



City of Coral Gables Planning and Zoning Staff Report

Applicant: Jeffrey Rodriguez and Frank Quesada
Application: Variance – VARI-26-03-0032
Property: 722 Aledo Avenue
Legal Description: LOT 8 & W1/2 OF LOT 9 BLK 134
Present Owners: Brian Goldmeier and Nicole Gomez Goldmeier
Present Use: Single-Family Residential
Zoning District: Single-Family Residential (SFR)
Public Hearing: Board of Adjustment
Date & Time: Monday, April 13, 2026; 9:00 a.m.
Location: First Floor Conference Room
Development Services Department
427 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Request for variances for the property located at 722 Aledo Avenue pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the “Zoning Code.”

Variance to allow mechanical equipment for a swimming pool to have a side setback of one foot and nine inches (1'-9") and rear setback of two feet and seven inches (2'-7"), where a minimum of five feet (5') is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code.

2. ADVERTISING

This application was advertised in the Miami Dade County Legal Ads and Public Notices on April 3, 2026. Notification letters were mailed to properties within one thousand feet of the subject property on March 31, 2026, and the property was posted on April 3, 2026.

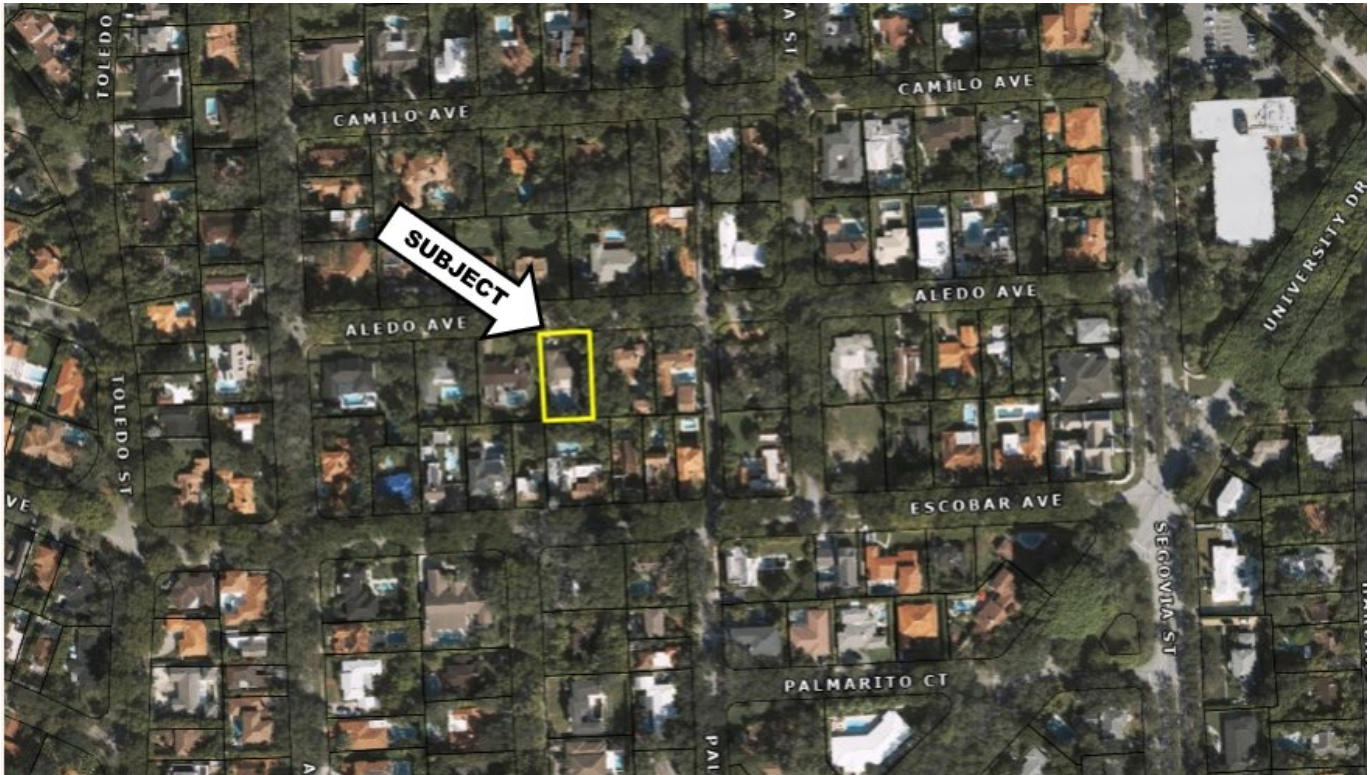
3. STAFF OBSERVATION

The subject site 722 Aledo Avenue is approximately 10,425 square feet (0.24 acres). It is an interior lot, located on the south side of Aledo Avenue. It is zoned Single-Family Residential. Currently, the site contains a one-story single-family house of approximately 3,000 square feet, built in 1955 based on Miami-Dade Property Appraiser.

The property owners Brian Goldmeier and Nicole Gomez Goldmeier are renovating the existing swimming pool that was originally permitted in 1993. At the time of the original permit, the pool and its mechanical equipment complied with all required setbacks. However, the pool equipment was later relocated to its current location without a permit and no longer meets the required setback standards.

The applicant is requesting a variance to allow the pool equipment to remain at its existing location with a side setback of one foot and nine inches (1'-9") and rear setback of two feet and seven inches (2'-7").

This request requires a public hearing, including review and approval by the Board of Adjustment. The Board provides relief from hardships and errors in the application of the regulations.



4. STAFF RECOMMENDATION

Pursuant to Section 14-207 Standards for Variances of the "Zoning Code," the Zoning Division staff finds as follows in regard to the applicant's proposal as presented in their application for a variance from the provision of Ordinance No. 2021-07, as amended and known as the "Zoning Code," and makes the following findings:

- 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.**

Does not meet the standard required for authorization of variance.

The subject property is located mid-block on the south side of Aledo Avenue. It is approximately 10,400 square feet in area (75 feet wide by 139 feet long). It is a typical lot found throughout residential neighborhoods, and there are no special conditions unique to this property that do not also apply to other typical lots in the same zoning district.

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

Does not meet the standard required for authorization of variance.

Staff finds that no special conditions or circumstances exist that are peculiar to the subject property and not generally applicable to other similarly situated lots within the same zoning district, other than the fact that the pool equipment was installed without a permit.

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

Does meet the standard required for authorization of variance.

Swimming pool equipment is customarily associated use for single-family homes and is a common feature found in adjacent properties throughout the neighborhood.

4) The 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 (see also definition of “necessary hardship”).

Does not meet the standard required for authorization of variance.

Swimming pool equipment is needed for the swimming pool to function; however, the site contains adequate space to accommodate equipment that complied with required setbacks. Therefore, the literal interpretation of the provisions of these regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations.

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

Does not meet the standard required for authorization of variance.

The site provides ample space to accommodate the swimming pool equipment that complies with the setback requirement. The requested variance results from equipment being constructed without permit.

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.

Does meet the standard required for authorization of variance.

Granting the variances requested will not change the use of the property which will remain a single-family home, permitted in the zoning district.

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.

Does meet the standard required for authorization of variance.

Granting the variances request will allow the property owner to enjoy the same amenity commonly

enjoyed by property owners in the same zoning district. Therefore, variances requested will not be detrimental to the public welfare.

8) The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Not applicable.

The property is not a historic landmark or in a historic landmark district.

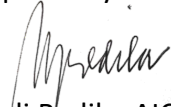
The Planning and Zoning Division staff recommends **DENIAL** on the request.

5. ATTACHMENTS

- A. Applicant’s submittal package.
- B. Zoning Code Section 3-308. Swimming pool and/or spa
- C. Property Appraiser Summary Report.
- D. Legal advertisement published and notice mailed to all property owners within 1,000 feet.

Please visit the City website at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Arceli Redila, AICP, LEED AP
Zoning Administrator
City of Coral Gables, Florida

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BOARD OF ADJUSTMENT APPLICATION PACKAGE

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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


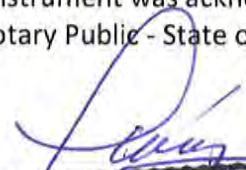
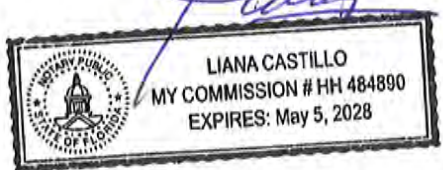
Applicant/agent/property owner/architect affirmation and consent

(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: 5757 Waterford District Dr. Suite 110 Miami, Florida 33126	
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 <u>11</u> day of <u>March</u> by <u>2026</u> (Signature of Notary Public - State of Florida) <i>Jeffrey Rodriguez</i>	
 	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> 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

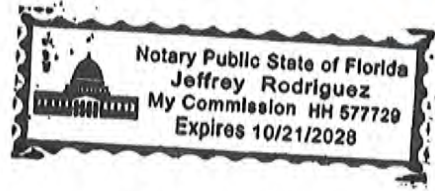
Fax:

Email: Brian.Goldmeier@gmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 11th 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.


