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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: Lago Residence

Street address of the subject property: 5200 San Amaro Dr.

Property Legal Description: Lot(s): Lots 18 and 19

Block(s): Block 75

Section(s): Coral Gables Riviera Section Part Five

Plat Book(s)/Page(s): Plat Book 20, Page 38

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? No

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Residential

Current zoning classification(s): Single Family Residential

Listing of all folio numbers for subject property:

03-4119-007-2340

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Ceasar Mestre, Esq.
Telephone#: 305-825-9988 Fax#: N/A Email: Mestre @ GLMLegal.com
Mailing Address: 8105 NW 155 st, Miami Lakes, Fl. 33016
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Vince & Olga Lago
Telephone#: 786-457-9007 Fax#: N/A Email: olgamsai @ yahoo.com
Mailing Address: 5200 San Amaro Dr. Coral Gables, Fl. 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____
Telephone#: _____ Fax#: _____ Email: _____ @ _____
Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Patrick Valent
Telephone#: 305-439-6266 Fax#: N/A Email: Patrick @ valenttdg.com
Mailing Address: 14068 NW 82 Ave Miami Lakes, Fl. 33016
(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:
Board of Architects Preliminary Filed 6/13/2023

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

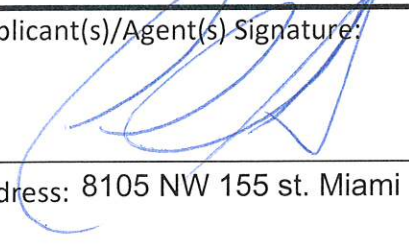
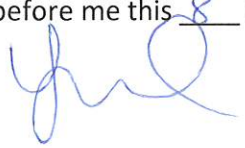
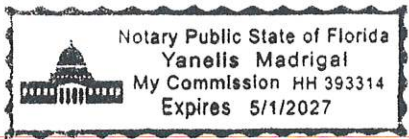
Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

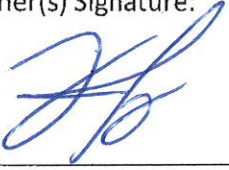

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after 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: Cesar Mestre, Esq.
Address: 8105 NW 155 st. Miami Lakes, Fl. 33016	
Telephone: 305-825-9988	Fax: N/A
Email: Mestre@GLMLegal.com	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>8</u> day of <u>April</u> by <u>Cesar Mestre</u>	
(Signature of Notary Public - State of Florida) 	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" 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: Vince Lago
Property Owner(s) Signature: 	Property Owner(s) Print Name: Olga S. Lago
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address: 5200 San Amaro Dr. Coral Gables, Fl. 33146

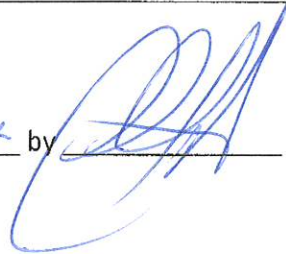
Telephone: 786-457-9007

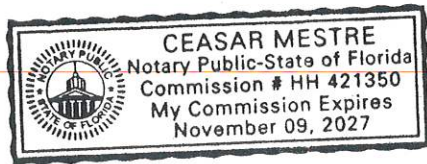
Fax: N/A

Email: Olgamsai@yahoo.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 6 day of November 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 _____

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:

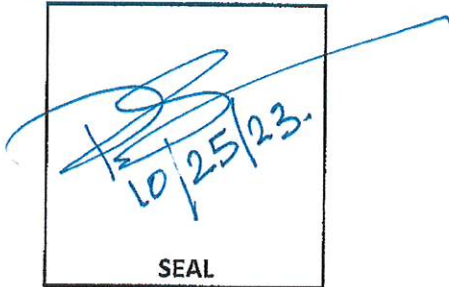
Architect(s)/Engineer(s) Print Name:
Patrick Valent

Address: 14068 NW 82 Ave, Miami Lakes, Fl. 33016

Telephone: 305-439-6266

Fax: N/A

Email: Patrick@valenttdg.com


SEAL

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 27 day of October by YURIAN GARCIA
(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.

GASTESI LOPEZ & MESTRE, PLLC

A Partnership of Professional Associations

8105 N.W. 155 Street
Miami Lakes, Florida 33016

Telephone: 305-825-9988
Facsimile: 305-357-9219

Raul Gastesi, Jr.
Raul R. Lopez
Ceasar Mestre Jr.

Reply to: Ceasar Mestre, Jr.
Email: Mestre@glmlegal.com

Lorenzo Cobiella
Ruth Acevedo
Jennifer M. Vazquez
Lourdes Ermer (Of Counsel)

July 2, 2024

City of Coral Gables
Development Services Department
Board Of Adjustment
Coral Gables City Hall
405 Biltmore Way
Coral Gables, Fl. 33134

RE: Letter of Intent for Board of Adjustment application
5200 San Amaro Dr.

To whom it may concern:

This law firm represents the owners of 5200 San Amaro Dr, in relation to the request for a board of adjustment application to allow the property owners to build the proposed gazebo in their backyard. The proposal is for an approximately 250 sq ft gazebo to be constructed pursuant to the attached plans prepared by Patrick Valent AR#113834. This matter has already been approved by the Coral Gables Board of Architects application filed on 06/13/2023 plan number BOAR-23-06-0618. Attached is the print out showing the same.

This Property consists of Miami-Dade folio numbers 03-4119-007-2340. The property is located on the west side of San Amaro Dr. at the intersection with Urbino Ave. It is a house located on the southwest corner. The property is 11,035.66 Sq ft and is improved with a 2,984 Sq ft residence. The property is zoned single family residential district.

The request of the owners is to allow the north side set back on the property to be reduced to 10 ft. The Coral Gables code requires a side set back of 15 ft. The owner is not

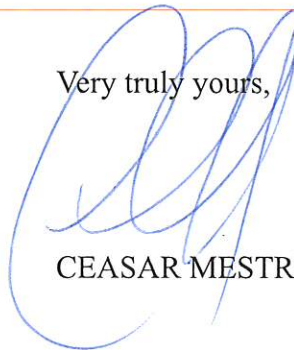
requesting anything more than what is necessary to allow the property backyard to be used to its maximum efficiency. The property owner purchased the property back in September of 2011. Although remodeling was done to the house the property's backyard remained the way it was. The backyard already had a pool and deck constructed. The present property owner did not make any improvements to the pool or deck area.

The design of the home, in particular the southwest corner of the structure which extends to the south side of the pool, leaves no space for any gazebo or similar construction on the south side of the pool. Due to the closeness of the pool to the west property line it is impossible to build anything resembling a gazebo in this area. The residence structure is located directly on the east side of the pool without space for the desired gazebo. This leaves the north side of the pool for the proposed gazebo. Since there is not sufficient enjoyment area on any other side of the property, the owner wishes to leave enough usable space for his minor daughters to enjoy. The area where the owner wishes to place the gazebo would require the removal of his daughter's playhouse. The owner wishes to place the Gazebo 10 feet from the north property line. The proposed gazebo provides enough area to have a small BBQ island and a small sitting area. This placement would provide a useful play area for the owners' daughters. To the owner and his family the extra 5 feet make a substantial difference. All of the adjoining neighbors have signed a petition showing their approval of the proposed gazebo.

The current situation of the backyard is not the result of any actions of the owner. The layout of the home, the design of the structure and the placement of the pool are not the result of any action of the owner. The Property is not historically designated, nor within a historic district. Further, the property is not located within an archeological conservation area.

Should you have any questions please feel free to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Cesar Mestre, Jr.', is written over the typed name below.

CEASAR MESTRE, JR., ESQ.

B.O.A. SUBMITTAL PROPOSED GAZEBO LAGO RESIDENCE

5200 SAN AMARO DR,
CORAL GABLE, FLORIDA 33146

ABBREVIATIONS

@	AT	INT.	INTERIOR
A.B.	ANCHOR BOLT	J.C.	JANITOR'S CLOSET
ACT./ACOUS.	ACOUSTICAL	JT.	JOINT
ALT.	ALTERNATE	LAV.	LAVATORY
ALUM.	ALUMINUM	L.C.C.	LEAD COATED COPPER
ARCH.	ARCHITECTURAL	LIN.	LINEAR
A.T.	ACOUSTICAL TILE	L.L.	LIVE LOAD
BD.	BOARD	L.P. (LP)	LOW POINT
BLDG.	BUILDING	MACH.	MACHINE
BM.	BEAM	MAX.	MAXIMUM
B.O.	BY OWNER	M.B.	MARKER BOARD
BRNG./BRG.	BEARING	M&E	MECHANICAL & ELECTRICAL
BRK.	BRICK	MECH.	MECHANICAL
BSMT.	BASEMENT	METL./METL./METL.	METAL
B.U.	BUILT-UP	MIN.	MINIMUM
C.B.	CHALKBOARD	MISC.	MISCELLANEOUS
CEIL./CLG.	CEILING	MFG.	MANUFACTURER
C.H.	CEILING HEIGHT	M.T.	METAL THRESHOLD
C.J.	CONTROL JOINT	MAR.T.	MARBLE THRESHOLD
CL	CENTERLINE	MULL.	MULLION
CLO.	CLOSET	M.O.	MASONRY OPENING
CMU	CONCRETE	M.W.P.	MEMBRANE WATERPROFFING
C.O.	MASONRY UNIT	N	NORTH
COL.	CASED OPENING	N.I.C.	NOT IN CONTRACT
CONC.	COLUMN	N.T.S.	NOT TO SCALE
CONF.	CONCRETE	NO.	NUMBER
CONST.	CONFERENCE	NOM.	NOMINAL
CONT.	CONSTRUCTION	O.C.	ON CENTER
CORR.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
CSK.	CORRIDOR	OPP.	OPPOSITE
C.T.	COUNTERSUNK CERAMIC TILE	PL	PLATE
DET.	DETAIL	PSF	POUNDS PER SQUARE FOOT
D.F.	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH
DIA.	DIAMETER	PTD.	PAINTED
DIM.	DIMENSION	Q.T.	QUARRY TILE
DN	DOWN	R./RAD.	RADIUS/RISER
DO	DITTO	RAIL	RAILING
D.P.	DAMP PROOFING	R.D.	ROOF DRAIN
D.S.	DOWN SPOUT	REINF.	REINFORCING BARS
D.T.	DRAIN TILE	R.L.	RAIN LEADER
DWG.	DRAWING	RM.	ROOM
EA	EACH	R.S.	REDUCING STRIP
EL	ELEVATION	RW	RIGHT OF WAY
ELEV.	ELEVATOR	S.C.	SOLID CORE
E.P.	ELECTRICAL PANEL	SEC.	SECRETARY
EQ	EQUAL	SHT.	SHEET
EQUIPM/T	EQUIPMENT	S.F.	SMOOTH FINISH
E.W.	EACH WAY	SPECS.	SPECIFICATIONS
EXIST./EXS.	EXISTING	S/S	SERVICE SINK
EXP. JT./E.J.	EXPANSION JOINT	STL	STEEL
EXT.	EXTERIOR	STOR.	STORAGE
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	STRUCT.	STRUCTURE
F.D.	FLOOR DRAIN	T.B.	TOWEL BAR
F.X.C.	FIRE EXTING. CABINET	TEL.	TELEPHONE
F.X.H.C.	FIRE EXTINGUISHER & HOSE CABINET	TEMP.	TEMPERED
F.X.V.C.	FIRE EXTINGUISHER & VALVE CABINET	THK.	THICK
F.F.	FINISHED FLOOR	T.D.	PAPER TOWEL DISPENSER
FLR./FL.	FLOOR	T.P.	TOILET PAPER HOLDER
F.R.	FIRE RATED	TYP.	TYPICAL
GA	GAUGE	U.C.	UNDER CUT
G.B.	GRAB BARS (HANDICAPPED)	V.B.	VAPOR BARRIER
G.C.	GENERAL CONTRACTOR	V.C.T.	VINYL COMPOSITION TILE
GALV.	GALVANIZED	VERT.	VERTICAL
GRD.	GROUND	V.P.	VISION PANEL
GYP. BD.	GYPSUM BOARD	V.I.F.	VERIFIN IN FIELD
H.C.	HOLLOW CORE	W	WITH
HDCP.	HANDICAPPED	WD.	WOOD
HGT./HT.	HEIGHT	W.P.	WATERPROOFING
H.M.	HOLLOW METAL	W.W.F.	WELDED WIRE FABRIC
HORIZ.	HORIZONTAL		
H.P. (HP)	HIGH POINT		
HR.	HOUR		
INSUL.	INSULATION		

