

City of Coral Gables
Board of Adjustment Meeting
Monday, June 6, 2016
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

MEMBERS	J11	F1	M7	A4	M2	J6	J-	A1	S12	O10	N7	D5	APPOINTMENT
	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	
Eibi Aizenstat	P	C	C	C	C	P	R						Commissioner Jeannett Slesnick
Alejandro Galvez	P	C	C	C	C	E	R						Mayor Jim Cason
Joe Greenberg	P	C	C	C	C	P	R						Commissioner Pat Keon
Oscar Hidalgo Vice Chair	P	C	C	C	C	P	R						Board-As-A-Whole
Jorge Otero Chair	P	C	C	C	C	P	R						Commissioner Frank C. Quesada
Michael Sotelo	E	C	C	C	C	P	R						Commissioner Vince Lago
Jack Thomson	P	C	C	C	C	P	R						City Manager Cathy Swanson- Rivenbark

P = Present
E = Excused
C = Meeting Cancelled
R = No Meeting Summer Recess

City Staff and Consultants:

Yaneris Figueroa, Assistant City Attorney
 Ramon Trias, Planning & Zoning Director
 Elizabeth Gonzalez, Zoning Planner Lead

Court Reporter:
 Nieves Sanchez

Attachments:

-06 06 16 Board of Adjustment Verbatim Minutes

1 CITY OF CORAL GABLES
 2 BOARD OF ADJUSTMENT
 3 VERBATIM TRANSCRIPT
 4 CORAL GABLES CITY HALL
 5 405 BILTMORE WAY, COMMISSION CHAMBERS
 6 CORAL GABLES, FLORIDA
 7 MONDAY, JUNE 6, 2016, COMMENCING AT 8:02 A.M.

8 Board Members Present:
 9 Jorge Otero, Chairman
 10 Oscar Hidalgo, Vice-Chairman
 11 Eibe Aizenstat
 12 Michael Sotelo
 13 Joe Greenberg
 14 Jack Thompson

15 City Staff and Consultants:
 16 Yaneris Figueroa, Assistant City Attorney
 17 Elizabeth Gonzalez, Zoning Planner Lead

18 Also Participating:
 19 Giorgio Balli
 20 Juan Carlos Mas

21 Case No. BA-16-04-6280

22 311 Leucadendra Drive
 23 GABLES ESTATE NO. 2, PB/PG: 60/37, LOT: 15, BLK: B
 24 Giorgio Balli, Architect - Applicant
 25 Juan Carlos and Vivian Mas - Owners
 Giorgio Balli, Balli-Trautman Architects LLC - Architect

1 your ability to present to the Board.
 2 I now officially call the City of Coral
 3 Gables Board of Adjustment Board Meeting of
 4 June 6, 2016 to order. The time is 8:02 a.m.

5 Liz, roll call, please.
 6 THE SECRETARY: Mr. Hidalgo?
 7 MR. HIDALGO: Here.
 8 THE SECRETARY: Mr. Aizenstat?
 9 MR. AIZENSTAT: Here.
 10 THE SECRETARY: Mr. Greenberg?
 11 MR. GREENBERG: Here.
 12 THE SECRETARY: Mr. Thomson?
 13 MR. THOMSON: Here.

14 I'd like to point out, this is the 72nd
 15 Anniversary of D-Day.

16 THE SECRETARY: Mr. Sotelo?
 17 MR. SOTELO: Here.
 18 THE SECRETARY: Mr. Otero?
 19 CHAIRMAN OTERO: Present.

20 THE SECRETARY: Mr. Galvez has notified us
 21 that he's out of town and cannot attend today.
 22 We will need to excuse his absence with the
 23 roll call.

