

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON JULY 10, 2006
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY
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 June 5, 2006 Recap

6. 8579-Z

Lot: 89, Block: 2
Sunrise Harbour Revised Plat, PB/PG: 65/22
(6988 Sunrise Drive)

Bibiana Villazon, Trident Environmental Consultants, Inc. - Applicant
Stuart Meyers - Owner
Denis K. Solano, P.E. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock and mooring piles at the subject property, the Applicant requests the following variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed concrete dock to extend thirty-three (33'-0") feet from the rear property line vs. the proposed dock not extend more than five (5'-0") feet from the rear property line as provided by Section 17-1(a) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed mooring piles to extend sixty-three (63'-0") from the bank vs. the proposed mooring piles not to extend more than twenty-five (25'-0") feet from the bank as provided by Section 17-1(b) of the Coral Gables "Zoning Code."

All as shown on plans which have received Final 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 _____

7. 8582-Z

Lot(s): 2 and 3, Block: 145
Coral Gables Riviera 9, PB/PG: 28/29
(1032 Cotorro Avenue)

John H. Gregory, Welbaum Guernsey Hinston Greenleaf Gregory Black Rune & Thomas LLP - Applicant
Virginia, Alice, Mary, William and Sharon O'Dowd - Owner(s)
N/A - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the appeal to a buildable site determination, the Applicant requests the following appeal from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Pursuant to Section 24-5 of the "Zoning Code," grant an appeal of the decision of the Assistant Building and Zoning Director in regard to a building site determination located at 1032 Cotorro Avenue.

APPROVED _____ DENIED _____ DEFERRED _____

8. 8587-Z Lot(s): west 25 feet of Lot 7 and all of Lot 8, Block: 4
Coconut Grove Manor, PB/PG: 17/19
(328 Manor Place)

Leif and Nancy Griffin - Applicant
Leif and Nancy Griffin - Owner(s)
Mauricio Salazar, P.E., Tabio Engineering Corporation - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed wall for the existing single-family residence at the subject property, the Applicant requests the following variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed five foot, six inch (5'-6") high wall measured from the actual ground level vs. no wall shall be permitted over four (4'-0") feet high measured from the actual ground level as provided by Section 16-2(b) of the Coral Gables "Zoning Code."

All as shown on plans which will have received Final 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 _____

9. 8589-Z Lots: 9, 10, 11,12, 13 and 14, Block: 39
Coral Gables Douglas Section, PB/PG: 25/69
(101 Zamora Avenue and 102, 106, 110 Mendoza Avenue)

Juan Carlos Menendez - Applicant
Century Phillip Park Villas - Owner
Corwill Architects - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed Mediterranean style mid-rise apartment building at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a front setback (Zamora Avenue) of eleven feet, six inches (11'-6") vs. the proposed mid-rise, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
2. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a front setback (Mendoza Avenue) of twelve feet, five inches (12'-5") vs. the proposed mid-rise, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
3. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a side street setback (Galiano Street) of seven feet, six inches (7'-6") vs. the proposed mid-rise, Mediterranean style apartment building having a side setback of twenty-five (25'-0") feet as required by Section 3-4(h)3 of the "Zoning Code."
4. Grant a variance allowing 24 tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking spaces as required by Section 13-2(b) of the "Zoning Code."
5. Grant a variance allowing the proposed four story, Mediterranean style apartment building to have a base floor area ratio of 1.9 vs. the proposed four (4) story, Mediterranean style apartment building to have a base floor area of 1.0 as provided by Section 3-4(t) and Section 28-7 (a)(b) and (c) of the "Zoning Code."
6. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback less than fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

10. 8590-Z

Lot(s) 1 and 2, Block 13
Coral Gables Douglas Section, PB/PG: 26/69
(40 Calabria Avenue)

Jon Paul Bacariza - Applicant
Indigo Developers LLC - Owner
Rodrigo Carrion - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed four story Mediterranean style apartment building to be located at the subject property the Applicant requests the following variances and rulings from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
2. Grant a variance allowing the proposed Mediterranean style apartment building to have a front setback of five (5'-0") feet vs. the proposed Mediterranean style apartment building having a front setback of twenty five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
3. Grant a variance allowing the proposed Mediterranean style apartment building to have a rear setback of ten (10'-0") feet vs. the proposed Mediterranean style apartment building having a rear setback of twenty (20'-0") feet as required by Section 3-4(h)4 of the "Zoning Code."
4. Grant a variance to allow the proposed cantilevered open balconies to project into the required setback below fifteen (15'-0") feet in height above finished grade vs. cantilevered open balconies with a height of not less than fifteen (15'-0") feet above finished grade being permitted to encroach up to six (6'-0") feet into the required setbacks as provided for in Section 3-4(h)5 of the "Zoning Code."
5. Grant a variance allowing the proposed Mediterranean style apartment building to have a Floor Area Ratio of 1.7 vs. the proposed Mediterranean style apartment building having a Floor area Ratio of 1.5 as provided for by Sections 3-4(t) and 28-7 of the "Zoning Code."
6. Grant a variance to allow the proposed Mediterranean style apartment building to have twenty (20) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking space as required by Section 13-2(b) of the "Zoning Code."
7. Consider a waiver of Section 24-9 of the "Zoning Code," limiting the effective time period for a variance from six (6) months to one (1) year.

