

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON SEPTEMBER 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 July 10, 2006 Recap

6. **8592-Z** 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 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 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. **8593-Z** Lot(s) 3 and 4, Block 106
Coral Gables Biscayne Bay Section 1, Plat A, PB/PG: 25/63
(500 Santurce Avenue)

Carlos de Leon, 500 Santurce, LLC - Applicant
500 Santurce, LLC - Owner
Davis Engineers P.A. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed swimming pool/spa 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 allowing the proposed swimming pool/spa to be located in the area between the street and the main residence 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 residence, as provided by Section 5-12(I) and 5-25(d) of the Coral Gables "Zoning Code."

2. Grant a variance allowing the proposed swimming pool/spa to be visible in both the front and side elevation vs. the proposed swimming pool not be visible in both the front and side elevation, as provided by Section 5-12(h) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

8. 8598-Z

Lengthy Legal
MacFarlane Homestead
(215 and 251 South Dixie Highway)

Laura L. Russo for Coral Gables Ford - Applicant
Gables Station, LLC - Owner
Molina & Narcisse, Inc. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed temporary car sales office trailer 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 to allow for a temporary car sales office trailer vs. a car sales office facility being in a permanent building with exterior walls constructed of concrete as required by Section 21-1 of the "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

9. 8599-Z

Lot(s): 37 through 48, Block: 8
Coral Gables Section K, PB/PG: 8/33
(327 through 345 Majorca Avenue)

Marshall Bellin - Applicant
Casa Majorca Development Group, LLC - Owner
Bellin & Pratt Architects, LLC - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed the proposed six (6) story Mediterranean style apartment building to be located at the subject property, the Applicant requests the following variance(s) 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 to allow the proposed cantilevered open balcony to project into the required setback below 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 _____

10. 8600-Z

Lot(s): 14 and 15, Block: 9
Coral Gables Country Club Section 1, PB/PG: 8/108
(2920 Columbus Boulevard)

Phillipe J. Logue - Applicant
Phillipe J. and Teresa Logue - Owners
Amaro Taquechel and Associates - 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) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed addition for the existing single-family residence to have 4620 square feet (36.6%) of ground coverage vs. the proposed addition for the existing single-family residence to have a maximum of 4410 square feet (35 %) of ground coverage as provided by Section 3-1(k) of the "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

11. 8601-Z

DEFERRED

Lot(s): 15 and north 50 feet of Lot 16, Block: 96
Coral Gables Country Club, Part 5, PB/PG: 23/55
(4301 Santa Maria Street)

Francisco Carrera-Justis - Applicant
Francisco and Elisa Carrera-Justis - Owner
Portuondo Perotti Architects, Inc. - Architect/Engineer

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

1. Pursuant to Ordinance No. 2005-32, Section 2, Table 1, Item 6 - Special Case of the Coral Gables "Zoning Code," the applicant is requesting a review and approval by the Board of Adjustment after the residence was first recommended for approval by the Board of Architects.

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12. 8602-Z

DEFERRED

Lot(s): 17, Block: 3
Coral Gables Hammock Lake Park, PB/PG: 44/87
(4995 Hammock Lakes Drive)

Jorge L. Hernandez - Applicant
Jeffrey and Caterina Bartel - Owner
Jorge L. Hernandez - 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 8845.00 square feet (22%) vs. the proposed single-family residence to have a maximum lot coverage of 6092.40 square feet (15%) as provided by Section 4-56(d) of the "Zoning Code."
2. Grant a variance to allow the proposed single-family residence to have a rear yard area lot coverage of 1,197 square feet (6 %) vs. the proposed single-family residence to have a maximum rear yard lot coverage of 977 square feet (5%) as provided by Section 4-94(c) of the "Zoning Code."

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13. 8603-Z

Lot(s): 9 through 12, Block: 12
Coral Gables Douglas Section
(912 and 918 through 920 Ponce de Leon Boulevard East, and 100 Calabria Avenue)

Alliance Starlight 1, LLC - Applicant
Alliance Starlight 1, 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 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 allowing the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a front setback of five (5'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a front setback of twenty (20'-0") feet as required by Section 3-4(h)6 of the "Zoning Code."
3. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a interior side setback of zero (0'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a interior side setback of ten (10'-0") feet as required by Section 3-4(h)6 of the "Zoning Code."
4. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a rear setback of zero (0'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a rear setback of twenty (20'-0") feet as required by Section 3-4(h)6 of the "Zoning Code."
5. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a front setback of fifteen feet, four inches (15'-4") 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 "Zoning Code."
6. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a interior side setback of eight (8'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building to have a interior side setback of sixteen (16'-0") feet as required by Section 3-4(h)2 of the "Zoning Code."

7. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building to have a side street setback of five (5'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building to have a front setback of twenty-one (21'-0") feet as required by Section 3-4(h)3 of the "Zoning Code."
8. 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(h)t and 28-7(b) and (c) of the "Zoning Code."
9. 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 _____

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.