



To: Javier F. Aviño

From: Craig E. Leen, City Attorney for the City of Coral Gables

A handwritten signature in blue ink, appearing to be "C. Leen", is written over the name "Craig E. Leen" in the "From:" line.

RE: Legal Opinion Regarding Tennis Court at 199 Leucadendra Dr.

Date: June 14, 2017

I have had an opportunity to review the matter and discuss with Ramon Trias, the Planning & Zoning Director. The improvements to the property are not in conflict with the prior approvals, are consistent with their intent, are consistent with the tennis court use, and provide additional public benefits that will improve the site (including decreased impacts to the surrounding neighborhood through more landscaping shielding the courts from view and the provision of designated parking spots on site in a shielded and gated area). It is also my understanding that this site plan was approved by the Gables Estates Architectural Review Board and will be subject to review by the City's Board of Architects. In such circumstances, it is my ruling and determination that the project may be reviewed administratively. Mr. Trias concurs with my conclusion. This opinion, ruling, and interpretation is issued pursuant to section 2-201(e)(1) and (8) of the City Code, as well as section 2-702 of the Zoning Code.

Javier F. Aviño, Esq.
Tel 305-350-7202
Fax 305-351-2275
javino@bilzin.com

June 1, 2017

Via Hand Delivery

Ramon Trias
Planning and Zoning Director
Development Services, Planning & Zoning Division
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 199 Leucadendra Drive, Coral Gables, Florida / Tennis Court Renovation

Dear Mr. Trias:

On behalf of the Leucadendra Recreational & Improvement Association, Inc. (the "Association"), please accept this letter in connection with our proposal to renovate and upgrade the existing improvements at 199 Leucadendra Drive in Gables Estates (the "Property"). The Property is currently improved with two (2) tennis courts, a 10'-0" tall perimeter court fencing and two (2) canvas canopies, as well as court lighting all as depicted in the enclosed plans attached as Exhibit "A".

The City Commission originally approved the current improvements pursuant to Resolution No. 16540 on February 9, 1971. The approval was subsequently modified by the City's Board of Adjustment pursuant to Resolution No. 23786ZB, on March 3, 1986, Resolutions attached as composite Exhibit "B". The conditions of the approval remain in place and will not be affected by the proposed renovation. Accordingly, to the extent there is any conflict of the proposed renovation improvements with the current Zoning Code, we contend that the use would be considered legal non-conforming.

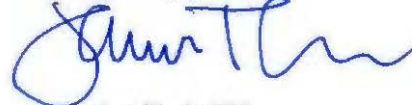
The current improvements have reached their life span and need to be replaced. Accordingly, the Association has endeavored to replace the improvements in a manner consistent with the spirit and intent of the original approvals. In addition, substantive feedback has been provided by the Gables Estates residents and the Gables Estates Architectural Review Board for which we appeared on several occasion. With that in mind, the plan includes (1) replacement of the exiting tennis courts with new clay courts in the same location; (2) replacement of the canvas canopies with new canopy structures, also to be located in the same location; (3) Addition of lush landscaping to further shield the courts from view; (4) a new approximately 600 square foot restroom building in order to accommodate the Association

MIAMI 5449510.1 73190/42052

patrons playing on courts, said building designed consistent with the Gables Estates guardhouse building; (5) Three parking spaces utilizing pavers as well as an adjacent "grass pave" area for six vehicles as well as a 6'-0" high vehicular gate with proximity reader at both entry and exit; and (6) Replacement of the existing court fencing and lighting and replacement with new fencing and LED court lighting that is designed to minimize impact to surrounding neighbors;

Previously attached as Exhibit "A" please find the survey, demolition site plan, proposed site plan, proposed restroom building plans and elevations, along with the landscape architecture plans for your review. As significant time has been spent to obtain the Gables Estates Architectural Review Board approval we respectfully request your review of the proposal so that we may proceed to permitting and replace the existing improvements as expeditiously as possible. Should you have any questions or wish to speak further on the matter please do not hesitate to contact us.

Very truly yours,



Javier F. Aviño

JFA: id

cc: Manuel D. Medina
AJ Morales

EXHIBIT "A"