24 MR. AIZENSTAT: I'll make a motion as such.
 25 MR. HIDALGO: Second.

1 THEREUPON:
 2 (The following proceedings were held.)
 3 CHAIRMAN OTERO: Good morning. The Board
 4 of Adjustment is comprised of seven members.
 5 Four members of the Board shall constitute a
 6 quorum, and the affirmative vote of four
 7 Members of the Board present shall be necessary
 8 to authorize or deny a variance or grant an
 9 appeal. A tie vote shall result in the
 10 automatic continuance of the matter until the
 11 next meeting, which shall be continued until a
 12 majority vote is achieved. If only four
 13 Members of the Board are present, which is not
 14 the case here, an applicant shall be entitled
 15 to a postponement to the next regularly
 16 scheduled meeting of the Board.

17 Any person who acts as a lobbyist pursuant
 18 to the City of Coral Gables Ordinance Number
 19 2006-11 must register with the City Clerk prior
 20 to engaging in lobbying activities or
 21 presentations before City Staff, Boards,
 22 Committees and/or the City Commission. A copy
 23 of the ordinance is available in the Office of
 24 the City Clerk. Failure to register and
 25 provide proof of registration shall prohibit

1 CHAIRMAN OTERO: All those in favor?
 2 (All Board Members voted aye.)
 3 CHAIRMAN OTERO: All done with that, Liz?
 4 THE SECRETARY: Yes.
 5 CHAIRMAN OTERO: Please be advised that the
 6 items on the agenda are quasi-judicial in
 7 nature, which requires Board Members to
 8 disclose all ex parte communications and site
 9 visits. An ex parte communication is defined
 10 as any contact, communication, conversation,
 11 correspondence, memorandum or other written or
 12 verbal communication that takes place outside
 13 of the public hearing between a member of the
 14 public and a member of a quasi-judicial Board
 15 regarding matters to be heard by the Board.

16 If anyone made any contact with a Board
 17 Member regarding an issue before the Board, the
 18 Board Member must state, on the record, the
 19 existence of the ex parte communication and the
 20 party who originated the communication.

21 Also, if a Board Member conducted a site
 22 visit specifically related to the case before
 23 the Board, the Board Member must also disclose
 24 such visit. In either case, the Board Member
 25 must state, on the record, whether the ex parte

1 communication and/or site visit will affect the
2 Board Member's ability to impartially consider
3 the evidence to be presented regarding the
4 matter. The Board Member should also state
5 that his or her decision will be based on
6 substantial competent evidence and testimony
7 presented on the record today.

8 Does any Member of the Board have such a
9 communication and/or site visit to disclose at
10 this time?

11 MR. THOMSON: I do.

12 CHAIRMAN OTERO: Besides Mr. Thomson?
13 Okay, Mr. Thomson.

14 MR. THOMSON: I visited the site on
15 Saturday afternoon, this past Saturday
16 afternoon, to get familiar with it, so that I
17 could understand what was being asked for.

18 If you look at the picture of the gatehouse
19 and all of that, the shrub growth, that's about
20 all you can see. So it gave me -- it really
21 doesn't affect my ability, either way, to make
22 a decision based upon the substantial facts
23 that will be presented today.

24 CHAIRMAN OTERO: So based on the
25 substantial competent evidence and testimony to

1 THE SECRETARY: No, sir.

2 CHAIRMAN OTERO: Would you be kind enough
3 to read the first case?

4 THE SECRETARY: Yes, sir.

5 This is Case Number BA-16-04-6280. The
6 property address is 311 Leucadendra Drive. The
7 Applicant is requesting variances with regards
8 to a proposed guesthouse and a porte-cochere.

9 There are four requests. What I will do is
10 take 1 through 3 together, since they all deal
11 with the location of the guesthouse, and Number
12 4 with the dimension of the porte-cochere, if
13 that is agreeable to the Board?

