1501-05 Sunset Drive Board of Adjustment: Sign Variance Table of Contents

- 1. Board of Adjustment Application
- 2. Letter of Intent
- 3. Sign Plans & Survey
- 4. Property Photographs
- 5. Notice Package
- 6. Deed



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:	ONE Sotheby's Sign				

Street address of the subject property: 1501 and 1505 Sunset Drive

Property Legal Description: Lot(s): See enclosed survey

Block(s): See enclosed survey

Section(s): Riviera Section Part 14

Plat Book(s)/Page(s): 28/32

Has there been a Board of Adjustment hearing on the property in the last year?	N	0	_
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Is this request the result of a Notice of Violation?	
Is this request the result of a deviation from an approved set of plans? No	

Has the property owner owned the property for at least one (1) year? ${f Yes}$

Current land use classification(s): Commercial Low Rise Intensity

Current zoning classification(s): MX1

Listing of all folio numbers for subject property:

03-4130-009-1540 and 03-4130-009-1550

Board of Adjust	ment Application			
General informa				
Applicant(s)/Agent(s) Name(s): Jorge Nav	arro, Esq. / Devon	Vickers, Esq.	
		Email: vickersd		
3:	33 SE 2 Avenue	Suite 4100 33131	@	
Mailing Address:	(City)	(State)	(ZIP Code)	
Property Owner(s) N	Name(s): One Sunset	, LLC (c/o Daniel d	e la Vega)	
		Email: ddelavega		
		e 520 Miami, FI		
	(City)	(State)	(ZIP Code)	
Property Owner(s) N	Jame(s): N/A			
		Email:	@	
Mailing Address:				
	(City)	(State)	(ZIP Code)	
Project Architect(s)	Name(s):			
ſelephone#:	Fax#:	Email:	@	
Mailing Address:				

iously filed with the City of Coral Gables and type reviews, approvals, actions related to this request:

Board of Architects (BOA) Design and Mediterranean Level II Approval 2-1-2024

Design Review Committee (DRC) - 6-30-2023

Application received by: _____ Date: _____

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.

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.

- 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: Address: 333 SE 2 Avenue, Suite 4100	Applicant(s)/ <mark>Agent(s)</mark> Print Name: Jorge Navarro, Esq. of Greenberg Traurig, PA (Legal Representative)				
Telephone: 305-579-0821	Fax:				
Email:Navarrojo@gtlaw.com / vickersd@gt	law.com				
ΝΟΤΑ	RIZATION				
NOTARIZATION STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>29</u> day of <u>Apoil</u> by <u>Singe L. Mauro</u> (Signature of Notary Public - State of Florida) MARIA JOSE LOPEZ Notary Public - State of Florida Commission # HH 081354 My Comm. Expires Jan 14, 2025					
(Print, Type or Stamp Commissioned Name of Notary Personally Known OR Produced Identification;					

Board of Adjustment Application						
Property Owner(s) Signature	Property Owner(s) Print Name: Daniel de la Vega on behalf of One Sunset, LLC					
Property Owner(s) Signature:	Property Owner(s) Print Name:					
Property Owner(s) Signature:	Property Owner(s) Print Name:					
Address: 3250 Mary St. Suite 520 Miami, FI 331	33					
Telephone: 305-666-0562	Fax:					
Email:ddelavega@onesothebysrealty.com						
NOTA	RIZATION					
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>s</u> day of <u>April 124</u> by <u>Daniel de la Vegn</u> (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					

Board of Adjustment Application Architect(s)/Engineer(s) Signature: Architect(s)/Engineer(s) Print Name: Mike Quinduna Address: 660 NW 85th St. RD Minnin FL. 33150 Telephone: 305.854.8282 Fax: Email: MYQ@ ORIONVISUAL . COM TERESAR. ELMORE MY COMMISSION # HH 241428 EXPIRES: March 20, 2026 SEAL NOTARIZATION STATE OF FLORIDA/COUNTY OF miani - Dade The foregoing instrument was acknowledged before me this 16 day of April 20 by Mike Quintance (Signature of Notary Public - State of Florida) Crosel & (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 MailingList Service Providers.

March 2021

Page 7



Jorge L. Navarro Tel 305.579.0821 navarrojo@gtlaw.com

April 29, 2024

Ms. Arceli Redila Zoning Administrator City of Coral Gables 427 Biltmore Way, 2nd Floor Coral Gables, FL 33134

Re: Board of Adjustment Application / Request for a Variance to Permit a Temporary Monument Sign pursuant to Section 11-118 of the City of Coral Gables Zoning Code / Properties located at 1501 and 1505 Sunset Drive in Coral Gables, Florida (Folio Nos.: 03-4130-009-1540 & 03-4130-009-1550).

