

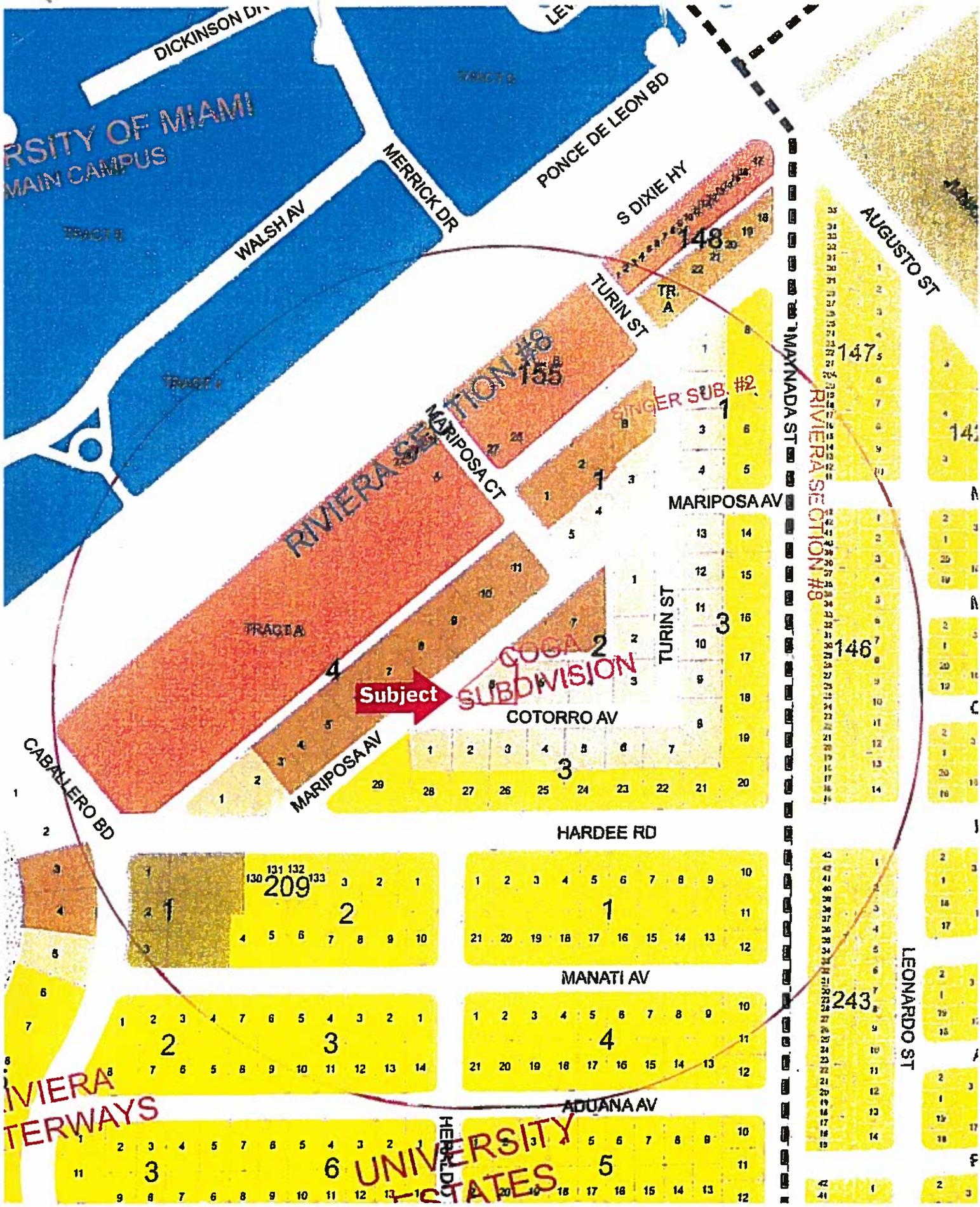
**City of Coral Gables
Planning and Zoning Division
Board of Adjustment**

September 14, 2015

**Property Located at:
1131-1133 Cotorro Avenue**

BA-15-07-5759

Consider a variance request in regard to the proposed swimming pools for the existing duplex located at 1131-1133 Cotorro Avenue, Coral Gables, Florida.



THE RADIUS ON THIS MAP MAY OR MAY NOT COMPLETELY MATCH THE MIAMI-DADE COUNTY MAP

STAFF REPORT FOR 1131-1133 COTORRO AVENUE

Architect/Engineer: Emiliano Orozco

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

Present Owners: Luis Fernando Abella and Maria Micaela Gomez (Unit A)
Brenda M. Urdaneta (Unit B)

Present Use: Residential Duplex

Zoning District: (MF1) Multi-Family 1 Duplex District

Land Use Classification: Residential (Multi-Family) Duplex Density (9 Units/Acre)

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 4-102 (D) (5) (a) and 5-101 (B) of the Coral Gables "Zoning Code."

BOARD OF ARCHITECTS REVIEW: Final approval on May 15, 2015.

ADVERTISING: This application was advertised in the Miami Daily Business Review on September 1, 2015. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on September 1, 2015.

