

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON NOVEMBER 6, 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 October 3, 2006 Recap

6. 8592-Z

DEFERRED

Lot(s): 1, Block: 1
Villa Dolce Plat
(520 Neda Avenue)

Carlos de Leon, Portofino International Developers, Inc.- Applicant
Portofino International Developers, Inc.- Owner
Robert Wade - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed swimming pool, gazebo and deck for the proposed single-family residence 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 gazebo to be located in the area between the street and the main residence vs. no accessory or auxiliary building or structures may be located in the area between the street and the main residence or any part thereof, as required by Section 5-25(c) and (d) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed swimming pool to be located closer to the side street than the principal building vs. in no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building, as required by Section 5-12(i) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed single-family residence to have a front setback of fifteen (15'-0") feet from the property line vs. the proposed single-family residence to have a front setback of thirty (30'-0") feet from the property line, as required by Section 4-100(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. 8605-Z

DEFERRED

Lot(s): 19 through 26, Block: 31
Lot(s): 1 through 24 and Lots 1 through 5 Tract "E", Block: All of Blocks 32 and 42
Coral Gables Craft Section, PB/PG: 10/40
(3100 Douglas Road and 3131 Douglas Road)

Jay Miranda - Applicant
Coral Gables Hospital, Inc.- Owner
ElectroGraphics, Power Lighting & Signs, Inc. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed sign package for the existing hospital 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 commercial use property commonly known as "Coral Gables Hospital" to have multiple signs as shown on plans which are on record with the City of Coral Gables vs. the commercial use building shall be restricted to one (1) sign to be attached, painted or affixed to a wall, cantilever or marquee of the main or principal building as provided by Section 18-7 and 18-8 of the "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

- 8. 8606-Z** Lot(s): East 3.01 feet of Lot 10 and all of Lots 11 and 12, Block 3
 Coral Gables Craft Section, PB/PG: 10/40
 (144 Miracle Mile)
 Nelson de Leon - Applicant
 Mirmac Partners, LLC - Owner
 Locus Architecture, Inc. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with 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 landscape open space for the remodeling of the proposed commercial structure to be zero (0') foot wide on Miracle Mile vs. the proposed landscape open space for the remodeling of the existing commercial structure to be five (5') feet wide on Miracle Mile as required by Section 3-6 (u) of the "Zoning Code."
2. Grant a variance to allow combination composite/wood cladding material on the front façade of the proposed commercial structure vs. all exterior walls of buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick as provided by Section 21-1 of the Coral Gables "Zoning Code."

All as shown on plans which will 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 _____

- 9. 8609-Z** Lot(s) 7 through 23, 26 and 27, Block 1 through 13,
 less portions as noted on Exhibit "A"
 MacFarlane Homestead and St. Albans Park
(218, 222, 226, 230 and 238 Florida Avenue, 330 S. Dixie Highway, 231 Grand Avenue and vacant properties with Folio numbers: 41200061650 and 41200061680)

 Burton H. Hersh - Applicant
 Bahamian Village, LLC- Owner
 Hersh Vitalini Corazzini - Architect/Engineer

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

1. Grant an approval to allow a retail alcoholic beverage store at one hundred (100') linear feet from a school (George Washington Carver Elementary School) vs. five hundred (500') linear feet from a school as required by Section 21-6 of the "Zoning Code."

APPROVED _____ DENIED _____ DEFERRED _____

10. 8610-Z

Lot(s): 16, Block: 3
Snapper Creek Lakes Subdivision, PB/PG: 57/86
(10745 Lakeside Drive)

Laura Russo, Esq. - Applicant
Eric and Jocelyn Woolworth - Owner
Colestock & Muir Architects - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed single-family residence 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 single family residence to have a lot coverage of 8210.00 square feet (16.4%) vs. the proposed single family residence to have a maximum lot coverage of 7507.00 square feet (15%) as provided by Section 4-56(d) of the Coral Gables "Zoning Code".

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APPROVED _____ DENIED _____ DEFERRED _____

11. 8611-Z

Lots 36 through 40, less NWLY 6.5 feet for right of way, Block 1
Golden Gate, PB/PG: 21/46
(350 South Dixie Highway)

Ubaldo De La Riva - Applicant
Claus and Jessica Ettensberger - Owner
Kenneth Butts - Architect/Engineer

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

1. Grant a variance allowing eight (8) of the required off-street parking spaces to be provided on two (4) mechanical parking lifts vs. the parking spaces being provided as required by Section 13-2 (c) of the Coral Gables "Zoning Code."

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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 the City Manager's office at (305) 460-5204 no less than five working days prior to 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.