Dear Ms. Redila:

On behalf of One Sunset LLC (the "**Applicant**"), owner of the properties located at 1501 and 1505 Sunset Drive in Coral Gables, Florida (collectively, the "**Property**"), please accept this letter of intent and enclosed application requesting variance approval to permit the construction of a monument sign along Sunset Drive to serve the existing office uses at the Property (the "**Application**").

I. <u>THE PROPERTY</u>

The Property is comprised of Lots 21, 22, and a portion of Lot 23, Block 205 of the Second Revised Plat of Coral Gables Riviera Section Part 14, according to the Plat thereof as recorded in Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida. Based on the survey prepared by Suarez Surveying & Mapping, Inc., dated June 8, 2023, the Property consists of approximately 15,500 +/- square feet of land and is located at the northwest corner of the intersection of Sunset Drive and Yumuri Street. See Figure 1, below.



Image 1: Property Aerial

The Property is currently designated as "Commercial Low-Rise Intensity" on the City's Future Land Use Map and is zoned MX1, which permits a variety of commercial and retail uses. The area surrounding the Property is similarly characterized by retail, restaurant, entertainment, office, and institutional uses and is located in close proximity to two (2) commercial thoroughfares—SW 57th Avenue (Red Road) and Sunset Drive (SW 72nd Street).

II. <u>PROPOSED MONUMENT SIGN FOR EXISTING OFFICE USES AT THE</u> <u>PROPERTY</u>

The Property is currently improved with two, 2-story apartment buildings with surface parking facilities that were originally constructed in the mid-1940s. The Property was purchased¹ by the Applicant for purposes of constructing a new mixed-use project consisting of ground level retail and upper-level office space as detailed in the enclosed plans entitled "1501 Sunset Drive", as prepared by Hamed Rodriguez Architect, Inc. (the "**Office Project**"). The Office Project will be the new local headquarters and office space for ONE Sotheby's International Realty ("**Sotheby's**"). The Applicant is currently in the process of pursuing the various approvals necessary to develop the Property with the proposed Office Project. However, in the interim, the two (2) existing apartment buildings have been repurposed as temporary office space for Sotheby's operations at the Property until the building permit is approved and construction is ready to commence for development of the Office Project.

In the short time that Sotheby's relocated its operations to the Property, it has become readily apparent that proper signage is needed for the business and its customers to easily identify the existing office operations at the Property. As a result and while the new Office Project proceeds through the entitlement process, the Applicant seeks approval to install one (1) detached monument sign on the Property along the Sunset Drive frontage, for temporary purposes. As reflected on the enclosed signage plans prepared by Orion Visual, Inc. (the "**Signage Plans**"), the proposed monument sign is designed at a height of 48" (4 feet) with a total area of approximately 10.66 square feet (the "**Monument Sign**"). The double faced Monument Sign will display the "ONE Sotheby's International Realty" business name with white, trimless channel letters. The sleek and clean signage was designed to create a centered focal point at the Property in order to provide convenient identification and proper visibility to motorists traveling along Sunset Drive and Yumuri Street for the existing Sotheby's business operations at the Property. It is also important to note that the proposed Monument Sign is only intended for a temporary period of time, as it will be removed once demolition and construction of the Office Project commences.

III. VARIANCE REQUEST & ANALYSIS

Per Section 11-105(A) of the City of Coral Gables Zoning Code (the "**Zoning Code**"), detached signs are generally permitted on properties fronting U.S. Route 1 or Southwest Eighth Street. As mentioned above, Applicant is requesting approval of the proposed Monument Sign at the Property, for temporary purposes (the "**Variance**"). The proposed Monument Sign is necessary to provide visible identification and signage for the existing office uses at the Property due to the

¹ The Applicant purchased the Property in 2021 per that certain enclosed Deed, as recorded in the Official Records Book 32670, Page 3854 of the Public Records of Miami-Dade County, Florida.

existing as-built conditions of the buildings and its proximity to certain utility and landscape improvements within the rights of way both abutting and adjacent to the Property.

