

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON DECEMBER 5, 2011
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 7, 2011 Recap

6.

BA-11-11-5247

(155 Isla Dorada Boulevard)

32-33 54 41 5.249 AC M/L COCOPLUM BEACH PROP PB 53-2 TR 2 LESS S400FT & LESS PORT IN PB
114-2 & TRS 3-4-4A LESS NELY25FT 5A-5C & 5D LESS PORT IN PB 99-39 & 115-84 & 117-65 LESS P
AKA TRS

Playmore Recreation Products & Services – Applicant
Cocoplum Homeowners Association, Inc. – Owners
David S. Dayton – Engineer

APPLICANT'S PROPOSAL: In connection with the proposed freestanding shelter canopies for the playground at the Cocoplum Recreation Clubhouse, 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 allowing freestanding shelter canopies for the playground vs. all shelter canopies shall be attached to the building and may be located on the front, sides or rear of said building and no self-supporting or freestanding shelter canopy, carport canopy or entrance canopy shall be erected as required by Sections 5-302 (F) (2) (3) 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-11-11-5279
(3516 Durango Street)

Lot: 18, Block: 31

Coral Gables Country Club Sec. Pt. 3, PB/PG: 10/52

David S. Plummer – Applicant
David S. and Kathleen R. Plummer – Owners
Hilario Candela – Architect

APPLICANT'S PROPOSAL: In connection with the proposed carport enclosure into a garage 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 carport to be converted into a garage with a minimum interior dimension of 11’4” in width by 18’4” in length vs. Existing carports that were constructed before October 1, 1992 may be converted into enclosed garages if they have the minimum dimensions of 9’0” feet in width by 19’0” feet in length as required by Section 5-1402 (A) (5) (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.

BA-11-11-5359
(310 Sevilla Avenue)

Lots: 12 thru 37, Block: 16 & 20 Ft Alley Lyg Betw Lots
Coral Gables Crafts Sec., PB/PG: 10/40

Bill Ussery Motors Inc. – Applicant
Bill Ussery Motors Inc. – Owner
Luis Sousa – Architect

APPLICANT'S PROPOSAL: In connection with the proposed signage for the existing commercial building (Mercedes-Benz of Coral Gables) 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 building sign on the North elevation to be mounted at a maximum height of twenty-nine feet and eleven inches (29'11") from adjacent grade vs. A maximum height of twenty-five feet (25'0") from adjacent grade for wall mounted building signs is allowed as required by Section 5-1904 of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed building sign on the East elevation to be mounted at a maximum height of thirty feet and seven inches (30'7") and the logo at a maximum height of thirty-three feet and two inches (33'2") from adjacent grade vs. A maximum height of twenty-five feet (25'0") from adjacent grade for wall mounted building signs is allowed 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 variance being requested by the Applicant.

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 Glenn Kephart, 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.