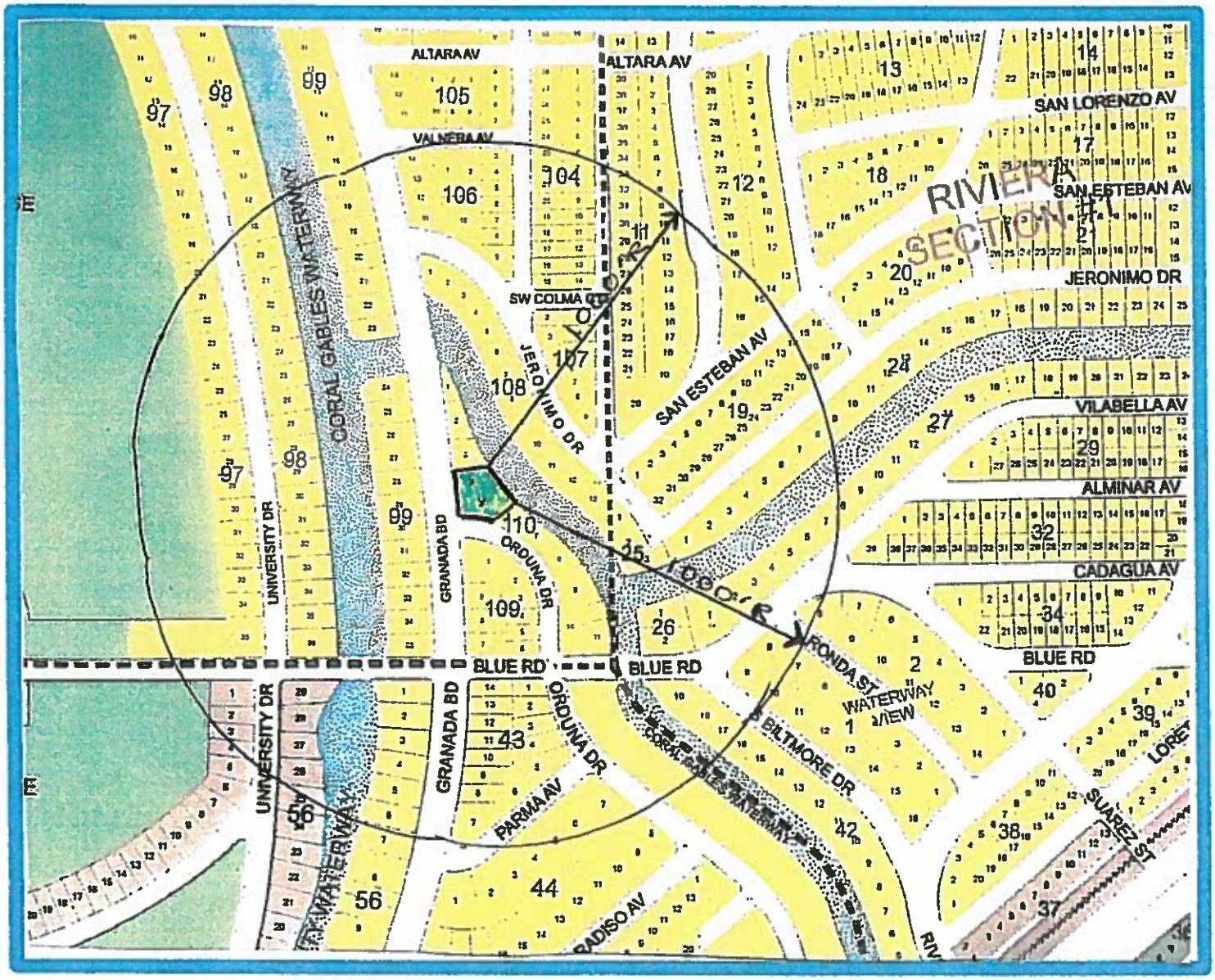
City of Coral Gables
Planning and Zoning Division
Board of Adjustment

May 4, 2015

Property Located at:
4635 Granada Boulevard

BA-14-12-3657

Consider variance requests in regard to the proposed gazebo and paver deck for the existing single family residence located at 4635 Granada Boulevard, Coral Gables, Florida.