14 CHAIRMAN OTERO: Now, when the Board
15 considers this, we'll consider the first three
16 as one?

17 THE SECRETARY: No. I will just present
18 them as one, but you will have to vote on each
19 one individually.

20 CHAIRMAN OTERO: Thank you.

21 THE SECRETARY: This is an aerial view of
22 the property. As you can see, it's located in
23 the subdivision Gables Estates Number 2. It is
24 bound on two sides by water.

25 This is a residential estate, with a lot

1 be presented on the record today, you'll be
2 able to make a decision based on that?

3 MR. THOMSON: Yes.

4 MS. FIGUEROA: Excuse me, Mr. Chair. Mr.
5 Thompson, just for purposes of the record,
6 could you state whether you spoke to anyone
7 while on your site visit.

8 MR. THOMSON: No, nobody other than the
9 gate keeper, who liked my West Point tag.

10 MS. FIGUEROA: Okay. Thank you.

11 CHAIRMAN OTERO: Everyone who speaks this
12 morning must complete the roster on the podium.
13 We ask that you print clearly, so the official
14 records of your name and address will be
15 correct.

16 With the exception of attorneys, all
17 persons who will speak on agenda items before
18 us this morning please rise to be sworn in.

19 (Thereupon, participants were sworn.)

20 CHAIRMAN OTERO: In deference to those
21 present, we ask that all cell phones --
22 Mr. Greenberg -- pagers and other electrical
23 devices be turned off at this time.

24 Now we will proceed with the agenda.

25 Liz, any changes to the agenda?

1 size of 87,000 square feet. It is highly
2 irregular. It is narrow in the front and
3 widens towards the rear.

4 Guesthouses are allowed on residential
5 estates. A guesthouse is considered an
6 accessory structure, which relates to Item
7 Number 1 and Number 2. An accessory structure
8 cannot be located closer to the street than the
9 main residence or between the main residence
10 and the street. In addition, guesthouses
11 cannot be located in the front yard area, only
12 in the rear yard area.

13 This is the front view of the property. It
14 is enclosed by a wall and a gate and lush
15 landscaping.

16 The residence was built towards the wider
17 rear portion of the property, with a pool and a
18 terrace in the rear, not leaving any area for a
19 guesthouse.

20 This is the main residence, and that would
21 be a rendering of what the gatehouse would look
22 like. It also includes a porte-cochere, which
23 you can see in the middle, which has a
24 drive-thru area leading up to the main
25 residential portion.

1 The guesthouse complies with all applicable
2 setbacks, lot coverage and maximum size lot for
3 a guesthouse.

4 This is the overall site view of the
5 property. As you can see, the guesthouse is
6 located in the front, and this is the main
7 residence. The drive-thru portion area leads
8 to the main residence.

9 It has obtained Board of Architects
10 approval, in addition to Executive Committee
11 approval from the Gables Estates Club.

12 In your packet, you have received two
13 letters of support and of no objection from the
14 neighbors, Randall Fiorenza, owner of 340
15 Leucadendra Drive, and directly across the
16 subject property is Claudia A. De Sosa, owner
17 of 325 Leucadendra Drive.

18 With regard to Item Number 4, Item Number 4
19 is in relation to the porte-cochere that is
20 being proposed beneath the guesthouse. The
21 Zoning Code requires that all porte-cocheres be
22 a minimum of 22 feet in depth for required
23 parking; however, the main residence has a
24 four-car garage, which satisfies the required
25 parking for a residential property. This is

1 residence, at the gate, as you cross the
2 property line, at the existing driveway, has
3 nicely developed landscaping and everything
4 that seems to be integrated with the property.

5 Would my assumption be correct that the new
6 secondary entrance and the driveway leading
7 towards the gatehouse would be similarly
8 landscaped and in character with what exists?

9 MR. BALLI: Absolutely. In fact, we are
10 going to basically only relocate one tree
11 within the property. We are not removing any
12 of the existing trees, and we're going to be
13 adding some nice palms and such in the front of
14 the gatehouse.

