

MIAMI DAILY BUSINESS REVIEW

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Legal Holidays
Miami, Miami-Dade County, Florida

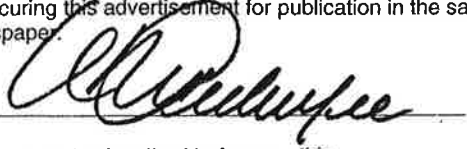
STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING 12/3/2012

in the XXXX Court,
was published in said newspaper in the issues of
11/23/2012

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



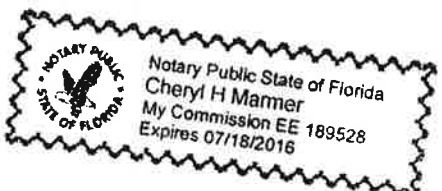

Sworn to and subscribed before me this

23 day of NOVEMBER, A.D. 2012



(SEAL)

O.V. FERBEYRE personally known to me

**PUBLIC NOTICES & HEARINGS
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will hold a public hearing for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other decision making orders, as outlined in Section 2-401 of Ordinance No. 2007-01, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:

1. Case No. BA-11-08-5790 Consider variance requests in regard to the proposed bank facility to be located at 390 Bird Road, Coral Gables, Florida.
2. Case No. BA-12-11-0683 Consider variance requests in regard to the proposed detached signs and building wall sign for the existing commercial building located at 1 Alhambra Plaza, Coral Gables, Florida.

Interested parties may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing which will be held before the Board of Adjustment of the City of Coral Gables at City Hall, 405 Biltmore Way, in the Commission Chamber, Coral Gables, Florida, commencing at 8:00 A.M., Monday, December 3, 2012.

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 Ernesto Pino, Interim Public Works Director at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the meeting.

Elizabeth Gonzalez
Secretary

11/23 12-3-01/1983689M

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549
November 23, 2012

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT

The following application has been filed requesting variances pursuant to the Zoning Regulations as outlined under the Applicant's Proposal:

BA-11-08-5790
(390 Bird Road)

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

Century Laguna, LLC – Applicant
Century Laguna, LLC and City of Coral Gables – Owners
CKE Group Incorporated/BDG Architects – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed commercial building (banking facility "Chase") 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 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."
- 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."

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 variance being requested by the Applicant.

This application will be heard by the Board of Adjustment of the City of Coral Gables at its meeting commencing at 8:00 A.M., **Monday, December 3, 2012**, in the Commission Chamber, City Hall, 405 Biltmore Way, Coral Gables, Florida, at which time you may appear if you so desire, either in person or by agent or attorney.

The hearing of this application is not limited to those receiving copies of this courtesy notice and, if you know of any neighbors who, for any reason, would be interested in this application; it would be appreciated if you would inform them of this hearing. Further information concerning this hearing may be obtained by calling Elizabeth L. Gonzalez, Secretary at (305) 460-5253.

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 Ernesto Pino, Interim Public Works Director at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the meeting.

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

The Board of Adjustment shall have power to construe the provisions of the Zoning Code so that the spirit and the true purpose thereof may be observed. Variances to the Zoning Code may be granted by the Board of Adjustment only after a hearing has been held at which persons interested and/or affected shall be accorded an opportunity to be heard.

DECISIONS OF THE BOARD OF ADJUSTMENT

All decisions of the Board of Adjustment shall be by Resolution. Within ten days (10) from the date of such decision, any Resolution of the Board of Adjustment may be appealed to the City Commission, as explained below; otherwise the Resolution shall become final.

APPEAL FROM A DECISION OF THE BOARD OF ADJUSTMENT

An appeal from a decision of the Board of Adjustment upon any matter initiated before such Board or before it upon appeal from the decision of Staff, or any Administrative Official of the City may be taken to the City Commission by any person who is aggrieved by such decision, or by any Officer of the City. Any person desiring to appeal a decision of the Board of Adjustment, shall, within ten (10) days from the date of such decision, file a written notice of appeal with the City Clerk, whose duty it shall then become to send written notice of such appeal to all persons previously notified by the Board of Adjustment. The matter shall then be heard by the City Commission at its next meeting provided at least ten (10) days have intervened between the time of the filing of the notice of appeal and the date of such meeting, if ten (10) days shall not intervene between the time of the filing of the notice and the date of the next meeting, then the appeal shall be heard at the next following regular meeting of the City Commission. If the Applicant files the appeal, he shall pay to the City Clerk a fee of nine hundred thirteen dollars and fifty cents (\$913.50) at the time of filing of such notice of appeal. An appeal shall stay all proceedings in the matter appealed until acted on by the City Commission.

Any proposed variance which has failed to receive the recommendations of the Board of Adjustment shall not be passed except by the affirmative vote of three-fifths (3/5) of all the members of the City Commission.

PLEASE NOTE

It is the responsibility of the party filing an appeal of the decision of the Board of Adjustment to obtain the transcript from the court reporter and to provide fifteen (15) copies to the City Manager's office on or before the Wednesday prior to the Tuesday's City Commission meeting at which time the appeal will be heard and one (1) copy to the Office of the City Clerk.

Contact:

Joan L. Bailey, RDR

Court Reporter

Joan L. Bailey & Associates

28 West Flagler Street, Suite 606

Miami, Florida 33130

(305) 358-2829

APPEAL FROM THE DECISION OF THE CITY COMMISSION

Any appeal from the decision of the City Commission may be taken by any person or persons, jointly or severally, aggrieved by any decision of the City Commission by presenting to the Circuit Court a petition for issuance of a writ of certiorari, duly certified, setting forth that such decision is illegal, in whole or in part certifying the grounds of illegality, provided same is done in the manner and within the time provided by Florida Appellate Rules.

All interested persons are advised that if they decide to appeal any decision made by the Board of Adjustment on this item, they will need a record of the proceedings of the Board of Adjustment meeting(s) and therefore may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.