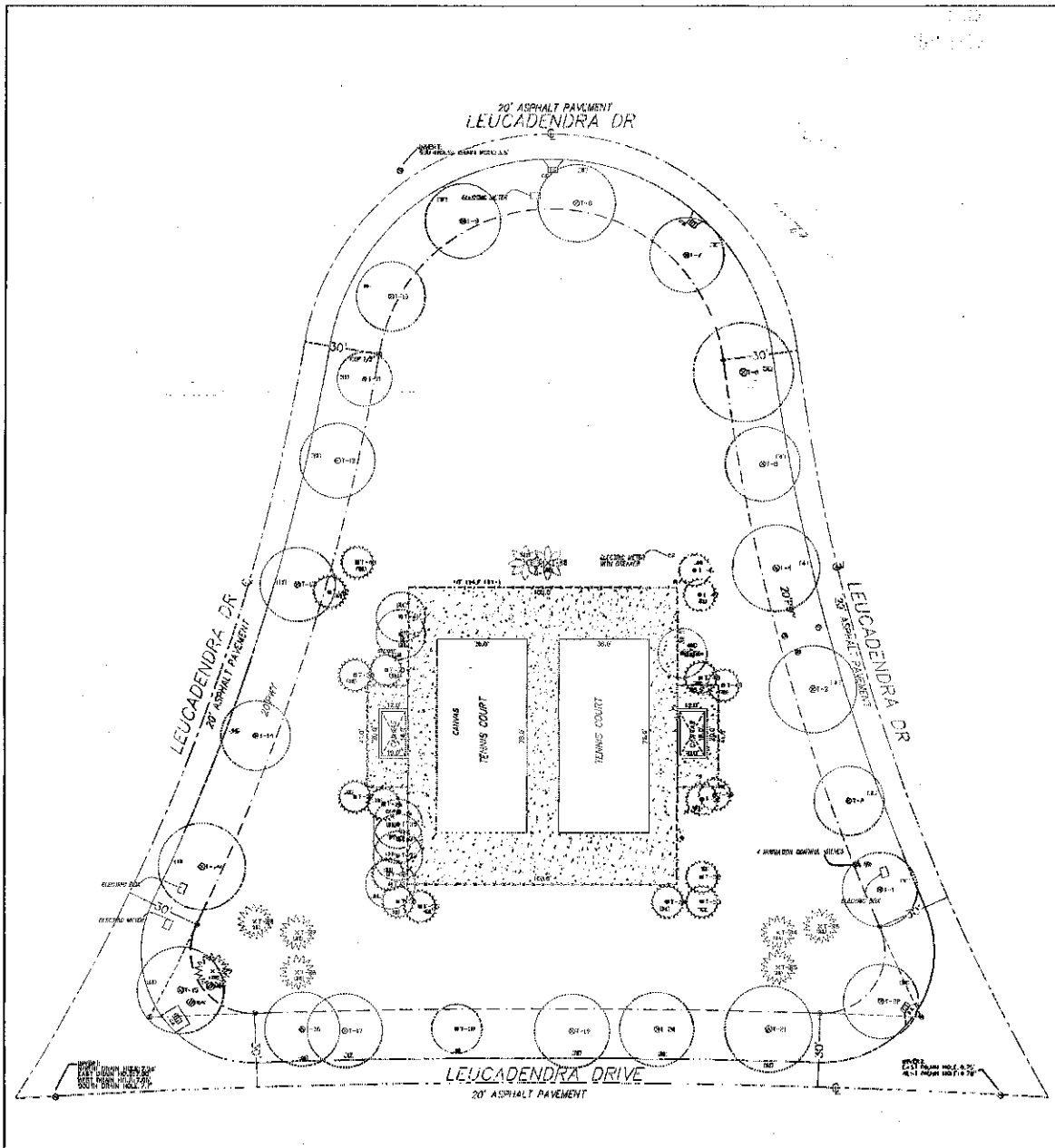
Heery International, Inc.
1400 Corporate Center Drive
West Palm Beach, FL 33411-2000
TEL: 561.835.5600 FAX: 561.835.5601
www.heery.com



Project Number
1713804

**NEW TENNIS COURTS & RESTROOM FACILITY FOR
LEUCADENDRA TENNIS CLUB**
199 Leucadendra Drive, Coral Gables, FL 33156

Scale: 1" = 10'
Date: 05/10/2017
Sheet: LE-1



TREE #	COMMON NAME	EXISTING TREE LEGEND			REMARKS	STATUS
		DBH (IN)	HEIGHT (FEET)	SPREAD (FEET)		
1	LEUCADENDRA	8	30	30	GOOD	RETAIN
2	LEUCADENDRA	8	30	30	GOOD	RETAIN
3	LEUCADENDRA	8	30	30	GOOD	RETAIN
4	LEUCADENDRA	8	30	30	GOOD	RETAIN
5	LEUCADENDRA	8	30	30	GOOD	RETAIN
6	LEUCADENDRA	8	30	30	GOOD	RETAIN
7	LEUCADENDRA	8	30	30	GOOD	RETAIN
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58	LEUCADENDRA	8	30	30	GOOD	RETAIN
59	LEUCADENDRA	8	30	30	GOOD	RETAIN
60	LEUCADENDRA	8	30	30	GOOD	RETAIN



HERRY ARCHITECTURAL, INC.
 1300 Douglas Drive, Suite 202
 Coral Gables, FL 33134
 TEL: 305.441.1100 FAX: 305.441.2074
 herry@herry.com

PROJECT NUMBER
 1713804

PROJECT ADDRESS
 190 Leucadendra Drive, Coral Gables, FL 33156

PROJECT NAME
 REMODELING OF EXISTING TENNIS COURTS
 & NEW RESTROOM FACILITY FOR
 LEUCADENDRA TENNIS CLUB

190 Leucadendra Drive, Coral Gables, FL 33156

DATE
 5/10/17

PROJECT NO.
 1713804

DESIGNED BY
 HERRY ARCHITECTURAL, INC.