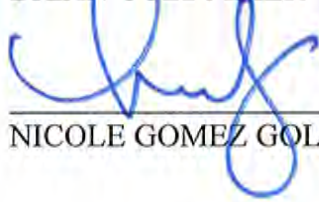
3. The pool equipment subject to this request has existed in its current location for an extended period of time.

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.

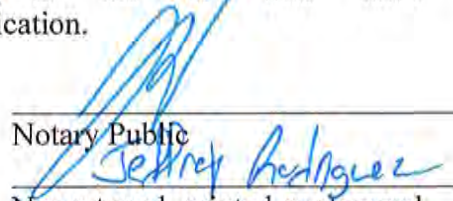

BRIAN GOLDMEIER

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 11th 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.



WARRANTY DEED / HERNANDEZ TO GOLDMEIER

And the Grantor hereby covenants with the said Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good, right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend same against the lawful claims of all persons whomsoever.

The land described herein is not the homestead of the Grantor, and neither the Grantor nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed in the presence of:

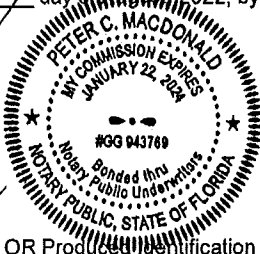
[Signature]
Print Name: Diana Escobar
[Signature]
Print Name: Eric Reiner

[Signature]
AILYNN K. HERNANDEZ

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of August, 2022, by Ailynn K. Hernandez.

(SEAL)

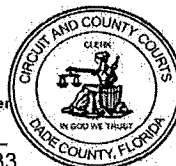


[Signature]
Notary Public (Signature)
PETER MACDONALD
Printed Notary Name

Personally Known OR Produced Identification

Type of Identification Produced _____

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office March 12 AD 20 26
Juan Fernandez-Barquin Clerk of Courts and Comptroller
Deputy Clerk [Signature]
34995333



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

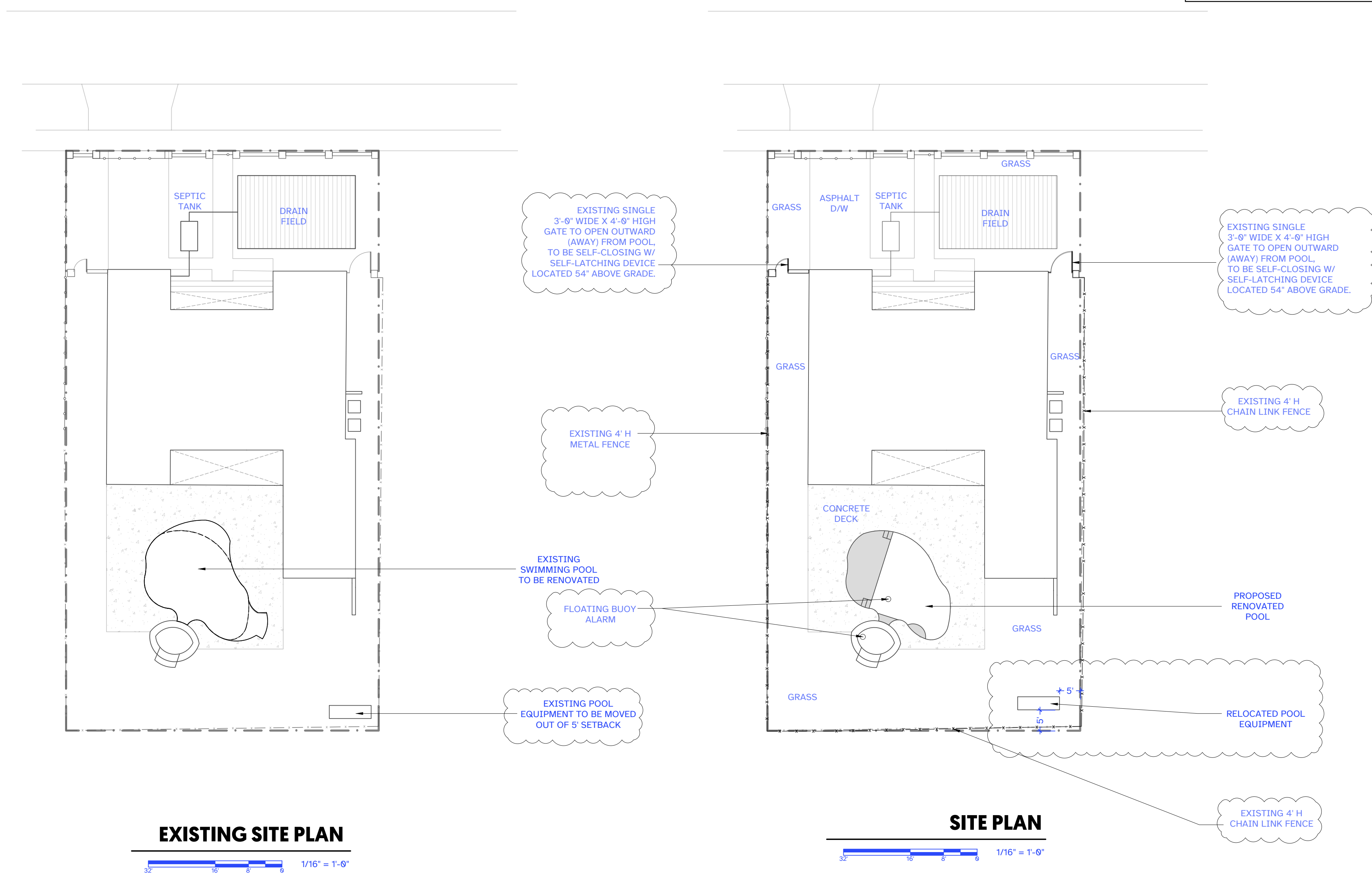


PUBLIC WORKS STATEMENT
 ALL WORK, MATERIALS, AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY. ANY AND ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOT IMPACT 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"

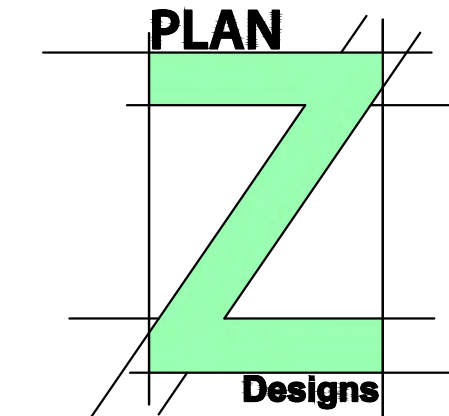
SITE PLAN
 1/16" = 1'-0"

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

REVISIONS
 BLDG DEPT COMMENTS 3-8-24

NOTES
 1.

PROJECT NORTH



SCALE 1/16" = 1'-0"

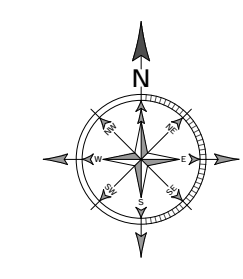
SITE PLAN
SP1.0

SHEET NO. © 2024

GOLDMEIER RESIDENCE
 722 ALEDO AVE
 CORAL GABLES, FL 33143



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

APPROVED FOR PERMIT
 CORAL GABLES
 THE CITY BEAUTIFUL
 BUILDING DEPARTMENT
 APPROVAL OF THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND DOES NOT IMPLY AUTHORITY TO VIOLATE, CANCEL, ALTER OR SET ASIDE ANY OF THE PROVISIONS OF THE CURRENTLY ADOPTED TECHNICAL CODES, ORDINANCES, LAWS OR REGULATIONS, REQUIRING CORRECTION OF ERRORS IN EITHER THE PLANS OR CONSTRUCTION, OR ANY DEFICIENCIES WHICH MAY HAVE BEEN OMITTED OR OVERLOOKED IN THE PLAN REVIEW OR PERMITTING PROCESS.
 07/12/2024

SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

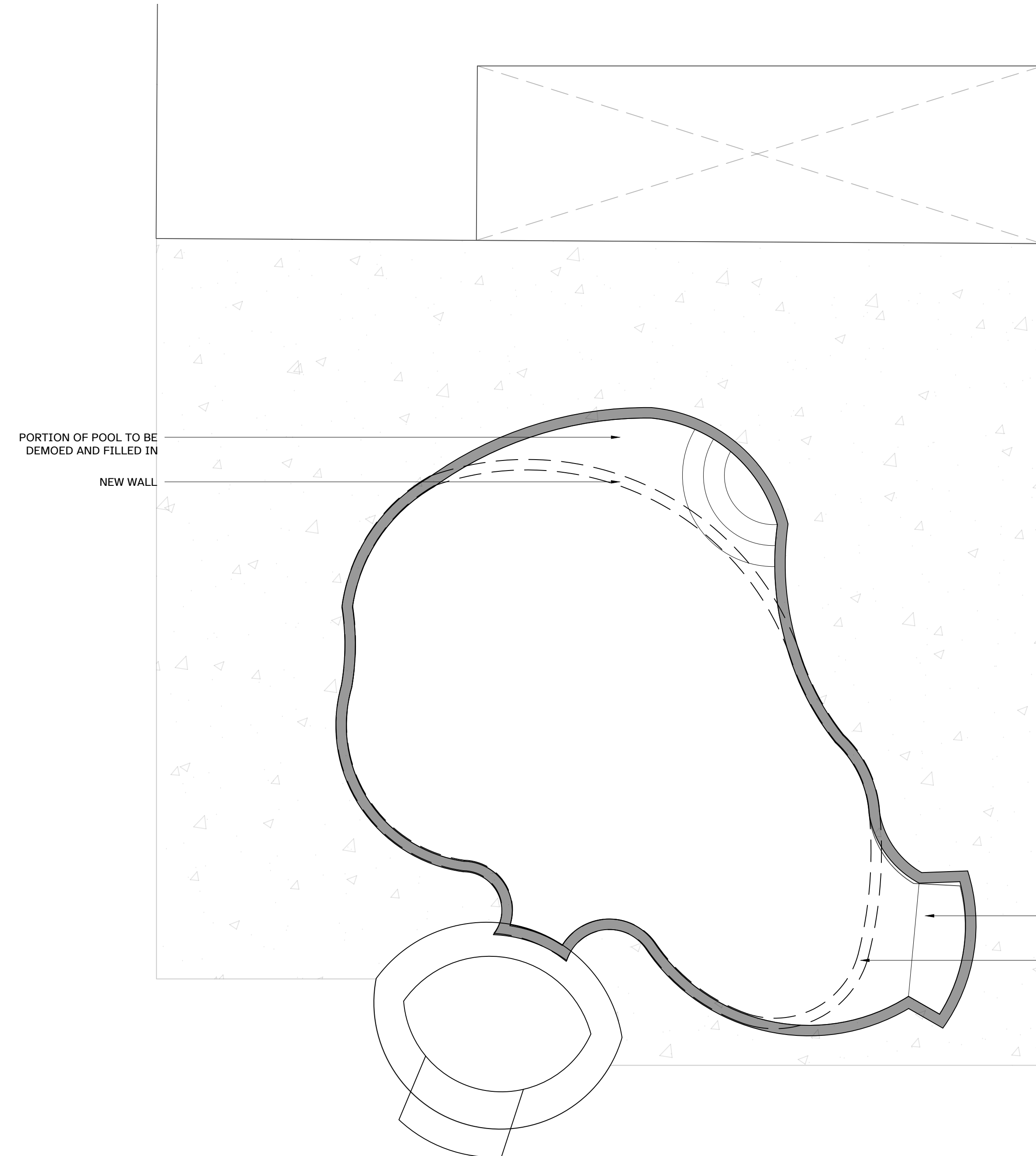
POOL GENERAL NOTES

- 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.

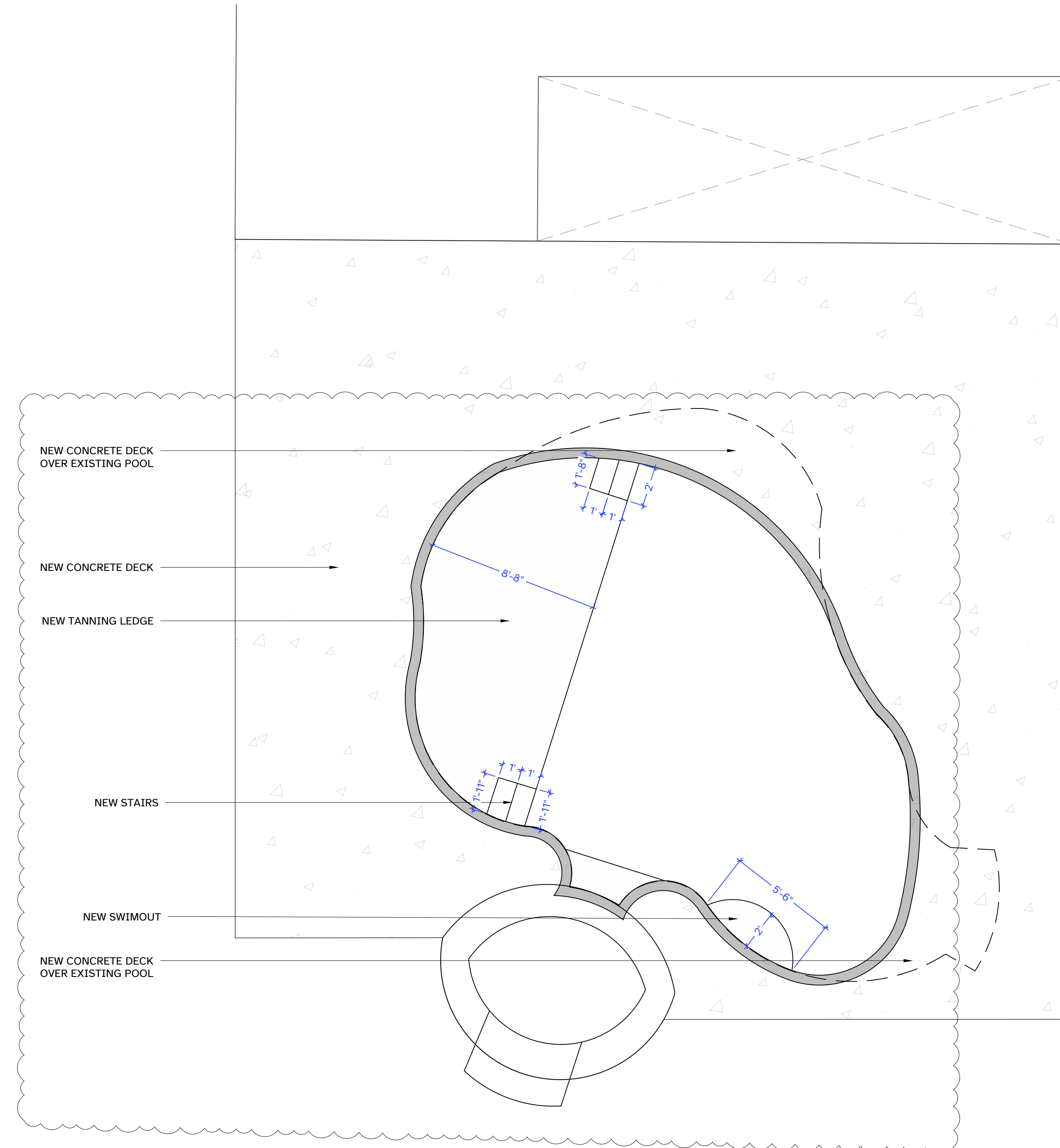
SCOPE OF RENOVATION

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

- BUILD NEW WALL ACROSS SHALLOW END
- BUILD NEW WALL ACROSS DEEP END TO ELIMINATE EXISTING SWIMOUT
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- NO CHANGES TO PLUMBING, ELECTRICAL OR EQUIPMENT.
- BOND EXISTING STEEL TO NEW STEEL AS PER N.E.C. 2023



EXISTING LAYOUT PLAN



LAYOUT PLAN



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.

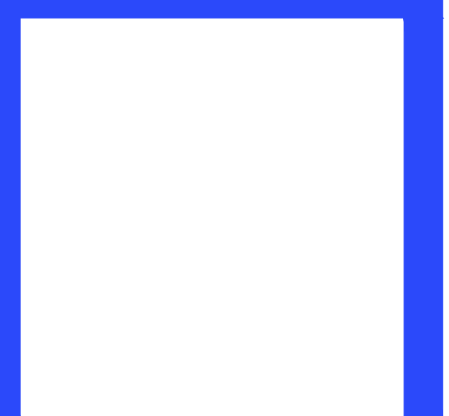
FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.