SYMBOL LEGEND:

1	KEY NOTE
12	WINDOW NUMBER. REFER TO WINDOW SCHEDULE
10	DOOR NUMBER. REFER TO DOOR SCHEDULE
A	ELEVATION NUMBER
A3.1	ELEVATION SYMBOL
4	SHEET NUMBER
A5.1	DETAIL NUMBER
4	DETAIL SYMBOL
1	SHEET NUMBER
A3	SECTION NUMBER
1	WALL SECTION SYMBOL
A3	SHEET NUMBER
O.C.	ON CENTER
MIN.	MINIMUM
MAX.	MAXIMUM
(EX)	EXISTING DOOR TO REMAIN
EQ	EQUAL DIMENSION. DIMENSIONS WITH "EQ." WITHIN THE SAME DIMENSION STRING SHALL BE THE SAME. DIFFERENT DIMENSION STRINGS HAVE DIFFERENT "EQ." DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE BLOCK WALL UNLESS SHOWN ON CENTERLINE.
STEP SYMBOL	STEP SYMBOL

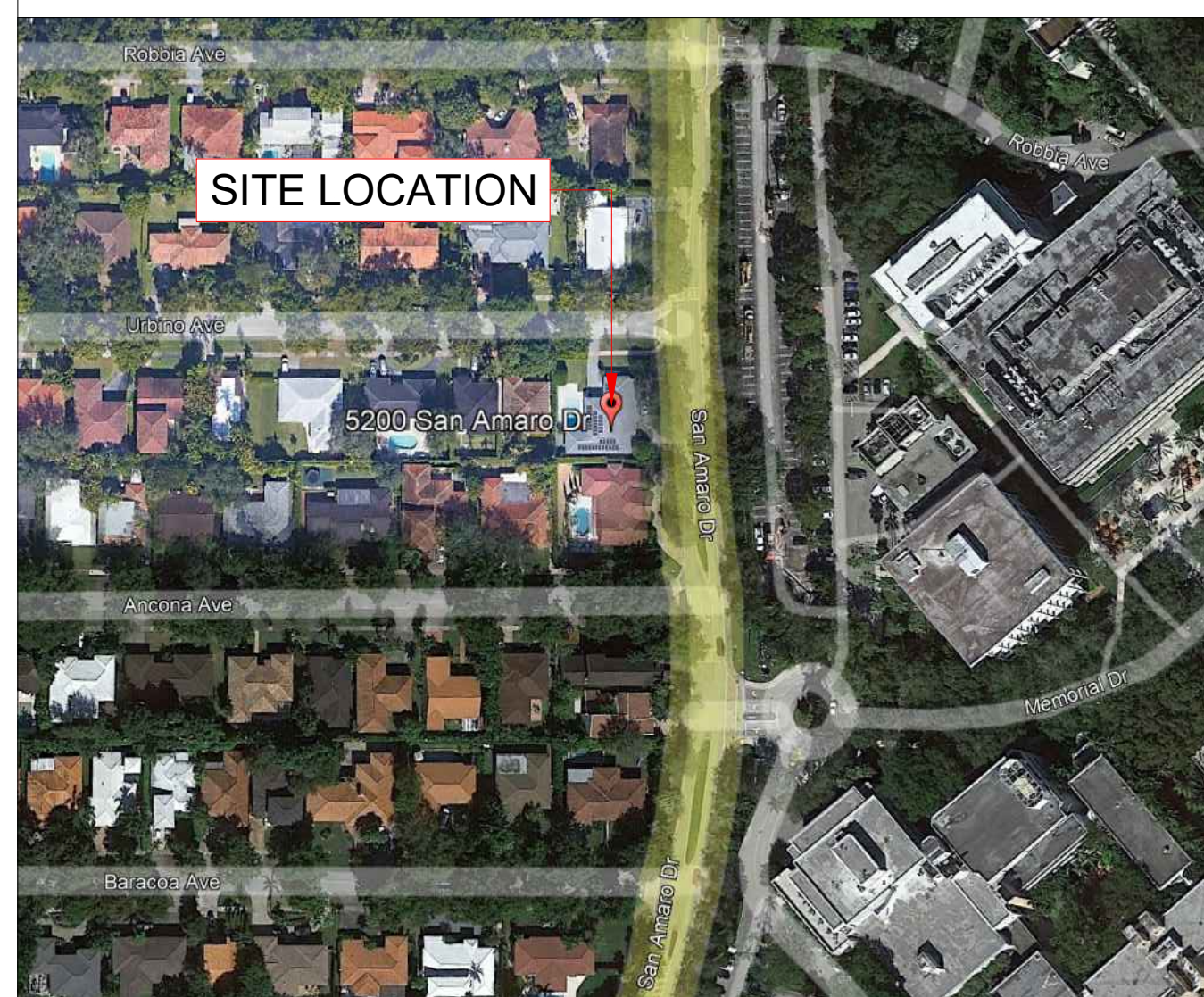
PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	PROPOSED GAZEBO
LOCATION:	5200 SAN AMARO DR, CORAL GABLE, FLORIDA 33146
PROPOSED USED:	RESIDENCE
PROJECT SUMMARY:	NEW GAZEBO
CLASSIFICATION OF WORK:	NEW BUILD
CODE ENFORCEMENT JURISDICTION:	2020 SEVENTH EDITION FLORIDA BUILDING CODE- FLORIDA BUILDING CODE 2020 SEVENTH EDITION FLORIDA BUILDING CODE- MECHANICAL 2020 SEVENTH EDITION FLORIDA BUILDING CODE- PLUMBING 2020 NATIONAL ELECTRIC CODE-NFPA 70 2020 FLORIDA FIRE PREVENTION CODE 2022 FLORIDA BUILDING CODE- ENERGY CONSERVATION

SCOPE OF WORK

- NEW GAZEBO
- COMPLY WITH FBC 2020 RES & NEC 2020

SITE LOCATION



GENERAL NOTES:

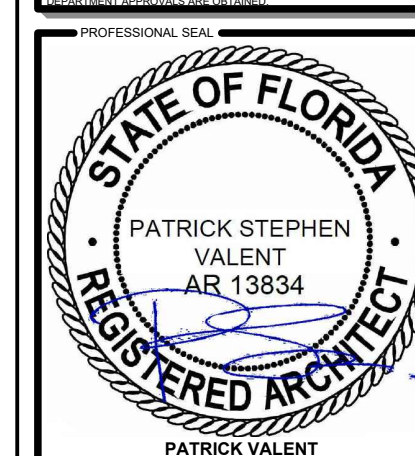
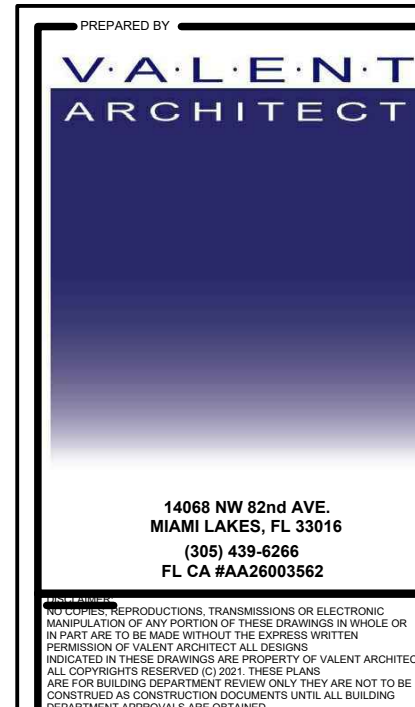
- THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS HEREWITH SHALL APPLY TO THE WORK OF THIS PROJECT, AND SHALL BE CAREFULLY REVIEWED BY THE GENERAL CONTRACTOR AND ALL OF HIS SUB-CONTRACTORS. THE GENERAL CONTRACTOR SHALL COORDINATE EACH SUBCONTRACTORS' PARTICULAR WORK WITH ALL OTHER SUBCONTRACTORS' WORK ASSOCIATED WITH THIS PROJECT.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL CARRY WORKMENS COMPENSATION INSURANCE IN STATUTORY AMOUNTS AS REQUIRED BY LAW. LIABILITY, BODILY INJURY, AUTOMOTIVE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR. TO THE FULLEST EXTENT PERMITTED BY LAW, THE GENERAL CONTRACTOR AND ALL OF HIS SUBCONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES RESULTING FROM THE PERFORMANCE OF THE WORK ASSOCIATED WITH THIS PROJECT.
- EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO MAINTAIN OR NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHEN THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS. ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY ASSESSED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- ALL WORK PERFORMED FOR THIS PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION, THE FLORIDA BUILDING CODE 2014, AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE UTILIZED. ALL MODIFICATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO, OR AT THE TIME OF PERMITTING. ANY REQUIRED CHANGES WILL BE SHOWN AS DETERMINED BY THE ARCHITECT, ON REVISED DRAWINGS ISSUED TO THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR, OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED OR HIS PORTION OF WORK.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ALL MANDATORY BUILDING INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT TO BE MADE BY THE ARCHITECT OR ANY OF HIS ENGINEERS UPON ISSUANCE OF THE PERMIT. THE GENERAL CONTRACTOR MUST ENSURE THAT THE INSPECTIONS PROCESS IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2014.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO BE AWARE OF ALL COMMENTS AND NOTES MADE BY THE BUILDING OFFICIAL UPON THE PERMITTED, SIGNED AND SEALED JOBSITE SET OF CONSTRUCTION DOCUMENTS, AND SHALL INCORPORATE ALL INFORMATION WITHIN THE APPLICABLE CONTRACTORS' SCOPE OF WORK. IT SHALL, AS WELL, BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP AN AS-BUILT SET OF CONSTRUCTION DOCUMENTS, AND TO NOTIFY THE ARCHITECT OF ANY AND ALL CHANGES MADE DUE TO FIELD DIRECTIVES BY THE BUILDING INSPECTORS. AT SUBSTANTIAL COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL DELIVER THE AS-BUILT SET OF DRAWINGS TO THE ARCHITECT, WITH ALL AUTHORIZED FIELD CHANGES CLEARLY INDICATED IN RED INK OR PENCIL.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE INDIVIDUALLY RESPONSIBLE FOR THE PROTECTION OF BUILDING OCCUPANTS FROM ALL HAZARDS ASSOCIATED WITH HIS PARTICULAR WORK. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL BARRICADES, BARRIERS, AND DUST CONTROL SYSTEMS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF THE BUILDING OCCUPANTS.
- WRITTEN DIMENSIONS AND NOTES ARE TYPICAL FOR SIMILAR CONDITIONS. UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS, DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS OR NOTES ARE NOT INDICATED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO PROPERLY COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTOR. ANY FEES/COSTS INCURRED TO REPAIR DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE SUBCONTRACTOR RESPONSIBLE THEREFOR.
- THE GENERAL CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS, SHOP DRAWINGS, SAMPLES, AND EQUIPMENT SPECIFICATION SHEETS AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: ELECTRICAL AND AIR CONDITIONING EQUIPMENT; PLUMBING FIXTURES; APPLIANCES; CABINETRY; AND FINISHES. ALL SUBMITTALS SHALL BE DELIVERED TO THE OWNER SUFFICIENTLY IN ADVANCE TO ALLOW FOR REVIEW AND CORRECTION OR APPROVAL, PROCUREMENT AND/OR FABRICATION SHALL NOT COMMENCE UNTIL SUBMITTALS ARE REVIEWED AND APPROVED BY THE OWNER.
- ALL REQUIRED TESTS PERTAINING TO THIS PROJECT SHALL BE PERFORMED AT THE EXPENSE OF THE GENERAL CONTRACTOR, AND BY A LICENSED TESTING LABORATORY UNDER THE SUPERVISION OF A FLORIDA REGISTERED ENGINEER. TEST RESULTS SHALL BE SUBMITTED EACH TIME A TEST IS COMPLETED.
- THE GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS. THIS SHALL APPLY EVEN TO THOSE STRUCTURAL MEMBERS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.
- NO STRUCTURAL MEMBER SHALL BE CUT, REMOVED, OR MODIFIED (UNLESS SPECIFIED IN THE CONSTRUCTION DOCUMENTS) WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR HIS ENGINEER.
- ALL EXISTING DISTURBED OR DAMAGED SURFACES (I.E. DRYWALL, STUCCO, PAINT, ETC.) WITHIN THE AREA OF CONSTRUCTION, SHALL BE REPAIRED, AS NECESSARY, TO MATCH EXISTING FINISHES.
- AFTER COMPLETION OF CONSTRUCTION, ALL WORK AREAS SHALL BE LEFT CLEAN AND FREE OF ANY PLASTER, PAINT SMEARS OR SPLATTERS, AND THE BUILDING IS TO BE BROOM CLEANED.
- THE GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS SHALL PROVIDE AND INSTALL 2X WOOD BACKING BETWEEN STUDS FOR ANY BASE AND WALL-MOUNTED CABINETRY AND SURFACE-MOUNTED ACCESSORIES PRIOR TO THE INSTALLATION OF ANY WALLBOARD. PROVIDE BACKING EVEN IF CABINETRY AND ACCESSORIES ARE BY OTHERS OR "NOT IN CONTRACT" (N.I.C.). CONTRACTOR SHALL MARK LOCATION OF BACKING ON WALLBOARD FOR THE USE OF THE CABINET/EQUIPMENT INSTALLERS.
- CABINET MANUFACTURER SHALL FIELD MEASURE EXACT FINISHED LOCATION OF ALL CABINETRY AND ELECTRICAL RECEPTACLES AT THE JOBSITE PRIOR TO FABRICATION OF ANY CABINETRY. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS FOR RESOLUTION.
- ALL WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS, AND PERFORMED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE GIVEN A ONE (1) YEAR WARRANTY FROM THE DATE OF THE CITY OR COUNTY'S FINAL INSPECTION, AND WITH THE OWNER'S APPROVAL OF SATISFACTION. DURING THIS PERIOD, THE CONTRACTOR AGREES TO REPAIR AND/OR REPLACE, AS NECESSARY, ANY WORK PERFORMED UNDER HIS CONTRACT WHICH IS DEFECTIVE OR DAMAGED DUE TO CIRCUMSTANCES ASSOCIATED WITH THE WORKMANSHIP OF THE GENERAL CONTRACTOR'S WORK FORCE, OR THAT OF HIS SUBCONTRACTORS.
- THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF CONSTRUCTION AND REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OF SAID DRAWINGS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, IS STRICTLY PROHIBITED BY COPYRIGHT PROTECTION LAWS.
- PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.
- INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TENANTS OPERATING IN THE CENTER AS WELL AS OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT AND STRUCTURAL MEMBERS BE AVOIDED.
- SUBSTITUTIONS: PRODUCTS AND MATERIALS CALLED OUT BY TRADE NAME AND/OR CATALOG NUMBERS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSION. CONTRACTORS SHALL BASE HIS PROPOSAL ON THOSE ITEMS AS THEY SHALL BE CONSIDERED AS A BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER, DEMONSTRATING THAT PRODUCT IS OF COMPARABLE AND BASIC DESIGN, CONSTRUCTION, STANDARDS AND WARRANTIES, DIMENSIONS TO FIT WITHOUT CHANGE, AND DOES NOT CAUSE EXTRA WORK TO OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EQUALITY OF SUBSTITUTION. ARCHITECT/ENGINEER WILL, UNDER NO CIRCUMSTANCES, BE REQUIRED TO PROVE SUCH ITEM IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED ITEM. ARCHITECT/ENGINEER EXPENSES INCURRED DUE TO CONTRACTORS REQUESTED REVISIONS OR SUBSTITUTIONS SHALL BE PAID BY CONTRACTOR.
- RECORD DRAWINGS: MAINTAIN A COMPLETE SET OF PRINTS FOR INDICATING ALL CHANGES. USE COLORED PENS TO MARK CHANGES AT THE TIME OF EXECUTION AND RETURN THE SET TO THE ARCHITECT/ENGINEER UPON COMPLETION. CONTRACTOR SHALL STAMP "AS BUILT" ON PRINTS AND PLANS, DATE AND SIGN IN INK.
- SCHEDULING: CONTRACTOR SHALL COORDINATE WITH OWNER APPROPRIATE TIMES TO PERFORM WORK. CONTRACTOR MUST BE AWARE OF VARYING AVAILABILITY OF APPROPRIATE TIME WINDOWS. CLOSE CONSULTATION WITH OWNER IS THEREFORE NECESSARY.

Submittal Graphic Symbols Definitions

NEW / REVISED	
RE-ISSUED WITHOUT REVISION	
PREVIOUSLY SUBMITTED	

INDEX OF DRAWINGS

ARCHITECTURAL	
A0.0	COVER
A0.1	SITE REFERENCE
A0.2	RENDERING
A-1	SITE PLAN
A-2	PROPOSED GAZEBO PLAN



THIS SYSTEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PATRICK STEPHEN VALENT ON THE DATE ADJACENT TO BE SEAL USING SHA AUTHENTICATION CODE
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PROJECT INFORMATION

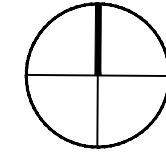
ISSUED DATE	No.	Description	Date
	0	ISSUED FOR BOA	05-31-23