DATE
 5/10/17

PROJECT NAME
 DEMO SITE PLAN,
 SITE PHOTOS,
 LOCATION MAP,
 & ZONING DATA

SCALE
 A-0.0

INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE
1	DEMOSITE PLAN	5/10/17
2	LOCATION MAP	5/10/17
3	PHOTO LOOKING NORTH	5/10/17
4	PHOTO LOOKING SOUTH	5/10/17
5	PHOTO LOOKING WEST	5/10/17
6	PHOTO LOOKING EAST	5/10/17

DESCRIPTION OF WORK & PROJECT DATA

SETBACKS	MIN. HEIGHT	REQUIRED	PROPOSED	MIN. HEIGHT	REQUIRED	PROPOSED
FRONT SETBACK	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
REAR SETBACK	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
MAX. HEIGHT	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"

ZONING INFORMATION

ZONING DISTRICT	PERMITTED USES	PROPOSED USE
RS-10	RESIDENTIAL SINGLE-FAMILY	RECREATION

ZONING ANALYSIS

ANALYSIS	PERMITTED	PROPOSED
CONFORMANCE	NO	NO
COMPLIANCE	NO	NO
TOTAL HEIGHT	35'-0"	35'-0"



PHOTO LOOKING NORTH



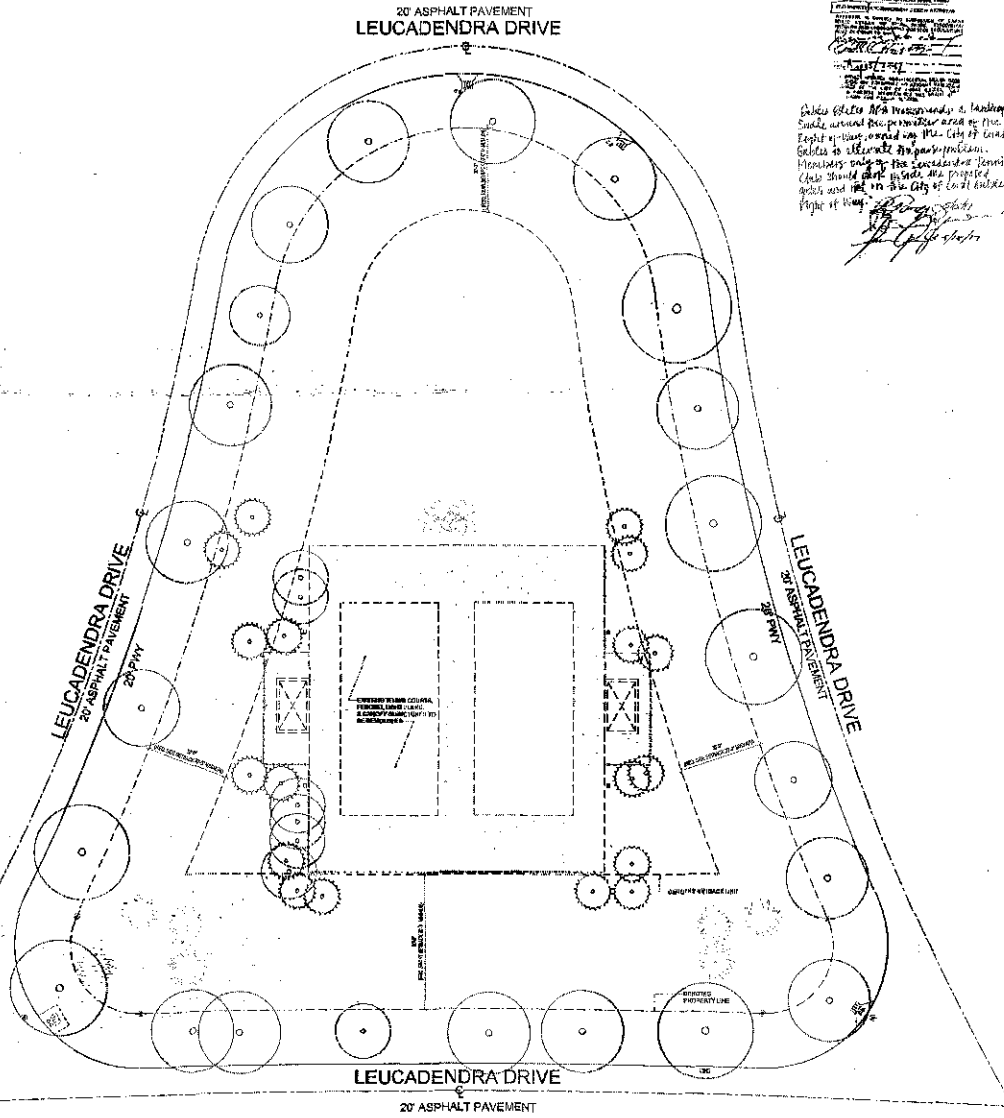
PHOTO LOOKING SOUTH

PHOTO LOOKING WEST



LOCATION MAP

Public Safety and Emergency Services
 Streets around the perimeter area of the
 site should be paved with 20' wide
 sidewalks to allow for emergency services.
 Members of the Leucadendra Tennis
 Club should work with the proposed
 site and be on the City of Coral Gables
 side of the road.



1 SITE DEVELOPMENT PLAN

2 LOCATION MAP

EXHIBIT "B"

3. That the Finance Director be and he hereby is instructed to transfer a sum not to exceed Two Thousand Dollars (\$2,000.00) from Budget Appropriation Account No. 46,700,599.90, Non-Departmental, General Contingent to Budget Appropriation Account No. 46,700,599.00, Non-Departmental, Miscellaneous Expense.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Murphy, Philbrick and Phillips; Mayor Dressel. "Nays" - None. Absent from the Commission Room was Commissioner Kerdyk.

The following resolution was presented and read:

RESOLUTION NO. 16539

A RESOLUTION ACCEPTING A GIFT TO THE CORAL GABLES PUBLIC LIBRARY.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That the donation by Mr. W. L. Philbrick of a Morningson-Weston Baby Grand Piano as a permanent gift to the Coral Gables Public Library for use in future programs held at the Library be and the same hereby is accepted in grateful appreciation.

2. That representation by members of the City Commission in an acceptance program, sponsored by the Committee of Allied and Performing Arts to be held in the Public Library, located in Block 128, "Country Club Section Part Six", 3443 Segovia Street, Coral Gables, Florida, be and the same hereby is approved.

