



The City of Coral Gables

Development Services Department
 CITY HALL 405 BILTMORE WAY
 CORAL GABLES, FLORIDA 33134

December 3, 2012

Hugo P. Arza
 Holland & Knight LLP
 701 Brickell Avenue
 Suite 3000
 Miami, FL 33131

Re: PB 28-22 CORAL GABLES INDUSTRIAL SEC LOTS 1 THRU 4 INC &
 LOTS 39 THRU 42 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
 (390 Bird Road)
 Hearing No.: BA-11-08-5790

Dear Mr. Ariza:

The Board of Adjustment at its regular meeting held on December 3, 2012, passed and adopted Resolution No. 5065-ZB approving Item No. 2 of your application, all is outlined under the Applicant's Proposal as follows:

1. Grant a variance to allow the proposed principal building to maintain a ten feet (10'0") side street setback vs. A minimum of fifteen feet (15'0") side street setback is required by Section 4-302 (D) (3) (b) (ii) of the Coral Gables "Zoning Code." WITHDRAWN BY STAFF.
2. Grant a variance to allow the proposed drive through teller facilities to be located closer to the street than the principal building vs. 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 as required by Section 5-101 (C) of the Coral Gables "Zoning Code."

The variance granted is contingent upon securing City Commission review and approval of applications for development.

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Any variance authorized by Resolution by the Board of Adjustment shall become void and of no effect twelve (12) months from and after the date of the resolution granting the variance, unless within such period of twelve (12) months a building permit for the building or structure involved embodying the substantive matters for which the variance was granted shall have been issued and taken out; or if the use or adoption of such variance does not require the issuance of a building permit, unless the requested action permitted by the variance shall have taken place within the said twelve (12) month period. Whenever the twelve (12) month period has elapsed without action by the applicant, he shall be required to file a new application as set forth in Section 3-807 of the "Zoning Code."

However, upon application and payment of a fee of \$609.00, the Development Review Official may, after review and determination that substantive progress has been achieved by the applicant in terms of project planning, extend the expiration date of the variance for an additional period of time not to exceed twelve (12) months. An application requesting the extension of a variance shall be filed with the Office of the Zoning Official prior to the expiration of the initial twelve (12) month effective date of the variance.

Please refer to the attached sheet regarding decisions of the Board of Adjustment, appeal from a decision of the Board of Adjustment, and appeal from the decision of the City Commission.

No permit can be issued on the application which was approved by the aforementioned resolution, passed and adopted by the Board of Adjustment, during the first 10 days after the Board of Adjustment meeting.

If you desire further information, please do not hesitate to contact this office.

Sincerely,

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez
Elizabeth L. Gonzalez
Secretary

P.S. PLEASE BE REMINDED THAT A PERMIT MUST BE OBTAINED WITHIN TWELVE MONTHS OF THE DATE OF VARIANCE APPROVAL OR IT WILL BECOME VOID.