COVER SHEET

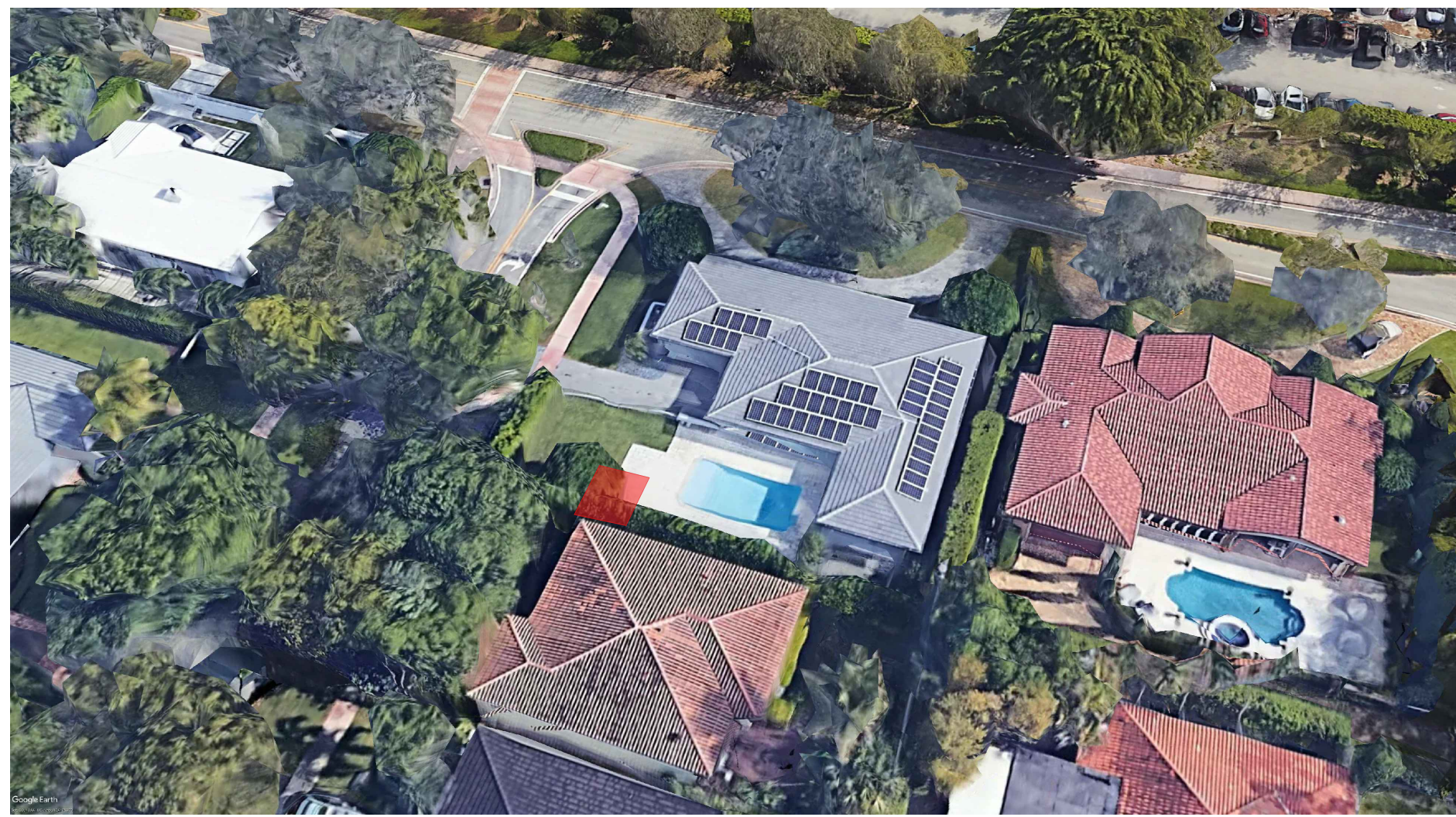
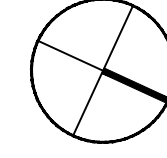
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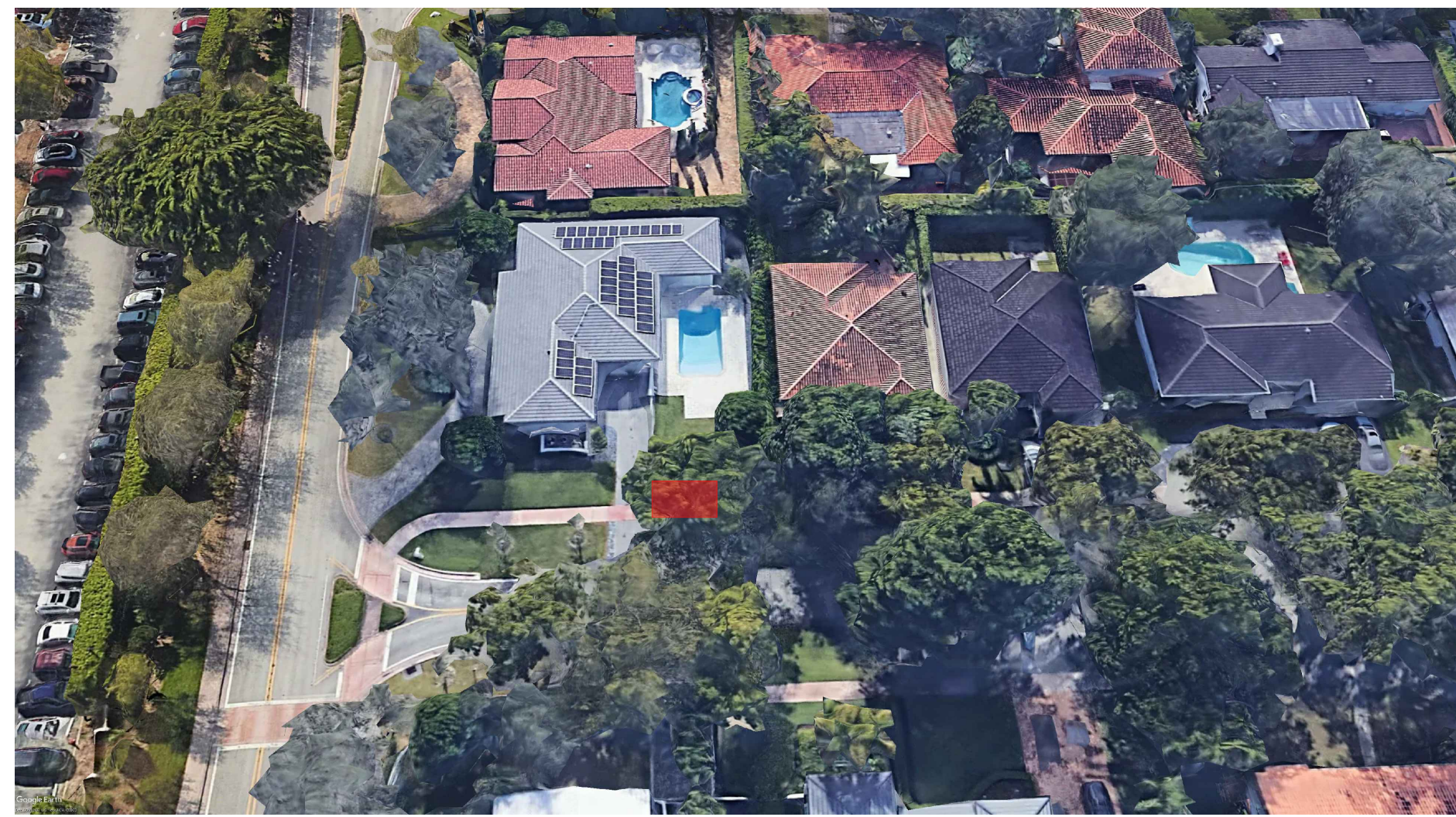
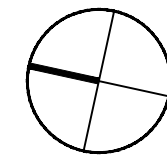
TOP VIEW



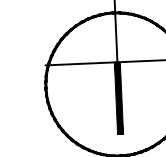
AERIAL VIEW



AERIAL VIEW

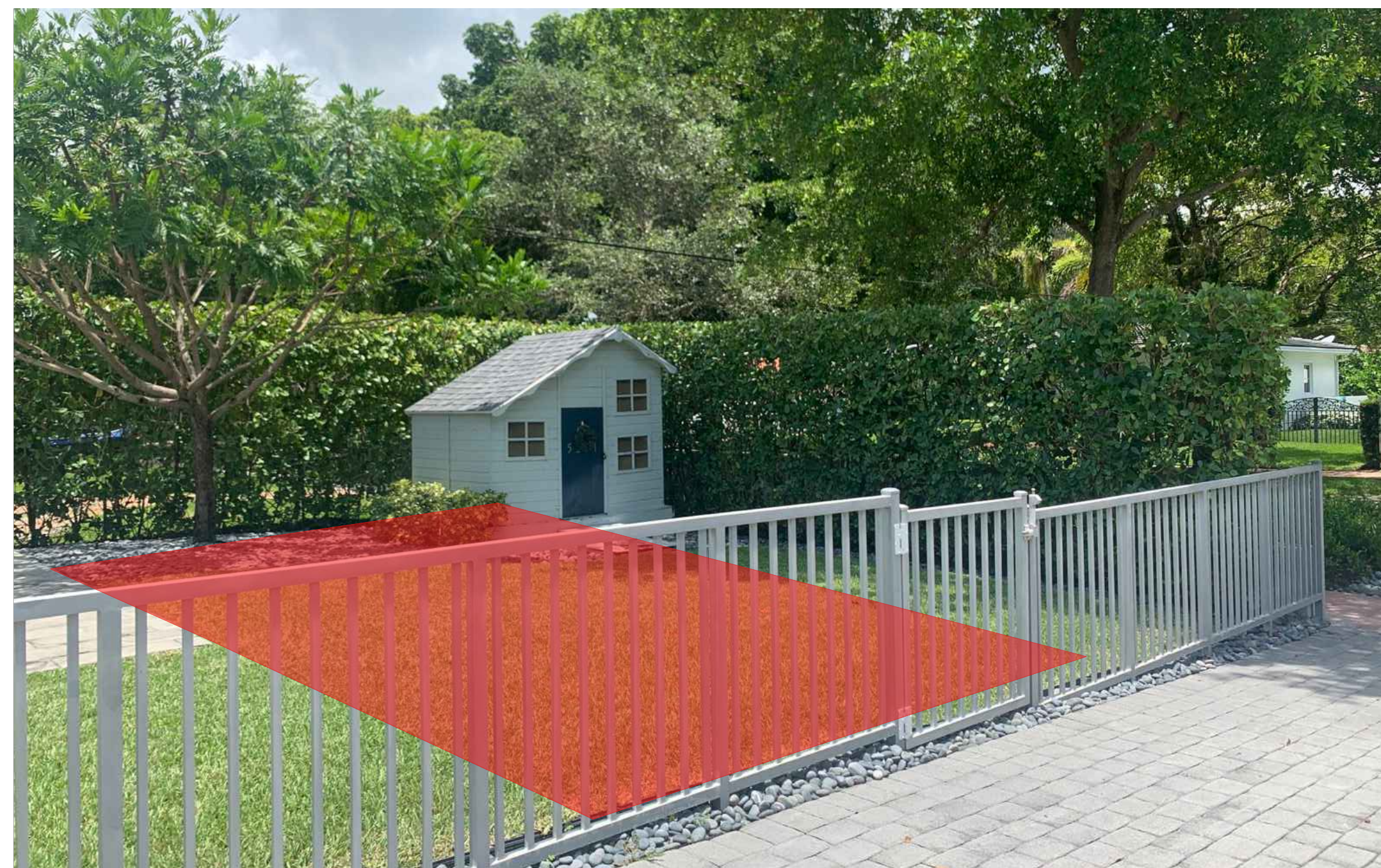


AERIAL VIEW



SITE PHOTO

PROPOSED GAZEBO
LOCATION



SITE PHOTO

PREPARED BY
VALENT ARCHITECT

6668 NW 82nd AVE.
MIAMI LAKES, FL 33116
(305) 439-6266
FL CA #AAS000362

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PROFESSIONAL SEAL

PATRICK STEPHEN VALENT
AR 13834

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PREPARED FOR

PROJECT INFORMATION

PROPOSED GAZEBO
LAGO RESIDENCE
5200 SAN AMARO DR,
CORAL GABLE, FLORIDA 33146

ISSUED DATE		
No.	Description	Date
0	ISSUED FOR BOA	05-31-23

SHEET NAME
SITE REF.

SHEET NUMBER
A-0.1



SITE PHOTO



SITE PHOTO



SITE PHOTO



SITE PHOTO

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 MIAMI LAKES, FL 33116
 (305) 439-6266
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PROFESSIONAL SEAL
 STATE OF FLORIDA
 PATRICK STEPHEN VALENT
 AR 13834
 REGISTERED ARCHITECT
 PATRICK VALENT
 05.14.2013

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PREPARED FOR

PROJECT INFORMATION

PROPOSED GAZEBO
LAGO RESIDENCE
 5200 SAN AMARO DR,
 CORAL GABLE, FLORIDA 33146

No.	Description	Date
0	ISSUED FOR BOA	05-31-23

SHEET NAME
 SITE REF.

