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### BOARD OF ADJUSTMENT APPLICATION PACKAGE

**Property:** 722 Aledo Avenue, Coral Gables, Florida

**Applicant:** Brian Goldmeier

**Project:** Goldmeier Pool Renovation Variance

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# Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

## Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- Appeal
- Variance
- Other: \_\_\_\_\_

## Property information

Property/project name: Goldmeier Pool Renovation

Street address of the subject property: 722 Aledo Avenue

Property Legal Description: Lot(s): 6, and the West 1/2 of Lot 9

Block(s): 134

Section(s): Coral Gables Country Club Section Part Six

Plat Book(s)/Page(s): Book 20, Page 1

Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? Yes

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Single Family

Current zoning classification(s): Single Family

Listing of all folio numbers for subject property:  
03-4117-004-1770

**Board of Adjustment Application**

**General information**

Applicant(s)/Agent(s) Name(s): Jeffrey Rodriguez and Frank C. Quesada

Telephone#: (786)229-5432 Fax#: \_\_\_\_\_ Email: Jr@QVRIlaw.net

Mailing Address: 5757 Waterford District Drive, Suite 110 Miami Florida 33126  
*(Street Address) (City) (State) (ZIP Code)*

Property Owner(s) Name(s): Brian Goldmeier and Nicole Gomez Goldmeier

Telephone#: (786) 566-7897 Fax#: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: 722 Aledo Ave Coral Gables Florida 33134  
*(Street Address) (City) (State) (ZIP Code)*

Property Owner(s) Name(s): \_\_\_\_\_

Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
*(Street Address) (City) (State) (ZIP Code)*

Project Architect(s) Name(s): Plan Z Designs LLC

Telephone#: (305) 608-4583 Fax#: \_\_\_\_\_ Email: PlanZDesigns@outlook.com

Mailing Address: \_\_\_\_\_  
*(Street Address) (City) (State) (ZIP Code)*

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:  
See EXHIBIT A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

## Board of Adjustment Application

### Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

**Pre-application Meeting Requirements.** A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- Completed Application.
- Applicant's proposal.
- Letter of intent.
- Standards for Variances #1 through #8.
- Owner's Affidavit.
- Proof of ownership if ownership of the property has changed in the last year.
- Full size set of plans (stamped by the Board of Architects).
- Plans in 11" x 17" size format (13 sets).
- Color photographs (35mm or digital photographs), must be labeled (13 sets).
- One (1) compact disc (CD) containing required plans and color photographs.
- Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- Aerial.
- Other (letter of support, rescheduling letter, etc.) \_\_\_\_\_.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- Application fees.
- One (1) original certified mailing list and signed affidavit including MDCPS.
- Two (2) sets of mailing labels.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

**Posting of the property.** The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

## Board of Adjustment Application


### Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
  - a. Conditional uses and variances: six (6) months.
  - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

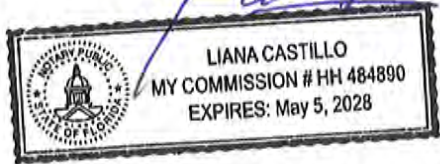
**Board of Adjustment Application**

- 15. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 16. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: <i>Jeffrey Rodriguez</i>
Address: <b>5757 Waterford District Dr. Suite 110 Miami, Florida 33126</b>	
Telephone: <i>305-446-2517</i>	Fax:
Email: <i>JRC@URLAW.net</i>	

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this 11 day of March by 2026  
(Signature of Notary Public - State of Florida) *Jeffrey Rodriguez*



(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

**Board of Adjustment Application**

Property Owner(s) Signature:

Property Owner(s) Print Name:

Brian Goldmeier

Property Owner(s) Signature:

Property Owner(s) Print Name:

Nicole Gomez Goldmeier

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 722 Aldo Ave  
Coral Gables, FL 33134

Telephone: 786 566 2897

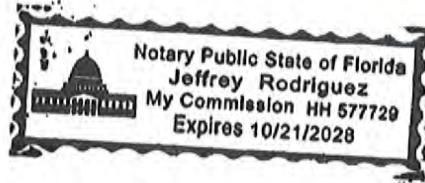
Fax:

Email: Brian.Goldmeier@gmail.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March 2026 by Brian Goldmeier  
(Signature of Notary Public - State of Florida) and Nicole Gomez Goldmeier



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

**Board of Adjustment Application**

Architect(s)/Engineer(s) Signature:

Architect(s)/Engineer(s) Print Name:

Address:

Telephone:

Fax:

Email:

**SEAL**

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

## APPLICANT'S PROPOSAL

### Variance Request – 722 Aledo Avenue

Applicant requests a variance from the five (5) foot setback requirement to allow existing pool equipment to remain in its current location within the rear yard setback area.

The subject property is a developed single-family residential lot located at 722 Aledo Avenue in the City of Coral Gables. The residence and swimming pool are existing improvements on the property.

The Applicant purchased the property in 2022 with the residence, pool, and associated pool equipment already installed and operating in their present configuration. At the time of purchase, the pool equipment was already located in its current position within the rear yard setback area. The Applicant did not install or relocate the equipment to that location.

In connection with a pool renovation permit (Permit No. POSP-24-02-0474), the approved plans reflected relocation of the equipment outside of the setback. After issuance of the permit, the Owner obtained contractor pricing and engineering input confirming that relocation would require:

- Demolition of the existing equipment slab and pad
- Trenching and reconfiguration of underground plumbing lines
- Electrical relocation and reconnection
- Restoration of existing paving, landscaping, and hardscape improvements
- Temporary shutdown and recommissioning of the pool system

Because the equipment is integrated into the existing pool infrastructure and surrounding site improvements, relocation would require substantial demolition and reconstruction of functioning improvements that predate the Applicant's ownership of the property.

The scope and cost of this work would be substantial relative to the limited scope of the pool renovation and would impose a disproportionate hardship for an otherwise compliant single-family residential property.

The pool equipment serves an existing residential pool and does not create impacts beyond those typical of standard residential pool mechanical equipment. The equipment is located within the rear yard area behind the residence and does not affect the public streetscape, light, air, or privacy of surrounding properties.

The requested variance does not involve new construction within the setback and does not expand, enlarge, or intensify the use of the property. Rather, the request is limited to allowing the existing equipment to remain in its current location and to avoid unnecessary demolition and reconstruction of established infrastructure.

Accordingly, the requested variance represents a reasonable and limited form of relief that allows continuation of an existing condition while maintaining the overall intent and purpose of the City's zoning regulations.

## LETTER OF INTENT

RE: Variance Application – 722 Aledo Avenue

Dear Members of the Board of Adjustment:

This firm represents Brian Goldmeier and Nicole Gomez Goldmeier (the “Applicant”), owners of the single-family residence located at 722 Aledo Avenue, Coral Gables, Florida. The Applicant respectfully requests a variance to permit existing pool equipment to remain within the required rear yard setback.

The Applicant purchased the property in 2022 with the residence, swimming pool, and associated mechanical equipment already installed and operating in their present configuration. At the time of purchase, the pool equipment was already located in its current position within the rear yard setback area. The Applicant did not construct, install, or relocate the equipment to that location.

In connection with a recent pool renovation permit (Permit No. POSP-24-02-0474), relocation of the equipment outside of the setback was incorporated into the approved plan set during plan review. Following permit issuance, the Applicant obtained contractor estimates confirming that relocation would require substantial demolition and reconstruction, including removal of the existing equipment pad, excavation and trenching for new plumbing lines, electrical relocation, and restoration of existing hardscape and landscaping improvements.

Because the equipment is fully integrated into the existing pool infrastructure and surrounding site improvements, relocation would require unnecessary demolition of functioning infrastructure that predates the Applicant’s ownership. The scope and cost of this work would be disproportionate to the limited nature of the pool renovation and would provide no meaningful benefit to the surrounding neighborhood.

Importantly, the requested variance does not involve new construction within the setback and does not expand or intensify the use of the property. The equipment serves an existing single-family residence and is located within the rear yard area behind the residence, where it has operated without adverse impact.

Approval of the variance would allow the property to maintain an existing condition while avoiding unnecessary demolition and reconstruction of established infrastructure. The request therefore represents a practical and reasonable solution that preserves the intent of the City’s zoning regulations while recognizing the realities of the existing site conditions.

