To: Members, Board of Adjustment
Members, Board of Architects
Mayor and Members, Coral Gables City Commission
City Manager

June 19, 2025

Re:Variance-VAR 1-25-05-0021
Properties at 915 Palermo Ave to 920 Sevilla Ave

Mr. Mayor, Commissioners, Committee members and Mr. City Manager

We are writing this letter expressing our feelings and those of our neighbors in the immediate area of Coral Gables, including our historic building at 2800 Toledo Street.

The pending *Via Veneto* project by the Calta Group has requested a code variance for the proposed building on the Palermo Avenue frontage. The variance proposes an increase of the height of the south side to match that of the north frontage (Sevilla Avenue) where there are no homes and only the rear of the Venetian Pool. The north side of the 900 block of Palermo Avenue has all single family homes. The increased height as requested would negatively affect these neighbors as well as our building which would then be facing a high blank wall (no windows) on its west side, further shielding our sunlight. Would you like a 40+ foot structure across the street facing your single-family home?

To allow the variance (change the code) at this time after it was advertised extensively is deceptive and unfair. The Calta Group HAD to know the code prior to the property purchase and architectural drawings.

For these and other reasons already expressed, we strongly oppose the variance requested by the developers.

We were properly informed of the original meeting on June 2, but we only learned of the meeting's postponement by happenstance We would hope that all will be properly notified of any further change.

Respectfully, Bobbi Litt
Bobbi and Richard Litt
Owners and Residents Unit 6
2800 Toledo St (A designated Historic Building, 1924)

Attached:

1. Borrelli Letter to Committee Liaison
2. Calta Advertisement, *Coral Gables Magazine,* Vol.8, #6 June, 2025



ALL THE CHARM OF AN ITALIAN SUMMER — *WITHOUT LAYOVERS.*

Via Veneto is a limited collection of 10 bespoke, three-story Mediterranean Brownstones in the heart of Coral Gables, meticulously crafted by the master builders at The Calta Group. We warmly invite you to be among the first to explore this unique opportunity by appointment only.



Via Veneto *Awaits You...*

305-215-3809

INFO@VIAVENETOCORALGABLES.COM

VIAVENETOCORALGABLES.COM

COMPASS

EXCLUSIVELY MARKETED BY

Ben Moss & Ignacio Villanueva of Compass.

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To Arceli Redila,
City of Coral Gables Zoning Administrator

MAY 03, 2025

Hello,

We have just received a notice of public hearing regarding a request for variance to increase the building height of proposed townhouse project to forty feet (40') along the Palermo Avenue frontage, where the maximum allowable height is thirty-five feet (35').

Based on architectural elevation drawings published by the developers of the Palermo Avenue façade (see attached drawings), we hereby express our objection to the requested increase in height for the following reasons:

1. The elevation drawing of the proposed townhouse development indicates a height of 35' to the top of concrete tie beam from grade level which, (depending on the roof slope) would make the top of roof as shown on townhouse elevation drawing a minimum of seven feet (7') above the top of roof concrete tie beam, for a total height of forty-seven feet (47').

2. Based on the published Palermo Avenue Elevation drawing (South elevation), the developments East elevation (not shown) we presume would be mostly a forty-seven foot (47') blank wall facing the west elevation of our building at 2800 Toledo Street. This we believe would substantially diminishing the amount of daylight to all the bedroom spaces within our building with window openings to the west.

3. Whereas the requested variance is to increase the townhouse development height by five feet (5'), the extra height request must be specifically identified as to where in the structure the overall height would be measured from.

Sincerely,

Jaime & Sally Borrelli
Owners at Venetian Villas Condominium
2800 Toledo St Apt 3
33134

From: Michel Buhler
To: Redila, Arceli; Lago, Vince
Subject: 915 Palermo Height Variance - enough already
Date: Wednesday, May 28, 2025 10:52:17 AM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Dear Mayor Lago and Ms. Redila,

I received a note advising a Board of Adjustment meeting on June 2 requesting a variance to the zoning height of a townhouse complex on 915 Palermo. Although I can't attend the zoom meeting coming up next week, please register my vote **against** the complex. Enough already of granting height zoning variances!!!