1,000' FOOT RADIUS MAP

APPROXIMATE SCALE = 1" = 500'

PROPERTY ADDRESS: 4635 GRANADA BLVD
CORAL GABLES, FL 33146

PROPERTY LEGAL DESCRIPTION: CORAL GABLES COUNTRY CLUB SEC 5 PB 23-55 LOTS 4 & 5 AND PT OF UNDUG W/W LYG ADJ THERETO BLK 110 LOT SIZE 25000 SQUARE FEET

N

AS DESCRIBED IN EXHIBIT "A"
COUNTY OF MIAMI-DADE, FLORIDA

MAY 4, 2015 STAFF REPORT **BA-14-12-3657**

STAFF REPORT FOR 4635 GRANADA BOULEVARD

Architect/Engineer:	Manuel V. Pose, Arlotta, Bazo & Associates, Inc.
Legal Description:	Lots: 4 & 5 and Pt of Undug WW, Blk: 1 Coral Gables Country Club Sec. 5, PB/PG: 23/55
Present Owners:	Leonardo L. and Lizette V. Cornide
Present Use:	Residential
Zoning District:	Single-Family Residential (SFR)
Land Use Classification:	Residential Use (Single-Family) Low Density

APPLICANT'S PROPOSAL: In connection with the gazebo and paver deck for the existing 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 the proposed gazebo to maintain twenty feet four inches (20'4") rear setback distance from the waterway vs. a minimum of thirty five feet (35'0") rear setback distance from the waterway, lake or bay as platted as required by Sections 4-101 (D) (4) (d) and 4-101 (D) (5) of the Coral Gables "Zoning Code."

2) Grant a variance to allow the proposed paver deck to maintain fifteen feet four inches (15'4") rear setback distance from the waterway vs. a minimum of thirty five feet (35'0") rear setback distance from the waterway, lake or bay as platted as required by Section 4-101 (D) (4) (d) of the Coral Gables "Zoning Code."

BOARD OF ARCHITECTS REVIEW: Preliminary approval on February 18, 2015.

ADVERTISING: This application was advertised in the Miami Daily Business Review on April 24, 2015. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on April 24, 2015.

STAFF OBSERVATION:
The Coral Gables "Zoning Code" has specific regulations, as well as design and performance standards, to ensure that the improvement to a building site is harmonious in proportion and scale to its site area. The intent and purpose of a setback area is to maintain open and unobstructed space from the ground to the sky.

The Zoning Code allows for a variety of auxiliary structures and or accessory uses which are incidental or associated with the principal use on the site. These structures and or uses are required to maintain the same prescribed setbacks which govern the residence on the building site.

The owner is seeking variances to allow a proposed gazebo to maintain twenty feet four inches (20'4") and a paver deck to maintain fifteen feet four inches (15'4") rear waterway setback distance versus the required thirty five feet (35'0").

After review of the site, Staff could not find any extraordinary circumstances or unique features exist at the site to allow encroachment into the setback areas. Prescribed setbacks are consistently applied throughout the City considering primary residences and auxiliary and or accessory structures. An alternative design should have been considered in order to comply with the required rear setback area, in consideration with the two currently open building permits specifically for the pool, spa, additions and rear covered terrace area.

The Zoning Code is amended and modified throughout the years and the parameters currently in effect are imposed on all properties. An undue hardship exists only if the predicament is unique to the property of the applicant. This situation is not unique if it is shared by other land in the district. Staff was unable to identify any unusual or unique circumstances with the property site.

As stated in Zoning Code Section 1-103 (E), the Zoning Code was implemented to preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.

The Zoning Code is a comprehensive plan outlining the future growth and development of the community. The parameters are necessary for the public benefit and the ordinance should be observed.

The Zoning Division Staff recommends **DENIAL** of Item No. 1 and Item No. 2.

STAFF RECOMMENDATION: Pursuant to **Section 3-806 STANDARDS FOR VARIANCES** of the "Zoning Code," the Zoning Division staff finds and the Board of Adjustment shall find as follows in regard to the Applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 2007-01, as amended and known as the "Zoning Code," and makes the following Findings of Fact:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

   Does not meet the standard required for authorization of variance.

   The property site is a larger than the average size with no unusual or exceptional circumstances.

2. That the special conditions and circumstances do not result from the actions of the Applicant.

Does not meet the standard required for authorization of variance.

The installation of the gazebo and paver deck in the setback area would be a result of the construction being completed. The pool, spa, covered terrace and gazebo could all have been repositioned on the property that would not necessitate a variance.