Thank you for your consideration of this request.

Respectfully submitted,

Jeffrey Rodriguez, Esq.  
Quesada Valdes Rodriguez, PLLC  
Counsel for Applicant

## STANDARDS FOR VARIANCES (1-8)

**Property:** 722 Aledo Avenue, Coral Gables, Florida

**Applicant:** Brian Goldmeier

**Project:** Goldmeier Pool Renovation Variance

### Introduction

Pursuant to the City of Coral Gables Zoning Code and the authority of the Board of Adjustment, a variance may be granted where strict application of the Code would result in unnecessary hardship owing to special conditions and circumstances peculiar to the property, provided that the variance is the minimum necessary to afford relief and does not impair the intent and purpose of the Code or the Comprehensive Plan.

The Applicant respectfully submits that the requested variance satisfies each of the required standards. The request is limited in scope and relates solely to existing mechanical equipment serving an established single-family residence. The pool equipment at issue existed in its current location within the rear yard setback at the time the Applicant purchased the property in 2022 and forms part of the integrated infrastructure of the existing pool system.

The requested variance does not intensify or expand the use of the property, does not alter the character of the neighborhood, and would avoid disproportionate demolition and reconstruction of functioning infrastructure. The equipment is located within the rear yard area behind the residence and has operated without adverse impact to surrounding properties. Granting the variance would allow continuation of an existing condition while preserving the intent and purpose of the zoning regulations.

### 1. Special Conditions and Circumstances -

The subject property is a fully developed single-family residential lot located within Coral Gables Country Club Section Part Six. The residence, swimming pool, and related infrastructure were constructed prior to the present renovation permit.

The pool equipment at issue is integral to the functioning of the existing pool system and has historically been located within the rear yard setback area of the property. The equipment is physically integrated into the existing pool infrastructure, including underground plumbing lines, electrical connections, equipment pad improvements, and surrounding hardscape.

The Applicant purchased the property in 2022 with the pool equipment already located in its current position. The Applicant did not construct, install, or relocate the equipment within the setback. Based on the available permit history, it appears that the equipment location resulted from improvements performed by a prior owner following completion of earlier renovation work on the property.

Because the equipment is integrated into the existing infrastructure of the pool system and surrounding site improvements, relocation would require substantial demolition and reconstruction

of improvements that have existed for years. These unique physical conditions create a hardship specific to this property that does not apply generally to other properties in the same zoning district.

## **2. Conditions Not Self-Created -**

The hardship associated with the equipment location was not created by the Applicant.

The Applicant purchased the property in 2022 with the pool equipment already located in its present position within the rear yard setback. The Applicant did not construct the equipment pad or relocate the equipment to that location.

During the review of the pool renovation permit (Permit No. POSP-24-02-0474), relocation of the equipment outside of the setback was incorporated into the approved plan set. Only after issuance of the permit did the Applicant obtain detailed contractor estimates confirming that relocation would require substantial demolition and reconstruction, including:

- Removal of the existing slab and equipment pad
- Excavation and trenching for new underground plumbing runs
- Electrical relocation and reconnection
- Demolition and restoration of hardscape improvements
- System shutdown and recommissioning of the pool equipment

The hardship therefore arises from the pre-existing configuration of the property and infrastructure rather than from any action by the Applicant. The variance request seeks relief from a condition created by prior improvements and inherited by the Applicant upon purchase of the property.

## **3. No Special Privilege -**

The requested variance does not grant the Applicant any special privilege unavailable to similarly situated properties.

The variance does not authorize new construction within the setback nor expand the footprint of any structure. Rather, it allows continuation of an existing equipment location that predates the Applicant's ownership and is integrated into the existing pool infrastructure.

Mechanical equipment associated with residential pools is commonly located in rear yard areas and is typically screened by existing structures, landscaping, or fencing. The requested relief simply recognizes the practical realities of existing site improvements and avoids requiring demolition of established infrastructure that has functioned without issue.

Granting the variance would therefore not create a special privilege but would instead allow the property to maintain existing improvements consistent with other developed residential properties.

#### 4. Deprivation of Rights -

Strict application of the setback requirement in this instance would require destruction and relocation of functional infrastructure solely to comply with setback measurement for equipment that:

- Serves a permitted residential use
- Does not increase building mass or structural footprint
- Does not affect light, air, or privacy
- Does not alter neighborhood character

Because the equipment is integrated into the existing pool system, relocation would require extensive demolition of infrastructure and site improvements that have existed for years.

Requiring such demolition and reconstruction would impose an unnecessary and disproportionate burden relative to the minor nature of the encroachment and the absence of any adverse impacts. In effect, strict enforcement would deprive the Applicant of the reasonable use of existing improvements that were already present when the property was purchased.

#### 5. Minimum Variance Necessary -

The Applicant is not requesting expansion, enlargement, or intensification of the equipment area.

No new encroachment is proposed. The request is strictly limited to allowing the existing pool equipment to remain within its current footprint in the rear yard area.

Because the equipment is physically integrated into the existing pool system infrastructure, no practical alternative exists short of complete demolition and relocation of the equipment and associated plumbing and electrical systems.

Accordingly, the requested variance represents the minimum relief necessary to address the hardship while maintaining compliance with all other zoning requirements.

#### 6. No Detriment to Public Welfare -

The purpose of setback requirements is to preserve light, air, separation of structures, and neighborhood character.

The subject pool equipment does not interfere with these objectives. The equipment:

- Is located within the rear yard area behind the residence
- Does not affect the public streetscape
- Does not interfere with light, air, or privacy to surrounding properties
- Does not increase density, intensity, or scale of development
- Generates only typical residential mechanical noise associated with normal pool operation

Because the equipment is located behind the residence and has operated in its current location without issue, its continued presence does not create any adverse impact to surrounding properties or the public welfare.

**7. Consistent with Comprehensive Plan -**

The property will remain a single-family residential use. No change in land use classification, zoning classification, density, or intensity of development is proposed.

The Comprehensive Plan encourages the preservation and stability of established residential neighborhoods. Allowing existing mechanical infrastructure serving an established residence to remain in place supports these objectives and avoids unnecessary demolition and construction activity that would otherwise disrupt the property and surrounding area.

The requested variance is therefore consistent with the policies and intent of the Comprehensive Plan.

**8. Financial Hardship Alone -**

While relocation costs are significant, the hardship is not merely economic in nature.

The hardship arises from the physical configuration of the property and the integration of the pool equipment within existing site infrastructure, including:

- The existing plumbing and electrical system layout
- The equipment pad and surrounding hardscape improvements
- The location of underground utilities and pool circulation systems
- The demolition required to relocate the equipment

Relocation would require substantial destruction of functioning infrastructure that predates the Applicant's ownership and has operated without adverse impact. The hardship is therefore rooted in the physical and structural conditions of the property rather than in financial considerations alone.

For these reasons, the requested variance is justified and necessary to allow the continued use of existing improvements while maintaining compliance with the intent and purpose of the City's zoning regulations.

**OWNER'S AFFIDAVIT**

Before me, the undersigned authority, personally appeared Brian Goldmeier and Nicole Gomez Goldmeier ("Owner"), who being first duly sworn, depose and state as follows:

1. We are the owners of the property located at 722 Aledo Avenue, Coral Gables, Florida, as more particularly and legally described as follows:

Lot 8, and the West 1/2 of Lot 9, in Block 134, of CORAL GABLES COUNTRY CLUB SECTION PART SIX, according to the plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida.

2. We have authorized the filing of this Variance Application before the Board of Adjustments.


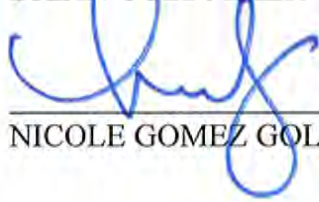
3. The pool equipment subject to this request has existed in its current location for an extended period of time.

4. Relocation would require demolition, trenching, re-plumbing, electrical relocation, and restoration of improvements.

5. The requested variance is limited to maintaining the existing equipment location.

6. The facts set forth in the application are true and correct to the best of our knowledge.

FURTHER AFFIANT SAYETH NAUGHT.

