

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON MAY 16, 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.

BA-11-03-5802
(215-251 S. DIXIE HIGHWAY)
Lengthy Legal Description
Guilford & Associates, P.A. – Applicant
Gables Station, LLC – Owner

APPLICANT'S PROPOSAL: In connection with the proposed signage for the commercial building 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. To allow a cabinet parking garage entrance/exit identification sign that is ten (10’0”) feet from grade in association with the principal building, to provide the word “**park**” and to project one foot six (1’ 6”) inches from a column along US1 vs. a non-cabinet parking garage entrance/exit signs in association with the principal building shall be within ten (10’0”) feet of top of garage opening and project twelve (12”) inches maximum from the wall surface with the sign text of “Entrance” and “Exit” and shall be proportionate to the façade on which it is located pursuant to Section 5-1904 of the Coral Gables “Zoning Code.”
2. To allow a cabinet parking garage entrance/exit identification sign (**Gables Station**) in association with the principal building, to provide one (1) building name sign that is twelve feet seven (12’ 7”) inches measured from grade and to project seven feet six (7’ 6”) inches from a column along US1 vs. non-cabinet parking garage entrance/exit signs in association with the principal building to provide one (1) building name, which shall be within ten (10’0”) feet of top of garage opening and project twelve (12”) inches from the wall surface pursuant to Section 5-1904 of the Coral Gables “Zoning Code.”
3. To permit **two** tenant logo panels one on the Northeast elevation facing US1 and one on the Southwest elevation facing US1, to have a height of between thirty- nine feet six (39’ 6”) inches and eighty- four feet ten (84’ 10”) inches for tenants not located on the street level vs. one per street level tenant per street right of way frontage having a maximum height of eighteen (18’0”) feet pursuant to Section 5-1904 of the Coral Gables “Zoning Code.”

4. To allow street level tenant signage to be designed in a cabinet style vs. cabinet signs are prohibited pursuant to 5-1902 (D) (4) of the Coral Gables “Zoning Code.”
5. To allow signs to be illuminated along US1 within five hundred (500) feet of a residential zone vs. illuminated signs located within five hundred (500) feet of a residential zone, and which are visible from such residential zone, shall be turned off not later than 10:00pm each night pursuant to Section 5-1903(C) of the Coral Gables “Zoning Code.”
6. To allow the variance to continue in perpetuity and not be tenant specific vs. any variance granted under this Code shall become null and void and no further effect twelve (12) months from and after the date of the approval granting the same, unless within such period of twelve (12) months a building permit for the building or structure involved embodying the substantive matter for which the variance was granted shall have been issued; or if the use or adoption of such variance does not require the issuance of a building permit, unless the requested action permitted by the variance shall have taken place with the said twelve (12) month period. One (1) additional extension of twelve (12) months may be granted by the Development Review Official for good cause shown pursuant to Section 3-807 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** _____

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.