KEYSTONE ON FACE OF BUILDING; 2)RECOMMEND ZONING APPROVAL OF THE MOTOR COURT ON MAGGIORE STREET.**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY A. ALVAREZ.**

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

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

**Excused:** 1 - Board Member Pratt

F.8.

CASE FILE AB21088259

2600 Cardena Street, Coral Gables, FL; generally described as Lots 1 through 8, Block 12, in the Coral Gables Biltmore Section, also known as Biltmore Court Villas Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11590, Page 1319, of the Public Records of Miami Dade County, Florida, together with an undivided interest in comment elements thereto. A lengthy legal is on file. Folio# 03-4132-010-0090.

The application requests Preliminary Design review and approval for the enclosure of existing balconies in the following units: PH1, PH2, PH3, and PH4 with impact windows.

Note: The balconies are currently enclosed with windows, however permits were not obtained for the installation. In 2019, permits to units PH1 (BL-19-09-4393) and PH2 (BL-19-09-4391) were issued to revert the balconies by removing the windows and legalizing those units.

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: PROPOSED WINDOWS TO MATCH THE EXISTING ON THE BUILDING: STYLE, FRAME COLOR AND GLASS TINT.**

**THE MOTION WAS MADE BY H. RODRIGUEZ, SECONDED BY P. KILIDDJIAN.**

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

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

**Excused:** 1 - Board Member Pratt

**F.9.****CASE FILE AB21015670**

5577 Arbor Lane, Coral Gables, FL; legally described as Lots 5 and 5A, Block 10, First Addition to Snapper Creek Lakes Subdivision, according to the Plat thereof, as recorded in Plat Book 67, Page 22, of the Public Records of Miami-Dade County Florida; Folio# 03-5106-012-0050.

The application requests Preliminary Design review and approval of interior and exterior alterations, the construction of additions (approximately 4,180 SF) \$500,000.

**MOTION TO APPROVE WITH THE FOLLOWING COMMENT: REDUCE SCALE OF THE ENTRY FEATURE.**

**THE MOTION WAS MADE BY A. ALVAREZ, SECONDED BY P. KILIDDJIAN.**

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

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

**Abstentions:** 1 - Board Member Rodriguez

**Excused:** 2 - Board Member Jauregui and Board Member Pratt

**F.10.****CASE FILE AB21088662**

748 Navarre Ave, Coral Gables, FL; legally described as Lot 3 and the West 25 feet of Lot 4, Block 25, Coral Gables Section Part B, according to the Plat thereof as recorded in Plat Book 5, Page 111, of the of the Public Records of Dade Country, Florida. Folio# 03-4108-001-4240.

The application requests design approval for the installation of accordion shutters.

**Note:**

This application was previously reviewed by staff under permit number BL21047988 on the following dates: May 13, 2021 (deferred accordion shutters are not appropriate for the street facing elevation, removable storm panels are recommended. As per article 5, section 5-103, h-5 shutters shall be architecturally designed to enhance the structure and all tracts and housings shall be concealed from view to the maximum extent practicable when not in use. Further review upon re-submittal.); June 22, 2021 - deferred (1-previous comment and code reference is applicable; 2-submitted elevations do not indicate shutter, track, angle, fasteners, etc. In open position; 3-side yard installation (as-1) is acceptable); June 28, 2021 - deferred (pending review with development review official); June 30, 2021 - rejected (1- original comments from 5/13/21 are applicable).

**MOTION TO REJECT WAS MADE BY C. GIBB, SECONDED BY P. KILIDDJIAN.**

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

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

**Excused:** 1 - Board Member Pratt

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