15 MR. GREENBERG: Okay. Thank you.

16 CHAIRMAN OTERO: Mr. Balli, I have a
17 question.

18 MR. AIZENSTAT: If I may --

19 CHAIRMAN OTERO: Sorry, go ahead.

20 MR. AIZENSTAT: Looking at the
21 configuration of the lot, is there a reason you
22 put the guesthouse so close to the street and
23 away from the actual residence, because there
24 areas where you can fit this guesthouse, that's
25 further set back, to meet certain criteria?

1 being used mostly as a drive-thru, so it is
2 appropriate for the intended use.

3 Based on the configuration of the
4 residence, the surrounding properties and the
5 physical constraints of the lot to build a
6 guesthouse in the rear, Staff does recommend
7 approval of Items 1 through 4.

8 CHAIRMAN OTERO: Thank you.

9 Would the Applicant like to address the
10 Board?

11 MR. BALLI: Good morning. My name is
12 Giorgio Balli. I'm the architect.

13 CHAIRMAN OTERO: Would you provide your
14 office address, for the record?

15 MR. BALLI: Yes. It's 1533 Sunset Drive,
16 Suite 101, Coral Gables.

17 CHAIRMAN OTERO: Okay. Thank you.

18 MR. BALLI: I've already signed in.

19 If anybody has any specific questions, I'll
20 be glad to answer them, regarding -- or any
21 clarifications on the Staff report.

22 MR. GREENBERG: Yes, I have a question.

23 I understand the plan. I understand the
24 request. However, just in looking at the
25 presentation, I noticed that the existing

1 MR. BALLI: One of the main issues that we
2 wanted to address was the fact that since the
3 home is so far back into the property, it
4 really doesn't address the street the way other
5 residences in the area do. So our thoughts
6 were, let's provide a nice formal design to the
7 street and address that concern, and then
8 that's the reason why we brought it forward.
9 And it meets all of the setbacks, as well.

10 We also wanted to provide a sequence, so as
11 you actually approach from the street, you see
12 this beautiful gatehouse. You drive through it
13 and then you approach and discover the
14 residence.

15 MR. AIZENSTAT: So the other properties
16 which are adjacent to this are more front?

17 MR. BALLI: Well, the other properties have
18 a 50-foot setback, which this gatehouse also
19 has a 50-foot setback. So if you analyze it
20 side by side, it has the same impact as the
21 others on the street, having an actual presence
22 on the street.

23 MR. AIZENSTAT: Okay. But the other homes
24 are set back further, also, the main home?

25 MR. BALLI: Well, 50 being the minimum

1 setback. I believe, you know, probably some
 2 portions of the existing homes are at that
 3 point, and then it may go back some.
 4 MR. AIZENSTAT: Thank you.
 5 CHAIRMAN OTERO: Mr. Balli, do you know
 6 when the residence was built?
 7 MR. BALLI: The date exactly, I'm not sure.
 8 Probably the late '90s, I would say.
 9 THE SECRETARY: The Dade County property
 10 records has it built in the year 2000.
 11 MR. BALLI: Okay.
 12 CHAIRMAN OTERO: 2000.
 13 One of the standards that you must meet to
 14 grant a variance has to do with special
 15 conditions and circumstances.
 16 MR. BALLI: Correct.
 17 CHAIRMAN OTERO: Which Staff has explained,
 18 and I think you've explained, that due to the
 19 configuration. Building a house at the rear
 20 exacerbates that condition? In other words,
 21 there is no reason -- the reason we are here
 22 today is two-fold, One, the configuration of
 23 the lot, and second is that the main house was
 24 built in the rear?
 25 MR. BALLI: Right.

