
	<p>City of Coral Gables Courtesy Notice of Public Hearing</p> <p>September 24, 2019</p>	
Applicant:	Melissa Tapanes Llahues	
Property Owner:	Francisco Jimenez TRS & Joan Jimenez TRS	
Application:	Variance	
Property:	7140 Lago Drive West BA-19-07-5244	
Public Hearing - Date/Time/ Location:	Board of Adjustment October 7, 2019, 8:00 a.m. City Commission Chambers, City Hall, 405 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, October 7, 2019** on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *Variance to allow a boat lift to be built attached to an existing dock and maintain thirty-eight feet and four inches (38'-4") of open unobstructed navigable waterway where a minimum of seventy-five feet (75') is required per Section 5-805(F) and Section 802(C) of the Coral Gables Zoning Code.*
2. *Variance to allow an existing dock to be modified and maintain a side setback of thirteen feet and six inches (13'-6") where fifteen feet (15') is required per Section 5-802(E) and Section A-23(D) of the Coral Gables Zoning Code.*

All interested parties are invited to attend and participate. Further information concerning this hearing may be obtained by calling Ramon Trias, Development Services Assistant Director for Planning and Zoning at (305) 460-5215. Please forward to other interested parties.

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

Affidavit Attesting to Providing Public Notice

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Melissa Tapanes Llahues of Bercow Radell Fernandez & Larkin, PLLC

Property Owner or Authorized Representative Name(s)

That I am the property owner or the authorized representative of the following described property:

Folio Number(s) (List All):
03-4132-025-0280

That on the 17th day of September, 2019, I sent by U.S. Mail, to each person on the list of names and addresses attached a true copy of the attached notice letter.

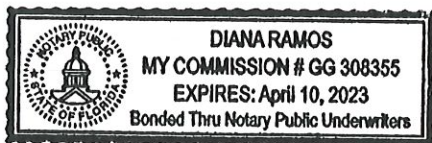


Melissa Tapanes Llahues
Attorney for Applicant

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 17th day of September, 2019, by (Melissa Tapanes), who is ☒ personally known to me or ☐ has produced _____ as identification.

(SEAL)





NOTARY SIGNATURE

Print, type, or stamp of notary

Notary Public, State of Florida

My Commission expires: 4/10/23



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 26, 2019

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Property owners within 1,000 feet of:

ADDRESS: 7140 W Lago Drive, Coral Gables, FL 33143

FOLIO NUMBER: 03-4132-025-0280

LEGAL DESCRIPTION: COCOPLUM SEC 2 PLAT B PB 115-84 LOT 28 BLK 13

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Only properties within the City of Coral Gables are included.

Sincerely,

Diana B. Rio

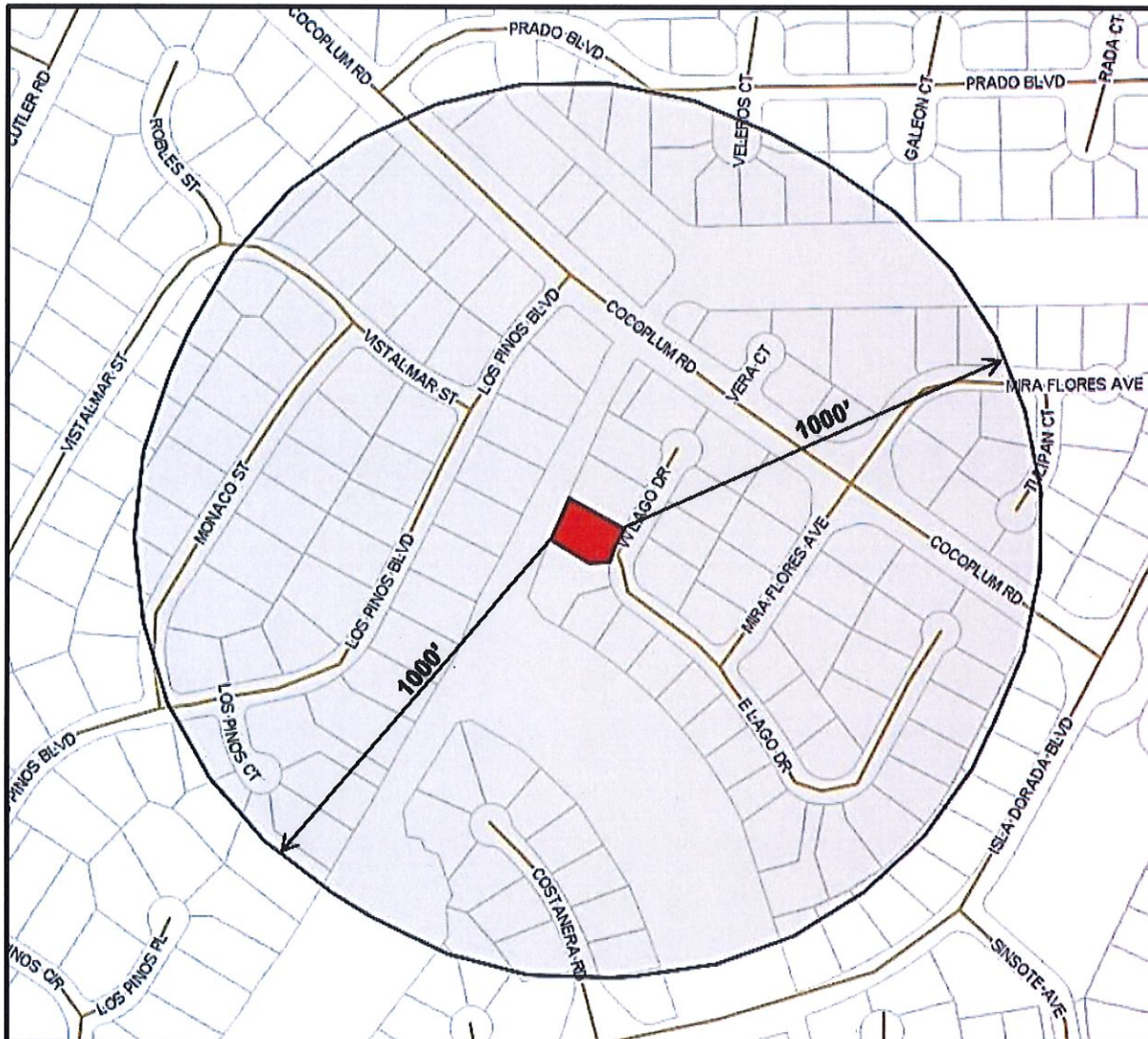
Total number of property owners without repetition: **146, including 0 international**



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

1,000' RADIUS MAP



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