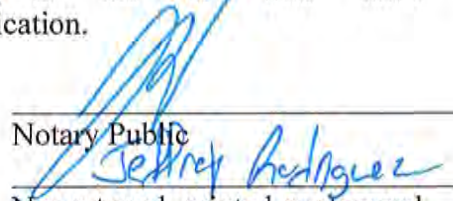
  
BRIAN GOLDMEIER  
  
NICOLE GOMEZ GOLDMEIER

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 11<sup>th</sup> day of March, 2026, by Brian Goldmeier and Nicole Gomez Goldmeier, who are personally known to me or who have produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public  
Name typed, printed or stamped

*This instrument prepared by:*  
**SAMUEL B. REINER, II, ESQ.**  
Reiner & Reiner, P.A.  
9100 So. Dadeland Blvd., #901  
Miami, Florida 33156-7815

*and is to be returned to:*  
**Coral Gables Title + Escrow, LLC**  
Attn: Richard L. Barbara, Esq.  
224 Palermo Avenue  
Coral Gables, Florida 33134  
Tel: (305) 400-8802; Fax: (786) 953-5857  
File No.: CG22-348F

---

## WARRANTY DEED

THIS WARRANTY DEED is made this 19 day of August, 2022, by and between **Ailynn K. Hernandez**, a single woman, as Grantor, whose post office address is 392 Isla Dorada Blvd.; Coral Gables, Florida 33143-6513, and **Brian Goldmeier and Nicole Gomez Goldmeier**, husband and wife, as Grantees, whose post office address is 722 Aledo Avenue; Coral Gables, Florida 33134.

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$1.00, and other good and valuable consideration in hand paid by Grantees, the receipt of which is hereby acknowledged, deeds to Grantees and Grantees' heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following-described land situated in Miami-Dade County, Florida:

Lot 8, and the West ½ of Lot 9, in Block 134, of Coral Gables Country Club Section Part Six, according to the plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida.

Also known as: 722 Aledo Avenue; Coral Gables, Florida 33134

Parcel ID Number: 03-4117-004-1770

Subject to taxes and assessments for the year 2022 and all subsequent years, and applicable zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority, without hereby reimposing same.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.





APPROVED AS NOTED: FOR PROPOSED WORK ONLY. AS PER MEETING WITH OWNER AND PICTURES SHOWN THERE ARE TWO COLUMNS AT THE FRONT CORNERS ADJACENT TO SELF-CLOSING AND SELF-LATCHING PICKET GATES. FENCES SHALL NOT EXTEND AND CONNECT WITH NEIGHBORING FENCES. 06/13/2024.



SCAN QR CODE FOR ALL RFIs



**LEGAL DESCRIPTION**

FOLIO: 03-4117-004-1770  
 LOT: 8 AND 1/2 OF LOT 9  
 BLOCK: 134  
 SUBDIVISION: CORAL GABLES COUNTRY CLUB SEC 6  
 PLAT BOOK: 20  
 PAGE: 1  
 COUNTY: MIAMI-DADE

CONSULTANT  
 ENGINEER OF RECORD  
 ZAKARY JAMES LATA, P.E.  
 P.E. #79443  
 PLANZ DESIGNS LLC  
 C.A. NO. 33219  
 PLANZDESIGNS@OUTLOOK.COM

**PUBLIC WORKS STATEMENT**

ALL WORK, MATERIALS, AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY. ANY AND ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOT IMPACT MAINTENANCE OR UTILITY EASEMENTS IN ANY WAY WITHOUT EASEMENT OWNER CONSENT.

**MATERIALS STATEMENT**

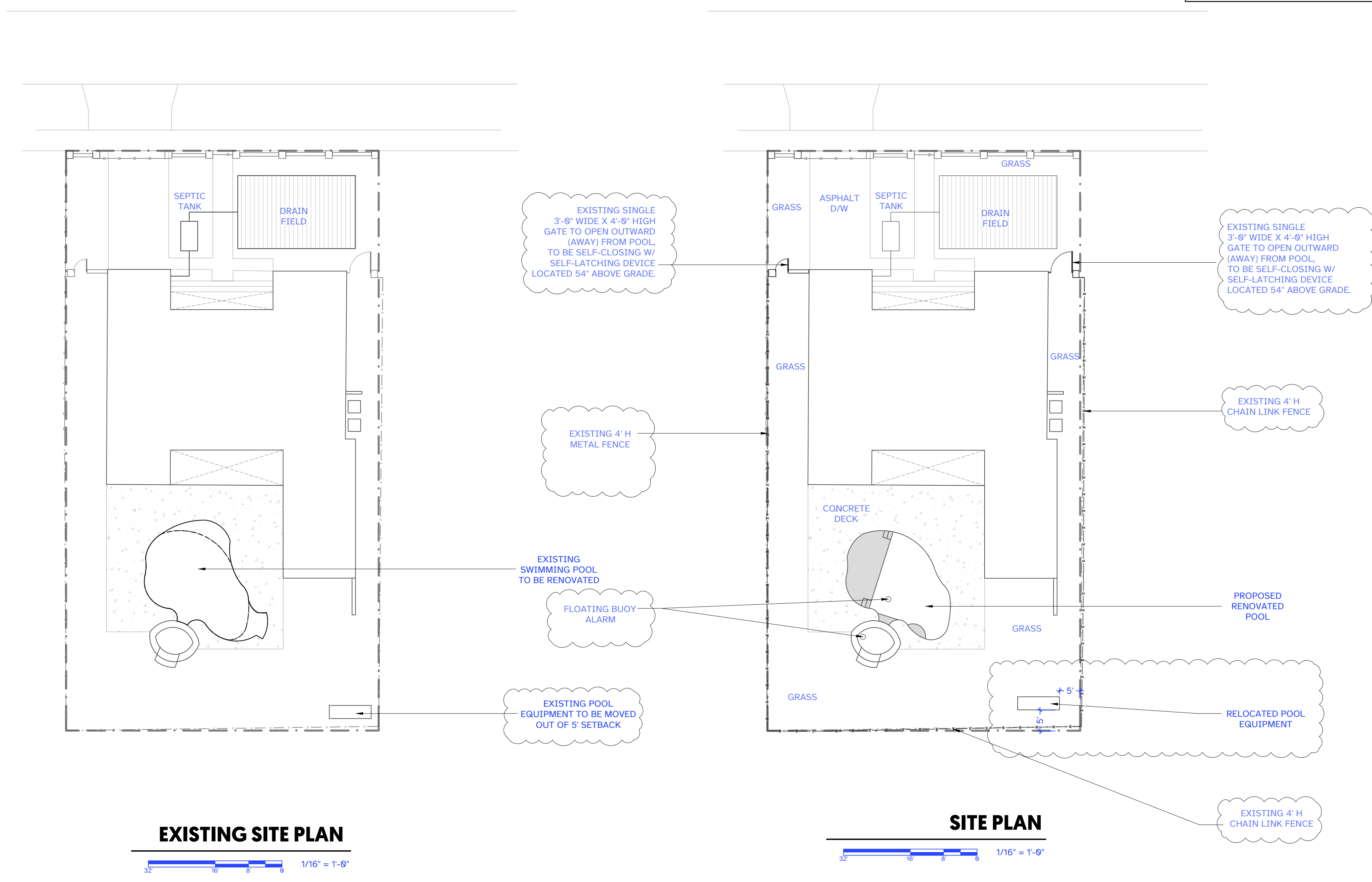
CONTRACTOR TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE.  
 CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER.

**TREE PROTECTION STATEMENT**

ALL TREES IN THE CONSTRUCTION AREA ARE TO REMAIN AND TO BE PROTECTED WITH 6' LONG WOOD 4X4S BURIED 24" WITH ATTACHED 6"X6" METAL WIRE MESHING THROUGHOUT CONSTRUCTION

**FLOATING BOUY ALARM**

A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS. FOR PURPOSES OF THIS PARAGRAPH THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.