STAFF OBSERVATION ITEM NO. 1: The applicant is proposing to build two swimming pools at the rear of the duplex building. The duplex building consists of unit A and unit B. Unit A and unit B will each have their own swimming pool. This irregular shaped property is bordered by Cotorro Avenue at the front and Mariposa Avenue at the rear. A portion of the rear property boundary also abuts an alley, creating a very unique condition.

The Zoning Code stipulates an accessory structure such as a pool, may not be located in the area between the street and the main residential building or any part thereof. The duplex was designed to maximize the property site and abide by the required minimum front and rear street setbacks. Bordered by two streets and an alley, this irregular shaped property is very unusual and uncommon. A street at the rear of the property creates a special condition and limits the available area to build any accessory structures while still complying with the Zoning Code's requirement. Typically the rear of the home is the most practical location for the use and enjoyment of a swimming pool.

The swimming pools conform to all applicable setbacks and lot coverage requirements. In addition, a four feet high (4'0") concrete perimeter wall will be installed to screen the swimming pool from street view as required by the Zoning Code.

After review of the property site and the configuration of the duplex, staff finds due to the physical constraints of the irregular shaped lot, the only remaining feasible area to build the swimming pools is at the rear of the property. The development and design of the duplex, swimming pools and perimeter screen wall is in harmony with surrounding properties.

The Zoning Division staff recommends **APPROVAL** of Item No. 1.

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:

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 meet the standard required for authorization of variance.

The existing location of the building on the property site and the configuration of the property site, create a special condition limiting the area where a swimming pool could be built.

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

Does meet the standard required for authorization of variance.

The condition at the site was not created by the actions of the applicant. This is an existing platted lot with an unusual and uncommon configuration.

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

Does meet the standard required for authorization of variance.

Other properties with similar site conditions have been granted variances to build swimming pools between the main residential building and the street, mitigating an existing contextual condition on the property site.

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 meet the standard required for authorization of variance.

Granting the variance requested would allow the enjoyment of a commonly used accessory structure typical to many residences.

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

Does meet the standard required for authorization of variance.

The swimming pools are proportional to the duplex building and property site. The placement and size of the pools were designed to comply with all applicable setbacks and only use a minimal area.

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

September 14, 2015 Staff Report BA-15-07-5759
1131-1133 Cotorro Avenue
Page Four

these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Does meet the standard required for authorization of variance.

The proposed swimming pools complement the existing duplex. The new concrete perimeter wall will provide visual screening from all street views. The gates in the perimeter wall will also be equipped with the required protective automatic fastening and locking mechanism to secure the pool.

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

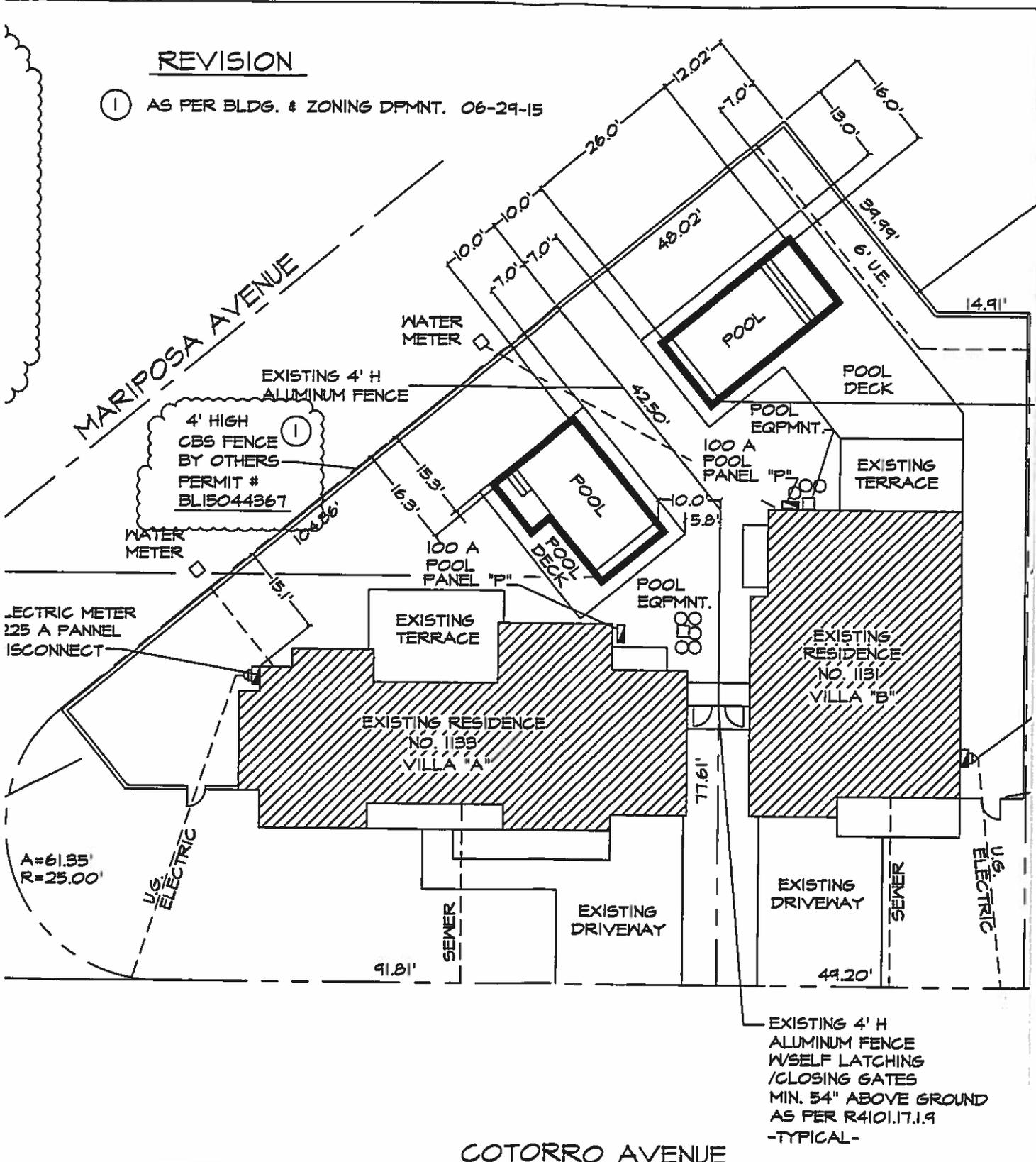
Does meet the standard required for authorization of variance.

