



City of Coral Gables
CITY COMMISSION MEETING
September 8, 2009

ITEM TITLE:

Board of Adjustment Application No. 8701-Z

Nelson De Leon, Architect/Applicant has filed an appeal to the Coral Gables City Commission from a decision of the Board of Adjustment at its regular meeting August 3, 2009, wherein it denied an application for variances for the property located at 475 S. Dixie Highway pursuant to Ordinance No. 2007-01, as amended and known as the "Zoning Code." (Board of Adjustment Vote: 5-0)

SUMMARY OF APPEAL:

The Applicant is appealing the Board of Adjustment decision in regard to the proposed signage for the existing commercial building.

1. Grant a variance to allow the tenant "Starbucks Coffee" to have two (2) signs vs. only one (1) sign permitted per street level, per street right-of-way frontage as stipulated by Section 5-1904 of the Coral Gables, "Zoning Code."
2. Grant a variance to allow the tenant "Starbucks Coffee" to have a cabinet sign vs. cabinet signs are prohibited as stipulated by Section 5-1902 (D) (4) of the Coral Gables "Zoning Code."

STAFF OBSERVATIONS AND BACKGROUND:

The Applicant requested variances to install an additional sign for the tenant "Starbucks Coffee" on the northeast elevation of the building.

The current "Zoning Code" is specific in allowing only one (1) tenant sign per street right-of-way frontage. The building has an existing sign on South Dixie Highway.

Staff determined that neither the building, nor the lot, is unusual in shape. There are numerous businesses on South Dixie Highway with similar conditions which have only one sign on the building per street right-of-way frontage. Staff cannot find an unnecessary hardship to recommend approval for the additional sign on the side of the building.

Additionally, there are no parameters to review the proposed sign as to its length, area, height of lettering etc. The proposed sign structure consists of a frame and face containing all the text and/or logo symbols within a single enclosed cabinet area. Cabinet signs are specifically prohibited as a sign type in the Coral Gables "Zoning Code."

The granting of these variances would confer on the Applicant, a special privilege which is denied by the Coral Gables "Zoning Code" to other lands, buildings or structures within the same zoning district. Staff recommends **DENIAL** of items no. 1 and 2 of the Applicant's proposal.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
August 3, 2009	Board of Adjustment	Denied

PUBLIC NOTIFICATION(S):

Date	Form of Notification
July 24, 2009	Miami Daily Business Review
August 28, 2009	Miami Daily Business Review

APPROVED BY:

Building and Zoning Director	City Attorney	City Manager
 Edward M. Weller	 Elizabeth M. Hernandez	 Patrick G. Salerno

ATTACHMENT(S):

1. Notice of Public Hearing
2. Package