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- C-Proposal packet
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  - 4. Photos
  - 5. Rendering of Gazebo
  - 6. Site Plan Elevations
  - 7. Proposed Floor plan materials
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- F- Site plans set with stamps from Board of Architects
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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 reliefrom 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?
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? $\overline{Yes}$
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 Mes	tre, Esq.	
305-825-9988 N/A	<sub>Email:</sub> Mestre	GLMLegal.com
Mailing Address: 8105 NW 155 st, Mia	ami Lakes, Fl. 33	3016
(City)	(State)	(ZIP Code)
Property Owner(s) Name(s): Vince & Olga	Lago	
Telephone#: 786-457-9007 Fax#: N/A	<sub>Email:</sub> olgamsa	yahoo.com
Mailing Address: 5200 San Amaro Dr	. Coral Gables, F	FI. 33146
Mailing Address: (City)	(State)	(ZIP Code)
	agus en una a mai en un un propositio de la mai propositio de especialmente de la viva de la viva de la viva d	
Property Owner(s) Name(s):		
Telephone#: Fax#:	Email:	@
Mailing Address:(City)	(State)	(ZIP Code)
Project Architect(s) Name(s): Patrick Valen	t	MANICO METABLISHES MENENYA KAMBANJANA KAMBANJANI MENENYA MENENYA MENENYA MANICO MENENYA MENENYA MANICO MENENYA
Talanhana# 305-439-6266 Fay# N/A	<sub>Email</sub> .Patrick	valenttdg.com
Mailing Address: 14068 NW 82 Ave N	/liami Lakes. Fl.	33016
Mailing Address: (City)	(State)	(ZIP Code)
Provide the date(s) and type(s) of application(s) previews, approvals, actions related to this request:  Board of Architects Prelimina		
NAME OF THE PROPERTY OF THE PR		
Application received by:	Da	te:

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.
✓ 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).
☐ 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).
☐ 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: Ceasar Mestre, Esq.
Address: 8105 NW 155 st. Miami Lakes, Fl. 330	116
Telephone: 305-825-9988	Fax: N/A
Email:Mestre@GLMLegal.com	
NOTA	ARIZATION
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before (Signature of Notary Public - State of Florida)  Notary Public State of Florida Yanells Madrigal My Commission HH 393314 Expires 5/1/2027	me this 8 day of April by Clasar Mestre
(Print, Type or Stamp Commissioned Name of Notar ■ Personally Known OR □ Produced Identification	

Board of Adjustment Application				
Property Owner(s) Signature: 1	Property Owner(s) Print Name:			
	Vince Lago			
Ala				
010				
Dranarty Owner(a) Cignatura	Proporty Oursey's) Print Names			
Property Owner(s) Signature:	Property Owner(s) Print Name:			
A	Olga S. Lago			
$A\Lambda\Lambda\Lambda\Lambda\Lambda$				
UVU/V				
Property Owner(s) Signature:	Property Owner(s) Print Name:			
FOOO Core Assess Dr. Cored Cobles El C	00446			
Address: 5200 San Amaro Dr. Coral Gables, Fl. 3	33146			
	×.			
7777644444				
Telephone: 786-457-9007	Fax: N/A			
Email: Olgamani@yahan aam	1			
Email: Olgamsai@yahoo.com				
NOTARIZATION				
STATE OF FLORIDA/COUNTY OF				
The foregoing instrument was acknowledged before (Signature of Notary Public - State of Florida)	mathis 6 day of November by			
(Signature of Notary Public State of Florida)	The this day of by			
(Signature of Notary Public - State of Florida)				
CEASAR MESTRE				
Notary Public-State of Florida  Signature Commission # HH 421350				
I STANDIOS AND COMMISSION EXDITOS II				
November 09, 2027				
(Drint Type or Stamp Commissioned Name of Mater	, Public)			
(Print, Type or Stamp Commissioned Name of Notary				
Personally Known OR Produced Identification	; Type of Identification Produced			

Board of Adjustment Application				
Posts of Asjastinent Appreacion				
Architect(s)/Engineer(s) Signature:	Architect(s)/Engineer(s) Print Name: Patrick Valent			
Address: 14068 NW 82 Ave, Miami Lakes, Fl. 33	016			
Telephone: 305-439-6266	Fax:N/A			
Email:Patrick@valenttdg.com				
	25 23. SEAL			
NOTARIZATION				
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this 27 day of October by Valay Cacca (Signature of Notary Public - State of Florida)  WHI 1065590  WHI 1065590				
	SLC. STATE OF THE			
(Print, Type or Stamp Commissioned Name of Notary ☐ Personally Known OR ☐ Produced Identification;	Public) 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.