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 **APPROVAL** of Item No. 1 of the applicant's request.

REVISION

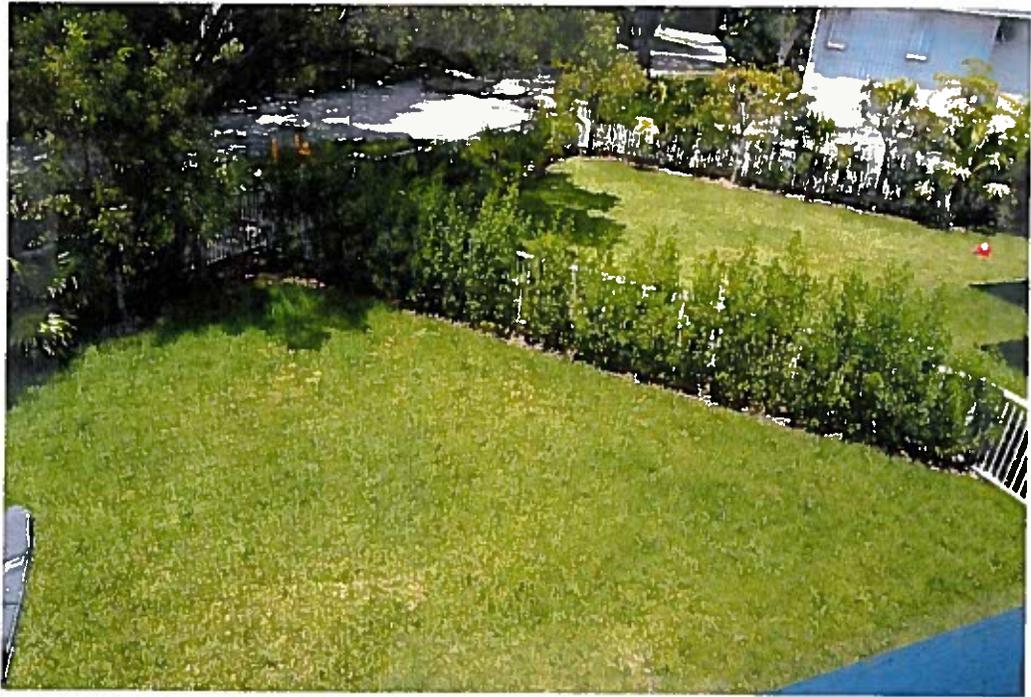
① AS PER BLDG. & ZONING DPMNT. 06-29-15



COTORRO AVENUE

SITE PLAN

1" = 20'



ARTICLE 4 - ZONING DISTRICTS

shall apply (see Appendix A).

1. **Building sites.** Buildings and structures constructed in this District 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.
2. **Density.** Maximum density of two (2) units and 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 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 side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition. 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 and accessory buildings or structures.** Except as specifically prescribed herein to the contrary, auxiliary and accessory buildings 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.
6. **Height of duplex buildings and accessory buildings.** Maximum heights are as follows:
 - a. Two (2) floors;

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 1. Accessory Uses

* Section 5-101. General.

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards:

- A. No accessory building or structure may be constructed before, but may be built concurrently with, the main building, nor shall any such building be completed before the main building is completed, except as to interior trim and decoration, or be used or occupied before the main building is completed.
- * B. Except as may be otherwise required, 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.
- C. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building; with the exception of fountains, reflecting pools, planters and flagpoles.

Section 5-102. Accessory dwelling.

- A. An accessory dwelling shall be permitted in an SFR District as an accessory use located above a garage.
- B. An accessory dwelling shall be permitted as an accessory use in an SFR District provided that the living quarters:
 - 1. Are located above a garage;
 - 2. Are for the use of members of the family living in the main residence or persons employed on the premises; and
 - 3. Does not contain a kitchen.

Section 5-103. Boathouse and/or boat slip.

A boathouse and/or a boat slip shall be permitted as an accessory use in an SFR district provided that the boat house and/or the boat slip:

- A. Is used by members of the family residing in the main residence.
- B. Does not contain a kitchen.
- C. Eave line does not exceed in height the eave line of the main residence.
- D. Maintains the same minimum setbacks from the platted canal line or bay front and the same minimum setback from the side lot line as established for the main structure.