I am dismayed that the City has allowed the monstrosity being built between Segovia/Malaga & Santander avenues - with 48 townhomes replacing the single homes that occupied the space. Not only does it drown out the single family homes in our neighborhood - the construction activity of such a large complex is a nuisance.

kind regards,'

--
Michel Bühler
815 Malaga Avenue
Coral Gables, FL 33134-6412
tel. 305 796 4215

From: Redila, Arceli
To: Garcia, Jennifer
Subject: FW: 915 Palermo Building Height Variance
Date: Friday, May 23, 2025 12:26:00 PM
Attachments: Palermo Avenue Tounhouse Development South Elevetion .png
Partial Palermo Avenue South Elevation .png

From: Jaime Borrelli <jaime@borrelliarchitects.com>
Sent: Friday, May 23, 2025 12:25 PM
To: Redila, Arceli <aredila@coralgables.com>
Subject: 915 Palermo Building Height Variance

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

To Arceli Redila,
City of Coral Gables Zoning Administrator

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substantially diminishing the amount of daylight to all the bedroom spaces within our building with window openings to the west.

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Sincerely,

Jaime & Sally Borrelli
Owners at Venetian Villas Condominium
2800 Toledo Street, Unit 3
Coral Gables, FL 33134

From:	Garcia, Jennifer
To:	Mary Anderson
Cc:	Litt Bobbi; CRISTINA PALERMO; Redila, Arceli
Subject:	RE: 915 Palermo Ave- PROBLEM BLDG!!!
Date:	Friday, May 30, 2025 9:51:02 AM
Attachments:	More pages from 04-24-25 BOA SUBMITTAL--BOAR-24-02-0803_v1.pdf image001.png
Importance:	High

Good morning Mary,

Thank you for the phone call just now and letting the neighbors know about the meeting cancellation. As discussed, attached is most of their submittal (I had removed the cover sheet, survey, and existing conditions/context sheets).

Please let me know if you need anything else.

Best regards,

Jennifer Garcia, AICP, CNU-A
Planning & Zoning Director
Development Services
427 Biltmore Way, Coral Gables, FL 33134 / 305-460-5214
coralgables.com
facebook.com/cityofcoralgables

From: Garcia, Jennifer
Sent: Thursday, May 29, 2025 5:43 PM
To: Mary Anderson <paraisobay604@gmail.com>
Cc: Litt Bobbi <bobbi_litt@hotmail.com>; CRISTINA PALERMO <bellajoya@live.com>; Redila, Arceli <aredila@coralgables.com>
Subject: RE: 915 Palermo Ave- PROBLEM BLDG!!!

Good afternoon Mary,

Thank you for reaching out. The applicant for the 915 Palermo variance has requested a deferral of their application. And since it was the only item on that meeting agenda, the meeting for June 2 is being cancelled. Their request for a variance will be heard by the Board on July 7 instead. We will mail notice again for that meeting in a few weeks. Please spread the word and let the neighbors know of Monday's meeting cancellation to not inconvenience anyone.

The whole set of drawings is large; attached is the sheet with the proposed facades and the side. The height is being measured as required from the established grade of the property up to the tie beam

where the roof starts. They are proposing a sloped roof on their street frontages on Palermo and Sevilla, and flat roof behind that. The tie beam of the roof is at 40 feet.

Please let me know if you need anything else.

Best regards,

Jennifer Garcia, AICP, CNU-A
Planning & Zoning Director
Development Services
427 Biltmore Way, Coral Gables, FL 33134 / 305-460-5214
coralgables.com
facebook.com/cityofcoralgables

From: Mary Anderson <paraisobay604@gmail.com>
Sent: Thursday, May 29, 2025 2:50 PM
To: Garcia, Jennifer <jgarcia4@coralgables.com>
Cc: Litt Bobbi <bobbi_litt@hotmail.com>; CRISTINA PALERMO <bellajoya@live.com>
Subject: Re: 915 Palermo Ave- PROBLEM BLDG!!!

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Jennifer, I know there's a meeting for a variance on height for 915 PALERMO on June 2, I believe. Are there drawings of the current proposed façade anywhere that can be reviewed by neighbors ?

I was also wondering, where are they measuring from finish grade and what type of roof they're going to have flat or sloped and what is the 40 foot height at what point.

Always appreciate your help would prefer a little insight before the meeting.

Thank you,
Sent from my iPhone
Mary Anderson
786-797-2003
Please excuse typos, sent via telephone.

On Oct 29, 2024, at 11:15 AM, Garcia, Jennifer

<jgarcia4@coralgables.com> wrote:

Hi Mary,

Thanks for following up on this.

Jhonathan,

Were you able to look into the below issues at this property?

Thanks all!

Jennifer

Get Outlook for iOS

From: M E Anderson <paraisobay604@gmail.com>
Sent: Tuesday, October 29, 2024 10:30 AM
To: Garcia, Jennifer <jgarcia4@coralgables.com>
Cc: Litt Bobbi <bobbi_litt@hotmail.com>; Loar, Antoine <aloar@coralgables.com>; Fernandez, Ariel <afernandez3@coralgables.com>; Anderson, Rhonda <randerson@coralgables.com>
Subject: Re: 915 Palermo Ave- PROBLEM BLDG!!!