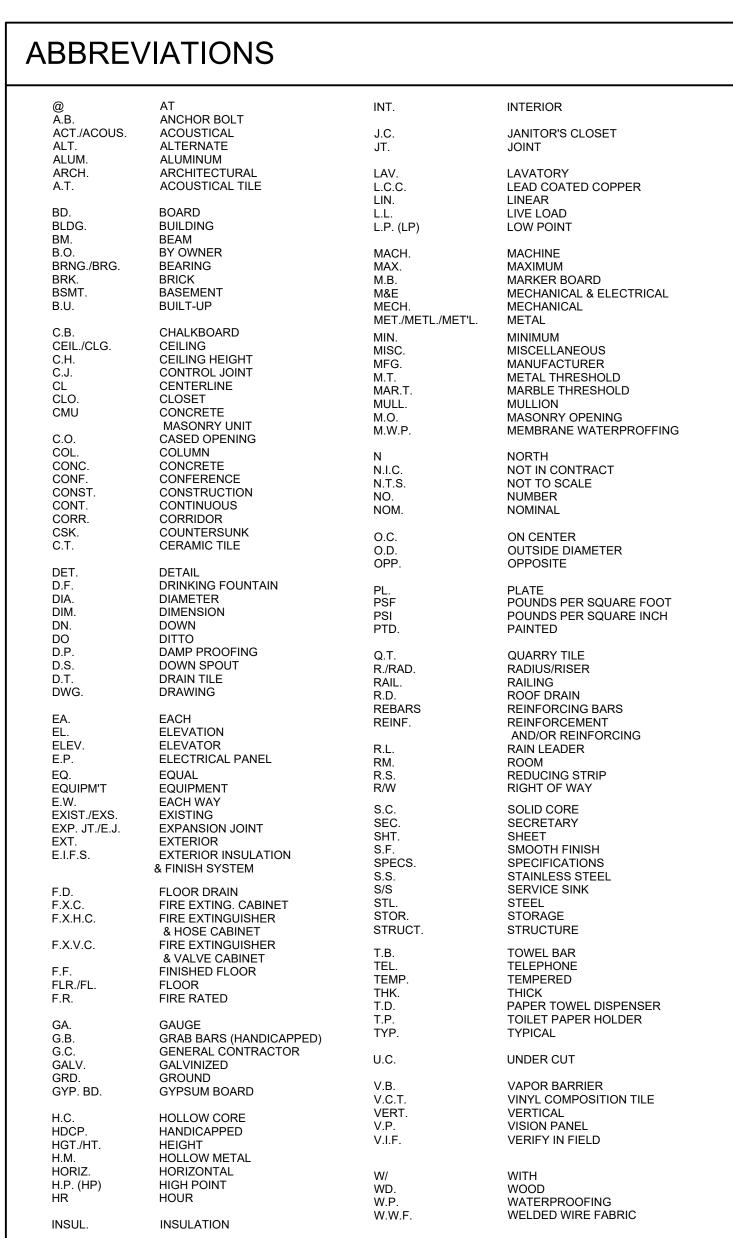
Very truly yours,

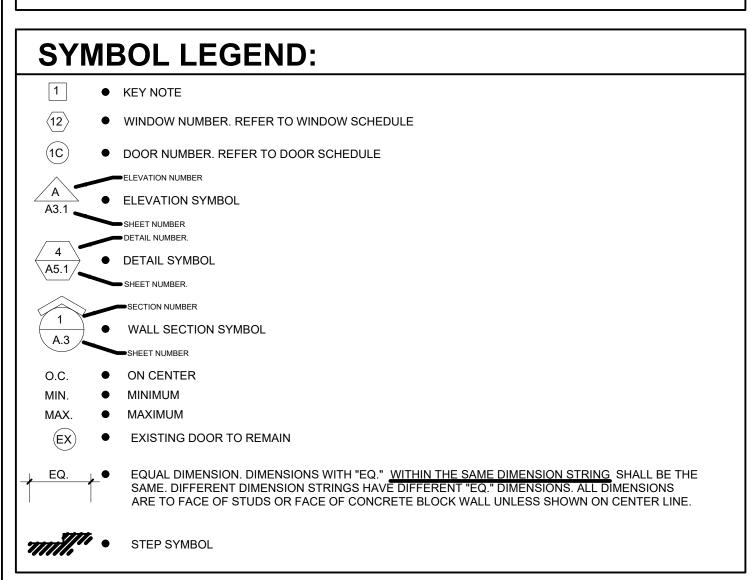
CEASAR MESTRE, JR., ESQ.