Section 5-104. Cabana.

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.

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

BA-15-07-5759
1131-1133 COTORRO AVENUE
03-4130-018-0110
SEPTEMBER 14, 2015

Miami, June 26, 2015

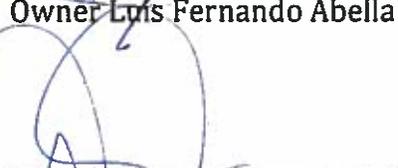
Re.: Hearing for Pools Project at 1131-1133 Cotorro Avenue, Coral Gables, FL 33146, Miami-Dade Florida (Folio # 03-4130-038-0020 and Folio # 03-4130-038-0010).

Proposal:

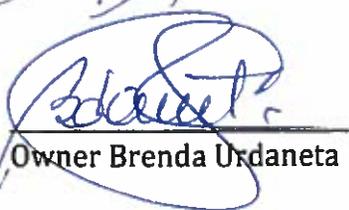
Grant a variance allowing for pools to be located in the area between the street and the main residential building, as per Section 5-101 (B), AND 4-101(D)(5)(a)



Owner Luis Fernando Abella



Owner Maria Micaela Gomez



Owner Brenda Urdaneta

City of Coral Gables

Board of Adjustment

405 Biltmore Way

Coral Gables, FL 33134

BA-15-07-5759
1131-1133 COTORRO AVENUE
03-4130-018-0110
SEPTEMBER 14, 2015

Miami, June 26, 2015

Re.: Hearing for Pools Project at 1131-1133 Cotorro Avenue, Coral Gables, FL 33146, Miami-Dade Florida (Folio # 03-4130-038-0020 and Folio # 03-4130-038-0010).

Subject: Letter of Intent for Zoning Variance:

Ladies and Gentlemen:

The applicants propose a zoning variance allowing for pools to be located in the area between the street and the main residential building, located 1131-1133 Cotorro Ave, in the City of Coral Gables, Miami Dade County, FL, as per section 5-101 (B) of The Zoning Code, AND 4-101 (D) (S) (a)

Section 5-101 General

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards.

B- Except as may be otherwise required, 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.

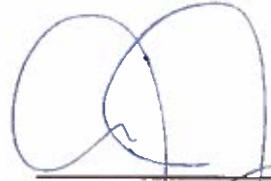
The "Zoning Code" creates an arduous restriction to the above referenced properties due to the nature of the lot and the location of the residences. The residences were developed by a previous owner and the architect of record. There are adjoining properties located in the same zone district which have pools located in the back of their lots. Therefore we believe the restriction by The "Zoning Code" represents an unnecessary hardship to the use of our properties. We respectfully request to the City of Coral Gables represented by their Board of Adjustment to kindly grant the variance for allowing the construction of the pools.

Thank you for your review of this letter and for understanding the circumstances for which these variance must be obtained.

Respectfully,



Owner: Luis Fernando Abella



Owner: Maria Micaela Gomez



Owner: Brenda Urdaneta

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

BA-15-07-5759
1131-1133 COTORRO AVENUE
03-4130-018-0110
SEPTEMBER 14, 2015

Miami, May 5th, 2015

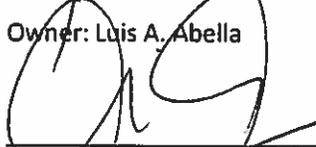
Re: Hearing for Pools Project at 1131-1133 Cotorro Avenue, Coral Gables, FL 33146, Miami-Dade Florida (Folio # 03-4130-038-0020 and Folio # 03-4130-038-0010).

Standards for variances #1 thru #8:

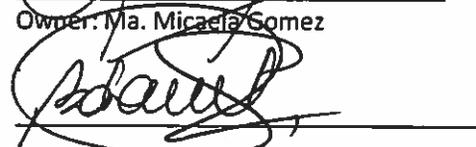
1. The special conditions and circumstances exist and are peculiar to the land and building because the lot is a corner with a street running along the front and the rear of the property and building.
2. The special conditions and circumstances do not result from the actions of the applicant as the home was purchased as designed by the architect of record.
3. Granting the variance to allow the pools will not confer on the applicant any special privilege as the current duplex zoning allows for pools to be built.
4. The literal interpretation of the provisions of these regulations would deprive the applicants the right to enjoy a pool as done so by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.
5. The variance granted is the minimum variance that will make it possible to construct each pool.
6. Granting the variance to build each pool will not change the use to one that is not permitted in the zoning district or different from other land in the same district as pools are permitted in the duplex zoning district.
7. Granting the variance to construct the pools will be in harmony with the general intent and purpose of these regulations, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
8. ~~The property is not designated a historic landmark so therefore does not apply.~~



Owner: Luis A. Abella



Owner: Ma. Micaela Gomez



Owner: Brenda Urdaneta



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: _____

BA-15-07-5759
 1131-1133 COTORRO AVENUE
 03-4130-018-0110
 SEPTEMBER 14, 2015

Property information

Property/project name: _____

Street address of the subject property: 1131-1133 CoTorro Ave, Coral Gables FL 33146

