

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON DECEMBER 4, 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 November 6, 2006 Recap
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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 single-family residence, gazebo and swimming pool 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 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.

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7. 8605-Z

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 \_\_\_\_\_

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**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 AIA - Applicant  
Mirmac Partners LLC - Owner  
Nelson de Leon AIA, Locus Architecture Inc. - Architect

**APPLICANT'S PROPOSAL:** In connection with the proposed commercial structure 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 landscape open space for the proposed commercial structure to be zero (0'-0") feet wide on Miracle Mile vs. the proposed landscape open space for the proposed commercial structure to be five (5'-0") feet wide on Miracle Mile as required by Section 3-6(u) of the Coral Gables "Zoning Code."
2. Grant a variance to allow cladding material on the proposed front facade 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."

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

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**9. 8607-Z** **DEFERRED**

Lot(s): 1 through 3, Block: 1  
Coral Gables Section K, PB/PG: 30/60  
(343 Madeira Avenue)

Pedro Garcia- Applicant  
Rasp Development Inc. - Owner  
Form Group, Inc. - Architect

**APPLICANT'S PROPOSAL:** In connection with the proposed four-unit, Mediterranean style townhouse project 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 four-unit, Mediterranean style townhouse building to have a front setback (Madeira Avenue) of nineteen feet, four inches (19'-4") vs. the proposed four-unit, Mediterranean style townhouse building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(f)1 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed four-unit, Mediterranean style townhouse building to have an interior side setback of five (5'-0") feet vs. the proposed four-unit, Mediterranean style townhouse building having an interior side setback of ten (10'-0") feet as required by Section 3-4(f)2 of the Coral Gables "Zoning Code."

3. Grant a variance allowing the proposed four-unit, Mediterranean style townhouse building to have a rear setback of nine feet, four inches (9'-4") vs. the proposed four-unit, Mediterranean style townhouse building having a rear setback of fifteen (15'-0") feet as required by Section 3-4(f)3 of the Coral Gables "Zoning Code."
4. Grant a variance allowing one parking space to be located at the front of the property vs. no parking for apartments shall be permitted in the front setback area as provided by Section 13-13(a) of the Coral Gables "Zoning Code."

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**10. 8611-Z** Lot(s): 36 through 40, less northwesterly 6.5 feet for right-of-way, Block: 1  
Golden Gate, PB/PG: 21/46  
(350 South Dixie Highway)

Ubaldo De La Riva - Applicant  
Clause and Jessica Ettensberge - Owner  
Kenneth Butts - Architect

**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 the 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 \_\_\_\_\_

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**11. 8612-Z** Lot(s): 7 and 33.36 feet of Lot 6, Block: 121  
Coral Gables Riviera Section 10, PB/PG: 31/1  
(430 Daroco Avenue)

F.W. Zeke Guilford, Esq., Guilford & Associates, P.A. - Applicant  
Edgar Fernandez - Owner  
Ruben Travieso - Architect

**APPLICANT'S PROPOSAL:** In connection with the proposed remodeling to 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 remodeling to the existing single-family residence to have ground coverage of 37% (3110.00 square feet) vs. buildings or structures designed for R-Use, shall not occupy more than 35% (2,918 square feet) of ground coverage of the building site upon which the building or structure is erected, as provided by Section 3-1(k) of the Coral Gables "Zoning Code."

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

**12. 8613-Z**

Lot(s): 7 and north half of Lot 8, Block: 18  
Coral Gables Section D, Revised Plat, PB/PG: 25/74  
(2507 San Domingo Street)

Albert Poza, R.A.- Applicant  
Roldan Guillen, Jr. and Michelle A. Guillen - Owner  
Albert Poza, R.A.- 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(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed addition to the existing single-family residence to have a total side setback of thirteen feet, seven inches (13'-7") vs. the proposed addition to the existing single-family residence to have a total side setback of fifteen (15'-0") feet as required by Section 3-2(f) 2 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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**13. 8614-Z**

Lot(s): 5 and west 25 feet of Lot 6, Block: 7  
Coral Gables Granada Section, Revised, PB/PG: 8/113  
(826 Ortega Avenue)

Deborah and Matthew Dietz - Applicant  
Deborah and Matthew Dietz - Owner  
Kenneth Pfeiffer, P.E. - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed swimming pool 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 swimming pool for the existing single-family residence to have a side setback of 10.67 feet (10'-8") from the property line vs. the proposed swimming pool for the existing single-family residence to have a side setback of fifteen (15'-0") feet from the side property line as required by Section 5-12(d)2 of the Coral Gables "Zoning Code."

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

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**14. 8616-Z**

Lot(s) 9-12, Block 9  
Coral Gables Section K, PB/PG: 8-33  
(328 Majorca Avenue)

Ariel Gutierrez, Sol Majorca LLC - Applicant  
Sol Majorca LLC - Owner  
Pascual Perez Kiliddjian & Associates, Inc. - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed five-story, Mediterranean style apartment building 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. 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 five-story, Mediterranean style apartment building to have a front setback (Majorca Avenue) of twenty (20'-0") feet vs. the proposed five-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."
3. Grant a variance allowing the proposed five-story, Mediterranean style apartment building to have a rear setback of twenty (20'-0") feet vs. the proposed five-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."
4. Grant a variance allowing the off-street parking to have a minimum interior side setback of four feet, six inches (4'-6") on one side and five (5'-0") feet on the other side vs. the off street-parking having a minimum setback of fifteen (15'-0") feet on each side as required by section 13-13(b) of the Coral Gables "Zoning Code."
5. Grant a variance allowing some of the required off-street parking spaces to be located in the front setback area vs. the required off-street parking spaces not being located in the front setback area as required by Section 13-3(a) of the Coral Gables "Zoning Code."
6. Grant a variance allowing the proposed five-story, Mediterranean style apartment building to have a Floor Area Ratio of 1.9 vs. the proposed five-story, Mediterranean style apartment building having a Floor Area Ratio of 1.6 as provided for by Section 3-4(t) and 28-7 of the Coral Gables "Zoning Code."

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

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THE CITY OF CORAL GABLES  
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.