

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON MARCH 7, 2011**  
**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 February 7, 2011 Recap
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6.

**BA-11-01-5861**

**(230 Edgewater Drive)**

Legal Description: Lengthy

Folio No. 03-4129-000-0030

Kirk Lofgren – Applicant

Ruby Clay (Trust) – Owner

Denis Solano, P.E. – Engineer

**APPLICANT'S PROPOSAL:** In connection with the existing dock, for the single family residence at the subject property, the Applicant requests the following variance pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the “Zoning Code.”

- 1) Grant a variance to allow the proposed dock to extend outward from the bank ten and a half (10.5') feet vs. no dock, wharf or similar structure shall be constructed more than five (5'0”) feet outward from the bank as allowed by Section 5-802 (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 \_\_\_\_\_

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7.

**BA-11-02-4832**

**(7550 Old Cutler Road)**

Lots: 10 & 11, Block: 101

Coral Gables Biscayne Bay Sec.1 PL A, PB/PG: 25/63

Liana Cabrera – Applicant

Jesus and Liana Cabrera – Owners

Jorge L. Hernandez – Architect

**APPLICANT'S PROPOSAL:** In connection with the proposed single family residence at the subject property, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the “Zoning Code.”

- 1) Grant a variance to allow a portion of the proposed two story residence to maintain a minimum rear setback of five (5'0”) feet vs. a minimum rear setback of ten (10'0”) feet shall be maintained and required on all buildings as required by Section 4-101 (D) (4) (c) of the Coral Gables “Zoning Code.”
- 2) Grant a variance to allow the mechanical equipment to maintain a minimum rear setback of five (5'0”) feet vs. Air-Cooled condensing and/or compressor equipment which is a part of an air-conditioning system or a water cooling tower, and any other type of mechanical equipment or apparatus installed on or attached to premises shall meet setback requirements for the principal structure as required by Section 5-1804 (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 \_\_\_\_\_

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8.

**BA-11-02-5139**  
**(1713 Cortez Street)**  
Lots: 3 & 4, Block: 16  
Coral Gables Sec. B, PB/PG: 5/111  
Renata Benedini – Applicant  
Jonathan Bell and Renata Benedini – Owners  
Carlos J. Bravo – Architect

**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 pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the “Zoning Code.”

- 1) Grant a variance to allow the existing three (3’0”) feet masonry wall with an additional one (1’0”) foot of metal picket on top and four (4’0”) feet of concealing landscape to be used for screening from street view vs. in all cases where a swimming pool is constructed which will be visible from a street, a four (4’0”) foot wall shall be erected upon the premises between the street and the swimming pool as required by Section 5-108 (E).

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 \_\_\_\_\_

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THE CITY OF CORAL GABLES  
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez  
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 should contact Glenn Kephart, Public Works Director at (305) 460-5001, with requests for auxiliary aids or services at least one business day before 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.