Property Legal Description: Lot(s): 6

Block(s): 2

Section(s): 30 COGA Subdivision

Plat Book(s)/Page(s): 78/62

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

Is this request the result of a Notice of Violation? NOT A RESULT OF VIOLATION

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 Multi-Family Duplex Density

Current zoning classification(s): (MFI) Multifamily 1 Duplex District

Listing of all folio numbers for subject property:

03-4130-038-0020

03-4130-038-0010

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): BRENDA M. URDANETA

Telephone#: 786.215.6464 Fax#: 305.504.8834 Email: burdanet @ gmail.com

Mailing Address: 1131 COTORRO AVENUE, CORAL GABLES, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): LUIS ABELLA E' MARIA MICHAELA GOMEZ

Telephone#: 305.607.2655 Fax#: 305.504.8834 Email: micuela @ oaksandpines.u

Mailing Address: 1133 COTORRO AVENUE, CORAL GABLES, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): EMILIANO ONOZCO

Telephone#: _____ Fax#: _____ Email: emiliano.onozco21 @ gmail.com

Mailing Address: 949 S.W. 122 AVE MIAMI FL 33184
(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:

Application received by: E. Gonzalez Date: 7-6-15

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.

Board of Adjustment Application

- 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: <i>Javier Astrada</i>	Applicant(s)/Agent(s) Print Name: JAVIER ASTRADA
Address: 6914 N.W 50 th MIAMI FL 33166	
Telephone: 305-597-3950	Fax: 305-597-9121
Email: JAVIER@spofl.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 27 day of May by Javier Astrada
(Signature of Notary Public - State of Florida)



Angela Baez

(Print, Type or Stamp Commissioned Name of Notary Public)

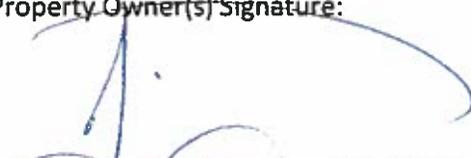
Personally Known OR Produced Identification; Type of Identification Produced license

BA-15-07-5759
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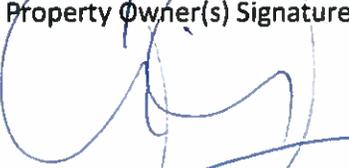
Board of Adjustment Application

Property Owner(s) Signature:


Property Owner(s) Print Name:
 Brenda M. Urdaneta

Property Owner(s) Signature:


Property Owner(s) Print Name:
 Luis F. Abella

Property Owner(s) Signature:


Property Owner(s) Print Name:
 Ma. Micaela Gomez

Address:
 1131-1133 COTORRO AVENUE, CORAL GABLES, FL 33146

Telephone: 786.295.6464

Fax: 305.504.8833

Email: burdanet@gmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this

12th

day of

May 2015

by Ma. Micaela Gomez, Brenda M. Urdaneta, Luis F. Abella & Liliana Villanueva

(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced Florida Drivers License

BA-15-07-5759
 1131-1133 COTORRO AVENUE
 03-4130-018-0110
 SEPTEMBER 14, 2015

Board of Adjustment Application

Architect(s) Signature:

ENG. Emiliano Orozco

Architect(s) Print Name:

Emiliano Orozco

Address:

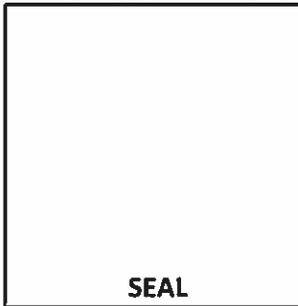
949 S.W. 122nd Ave MIAMI 33184

Telephone:

786-715-7125

Fax:

Email:



Emiliano
5-29-15

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 27 day of May by Orozco, Emiliano
(Signature of Notary Public - State of Florida)



Angela Baez

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced License

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.

BA-15-07-5759
1131-1133 COTORRO AVENUE
03-4130-018-0110
SEPTEMBER 14, 2015



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-038-0010
Property Address:	1133 COTORRO AVE A
Owner	LUIS FERNANDO ABELLA MARIA MICAELA GOMEZ
Mailing Address	1133 COTORRO AVE #A CORAL GABLES, FL 33146
Primary Zone	0000
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	5 / 4 / 1
Floors	0
Living Units	1
Actual Area	Sq Ft
Living Area	3,990 Sq Ft
Adjusted Area	3,990 Sq Ft
Lot Size	0 Sq Ft
Year Built	2013



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	
Building Value	\$0	\$0	
XF Value	\$0	\$0	
Market Value	\$1,010,000	\$1,010,000	
Assessed Value	\$1,010,000	\$1,010,000	

Benefits Information				
Benefit	Type	2015	2014	2013
Homestead	Exemption	\$25,000		
Second Homestead	Exemption	\$25,000		

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

Short Legal Description
THE VILLAS AT COTORRO AVENUE UNIT A UNDIV 50% INT IN COMMON ELEMENTS OFF REC 28802-1373

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$0	
Taxable Value	\$960,000	\$1,010,000	
School Board			
Exemption Value	\$25,000	\$0	
Taxable Value	\$985,000	\$1,010,000	
City			
Exemption Value	\$50,000	\$0	
Taxable Value	\$960,000	\$1,010,000	
Regional			
Exemption Value	\$50,000	\$0	
Taxable Value	\$960,000	\$1,010,000	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/30/2014	\$1,195,000	29141-3563	Qual by exam of deed