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

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

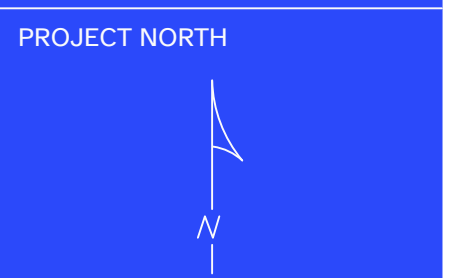


GOLDMEIER RESIDENCE
722 ALEDO AVE
CORAL GABLES, FL 33143

REVISIONS

BLDG DEPT COMMENTS	3-8-24

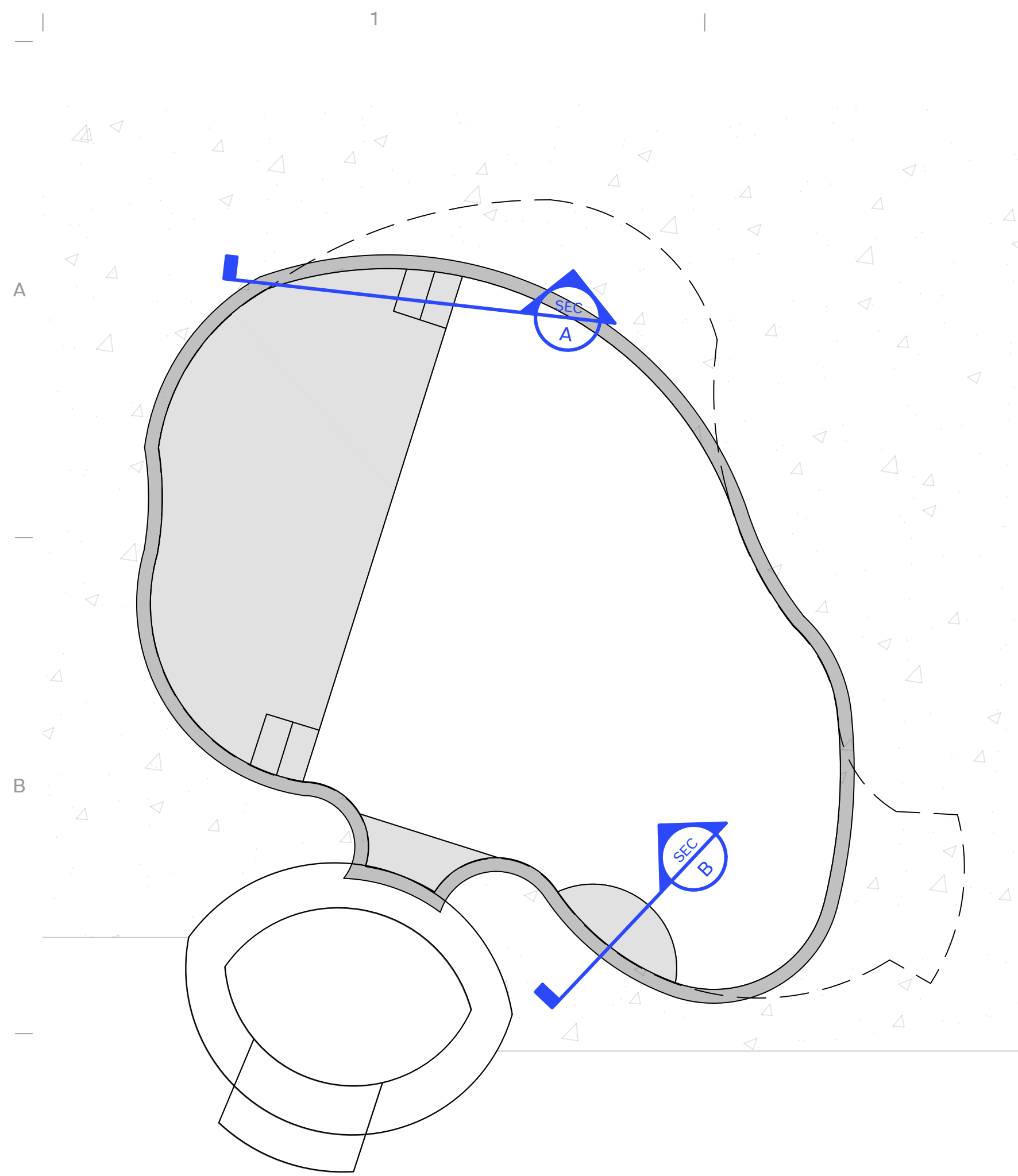
NOTES
1.



SCALE 1/4" = 1'-0"

LAYOUT PLAN
SP2.0

SHEET NO. © 2024



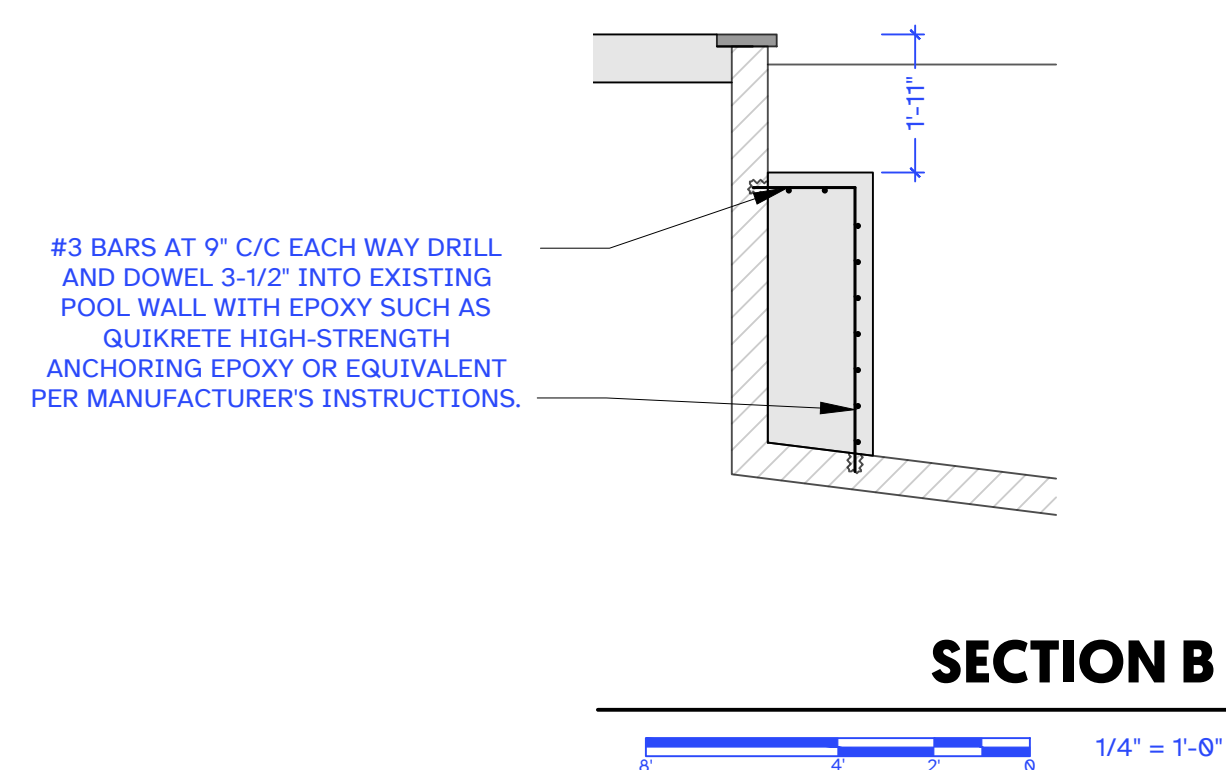
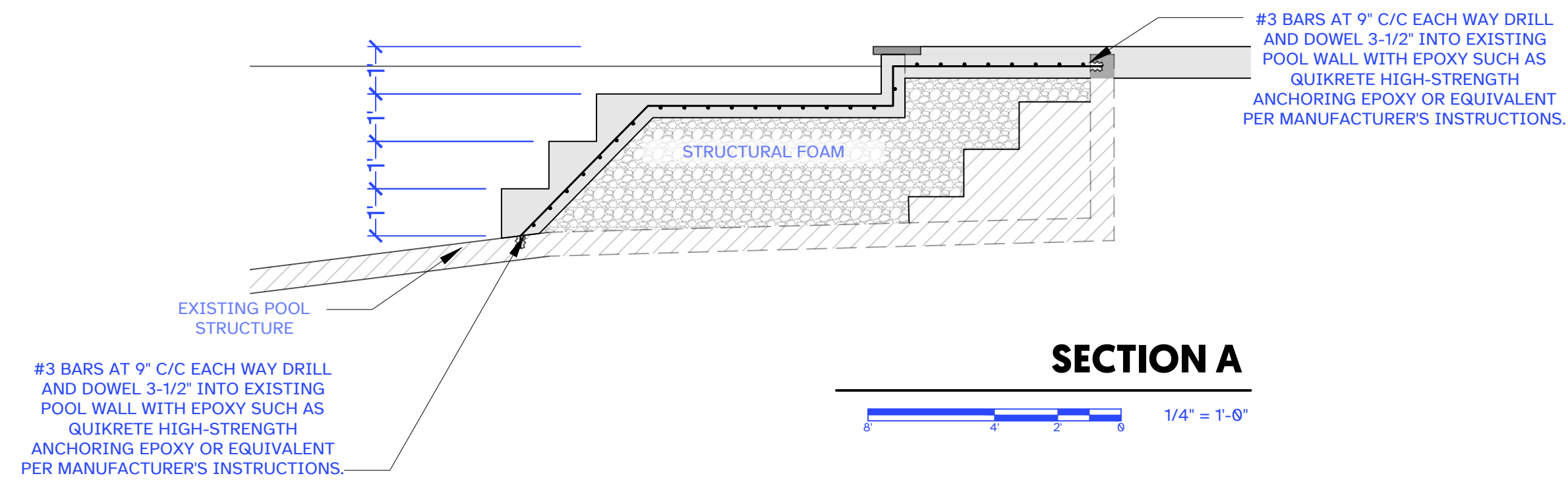
STRUCTURAL NOTES