SHEET NUMBER
A-0.1.1

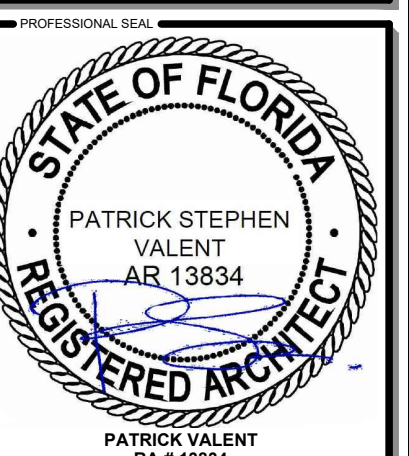


RENDER 1



RENDER 2

PREPARED BY
VALENT ARCHITECT
 1688 NW 82nd AVE.
 MIAMI LAKES, FL 33116
 (305) 439-6266
 FL CA #AAS000362



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PREPARED FOR

PROJECT INFORMATION

**PROPOSED GAZEBO
 LAGO RESIDENCE
 5200 SAN AMARO DR,
 CORAL GABLE, FLORIDA 33146**

ISSUED DATE		
No.	Description	Date
0	ISSUED FOR BOA	05-31-23

SHEET NAME
RENDER

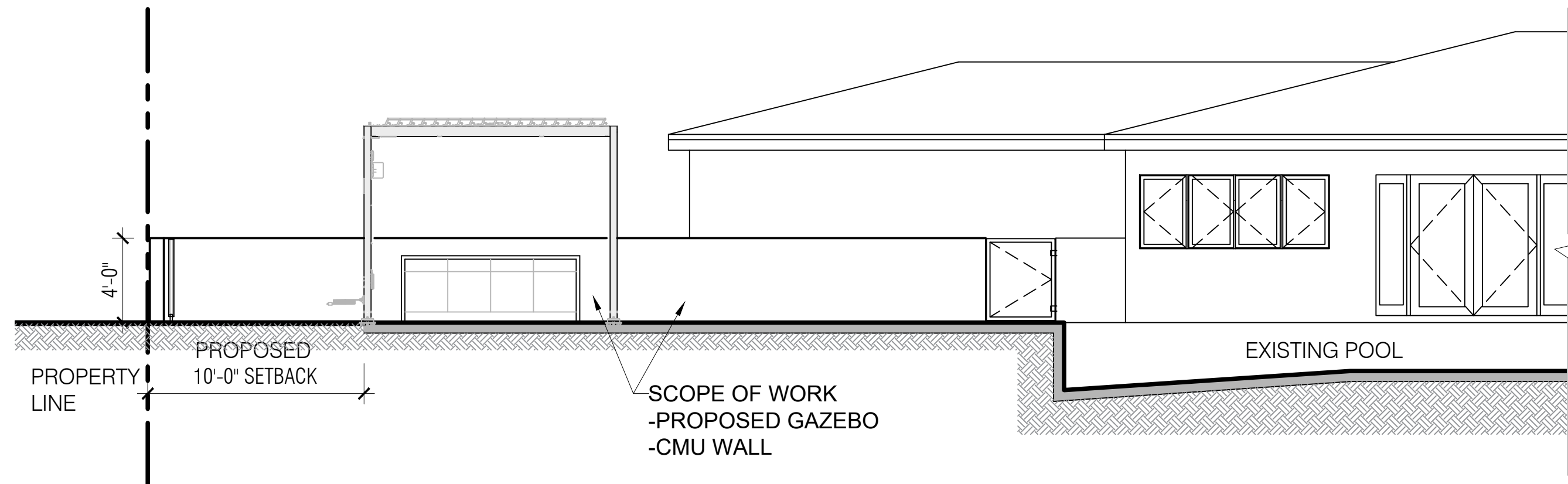
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ZONING SUMMARY

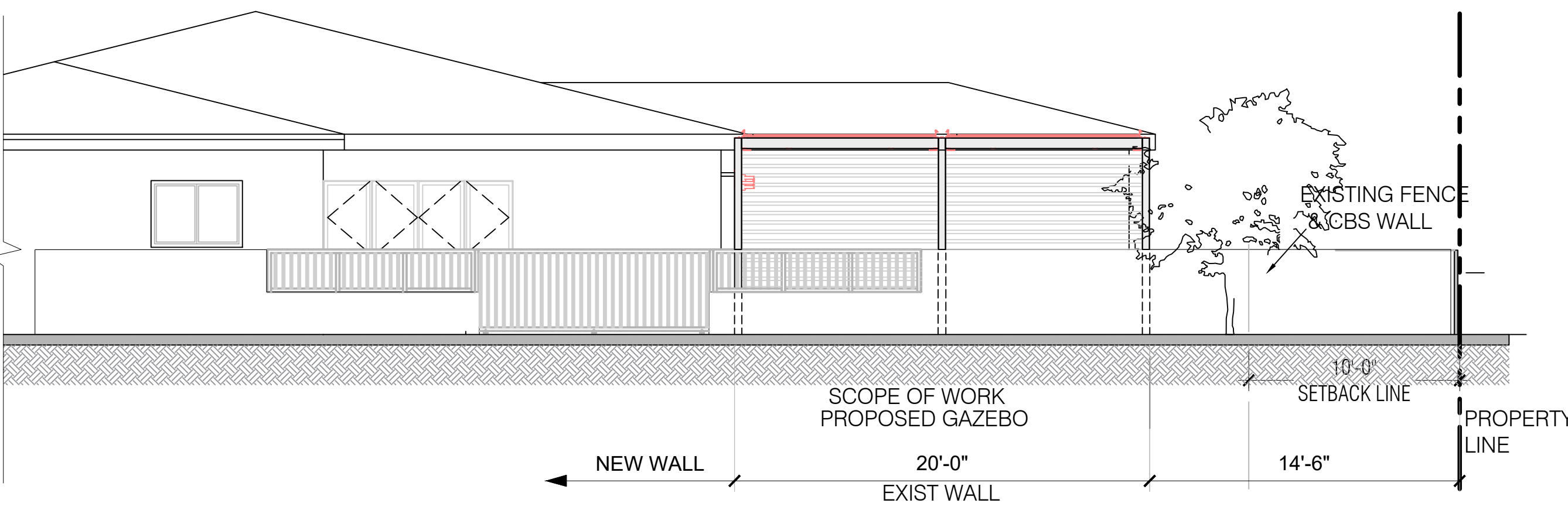
LOCATION 5200 SAN AMARO DR., CORAL GABLES, FL 33146
 LEGAL DESCRIPTION
 C GABLES RIVIERA SEC 5 PB 20-38, LOTS 18 & 19 BLK 75, LOT SIZE IRREGULAR, OR 20674-2478 09/2002 1, COC 25954-0039 03 2007

LOT AREA 11,035.66 Sq.Ft
 ZONING SFR

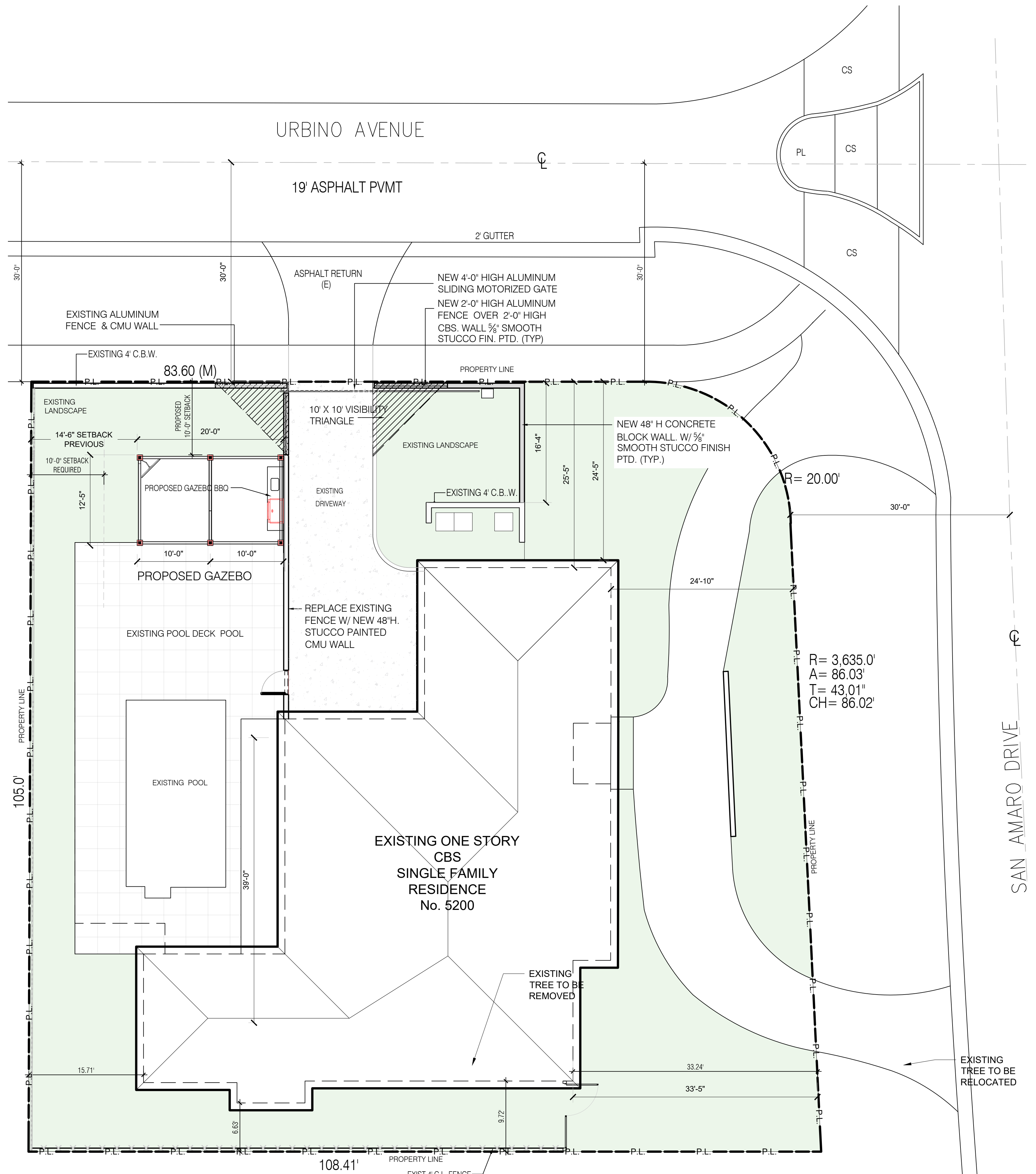
LANDSCAPE AREA CALCULATIONS:
 MINIMUM REQ. - 40% OF LOT AREA (40% * 4,414) 4,414 sf. Req. 4,414 sf. provided)
 20% OF LANDSCAPE REQ. IN FRONT (20% * 5,000) 883 sf. Req. 1,836 sf. provided)