# B.O.A. SUBMITTAL PROPOSED GAZEBO

## LAGO RESIDENCE

5200 SAN AMARO DR, CORAL GABLE, FLORIDA 33146





### PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT: LOCATION:

PROPOSED GAZEBO

ON: 5200 SAN AMARO DR, CORAL GABLE, FLORIDA 33146

**RESIDENCE** 

PROPOSED USED: PROJECT SUMMARY:

PROJECT SUMMARY: NEW GAZEBO
CLASSIFICATION OF WORK: NEW BUILD

SSIFICATION OF WORK: NEW BUI

ODE ENFORCEMENT JURISDICTION: 2020

DRISDICTION: 2020 SEVENTH EDITION FLORIDA BUILDING CODE- FLORIDA BUILDING CODE 2020 SEVENTH EDITION FLORIDA BUILDING CODE- MECHANICAL 2020 SEVENTH EDITION FLORIDA BUILDING CODE- PLUMBING

2020 SEVENTH EDITION FLORIDA BUILDING CODE- PLUM 2020 NATIONAL ELECTRIC CODE-NFPA 70

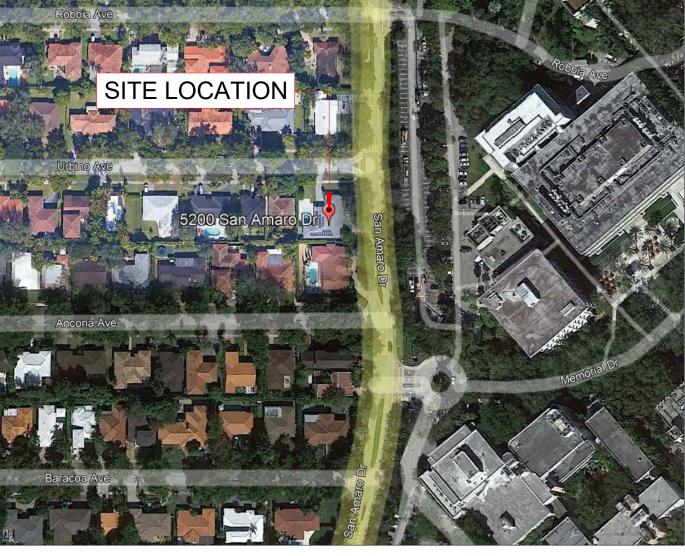
2020 FLORIDA FIRE PREVENTION CODE 2020 FLORIDA BUILDING CODE- ENERGY CONSERVATION

#### **SCOPE OF WORK**

- COMPLY WITH FBC 2020 RES & NEC 2020

- NEW GAZEBO

SITE LOCATION



			1
Submittal Graphic Symbols	s Definitions		
NEW / REVISED			
RE-ISSUED WITHOUT REVISION			1 1
PREVIOUSLY SUBMITTED			
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A0.2	RENDERING		
A-1	SITE PLAN		
A-2	PROPOSED GAZEBO PLAN		Г

#### **GENERAL NOTES:**

WHICH MAY HAVE BEEN DAMAGED THEREBY.

1. 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.

2. 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.

3. EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFECT HIS WORK. FAILURE TO DO SO WILL 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 BE 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

4. 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

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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 I AWS

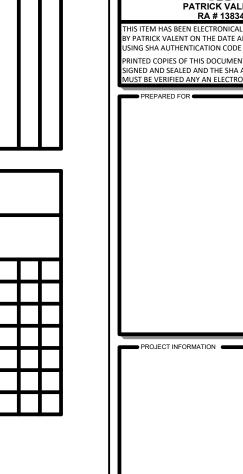
21. PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.

22. 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.

23. 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 CONTRACTOR'S REQUESTED REVISIONS OR SUBSTITUTIONS SHALL BE PAID BY CONTRACTOR.

24. RECORD DRAWINGS: MAINTAIN A COMPLETE SET OF PRINTS FOR INDICATING ALL CHANGES. USE COLORED PENS TO MARK CHANGES AT THE TIME OF EXECUTION AND DELIVER THE SET TO THE ARCHITECT/ENGINEER UPON COMPLETION. CONTRACTOR SHALL STAMP "AS BUILT" ON PRINTS AND PLANS, DATE AND SIGN IN INK.

25. 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.