3. That granting the variance requested will not confer on the Applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

Does not meet the standard required for authorization of variance.

Granting the variances requested to allow auxiliary/accessory structures within the required setback area without having any unusual or exceptional circumstances would confer a special privilege that is not afforded to other properties.

4. That literal interpretation of the provisions of these regulations would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations, and would work unnecessary and undue hardship on the Applicant (see also definition of "necessary hardship").

Does not meet the standard required for authorization of variance.

The Zoning Code's required setback distances are consistently applied throughout the City when considering auxiliary or accessory structures. Compliance with the setback requirements would allow the Applicant to still enjoy the rights by other properties in the area.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Does not meet the standard required for authorization of variance.

The distances encroaching into the rear setback are not minimal but significant. A different design or location should have been considered.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Does meet the standard required for authorization of variance.

Granting the variance requested will not change the use to one that is not permitted in the zoning district.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   Does not meet the standard required for authorization of variance.

   Granting the variances to allow the encroachment of the gazebo and the paver deck will not be in harmony with the general intent of the Zoning Code. The Zoning Code requires distances which maintain similar distances from the waterway for sight preservation of the waterway view.

8. The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

   Does meet the standard required for authorization of variance.

   The property is not a historic landmark or in a historic landmark district.

Based on the findings in paragraphs 1 through 8 above, the Zoning Division Staff recommends **DENIAL** of Item No. 1 and Item No. 2 of the Applicant's request.

ARTICLE 4 - ZONING DISTRICTS

Division 1. Residential Districts

Section 4-101. Single-Family Residential (SFR) District.

A. Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of harmonious proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this code.

B. Permitted principal uses and structures. The following uses are permitted:

1. Accessory dwelling.

2. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.

3. Family day care as required and defined pursuant to Florida Statutes.

4. Single-family dwellings.

5. Utility infrastructure facilities.

C. Conditional uses. The following uses are permitted in the SFR District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Private yacht basins.

D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.

2. Density. One (1) principal building per building site.

3. Facing of lots and buildings. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing

buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.

4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.

   a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.

   b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet

   c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.

   d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.

5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:

   a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.

   b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.

   c. One (1) story detached garages located in the rear yard area, with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.

6. Height of single-family residence buildings and height of special-use buildings. No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established

APPLICANT'S PROPOSAL: In connection with the proposed gazebo and rear deck 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 proposed gazebo to maintain twenty feet, four inches (20' 4") from the bank of the waterway vs. a minimum setback from the waterway of thirty-five (35) feet from the canal, waterway, lake or bay as platted as required by Section 4-101 (D)(4) and 4-101 (D)(5) of the Coral Gables "Zoning Code.

2. Grant a variance to allow the proposed rear deck to maintain fifteen feet, four inches (15'-4") from the bank of the waterway vs. a minimum setback from the waterway of thirty-five (35) feet from the canal, waterway, lake or bay as platted as required by Section 4-101 (D)(4) of the Coral Gables "Zoning Code.

February 23, 2015

VIA HAND DELIVERY

Board of Adjustment
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Letter of Intent accompanying application for a variance in connection with the proposed gazebo and deck for the existing single family residence located at 4635 Granada Boulevard.

Board of Adjustment Members:

This letter serves as a request for a variance allowing the proposed gazebo at the rear of the property facing the waterfront and for a variance allowing the proposed deck for the exising single family residence at 4635 Granada Boulevard. The subject property is located between the south of Bird Road and north of Blue Road. It has a unique characteristic of an irregularly shaped property that fronts not only Granada Boulevard and Orduna Drive, but also the Coral Gables waterway. It consists of two lots (lots 4 & 5) and the undug portion of Coral Gables waterway.

The proposed gazebo faces the Coral Gables waterway which contribute to the aethetics "harmony" of the architecture of the existing residence and the neighborhood as well. This was also determined by the Board of Architects approval. The proposed gazebo has an area of approximately of 225 square feet with a rear waterway setback from the bank of 20'-4" and the proposed deck for the gazebo and pool to have a rear waterway setback from the bank of 15'-4".