2 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

PREPARED BY
VALENT ARCHITECT
 1468 NW 82nd AVE.
 MIAMI LAKES, FL 33146
 (305) 439-6266
 FL CA #AAS2003562

PROFESSIONAL SEAL
STATE OF FLORIDA
 REGISTERED ARCHITECT
 PATRICK STEPHEN VALENT
 AR 13834

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PREPARED FOR

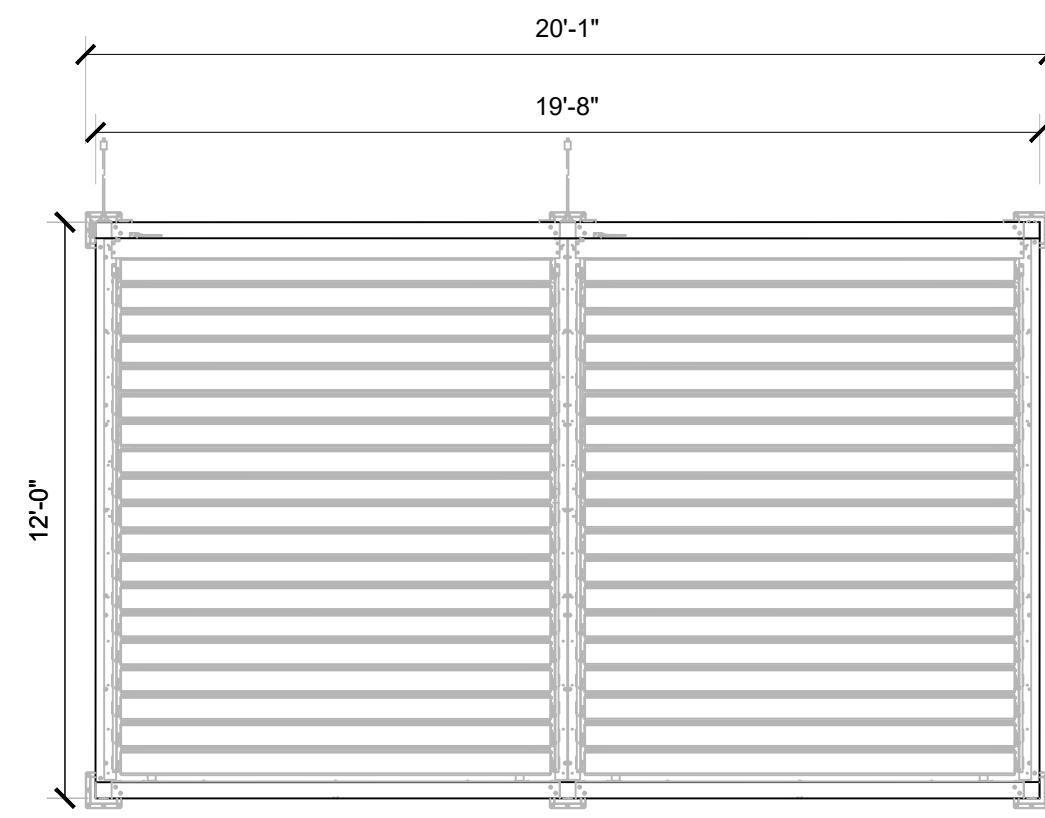
PROJECT INFORMATION

PROPOSED GAZEBO
LAGO RESIDENCE
 5200 SAN AMARO DR.,
 CORAL GABLE, FLORIDA 33146

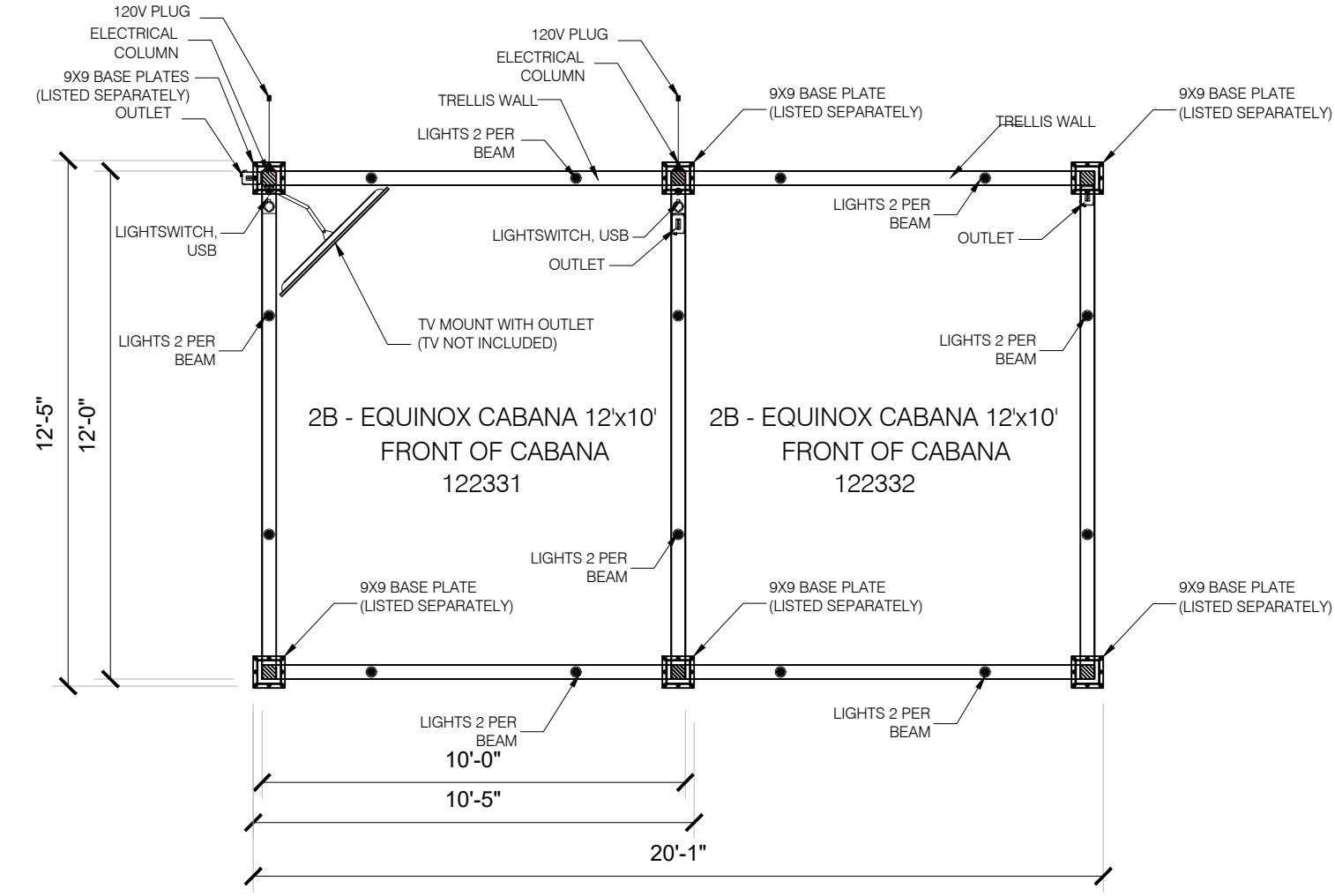
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SHEET NAME
 SITE PLAN

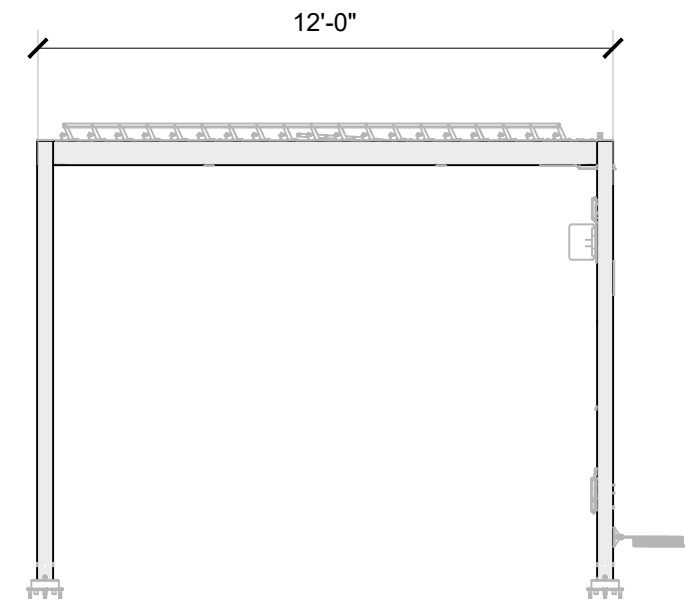
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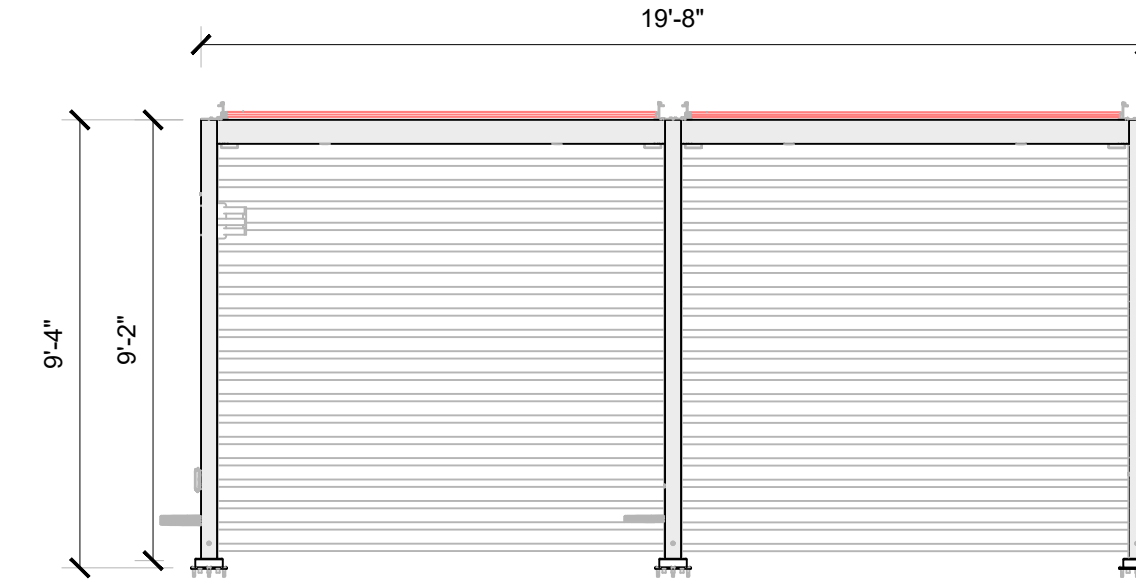
2 GAZEBO ROOF PLAN PROPOSED
SCALE: #####



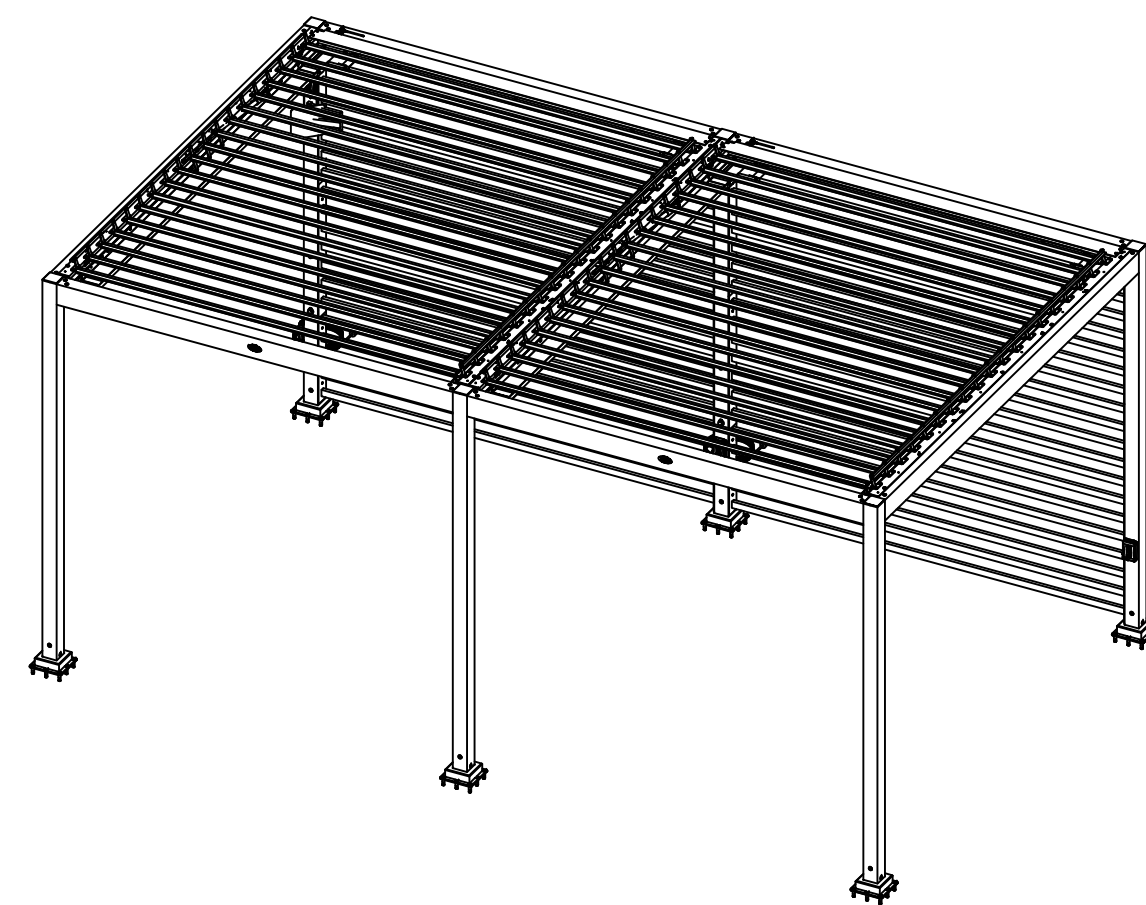
1 GAZEBO PLAN PROPOSED
SCALE: #####



4 GAZEBO SIDE ELEV. PROPOSED
SCALE: #####



3 GAZEBO FRONT ELEV. PROPOSED
SCALE: #####



5 GAZEBO ISOMETRIC PROPOSED
SCALE: #####

ISSUED DATE		
No.	Description	Date
0	ISSUED FOR BOA	05-31-23

Standards for Variances

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 design of the residence makes the south side of the back yard unusable for a gazebo area. The layout of the pool and the residence only leaves the north part of the backyard as the only place for the proposed gazebo. Since this is a corner lot it calls for this side set back.

