



## BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:

### **Case No. VARI-24-04-0014**

**Request:** *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.

### **Case No. VARI-24-04-0015**

**Request:** *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.

### **Case No. VARI-24-06-0016**

**Request:** *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.

Interested parties may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing which will be held before the Board of Adjustment of the City of Coral Gables at City Hall, 405 Biltmore Way, in the Commission Chamber, Coral Gables, Florida, commencing at **9:00 A.M., Monday, July 1, 2024.**

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

While the City is back to live in-person meetings, members of the public may join the meeting via Zoom platform (<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; commencing at **9:00 A.M., Monday, July 1, 2024.**

The public may comment on an agenda item using the City's E-comment function which may be found on the City's website once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto: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.

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).

Any person requiring special accommodations in order to participate (such as a sign language interpreter or other auxiliary aide or service) in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686 TTY/TDD: 305-442-1600), at least three (3) business days prior to the meeting.

Arceli Redila  
Zoning Administrator