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>

Version:

Prepared by and return to:
Orlando Delgado, Esq.
Attorney at Law
Orlando Delgado, P.A.
150 Alhambra Circle Suite 715
Coral Gables, FL 33134
305-443-7800
File Number: D14-5011

Parcel Identification No. 03-4130-038-0010

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 30th day of April, 2014 between 5740 LLC, a Florida limited liability company, whose post office address is 3971 S.W. 8 Street, Suite 205, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor*, and Luis Fernando Abella and Maria Micaela Gomez, husband and wife whose post office address is 1133 Cotorro Avenue, Unit A, 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:

Condominium Unit Villa "A", of THE VILLAS AT COTORRO AVENUE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 28802, Page 1373, as amended from time to time, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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: Julio Rojas
Witness Name: RAFA MALDONADO

5740 LLC, a Florida limited liability company

By: Manuel A. Larrieu
Manuel A. Larrieu, Managing Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of April, 2014 by Manuel A. Larrieu, Managing Member of 5740 LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

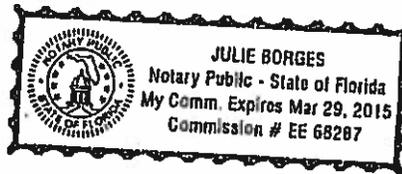
[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

Julie Borges
Julie Borges





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/18/2015

Property Information	
Folio:	03-4130-038-0020
Property Address:	1131 COTORRO AVE B
Owner	BRENDA M URDANETA
Mailing Address	1131 COTORRO AVE CORAL GABLES , FL 33146
Primary Zone	0000
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	4 / 3 / 1
Floors	0
Living Units	1
Actual Area	Sq Ft
Living Area	3,534 Sq Ft
Adjusted Area	3,534 Sq Ft
Lot Size	0 Sq Ft
Year Built	2013



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	
Building Value	\$0	\$0	
XF Value	\$0	\$0	
Market Value	\$895,000	\$895,000	
Assessed Value	\$895,000	\$895,000	

Benefits Information				
Benefit	Type	2015	2014	2013
Homestead	Exemption	\$25,000		
Second Homestead	Exemption	\$25,000		

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

Short Legal Description
THE VILLAS AT COTORRO AVENUE UNIT B UNDIV 50% INT IN COMMON ELEMENTS OFF REC 28802-1373

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$0	
Taxable Value	\$845,000	\$895,000	
School Board			
Exemption Value	\$25,000	\$0	
Taxable Value	\$870,000	\$895,000	
City			
Exemption Value	\$50,000	\$0	
Taxable Value	\$845,000	\$895,000	
Regional			
Exemption Value	\$50,000	\$0	
Taxable Value	\$845,000	\$895,000	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/24/2014	\$1,050,000	29084-1437	Qual by exam of deed

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>

Version:

Prepared by and return to:
Orlando Delgado, Esq.
Attorney at Law
Orlando Delgado, P.A.
150 Alhambra Circle Suite 715
Coral Gables, FL 33134
305-774-6461
File Number: D14-5007

BA-15-07-5759
1131-1133 COTORRO AVENUE
03-4130-018-0110
SEPTEMBER 14, 2015

Parcel Identification No. 03-4130-038-0020

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 24 day of March, 2014 between 5740, LLC, a Florida limited liability company whose post office address is 3971 S.W. 8 Street, Suite 205, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor*, and Brenda M. Urdaneta, a single woman whose post office address is 1131 Cotorro Avenue, 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:

Condominium Unit Villa "B" of The Villas at Cotorro Avenue, a Condominium according to to the Declaration thereof, recorded in Official Records Book 28802, Page 1373, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but without the intent to reimpose same.

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: Julie Borge


Witness Name: DRAKE A. ROSALES

5740 LLC, a Florida limited liability company

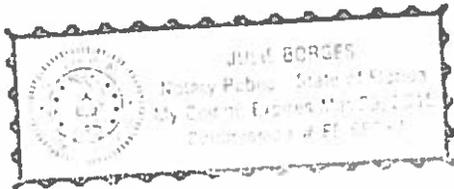
By: 
Manuel A. Larrieu, Managing Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 22 day of March, 2014 by Manuel A. Larrieu, Managing Member of 5740 LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Julie Borges
Notary Public
Printed Name: Julie Borges
My Commission Expires: _____





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

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

JUL 6 PM 1:20

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 JAVIER ASTRADA
LOBBYIST

Print Your Business Name, if applicable Swimming Pools of Florida, INC

Business Telephone Number 305-597-3950

Business Address 6914 N.W 50th MIAMI FL 33166
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.

PRINCIPAL REPRESENTED:

NAME Luis F. Abella, MARIA N. Gomez, Brenda Urdaneta COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 1131-1133 Cotorro Ave. TELEPHONE NO.: 305-607-2655 / 786-295-6464

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 APPLICATION: 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 JAVIER ASTRADA 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.