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Jennifer,

As an FYI, to date I have not been contacted by code enforcement.

Thank you for always responding to my emails.

Appreciatively,
Mary
786-797-2003

> On Oct 11, 2024, at 12:16 PM, Garcia, Jennifer <jgarcia4@coralgables.com>

wrote:
>
> Antoine,
>
> There may be some potential code enforcement issues at 915 Palermo. Could you have a code officer make a site visit?
>
> Thanks!
>
> Jennifer Garcia, AICP, CNU-A
> Planning & Zoning Director
> (305) 460-5214
> Planning & Zoning Division, Development Services
>
> Learn about current and previous master plans and community visions within Coral Gables at www.coralgables.com/planning
>
> -----Original Message-----
> From: M E Anderson <paraisobay604@gmail.com>
> Sent: Monday, October 7, 2024 5:52 PM
> To: Garcia, Jennifer <jgarcia4@coralgables.com>; Litt Bobbi <bobbi_litt@hotmail.com>
> Subject: Re: 915 Palermo Ave- PROBLEM BLDG!!!
>
> CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.
>
>
> Thank you Jennifer for your prompt response and invaluable assistance.
>
> This is sad news. 915 Palermo is a mounting problem on multiple levels. Unfortunately, management is not vested since they plan to demolish.
>
> Too many people, too many cars, overflowing trash.
>
> Neighboring properties are being impacted in a negative way.
>
> Is there anyone I can reach out to? Would appreciate any support you may be able to provide.
>
> Best,
> Mary Anderson
> 786-797-2003

>
>> On Oct 7, 2024, at 1:21 PM, Garcia, Jennifer <jgarcia4@coralgables.com> wrote:
>>
>> Good morning,
>>
>> I actually don't see any permits pulled for this yet. They're probably still working on their construction documents to submit for a building permit.
>>
>> Take care,
>>
>> Jennifer Garcia, AICP, CNU-A
>> Planning & Zoning Director
>> (305) 460-5214
>> Planning & Zoning Division, Development Services
>>
>> Learn about current and previous master plans and community visions within Coral Gables at www.coralgables.com/planning
>>
>> -----Original Message-----
>> From: M E Anderson <paraisobay604@gmail.com>
>> Sent: Monday, October 7, 2024 11:33 AM
>> To: Garcia, Jennifer <jgarcia4@coralgables.com>
>> Cc: Litt Bobbi <bobbi_litt@hotmail.com>
>> Subject: 915 Palermo Ave
>>
>> CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.
>>
>>
>> Hi Jennifer,
>>
>> Hope this email finds you well.
>>
>> Would you kindly update us on the status of 915 Palermo's plans & permits. Online it is mission impossible to find current details.
>>
>>
>>
>> Thank you,
>> Mary Anderson
>> 935 Palermo Ave
>> Coral Gables, FL 33134

>> 786-797-2003
>> Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.
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From: Jaime Borrelli
To: Redila, Arceli
Subject: Re: 915 Palermo Ave. Request for Variance
Date: Thursday, June 26, 2025 8:17:06 AM
Attachments: Partial Site Plan @ Boundary Property Line with Venetian Villas Condominium.pdf

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CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

Again, based on documents submitted in support of height variance application for the above referenced project, we express our concern and question the construction feasibility of the project's three stories high wall on their east property line with zero separation with our Venetian Villas Condominium's west property line.

We question how the foundations for a three-story wall, potentially up to 47' in height, will be excavated without causing damage to our existing 6' iron fence on our property line.

Additionally, we question how the three-story wall, sitting right on the boundary property line will be finished without encroaching or accessing our property, potentially causing damage to our existing iron fence and landscape area on our property.

Please see attached file with partial site plan illustrating the area of concern discussed above.

Jaime Borrelli, President
Venetian Villas Condominium

From: Jaime Borrelli <jaime@borrelliarchitects.com>
Date: Tuesday, June 24, 2025 at 4:17 PM
To: Redila, Arceli <aredila@coralgables.com>
Subject: 915 Palermo Ave. Request for Variance

