

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON NOVEMBER 3, 2008**  
**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 October 6, 2008 Recap
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**6. 8686-Z**

Lot(s): 23 and 24, Block: 123  
Coral Gables Riviera Section 10, PB/PG: 31/1  
6009 San Vincente Street

Jesse L. and Robin Wells – Applicant  
Jesse L. and Robin Wells – Owner  
Juan J. Zubillaga – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with proposed swimming pool for the single-family residence at the subject property, the Applicant requests the following variance pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed swimming pool to have a rear setback of seven feet, six inches (7'-6") vs. the proposed swimming pool to have a rear setback of ten (10'-0") feet as required by Section 4-101(D)(4)(c) and Section 5-108(D)(1) 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 \_\_\_\_\_

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**7. 8688-Z**

Lot: 1, Block: 22  
Cocoplum Section 2, Plat E, PB/PG: 131/76  
10 Tahiti Beach Island Road

Kira and Neil Flanzraich, Trustees – Applicant  
Kira and Neil Flanzraich, Trustees – Owner  
James Smith, AIA – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with proposed raised generator enclosure for the single-family residence at the subject property, the Applicant requests the following variance pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed raised generator enclosure to have a five (5'-0") feet side setback vs. the proposed raised generator enclosure to have a side setback of fifteen (15'-0") feet as required by Section A-23(D), Plat E (1) 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 \_\_\_\_\_

**8. 8691-Z**

Lot(s): 1 through 10 inclusive less east .10 feet of Lot 10  
and Lots 39 through 48 inclusive less east 7.38 feet of Lot 39  
and portion of 20 feet alley lying west of west Lot east 7.38 feet of Lot 39 extending north

Lot(s): 25 through 38 less west 12.62 feet of Lot 38  
and less beginning 12.62 feet east of northwest corner of Lot 38 through east 15 feet  
southwesterly east Lot of west 12.62 feet of Lot 38 north 15 feet to POB, Block: 27

Coral Gables Section K, PB/PG: 8/33  
396 Alhambra Circle and 301 Giralda Avenue

W. Tucker Gibbs, Esq. – Applicant  
Eduardo Avila 396 Alhambra LLC – Owner  
Julio S. Diaz– Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with proposed parking lifts, tandem parking, and temporary use of off-site parking for the commercial building at the subject property, the Applicant requests the following variances and waiver pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow for the use of approximately ninety-eight (98) parking lifts and twenty-one (21) tandem parking spaces in the new parking garage vs. the parking space(s) being provided as required by Section 13-2(b)(c) of the Coral Gables "Zoning Code."
2. Grant a variance to allow for the temporary use of off-site parking for the portion of the building that is occupied during the renovations of the existing building, and the demolition and reconstruction of the existing parking garage vs. providing parking on-site or off-site within five hundred (500'-0") feet of the subject property as required by Sections 13-1(a) and 13-3(c) of the Coral Gables "Zoning Code."
3. Consider a waiver of Section 24-9 of the Coral Gables "Zoning Code," limiting the effective time period for a variance(s) from six (6) months to one (1) year.

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 \_\_\_\_\_

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**9. Approval of Board of Adjustment hearing schedule for 2009**

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THE CITY OF CORAL GABLES  
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez  
Acting 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.