

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Agenda - Final

Monday, July 1, 2024

9:00 AM

427 Biltmore Way, First Floor Conference Room

Board of Adjustment

Board Member Jorge Arrizurieta

Board Member John P. Fullerton

Board Member Alberto Perez

Board Member Gus Perez

Board Member Gema Pinon

Board Member Eugene Wolman

The Board of Adjustment will be holding its regular board meeting on Monday, July 1, 2024 commencing at 9 a.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings.

Members of the public may join the meeting in person or via Zoom at (<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. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/boardofadjustment) once the meeting's agenda is published, or by sending an email to planning@coralgables.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.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES**

- C.-1. [24-7537](#) Approval of Action Minutes of November 6, 2023.

Attachments: [11 06 23 ACTION MINUTES](#)

CHANGES TO THE AGENDA**D. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

NEW BUSINESS**D.-1. [24-7549](#)**

VARI-24-04-0014

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.

Attachments: [2024 Staff Report 1501 1505 Sunset Setback](#)
[Attachment A Applicant's submittal](#)
[Attachment B Property Appraiser Summary Report](#)
[Attachment C Legal Ad](#)

D.-2. [24-7548](#)

VARI-24-04-0015

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.

Attachments: [2024 Staff Report 1501 1505 Sunset Sign](#)
[Attachment A Applicant Submittal Package](#)
[Attachment B Property Appraiser Summary Report](#)
[Attachment C Legal Ad](#)

D.-3. [24-7713](#)

VARI-24-06-0016

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.

Attachments: [Staff Report 198 Isla Dorada](#)
[Attachment A Applicant's submittal package](#)
[Attachment B Property Appraiser Summary Report](#)
[Attachment C Legal Ad](#)
[Attachment D Courtesy Notice](#)

ADJOURNMENT**NOTE**

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission 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 meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.