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:

1. BUILD NEW WALL ACROSS SHALLOW END
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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 on the date of 05/23/2024. Printed on 05/23/2024. Considered sealed, and must be resealed by the electrician. PlanZDesigns 2024.05.23

GOLDMEIER RESIDENCE
722 ALEDO AVE
CORAL GABLES, FL 33143

REVISIONS

NO.	BLDG DEPT COMMENTS	DATE
1		3-8-24

NOTES

1.

PROJECT NORTH



SCALE 1/4" = 1'-0"

STRUCTURE PLAN

SP3.0

SHEET NO. © 2024



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.

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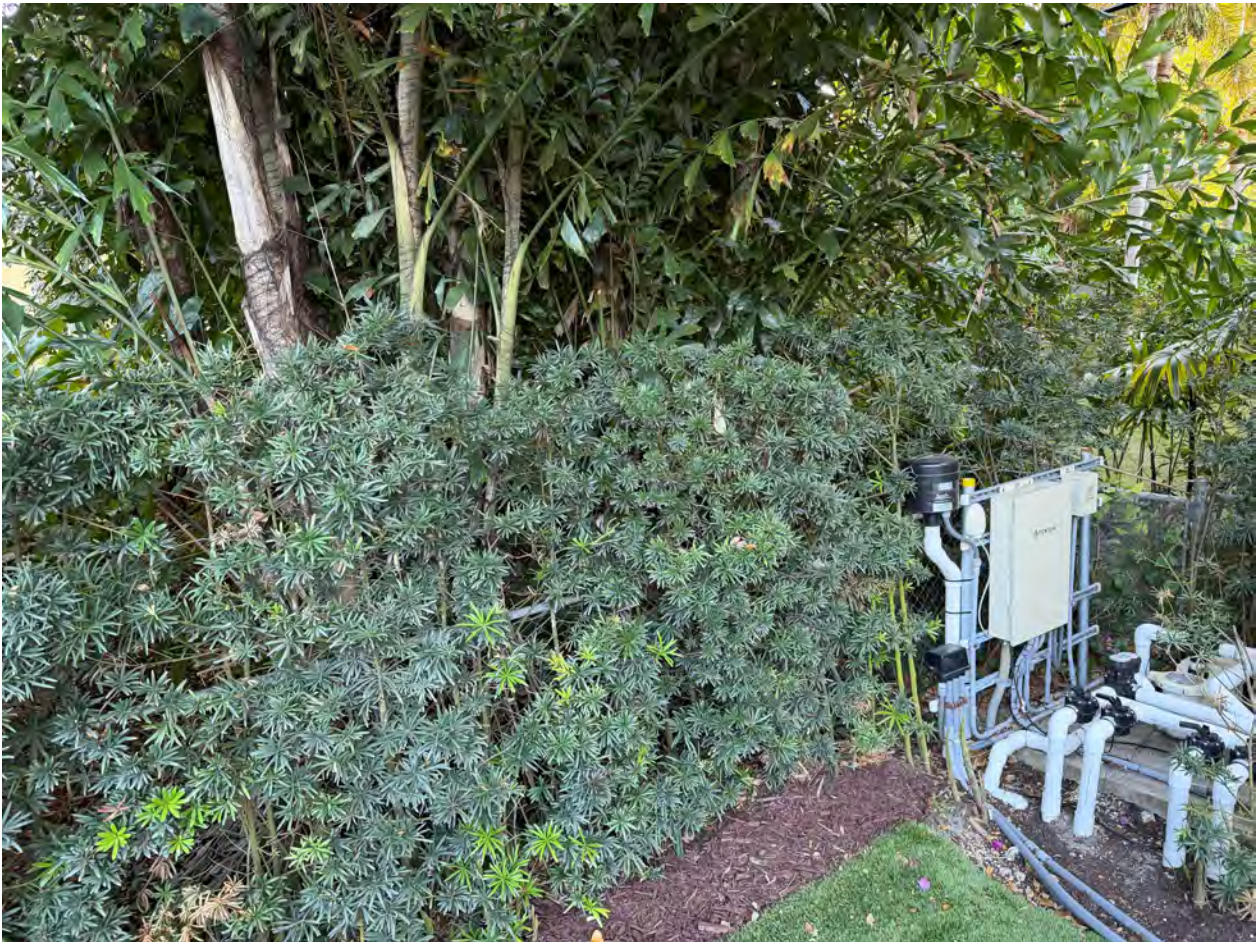
ALL CODES TO COMPLY WITH
F.B.C. 2023, 8TH EDITION

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.

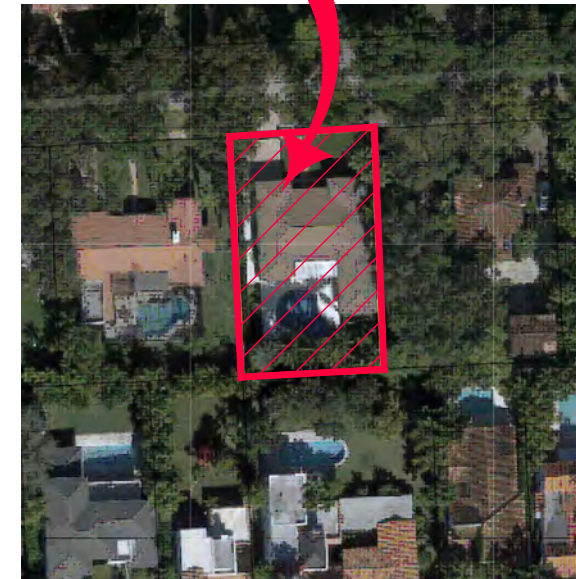
Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com 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

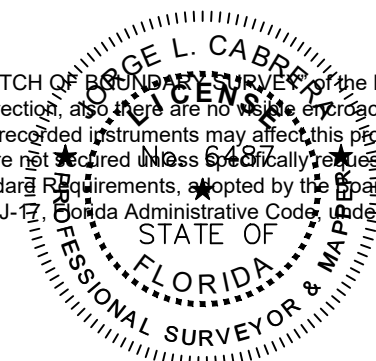


GENERAL SURVEYOR'S NOTES:

- 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

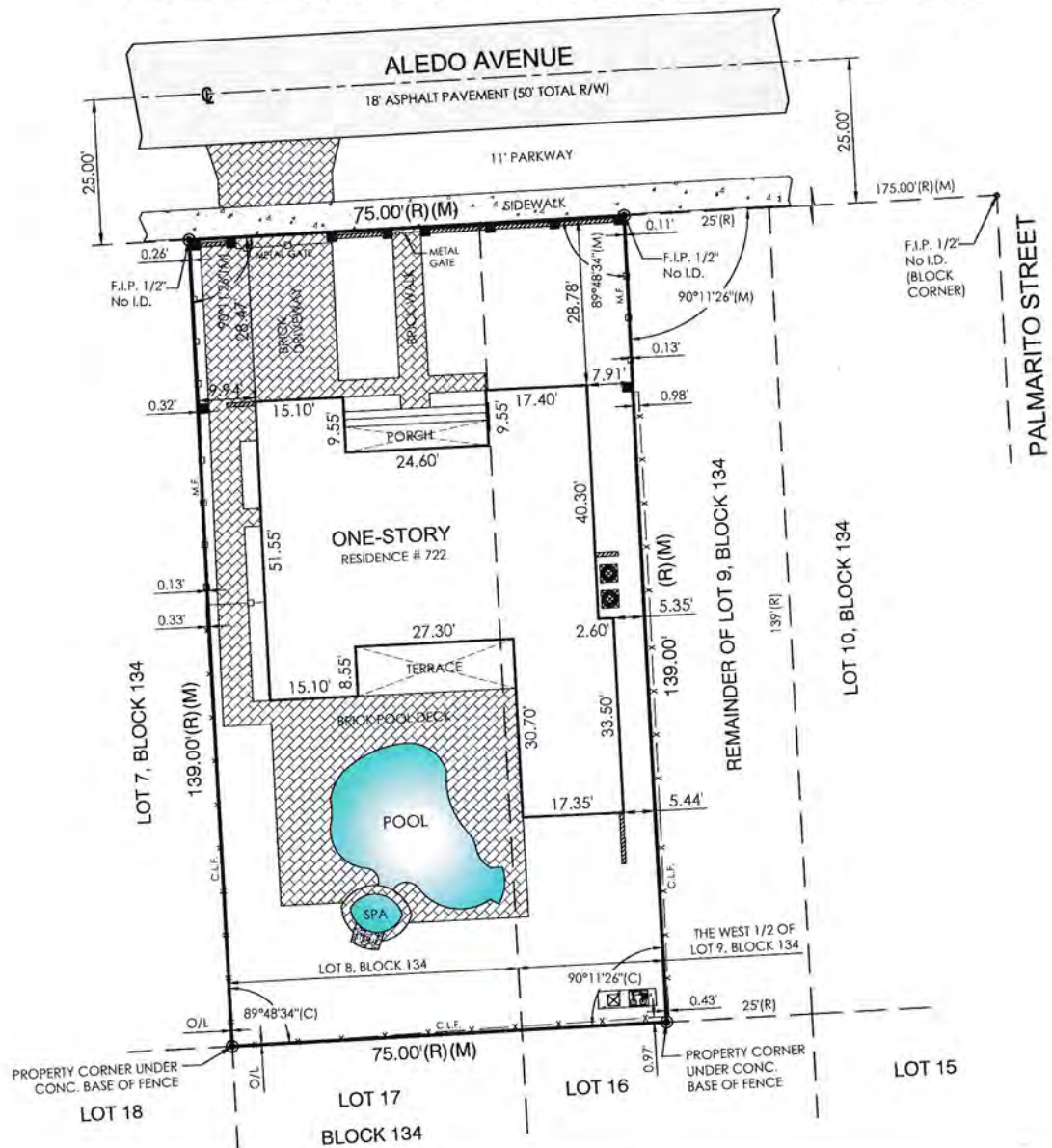
LEGEND

- (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

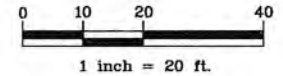
- AIR CONDITIONER
- CABLE TV
- CATCH BASIN
- CONCRETE POLE
- ELECTRIC BOX
- SANITARY MANHOLE
- WATER PUMP
- WATER HEATER
- WATER METER
- WOOD POLE
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- PLASTIC FENCE (P.F.)
- WOOD FENCE (W.F.)
- WIRE FENCE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

SKETCH OF BOUNDARY SURVEY



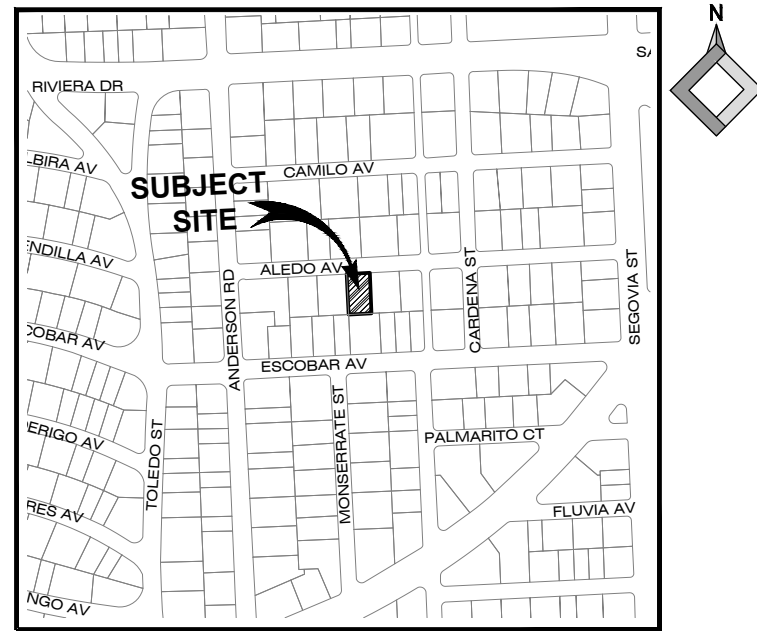
JORGE L. CABRERA

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: jorgecabrerapl@bellsouth.net

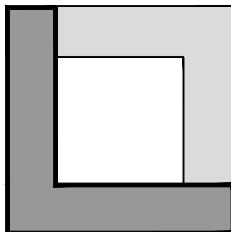
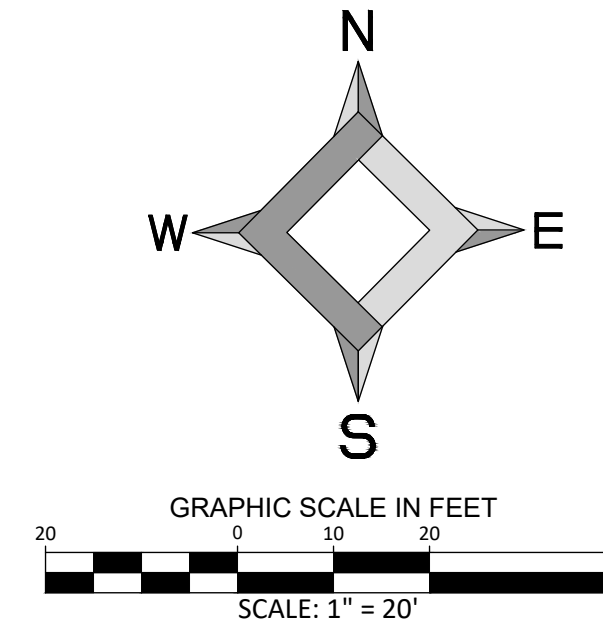


BOUNDARY SURVEY

SECTION 17 - TOWNSHIP 54 SOUTH - RANGE 41 EAST
LYING AND BEING IN THE CITY OF CORAL GABLES COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