Motion for its adoption was made by Commissioner Murphy, seconded by Mayor Dressel, who relinquished the Chair to Commissioner Philbrick. Resolution was adopted by the following roll call: "Yeas" - Commissioners Murphy, Phillips and Philbrick; Mayor Dressel. "Nays" - None. Absent from the Commission Room was Commissioner Kerdyk. Commissioner Philbrick relinquished the gavel and Mayor Dressel then reassumed the Chair.

Consideration was given to Item 3939-Z of the Planning and Zoning Board meeting of January 18, 1971 and in this connection the applicant submitted a list of affected property owners having no objection to the tennis courts. After discussion, the following resolution was presented and read:

RESOLUTION NO. 16540

A RESOLUTION AUTHORIZING A VARIANCE TO ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following variance to the provisions of Ordinance No. 1525, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its regular meeting of January 18, 1971, all in accordance with presentation made before the Planning and Zoning Board, and the City Commission this date, be and the same hereby is approved, to-wit:

(3939-Z)

In connection with construction of a double tennis court approximately 108' x 120' on the subject property as shown on submitted plans, permit the following:

- 1. The proposed tennis court on the subject property in which there will be no residence building on said property.
- 2. A green plastic vinyl covered chain link fence around the proposed tennis court; said fence 10' high at each end and 4' high along the sides at the net area, subject to the following provisions:

(1) Approval of the landscaping by the City Manager; (2) That the surrounding property owners of lots 16, 17, 18, 19, 20, 21, 22, 23, 35, 36, 37, 38, 39 and 40, Block 2, "Gables Estates No. 2", submit a petition stating they have no objection to the tennis court; (3) That the request be approved on a year to year basis subject to renewal provided no complaints are received and (4) That the proposed tennis court shall not be converted into a commercial venture and shall be used only by property owners as set out above;

located on Lot 56, Block 181, "Gables Estates No. 2", North side Leucadendra Drive, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Philbrick. Resolution was adopted by the following roll call: "Yeas" - Commissioners Murphy and Philbrick; Mayor Dressel. "Abstention" - Commissioner Phillips. Absent from the Commission Room was Commissioner Kerdyk.

The City Commission recessed from 3:45 o'clock P. M. to 4:00 o'clock P. M. All persons present except Commissioners Kerdyk and Philbrick. Commissioner Philbrick re-entered the Commission Chamber at 4:10 o'clock P. M.