V-A-L-E-N-T ARCHITECT

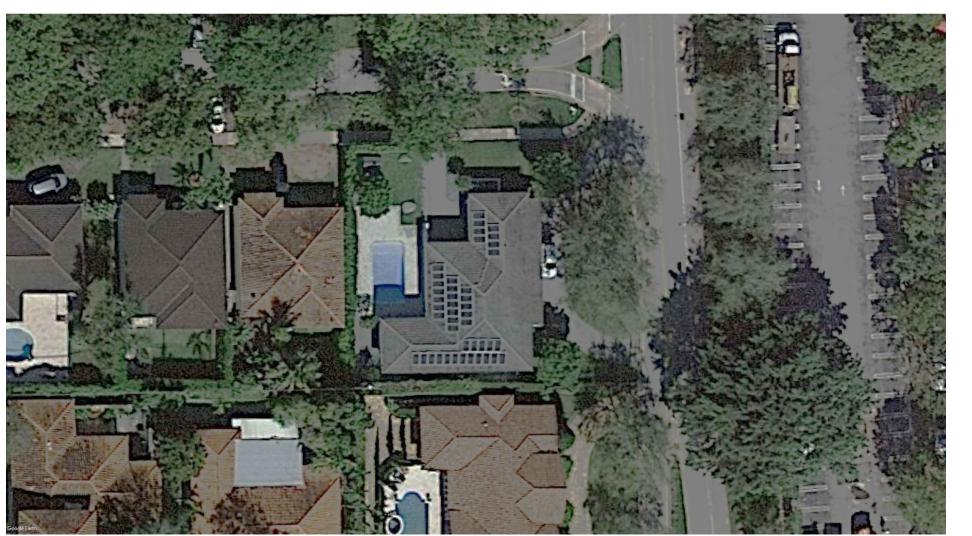
> /IIAMI LAKES, FL 330 (305) 439-6266

LAGOREDGAZEBO LAGORESIDEN 5200 SAN AMARO DR,

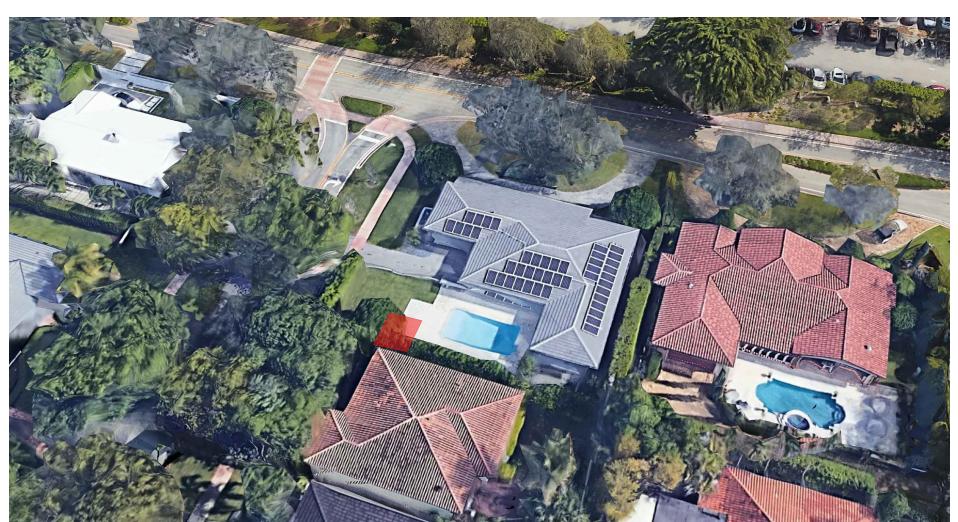
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No.	Description	Date
0	ISSUED FOR BOA	05-31-23

