

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON SEPTEMBER 8, 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 August 4, 2008 Recap
- 

6. 8677-Z

Lot(s): 77, Block: 2  
Old Cutler Bay Section 4, PB/PG: 82/34  
360 Solano Prado

Robert S. Fine, Esq. – Applicant  
Robert S. Fine and Isabel Fine – Owner  
Raul Sotolongo – Architect/Engineer

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

1. Grant a variance allowing the proposed single-family residence to have a west side setback distance of six (6'-0") feet vs. the proposed new single family residence maintaining a minimum side setback distance of ten (10'-0") feet as required by Section 4-101(D) and A-72 (A)(2) of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed mechanical equipment, specifically air conditioning units and pool equipment to have a side setback distance of six (6'-0") feet vs. the proposed mechanical equipment maintaining a minimum side setback distance of ten (10'-0") feet as required by Section 4-101(D), A-72 (A)(2) and 5-1804 of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed building site to provide a landscape open space of seven thousand three hundred fifty-six (7,356) square feet (37.21%) of the site area vs. the proposed landscape open space to be a minimum of seven thousand nine hundred eight (7,908) square feet (40%) of the site area as required by Section 5-1105 (B)(1) of the Coral Gables "Zoning Code."
4. Grant a variance allowing the proposed single-family residence to have a standing seam metal roof vs. pitched roofs shall be constructed of vitrified clay tile, concrete tile, cement tile, coral rock slabs, slate, white Bermuda roof or copper as required by Section 5-1601 and 5-1605 of the Coral Gables "Zoning Code."
5. Grant a variance allowing the proposed single-family residence to have an exterior wall facing material of Hardy Plank siding vs. wood facings 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 5-607 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. 8680-Z**

Lot: 14, Block: 17  
Coral Gables Section B, PB/PG: 5/111  
601 Navarre Avenue

Kara Kautz – Applicant  
Thomas R. Mooney and Gilda M. Batlle – Owner  
N/A – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with an appeal of the approval of a permit for the installation of a painted copper roof for the single-family residence at the subject property, the Applicant requests the following appeal pursuant to the provisions of Ordinance No. 1525 as amended and known as the “Zoning Code.”

1. Consider a request for an appeal of the approval of a permit by the Building Official for the installation of a painted copper roof for the property located at 601 Navarre Avenue, Coral Gables, Florida pursuant to Section 3-604 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. 8681-Z**

Lot: 14, Block: 17  
Coral Gables Section B, PB/PG: 5/111  
601 Navarre Avenue

Thomas R. Mooney and Gilda M. Batlle – Applicant  
Thomas R. Mooney and Gilda M. Batlle – Owner  
Z.W. Jarosz Architect, P.A. – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed standing seam metal roof 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 allowing the proposed single-family residence to have a standing seam metal roof vs. pitched roofs shall be constructed of vitrified clay tile, concrete tile, cement tile, coral rock slabs, slate, white Bermuda roof or copper as required by Section 5-1601 and 5-1605 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 \_\_\_\_\_

---

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.