

CITY OF CORAL GABLES

- MEMORANDUM -

TO: Board of Adjustment

DATE: May 4, 2026

FROM: Arceli Redila, Zoning
Administrator

SUBJECT: 722 Aledo Avenue
VARI-26-03-0032

This item was presented to the Board of Adjustment at the April 13, 2026 meeting. The Board deferred the item to allow the applicant time to develop a more palatable solution, propose physical improvements as part of an alternative to mitigate the equipment's encroachment into the required setbacks, and work with neighboring property owners to obtain letters of support.

Attachment:

1. Letters from neighbors
2. Letter response from the Applicant

Virginia Ferrara
719 Escobar Avenue
Coral Gable, Florida 33134
305 607-4413
Virginiaferdesigns@gmail.com

Dear City of Coral Gables,

April 17, 2026

I am writing to you regarding the variance request being made by the Homeowners at 722 Aledo Avenue.

I live directly behind 722 Aledo Avenue at 719 Escobar Avenue and have live there for 33 years. During the recent Board of Adjustment meeting, the applicant's attorney stated that the pool equipment was not new. However, as per the current Zillow listing of the home, it states, "a new fully automated saltwater pool with glass mosaic tile, heater, integrated spa, rock waterfall," thus contradicting that statement. Everything listed has required a new massive unattractive filter system. Moreover, this new equipment was moved from its original, permitted location to a location adjacent to my property and in violation of the code (5-foot setback). Not surprisingly this is an extremely noisy system. I am often my backyard gardening and can vouch, with absolute certainty this massive new system is recent since the Goldmeiers renovated the whole pool area. I have photos that demonstrate years of the deep drilling which would be necessary for new piping at its current location.

Given the fact this was not grandfathered in and intentionally placed as far away as possible from his dwelling which creates a noise nuisance I feel justified requiring multiple noise controls. Short of moving the equipment, in order for me to sign a variance to address the noise and visual issue I propose the following.

1. The use of isolation pads or anti vibration pads.
2. An acoustic enclosure
3. Lower the RPM assuming there is an adjustable speed.
4. A solid masonry wall 12 -24 inches above the equipment and my property.

On another note I would like the blaring night lights he keeps on all night to either change the light bulbs to a softer light or put a timer on so they go off at 11:30 pm. I can't look out my bedroom window without being blinded by those high top lights which constitute light pollution, which I have photos of.

Sincerely ,

Virginia Ferrara

From: [daniele.lowenthal](#)
To: [Redila, Arceli](#)
Subject: Follow up on Apr 13th Variance VARI-26-03-0032
Date: Sunday, April 19, 2026 3:39:03 PM

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Dear Ms Redila,

I hope you are doing well. I am writing regarding the meeting held on April 13 concerning the above-mentioned variance. Unfortunately, I was unable to attend that meeting.

I would like to inform you that I plan to attend the next scheduled meeting on May 4th. I am very concerned about the noise being emitted by the pool pump associated with this variance. My home is located diagonally behind the property at 722 Aledo, and the left corner of my backyard is in very close proximity to where the pool pump is installed. As a result, the noise directly impacts my property and daily living environment.

I would greatly appreciate the opportunity to share my concerns and learn more about how this issue may be addressed at the upcoming meeting.

Thank you for your time and consideration.

Sincerely,

Danièle Lowenthal Frontela
715 Escobar Avenue, Coral Gables

QUESADA | VALDES | RODRIGUEZ

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Via Email

April 23, 2026

Mrs. Arceli Redila
Zoning Administrator
City of Coral Gables
Email: aredila@coralgables.com

RE: Variance Application – 722 Aledo Avenue – Response to Neighbor Demands

To the Honorable Board and City Staff:

This office represents the Applicant in connection with the above-referenced variance request. We respectfully submit this letter in response to the concerns raised by a neighboring property owners and to provide additional context regarding the nature of the request.

The Applicant seeks a variance from the five (5) foot side setback requirement in order to allow the existing pool equipment to remain in its current location. As part of a recently issued master pool renovation permit (Permit No. POSP-24-02-0474), the pool equipment was upgraded in the same location where it has historically existed. The equipment was not relocated or expanded into a new area of encroachment.

Following further inquiry with the Applicant and his contractor, it has been confirmed that the upgraded equipment is required to be inspected as part of the process to close out the master permit. As part of that process, the improvements are subject to zoning inspection. It is this zoning review—triggered by the permit close-out—that has necessitated the variance request.

Accordingly, this is not a situation involving a newly created encroachment or a voluntary deviation from the Code. Rather, it is the result of bringing an existing, longstanding condition into compliance during the normal permitting and inspection process.

The alternative—strict compliance with the setback requirements—would require relocating the equipment approximately two feet three inches (2'3") toward the residence and three feet three inches (3'3") away from the side property line. This relocation would require demolition of the existing equipment pad, trenching and reconfiguration of plumbing and electrical systems, and restoration of hardscape and landscaping, all at significant cost and disruption.

Importantly, such minimal relocation would not produce any meaningful or measurable change in the operational characteristics of the equipment, including the noise levels that the neighbors claim to experience. The equipment would remain functionally in the same relative position, and the slight shift in location would not materially alter sound transmission, visibility, or overall impact.

The neighbors have requested a number of additional conditions and improvements that go well beyond what would be required under the Code if the equipment were relocated to a compliant position. These requests are excessive and not proportionate to the nature of the variance being sought. If the equipment were simply relocated in accordance with the setback requirements, there would be no obligation to implement such measures.

Nevertheless, in a good faith effort to be neighborly and to address concerns, the Applicant is willing to voluntarily install a four (4) foot podocarpus hedge along the rear and side property lines adjacent to the equipment area. This enhancement will provide additional visual buffering and contribute to overall compatibility with the surrounding properties.

The requested variance satisfies the applicable criteria, including the presence of practical difficulties and unnecessary hardship, the absence of any adverse impact on neighboring properties, and consistency with the general intent and purpose of the Zoning Code. Granting the variance will allow the Applicant to complete the permitted improvements without incurring disproportionate costs for a condition that has long existed and does not negatively affect the surrounding area.

For these reasons, we respectfully request that the Board approve the variance.

Thank you for your time and consideration.

Sincerely,

/s/ Jeffrey Rodriguez

Jeffrey Rodriguez, Esq.