2. That the special conditions and circumstances do not result from the actions of the applicant. The owners purchased the home as it is. The owners had nothing to do with the layout of the pool, the backyard or the house, which creates the situation regarding the placement of the gazebo.

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.

The granting will simply allow the owners to build the gazebo which many other residences enjoy having.

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.

Many other single family residential lots enjoy having a gazebo of similar dimensions. Residences with similar sized gazebos enjoy having ample room for other activities, such as children playing.

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

Due to the size constraints, due to the layout of the pool, the residential structure and the Proposal herein is the only placement of the gazebo which would allow the gazebo and still enough usable space for the owners' children to use the back yard.

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.

The granting of this variance will not change the single-family residential use of this property. It will however enhance the use of the backyard for the single family living there.

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.

The granting of the variance will be in harmony with the intent of the single family residential Zoning District.

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

Not applicable.

Cover Page

This page should be recorded with the Special/Limited Warranty Deed in order to comply with space at upper right hand area per Florida Judicial Administration, Rule 2.055(c, D) and F.S. 695.26 (e).

Commitment Number: 231314
Seller's Loan Number: 358242

After Recording Return To:

NationalLink
300 Corporate Center Drive, Suite 300
Moon Twp, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-4119-007-2340

SPECIAL/LIMITED WARRANTY DEED

PNC Bank, National Association as successor by merger to NATIONAL CITY MORTGAGE CO., whose mailing address is 620 Liberty Ave., Pittsburgh, PA 15222, hereinafter grantor, for \$405,000.00 (Four Hundred Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Vince Lago Husband and Olga S. Lago wife, hereinafter grantees, whose tax mailing address is 21 SW 15 Road, #200, the following real property:
Miami FL 33129

The following property in Miami-Dade County, Florida:

Lots 18 and 19, Block 75, of CORAL GABLES RIVIERA SECTION, PART FIVE, according to the Plat thereof, as recorded in Plat Book 20, Page 38, of the public records of Miami-Dade County, Florida

Property address: 5200 San Amaro Drive, Coral Gables, FL 33146

2011/11

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on July 1, 2011:


PNC Bank, National Association as successor by merger to NATIONAL CITY MORTGAGE CO.

By: Beverly A. Gray

Its: Beverly A. Gray Officer

Witness Grantor's hand this 1st day of July, 2011

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

	<u>Michael A. Gibson</u>
Witness (signature on above line)	Printed Name
<u>Rose M. Donovan</u>	Rose M. Donovan
Witness (signature on above line)	Printed Name

STATE OF Ohio
COUNTY OF Butler

The foregoing instrument was acknowledged before me on July 1, 2011 by Beverly A. Gray its Officer on behalf of **PNC Bank, National Association as successor by merger to NATIONAL CITY MORTGAGE CO.**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



JILL A FORTNEY
Notary Public, State of Ohio
My Commission Expires
March 30, 2018


Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,
Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

"Pursuant to Resolution 2015-152, approval of this design is contingent upon the approval or mitigation affecting any tree on the property by the City tree preservation agency"



City of Coral Gables
Development Services

Site Set

BOAR-23-06-0618

5200 SAN AMARO DR

Folio #: 0341190072340

Description: New Gabezo, Gate, fence and CBS wall

EL _____
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND PROPOSED LOWEST FLOOR ELEVATION OR FLOOD PROOFING ELEVATION IN RELATION TO MEAN SEA LAND LEVEL (M.S.L.)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____



City of Coral Gables
Development Services

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT	<i>[Signature]</i>	7.6.23
<input type="checkbox"/> OWNER BUILDER	<i>[Signature]</i>	7/6/23

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans. THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

BOAR-23-06-0618

5200 SAN AMARO DR

PROPOSED RESIDENTIAL
DISPOSAL
MILWAUKEE COUNTY

THIS PRELIMINARY IS FOR ARCHITECTURAL DESIGN ONLY and is approved subject to submission of full size details on final plans. Zoning Code, Building Code, Plumbing Code and all other regulations must be complied with.
"SUBMIT THIS DRAWING WITH FINAL PLANS"

Chairman, Board of Architects

Date

~~7-6-23~~
7-6-23

W
7-6-23

032

PROPOSED
ROOM PLAN
S-A

[Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)

Plan Number BOAR-23-06-0618

Type Board of Architects Preliminary

Expiration Date

Main Parcel 0341190072340

Address 5200 SAN AMARO DR Coral Gables, FL 33146

Description New Gabezo, Gate, fence and CBS wall

Applied Date 06/13/2023

Completion Date

Status Approved

Project Name



TOP VIEW



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



SITE PHOTO



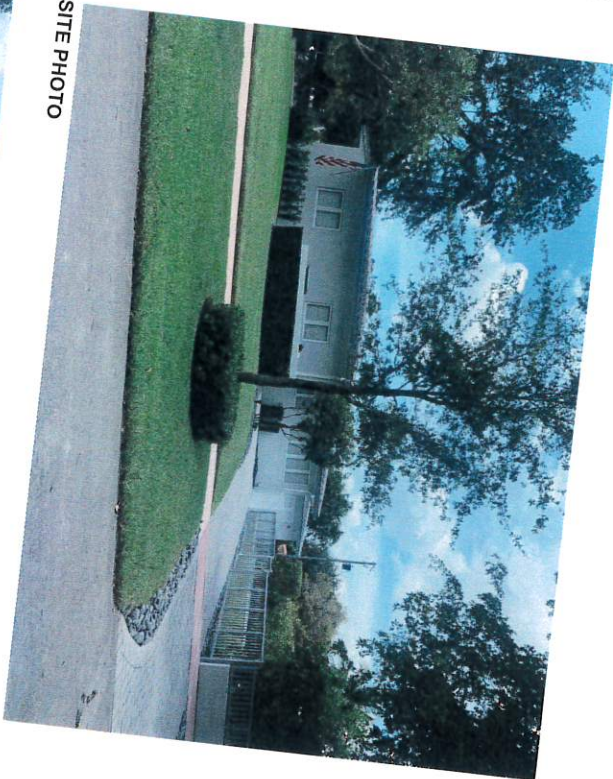
SITE PHOTO

PROPOSED GAZEBO
LAGO RESIDENCE
 5200 SAN AMARO DR.
 CORAL GABLE, FLORIDA 33146



NO.	DATE	DESCRIPTION	BY
1	08/12/2010	ISSUED FOR PERMITS	VA
2	08/12/2010	ISSUED FOR PERMITS	VA
3	08/12/2010	ISSUED FOR PERMITS	VA

A-0.1



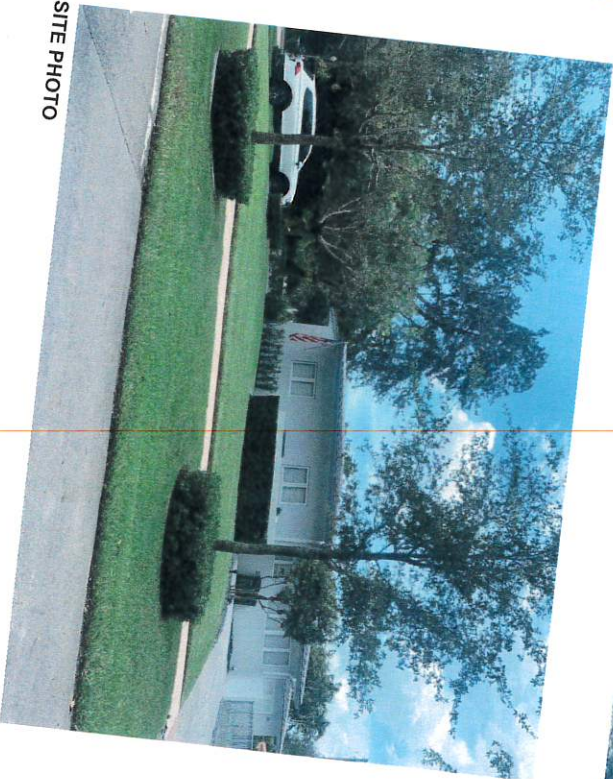
SITE PHOTO



SITE PHOTO



SITE PHOTO



SITE PHOTO

PROPOSED GAZEBO
LAGO RESIDENCE
 5200 SAN AMARO DR,
 CORAL GABLE, FLORIDA 33146

VALENTI ARCHITECT

Professional Seal of the State of Florida
 ARCHITECT
 No. 123456789
 Exp. 12/31/2024