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**COVER SHEET** 

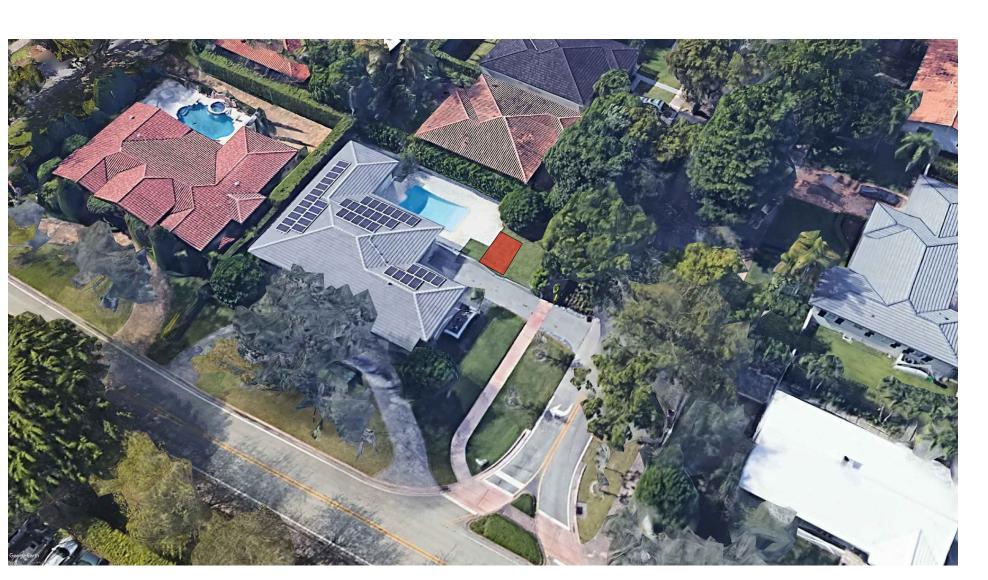




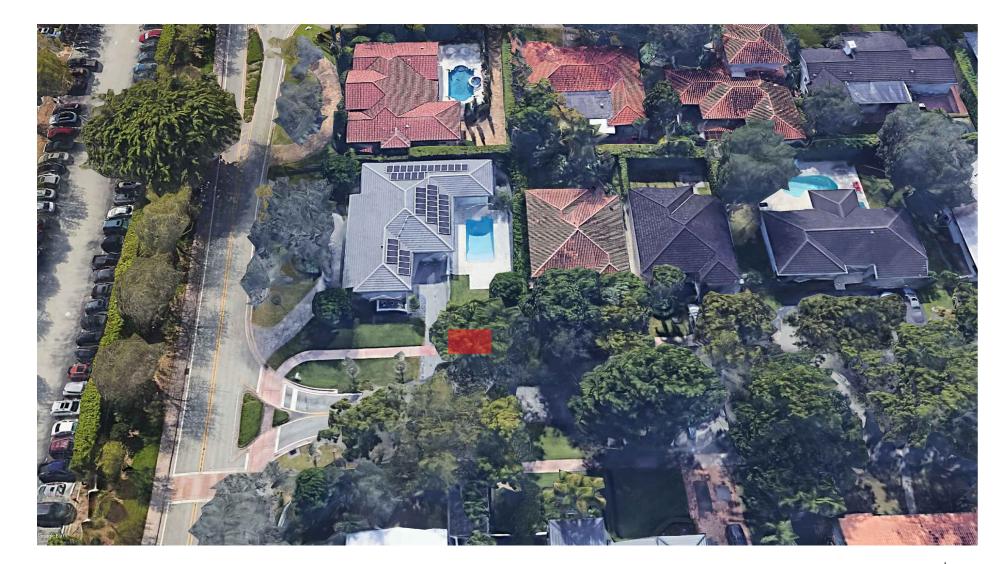


**AERIAL VIEW** 

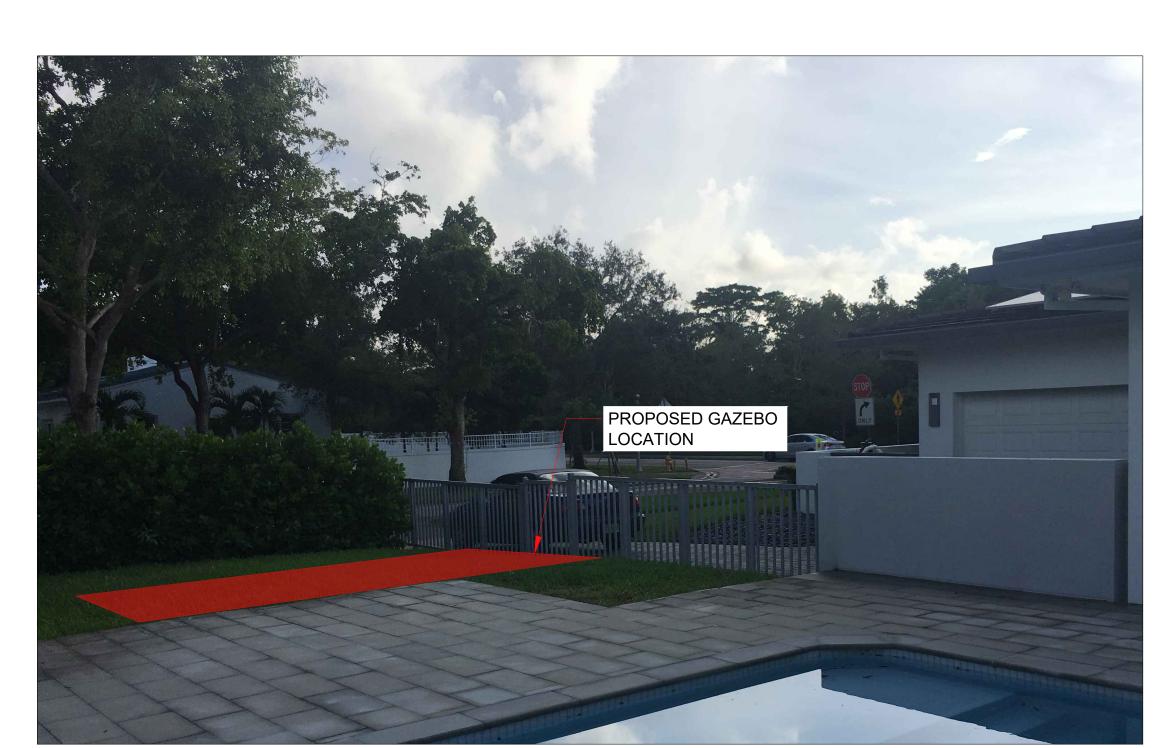




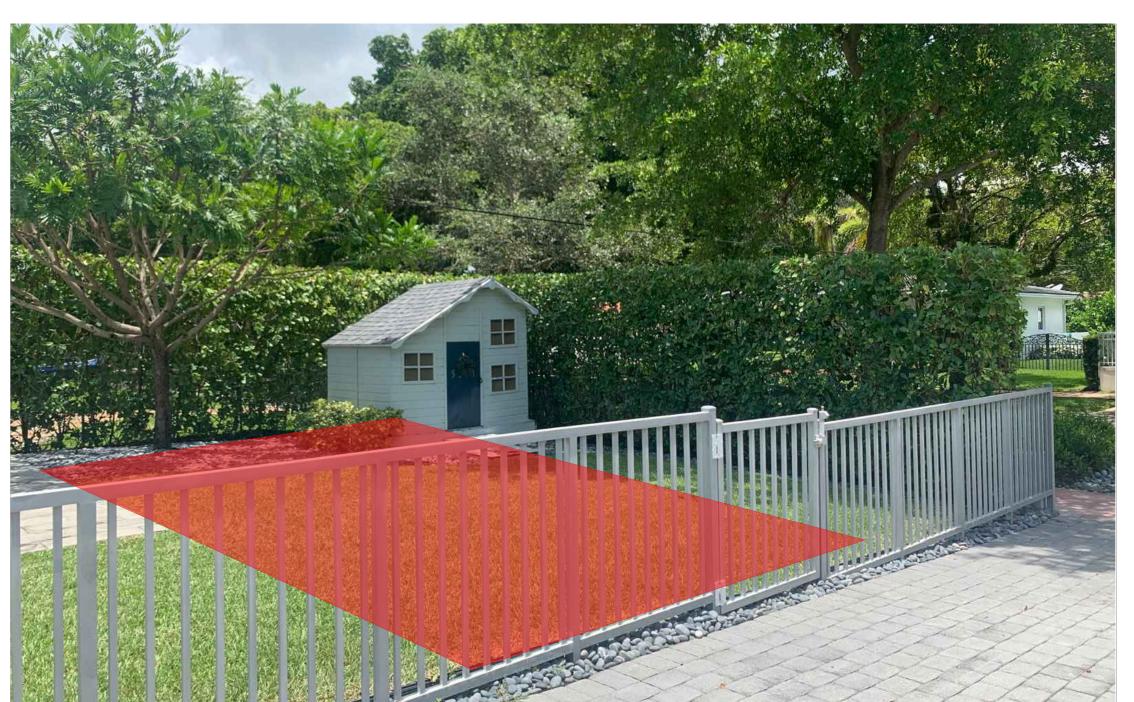
**AERIAL VIEW** 



**AERIAL VIEW** 



SITE PHOTO



SITE PHOTO

PATRICK VALENT
RA# 13834

THIS ITEM HAS BEER LECTRONICALLY SIGNED AND SEAR
BY PATRICK VALENT ON THE DATE ADJACENT TO BE SEAR
USING SHA AUTHENTICATION CODE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDE
SIGNED AND SEALED AND THE SHA AUTHENTICATION CO
MUST BE VERIFIED ANY AN ELECTRONIC COPIES.