After careful study of the property, the following is the observation found. The subject residence has a required minimum setback of thirty-five feet from the rear waterway. A pool has a required minimum setback of five feet from the rear waterway. A gazebo is required to have a minimum setback of thirty-five feet from the rear waterway. Typically, a gazebo and/or cabana are built in conjunction with a swimming pool. Please note, that there are site specifics in the code that require stricter rear setbacks. Swimming pool setbacks vary from five (5) feet to up to thirty-five (35) feet. The Zoning Code mentions, *"Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course."* and *"Patios and decks surrounding pools (other than wood decks governed by Section 5-114) may extend five (5) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool itself, provided that a minimum rear setback of five (5) feet is maintained.*

In this case, the property does not have site specifics; therefore, the residence and gazebo must maintain the same required setback, while the pool is allowed to be five (5) feet from the rear waterway. Auxiliary structures are required to maintain the same setbacks as the main residence if not otherwise specified in the Zoning Code, *"Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted."*

The swimming pool setback requirements in the Zoning Code have been changed throughout the years going as much from fifty feet (50'-0") to the current code of five (5'-0"). Gazebos, however, have not been studied as to the rear waterway setbacks. Interesting enough, site specifics for auxiliary structures in the annexed properties, and other municipalities allow auxiliary structure at seven feet, six inches (7'-6") from the rear property line. After all, the pools, gazebos and cabanas are coincidental uses to each other. One does not have to walk from the gazebo that that is at thirty-five feet to a pool that is at five feet.

The irregularity shaped property face the waterfront with stricter setback for the non-habitable gazebo and deck even though the swimming pool and swimming pool setbacks are allowed to be closer to the rear. Please keep in mind a distance to allow the natural shoreline and view is being proposed.

In order to to grant a variance, an applicant must justify such variances by presenting justification for each of eight "Standards for variances", as found in Section 3-806 of the Zoning Code. Please see attached justification for the seven standards for the requested variance.

Based on the foregoing, I respectfully request favorable review of our variance requests.

Sincerely,

Leonardo Cornide

Standards for Variances

The Coral Gables Zoning Code has specific regulations as well as design performance standards to ensure the proposed gazebo and deck is in proportion as per the Zoning Code. The Coral Gables Zoning Code requires a minimum waterway rear setback of thirty-five feet from the bank. Substantial and competent evidence is submitted for your review.

1. That special conditions and circumstances exists which are peculiar to the land, structure or buildings involved and which are not applicable to other land, structure or buildings in the same zoning district.

   The irregular shaped property coupled with setbacks, is unusual due to the existing frontage on Granada Boulevard, cornered by Orduna Drive and the Coral Gables Waterway.

2. That the special conditions and circumstances do not result from the actions of the applicant.

   No action has been taken to cause the special conditions and circumstances of the property.

3. That granting the variance requested will not confer on the applicant special privilege that is denied by these regulations to other lands, building and structures in the same zoning district.

   By granting the variance, the City will allow the property to be developed in accordance with the Zoning Code as any other property. No special privilege will be conferred.

4. That literal interpretations of the provisions of these regulations would deprive the applicant rights commonly enjoyed by other properties in the same zoning districts under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

   Literal interpretation of the Zoning regulations would deprive the Applicant of an accessory use typically associated with a residential use. A gazebo and deck are typically a use associated with a pool.

5. That the variance granted is the minimum variance that would make possible the reasonable use of the land, building and structures.

   Granting the variance is the reasonable use of the land, building and structures.

6. That granting the variance will not change the use to one that is permitted in the zoning district or different land in the same district.

   Granting the variance requested will not change the use to one that is not permitted in the zoning district.

7. That the granting will be in harmony with the general intent and purpose of these regulations and that such variance will be in harmony.

   The proposed gazebo is harmonious with the typical waterway frontage properties and would not be injurious to the area involved.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

   The existing residence in conjunction with the proposed gazebo is not designated as a historic landmark or historic district.