1 CHAIRMAN OTERO: Would that not be a
 2 condition created by the Applicant?
 3 MR. BALLI: Not really, because if you
 4 analyze the property, the property has water
 5 around most of it. Only one side is considered
 6 the side setback. So the setbacks are 50 feet
 7 all around the property. That's the reason why
 8 the house was pushed back so far, because it's
 9 wider in the back, so that's where it fit
 10 naturally. So the condition, in our opinion,
 11 existed prior to the construction.
 12 CHAIRMAN OTERO: So there's no
 13 architectural way to meet the setbacks by
 14 building the primary residence that I'm seeing
 15 there closer to the road and the guesthouse
 16 towards the rear?
 17 MR. BALLI: Well, you could actually see in
 18 the drawing, given the dimensions of the house
 19 and the program that the owners wanted, if you
 20 simply push that house forward, it would
 21 immediately infringe on the setbacks, given the
 22 fact that it's 50 feet from the water, on two
 23 sides, rather than just in the rear like most
 24 homes.
 25 So it's sort of a wedge condition, that the

1 house sort of had to be there, to get the
 2 correct program and size of the home for this
 3 property.
 4 CHAIRMAN OTERO: So the answer is?
 5 MR. BALLI: That the home did not create
 6 the special conditions. They already were
 7 there present.
 8 CHAIRMAN OTERO: Because of the
 9 configuration of the lot and the size of the
 10 house?
 11 MR. BALLI: Yes.
 12 CHAIRMAN OTERO: Thank you.
 13 MR. HIDALGO: And, also, I think the
 14 drawing is a little deceiving, because the
 15 bottom portion of the property is all water, as
 16 well as the rear. It has water on two sides,
 17 the long bottom side and the rear.
 18 MR. BALLI: That generates an additional
 19 20-foot setback, in addition to the 30 that
 20 would be on a standard side.
 21 MR. THOMSON: You can see where the
 22 gatehouse is going, it's really fronting on a
 23 rather large triangular lot. You could see
 24 part of the lot in the photograph that's been
 25 provided to you. But that's a large triangular

1 lot, and, to me, the shrub growth there is not
 2 very attractive. When we put the gatehouse in
 3 there, it really completes the look of the
 4 residences on the west side, and the house, of
 5 course, lines up to those residences on the
 6 water.
 7 So, to me, this is nice a finishing touch
 8 to make useful a property that obviously has
 9 not been very useful for years.
 10 CHAIRMAN OTERO: Liz, you mentioned that
 11 there were other guesthouses approved -- I saw
 12 in the package -- variances have been granted
 13 for similar --
 14 THE SECRETARY: For similar structures,
 15 such as tennis courts or a basketball court,
 16 swimming pools. Accessory structures,
 17 closer -- between the main residence and the
 18 street.
 19 MR. AIZENSTAT: Mr. Chair, if I may just
 20 touch upon your point. I do, in a way, feel
 21 that the design and the square footage is as of
 22 choice by the Applicant when the house was
 23 built or the house was purchased, as opposed
 24 to, you know, they could have made a smaller
 25 home and then gone ahead and fit a guesthouse

1 at that point.
 2 By the other side, I do see that there is a
 3 50-foot setback by all sides, accordingly.
 4 CHAIRMAN OTERO: Any other questions from
 5 the Board?
 6 We have four items regarding this
 7 Application. Would the Board like to go
 8 through one by one and let Mr. Balli sit down,
 9 in case we need to ask him questions?
 10 MR. GREENBERG: Sure.
 11 CHAIRMAN OTERO: I think all of the
 12 questions are germane to all four, and I think
 13 the Board has had a chance to ask these
 14 questions.
 15 Are we ready to proceed?
 16 MR. SOTELO: Yes.
 17 CHAIRMAN OTERO: Thank you.
 18 MR. BALLI: Thank you.
 19 CHAIRMAN OTERO: Besides Mr. Balli, is
 20 there anyone in the audience who wishes to
 21 speak in favor of this case?
 22 Let the record show, no one.
 23 If the owner would like to speak in favor,
 24 please step up.
 25 (Thereupon, Mr. Mas was sworn.)

