

# 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 30, 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://us06web.zoom.us/j/84313511749?pwd=Y3pkbjFWOEhUMEhFKy9GRExmTDg5QT09>). 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: 843 1351 1749.

+1 305 461 6769 US (Coral Gables)

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

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

**Excused:** 2 - Chairperson Carty and Board Member Gibb

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

- E.1.** CASE FILE AB21047861  
416 Garlenda Avenue, Coral Gables, FL; legally described as Lots 4 to 6, Block 265, Coral Gables Riviera Section Part 11, according to the plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County Florida; Folio# 03-4129-028-2070. The property is designated as a local historic parcel.

The application requests Preliminary Design review and approval for interior and exterior alterations, the construction of an addition (approximately 643 SF), wall and gates, and site improvements \$125,000.

This application was reviewed and deferred by the Board of Architects on July 29, 2021 with the following comments: 1)study carport roof; 2)study dining room opening and kitchen windows; 3)regularize trellis; 4)consider raising the grade.

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

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

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

**Excused:** 2 - Chairperson Carty and Board Member Gibb

**E.2.****CASE FILE AB21068669**

3809 Anderson Road, Coral Gables, FL; legally described as Lots 13 and 14, Block 135, Coral Gables Country Club Section Part 6, according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Miami-Dade County, Florida; Folio# 03-4117-004-1930.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 6,831), auxiliary structure, swimming pool and spa, water features, and site improvements \$1,650,000.

This application was reviewed and deferred by the Board of Architects on August 26, 2021 with the following comments: 1)provide a neighborhood contextual study; 2)rework front elevation; 3)restudy elevations to be more cohesive; 3)study glazing components.

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

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

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

**Excused:** 2 - Chairperson Carty and Board Member Gibb

**E.3.****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.

This application was reviewed and deferred by the Board of Architects on September 2, 2021 with the following comments: 1)restudy the roof and the additions to integrate better into the architecture.

**TWO MOTIONS WERE MADE.**

**MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)STUDY THE ROLLING GATE; 2)ADD WINDOWS TO THE FACADE FACING PIZARRO STREET; 3)STUDY THE ROOF PITCHES AND CORRECT THE GEOMETRY OF THE ROOF; 4)ALLOW THE CITY ARCHITECT TO REVIEW ADMINISTRATIVELY. THE MOTION FAILED FOR LACK OF A SECOND.**

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)STUDY THE ROLLING GATE; 2)ADD WINDOWS TO THE FACADE FACING PIZARRO STREET; 3)STUDY THE ROOF PITCHES AND CORRECT THE GEOMETRY OF THE ROOF; 4)ALLOW THE CITY ARCHITECT TO REVIEW ADMINISTRATIVELY.**

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

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

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

**Excused:** 2 - Board Member Gibb and Chairperson Carty

**E.4.****CASE FILE AB21077854**

9330 Gallardo Street, Coral Gables, FL; legally described as Lot 5, Block 3, Old Cutler Bay Section 3, according to the plat thereof, as recorded in Plat Book 81, Page 31, of the Public Records of Miami-Dade County, Florida; Folio# 03-5105-007-0020.

The application requests Preliminary Design Review and approval for the construction of a new 2 story single family residence (approximately 8,700 SF), auxiliary structure, swimming pool, and site improvements \$1,750,000.

This application was reviewed and deferred by the Board of Architects on August 12, 2021 with the following comments: 1)illustrate all the materials and improve the graphics of the drawings; 2)provide a 3d study; 3) incorporate the garage as an attached feature; 4)provide sections and look at how the areas in the front are connected.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1)MAINTAIN BRIDGE CONNECTOR IN BLACK FINISH; 2)RESTUDY THE DEPTH AND WIDTH OF THE GARAGE; 3)RESTUDY MATERIALS AND TRANSITIONS; 4)DRAW THE SIDING CORRECTLY AND STUDY NOT EXTENDING IT TO THE FLOOR.**

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

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

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

**Excused:** 2 - Board Member Gibb and Chairperson Carty

**F. NEW BUSINESS**

- F.1.** CASE FILE AB20086779  
9501 Journey's End Lane, Coral Gables, FL; legally described as Lot 7, Block 1, Journey's End Estates, according to the plat thereof, as recorded in Plat Book 100, at Page 40, of the Public Records of Dade County, Florida. Folio# 03-5106-022-0070.