First, the existing buildings at the Property are constructed with an irregular orientation. Although the Property's address (1501 and 1505 Sunset Drive) and underlying platted lots suggest that the buildings face Sunset Drive, the as built conditions reflect otherwise. For example, the existing building located at 1501 Sunset Drive (the "**1501 Building**") is situated in a diagonal fashion and is not parallel to either abutting street frontage (Sunset Drive or Yumuri Street). In fact, the majority of the 1501 Building's front façade and entrance is situated along Yumuri Street, its side street frontage. While the building located at 1505 Sunset Drive (the "**1505 Building**") is constructed in a more traditional/parallel fashion, the front entrance is situated toward the side interior frontage of the Property (in lieu of Sunset Drive) and is blocked by the new, 5-story office building abutting the Property to the West (see Image 2 below). Additionally, the unique/diagonal positioning of the 1501 Building not only blocks the view of the 1505 Building (see Image 3), but also provides limited visibility for any permitted wall signage that would be located on its front façade and entrance along Sunset Drive.



Image 2: East on Sunset Drive

Second, large street trees with dense foliage along Sunset Drive and Yumuri Street further hinder visibility to the existing building facades at the Property, which make wall mounted signage impractical (see <u>Image 2</u> above). Additionally, there are existing utility and traffic equipment (i.e. light pole and traffic signal) within the right of way directly abutting the Property, located at the intersection of Sunset Drive and Yumuri Street. The surrounding right of way improvements (i.e. utility pole, traffic signal and street trees) coupled with the as built conditions of the existing buildings significantly limit visibility of any permitted wall signage affixed to the current structures, necessitating the need for a detached monument sign to effectively identify the existing business operations at the Property.



Image 3: West on Sunset Drive

As the existing buildings within the Property now function as a small office park, a detached monument sign is crucial for the safe and proper identification of the existing business uses. The proposed Monument Sign will offer clear visibility from Sunset Drive for both East and West bound traffic; thereby mitigating potential traffic concerns with drivers that may inadvertently pass the office park in search for signage that would be blocked from view and subsequently attempt unsafe maneuvers to correct their course. Recognizing the importance of addressing these concerns, the proposed Variance for the temporary Monument Sign at the Property will provide a minimal and temporary solution to address these concerns until the construction of the Office Project begins and the existing site limitations impacting signage are corrected.

For the above-described reasons and the reasons outlined below, the Variance satisfies the applicable criteria established in Section 11-118 of the Zoning Code, and therefore, should be approved.

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The unique configuration of the existing buildings at the Property, with large setbacks, low building heights and diagonal orientation, coupled with the extensive right of way improvements (i.e. large street trees, traffic signal and utility pole) present special conditions that directly affect the visibility of signage at this Property. For example, most of the other commercial properties along Sunset Drive and within the City boundaries are oriented towards this thoroughfare and constructed at the property line. Unlike those commercial properties, the Property contains two (2) buildings facing the side frontages (in lieu of Sunset Drive) and situated significantly set back from the front Property line along Sunset Drive (between 15' to 25'). The as built configuration of these buildings pose a significant challenge when it comes to providing adequate signage for the existing business uses at the Property, as the current orientation provides no clear frontage facing Sunset Drive that would be clearly visible to the public. As such, the proposed Monument Sign would serve as a highly visible marker for pedestrians and travelers along Sunset Drive, ensuring the offices are easily discernible from the street and public right of way.

2. That the special conditions and circumstances do not result from the actions of the applicant.

The existing as-built conditions and surrounding improvements, as discussed above, and that directly affect signage visibility to the Property is not a result of any actions taken by the Applicant. Rather, the Property and its existing, as built conditions were constructed and have been in place years before the Applicant purchased the Property in 2021.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

Approval of the Variance will not confer any special privilege on the Applicant that is denied to other similarly situated lands, buildings, or structures in the same zoning district. In fact, the City Zoning Code currently permits similar detached signage for MX zoned properties in other areas of the City². Instead, the requested Variance is aimed at addressing the specific hardship and visibility challenges posed by the Property's unique as-built configuration and surrounding conditions. Specifically, the Board of Adjustment's approval of the Variance would allow the same reasonable use of the Property, for signage identification purposes, as is enjoyed by all other commercial properties in this area and along Sunset Drive.

The Applicant is not seeking any special privilege that would create an unfair advantage or allow for commercial signage greater than what is otherwise permitted. As reflected in the Signage Plans, the proposed Monument Sign has been designed in accordance with the general signage standards provided in Section 11-105(A)(5) of the Zoning Code - including size, height and setback standards. In fact, the Monument Sign is designed for the sole purpose of providing identification for the existing Sotheby's office operations and is designed in much smaller scale (i.e. height and sign area) than what is currently allowed under the City's Zoning Code. Specifically, the Monument Sign is double faced with a total sign area of approximately 10.66 square feet, which is nearly 68% less in size than what is currently allowed for detached monument signs under the Zoning Code.