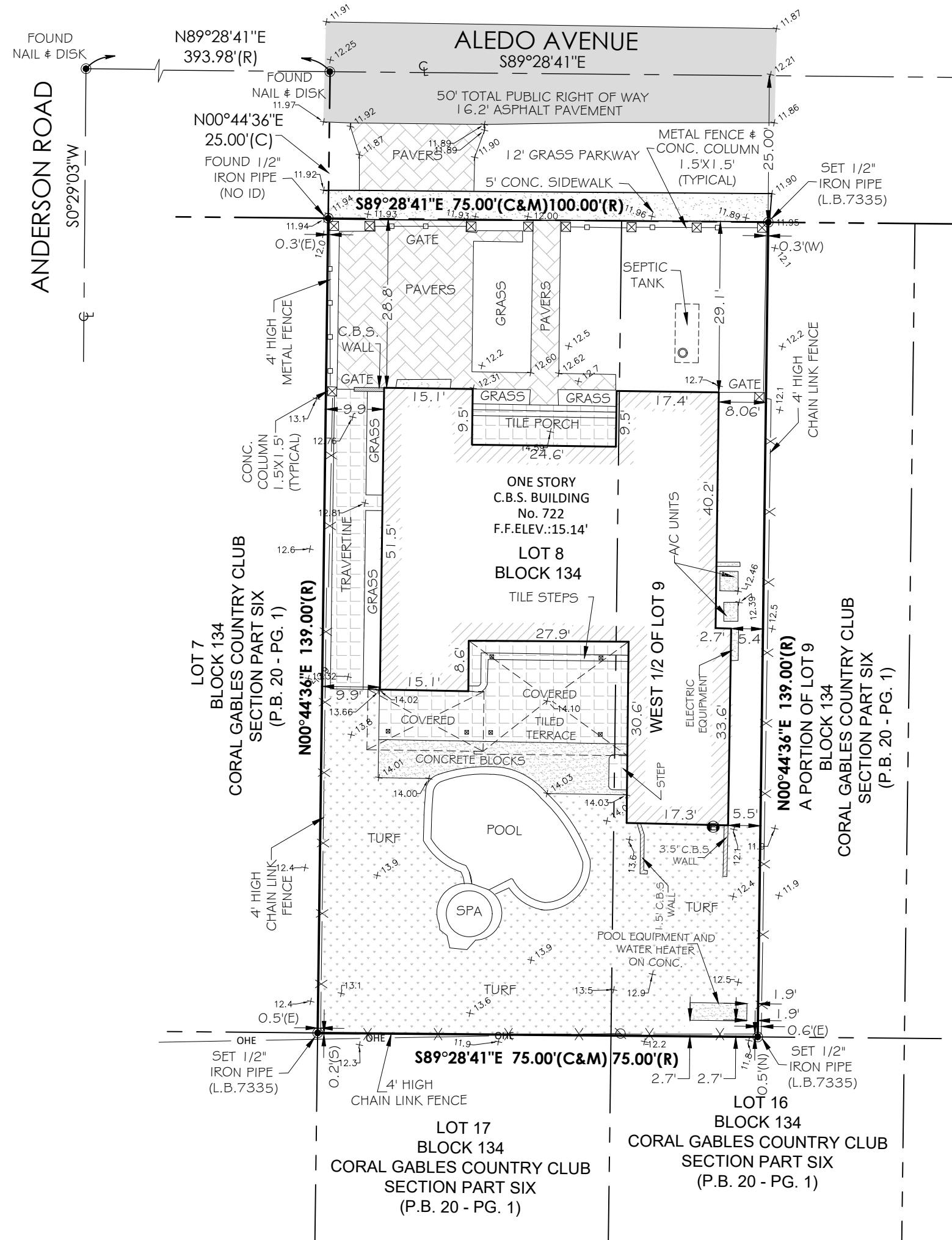


LONGITUDE SURVEYORS

7700 N. KENDALL DR.
SUITE 705
MIAMI, FLORIDA
33156

PH: (305) 463-0912
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM



LEGAL DESCRIPTION:

Lot 8, and the West 1/2 of Lot 9, 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.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on April 01, 2024.

PROPERTY INFORMATION:

722 Alejo Avenue, Coral Gables, FL 33134

Folio No.: 03-4117-004-1770

Containing 10,434 sq. ft., more or less, by calculations.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds (Linear: 1 foot in 7,500 feet).

The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a value commonly accepted in the surveying industry.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100' of a foot on hard surfaces and 1/10' of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10' of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

DATA SOURCES USED FOR SURVEY:

North arrow and Bearings as shown hereon are based upon the Centerline of ALEJO AVENUE with an assumed bearing of S89°28'41"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "X", with a Base Flood Elevation being "N/A", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 (City of Coral Gables), Map No. 0457, Suffix L, Map Revised Date: September 11, 2009.

All elevations shown hereon are expressed in feet and are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29) and Benchmark supplied by the Public Works and Transportation Department of Miami-Dade County, Florida.

Benchmark: 666 Elevation: +11.22 (N.G.V.D. '29)
Located Cardena Street and Escobar Avenue, located NW corner, PK nail brass washer.

Plat of "CORAL GABLES COUNTRY CLUB SECTION PART SIX" according to the Plat thereof as recorded in Plat Book 20 at Page 01 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on August 24, 2022 in Official Records Book 33352 at Page 2751 of the Public Records of Miami-Dade County, Florida.

LIMITATIONS:

Since no other information was furnished other than that is cited under data sources, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

BRIAN GOLDMEIER

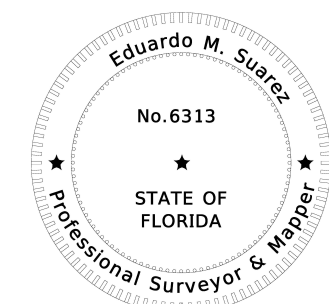
NICOLE GOMEZ GOLDMEIER

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida



NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

LEGEND AND ABBREVIATIONS	
PG.	= PAGE
ELEV.	= ELEVATION
EX	= EXISTING
CATV	= CABLE TELEVISION
ELEC.	= ELECTRIC
SPOT	= SPOT ELEVATION
CONC.	= CONCRETE
C.B.S.	= CONCRETE BLOCK STUCCO
FF	= FINISH FLOOR
(R)	= RECORD
(C)	= CALCULATED
(M)	= MEASURE
LB	= LICENSE BUSINESS
P	= PROPERTY LINE
ID	= IDENTIFICATION
R/W	= RIGHT-OF-WAY
P.B.	= PLAT BOOK
CL	= CENTERLINE
EM	= ELECTRIC METER
WUP	= WOODEN UTILITY POLE

	ASPHALT		TILE
	PAVERS		CONCRETE

RECORD OF REVISION	
No.	Description
1.	Update Survey

BRIAN GOLDMEIER AND NICOLE GOMEZ GOLDMEIER

Project Address: 722 Alejo Avenue, Coral Gables, FL 33134

Project Name: _____

Scale: AS SHOWN

Drawn By: SF

Checked By: EMS

Managed By: GS

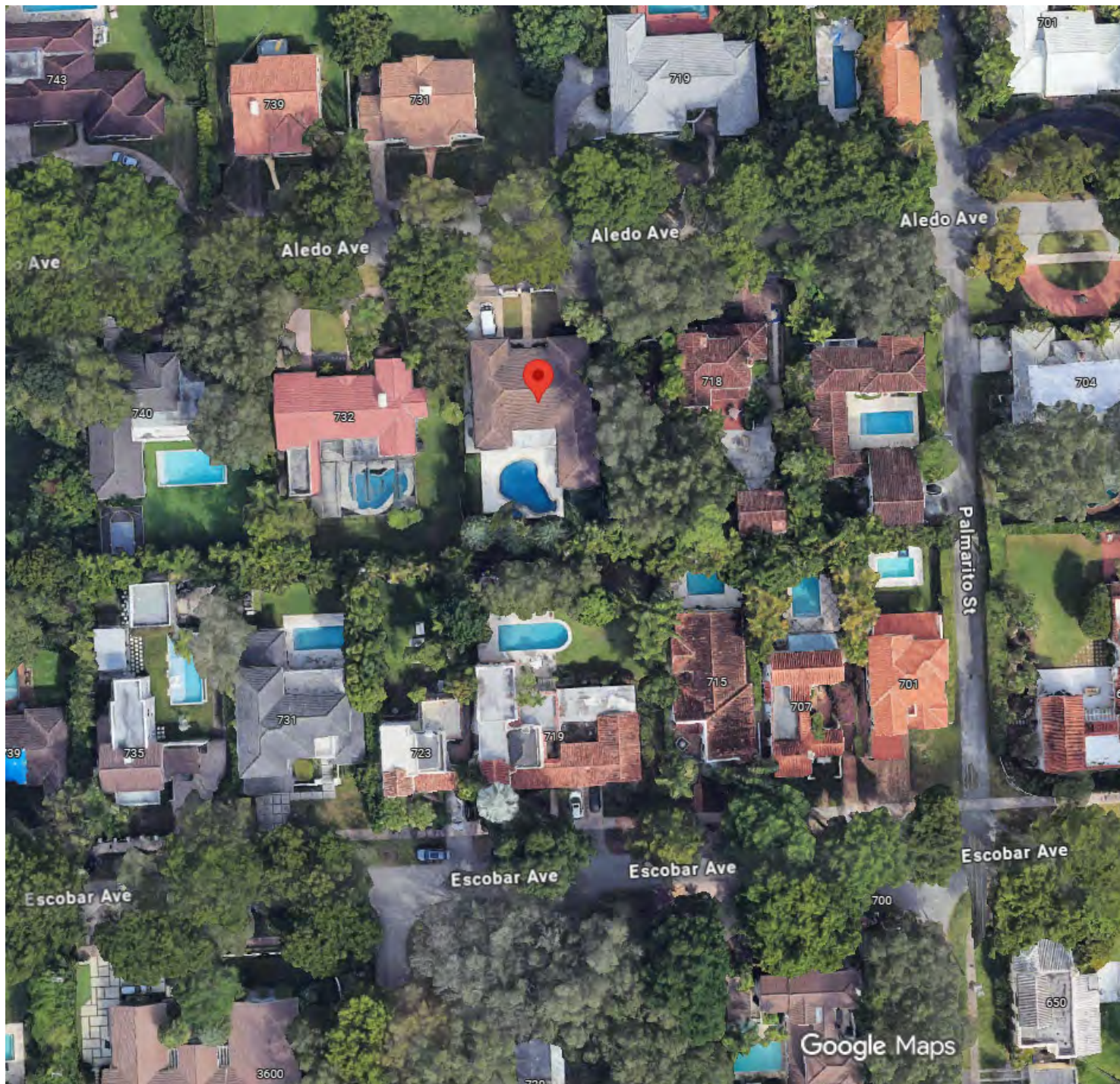
Date: March 26, 2026

Project No.: 24046.0.01

Sheet 1 of 1



722 Aledo Ave



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

Section 3-308. Swimming pool and/or spa.

