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CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
BOARD OF ADJUSTMENT HEARING

RE:

CASE NO. BA-11-08-5790

PB 28-22 CORAL GABLES INDUSTRIAL SEC LOTS 1 THRU 4 INC &  
20FT ALLEY LYG BETWEEN LOTS 1 THRU 4 & LOTS 39 THRU  
42 BLK 1  
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 5 & LOT 6 LESS  
BEG 10FTN OF SE COR OF LOT 6 W90.06FT SW14.14FT E  
ALG S/L 100.08FT N10FT TO POB BLK 1

Century Laguna, LLC - Applicant

Century Laguna, LLC and City of Coral Gables

CKE Group Incorporated/BDG Architects -  
Architect/Engineer

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 **ORIGINAL**

Commission Chambers  
405 Biltmore Way  
Coral Gables, Florida  
Monday, 8:02 a.m.  
December 3, 2012

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BOARD MEMBERS PRESENT:

DR. JOE BRIGGLE, CHAIRMAN  
TONY BELLO  
VIVIAN DE LAS CUEVAS-DIAZ  
ALEJANDRO "ALEX" GALVEZ  
OSCAR HIDALGO  
JORGE OTERO

FROM THE CITY:

CRAIG E. LEEN, CITY ATTORNEY  
ELIZABETH L. GONZALEZ, ZONING TECH LEAD

ALSO PARTICIPATING:

INES MARRERO, ESQ.  
HOLLAND & KNIGHT, LLP  
ON BEHALF OF THE APPLICANT

- - -

1 THEREUPON:

2 The following proceedings were had:

3 \* \* \* \* \*

4 (Thereupon, all who were to speak were duly  
5 sworn by the court reporter.)

6 \* \* \* \* \*

7 CHAIRMAN BRIGGLE: All right. So the first  
8 case this morning is going to be Case Number  
9 BA-11-08-5790. The address is 390 Bird Road.

10 Madam Secretary, would you present, please?

11 MS. GONZALEZ: Yes, sir. Item Number 1 has  
12 been withdrawn by Staff, so we will be  
13 presenting Item Number 2 only.

14 You have received your packets with the  
15 site plan and plans as presented by the  
16 applicant. The variance requested is to allow  
17 a drive-through teller lane building to be  
18 located closer to the street than the primary  
19 building. The Zoning Code is very specific in  
20 not allowing accessory buildings to be closer  
21 to the street than the primary building.

22 This property is unusual. It's located on  
23 the corner of LeJeune Road, Bird Road, and it's  
24 bounded on the east side by Laguna Avenue. As  
25 you can see in your packet, it's almost an

1 inverted L-shaped configuration.

2 The proposed design was most feasible in  
3 order to obtain proper vehicular circulation.  
4 Due to the constraints, also, that are required  
5 for open landscaping and setback, this was the  
6 best design.

7 Staff recommends approval of the  
8 applicant's request, due to the unusual site  
9 configuration. In addition, if the variance is  
10 granted, it will be contingent upon the  
11 applicant obtaining and securing City  
12 Commission review and approval for land  
13 development and applications that have to be  
14 filed.

15 CHAIRMAN BRIGGLE: Thank you.

16 Yes, ma'am?

17 MS. MARRERO: Good morning, Mr. Chairman,  
18 Members of the Board. For the record, my name  
19 is Ines Marrero. I'm an attorney, with law  
20 offices at 701 Brickell Avenue. I'm here on  
21 behalf of the applicant, Century Laguna, LLC.

22 We're here this morning speaking on a  
23 simple project that we hope will receive your  
24 approval. The project before you really  
25 contemplates the development of a one-story

1 retail banking branch building. It's located  
2 at 390 Bird Road, as Staff indicated. It is  
3 approximately a little bit over half an acre,  
4 and it was formerly a gas station. It is  
5 currently vacated. And as we indicated, the  
6 project that is contemplated is a single-story  
7 Chase Bank.