**EXISTING SITE PLAN**  
 1/16" = 1'-0"

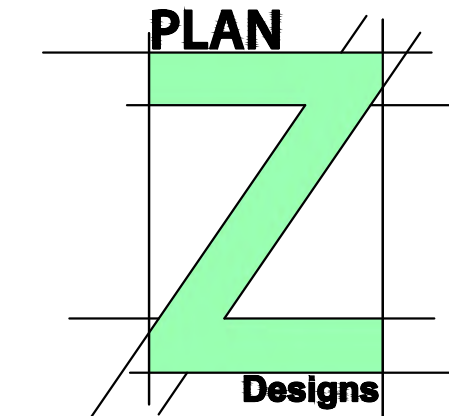
**SITE PLAN**  
 1/16" = 1'-0"

**SCOPE OF RENOVATION**

- THE EXISTING SWIMMING POOL WILL BE RENOVATED WITH THE FOLLOWING PROPOSED IMPROVEMENTS:
- BUILD NEW WALL ACROSS SHALLOW END
  - BUILD NEW WALL ACROSS DEEP END TO ELIMINATE EXISTING SWIMOUT
  - BUILD TANNING LEDGE IN SHALLOW END
  - BUILD NEW SWIMOUT BENCH IN DEEP END
  - NEW 16" X 24" STONE COPING
  - 6" WATERLINE TILE 12 SQ FT MAT ALLOW
  - PREP AND FLORIDA STUCCO LIGHT COLORS
  - OPEN HOLE IN SHALLOW END BEING ABANDONED FOR DRAINAGE
  - NO CHANGES TO PLUMBING, ELECTRICAL OR EQUIPMENT.
  - BOND EXISTING STEEL TO NEW STEEL AS PER N.E.C. 2623

NOTE: CONTRACTOR SUBMITTED REVISED PLANS FOR PERMIT PREMATURELY DUE TO MISCOMMUNICATION.

**POOL ENGINEER**



P.E. #79443  
 ZAKARY JAMES LATA  
 CORAL GABLES, FL  
 (305) 608-4583  
 PLANZDESIGNS@OUTLOOK.COM  
 WWW.PLANZDESIGNS.COM

**SHEET INDEX**

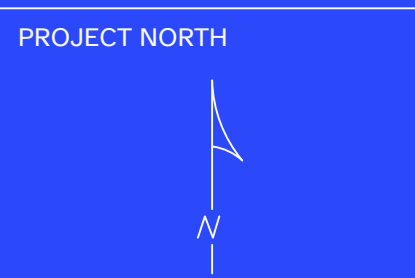
- SITE PLAN SP1.0
- LAYOUT PLAN SP2.0
- STRUCTURAL PLAN SP3.0

**GOLDMEIER RESIDENCE**  
 722 ALEDO AVE  
 CORAL GABLES, FL 33143

REVISIONS

BLDG DEPT COMMENTS	3-8-24

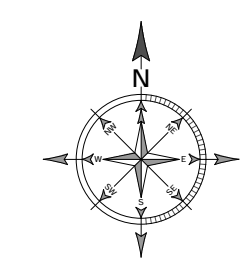
NOTES  
 1.



SCALE 1/16" = 1'-0"  
**SITE PLAN**  
**SP1.0**



Know what's below. Call before you dig.



**FIELD CONDITION DISCREPANCIES:** SHOULD FIELD CONDITIONS DEVIATE FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.

FOR ANY QUESTIONS OR CLARIFICATION, PLEASE CONTACT THE PROJECT ENGINEER LISTED IN THE TOP OF THE TITLE BLOCK.

ALL CODES TO COMPLY WITH F.B.C. 2023, 8TH EDITION

PLOT DATE - 23 May 2024

SHEET NO. © 2024

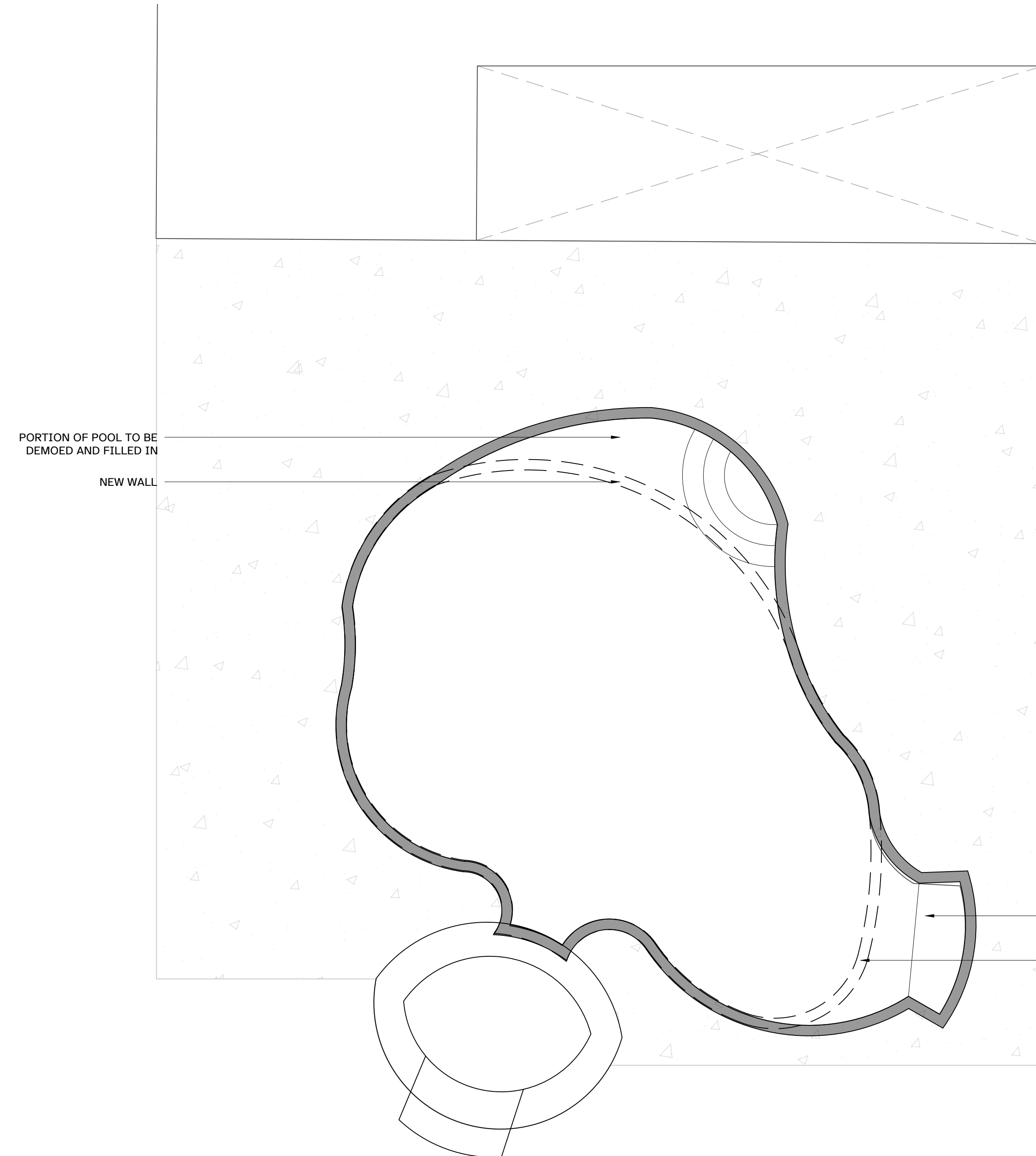
**POOL GENERAL NOTES**

- SWIMMING POOL WAS DESIGNED ACCORDING TO ANSI/NSPI-8 AND ANSI/NSPI-5
- THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. IF NECESSARY, POOL CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- IN ALL CASES, THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTINGS STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
- CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE, MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO POOL'S WATER EDGE.
- DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.
- CONTRACTOR TO FOLLOW FLOATATION ANALYSIS AS INDICATED.
- CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY INCONSISTENCIES TO THE ENGINEER. IF ANY CHANGES ARE REQUIRED, OTHERWISE, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY OF SUCH CHANGES AND ANY REQUIRED REVISION TO THE PLANS.