PREPARED FOR

PROJECT INFORMATION

PROJECT INFORMATION

PROJECT INFORMATION

14068 NW 82nd AVE. MIAMI LAKES, FL 33016 (305) 439-6266 FL CA #AA26003562

No. Description Date

0 ISSUED FOR BOA 05-31-23

A-0.1

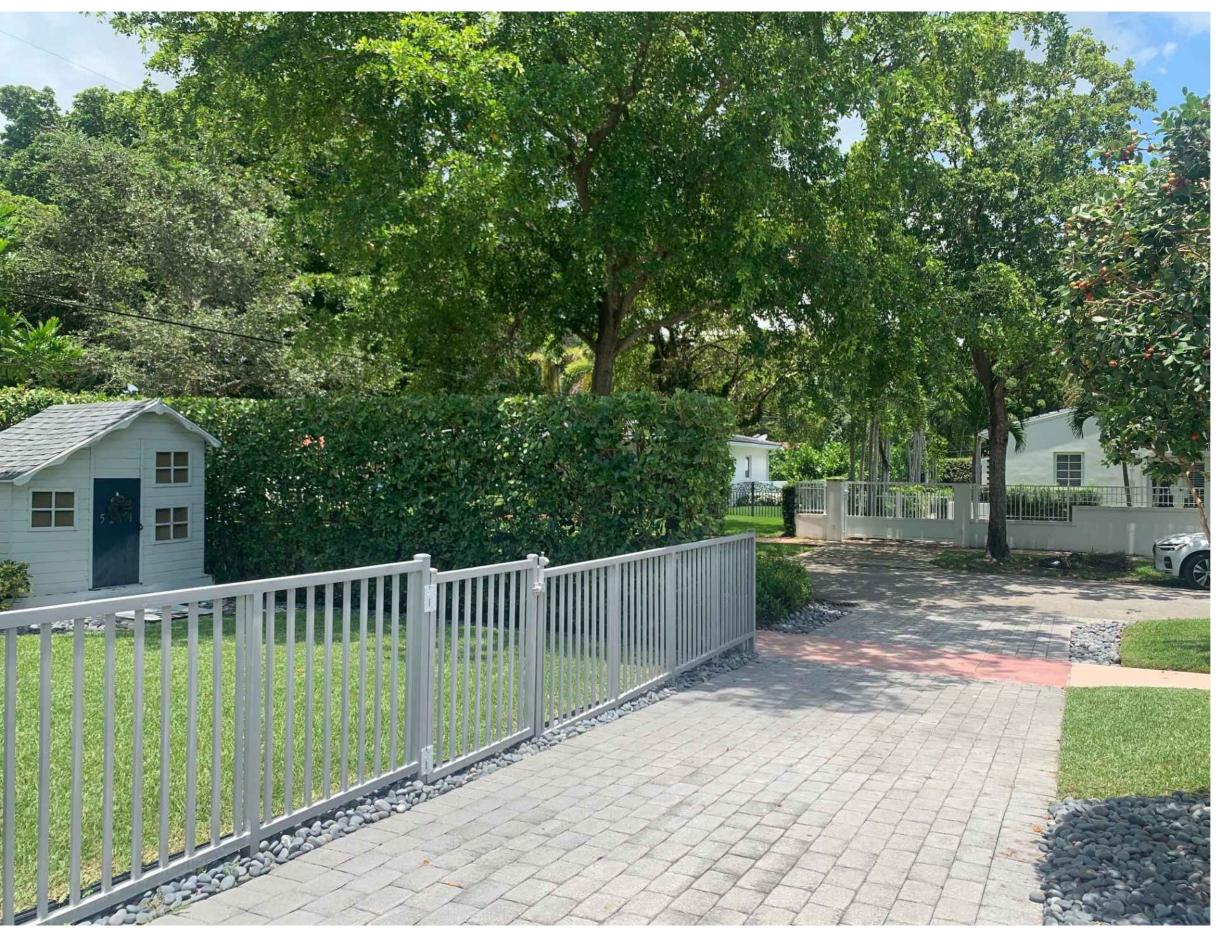
SITE REF.