1 MR. MAS: Good morning.
 2 CHAIRMAN OTERO: Please state your name and
 3 address, for the record.
 4 MR. MAS: My name is Juan Carlos Mas, 311
 5 Leucadendra Drive.
 6 Good morning. I think, as Mr. Balli
 7 expressed, when we originally built this home,
 8 basically what we were trying to do is to
 9 create a home that was in keeping with the size
 10 of the lot and the neighborhood. And it was
 11 extremely, extremely difficult to find a
 12 configuration that would work with the setbacks
 13 in here.
 14 Ramon Pacheco was the original architect
 15 and was really struggling. It's a gorgeous
 16 lot, large, with plenty of linear footage on
 17 the water, but it created significant
 18 architectural challenges as a result. This is
 19 the best that Mr. Pacheco could come up with.
 20 We truly believe that this -- although it's
 21 been called a guesthouse, because that's what
 22 it is in the Code, we don't intend for anybody
 23 to sleep there. It's truly an architectural
 24 enhancement, that will provide a little bit of
 25 storage and will provide a place on top to go

1 do conference calls, but it's not meant to be
 2 habitable. It's really meant to enhance the
 3 neighborhood, enhance the property.
 4 Obviously I'm in favor of the project, and
 5 would love your consideration and approval of
 6 this.
 7 CHAIRMAN OTERO: Okay.
 8 MR. MAS: Any questions?
 9 CHAIRMAN OTERO: Any questions by the
 10 Board?
 11 MR. MAS: All right.
 12 CHAIRMAN OTERO: Thank you very much.
 13 Is there anyone in the audience who wishes
 14 to speak in opposition of this case? If so,
 15 please come forward to the microphone and state
 16 your name and address, for the record.
 17 Let the record show no one has stepped up
 18 to speak in opposition.
 19 This now closes the public hearing portion
 20 for this case. We'll entertain motions,
 21 discussion, whatever pleases the Board, keeping
 22 in mind that we have the language of each
 23 motion, in favor of or -- to approve or deny,
 24 in your packet, and there are four of them.
 25 MR. GREENBERG: Mr. Chairman, I would like

1 to move, with regard to Item 1, that we grant a
 2 variance and I will read that.
 3 I move that the Board of Adjustment grant
 4 Application BA-16-04-6280, a request from
 5 Giorgio Balli, on behalf of Juan Carlos and
 6 Vivian Mas, owners, for a variance on Item 1,
 7 for the residence at 311 Leucadendra Drive, to
 8 allow the proposed guesthouse with a
 9 porte-cochere to be located between the street
 10 and the main residential building.
 11 The motion is based upon the testimony
 12 presented, along with the application submitted
 13 and the Staff report, which constitutes
 14 competent and substantial evidence. The Board
 15 hereby makes findings of fact that each of the
 16 standards in Section 3-806 of the Zoning Code
 17 has been met.
 18 MR. AIZENSTAT: Second.
 19 CHAIRMAN OTERO: A motion has been made and
 20 second. Before we take a vote, I'd like to put
 21 on the record that all of the Board Members
 22 have received this packet, and this packet
 23 outlines the standards of Section 3-806, and
 24 even though we have not gone through them one
 25 by one, every Board Member has read them and

1 when they vote in favor or in opposition to a
 2 motion, it does reflect the fact that the Board
 3 has made findings of fact that each of the
 4 standards have been met.
 5 Are we in agreement with that? Otherwise,
 6 we can go through them one by one.
 7 MR. AIZENSTAT: Yes.
 8 CHAIRMAN OTERO: All of the Board Members
 9 nodded their heads.
 10 MR. SOTELO: Yes.
 11 MR. AIZENSTAT: Yes.
 12 MR. GREENBERG: Yes.
 13 CHAIRMAN OTERO: Okay. So we have a motion
 14 on Item 1. It's been second. No further
 15 discussion?
 16 Vote.
 17 THE SECRETARY: Mr. Greenberg?
 18 MR. GREENBERG: Yes.
 19 THE SECRETARY: Mr. Sotelo?
 20 MR. SOTELO: Yes.
 21 THE SECRETARY: Mr. Hidalgo?
 22 MR. HIDALGO: Yes.
 23 THE SECRETARY: Mr. Aizenstat?
 24 MR. AIZENSTAT: Yes.
 25 THE SECRETARY: Mr. Thomson?