A private swimming pool and spa is permitted as an accessory use in any district, subject to the following conditions and restrictions:

- A. Swimming pools shall conform to the minimum structural requirements as required by the Florida Building Code.
- B. Design and sanitation requirements shall meet the requirements of the Florida Building Code and the State Board of Health. All plans for swimming pools which require approval by the State Board of Health shall be stamped with the approval thereon of said Board prior to such plans being submitted to the City of Coral Gables for a building permit.
- C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted accessory structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.
- D. Setback:
 - 1. Minimum front and side setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.
 - 2. Minimum rear setback. Five (5) feet, including any necessary mechanical equipment.
 - 3. Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course.
 - 4. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.
- E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.
- F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.
- G. On inside lots swimming pools may be located within an L or U of the building facing upon a front street.
- H. On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation.
- I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.
- J. Patios and decks surrounding pools (other than wood decks governed by Section [5-310](#)) may extend three (3) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool

itself.



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/07/2026

PROPERTY INFORMATION	
Folio	03-4117-004-1770
Property Address	722 ALEDO AVE CORAL GABLES, FL 33134-0000
Owner	BRIAN GOLDMEIER , NICOLE GOMEZ GOLDMEIER
Mailing Address	722 ALEDO AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,007 Sq.Ft
Living Area	2,537 Sq.Ft
Adjusted Area	2,829 Sq.Ft
Lot Size	10,425 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,146,750	\$1,063,320	\$782,195
Building Value	\$1,031,170	\$1,043,901	\$1,056,632
Extra Feature Value	\$26,817	\$27,016	\$27,402
Market Value	\$2,204,737	\$2,134,237	\$1,866,229
Assessed Value	\$2,020,180	\$1,963,246	\$1,866,229

BENEFITS INFORMATION			
Benefit	Type	2025	2024 2023
Save Our Homes Cap	Assessment Reduction	\$184,557	
Portability	Assessment Reduction		\$170,991
Homestead	Exemption	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
CORAL GABLES COUNTRY CLUB SEC 6

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$0
Taxable Value	\$1,969,458	\$1,913,246	\$1,866,229
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$0
Taxable Value	\$1,995,180	\$1,938,246	\$1,866,229
CITY			
Exemption Value	\$50,722	\$50,000	\$0
Taxable Value	\$1,969,458	\$1,913,246	\$1,866,229
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$0
Taxable Value	\$1,969,458	\$1,913,246	\$1,866,229

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/19/2022	\$2,200,000	33352-2751	Qual by exam of deed

PB 20-1	01/06/2017	\$950,000	30383-2531	Qual by exam of deed
LOT 8 & W1/2 OF LOT 9 BLK 134	01/06/2017	\$0	30383-2525	Corrective, tax or QCD; min consideration
LOT SIZE IRREGULAR				
OR 15558-3445 0592 1	01/06/2017	\$0	30383-2523	Corrective, tax or QCD; min consideration

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

[SIGN UP](#)

Public Hearing - Board of Adjustment

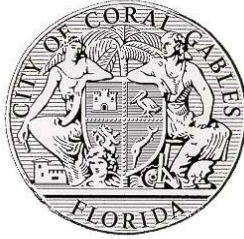
Coral Gables | Publish Date: Apr 3, 2026

CITY OF CORAL GABLES, FLORIDA BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing on Monday, April 13, 2026 at 9:00 a.m., for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:



MIAMI-DADE CLERK OF THE BOARD

Basia Pruna
Director



**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing on **Monday, April 13, 2026 at 9:00 a.m.**, for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, to wit:

Case No. VARI-26-02-0027- Deferred from the last meeting

Request: Variances for swimming pool and pool deck at 1119 Milan Avenue

1. *Variance to allow a swimming pool and pool deck to be located closer to the street of a lot or building site than the main or principal building vs. in no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building, as required by Sections 2-101.D(5), 3-301.C, and 3-308.I of the Coral Gables Zoning Code.*
2. *Variance to allow a swimming pool and pool deck to be located in the area between the street and the main residential building vs. no accessory building or structures may be located in the area between the street and the main residential building, as required by Sections 2-101.D(5) and 3-301.B of the Coral Gables Zoning Code.*
3. *Variance to allow a swimming pool and pool deck to be visible in both the front and side street elevation vs. on corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation, as required by Section 3-308.H of the Coral Gables Zoning Code.*
4. *Variance to reduce the side street setback for a swimming pool and pool deck to one foot seven inches (1'-7”), where fifteen (15) feet is required, pursuant to Section 3-308.D(1) of the Coral Gables Zoning Code.*

Case No. VARI-26-03-0032

Request: Variance for mechanical equipment for a swimming pool at 722 Aledo Avenue

1. *Variance to allow mechanical equipment for a swimming pool to have a side setback of one foot and nine inches (1'-9”) and rear setback of two feet and seven inches (2'-7”), where a minimum of five feet (5') is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code*

Case No. VARI-26-03-0030

**Request: Variances for freestanding carport canopy and chain link fence
at 8800 Old Cutler Road**

1. *Variance to allow a freestanding carport canopy to have reduced interior side setbacks of nine-feet and four- inches (9'-4") from both the north and south side where 20 feet is required on both sides, per Site Specifics Section A-56.H.2 of the Coral Gables Zoning Code.*
2. *Variance to allow a chain link fence within the yard area which abuts the streets along SW 88th Street (North Kendall Drive) and Old Cutler Road, per Section 5-402.B.1(f) of the Coral Gables Zoning Code.*

Interested parties may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing which will be held before the Board of Adjustment of the **City of Coral Gables at Development Services Department located at 427 Biltmore Way, 1st Floor Conference Room, Coral Gables, Florida.**

While the City is back to live in-person meetings, members of the public may join the meeting via Zoom platform (<https://zoom.us/j/83783843261>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8384 3261; commencing at **9:00 A.M., Monday, April 13, 2026.**

The public may comment on an agenda item using the City's E-comment function which may be found on the City's website once the meeting's agenda is published, or by sending an email to planning@coralgables.com. NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business day the Friday prior to the Board of Adjustment meeting.

If a person decides to appeal any decision made by a board / committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator Clifford Friedman, Director of Labor Relations and Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-460-5248, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



**City of Coral Gables
 Courtesy Notice
 of Public Hearing
 March 31, 2026**

Applicant:	Jeffrey Rodriguez and Frank C. Quesada
Property Owner:	Brian Goldmeier and Nicole Gomez Goldmeier
Application:	Variance – VARI-26-03-0032
Property:	722 Aledo Avenue
Public Hearing - Date/Time/ Location:	Board of Adjustment Monday, April 13, 2026, 9:00 a.m. First Floor Conference Room Development Services Department 427 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Board of Adjustment will conduct a Public Hearing on **Monday, April 13, 2026**, on the following application at the Coral Gables Development Services Department, first floor conference room, 427 Biltmore Way, Coral Gables, Florida:

1. *Variance to allow mechanical equipment for a swimming pool to have a side setback of one foot and nine inches (1'-9") and rear setback of two feet and seven inches (2'-7"), where a minimum of five feet (5') is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code.*

Members of the public may participate in person, but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/83783843261> In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 837 838 43261. To speak to the Board of Adjustment on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your hand" by pressing *9. Further information concerning this hearing may be obtained by calling Arceli Redila, Zoning Administrator at (305) 460-5212 or by sending an email to aredila@coralgables.com prior to the meeting.

If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Sincerely,

City of Coral Gables, Florida