

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON SEPTEMBER 14, 2015**  
**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 Minutes for May 4, 2014

---

6.

**BA-14-12-3657**

**(4635 Granada Boulevard)**

CORAL GABLES COUNTY CLUB SEC. 5, PB/PG: 23/55, LOTS: 4 & 5 AND PT OF UNDUG WW,  
BLK: 1

Leonardo L. Cornide – Applicant

Leonardo L. and Lizette V. Cornide – Owners

Manuel V. Pose, Arlotta, Bazo & Associates, Inc. – Architect

**APPLICANT'S PROPOSAL:** In connection with the proposed gazebo for the existing 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 three feet eight inches (23’8”) 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.”

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.

**BA-15-07-5759**

**(1131-1133 Cotorro Avenue)**

THE VILLAS AT COTORRO AVENUE UNIT A AND UNIT B UNDIV 50% INT IN COMMON  
ELEMENTS OFF REC 288-1373

Luis Fernando Abella and Maria Micaela Gomez (Unit A)

Brenda M. Urdaneta (Unit B) – **Owners**

Luis Fernando Abella and Maria Micaela Gomez (Unit A) - **Applicants**

Emiliano Orozco– Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed swimming pools for the existing duplex 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 swimming pools for the existing duplex to be located in the area between the street and the main residential building or any part thereof vs. no accessory building or structure may be located in the area between the street and the main residential building or any part thereof; with the exception of fountains, reflecting pools, planters and flagpoles, as allowed by Sections 4-101(D) (5) (a) and 5-101 (B) 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. **Appointment of member by the Board as a whole.**
9. **Review of Board of Adjustment dates for calendar year 2016**

THE CITY OF CORAL GABLES  
BOARD OF ADJUSTMENT  
Elizabeth L. Gonzalez  
Secretary

**NEXT MEETING: OCTOBER 5, 2015**

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.

Any person, or persons, wishing to appeal any decision made by a Board/Committee with respect to any matter considered at a meeting or hearing, interested 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 Ernesto Pino, Public Works Assistant Director at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the meeting.