

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, September 16, 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: 7 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Alvarez, Board Member Gibb, Board Member Pratt, Board Member Rodriguez and Board Member Sackman

Excused: 1 - Board Member Jauregui

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

- F.-1.** CASE FILE AB21087672
504 Malaga Avenue (also known as 525 Santander Avenue), Coral Gables, FL; generally described as Lots 1 through 22, Block 28, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, Page 28, Public Records of Miami-Dade County, Florida; Folio# 03-4117-008-4480, 03-4117-008-4481, 03-4117-008-4490, 03-4117-008-4500, 03-4117-008-4510, 03-4117-008-4520, 03-4117-008-4530, 03-4117-008-4540, 03-4117-008-4550, 03-4117-008-4560, 03-4117-008-4570, 03-4117-008-4580, 03-4117-008-4590. (A lengthy legal is on file).

The application requests Preliminary Design review and approval for the construction of a multi-family redevelopment project, comprised of 48 residential units - 24 flats, 4 lofts, 16 townhouses, and 4 duplex units with 92 parking spaces. The buildings are 2 story and 4 story in height. (totaling approximately 179,812 SF) \$33,000,000. Mediterranean Bonus Level 1 and Level 2 have also been requested.

2 MOTIONS WERE MADE.

MOTION TO APPROVE THE DESIGN WAS MADE BY C. GIBB, SECONDED BY A. ALVAREZ.

THE MOTION PASSED BY THE FOLLOWING VOTE:

YEAS: J. CARTY, P. KILIDDJIAN, A. ALVAREZ, C. GIBB, G. PRATT, H. RODRIGUEZ, D. SACKMAN

NAYS: NONE

MOTION TO APPROVE MEDITERRANEAN BONUS LEVEL 1 AND LEVEL 2 WAS MADE BY C. GIBB, SECONDED BY G. PRATT

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 1 - Board Member Jauregui

F.-2.

CASE FILE AB21047027

5190 Hammock Park Drive, Coral Gables, FL; generally described as Lot 1, Block 2, Hammock Park, according to the Plat thereof as recorded in Plat Book 71, Page 43, of the of the Public Records of Dade County, Florida; and a portion of SW 52nd Avenue (School House Road) as shown on the plat of "Hammock Park" as recorded in Plat Book 71, at Page 43, of the Public Records of Miami-Dade County, Florida. A lengthy legal is on file. Folio# 03-5106-014-0050.

The application requests Preliminary Design review and approval for the construction of a new 2 story single residence (approximately 7,358 SF), auxiliary structure, swimming pool, deck, and site improvements \$1,500,000.

MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)THE DESIGN PARTI IS NOT APPROPRIATE; 2)BREAK DOWN THE MASSING; 3)RESOLVE ZONING ISSUES.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 1 - Board Member Jauregui

F.-3.**CASE FILE AB21047764**

4901 University Drive, Coral Gables, FL; legally described as Lot 23, Block 56, Revised Plat of Coral Gables Riviera Section Part 4, according to the Plat thereof, recorded in Plat Book 25, at Page 47, of the Public Records of Miami-Dade County, Florida, including that certain part of the undug waterway lying adjacent thereto; Folio# 03-4119-006-0230

The application requests Preliminary Design review and approval for the conversion of a Duplex structure to a single family residence. The project includes level 3 interior/exterior alterations and the construction of additions (approximately 655 SF), swimming pool, and site improvements \$950,000.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)RESTDY THE ENTRY FEATURE; 2)RESOLVE THE MATERIALS CHOSEN; 3)RESTDY THE ROOF LINE; 4) RESTDY THE FENESTRATIONS ON THE FRONT ELEVATION.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 1 - Board Member Jauregui

F.-4.

CASE FILE AB21077742

1203 Asturia Avenue, Coral Gables, FL; legally described as Lots 17 and 18, Block 5, Coral Gables Section "E", according to the plat thereof, as recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida; Folio# 03-4107-016-0720.

The application requests Preliminary Design Review and approval for interior/exterior alterations, which include a new covered terrace, a replacement of the kitchen trellis and a new pool and deck (approximately 450 SF) \$100,00.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Abstentions: 1 - Board Member Gibb

Excused: 1 - Board Member Jauregui

F.-5.

CASE FILE AB21087765

160 E. Sunrise Avenue, Coral Gables, FL. Folio# 03-4129-041-0950.

The application requests Preliminary Design review and approval for interior/exterior alterations, which include windows/doors, railings and outdoor bbq. \$200,000

APPROVED BY P. KILIDDJIAN, D. SACKMAN

F.-6.

CASE FILE AB21088040

10 Edgewater Drive - Common Areas, Coral Gables, FL. Folio# 03-4129-066-0001.

The application requests Preliminary Design review and approval for a trellis. \$100,000

APPROVED BY C. GIBB, G. PRATT, A. ALVAREZ
PLANS SIGNED BY C. GIBB, G. PRATT

F.-7.

CASE FILE AB21088350

101 Miracle Mile, Coral Gables, FL. Folio# 03-4108-007-3690.

The application requests Preliminary Design review and approval for interior/exterior alterations for "Pisco Y Nazca". \$1,500,000

APPROVED BY A. ALVAREZ, H. RODRIGUEZ

F.-8.

CASE FILE AB21088352

1545 Certosa Avenue, Coral Gables, FL. Folio# 03-4119-007-1200.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 1,512 SF), swimming pool, deck, and site improvements. \$135,000.

**APPROVED AS NOTED BY D. SACKMAN, P. KILIDDJIAN
NOTES ARE ON THE PLANS**

F.-9.

CASE FILE AB21087703

525 Bargello Avenue, Coral Gables, FL. Folio# 03-4129-027-0710.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of an addition (approximately 400 SF), and site improvements. \$200,000

**APPROVED AS NOTED BY J. CARTY, G. PRATT
NOTES ARE ON THE PLANS**

F.-10.

CASE FILE AB21087420

1132 Placetas Avenue San Pedro Avenue, Coral Gables, FL. Folio# 03-4130-005-0940.

The application requests Preliminary Design review and approval for a trellis. \$10,000

**APPROVED AS NOTED BY G. PRATT, C. GIBB, A. ALVAREZ
PLANS SIGNED BY G. PRATT, C. GIBB****NOTES ARE ON THE PLANS.**

G. DISCUSSION ITEMS**G.-1.**

CASE FILE AB21096271

Product presentation of StruXure Outdoor Systems - metal trellis system with integrated louvers, presented by StruXure Outdoor Systems and Matthew Trussoni Architecture.

Request related to 1132 Placetas Avenue (AB21087420) and 10 Edgewater Dr (AB21088040). The application is also requesting universal use approval.

MOTION TO APPROVE FOR UNIVERSAL USE WAS MADE BY G. PRATT, P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Excused: 1 - Board Member Jauregui

H. ADJOURNMENT**NOTE**