



City of Coral Gables  
**CITY COMMISSION MEETING**  
May 13, 2008

**ITEM TITLE:**

Application No. 8659-Z

F.W. Zeke Guilford, Esq.; Applicant has filed an appeal to the Coral Gables City Commission from a decision of the Board of Adjustment at its regular meeting April 7, 2008, wherein it denied an application for variance pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code." (Board of Adjustment Vote 4-3)

**SUMMARY OF APPEAL:**

The Applicant is appealing the Board of Adjustment upholding the decision of staff that the property located at 4701 Santa Maria Street constitutes one building site, as outlined more fully under the Applicant's Proposal as follows:

Consider an appeal from a decision made by City staff in regard to a building site determination, pursuant to Section 3-604 of the Coral Gables "Zoning Code."

**BACKGROUND:**

**Staff Observations:**

The applicant is requesting to appeal an administrative decision made by Martha Salazar-Blanco, Zoning Administrator, with reference to a building site determination.

After extensive research and study of the subject property, the determination was based on the following criteria as stated in the Coral Gables "Zoning Code" Section 3-206 (E) (2) building site requirements. This section states wherever there may exist a single-family residence(s), duplex building(s) or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing (1) or more platted lots or portions thereof, such lot or lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than (1) single-family residence or duplex building. Such structures shall include but not be limited to swimming pools, tennis courts, walls, fences or other at grade and above ground improvements. Only one (1) single-family residence or duplex shall be constructed upon any one (1) building site having not less than the minimum street frontage required by this code.

Another criteria used in the determination was based on the analysis of the permit history for the subject property, which identifies several permits issued noting all lots 1, 2, 14 and 15, Block 113.

An additional criterion which was considered in the determination, was the legal description of the property which includes lots 1, 2 and 14 through 15. The property has

one folio number and has been maintained as one site for many years. The property is taxed as one building site.

The Zoning Division staff recommends **DENIAL** of the Applicant's request.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
n/a	n/a	n/a

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
April 7, 2008	n/a	n/a

**FINANCIAL INFORMATION: (If Applicable)**

No.	Amount	Account No.	Source of Funds
1.	n/a	n/a	n/a
Total:	n/a	<b>APPROVED BY:</b>	

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
March 28, 2008	Miami Daily Business Review
April 30, 2008	Miami Daily Business Review

**APPROVED BY:**

City Clerk	Zoning Official	City Manager
Walter J. Foeman	Martha Salazar-Blanco	David L. Brown

**ATTACHMENT(S):**

1. Notice of Public Hearing
2. Package