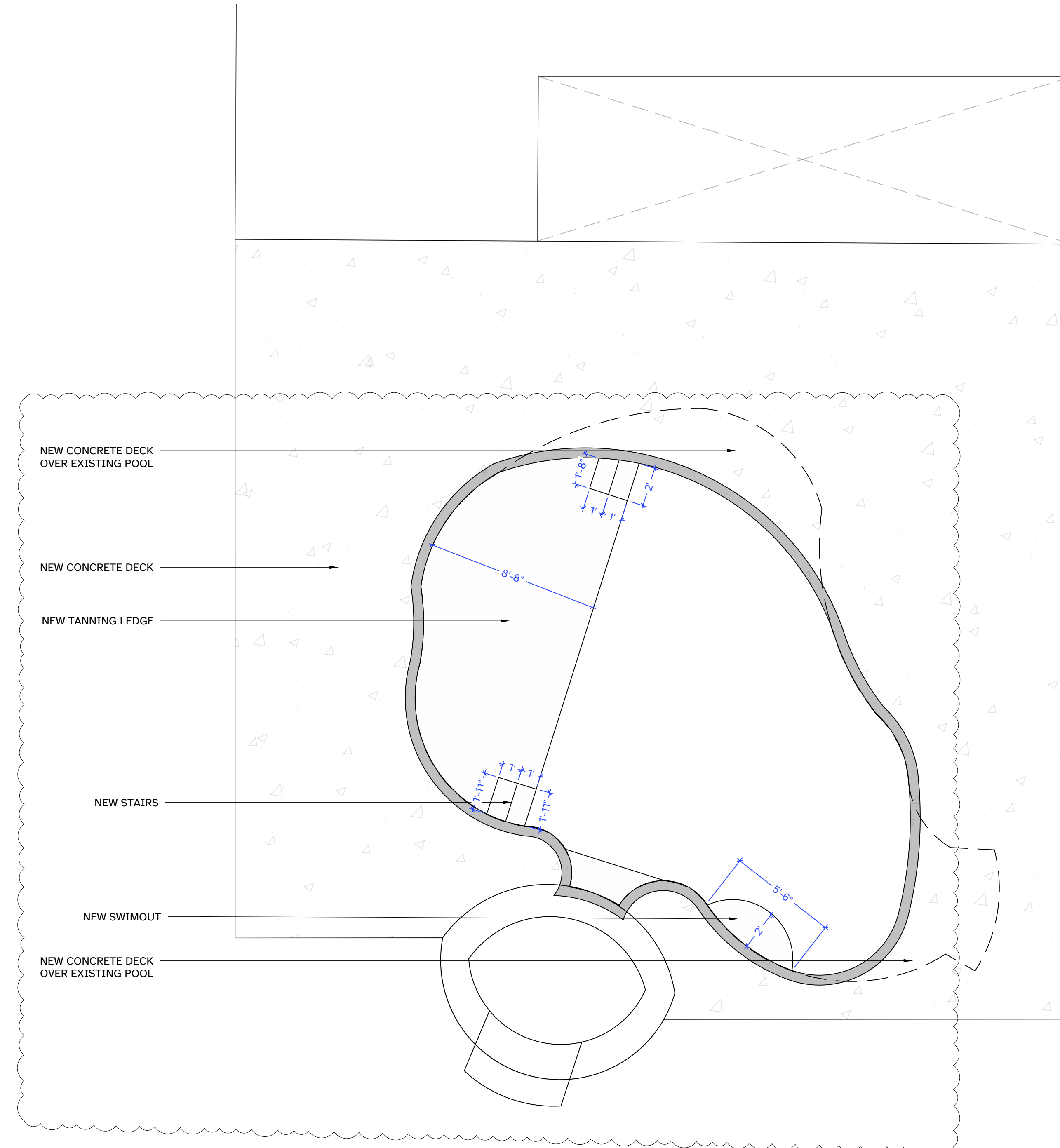
**SCOPE OF RENOVATION**

THE EXISTING SWIMMING POOL WILL BE RENOVATED WITH THE FOLLOWING PROPOSED IMPROVEMENTS:

- BUILD NEW WALL ACROSS SHALLOW END
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**EXISTING LAYOUT PLAN**



**LAYOUT PLAN**



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ALL CODES TO COMPLY WITH **F.B.C. 2023, 8TH EDITION**

PLOT DATE -

23 May 2024

**CONSULTANT**  
ENGINEER OF RECORD  
ZAKARY JAMES LATA, P.E.  
PE #79443  
PLAN Z DESIGNS LLC  
C.A. NO: 33219  
PLANZDESIGNS@OUTLOOK.COM



**GOLDMEIER RESIDENCE**  
722 ALEDO AVE  
CORAL GABLES, FL 33143

**REVISIONS**

BLDG DEPT COMMENTS	3-8-24

**NOTES**

1.

**PROJECT NORTH**

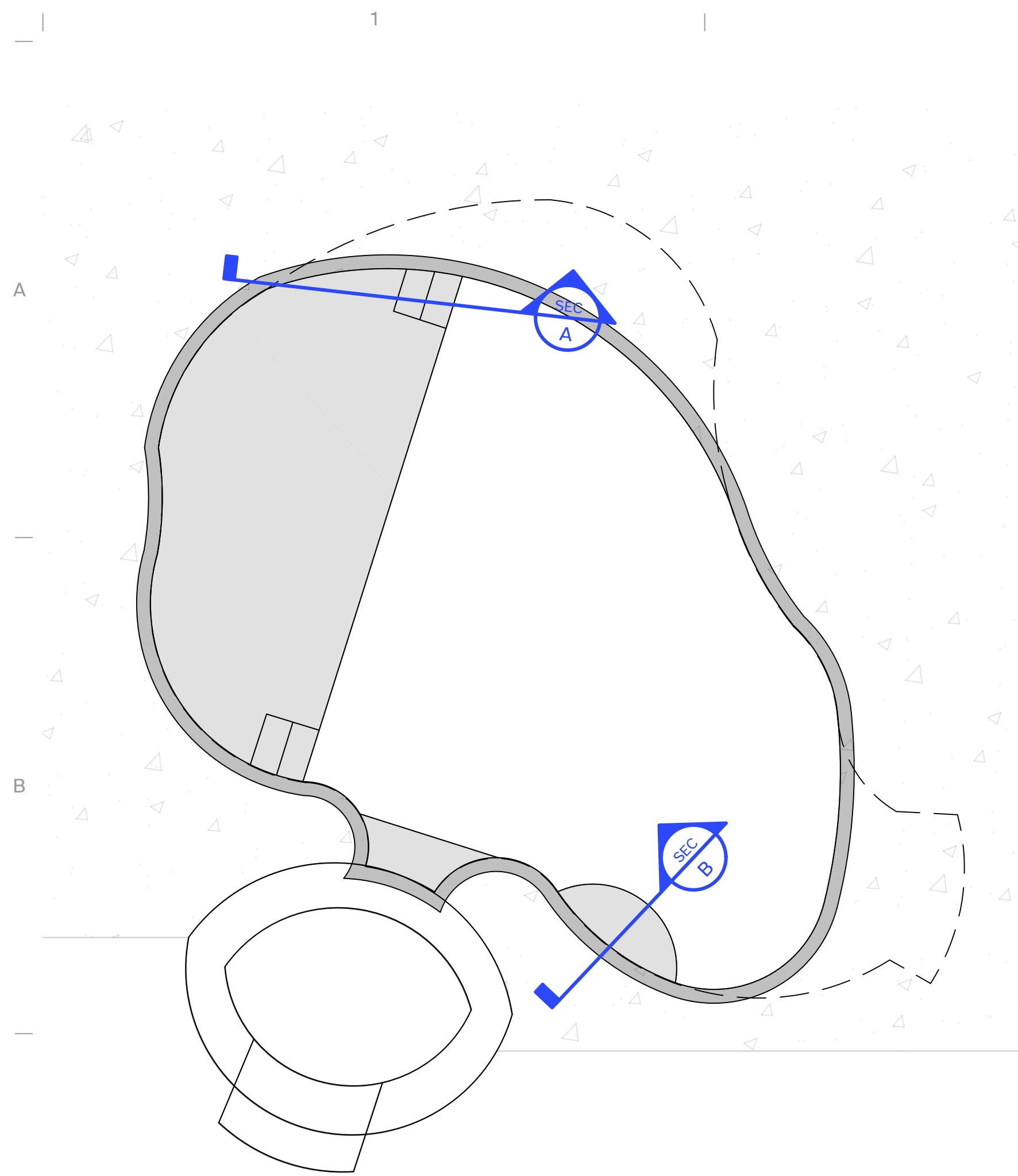


SCALE 1/4" = 1'-0"