Board of Adjustment Application

City of Coral Gables | Development Services Department | Phone# 305.460.5235

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- ☐ Appeal
- ☑ Variance
- ☐ Other: _____

Property information

Property/project name: N/A

Street address of the subject property: 4635 Granada Blvd

Property Legal Description: Lot(s): 4 and 5

Block(s): 110 A Amended plat of Coral Gables Country Club

Section(s): Part 5

Plat Book(s)/Page(s): 23 at Page 55

Has there been a Board of Adjustment hearing on the property in the last year? NO

Is this request the result of a Notice of Violation? NO

Is this request the result of a deviation from an approved set of plans? NO

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Residential Single Family Low Density

Current zoning classification(s): (SFR) Single-Family Residential

Listing of all folio numbers for subject property:

03-4119-001-6230

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Andres Alos

Telephone#: 3/778-4391 Fax#: _____ Email: Andresalos @yahoo.com

Mailing Address: 1901 Ponce de Leon Blvd., Suite 207 Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Leonardo Cornide

Telephone#: 3/799-9001 Fax#: _____ Email: _____ @ _____

Mailing Address: 4635 Granada Blvd., Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Lizette Cornide

Telephone#: _____ Fax#: _____ Email: Lcornide @miami.edu

Mailing Address: 4635 Granada Blvd, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Manuel V. Pose

Telephone#: 3/512-4042 Fax#: _____ Email: Arlottabazo @aol.com

Mailing Address: 1400 NW 107 Ave, Suite 211, Doral, FL 33172
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

BOARD OF ARCHITECT'S APPROVAL PRELIMINARY FEB. 18, 2015
AB14032244

Application received by: E Gonzalez Date: 4-2-15

Board of Adjustment Application

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
   a. Conditional uses and variances: six (6) months.
   b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
    a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
    b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: Andres Alos.
Address: 1901 Ponce de Leon blvd. suite 207 Coral Gables FL 33146	
Telephone: 3/ 778.4391	Fax:
Email: Andres Alos @ yahoo.com.	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 30 day of MARCH by 2015
(Signature of Notary Public - State of Florida) by Mr. Andres Alos.

NOTARY PUBLIC STATE OF FLORIDA
JAVIER JIMENEZ, JR.
MY COMMISSION # FF090916
EXPIRES: February 09, 2018

(Print, Type or Stamp Commissioned Name of Notary Public)
☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Property Owner(s) Signature:	Property Owner(s) Print Name: Leonardo Corride
Property Owner(s) Signature:	Property Owner(s) Print Name: Lizette Corride
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address: 4635 Granada Blvd
Coral Gables, FL 33146

Telephone: 31 799.9001 | Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 30 day of March by 2015
(Signature of Notary Public - State of Florida) by Leonardo L. Corride and Lizette Corride both personally known to me.

JAVIER JIMENEZ, JR.
MY COMMISSION # FF090916
EXPIRES: February 09, 2018

(Print, Type or Stamp Commissioned Name of Notary Public)
☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Architect(s) Signature:	Architect(s) Print Name: Manuel V. Pose
Address: 1400 NW 107 Ave STE 211 Doral, Fl 33172	
Telephone: 305-512-4042	Fax:
Email: ARLOTTABAZO@AOL.COM	

ARIEL PERALTA
MY COMMISSION # EE 088402
EXPIRES: April 27, 2015
Bonded Thru Notary Public Underwriters

SEAL

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 1st day of April by 2015
(Signature of Notary Public - State of Florida)

Manuel Venancio Pose

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced Fl ID CARD

Attachments:
A. Board of Adjustment supporting information.
B. Board of Adjustment Calendar.
C. Board of Adjustment Application Fee Schedule.
D. Certified Mailing List Service Providers.

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2015 APR -6 AM 8:54

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name: Andres Alos
LOBBYIST

Print Your Business Name: _____

Business Telephone Number: 305 778.4391

Business Address: 1901 Ponce de Leon blvd. Coral Gables, FL 33146
ADDRESS — CITY, STATE — ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Leonardo Cornide

Principal Address: 4635 Granada Blvd Telephone Number: 3/799.9001

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

_____

_____

_____

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby:

APPLICANT'S PROPOSAL: In connection with the proposed gazebo and rear deck 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 proposed gazebo to maintain twenty feet, four inches (20' 4") from the bank of the waterway vs. a minimum setback from the waterway of thirty--five (35) feet from the canal, waterway, lake or bay as platted as required by Section 4--101 (D)(4) and 4--101 (D)(5) of the Coral Gables "Zoning Code.

2. Grant a variance to allow the proposed rear deck to maintain fifteen feet, four inches (15'--4") from the bank of the waterway vs. a minimum setback from the waterway of thirty--five (35) feet from the canal, waterway, lake or bay as platted as required by Section 4--101 (D)(4) of the Coral Gables "Zoning Code.

I Andres Alos hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-1, governing Lobbying.