Present at the meeting in the interest of Item XII. C. of the agenda was Attorney Frank Gullford, representing Crow, Pope and Carter, Inc., to present an offer of unimproved property in the Cocoplum Beach property to the City for public purposes. The following resolution was presented and read:

RESOLUTION NO. 16541

A RESOLUTION POSTPONING CONSIDERATION OF AN OFFER OF LAND FOR PUBLIC USE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That consideration of the offer of Crow, Pope and Carter, Inc., and Cocoplum Associates, Inc., through their legal representative, Attorney Frank Gullford, of a certain tract of land for public purposes, said tract lying within that subdivision known as "Cocoplum Beach Property", as recorded in Plat Book 53, Page 2, of the Public Records of Dade County, Florida, be and the same hereby is postponed.

THE CITY OF CORAL GABLES

Office of the Zoning Director
Tel. 442-6511



CITY HALL
100 GRAND CENTRAL ST.
CORAL GABLES, FLORIDA 33134

March 4, 1986

Anthony F. Balzebre, Sr., President
Leucadendra Recreational and
Improvement Association
135 Leucadendra Drive
Coral Gables, Florida 33156

Re: Lot 56, Block "B"
Gables Estates Section 2
Application No. 6399-Z

Dear Mr. Balzebre:

The Board of Adjustment, at its regular meeting held on Monday, March 3, 1986, passed and adopted Resolution No. 23786ZB approving Item Nos. 1 and 2 of the following variance for captioned as outlined under the applicant's proposal as follows:

APPLICANT'S PROPOSAL: In connection with the existing chain link fence located around the tennis courts (recreation facility) on the subject property, the applicant requests the following variances to Ordinance No. 1525, as amended and known as the "Zoning Code."

1. Permit the existing four (4'0") foot high portion of the chain link fence to be increased in height to a maximum of ten (10'0") feet vs. not being more than four (4'0") feet in height, as set forth in Section 18-2(b) of the "Zoning Code."

2. Request consideration of existing Board of Adjustment ruling that Point 4 of Resolution No. 16540 read as follows:

"(4) That the proposed tennis court shall not be converted into a commercial venture and shall be used only by property owners as set out above",

which means that the participation in the ownership of Lot 56 shall be limited to twenty (20) property owners from the Gables Estates subdivision. (Applicant requests an increase from twenty (20) to thirty (30) property owners.)

All as shown on plans which do not require Board of Architects' approval.

Anthony F. Balzebre, Sr, President
Page two
March 3, 1986

However, upon application, the City Manager may, after review and determination that substantive progress has been achieved by the applicant in terms of project planning, extend the expiration date of the variance for an additional period of time not to exceed six (6) months. The said extension request shall be filed with the City Manager two (2) weeks prior to the expiration of the initial six (6) month effective date of the variance.

Please refer to the attached sheet regarding decisions of the Board of Adjustment, appeal from a decision of the Board of Adjustment, and appeal from the decision of the City Commission.

NOTE: No permit can be issued on the application which was approved by the aforementioned resolution, passed and adopted by the Board of Adjustment, during the first 14 days after the Board of Adjustment meeting.

If you desire further information, please do not hesitate to contact this office.

Very truly yours,

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT


Edith W. Fuentes
Secretary

EMF:dbe
Attachment

P.S.: PLEASE NOTE THAT A PERMIT MUST BE TAKEN OUT WITHIN SIX MONTHS OF DATE OF VARIANCE APPROVAL OR IT WILL BECOME VOID.

cc: L. P. Evans, Jr., Esq.
Douglas Centre, Suite 808
2600 Douglas Road
Coral Gables, Florida 33134

POWER OF THE BOARD OF ADJUSTMENT:

The Board of Adjustment shall have power to construe the provisions of the Zoning Code so that the spirit and the true purpose thereof may be observed. Variances to the Zoning Code may be granted by the Board of Adjustment only after a hearing has been held at which persons interested and/or affected shall be accorded an opportunity to be heard.

DECISIONS OF THE BOARD OF ADJUSTMENT:

All decisions of the Board of Adjustment shall be by resolution. Within fourteen (14) days from the date of such decision, any resolution of the Board of Adjustment may be appealed to the City Commission, as explained below, otherwise the resolution shall become final.

APPEAL FROM A DECISION OF THE BOARD OF ADJUSTMENT:

An appeal from any decision of the Board of Adjustment upon any matter initiated before such Board, or before it upon appeal from the decision of the Board of Architects, Structural Engineers, or any administrative official of the City may be taken to the City Commission by any person who is aggrieved by such decision, or by any officer of the City. Any person desiring to appeal a ruling of the Board of Adjustment shall, not less than five (5) days and within fourteen (14) days from the date of such ruling file a written notice of appeal with the City Clerk, whose duty it shall then become to send written notice of such appeal to all persons previously notified by the Board of Adjustment. The matter shall then be heard by the City Commission at its next meeting provided at least ten (10) days have intervened between the time of the filing of the notice of appeal and the date of such meeting, if ten (10) days shall not intervene between the time of filing of the notice and the date of the next meeting, then the appeal shall be heard at the next following regular meeting of the City Commission. If the applicant files the appeal he shall pay to the City Clerk a fee of Thirty (\$30.00) Dollars at the time of filing such notice of appeal. An appeal shall stay all proceedings in the matter appealed until acted on by the City Commission.

