

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON MAY 7, 2007
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 April 2, 2007 Recap and the April 16, 2007 Special Meeting Recap
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6. 8603-Z

Lot(s) 9 -12, Block 12
Coral Gables Douglas Section, PB/PG: 25/69
(912 and 918-920 Ponce De Leon Boulevard East, and 100 Calabria Avenue)

Henry Paper, Alliance Starlight I, LLC - Applicant
Alliance Starlight I, LLC - Owner
Salazar Architectural Group - Architect

APPLICANT'S PROPOSAL: In connection with the proposed six (6) story, Mediterranean style apartment building to be located at the subject property, the Applicant requests the following variance(s) and a ruling pursuant from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a front setback of eight (8'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building to have a front setback of twenty-five (25'-0") feet as required by Section 3-4 (h)1 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have an interior side setback of zero (0'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building to have an interior side setback of sixteen (16'-0") feet as required by Section 3-4 (h)2 of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a side street setback of four feet, ten inches (4'-10") on Galiano Street, four feet, three inches (4'-3") on Santillane Avenue and ten (10'-0") feet on Calabria Avenue vs. the proposed six (6) story, Mediterranean style apartment building to have a side street setback of twenty-one (21'-0") feet as required by Section 3-4 (h)3 of the Coral Gables "Zoning Code."
4. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a rear setback of thirteen feet, eight inches (13'-8") vs. the proposed six (6) story, Mediterranean style apartment building to have a rear setback of twenty-six (26'-0") feet as required by Section 3-4 (h)4 of the Coral Gables "Zoning Code."
5. Grant a variance allowing the front underground parking structure/accessory deck of the proposed six (6) story, Mediterranean style apartment building to have a setback of eight (8'-0") feet vs. the front underground parking structure/accessory deck of the proposed six (6) story, Mediterranean style apartment building to have a setback of twenty (20'-0") feet as required by Section 3-4 (h)6.b.1 of the Coral Gables "Zoning Code."
6. Grant a variance allowing the interior side underground parking structure/accessory deck of the proposed six (6) story, Mediterranean style apartment building to have a setback of zero (0'-0") feet vs. the interior side underground parking structure/accessory deck of the proposed six (6) story, Mediterranean style apartment building to have a setback of ten (10'-0") feet as required by Section 3-4 (h)6.b.2 of the Coral Gables "Zoning Code."
7. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a side street underground parking structure/accessory deck setback of four feet, ten inches (4'-10") on Galiano Street and five feet, four inches (5'-4") on Santillane Avenue vs. the proposed six (6) story, Mediterranean style apartment building to have a side street setback of ten (10'-0") feet as required by Section 3-4 (h)6.b.3 of the Coral Gables "Zoning Code."

8. Grant a variance allowing the rear underground parking structure/accessory deck of the proposed six (6) story, Mediterranean style apartment building to have a setback of zero (0'-0") feet vs. the rear underground parking structure/accessory deck of the proposed six (6) story, Mediterranean style apartment building to have a setback of twenty (20'-0") feet as required by Section 3-4 (h)6.b.3 of the Coral Gables "Zoning Code."
9. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a total wall and fence height of seven (7'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building to have a total wall and fence height of six (6'-0") feet as required by Section 16-2(b)6 of the Coral Gables "Zoning Code."
10. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a Floor Area Ratio (FAR) of 1.9 vs. the proposed six (6) story, Mediterranean style apartment building to have a Floor Area Ratio (FAR) of 1.7 as required by Section 3-4(t) and Section 28-7 of the Coral Gables "Zoning Code."
11. Consider a waiver of Section 24-9 of the Coral Gables "Zoning Code," limiting the effective time period for a variance from six (6) months to one year.

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

APPROVED _____ DENIED _____ DEFERRED _____

7. 8632-Z

Lot(s) 5 and 6, Block 33
Coral Gables Douglas Section, PB/PG: 25/69
(214 Salamanca Avenue)

Jon Paul Bacariza - Applicant
Salamanca Developers Limited Partnership - Owner
Rodrigo Carrion, DN'A Architecture - Architect/Engineer

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

1. Grant a variance allowing the proposed four-story, Mediterranean style apartment building to have a front setback (Salamanca Avenue) of five (5'-0") feet vs. the proposed four-story, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed four-story, Mediterranean style apartment building to have a rear setback of twenty (20'-0") feet vs. the proposed four-story, Mediterranean style apartment building having a rear setback of twenty-three (23'-0") feet as required by Section 3-4(h)4 of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed four-story, Mediterranean style apartment building to have an interior side setback of ten (10'-0") feet vs. the proposed four-story, Mediterranean style apartment building having an interior side setback of thirteen (13'-0") feet as required by Section 3-4(h)2 of the Coral Gables "Zoning Code."
4. Grant a variance allowing the off-street parking to have a minimum interior side (east and west) setback of ten (10'-0") feet vs. the off-street parking having a minimum setback of fifteen (15'-0") feet on each side as required by Section 13-3(b) of the Coral Gables "Zoning Code."
5. Grant a variance allowing the proposed four-story, Mediterranean style apartment building to have a Floor Area Ratio of 1.7 (18,700 square feet) vs. the proposed four-story, Mediterranean style apartment building having a Floor Area Ratio of 1.5 (16,500 square feet) as provided for by Section 3-4(t) and Section 28-7 of the Coral Gables "Zoning Code."

6. Grant a variance to allow the proposed four-story, Mediterranean style apartment building to have eight (8) 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 Coral Gables "Zoning Code."
7. Consider a waiver of Section 24-9 of the Coral Gables "Zoning Code," limiting the effective time period for a variance from six (6) months to one year.

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 _____

8. 8633-Z

Lot(s) 13 through 26 and Lot 12 (lengthy legal), Block 18
Coral Gables Crafts Section, PB/PG: 10/40
(2800 Ponce de Leon Boulevard)

Guilford & Associates, P.A. - Applicant
Regions Bank - Owner
The Insite Group - Contractor
Carl S. Newman, P.E. - Engineer

APPLICANT'S PROPOSAL: In connection with the proposed building signage for the existing high-rise commercial office building located at the subject property, the Applicant requests the following variance from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed building signage for the existing high-rise commercial office building to have a maximum letter and logo height of thirty-six (36") inches vs. the proposed building signage for the existing high-rise commercial office building having a maximum letter and logo height of thirty (30") inches as provided for by Article 5, Division 19, Section 5-1904 (table at page 5-88) of the Coral Gables "Zoning Code."

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

APPROVED _____ DENIED _____ DEFERRED _____

9. Screen enclosure interpretation presentation

10. Election

- A.) Election of Chairperson
 - B.) Election of Vice Chair
 - C.) Election of Board Appointee
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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.