

COMMUNITY NEWSPAPERS
PUBLISHED MONDAY
MIAMI, MIAMI-DADE, FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared **GEORGIA GRIFFIN** who on oath says she is **OFFICE MANAGER** of Legal Advertising of Community Newspapers, published Monday at Miami-Dade, Florida; that the attached copy of advertisement, published on the publicly accessible website of Miami-Dade County, Florida and/or in a newspaper in print, being a Legal Advertisement of Notice in the Matter of

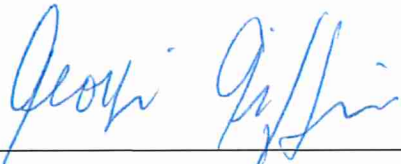
The City of Coral Gables, Florida
Board of Adjustment Notice of Public Hearing
July 1, 2024

in the XXXXXX Court, was published in said newspaper in the issue of

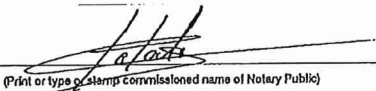
June 17, 2024

Affiant further says that the website or newspaper complies with the legal requirements for publication in chapter 50, Florida Statutes.

PROOF OF PUBLICATION -

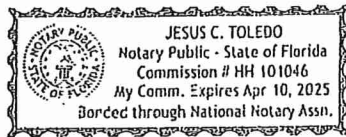
AFFIANT 

17 day of June 2024.

JESUS TOLEDO 
(Print or type or stamp Commissioned name of Notary Public)

(SEAL)

My Commission Expires: _____



X

Community Newspapers
6796 S.W. 62nd Avenue
South Miami, Florida 33143
305-669-7355 Ext. 2226



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 conduct 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 matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:

Case No. VARI-24-04-0014

Request: Variance for building setbacks for a new commercial building located at 1501 and 1505 Sunset Drive

1. Grant a variance to reduce the required building setback including balconies on interior side (west) to ten feet (10') where fifteen feet (15') is required, pursuant to Section 2-201.D(4) of the Coral Gables Zoning Code.
2. Grant a variance to reduce the required building setback including balconies on the rear (north) to zero where ten feet (10') is required, pursuant to Section 2-201.D(4) of the Coral Gables Zoning Code.

Case No. VARI-24-04-0015

Request: Variance for a temporary monument sign located at 1501 Sunset Drive

1. Grant a variance to allow a detached monument sign to be located on the corner of Yumuri Street and Sunset Drive (1501 Sunset Drive) vs. detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Route 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, pursuant to Section 11-105.A of the Coral Gables Zoning Code.

Case No. VARI-24-06-0016

Request: Variance for a dock and boat lift located at 198 Isla Dorada Boulevard

1. Grant a variance to allow the proposed dock to extend thirty-six feet and eight-inches (36'-8") from the property line where twenty-five feet (25') is the maximum allowed, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23, Cocoplum Section Two, A.2(b) of the Coral Gables Zoning Code.
2. Grant a variance to allow a boat lift to extend forty-two feet and six-inches (42'-6") from the banks of waterways where twenty-five feet (25') is the maximum allowed, pursuant to Section 3-705(E) of the Coral Gables Zoning Code.

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 Billmore Way, in the Commission Chamber, Coral Gables, Florida, commencing at 9:00 A.M., Monday, July 1, 2024.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

While the City is back to live in-person meetings, members of the public may join the meeting via Zoom platform (<https://zoom.us/j/83783843261>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8384 3261; commencing at 9:00 A.M., Monday, July 1, 2024.

The public may comment on an agenda item using the City's E-comment function which may be found on the City's website once the meeting's agenda is published, or by sending an email to planning@coralgable.com. NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day the Friday prior to the Board of Adjustment meeting.

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 in order to participate (such as a sign language interpreter or other auxiliary aide or service) in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgable.com, Telephone: 305-722-8686 TTY/TDD: 305-442-1600), at least three (3) business days prior to the meeting.

Arceli Redila
Zoning Administrator



**City of Coral Gables
Courtesy Notice
of Public Hearing
June 18, 2024**

Applicant:	Jorge Navarro, Esq./Devon Vickers, Esq.
Property Owner:	One Sunset LLC
Application:	Variance – VARI-24-04-0015
Property:	1501 and 1505 Sunset Drive
Public Hearing - Date/Time/ Location:	Board of Adjustment Monday, July 1, 2024, 9:00 a.m. First Floor Conference Room Development Services Department 427 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Board of Adjustment will conduct a Public Hearing on **Monday, July 1, 2024**, on the following application at the Coral Gables Development Services Department, first floor conference room, 427 Biltmore Way, Coral Gables, Florida:

- Grant a variance to allow a detached monument sign to be located on the corner of Yumuri Street and Sunset Drive (1501 Sunset Drive) vs. detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Route 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, pursuant to Section 11-105.A of the Coral Gables Zoning Code.*

Members of the public may participate in person but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/83783843261> In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 837 838 43261. To speak to the Board of Adjustment on an Agenda Item, please “Raise your Hand” or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can “Raise your hand” by pressing *9.

Further information concerning this hearing may be obtained by calling Arceli Redila, Zoning Administrator at (305) 460-5212 or by sending an email to aredila@coralgables.com prior to the meeting.

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).

Sincerely,

City of Coral Gables, Florida