Any proposed variance which has failed to receive the recommendations of the Board of Adjustment shall not be passed except by the affirmative vote of three-fifths(3/5) of all the members of the City Commission.

APPEAL FROM THE DECISION OF THE CITY COMMISSION:

Any appeal from the decision of the City Commission may be taken by any person or persons, jointly or severally, aggrieved by any decision of the City Commission by presenting to the Circuit Court a petition for issuance of a Writ of Certiorari, duly certified, setting forth that such decision is illegal, in whole or in part, certifying the grounds of illegality, provided same is done in the manner and within the time provided by Florida Appellate Rules.

ALL INTERESTED PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD OF ADJUSTMENT ON THIS ITEM, THEY WILL NEED A RECORD OF THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT MEETING(S) AND THEREFORE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

THE CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

APPLICATION FOR HEARING
BEFORE THE BOARD OF ADJUSTMENT

THIS APPLICATION, WITH ALL SUPPLEMENTAL DATA AND INFORMATION, MUST BE COMPLETED IN ACCORDANCE WITH THE ATTACHED "INSTRUCTION FOR FILING APPLICATION" AND IN ACCORDANCE WITH THE SPECIFIC INSTRUCTIONS IN THIS APPLICATION.

IMPORTANT: THE APPLICANT OR HIS REPRESENTATIVE SHALL BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

PRINT, TYPE OR LETTER:

1. Leucadendra Recreational and Improvement Association Inc.
Anthony F. Balazs, Sr. - President
Name of applicant or agent or tenant (with owner's affidavit)
- 135 Leucadendra Drive, Coral Gables, Fl. 33156 661-6922
Mailing address City, State - Zip Code Tel. No.
- as above
Name of Owner City, State - Zip Code Tel. No.
- Best Fence Co.
Name of Architect Tel. No. Name of Contractor

2. PROPERTY COVERED BY THIS APPLICATION

- A. Legal Description. (If subdivided - lot, block, complete name of subdivision, plat book and page number). (If metes and bounds description - complete description, including section, township and range.)

LOT(S) 56 BLOCK B
SECTION Gables Estates #2 PLAT BOOK NO. 60 PAGE NO. 37

- B. Address (if number has been assigned) 199 Leucadendra Drive
- C. Size of Property: odd size ft. x --- ft. Area = prox 1 1/2 acres
- D. Does owner own any property contiguous to that which is the subject matter of this application? If so, give complete legal description of entire contiguous property:

E. Date SUBJECT property was acquired: day of 19 73

3. This application is intended to cover: (check applicable item).

VARIANCE APPEAL FROM DECISION OF ()

OTHER ()

4. APPLICANT'S PROPOSAL: (Specify in full the request. Use separate sheet if required.)

To raise low portion of fence to same height as other fence.

5. Intent. Reasons why this application should be approved; explain in detail. (Use separate sheet if required.) Specify the exact nature of the use or operation applied for, together with any pertinent technical data which will tend to clarify the proposal.

Safety: To keep balls in tennis courts and out of street traffic, especially among children and novice players. Also

to avoid the problem of unauthorized use of the facility, thereby lessening the burden of police involvement.
If the application is intended to cover a variance, the reason MUST also contain an explanation of the alleged hardship which would justify the granting of a variance, such justification to be based on standards for hardship established by the Zoning Code which requires a showing of an unnecessary hardship, peculiar to the particular piece of property and which, if granted, will be in harmony with the intent of the regulation and the neighborhood concerned and that the request is the minimum variance which will permit the reasonable use of the premises. At the hearing, the applicant, of course, MUST prove that his property falls within the requirements for a variance as contained in Section 12.07 of the Zoning Code.

6. Has a hearing been held on this property within the last year?

If so, in whose name? Lexiadendra Recreational & Improvement Assn., Inc. When? 1985

Nature of hearing to renew annual variance

7. Is this hearing being requested as a result of a violation notice? no. If so, in whose name was the violation notice served? _____

8. Has a building permit been refused? no

9. Are there any existing structures on the property? 2 canopies

If so, what type? (CBS, Frame, Frame-Stucco, other) canvas

If so, show size, location and setbacks on plot plan.

10. Drawings submitted with this application must have preliminary review and decision by the Board of Architects.

11. All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES.

12. The following enclosures where applicable MUST BE ATTACHED to complete application:

A. WAIVERS OF OBJECTION. These are optional in all cases and may be in individual letter of intent form. Waiver must show that signer has knowledge of exactly what the application covers. Signature and address must be shown.

B. PLOT PLAN. (If improved property.) Plot plan shall show existing buildings, proposed additions and alterations, use of each, dimensions, spacing between and setbacks from property lines; proposed and existing offstreet parking, showing lined spaces and driveways.

- C. PLOT PLAN. (If vacant property but plan for development has been worked out.) Submit copy containing same details as in (B) above showing proposed development.
- D. FLOOR PLAN. Must show all dimensions, existing conditions, all proposed changes or additions, minimum square foot floor area and ground coverage.
- E. ELEVATION DRAWINGS. The drawings shall have sufficient details to show the planned construction. Plans for additions or exterior alterations to existing buildings shall show all elevations of all facades of the building where the alteration occurs or to which the addition is to be attached.
- F. SIGN DRAWINGS.
 - 1. Signs on buildings. Show copy of proposed sign and submit photographs showing all existing signs on the building.
 - 2. Detached signs. Show elevations, copy of proposed signs, height above ground and submit plot plan showing location, orientation and setbacks from front and side property lines.
- G. Recapitulation sheet for residences, duplexes, apartments, commercial buildings and high-rise apartments, hotels and commercial buildings.
- H. Owner's affidavit. Owner's affidavit is required on all applications where the applicant is not the owner of the property under consideration.

NOTE: Preliminary approval must be obtained from the Board of Architects for all plans required by the Zoning Code to be reviewed by the Board of Architects.

IN SUPPORT OF THIS REQUEST, I SUBMIT THE FOLLOWING ITEMS WHICH ARE ATTACHED HERETO AND MADE A PART OF THIS APPLICATION:

PLANS.... SKETCH.... LETTER(S).... PHOTO(S)....
 OWNER'S AFFIDAVIT..... WAIVER OF OBJECTION.....

Leucadendra Recreational & Improvement Association Inc.

Anthony F. Balzobra Sr.
 Applicant's Signature
 Anthony F. Balzobra - Pres.

THE FOLLOWING FEE MUST ACCOMPANY , APPLICATION FOR ANY VARIANCE TO THE ZONING CODE.

REGULAR MEETING OF THE BOARD OF ADJUSTM (T) -----SEE ATTACHED
SPECIAL MEETING OF THE BOARD OF ADJUSTME (C)

INSTRUCTIONS FOR FILING APPLICATIONS FOR ZONING BOARD OF ADJUSTMENT

Applications must be executed by the owner or by a tenant or tenants with owner's written consent or a duly authorized agent evidenced by written affidavit signed by the owner. ONLY ONE COPY OF THE APPLICATION AND SUPPORTING DATA MUST BE FILED. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Applications will not be scheduled for a hearing unless received in completed form with all required supporting data. DATA AND EXHIBITS submitted in connection with application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES.

It has been the practice of applicants to withhold submission of applications for hearings until the established deadline date, resulting in the largest percentage of applications being received on that date. Because such practice makes it difficult, if not impossible, to properly process such applications, it has become necessary to limit the number of applications which will be accepted for a meeting. The number of applications accepted for any meeting may fluctuate, depending upon the number of applications carried over from the previous meeting.

Hereafter, under this policy of acceptance of only a limited number of applications for a hearing, applications will be considered on a first come, first serve basis.

Only complete applications, with all required and correct exhibits will be considered for acceptance and they will be processed, and stamped as accepted, if complete, in the order received.

Applications will be considered complete only when the following have been complied with:

1. All applicable questions have been answered.
2. All supplementary data has been submitted as called for in the application. (Note that applications for various type hearings require different supplementary data).
3. Application fee has been received.

Drawings submitted with the application must have preliminary approval from the Board of Architects.

No plans will be considered which are not filed with the application.

Applicants are advised that the mere filing of this application and appearance at the Board of Adjustment hearing in no way assures approval of the application. Your application in order to justify any consideration for approval, must conform to good zoning principles and must conform to the plan for the development of the City of Coral Gables.

It is recommended that the completed applications be turned in personally to a member of the staff assigned to check them so that possible discrepancies can be corrected at that time. No hearing will be scheduled or heard on an incomplete or inaccurate application.

No application will be considered or heard by the Board of Adjustment until and unless the applicant or his representative appears before the Board to present his proposal.

I have read and understand the foregoing instructions:

Leucadendra Recreational &
Improvement Assn, Inc.

Jan. 27, 1986
DATE

APPLICANT (TYPE OR LETTER)


APPLICANT'S SIGNATURE

From: [Leen, Craig](#)
To: [Paulk, Enga](#)
Subject: FW: Tennis Court at 199 Leucadendra Dr.
Date: Wednesday, June 14, 2017 9:01:00 PM
Attachments: [Scan.pdf](#)
[image006.png](#)
[image008.png](#)
[image002.png](#)
[image001.png](#)

Please publish.

Craig E. Leen, City Attorney

*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com



Celebrating 90 years of a dream realized.