Javier Astrada
Signature of Lobbyist

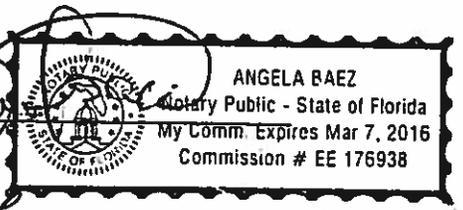
STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Javier Astrada 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 Angela Baez

Personally Known
 Produced ID

Notary Public
State of Florida



\$150.00 Fee Paid B/P

Received By [Signature] Date: 7-6-2015

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

For Office Use Only

Data Entry Date: _____, 20____

Entered By: _____



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

CITY OF CORAL GABLES
LOBBYIST 2015 JUL -6 PM 1:21
ISSUE APPLICATION

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 JAVIEN ASTRADA
LOBBYIST

Print Your Business Name Swimming Pools of Florida INC

Business Telephone Number 305-597-3950

Business Address 6914 N.W 50th MIAMI FL 33166
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: LUIS F. ABELLA, MARIA A. GOMEZ, AND BRENDA VILANETA

Principal Address: 1131-1133 COTONNO AVE AB Coral Gables FL. Telephone Number: 305-607-2655 / 386-293
6464

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)

GRANT A VARIANCE ALLOWING SWIMMINGPOOLS TO BE BUILT AT PRINCIPAL PROPERTY
CLOSER TO BE STREET THAN THE MAIN PRINCIPAL BUILDING, AS PER SECTION
5-101(B) OF THE ZONING CODE.

I Javier Astudera hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury 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. 2006-11, governing Lobbying.

JAVIER ASTUDERA
Signature of Lobbyist

06/25/15
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Javier Astudera 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 in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this Angela Baez
Abaez