**LAYOUT PLAN**

**SP2.0**

SHEET NO. © 2024



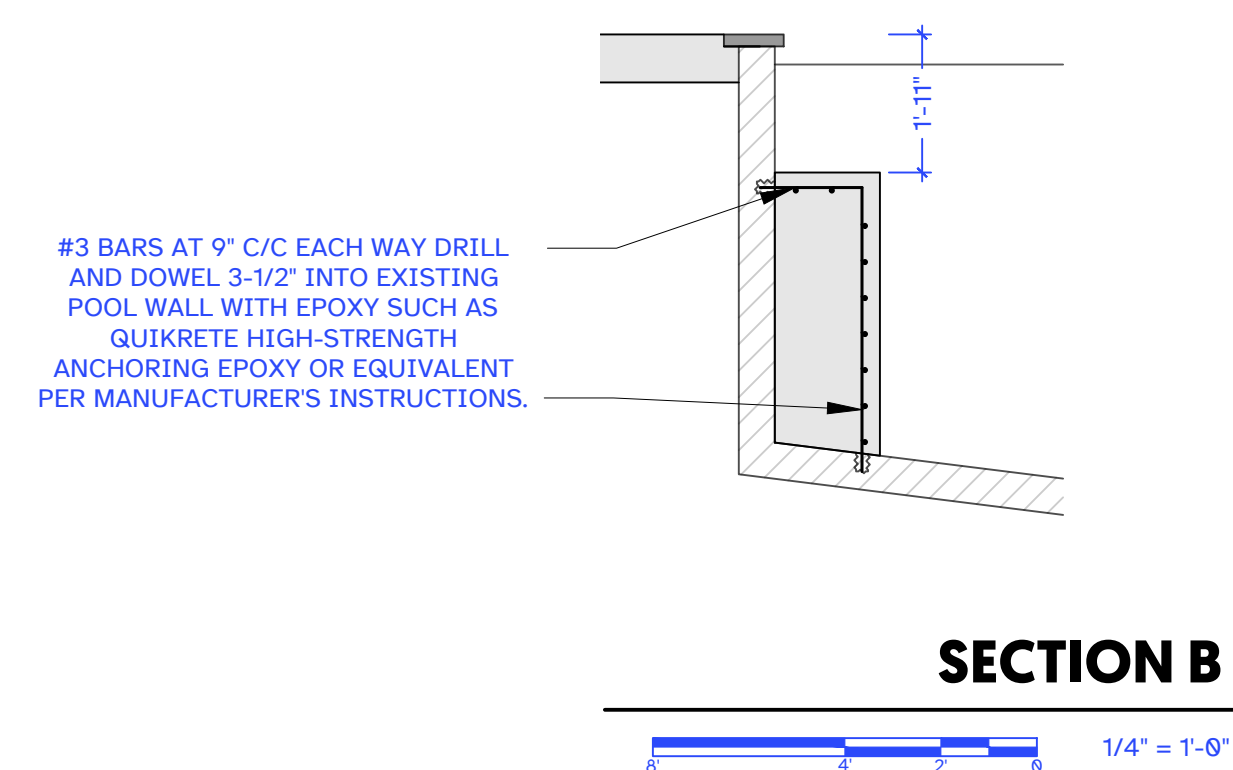
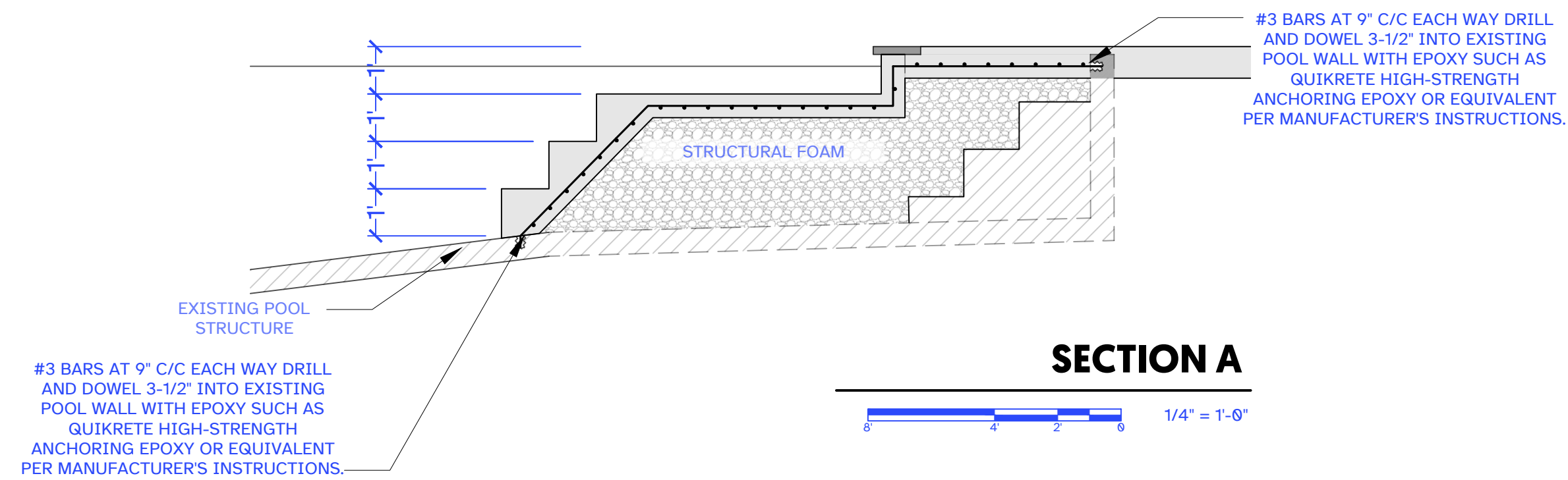
**STRUCTURAL NOTES**

1. ALL FLOOR & WALLS TO BE PNEUMATICALLY APPLIED CONC. WITH A MIN. 28 DAY COMPRESSIVE 3,000 P.S.I.
2. ALL REINF. STEEL TO CONFIRM TO A.S.T.M. A615 GRADE 60 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. ALL REINFORCING SPLICES SHALL BE AT LEAST 18" IN LENGTH UNLESS OTHERWISE NOTED ON THESE PLANS.
4. MAINTAIN MIN. 3" CLEAR COVER FROM STEEL TO SOIL SIDE.

**SCOPE OF RENOVATION**

THE EXISTING SWIMMING POOL WILL BE RENOVATED WITH THE FOLLOWING PROPOSED IMPROVEMENTS:

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2. BUILD NEW WALL ACROSS DEEP END TO ELIMINATE EXISTING SWIMOUT
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10. BOND EXISTING STEEL TO NEW STEEL AS PER N.E.C. 2023



CONSULTANT  
ENGINEER OF RECORD  
ZAKARY JAMES LATA, P.E.  
P.E. #79443  
PLAN Z DESIGNS LLC  
C.A. NO. 33219  
PLANZDESIGNS@OUTLOOK.COM

This item has been signed and sealed by Zakary James Lata, P.E. on the date of 05/23/2024. Printed on 05/23/2024. Considered sealed, and must be resealed by the electrical engineer. PlanZDesigns 2024.05.23

**GOLDMEIER RESIDENCE**  
722 ALEDO AVE  
CORAL GABLES, FL 33143

REVISIONS

BLDG DEPT COMMENTS	3-8-24

NOTES  
1.