From: Leen, Craig
Sent: Wednesday, June 14, 2017 9:01 PM
To: Javier F. Aviñó <javino@bilzin.com>
Cc: Trias, Ramon <rtrias@coralgables.com>; Rodriguez, Steven <strodriguez@coralgables.com>; Ramos, Miriam <mramos@coralgables.com>
Subject: RE: Tennis Court at 199 Leucadendra Dr.

Javier,

Good evening. I have had an opportunity to review the matter and discuss with Ramon Trias, the Planning & Zoning Director. The improvements to the property are not in conflict with the prior approvals, are consistent with their intent, are consistent with the tennis court use, and provide

additional public benefits that will improve the site (including decreased impacts to the surrounding neighborhood through more landscaping shielding the courts from view and the provision of designated parking spots on site in a shielded and gated area). It is also my understanding that this site plan was approved by the Gables Estates Architectural Review Board and will be subject to review by the City's Board of Architects. In such circumstances, it is my ruling and determination that the project may be reviewed administratively. Mr. Trias concurs with my conclusion. This opinion, ruling, and interpretation is issued pursuant to section 2-201(e)(1) and (8) of the City Code, as well as section 2-702 of the Zoning Code.

Regards,
Craig

Craig E. Leen, City Attorney

*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com



Celebrating 90 years of a dream realized.

From: Ramos, Miriam
Sent: Wednesday, June 14, 2017 10:55 AM
To: Javier F. Aviñó <javino@bilzin.com>; Leen, Craig <cleen@coralgables.com>
Cc: Trias, Ramon <rtrias@coralgables.com>; Rodriguez, Steven <srodriguez@coralgables.com>
Subject: RE: Tennis Court at 199 Leucadendra Dr.

Good morning Javier,

Craig had an opportunity to speak with Ramon and he will be working on his reply to you. He hopes to be able to get to it later today.

Thanks,

Miriam Soler Ramos, Esq.

Deputy City Attorney & City Prosecutor
City of Coral Gables

405 Biltmore Way, 3rd Floor

Coral Gables, FL 33134

(305) 460-5218

(305) 460-5084 direct dial



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From: Javier F. Aviñó [<mailto:javino@bilzin.com>]
Sent: Wednesday, June 07, 2017 10:50 AM
To: Leen, Craig; Ramos, Miriam
Cc: Trias, Ramon; Rodriguez, Steven
Subject: FW: Tennis Court at 199 Leucadendra Dr.

Craig and Miriam - Hope you are both doing well!

Attached please find a request regarding tennis courts located at 199 Leucadendra Drive in Gables Estates owned by the Leucadendra Recreational and Improvement Association. As indicated in the letter the Property received approval to operate 2 tennis courts on the site back in 1971, the full approval history is within the letter. We are proposing a renovation of the courts and have been working with neighbors as well as the Gables Estates Architectural Review Board, which approved the proposed plan. As a result of those meetings we have incorporated various design elements as

detailed in the letter and the attached concept plan.

Per below, Steven has advised that an addendum to the original resolution by your office is needed. We believe that the proposed concept plan which includes the addition of the parking spaces and the bathroom would be within the spirit and intent of the original approval. As such, we would like to get this addendum obtained administratively so that we may proceed as per below with BOA approval and permitting. I understand that said addendum can be done by letter or e-mail from your office but please advise if you need anything from us in that regard other than the attached.

We would be happy to meet or discuss as well. Thanks in advance for your assistance with this matter.

Regards - Javier



Javier F. Aviñó
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1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131
www.bilzin.com

Tel 305.350.7202
Direct Fax 305.351.2275
javino@bilzin.com

From: Rodriguez, Steven [<mailto:srodriguez@coralgables.com>]
Sent: Tuesday, June 06, 2017 3:15 PM
To: Javier F. Aviñó
Cc: Trias, Ramon
Subject: Tennis Court at 199 Leucadendra Dr.

Re: Tennis Court at 199 Leucadendra Dr.

Dear Javier F. Avino, Esq.
Good Afternoon.

Thank you for your letter regarding the community tennis courts restoration. Please follow the below steps to begin the permit application process:

-Contact the C.G. City Attorney's Office (305) 460-5218, for instructions for an addendum to resolution #16540, to include authorization for the parking lot and bathroom facility as shown on the enclosed concept plan. The C.G. City Attorney's Office web link:

<http://www.coralgables.com/index.aspx?page=46>

-Then, provide a complete plan submittal and permit application to the C.G. Board of Architect's Division (305) 460-5238. B.O.A Web link:

<http://www.coralgables.com/modules/showdocument.aspx?documentid=13134>

Please feel free to contact me if you have additional questions.

Regards,
Steven Rodriguez
Zoning Planner
City of Coral Gables
427 Biltmore Way, 2nd Fl.
Coral Gables, FL 33134
T: 305-476-7216
www.coralgables.com



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