

City of Coral Gables

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



Agenda - Final

Monday, September 10, 2018

8:00 AM

City Hall, Commission Chambers

Board of Adjustment

*Chairperson Oscar Hidalgo
Vice-Chairperson Maria D. Garcia
Board Member Eugenio Lage
Board Member Jorge Otero
Board Member Gema Pinon
Board Member Mike Sotelo
Board Member John M. Thomson*

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

- C.-1. [18-7826](#) Board of Adjustment Meeting Minutes of May 7, 2018.

Attachments: [05 07 18 Minutes - cover and mini](#)

D. CHANGES TO THE AGENDA**E. 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*

E.-1. [18-7828](#)**BA-18-08-4305****(156 Paloma Drive)**

LOT 12, BLOCK 24, COCOPUM SEC 2 PLAT F

Ocean Consulting, LLC - Applicant

Paloma Estate, LLC - Owner

REQUEST: Variances for the property located at 156 Paloma Drive.

1. Grant a variance to allow a wood dock for an existing single-family residence to extend into the waterway thirty-three feet and eight inches (33'-8") from the property line vs. docks, wharves or similar structures may be constructed over or in canals and waterways at a distance extending outward from the property line not more than fifteen (15) feet, pursuant to Section A-23.A(3) of the Coral Gables Zoning Code;
2. Grant a variance to allow a watercraft lift to extend forty-four feet and six inches (44'-6") from the bank of the waterway vs. watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five (25) feet from the banks of waterways, pursuant to Section 5-805(E) of the Coral Gables Zoning Code. (156 Paloma Drive).

Attachments: [09 10 18 Staff Report 156 Paloma](#)
[09 10 18 Attachment A Applicant Submittal Package](#)
[09 10 18 Attachment B Property Appraiser](#)
[09 10 18 Attachment C Legal Ad](#)
[09 10 18 Attachment D Courtesy Notice 156 Paloma](#)

E.-2. [18-7827](#)**BA-18-07-2722****(700 Biltmore Way, Unit C2)**

DAVID WILLIAM HOTEL CONDO UNIT C2 UNDIV 4.6203% INT IN COMMON ALEMENTS

David William Condominium Ad Hoc Committee (Sally Baumgartner, Deborah Brownell, Frances Frazier, George & Ingrid Lyall, Luis Martinez, Rafael David Poleo, Adriana Pereda, and Caridad Perez) - Applicant
DW Hotel Corp. - Owner

REQUEST: Appeal of City Staff Administrative Decision.

1. Consider an Appeal of City staff's administrative decision to issue Certificate of Use No. CU-000019335 for a Presale - Gym Membership - Sales Demo Office (Showroom) ("Gym Membership Showroom") located on the ground floor, Unit C2, within the David William Hotel Condominium, pursuant to Section 3-606 (A) of the Coral Gables Zoning Code. (700 Biltmore Way, Unit C2)

Attachments: [09 10 18 Staff Report 700 Biltmore - final](#)

[09 10 18 Exhibit A](#)

[09 10 18 Exhibit B](#)

[09 10 18 Exhibit C](#)

[09 10 18 Exhibit D](#)

[09 10 18 Exhibit E](#)

[09 10 18 Exhibit F](#)

[09 10 18 Exhibit G](#)

[09 10 18 Exhibit H](#)

[09 10 18 Exhibit I](#)

[09 10 18 Exhibit J](#)

[09 10 18 Exhibit K](#)

[09 10 18 Exhibit L](#)

[09 10 18 Exhibit M](#)

[09 10 18 Exhibit N](#)

[09 10 18 Exhibit O](#)

[09 10 18 Exhibit P](#)

[09 10 18 Exhibit Q](#)

[09 10 18 Exhibit R](#)

[09 10 18 Exhibit S](#)

[09 10 18 D.W. Hotel Corp Submission Declaration of Condominium](#)

[09 10 18 D.W. Hotel Corp Submission](#)

F. 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.