

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON FEBRUARY 3, 2014
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY, COMMISSION CHAMBER,
CORAL GABLES, FLORIDA

1. Call to Order
2. Roll Call
3. Review of purpose, procedure, swearing-in of interested parties
4. Changes to the Agenda
5. Approval of the January 6, 2014 Recap

6.

BA-14-01-1674
(197 Leucadendra Drive)
Lot: 17, Blk: B
Gables Estates No. 2, PB/PG: 60/37

Kirk Lofgren Ocean Consulting, LLC – Applicant
Miguel A. and Sylvia Duenas – Owners
John Omslaer P.E. – Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock, mooring piles and boatlift for the existing residence at the subject property, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed dock to extend outward from the bank twenty two feet (22'0") vs. No dock, wharf or similar structure shall be constructed more than five feet (5'0") outward from the bank as allowed by Section 5-802 (A) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed mooring piles to be located at forty seven feet (47'0") from the bank vs. No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty five feet (25'0") from the bank of such water or waterways as allowed by Section 5-802 (B) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed boatlift to maintain a side setback distance of thirteen feet and four inches (13'4") vs. Davits, watercraft lifts and floating watercraft lifts shall be permitted as an accessory use to property in a residential district subject to that the minimum side setback for such davits, watercraft lifts or floating watercraft lifts shall be the same as the minimum side setbacks, extended, for the main structure as required by Section 5-805 (C). A minimum side setback of thirty feet (30'0") shall be required as by Section A-49 (B) (3) of the Coral Gables "Zoning Code." Setback requirements for auxiliary, accessory building and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building as required by Section 4-101 (D) (5).

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ **DENIED** _____ **DEFERRED** _____

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez
Secretary

NOTE: If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any person requiring special accommodations for participation in the meeting should contact Ernesto Pino, Assistant Public Works Director at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the meeting.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk.