

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON JUNE 4, 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 May 7, 2007 Recap
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6. **8621-Z** Lot(s): 1 through 7, Block: 15
Coral Gables Section "L", PB/PG: 8/85
(2001 Galiano Street, 20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle)

GAN Group, LLC and Mario Garcia-Serra, Greenberg Traurig, P.A. - Applicant
GAN Group, LLC - Owner
Bernard Zyscovich - Architect

APPLICANT'S PROPOSAL: In connection with the proposed eight-story, Mediterranean style apartment building 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 existing auxiliary structure to be located in the area between the street and the principal building vs. no accessory or auxiliary building or structures may be located in the area between the street and the principal building or any part thereof as required by Section 4-103D6(a) and (b), and Section 5-101(B) and (C) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the existing auxiliary structure to have a side street setback of approximately three feet, nine inches (3'-9") from the property line (Navarre Avenue) vs. the existing auxiliary building to have a side street setback of twenty (20'-0") feet from the property line as required by Section 4-103D5(b)ii(b) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed swimming pool to be located closer to the side street (Galiano 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 4-103D6(a) and (b), Section 5-108D1, and Section 5-108I 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 _____

7. **8626-Z** **DEFERRED**

Lot(s): 3, Block: 20
Coral Gables Section "E" Revised, PB/PG: 8/86
(1620 Ferdinand Street)

Pedro Amador and Xinia Foster - Applicant
Pedro Amador and Xinia Foster - Owner
Ruben Pujols - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed rear covered terrace addition for the existing single-family residence 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 covered terrace for the existing single-family residence to have a ground coverage of 40 % (2,428 square feet) vs. the proposed covered terrace for the existing single-family residence to have a ground coverage of 35 % (2,083 square feet) as provided for by Section 3-1(K) of the Coral Gables "Zoning Code."

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8. 8629-Z

Lot(s): 1 through 5 and 17 through 22, Block: 36
Coral Gables Douglas Section, PB/PG: 25/69
(1505 Ponce de Leon Boulevard and 126 Menores Avenue)

F.W. Zeke Guilford, Guilford & Associates, P.A.- Applicant
Sunkap Coral Gables LLC - Owner
Wolfberg Alvarez - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed senior living facility, mixed-use development at the subject property, the Applicant requests the following ruling and variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to permit the proposed senior living facility, mixed-use development to calculate off-street parking spaces as set forth in Section 3-12(h) entitled Group Homes, Assisted Living Facility vs. Sections 3-5(b)7 and 13-6 of the Coral Gables "Zoning Code."
2. Grant a variance to permit the proposed senior living, mixed-use development to exclude from the Floor Area Ratio calculation, the lobby, hallways and stairwells pursuant to Section 3-6(z)(bb) 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 from six months to one (1) year.

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APPROVED _____ DENIED _____ DEFERRED _____

9. 8636-Z

Lot(s): 22, Block: 3
Coral Gables Old Cutler Bay Section 4-A, PB/PG: 84/6
(530 Marquesa Avenue)

David W. Johnson, AIA - Applicant
Sergio Akselrad - Owner
David W. Johnson, AIA - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed "Hardiplank" siding for the proposed single-family residence 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 request to allow the proposed "Hardiplank" siding for the proposed single-family residence at the subject property vs. wood siding shall be permitted on the exterior walls of single-family residences in the area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road as provided by Section 21-2(a) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

10. 8637-Z Lot(s): 1 through 6 inclusive, and 23 through 27 inclusive, Block: 206 A
Coral Gables Riviera Section 14 Second Revision, PB/PG: 28/32
(6800-04 Nervia Street and 6851 Yumuri Street)

Laura Russo, Esq., Russo & Baker, P.A. - Applicant
Laro Inc. of Coral Gables - Owner
Stephen P. Maslan, P.E. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed detached, freestanding, shelter canopy 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 one freestanding, shelter canopy on a Special-Use property vs. no provisions exist for freestanding, shelter canopies for S-Zone properties as provided for by Section 20-1(g)(3) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

11. 8638-Z Lot(s): 1 through 10 and 26 through 34, Block: 203
Coral Gables Riviera Section 14 Second Revised Plat, PB/PG: 28/32
(6705 Red Road)

Laura Russo, Esq., Russo & Baker, P.A. - Applicant
Venera Holdings, LLC - Owner
J. Feldman Signs - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed wall mounted sign for the existing commercial 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. Grant a variance allowing the proposed building signage for the mid-rise commercial building 97.1 feet or more in height to have a minimum wall mounted sign height of twenty-four (24'-0") feet vs. the proposed building signage for the mid-rise commercial building 97.1 feet or more in height to have a minimum wall mounted sign height of ninety-seven (97'-0") feet as provided for by Article 5, Division 19, Section 5-1904 of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

12. 8639-Z **DEFERRED**

Lot(s): 7 and west 15 feet of Lot 8, Block: 34
Coral Gables Section "B", PB/PG: 5-111
(816 Castile Avenue)

Alfred and Mary Schaer - Applicant
Alfred and Mary Schaer - Owner
Eduardo Llano - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed addition/remodeling 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 addition/remodeling for the existing single-family residence to have a maximum floor area factor of 3,558.33 square feet vs. the proposed addition/remodeling for the existing single-family residence to have a maximum floor area factor of 3,494 square feet as provided by Section 4-101D(10) of the Coral Gables "Zoning Code."

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- 13. 8640-Z** Lot(s): 25, 26 and northwesterly 15 feet of alley lying southeasterly and adjacent to Lots 25 through 30, and Lots 27, 28, 29 and 30, and Lots 55 through 60 inclusive and 15 feet strip lying northwesterly and adjacent, All of Block 17 Coral Gables Industrial Section, PB/PG: 28/22 (4535 Ponce de Leon Boulevard and 298-300 Granello Avenue)

Behar Font & Partners, P.A. - Applicant
H & H Yeung Corporation and Overlay Partners, Inc.- Owner
Behar Font & Partners, P.A. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed eight-story, Mediterranean style, mixed-use building at the subject property, the Applicant requests the following rulings pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a "Zoning Code" clarification for buildings as it pertains to Section 4-303D 1 (b) which states: Minimum parcel of land; greater than forty-five (45'-0") feet in height shall provide a minimum of two hundred (200'-0") feet of primary street frontage and an area of twenty thousand (20,000) square feet.
2. Consider a "Zoning Code" clarification of Section 5-1402 A.3 regarding geometric standards for parking and vehicular use areas which states: 90 degree parking spaces shall be setback an additional one (1'-0") foot from walls.

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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 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.