The application requests Preliminary Design review and approval for interior/exterior alterations, the construction of additions (approximately 1,821 SF), swimming pool, and site improvements \$125,000.

**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 Jauregui, Board Member Pratt, Board Member Rodriguez, Board Member Sackman and Vice Chairperson Kiliddjian

**Excused:** 2 - Board Member Gibb and Chairperson Carty

- F.2.** CASE FILE BOAR-000001-2021  
1248 Sorolla Avenue, Coral Gables, FL; legally described as Lots 3 and 4, Block 2, Coral Gables Section E, according to the plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida. Folio# 03-4107-016-0090.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 5,337 SF), swimming pool, and site improvements \$1,100,000.

**TWO MOTIONS WERE MADE.**

**MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)MODIFY DESIGN TO ADDRESS NEIGHBORHOOD CONTEXTUAL ISSUES; 2)RE STUDY THE MASSING. THE MOTION FAILED FOR LACK OF SECOND.**

**MOTION TO REJECT WITH THE FOLLOWING COMMENTS: 1)CONTEXTUAL INAPPROPRIATE WITH THE STREET AND NEIGHBORHOOD; 2)MASSING INAPPROPRIATE WITH THE STREET AND NEIGHBORHOOD; 3)FENESTRATIONS AND GARAGE INAPPROPRIATE WITH THE STREET AND NEIGHBORHOOD.**

**THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY D. SACKMAN.**

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

**Yeas:** 5 - Board Member Jauregui, Board Member Rodriguez, Vice Chairperson Kiliddjian, Board Member Sackman and Board Member Alvarez

**Nays:** 1 - Board Member Pratt

**Excused:** 2 - Board Member Gibb and Chairperson Carty

F.3.

CASE FILE AB21087662

740 Biltmore Court, Coral Gables, FL; legally described as Lot 1 and the West 1/2 of Lot 2, Block 19, Coral Gables Biltmore Section, according to the plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida. Folio# 03-4117-008-3230.

The application requests Preliminary Design review and approval for the construction of a new one-story single family residence (approximately 4,895 SF), auxiliary structure, swimming pool, and site improvements \$1,200,000.

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

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

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

**Excused:** 2 - Chairperson Carty and Board Member Gibb

F.4.

CASE FILE AB21096438

606 Almar Avenue, Coral Gables, FL. legally described as the East 40 feet of Lot 5, and all of Lot 6, less the East 30 feet thereof, Block 32, Revised Plat of Coral Gables Riviera Section Part 1, according to the plat thereof, as recorded in Plat Book 28, Page 31, of the Public Records of Miami-Dade Folio# 03-4120-022-3510.

The application requests design approval for the installation of a new driveway and approach using SOFTROC rubberized surface material overlay.

**THIS ITEM WAS PRESENTED WITH ITEM G.1. AB21047735 PRODUCT PRESENTATION FOR SOFTROC. NO ACTION WAS TAKEN DUE TO THE ASSOCIATED PRODUCT WAS NOT APPROVED FOR USAGE.**

F.5.

CASE FILE AB21058113

55 E. Sunrise Avenue, Coral Gables, FL. Folio# 03-4129-040-0790.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 1,200 SF), artificial turf installation, bbq area, wall/gates, and site improvements \$180,000.

