

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON DECEMBER 7, 2009
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 November 2, 2009 Recap
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6.

BA-09-08-3041
(50 Casuarina Concourse)
Lot: 27, Block: A
Gables Estates No. 2, PB/PG: 60/37
Jose Gonzalez – Applicant
Armando M. and Margarita Codina – Owners
Edward A. Swakon, P.E. – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock and boatlift 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 dock to extend outward from the bank seventeen (17'0") feet vs. no dock, wharf or similar structure shall be constructed more than five (5'0") feet outward from the bank as allowed by Section 5-802 (A) 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 _____

7.

BA-09-09-1722
(435 Marquesa Drive)
Lot: 30, Block: 3
Old Cutler Bay Sec. 4-A, PB/PG: 84/6
Trident Environmental Consultants, Inc. – Applicant
M G 1146 Inc – Owner
John H. Buscher, P.E. – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock 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 dock to be built and maintain sixty eight (68'0") feet of open unobstructed navigable water vs. no dock or mooring piles shall be placed in any waterway within the City at a greater distance from the bank thereof, which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite bank at a similar distance from the bank, will leave less than seventy-five (75'0") feet of open unobstructed navigable water between such piles, docks and similar structures on the opposite bank as required by Section 5-802 (C) of the Coral Gables, "Zoning Code".

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APPROVED _____ DENIED _____ DEFERRED _____

8.

BA-09-10-3709
(460 Solano Prado)
Lot: 80, Block: 2
Old Cutler Bay Sec. 4, PB/PG: 82/34
Ocean Consulting, LLC – Applicant
Eugenio and Frances Sevilla-Sacasa – Owners
John H. Buscher, P.E. – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock and watercraft lift for the existing single family 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 dock to be built and maintain seventy (70'0") feet of open unobstructed navigable water vs. no dock or mooring piles shall be placed in any waterway within the City at a greater distance from the bank thereof, which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite bank at a similar distance from the bank, will leave less than seventy-five (75'0") feet of open unobstructed navigable water between such piles, docks and similar structures on the opposite bank as required by Section 5-802 (C) of the Coral Gables, "Zoning Code".
2. Grant a variance to allow the proposed watercraft lift to be installed and maintain sixty (60'0") feet of open unobstructed navigable waterway vs. no davits, watercraft lifts and floating watercraft lifts shall be installed when allowance is made for the erection or placing of davits, watercraft lifts and floating watercraft lifts on the opposite bank at a similar distance from the bank, will leave less than seventy-five (75'0") feet of open unobstructed navigable waterway as required by Section 5-805 (F) of the Coral Gables, "Zoning Code".

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9.

BA-09-11-1350
(4901 Hammock Park Drive)
Lot: 3, French Estate, PB/PG: 66/90
David Wearne Johnson, AIA – Applicant
Pedro J. and Iliana A. Garcia – Owners
David Wearne Johnson, AIA – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the garage and determination of facing for the proposed single family 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. Pursuant to Section 4-101 (D) (3) of the Coral Gables "Zoning Code," consider a ruling to determine the front facing of the subject property to be Hammock Park Drive vs. the front facing Southwest 49 Court.
2. Grant a variance to allow the garage that faces upon a street to exceed one-third (1/3) of the width of the façade of the residence vs. a garage that faces upon a street shall not exceed one third (1/3) of the width of the facade of the residence as required by Section 4-101 (D) (12) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

10.

BA-09-11-1379
(136 Paloma Drive)
Lot: 17, Block: 24
Cocoplum Sec. 2 Plat F, PB/PG: 133/30
Ocean Consulting, LLC – Applicant
Preston J R IV Wilson – Owner
Denis K. Solano, P.E. – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed watercraft lift for the existing single family 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 watercraft lift's outermost portion to be located at thirty nine feet six inches (39'6") from the property line vs. docks, wharves or similar structures may be constructed over or in canals and waterways at a distance extending outward from the property line not more than fifteen feet (15'0") as allowed by Section A-23 (A) (3) (a) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed watercraft lift's outermost portion to be located at thirty five feet six inches (35'6") from the bank of the waterway vs. watercraft lifts or floating watercraft lifts shall not extend beyond twenty five feet (25'0") from the bank of the waterway as allowed by Section 5-805 (E) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

11.

BA-09-11-1772
(1350 S. Dixie Highway)

G I B Inc Replat of Part of Coral Gables Riviera Sec Part 8 PT OF TR A DESC
BEG X NWLY/L MADRUGA AVE & N/L OF HARDEE RD W 72.8 FT NWLY 253.86 FT NELY ALG ARC
Coral Park Inn LLC/Holiday Inn University of Miami– Applicant
Coral Park Co – Owner

APPLICANT'S PROPOSAL: In connection with the proposed signage for the existing commercial building, aka, Holiday Inn, at the subject property, the Applicant requests the following variances pursuant to the provision of 2007-01 as amended and known as the "Zoning Code."

1. Grant a variance to allow an additional sign on the North elevation of the porte cochere not fronting a street right-of-way vs. only one (1) sign permitted per street level, per street right-of-way frontage as allowed by Section 5-1904 of the Coral Gables, "Zoning Code."
2. Grant a variance to allow a detached cabinet sign vs. cabinet signs are prohibited as provided by Section 5-1902 (D) (4) of the Coral Gables, "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez
Secretary

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

Any person requiring special accommodations for participation in the meeting should contact R. Alberto Delgado, Public Works Director at (305) 460-5001, with requests for auxiliary aids or services at least one business day before the meeting.

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