Print Name of Lobbyist

Signature of Lobbyist

4/2/15
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Andres Alos to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed. 1st day of April, 2015

WITNESS my Hand and Official Seal this _____.

✓ Personally Known

_____ Produced ID

JAVIER JIMENEZ, JR.
MY COMMISSION # FF090916
EXPIRES: February 09, 2018

Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20_____. Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2015 APR -6 AM 11:55

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Andres Alos
LOBBYIST

Print Your Business Name, if applicable _____

Business Telephone Number 305·778·4391

Business Address 1901 Ponce De Leon blvd. Coral Gables 33146
ADDRESS CITY, STATE ZIP CODE

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.

N/A

PRINCIPAL REPRESENTED:

NAME Leonardo Cornide COMPANY NAME, , IF APPLICABLE _____

~~BUSINESS~~ ADDRESS 4635 Granada Blvd TELEPHONE NO.: 3/799-9001

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I Andres Alos _____ hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

_____
Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Andres Alos _____ to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 6th day of April 2015.

JAVIER JIMENEZ, JR.
MY COMMISSION # FF090916
EXPIRES: February 09, 2018

_____ Personally Known

_____ Produced ID

_____
Notary Public
State of Florida

$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20_____. Entered By: _____

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/8/2014

Property Information	
Folio:	03-4119-001-6230
Property Address:	4635 GRANADABLVD
Owner	LEONARDO L CORNIDE LIZETTE V CORNIDE
Mailing Address	135 SAN LORENZO AVE #850 CORAL GABLES, FL33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 5 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,327 Sq.Ft
Lot Size	24,800 Sq.Ft
Year Built	1952

Assessment Information			
Year	2014	2013	2012
Land Value	$776,125	$532,462	$484,445
Building Value	$576,326	$506,269	$556,841
XF Value	$24,136	$24,221	$30,257
Market Value	$1,376,587	$1,062,952	$1,071,543
Assessed Value	$1,376,587	$855,147	$840,853

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$0	$50,500	$50,500
Taxable Value	$1,376,587	$804,647	$790,353
School Board			
Exemption Value	$0	$25,500	$25,500
Taxable Value	$1,376,587	$829,647	$815,353
City			
Exemption Value	$0	$50,500	$50,500
Taxable Value	$1,376,587	$804,647	$790,353
Regional			
Exemption Value	$0	$50,500	$50,500
Taxable Value	$1,376,587	$804,647	$790,353

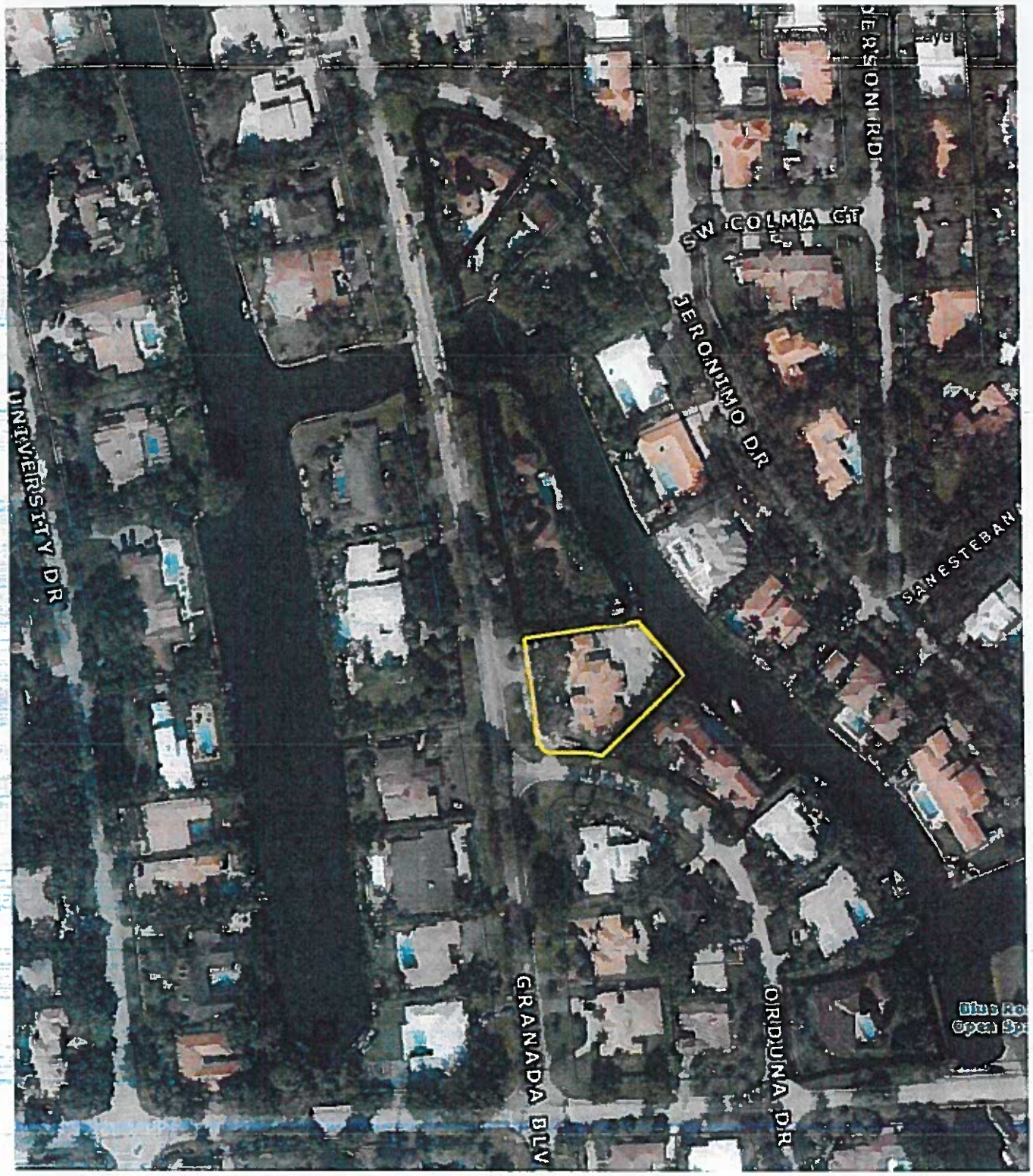
Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction		$207,805	$230,690
Homestead	Exemption		$25,000	$25,000
Second Homestead	Exemption		$25,000	$25,000
Widow	Exemption		$500	$500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/12/2013	$1,700,000	28825-2324	Qual by exam of deed
12/01/1998	$750,000	18412-3064	2008 and prior year sales; Qual by exam of deed
10/01/1995	$550,000	16946-0533	2008 and prior year sales; Qual by exam of deed
03/01/1984	$400,000	12146-0660	2008 and prior year sales; Qual by exam of deed

Short Legal Description
CORAL GABLES COUNTRY CLUB SEC 5
PB 23-55
LOTS 4 & 5 AND PT OF UNDUG W/W
LYG ADJ THERETO BLK 110
LOT SIZE 25000 SQUARE FEET

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp



2014 Aerial Photography 200ft

CFN 2013R0739998
OR Bk 28825 Pgs 2324 - 2325; (2pgs)
RECORDED 09/17/2013 14:31:21
DEED DOC TAX 10,200.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Martha Vias

Alos & Associates, P.A.
657 South Drive Suite 301
Miami Springs, FL 33166
305-595-5159
File Number: **13-133151**
Will Call No.:

Parcel Identification No. **03-4119-001-6230**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of September, 2013 between **Laida A. Carro, an unremarried widow** whose post office address is **3590 Coral Way, PH-901, Miami, FL 33145** of the County of **Miami-Dade**, State of **Florida**, grantor*, and **Leonardo L. Cornide and Lizette V. Cornide, his wife** whose post office address is **135 San Lorenzo Avenue, Ste. 850, Coral Gables, FL 33146** of the County of **Miami-Dade**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

> **Lot 4 and Lot 5, Block 110, OF AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION, PART FIVE, according to the Plat thereof, recorded in Plat Book 23 at Page 55, of the Public Records of Miami-Dade County, Florida.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: ROBERTO ZABARO

Stacey Tomlinson
Witness Name: Stacey Tomlinson

Laida A. Carro (Seal)
Laida A. Carro

DoubleTime®

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of September, 2013 by Laida A. Carro, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Stacey Tomlinson
Notary Public

Printed Name: Stacey Tomlinson

My Commission Expires: 9/14/17

Notary Public State of Florida
Stacey Tomlinson
My Commission FF 035798
Expires 09/14/2017