**APPROVED BY P. KILIDDJIAN, A. ALVAREZ, H. RODRIGUEZ.**

**PLANS SIGNED BY P. KILIDDJIAN, A. ALVAREZ**

- F.6.** CASE FILE AB20106699  
5545 Riviera Drive, Coral Gables, FL. Folio# 03-4129-027-3610.  
The application requests Final Design review and approval without Preliminary Design review for interior/exterior alterations and the construction of an addition (approximately 525 SF) \$80,000.  
**DEFERRED BY P. KILIDDJIAN, A. ALVAREZ, H. RODRIGUEZ**  
**NOTES ARE ON THE PLANS**
- F.7.** CASE FILE AB21088451  
255 Giralda Avenue - Penthouse, Coral Gables, FL. Folio# 03-4108-131-0230.  
The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 1,820SF) \$400,000.  
**APPROVED AS NOTED BY L. JAUREGUI, D. SACKMAN.**  
**NOTE: MOVE BEDROOM WINDOW TO FACE GIRALDA AVENUE AND NORTH SIDE.**  
**NOTES ARE ON THE PLANS**
- F.8.** CASE FILE AB21096436  
613 Ponce de Leon Boulevard, Coral Gables, FL. Folio# 03-4105-050-2200.  
The application requests design approval for the installation of Artezanos Hybrid Solar Roofing system.  
Note: ArteZanos Brand- ArteZanos World Class Hybrid System Handmade Clay Cap (Terracotta Color) with Aluminum Pan  
**APPROVED WITH THE FOLLOWING CONDITIONS: 1)TILE SYSTEM WITH THE SMOOTH MISSION BARREL TILE (CAP & PAN) APPROVED FOR THIS ONE TIME USE; 2)INSTALL A DOUBLE STARTER CAP AT THE PERIMETER; 3) MAXIMUM SPACING 2"**  
  
**THE APPLICATION WAS REVIEWED BY A. ALVAREZ, D. SACKMAN, H. RODRIGUEZ, L. JAUREGUI, P. KILIDDJIAN.**  
  
**THE PLANS WERE APPROVED BY P. KILIDDJIAN, A. ALVAREZ**



**G. DISCUSSION ITEMS**

- G.1.** CASE FILE AB21047735  
Product presentation of SOFTROC rubberized surface material presented by the Driveway Company of Coral Gables.

The applicant requested universal use application on April 29, 2021, which was reviewed and rejected by the Board of Architects unanimously.

The applicant is requesting one time use related to BL21026463/AB21096438, an application for a new driveway and approach at 606 Alminar Avenue.

**MOTION TO REJECT WITH THE FOLLOWING COMMENT: NOT APPROPRIATE FOR USE.**

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

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

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

**Excused:** 2 - Board Member Gibb and Chairperson Carty

- G.2.** CASE FILE AB21096441  
Product presentation of ArteZanos World Class Hybrid Roofing Systems.

The applicant requests universal use for the ArteZanos hybrid system with a maximum 2 inch channel width; ArteZanos R.I.S.A. Solar thermal; ArteZanos flexible solar P.V. T.I.P.V (tile integrated P.V.)

**THREE MOTIONS WERE MADE.**

**G.2.A. ARTEZANOS HYBRID SYSTEM WITH A MAXIMUM 2 INCH CHANNEL WIDTH-RELATED TO AB21096441**

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1)ARTEZANOS RUSTIC TILE; 2)MUST INSTALL A DOUBLE STARTER CAP; 3)LIMIT WIDTH FROM CAP TO CAP (CHANNEL) TO TWO(2) INCHES; 4)NO EXPOSED CONDUITS/PIPING LINES.**

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

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

**YEA: A. ALVAREZ, D. SACKMAN, G. PRATT, H. RODRIGUEZ, L. JAUREGUI, P.KILIDDJIAN**

**NAY: NONE**

**G.2.B. ARTEZANOS R.I.S.A. SOLAR THERMAL SYSTEM - RELATED TO AB21096441**

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1) ALL TUBES BENEATH TILES; 2)MOTOR AND PIPING MUST BE CONCEALED; 3)ALL WIRING MUST BE CONCEALED.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

YEA: A. ALVAREZ, D. SACKMAN, G. PRATT, H. RODRIGUEZ, L. JAUREGUI, P.KILIDDJIAN

NAY: NONE

**G.2.C. ARTEZANOS FLEXIBLE P.V. T.I.P.V. SYSTEM - RELATED TO AB21096441**

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1)APPLICATIONS TO BE REVIEWED ON A CASE BY CASE BASIS; 2)APPLICATIONS TO BE REVIEWED BY THE BOARD OF ARCHITECTS.

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

THE MOTION PASSED BY THE FOLLOWING VOTE:

YEA: A. ALVAREZ, D. SACKMAN, G. PRATT, H. RODRIGUEZ, L. JAUREGUI, P.KILIDDJIAN

NAY: NONE

**H. ADJOURNMENT**

**NOTE**