Good afternoon,

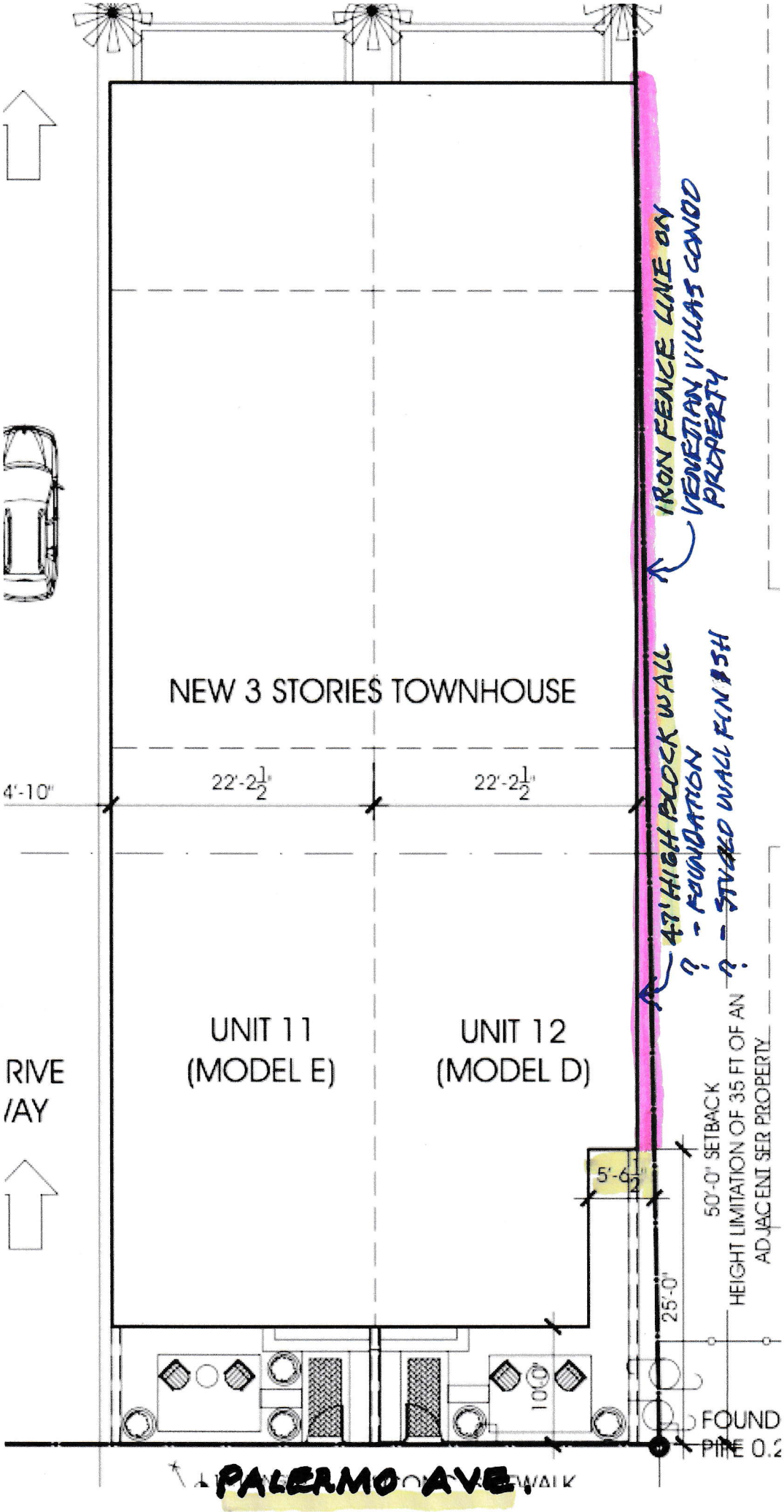
Upon further review of the documentation submitted pursuant to height variance request for the above referenced project, we wanted to inquire about the required process for vacating of an easement withing a property.

As you are aware, the project's building plans call for construction of the east wall of the proposed Townhouses on or within inches of the east property line, directly over the area designated as a 6' easement. (See attached "Map of Boundary Survey").

Based on the survey prepared by Landmark Surveying & Associates Inc., included as part of the documentation for the height variance request, we wanted to inquire what the City's required procedure and documentation is for vacating an easement on a property to allow construction of a permanent structure within the designated easement area.

Thank you for your attention to this matter,

Jaime Borrelli AIA
jaime@borrelliarchitects.com


IRON FENCE LINE ON
VENETIAN VILLAS CONDO
PROPERTY
47' HIGH BLOCK WALL
? - FOUNDATION
? - STUCCO WALL FINISH
NEW 3 STORIES TOWNHOUSE
4'-10"
22'-2½"
22'-2½"
UNIT 11
(MODEL E)
UNIT 12
(MODEL D)
RIVE
/AY
5'-6½"
50'-0" SETBACK
HEIGHT LIMITATION OF 35 FT OF AN
ADJACENT SER PROPERTY
25'-0"
10'-0"
FOUND
PIPE 0.2
PALERMO AVE