² Pursuant to Section 11-105(A) of the City's Zoning Code, detached signs are only permitted on commercial or industrially zoned properties along US-1 (S. Dixie Highway) and SW 8th Street.

Additionally, the 10.66 square-foot Monument Sign is substantially less in total signage area than the mounted wall signs generally permitted at the Property. If the current as built conditions and visibility issues did not exist at the Property, two (2) mounted wall signs would be permitted per Section 11-104 of the Zoning Code. Specifically, one wall sign with approximately 97 square feet would be permitted along Sunset Drive, and an additional wall sign at approximately 18 square feet along Yumuri Street. Again, the Variance for the proposed Monument Sign, designed with only 10.66 square feet of sign area, is substantially smaller in size than the mounted wall signs currently permissible at the Property.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

A literal interpretation of the Zoning Code would deprive the Applicant of signage rights commonly enjoyed by other commercial properties in the MX zoning district. As mentioned above, the Zoning Code generally does not allow for detached signage along Sunset Drive. However, the literal application of this restriction to the Property presents an unnecessary and undue hardship (in the form of inherent visual impediments) as it would prevent any effective signage and identification for the existing business at the Property due to the unique as built conditions and surrounding right of way improvements that hinder the ability to install other forms of usable commercial signage – as is the case here.

This undue hardship arises from the inability to effectively advertise and promote the business currently operating within the office park, thereby hindering the business' ability to attract clients and customers and effectively impacting the economic viability. This creates a unique hardship for the Property that is not shared by other neighboring properties or developments along Sunset Drive. Unlike other nearby properties that have wall mounted signage to identify their business in a manner that is highly visible and unobstructed from internal and external conditions, the Property's as built conditions and surrounding right of way improvements presents a unique obstacle in terms of visibility and signage placement. As such, the literal interpretation of the signage regulations would inhibit the Property's ability to provide visible signage at the Property, whereas approval of the Variance seeks to mitigate the inherent conditions at the Property with the temporary installation of the Monument Sign.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The proposed Variance for the Monument Sign is the minimum relief necessary to enable the reasonable use and identification of the existing office uses at the Property. Specifically, the Monument Sign will be temporary in nature and will serve as crucial means of providing adequate identification for the existing business. As discussed above, the proposed Monument Sign is smaller in scope and provides substantially less sign area than the wall signage that would otherwise be practically permitted if not for the unique design challenges and visual impairments on and adjacent to the Property.

Additionally, it is important to emphasize that the Monument Sign is only intended for temporary purposes. Once construction of the Office Project commences, the proposed Monument Sign will be removed and the Property will be enhanced with a beautiful, new mixed use office development with adequate wall signage (facing Sunset Drive) in accordance with the City's existing sign regulations and Zoning Code.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Allowing a monument sign on the Property will not alter or change the uses permitted under the Property's existing MX1 zoning designation, nor will it make the Property's use different from other properties also located in the MX1 zoning district. Specifically, the MX1 zoning district allows various commercial uses including office space – which is consistent with the existing office use at the Property. The requested Variance is to simply provide temporary signage that will allow visitors to identify the existing office business in a safe and convenient manner.

It is also important to note that the proposed Monument Sign will not contain any offpremises advertising and is limited to the identification of the Sotheby's office currently operating at the Property. As such, the proposed Monument Sign will display identification for the existing office business, which is consistent with the permissible office uses in the MX zoning district and at the Property.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the requested Variance will be in harmony with the general intent and purpose of the Zoning Code. The Zoning Code is designed to balance the needs of property owners with the broader goals of urban planning and community development. Section 11-101(A) of the Zoning Code provides that the purpose of the signage regulations is to "ensure that each sign user has an opportunity to provide information, identification and direction to a permitted use." In this case, allowing for the proposed temporary Monument Sign, due to the existing as built conditions and visual impediments at the Property, is consistent with the objectives of promoting economic activity, supporting local businesses, and ensuring safe orderly access and direction to the Property. Moreover, the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare as this Property is located within a commercial area and along a busy commercial corridor (Sunset Drive) that already contains various point-of-sale signs (including many detached signs) for business advertisement purposes as reflected in <u>Images 4</u> on the following page.