1 MR. THOMSON: Yes.
 2 THE SECRETARY: Mr. Otero?
 3 CHAIRMAN OTERO: Yes.
 4 Item Number 1 dealt with the proposed
 5 guesthouse with a porte-cochere to be located
 6 between the street and the main building.
 7 The second item has to do with it being
 8 located closer to the front of the side street.
 9 Is there a motion on Item 2?
 10 MR. HIDALGO: I'm going to move that the
 11 Board of Adjustment grant application
 12 BA-16-04-6280, a request by Giorgio Balli, on
 13 behalf of Juan Carlos and Vivian Mas, owners,
 14 for a variance for the residence at 311
 15 Leucadendra Drive, to allow a guesthouse with a
 16 porte-cochere to be located closer to the front
 17 of the side street of a lot or building site
 18 than the main residential building.
 19 The motion is based upon the testimony
 20 presented, along with the application submitted
 21 and the Staff report, which constitutes
 22 competent and substantial evidence.
 23 The Board hereby makes findings of fact
 24 that each of the standards in Section 3-806 of
 25 the Zoning Code has been met.

1 CHAIRMAN OTERO: Is there a second?
 2 MR. GREENBERG: Second.
 3 CHAIRMAN OTERO: A motion and a second.
 4 Any discussion?
 5 Vote, please.
 6 THE SECRETARY: Mr. Thomson?
 7 MR. THOMSON: Yes.
 8 THE SECRETARY: Mr. Aizenstat?
 9 MR. AIZENSTAT: Yes.
 10 THE SECRETARY: Mr. Hidalgo?
 11 MR. HIDALGO: Yes.
 12 THE SECRETARY: Mr. Greenberg?
 13 MR. GREENBERG: Yes.
 14 THE SECRETARY: Mr. Sotelo?
 15 MR. SOTELO: Yes.
 16 THE SECRETARY: Mr. Otero?
 17 CHAIRMAN OTERO: Yes.
 18 Item Number 3 specifically has to do with
 19 the guesthouse being located in the front yard.
 20 Do we have a motion?
 21 MR. THOMSON: Okay. I can read this. I
 22 move that the Board of Adjustment grant
 23 application BA-16-04-6280, a request from
 24 Giorgio Balli, on behalf of Juan Carlos and
 25 Vivian Mas, owners, for a variance on Item

1 Number 3, for the residence at 311 Leucadendra
 2 Drive, to allow the proposed guesthouse to be
 3 located and porte-cochere to be located between
 4 the street and main residential building.
 5 The motion is based upon the testimony
 6 presented, along with the application submitted
 7 and the Staff report, which constitutes
 8 competent and substantial evidence.
 9 The Board hereby makes findings of fact
 10 that each of the standards in Section 3-806 of
 11 the Zoning Code has been met.
 12 CHAIRMAN OTERO: Motion made. Is there a
 13 second?
 14 MR. SOTELO: Second.
 15 CHAIRMAN OTERO: Liz.
 16 THE SECRETARY: Mr. Aizenstat?
 17 MR. AIZENSTAT: Yes.
 18 THE SECRETARY: Mr. Thomson?
 19 MR. THOMSON: Yes.
 20 THE SECRETARY: Mr. Sotelo?
 21 MR. SOTELO: Yes.
 22 THE SECRETARY: Mr. Hidalgo?
 23 MR. HIDALGO: Yes.
 24 THE SECRETARY: Mr. Greenberg?
 25 MR. GREENBERG: Yes.