Personally Known
 Produced ID

Notary Public
State of Florida

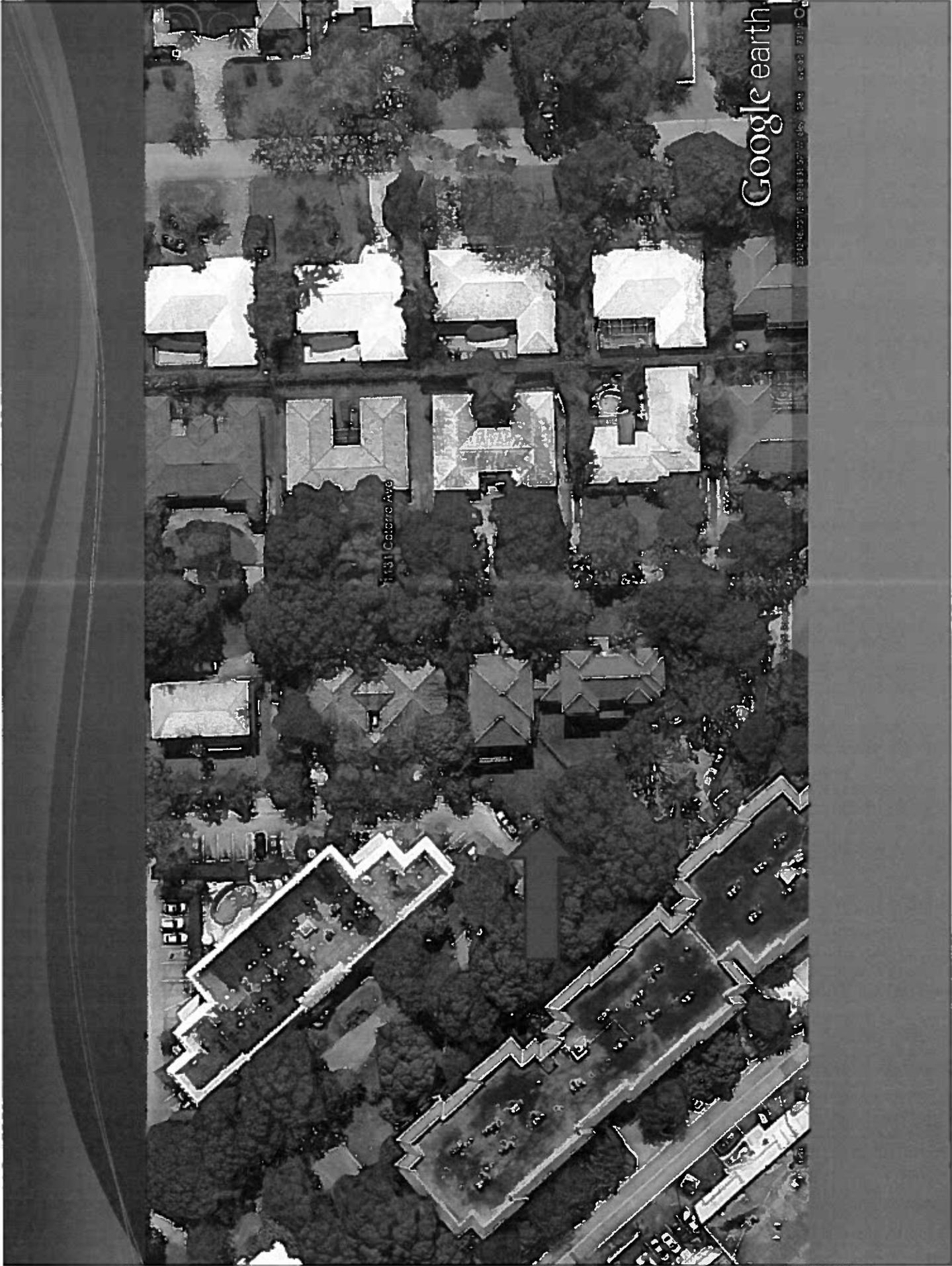


For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

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



1131 Cetero Ave

Google earth

33°12'46.25"N, 89°18'31.97"W, 66y, 25 m, 6x30, 7317, 0



Google earth

© 2008 Google. All rights reserved. 11/16/08 10:51 AM



11/15/2008 10:00 AM
Exit Street View

Google earth

35°42'26.87"N 122°11'31.37"W 666 ft 6.1 mi 08/03/13

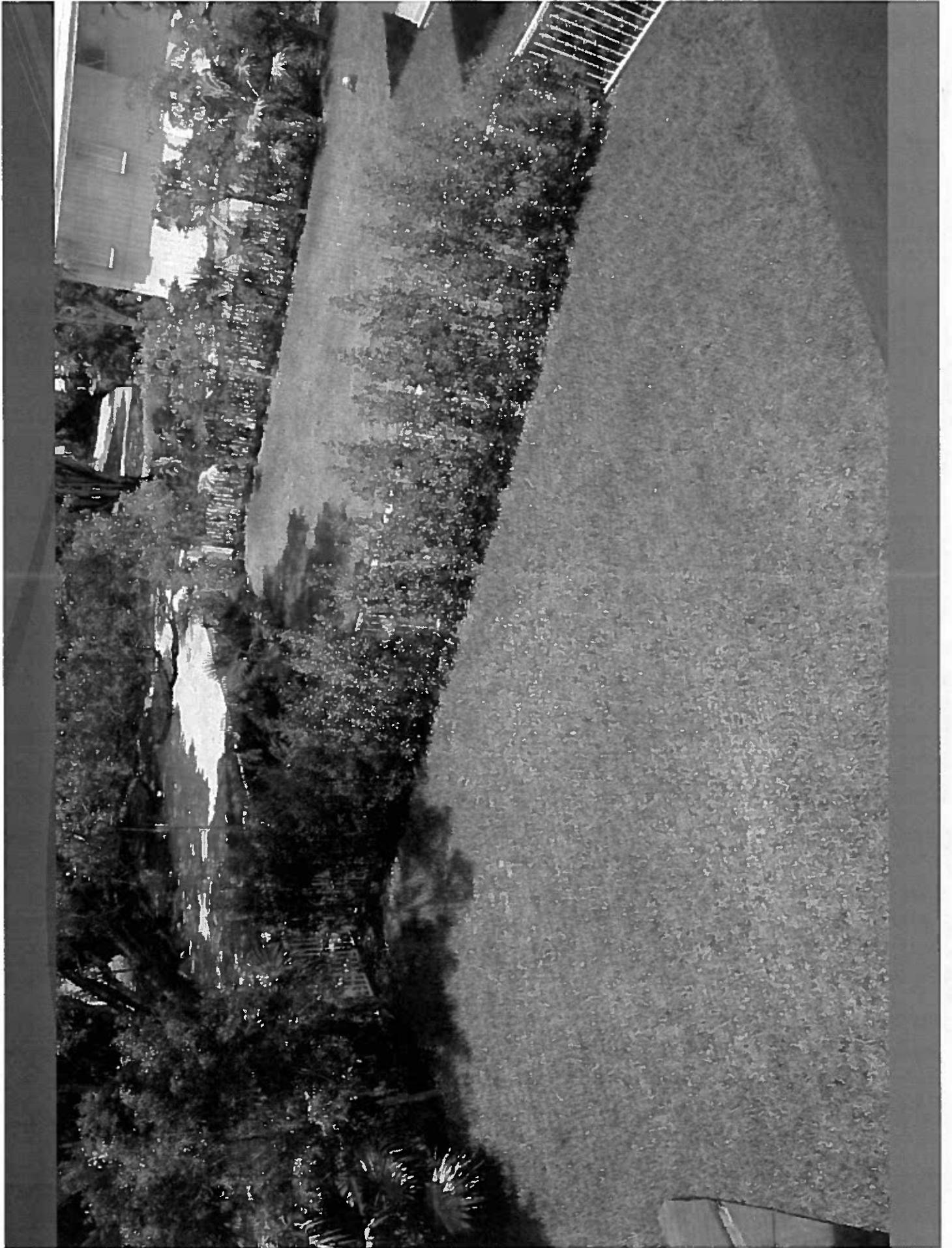


11111 University Ave
East Street View

Google Earth

32° 12' 33.5" N, 80° 16' 32.19" W, 62m, 4/18/07, 15.0

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1716 Main Ave
East Street View

Google Earth

25.473027 N 80.161187 W data 04 Oct 1994

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US Dept of State GeoImagery

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Google earth

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© 2015 Google

- ❖ Board of Architects Approved the plans for the proposed swimming pools on 5-27-15
- ❖ Application does meet all of 8 of the variance standards pursuant to Sec. 3-806 of the Zoning Code
- ❖ Staff recommends Approval