Additionally, the proposed Monument Sign is located within the Property and setback a minimum of five (5) feet from the abutting rights-of way. The Monument Sign is also appropriately landscaped in a manner that complements the dense landscaping and context

of the neighborhood. Further, approval of the proposed Variance will contribute to promoting traffic safety and circulation along Sunset Drive. For example, by permitting the proposed Monument Sign in a clearly visible location, drivers approaching the Property from Sunset Drive will have a clear and unobstructed view of the location and entrance to the business, thereby reducing the likelihood of confusion or last-minute maneuvers that cause traffic delays and congestion. As a result, approving the proposed Variance is not only consistent with the existing signage along Sunset Drive, but also serves to prevent traffic congestion along this busy corridor.



Images 4: Existing Detached Point of Sale Signs along Sunset Drive

IV. <u>CONCLUSION</u>

Based on the foregoing, the proposed Variance request complies with the criteria established in Section 11-118 of the Coral Gables Zoning Code and should be approved. As such, we look forward to your favorable consideration of the Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

Allo

Jorge L. Navarro, Esq.

Enclosures

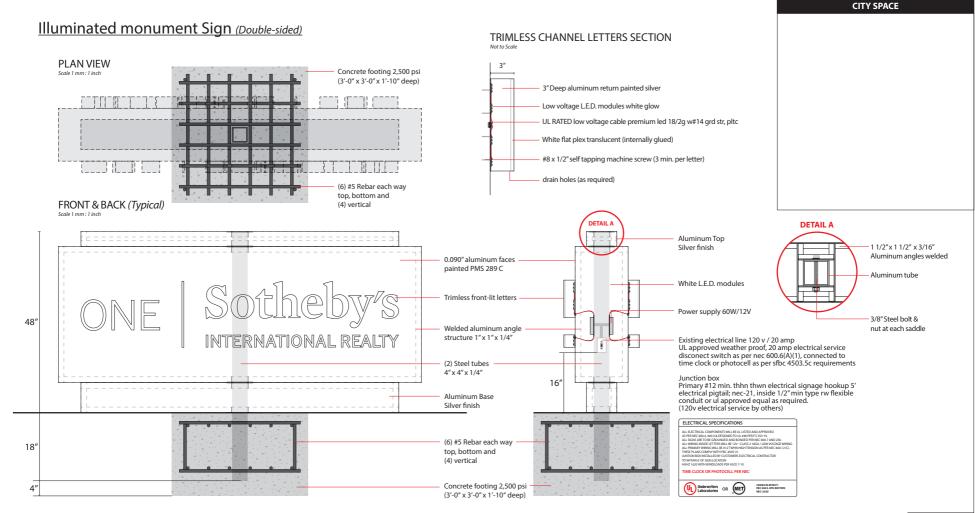
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ACTIVE 697510810v2



THE DESIGN CONTENT MATERIAL ATTACHED IS THE SOLE PROPERTY OF ORION VISUAL, INC. THE DESIGN MATERIAL MAY NOT BE USED WITHOUT EXPRESSED WRITTEN CONSENT OF ORION VISUAL, INC.

PLEASE CAREFULLY REVIEW THIS PROOF FOR CORRECT COPY, SPELLING AND COLOR	DATE CDEATED 9-19-22	QC	PROJECT:	ONE SOTHEBY'S - SOUTH MIAMI - EXTERIOR SIGNAGE	REVISIONS	
LOOK DIFFERENT IN THE FINAL PRODUCT THAN WHAT IS PRESENTED ON THE SCREEN. PROOFS AND VISUAL REPRESENTATION IS NOT TO SCALE. PLEASE REFER TO CALLED	DATE CREATED: <u>8-18-23</u> SALES REP: <u>MIKE Q.</u>		ADDRESS:	1501 SUNSET DR, MIAMI, FL 33143	<u>A</u>	
OUT MEASUREMENTS FOR FINAL SIZES. PRODUCTION WILL BEGIN ONCE THE PROOF HAS BEEN APPROVED. WE ARE NOT PESPONSIBLE FOR UNDERTETIES FEDORES IN APPROVED REPORTS. ALL CLISTON.	SURVEYED BY: <u>MIKE Q.</u> TEMPLATE BY: <u>N/A</u> DESIGNED BY: <u>RICHARD</u> PROOF BY: <u>RICHARD</u>		Approve	Signature:		