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APPROVED _____ DENIED _____ DEFERRED _____

11. 8594-Z

A project east of the Ponce Circle bounded on the north by Sevilla Avenue
on the east by Galiano Street, on the south by Malaga Avenue
and on the west by Ponce de Leon Boulevard,
known as "Old Spanish Village" at Ponce Circle Coral Gables, Florida
(2801 Ponce de Leon Boulevard)

Coral Gables Crafts Section

All of Block: 20, PB/PG: 10/40
Block: 23 less a portion of Lots: 11 and 12, PB/PG: 10/40
All of Block: 24, PB/PG: 10/40
All of Block: 30, PB/PG: 10/40
Catamal Corner, Tract A, B and C, PB/PG: 102/69
Lot: 45, Block: 31, PB/PG: 10/40
Lots: 12 and 13, Block:33, PB/PG: 10/40

Laura L. Russo, Esq. and Zeke Guilford, Esq. - Applicant
Ponce Circle Developers, LLC- Owner
Eddie Lamas, Jorge Hernandez and Omar Morales - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed mixed-use project referred to "Old Spanish Village" to be located at the subject property, the Applicants request the following ruling and variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider an interpretation that the property located at Block 20 in the Coral Gables Crafts Section is across the street from a commercially zoned property, which is lots 17 through 23, block14, zoned X-R2 pursuant to Section 24-5(c) of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed mixed-use Planned Area Development to have a non residential component that is approximately 7.24% of the project floor area vs. the non residential portion of the mixed-use planned area development being 25% of the project floor area as required in Section 3-5(b)2 of the Coral Gables "Zoning Code."

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 _____

12. 8595-Z

Lots: 1 through 23 and 76 through 88
and portion of alley between Lots 1 through 10 and Lots 76 through 88, Block: 17
Coral Gables Industrial Section, PB/PG: 28/22
(4585 Ponce de Leon Boulevard)

Burton Hersh, Hersh Vitalini Corazzini, P.A. - Applicant
Overlay Partners, Inc. - Owner
Burton Hersh, Hersh Vitalini Corazzini, P.A. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed high-rise, Mediterranean style, mixed-use project to be located at the subject property, the Applicant requests the following variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the vertical volume of the arcade to be approximately thirteen feet, eight inches (13'-8") for the proposed MXD3 project vs. the vertical volume of the arcade to be eighteen (18'-0") feet for the proposed MXD3 as required by Section 3-5(d) of the Coral Gables "Zoning Code."

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 _____

13. 8596-Z

Lot(s):16 and 17, Block 36
Coral Gables Crafts Section, PB/PG: 10/40
(301 Santander Avenue)

Guilford & Associates, P.A. - Applicant
Bernardo Navarro - Owner
Villa & Associates, P.A. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed duplex at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code," for a subsequent variance application to the subject property.

2. Grant a variance to allow the proposed two story duplex vs. duplex building constructed on the described property shall be restricted to bungalow type duplexes one story height as required by Section 4-36(b)1 b of the "Zoning Code."
3. Grant a variance to allow the proposed off-street parking to be located at the front of the property vs. the proposed off-street parking for duplex shall be located in the rear yard area (not including the side street setback) or between the building and the side interior property line or a combination of the two mentioned area as provided by Section 13-3(a) of the "Zoning Code."

All as shown on plans which have received Final 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 _____

14. 8597-Z Lot: 19, Block: 19 and west 19.50 feet of north 185 feet of Track 1
Cocoplum II, Plat D, PB/PG: 128/99
(287 Rada Court)

Berm Marine Development - Applicant
Enrique and Milda Puig- Owner
Denis K. Solano - Engineer

APPLICANT'S PROPOSAL: In connection with the proposed boat lift at the subject property, the Applicant requests the following variance and a ruling from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
2. Grant a variance allowing the proposed boat lift to extend thirty-one (31'-0") feet measured from the canal bank vs. the proposed boat lift extending a maximum of twenty-five (25'-0") feet from the canal bank as required by Section 5-16 of the Coral Gables "Zoning Code."

All as shown on plans which have received Final 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

Martha Salazar-Blanco
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 because of a special disability should call Maria Alberro-Jimenez, Assistant City Manager no less than five working days prior to the meeting at (305) 460-5204.