SCALE 1/4" = 1'-0"

**STRUCTURE PLAN**  
**SP3.0**

SHEET NO. © 2024



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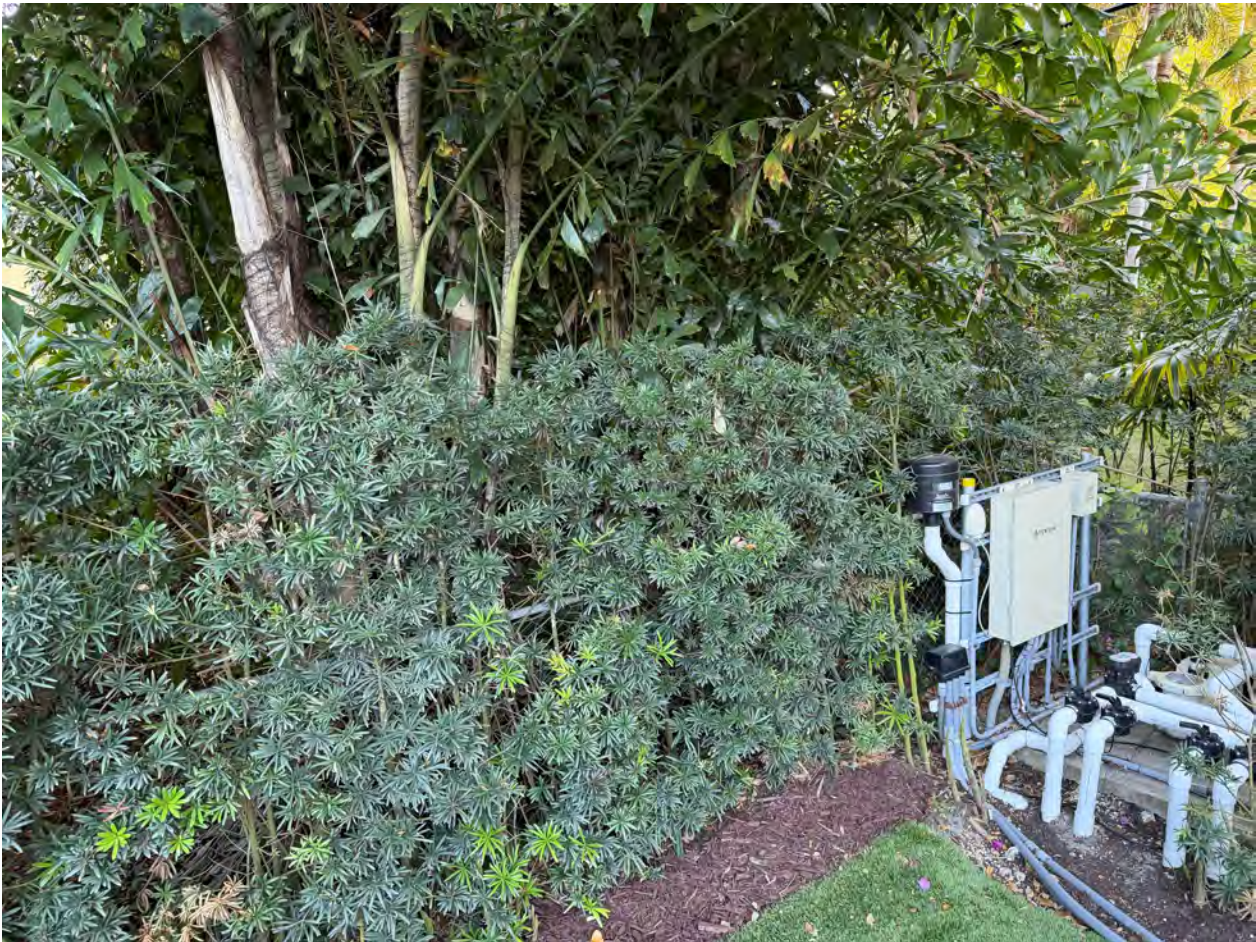
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ALL CODES TO COMPLY WITH  
**F.B.C. 2023, 8TH EDITION**

PLOT DATE - 23 May 2024









**JORGE L. CABRERA**

Professional Surveyor and Mapper

State of Florida

PLS/PSM License No: 6487

2852 S.W. 149th Place, Miami, Florida 33185

Phone: (305) 302-2522 Fax: (305) 207-9537

Email: jorgelcbrerapl@bellsouth.net



**SURVEY SITE**

**PROPERTY ADDRESS:**

722 Aledo Avenue  
Coral Gables, Florida 33134-7004

**LEGAL DESCRIPTION:**

Lot 8, and the West 1/2 of Lot 9, in Block 134, of "CORAL GABLES COUNTRY CLUB SECTION PART SIX", according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 03 4117 004 1770 (Miami-Dade County Public Records/Property Appraiser's Office)

**SURVEYOR'S NOTES:**

All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120639 (City of Coral Gables) 12086 C, 0457 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

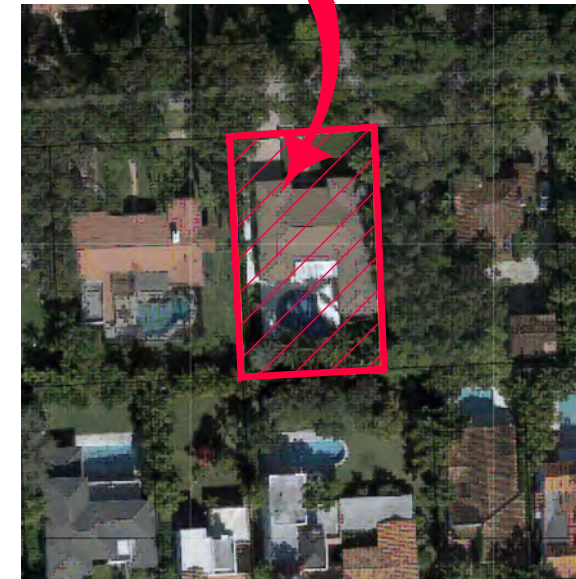
Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit [www.sunshine811.com](http://www.sunshine811.com) before digging.

Adjacent properties were not investigated at the time of this Survey.

**CERTIFIED TO:**

Brian Goldmeier and Nicole Gomez Goldmeier  
Coral Gables Title & Escrow, LLC  
Stewart Title Guaranty Company  
Swaypa LLC, a Florida limited liability company



**LOCATION MAP**

NOT TO SCALE

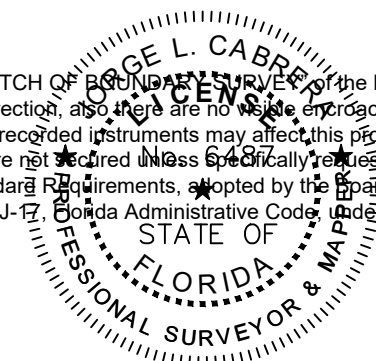


**GENERAL SURVEYOR'S NOTES:**

- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2)- The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3)-This Survey does not reflect or determine ownership.
- 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
- 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 7)-This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
- 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
- 9)-Utility facilities within Utility Easements not noted as violations.
- 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
- 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- 12)-Fence ownership determines by visual means only (if any); Legal ownership not determined.
- 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
- 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
- 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- 17)- Obstructed corners are witnessed by improvements