DATE: 10/27/2023
 TIME: 10:00 AM
 PROJECT: LAGO RESIDENCE
 SHEET: A-0.1.1

A-0.1.1

DATE	10/27/2023
TIME	10:00 AM
PROJECT	LAGO RESIDENCE
SHEET	A-0.1.1



RENDER 1



RENDER 2

PROPOSED GAZEBO
LAGO RESIDENCE
 5200 SAN AMARO DR.
 CORAL GABLE, FLORIDA 33146

VALENT
 ARCHITECT

Professional Seal of the State of Florida
 License No. 12345
 Exp. 12/31/2024

Professional Seal of the State of Florida
 License No. 67890
 Exp. 12/31/2024

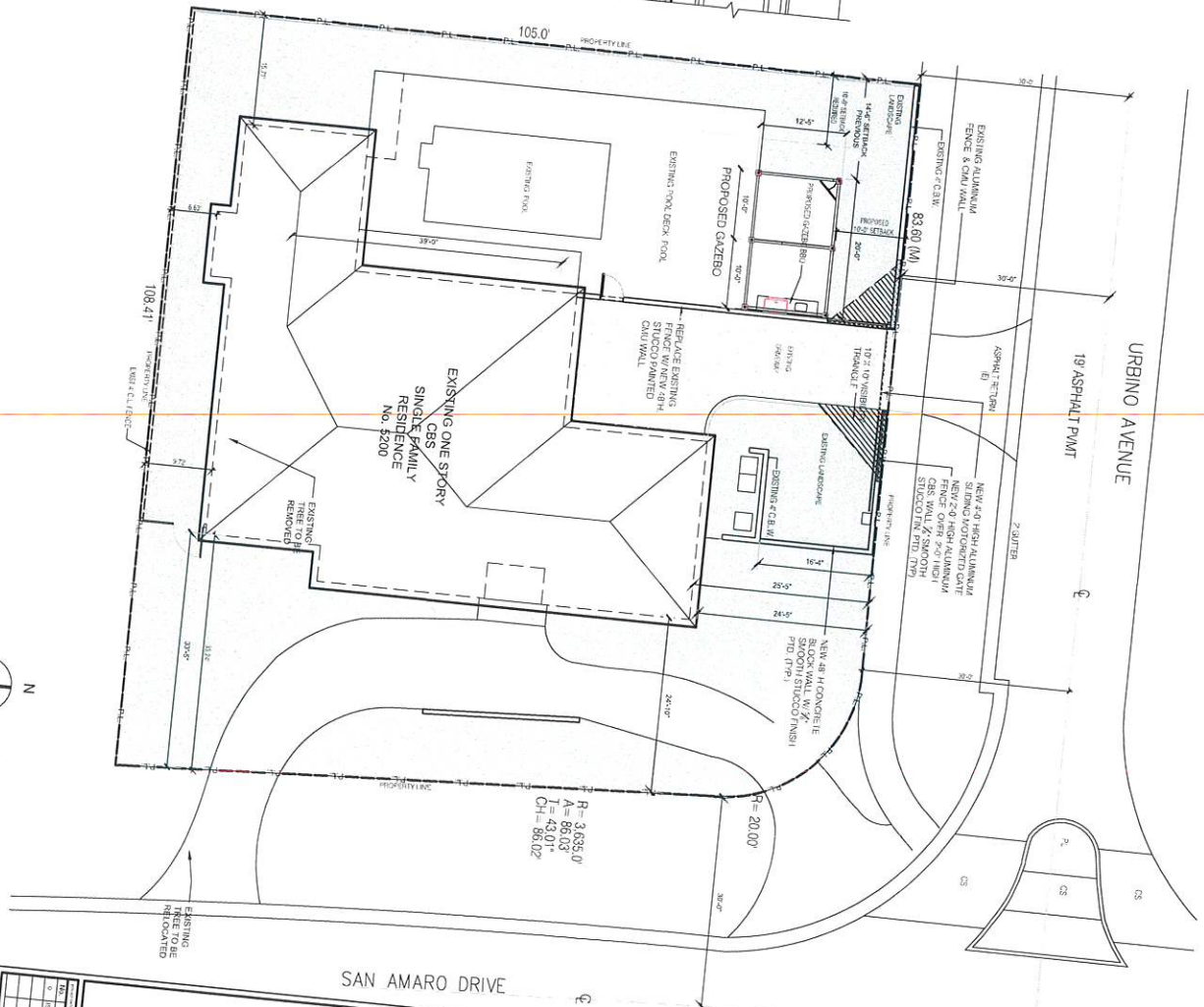
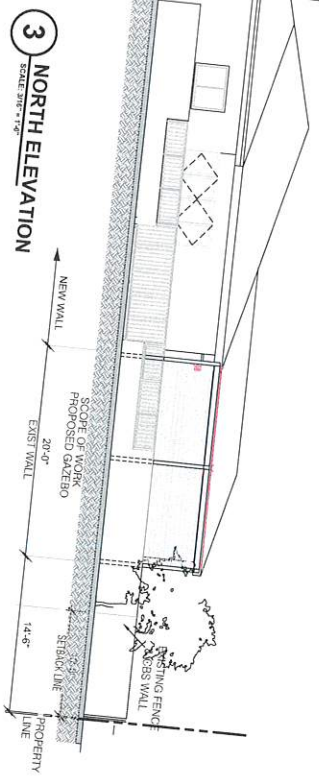
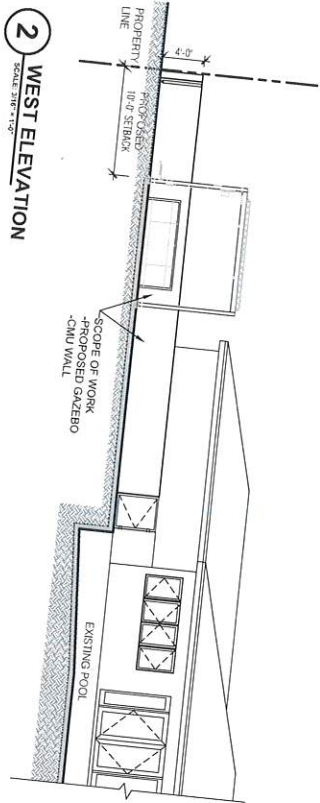
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/21/21
2		
3		
4		
5		
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8		
9		
10		

RENDER

A-0.2

ZONING SUMMARY

LOCATION	5200 SAN AMARO DR., CORAL GABLES, FL 33146
LEGAL DESCRIPTION	C GABLES RIVERA, SEC 5 P.3 20-38, LOTS 18 & 19 BLK 75, LOT SIZE IRREGULAR, OR 267'-4"-247/8" 09/20/02 1, OCC 2554-0039 03 2007
LOT AREA ZONING	11,035.66 SFR
LANDSCAPE AREA CALCULATIONS	4,414 sq. ft. Req. 883 sq. ft. provided
MINIMUM REQ. - 40% OF LOT AREA (40% x 4,414)	4,414 sq. ft. provided
20% OF LANDSCAPE REQ. (20% x 50,000)	1,835 sq. ft. provided

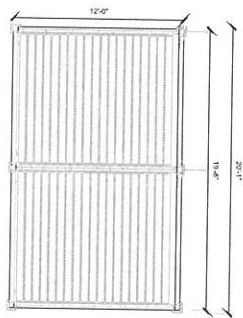


R = 3,035.0'
 A = 86.01'
 T = 43.01'
 CH = 88.02'

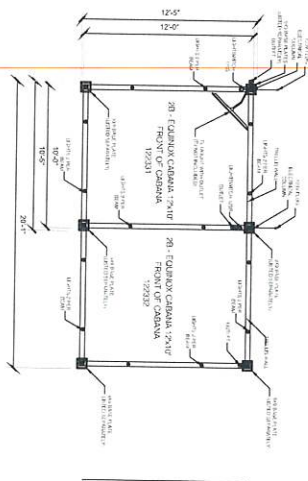
PROPOSED GAZEBO
 LAGO RESIDENCE
 5200 SAN AMARO DR.,
 CORAL GABLE, FLORIDA 33146

A-1
 SITE PLAN
 SCALE 1/8" = 1'-0"

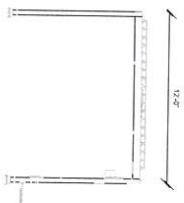




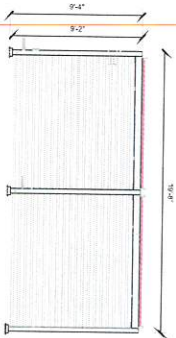
2 GAZEBO ROOF PLAN, PROPOSED
SCALE: 1/8"=1'-0"



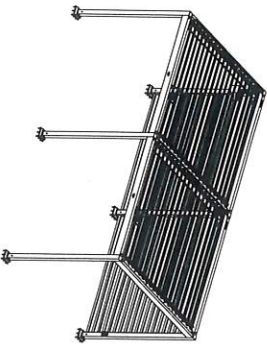
1 GAZEBO PLAN, PROPOSED
SCALE: 1/8"=1'-0"



4 GAZEBO SIDE ELEV., PROPOSED
SCALE: 1/8"=1'-0"



3 GAZEBO FRONT ELEV., PROPOSED
SCALE: 1/8"=1'-0"



5 GAZEBO ISOMETRIC, PROPOSED
SCALE: 1/8"=1'-0"

VALENT ARCHITECTS
 1125 S. PALM BLVD., SUITE 100
 MIAMI, FL 33133
 TEL: 305.371.1111
 WWW.VALENTARCHITECTS.COM

STATE OF FLORIDA
 PROFESSIONAL SEAL
 ARCHITECT
 VALENT ARCHITECTS
 1125 S. PALM BLVD., SUITE 100
 MIAMI, FL 33133
 LICENSE NO. 12513

PROPOSED GAZEBO
LAGO RESIDENCE
 5200 SAN AMARO DR.,
 CORAL GABLE, FLORIDA 33146

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/24/21

PROPOSED 1ST FLOOR PLAN

CORAL GABLES PETITION

Board of adjustment case and description: Approval of Gazebo, gate, fence and CBS wall in the backyard of 5200 San Amaro Dr. Coral Gables, FL 33146.

I Olga Lago, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purpose stated herein.

Olga

Signature of Person Collecting Names

5200 San Amaro Dr.

786-457-9007

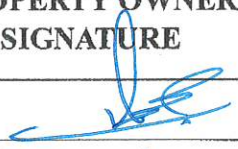
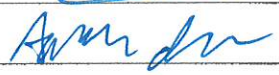
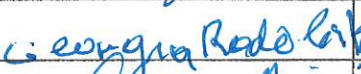
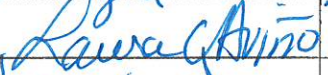
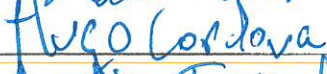



olgalago@yahoo.com

Address

Telephone Number

E-mail Address

We, the undersigned owners of property within 300' of the property that is subject of this Board of adjustment case support the requested Board of adjustment application.

PROPERTY OWNER SIGNATURE	PRINTED NAME	ADDRESS
	JOSE CRUZ	1409 Urbino Ave
	Anthony Dao	1402 Urbino Ave
	Rodolfo Rodolakis	1421 Urbino Ave
	Laura Avino	1410 Urbino Avenue 33146
	Hugo Cordova	1421 Urbino Ave 33146
	Aurelio Fernandez	5210 San Amaro Dr 33146
	Elizabeth Iglesias	1405 Ansona 33146
	Magdalena Suarez	5110 San Amaro Dr.
9.		
10.		
11.		
12.		
13.		
14.		
15.		



January 29, 2024

**City of Coral Gables
Building & Zoning
427 Biltmore Way 3rd Floor
Coral Gables, FL 33134**

RE: Property Owners List within 1,000 feet of:

LEGAL DESCRIPTION:

Lots 18 and 19 in Block 75 of "**CORAL GABLES RIVIERA SECTION, PART FIVE**", according to the Plat thereof, as recorded in Plat Book 20, at Page 38 of the Public Records of Miami-Dade County, Florida.

LOCATION: 5200 San Amaro Drive, Coral Gables FL 33146

FOLIO: 03-4119-007-2340

PREPARED FOR: ATTORNEY CEASAR MESTRE

ORDER: 240111

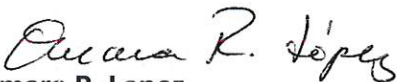
TOTAL NUMBER OF LABELS WITHOUT REPETITION: 186

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 1,000 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Furthermore, no Public Schools were found to be within the 1000-foot radius.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.


Omara R. Lopez,
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016

Phone: 305 828-1210

www.thezoningspecialistsgroup.com