8 This is a complicated project in that part  
9 of this development has involved a land swap  
10 with the City of Coral Gables. In order to --  
11 This is just for your background information.  
12 It's obviously not part of the request before  
13 you. But the developer owns these two lots,  
14 and the City of Coral Gables owns this lot.  
15 The City of Coral Gables Commission has  
16 approved the swap of these two lots, where this  
17 will be the unified site, and this lot will  
18 become a City-owned property, and it's going to  
19 be developed as part of this project, as a  
20 surface parking facility for the area, similar  
21 to the one that's there now.

22 The request before you is a variance from  
23 your City Code to allow the accessory use of  
24 the drive-through parking lanes to be located  
25 closer to the street than the principal use.

1 Obviously, this is an irregularly shaped lot,  
2 which gives rise to the hardship that supports  
3 the variances being requested.

4 I don't know, but I always feel that  
5 it's easier for me to orient it this way. This  
6 is obviously LeJeune and Bird Road and this is  
7 Laguna. The proposed bank building is located  
8 on the corner, and for circulation and traffic  
9 purposes, the drive-through lanes need to be  
10 located on this part of the property, and your  
11 Code would require that we place these  
12 drive-through lanes here, which doesn't make  
13 any sense, because for circulation purposes and  
14 parking, it just cannot be developed that way.

15 So, based on that, your Staff is supporting  
16 the variance. They find that there is a  
17 hardship, and, I mean, I don't need to make an  
18 extended presentation, other than leave it open  
19 to the Board Members, if you have any  
20 additional questions. When we confer with  
21 Staff accordingly, we accept all these  
22 conditions.

23 CHAIRMAN BRIGGLE: Thank you very much.

24 Members of the Board, do you have any  
25 questions at this time, before we open it to

1 the public?

2 MR. OTERO: Where is the 7-Eleven located  
3 there?

4 MS. MARRERO: To the east of here. The  
5 7-Eleven would be here, the next block over,  
6 east of Laguna on Bird. Across the street on  
7 LeJeune is Gables High, so you have a little  
8 bit more of a sense of the surrounding uses.

9 CHAIRMAN BRIGGLE: Thank you.

10 Is there anyone who wishes to speak in  
11 support of this application at this time from  
12 the public?

13 Is there anyone who wishes to speak that  
14 may oppose this applicant?

15 Seeing none, the public hearing is closed.

16 Do you have any other additional comments  
17 at this time?

18 MS. MARRERO: No. Again, I have elevations  
19 of the buildings, in case the Board Members  
20 would like to see what the proposed elevations  
21 of the buildings --

22 CHAIRMAN BRIGGLE: Thank you. I believe we  
23 have most of that in our packet.

24 MS. MARRERO: That's correct.

25 CHAIRMAN BRIGGLE: It's a very involved

1 packet.

2 MS. MARRERO: Nothing else, then.

3 CHAIRMAN BRIGGLE: Members of the Board, do  
4 you have any further questions, and if not, is  
5 there a motion?

6 MS. DE LAS CUEVAS-DIAZ: Move to approve.

7 CHAIRMAN BRIGGLE: I have a motion to  
8 approve.

9 MR. BELLO: Second.

10 CHAIRMAN BRIGGLE: And seconded.

11 Any other comments at this time?

12 Hearing none, Madam Secretary, would you  
13 call the roll, please?

14 MS. GONZALEZ: Mr. Hidalgo?

15 MR. HIDALGO: Yes.

16 MS. GONZALEZ: Mr. Bello?

17 MR. BELLO: Yes.

18 MS. GONZALEZ: Mr. Otero?

19 MR. OTERO: Yes.

20 MS. GONZALEZ: Mr. Galvez?

21 MR. GALVEZ: Yes.

22 MS. GONZALEZ: Mrs. De Las Cuevas-Diaz?

23 MS. DE LAS CUEVAS-DIAZ: Yes.

24 MS. GONZALEZ: Dr. Briggle?

25 CHAIRMAN BRIGGLE: Yes. Thank you very



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much. Your application has been approved.

MS. MARRERO: Thank you all very much.

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STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, JOAN L. BAILEY, Registered Diplomate Reporter, Florida Professional Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

I further certify that all public speakers were duly sworn by me.

DATED this 7th day of January, 2013.

  
JOAN L. BAILEY, RDR, FDR

Notary Commission Number EE 083192.  
My Notary Commission expires 6/14/15.