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

Date of Field Work: 08/08/2022 Job # 22-6945

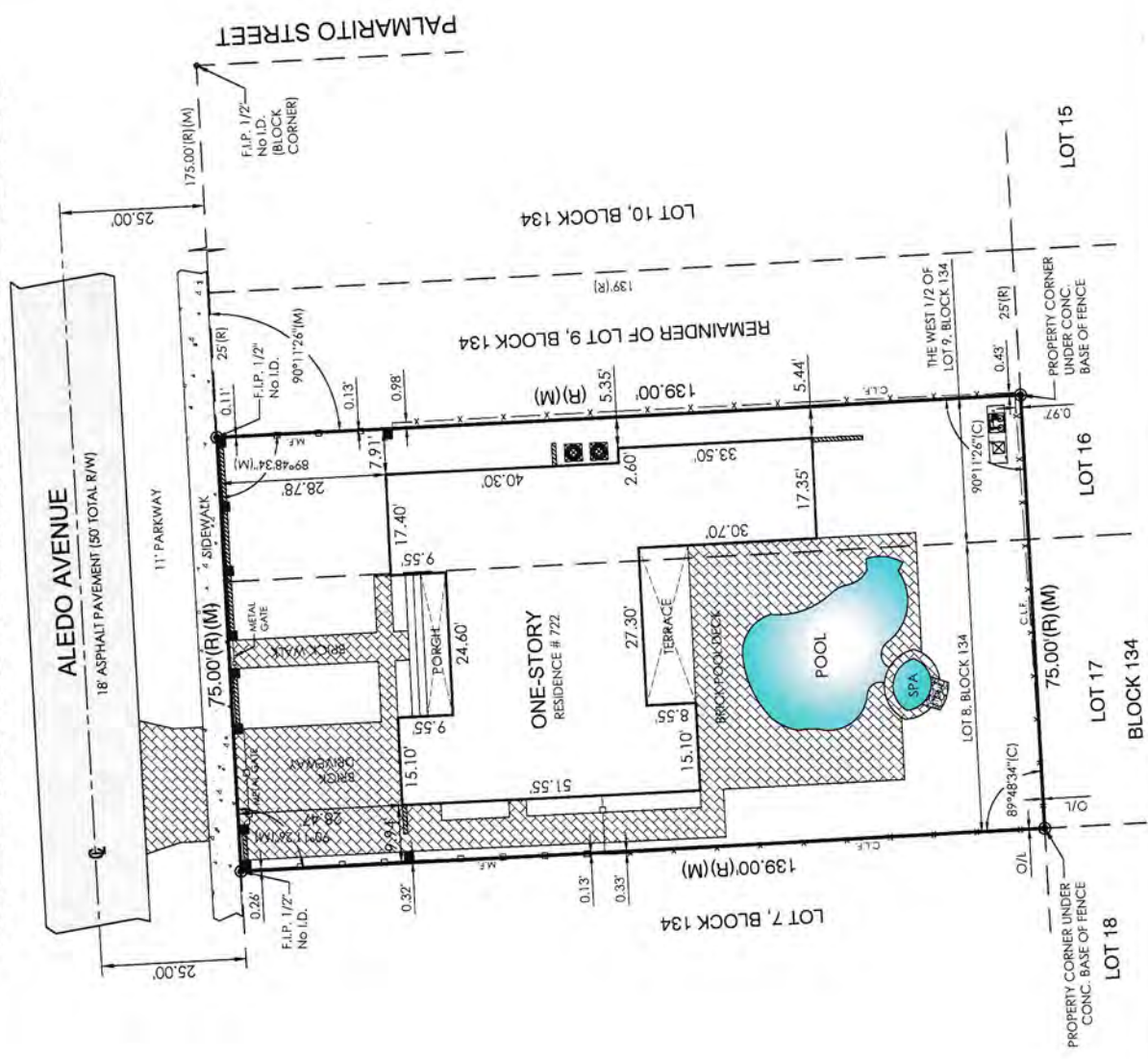
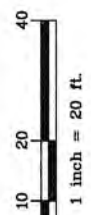


JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487 State of Florida

# SKETCH OF BOUNDARY SURVEY

**JORGE L. CABRERA**  
 Professional Surveyor and Mapper  
 State of Florida  
 PLS/FSM License No: 6487  
 2852 S.W. 149th Place, Miami, Florida 33185  
 Phone: (305) 302-2522 Fax: (305) 207-5637  
 Email: jorgelcabrerapls@bellsouth.net

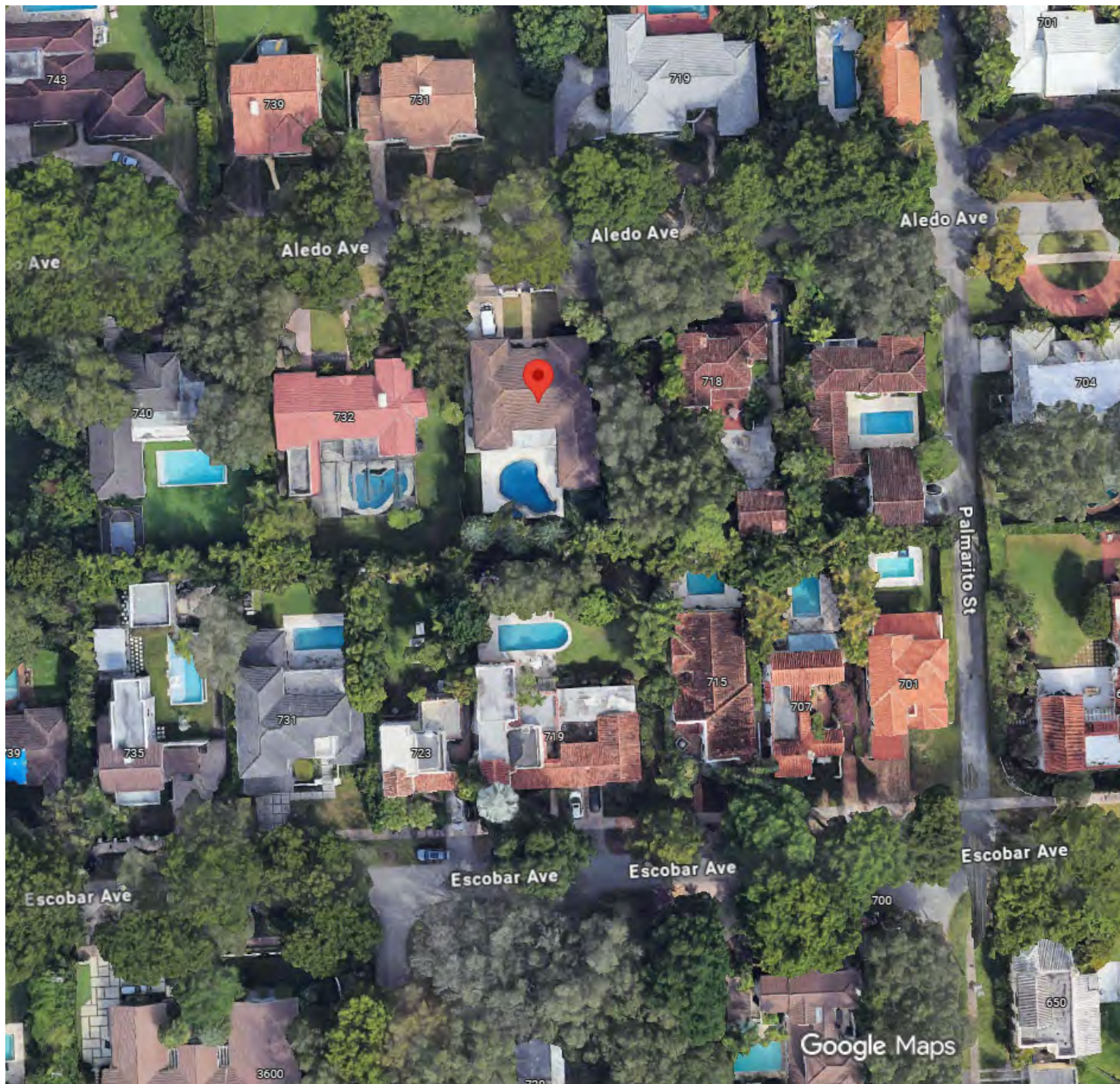


- LEGEND**
- (C) = Calculated
  - CL = Clear
  - CL = Center Line
  - CONC. = Concrete
  - CBS. = Concrete Block Stucco
  - Δ = Delta
  - ENC. = Encroachment
  - F.F.E.L. = Finish Floor Elevation
  - F.I.P. = Found Iron Pipe
  - F.I.R. = Found Iron Rod
  - F.N. = Found Nail
  - F.N.&D. = Found Nail & Disc
  - I.D. = Identification
  - L = Length
  - (M) = Measured
  - M = Monument Line
  - O/L = On Line
  - PL = Property Line
  - (P) = Plat
  - P.C. = Point of Curvature
  - P.O.C. = Point of Commence
  - P.O.B. = Point of Beginning
  - P.B. = Plat Book
  - PG. = Page
  - R = Radius
  - (R) = Record
  - R/W = Right of Way
  - U.E. = Utility Easement

- SYMBOLS**
- AIR CONDITIONER
  - CABLE TV
  - CATCH BASIN
  - CONCRETE POLE
  - ELECTRIC BOX
  - SANITARY MANHOLE
  - WATER PUMP
  - WATER HEATER
  - WATER METER
  - WOOD POLE
  - EXISTING ELEVATION
  - COVERED AREA
  - CHAIN LINK FENCE (C.L.F.)
  - METAL FENCE (M.F.)
  - OVERHEAD LINES
  - PLASTIC FENCE (P.F.)
  - WOOD FENCE (W.F.)
  - WIRE FENCE (W.R.F.)
  - CBS. WALL



722 Aledo Ave



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