



City of Coral Gables
CITY COMMISSION MEETING
February 24, 2009

ITEM TITLE:

Mr. Manny Perez, Applicant, has filed an appeal to the Coral Gables City Commission from a decision of the Board of Architects at its regular meeting of January 22, 2009, wherein the Board denied Application AB 08.10.0808, in connection with a request for increased signage on the property, Steinway Piano Gallery, located at 4104 Ponce de Leon Boulevard, Coral Gables, Florida, property also known as The Collection Building.

SUMMARY OF APPEAL:

Steinway Piano Gallery, located at 4104 Ponce de Leon Boulevard, property also known as The Collection Building, has an existing sign located on the façade of the building, directly over the space occupied by the tenant. The Board of Architects denied the request for the installation of two additional signs to be mounted on the existing canvas awnings of the building.

Denial by the Board of Architects was given pursuant to the Design Review Standards, as defined in Article 5, Division 6, Section 5.601, 5.602 and Section 5.603 of the Coral Gables Zoning Code (sections of the Zoning Code also attached).

BACKGROUND:

The Board of Architects reviewed the application and request of Mr. Manny Perez and his representative, Caterina Boulton, by a panel of architects during a regular meeting of the Board on January 22, 2009. This request for two additional signs with the name of the store, Steinway Piano Gallery, on an elevation facing Ponce de Leon Boulevard with an already existing tenant sign of the façade of the building (also known as The Collection) appeared to be excessive as a method to identify the business. The Board of Architects made attempts to demonstrate that the existing condition is very visible to the vehicular traffic on Ponce de Leon Boulevard, and very tastefully executed from an architectural perspective.

After some additional discussion with the applicant, a vote was taken and the application was rejected with the following members signing the Rejection Stamp (copy attached):

Eddy Llano
Luis Jauregui
Don Sackman
Burton Hersh

Following the rejection, the applicant was informed of the process to appeal to the City Commission.

No.	Amount	Account No.	Source of Funds
1.	n/a	n/a	n/a
Total:	n/a	APPROVED BY:	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
February 11, 2009	Miami Daily Business Review

APPROVED BY:

City Clerk	City Architect	Interim City Manager
Walter J. Foeman	Carlos A. Mindreau	Maria A. Jimenez

ATTACHMENT(S):

1. Notices of Public Hearing
2. Article 5, Division 6, Section 5.601, 5.602 and Section 5.603 of the Coral Gables Zoning Code
3. Package