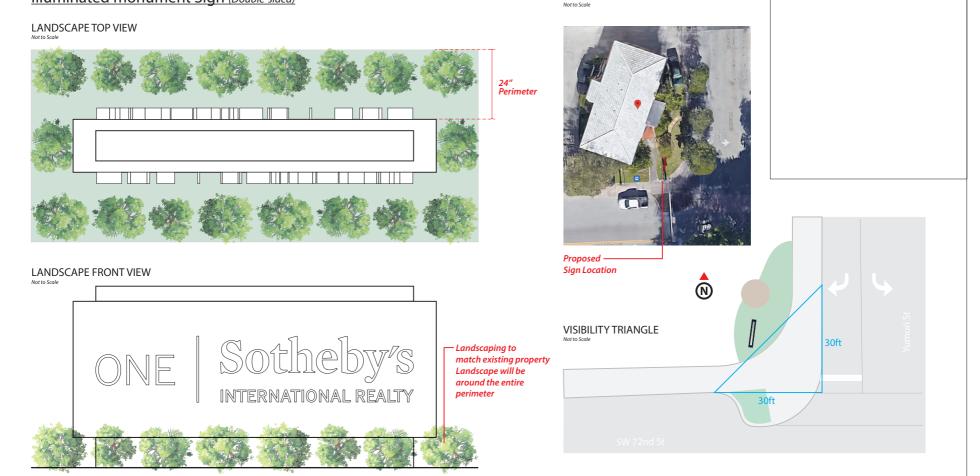
E-1.1

THE DESIGN CONTENT MATERIAL ATTACHED IS THE SOLE PROPERTY OF ORION VISUAL, INC. THE DESIGN MATERIAL MAY NOT BE USED WITHOUT EXPRESSED WRITTEN CONSENT OF ORION VISUAL, INC.

PLEASE CAREFULLY REVIEW THIS PROOF FOR CORRECT COPY, SPELLING AND COLOR.	DATE CREATED 9-19-22	QC	PROJECT:	ONE SOTHEBY'S - SOUTH MIAMI - EXTERIOR SIGNAGE	REVISIONS	
LOOK DIFFERENT IN THE FINAL PRODUCT THAN WHAT IS PRESENTED ON THE SCREEN. PROOFS AND VISUAL REPRESENTATION IS NOT TO SCALE. PLEASE REFER TO CALLED	DATE CREATED: <u>8-18-23</u> SALES REP: <u>MIKE Q.</u>		ADDRESS:	1501 SUNSET DR, MIAMI, FL 33143	<u>A</u>	
OUT MEASUREMENTS FOR FINAL SIZES.	SURVEYED BY: MIKE Q.			Print:		
RESPONSIBLE FOR LINDETECTED EPROPS IN APPROVED PROCES ALL CLISTOM	TEMPLATE BY: <u>N/A</u> DESIGNED BY: <u>RICHARD</u>			Signature:	<u>A</u>	
ORDERS ARE FINAL AND NON-RETURNABLE. CLIENT ACKNOWLEDGES RESPONSIBILITY WHEN SIGNING.	PROOF BY: RICHARD		C Revisio	ns Date:		

CITY SPACE

Illuminated monument Sign (Double-sided)



MAP LOCATION

SP - 1.2

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PLEASE CAREFULLY REVIEW THIS PROOF FOR CORRECT COPY, SPELLING AND COLOR.	QC	PROJECT:	ONE SOTHEBY'S - SOUTH MIAMI - EXTERIOR SIGNAGE	REVISIONS	
LOOK DIFFERENT IN THE FINAL PRODUCT THAN WHAT IS PRESENTED ON THE SCREEN. PROOFS AND VISUAL REPRESENTATION IS NOT TO SCALE. PLEASE REFER TO CALLED	DATE CREATED: <u>8-18-23</u> SALES REP: <u>MIKE Q.</u>	ADDRESS:	1501 SUNSET DR, MIAMI, FL 33143	<u>A</u> <u>A</u>	
OUT MEASUREMENTS FOR FINAL SIZES. PRODUCTION WILL BEGIN ONCE THE PROOF HAS BEEN APPROVED. WE ARE NOT	SURVEYED BY: <u>MIKE Q.</u> TEMPLATE BY: <u>N/A</u>		Print:		
RESPONSIBLE FOR UNDETECTED ERRORS IN APPROVED PROOFS. ALL CUSTOM ORDERS ARE FINAL AND NON-RETURNABLE. CLIENT ACKNOWLEDGES RESPONSIBILITY	DESIGNED BY: RICHARD		Signature:		
WHEN SIGNING.	PROOF BY: RICHARD	C Revisio	ns Date:	<u>A</u>	

