

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON JANUARY 7, 2008
COMMENCING AT 8:00 A.M.
CORAL GABLES YOUTH CENTER AUDITORIUM
405 UNIVERSITY DRIVE, 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 December 3, 2007 Recap

6. **8652-Z** 30 54 41 1.89 Acre M/L part of northerly 1/2 of north1/2 of southwest1/4 of northeast1/4 beginning at northeast corner Lot 26, Block: 155 per PB/PG: 25-55 through west 212.40 feet northwest 85.34 feet northeast 375 feet along SE/L of (lengthy legal) (1190 South Dixie Highway)

Ariel Pedrosa - Applicant
John C. Breder, BIC Management Corporation, c/o Breder Management Corporation - Owner
Ariel Padrosa, Advanced Multi Sign - Architect/Engineer/Contractor

APPLICANT'S PROPOSAL: In connection with the proposed signage for the existing commercial building at the subject property, the Applicant requests the following variance pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed tenant "metro PCS" to have two (2) signs vs. only one (1) sign permitted per street level as required by Section 5-1904 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 variances being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

6. **8656-Z** Lot(s): 7 through 27, Block: 1-B
MacFarlane Homestead and St. Albans Park, PB/PG: 5-81
(231 Grand Avenue, 330 S. Dixie Highway, 238 Florida Avenue
230 Florida Avenue, 226 Florida Avenue, 222 Florida Avenue, 218 Florida Avenue)

Laura Russo, Esq. - Applicant
Bahamian Village, LLC. - Owner
Hersh, Vitalini, Corazzini - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed commercial building known as the "Bahamian Village" at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the commercial building to provide a total of seventy-nine (79) parking spaces vs. providing a minimum of ninety-nine (99) parking spaces as required by Section 5-1409 B.1 of the Coral Gables "Zoning Code."
2. Grant a variance allowing a minimum front setback of one foot six inches (1'-6") from Grand Avenue vs. providing a minimum front setback of twenty (20'-0") feet as required by Section A-66 E.1 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 variances being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

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

NOTE: If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any person requiring special accommodations for participation in the meeting because of a special disability should call the City Manager's office at (305) 460-5204 no less than five working days prior to the meeting.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk.