

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON JUNE 5, 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 May 1, 2006 Recap

6. 8572-Z

Lot: 65, Block: 2  
Coral Bay Section "A", PB/PG: 57/97  
(12500 Ramiro Street)

J. Carlos and Danielle Santeiro - Applicant(s)  
J. Carlos and Danielle Santeiro - Owner(s)  
Mirtha Lopez-Mata, Architect - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed gazebo for the existing single-family residence 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 allowing the proposed gazebo to have a five (5'-0") foot side setback which provides a total side setback of ten (10'-0") feet vs. the proposed gazebo for the existing single-family residence to have a total side setback of a twenty (20%) percent width of the lot as required by section 3-1(f)2 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed gazebo to have rear waterway setback of thirteen (13'-0") feet vs. the proposed gazebo for the existing single-family residence to have a rear waterway setback of twenty-five (25'-0") feet as required by Section 4-25(d) of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed gazebo to have a nine foot, seven inch (9'-7") front setback vs. the proposed gazebo for the existing single family residence to have a front setback of fifteen (15'-0") feet as required by section 4-25(b) 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 variances being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

7. 8578-Z

Lot: 1, Block: 3  
Old Cutler Bay Section 1, PB/PG: 78/57  
(670 Solano Prado)

Coastal Development Consultants, Inc. - Applicant  
Jorge M. Cabrera and Maria Eiroa - Owner(s)  
John Omslaer, P.E. - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed boat dock 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 to allow the proposed boat dock to extend eight (8'-0") feet as measured from the bank vs. no dock shall be constructed over or in any canal, lake or more than five (5'-0") feet outward from the bank as provided by Section 17-1(a) 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. 8581-Z**

Block: 12 and 14 and alley - Lengthy Legal  
Coral Gables Industrial Section, PB/PG: 28/22  
(4425 Ponce de Leon Boulevard)

Patrick Valent, R.A., Behar Font & Partners, P.A. - Applicant  
Merrick Park LLC - Owner  
Behar Font & Partners, P.A. - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed signage 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 signage to be located at the side elevation (Ruiz Avenue) of the existing commercial building vs. only one sign per street right-of-way as provided by Section 18-7 of the Coral Gables "Zoning Code."

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APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

**9. 8582-Z**

**DEFERRED**

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

John H. Gregory, Welbaum Guernsey Hinstib 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.

**10. 8583-Z**

Lot(s): 16 and 17, Block: 177  
Coral Gables Riviera Section 6, PB/PG: 20/79  
(1515 Zuleta Avenue)

Shirley Dennis-Escoffier - Applicant  
Marcel and Shirley Escoffier- Owner(s)  
Wayne Dennis - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed addition for the existing 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 flat roof covered terrace addition to the existing single-family residence to have a lot coverage of 37.20 percent (3720.73 square feet) vs. the proposed flat roof covered terrace addition to the existing single-family residence to have a maximum lot coverage of 35 percent (3500 square feet) as provided by Section 3-1(k) of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed landscape open space to be approximately 28 percent (2,800 square feet) vs. the proposed landscape open space to be a minimum of 40 percent (4,000 square feet ) as required by Section 3-1(o) of the Coral Gables "Zoning Code."

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APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

**11. 8584-Z**

Lot(s): 18 and 19, Block: 36  
Coral Gables Crafts Section, PB/PG: 10/40  
(311 Santander Avenue)

Marshall Bellin, Bellin & Pratt Architects LLC - Applicant  
Bert A. and Laura McNaughton - Owner(s)  
Bellin & Pratt Architects LLC - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed two-story duplex 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 to allow the proposed two-story duplex building at the described property vs. a duplex building constructed on the described property shall be restricted to a one-story bungalow style duplex as required by Section 4-36(b)1.b of the "Zoning Code."
2. 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 the duplex shall be located in the rear yard (not including the side street setback) or between the building and the side interior property line or a combination of the two mentioned areas as provided by Section 13-3(a) of the "Zoning Code."
3. 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.

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. 8585-Z**

Lot(s): 20 and 21, Block: 36  
Coral Gables Crafts Section, PB/PG: 10/40  
(315 Santander Avenue)

Marshall Bellin, Bellin & Pratt Architects LLC - Applicant  
Bert A. and Laura McNaughton - Owner(s)  
Bellin & Pratt Architects LLC - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed two-story duplex 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 to allow the proposed two-story duplex building at the described property vs. a duplex building constructed on the described property shall be restricted to a one-story bungalow style duplex as required by Section 4-36(b)1.b of the "Zoning Code."
2. 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 the 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 areas as provided by Section 13-3(a) of the "Zoning Code."
3. 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.

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. 8586-Z**

Lot(s): 9 and 10, Block: 23  
Coral Gables Douglas Section, PB/PG: 25/69  
(10 Antilla Avenue)

Marshall Bellin, Bellin & Pratt Architects LLC - Applicant  
10 Antilla LLC - Owner  
Bellin & Pratt Architects LLC - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed six-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 to allow eight (8) of the off-street parking spaces to be provided on four (4) mechanical parking lifts vs. the parking spaces being provided as required by Section 13-2(c) of the "Zoning Code."
2. 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."
3. Consider a waiver of the 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 \_\_\_\_\_

**14. 8588-Z**

Lot(s): 4  
French Estates, PB/PG: 66/90  
(4900 Hammock Park Drive)

William F. Arthur - Applicant  
Darryl T. and Lynsey A. Robinson - Owner(s)  
William F. Arthur - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed addition to the existing single-family residence at the subject property, the Applicant requests the following variance and ruling(s) 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 request to allow the proposed addition to the existing single-family residence to have lot coverage of twenty percent (6898 square feet) vs. the proposed addition to the existing single-family residence to have maximum lot coverage of fifteen percent (5069 square feet) as provided by Section 4-56(d) of the "Zoning Code."
3. Consider a waiver of the Section 24-9 of the "Zoning Code" limiting the effective time period for a variance from six (6) months to one (1) year.
- 4.

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 \_\_\_\_\_

15. Election

A.) Election of Chairperson

B.) Election of Vice Chair

C.) Election of Board Appointee

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.