1 THE SECRETARY: Mr. Otero?
 2 CHAIRMAN OTERO: Yes.
 3 Item 4, this is the one dealing with the
 4 minimum depth of 18 feet.
 5 Motion?
 6 I move that the Board of Adjustment grant
 7 application BA-16-04-6280, a request by Giorgio
 8 Balli, on behalf of Juan Carlos and Vivian Mas,
 9 owners, for a variance for the residence at 311
 10 Leucadendra Drive --
 11 MS. FIGUEROA: Excuse me, Mr. Chair. I'm
 12 sorry, but as the Chair, you can't make a
 13 motion.
 14 CHAIRMAN OTERO: I didn't think so. It
 15 took you long to stop me --
 16 MR. SOTELO: I move that the Board of
 17 Adjustment grant application BA-16-04-6280, a
 18 request by Giorgio Balli, on behalf of Juan
 19 Carlos and Vivian Mas, for variances for the
 20 residence at 311 Leucadendra Drive to allow the
 21 proposed porte-cochere to have a minimum depth
 22 of 18 feet. The motion is based upon the
 23 testimony presented, along with the application
 24 submitted and the Staff report, which
 25 constitutes competent and substantial evidence.

1 transcripts. Is there a motion to approve the
 2 minutes of November 9th, 2015?
 3 MR. GREENBERG: I so move.
 4 MR. AIZENSTAT: I'll second.
 5 CHAIRMAN OTERO: All those in favor, say,
 6 aye.
 7 Opposed?
 8 (All Board Members voted aye.)
 9 CHAIRMAN OTERO: Similarly, a motion for
 10 the January 11, 2016 approval of those minutes.
 11 MR. SOTELO: I move to approve.
 12 MR. GREENBERG: Second.
 13 CHAIRMAN OTERO: All those in favor, say,
 14 aye.
 15 (All Board Members voted aye.)
 16 CHAIRMAN OTERO: Nobody opposed.
 17 Thank you very much, Liz.
 18 THE SECRETARY: Thank you. We will not
 19 have a meeting in August. So we recess in July
 20 and no cases in August.
 21 If we will meet, it will be in September.
 22 A friendly reminder, the Financial Disclosure
 23 Forms, those of you who have not done it, you
 24 have a deadline, and I would like to see my
 25 Board be the first to complete it.

1 The Board hereby makes findings of fact
 2 that each of the standards in Section 3-806 of
 3 the Zoning Code has been met.
 4 MR. GREENBERG: I'll second.
 5 CHAIRMAN OTERO: Vote, please.
 6 THE SECRETARY: Mr. Greenberg?
 7 MR. GREENBERG: Yes.
 8 THE SECRETARY: Mr. Aizenstat?
 9 MR. AIZENSTAT: Yes.
 10 THE SECRETARY: Mr. Hidalgo?
 11 MR. HIDALGO: Yes.
 12 THE SECRETARY: Mr. Sotelo?
 13 MR. SOTELO: Yes.
 14 THE SECRETARY: Mr. Thomson?
 15 MR. THOMSON: Yes.
 16 THE SECRETARY: Mr. Otero?
 17 CHAIRMAN OTERO: Yes.
 18 Congratulations. We are done with this
 19 part of the Board Meeting.
 20 MR. BALLI: Thank you very much.
 21 CHAIRMAN OTERO: Thank you for attending
 22 and for the presentation.
 23 We skipped Item Number 5, approval of the
 24 minutes from November 9, 2015 and January 11,
 25 2016. You received these by e-mail, the

1 CHAIRMAN OTERO: Thank you.
 2 (Thereupon, the meeting was concluded at
 3 8:30 a.m.)
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

CERTIFICATE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF FLORIDA:
SS.
COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court 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.

DATED this 15th day of June, 2016.

NIEVES SANCHEZ