SITE PHOTO



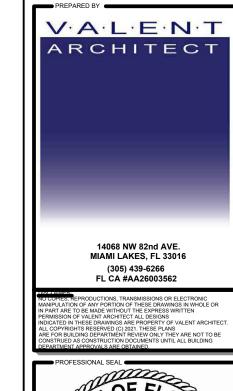
SITE PHOTO



SITE PHOTO



SITE PHOTO



PATRICK STEPHEN
VALENT
AR 13834

PATRICK VALENT
RA # 13834

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
BY PATRICK VALENT TO BE SEAL
USING SHA AUTHENTICATION CODE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED

PROJECT INFORMA

A G O R E S I D E N C E

5200 SAN AMARO DR,

No. Description Date

0 ISSUED FOR BOA 05-31-23

A-0.1.1



RENDER 1



RENDER 2

PROPOSED GAZEBO

A G O R E S I D E N C E

5200 SAN AMARO DR,

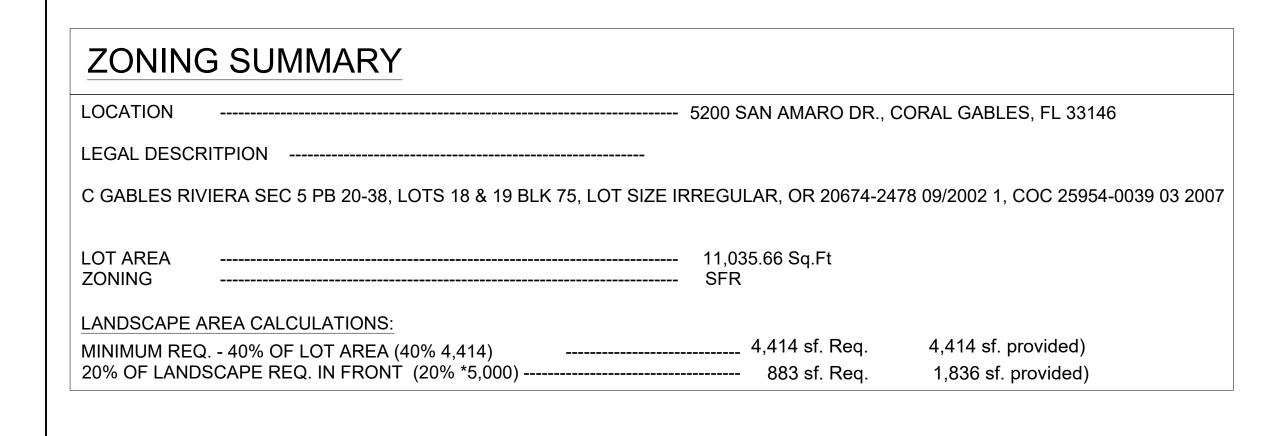
V·A·L·E·N·T ARCHITECT

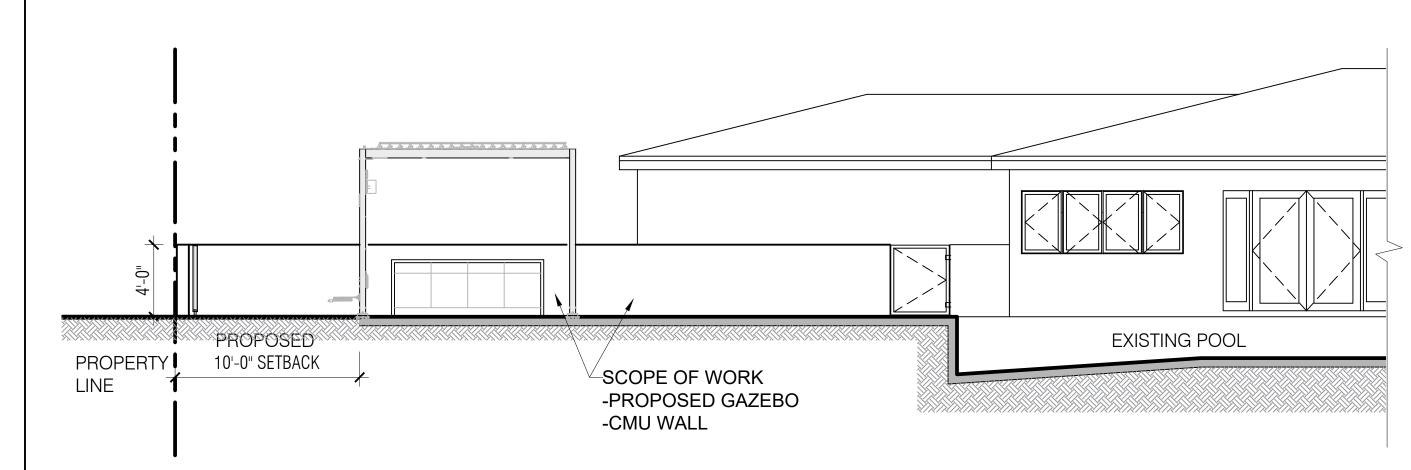
> 14068 NW 82nd AVE. MIAMI LAKES, FL 33016 (305) 439-6266 FL CA #AA26003562

No. Description Date

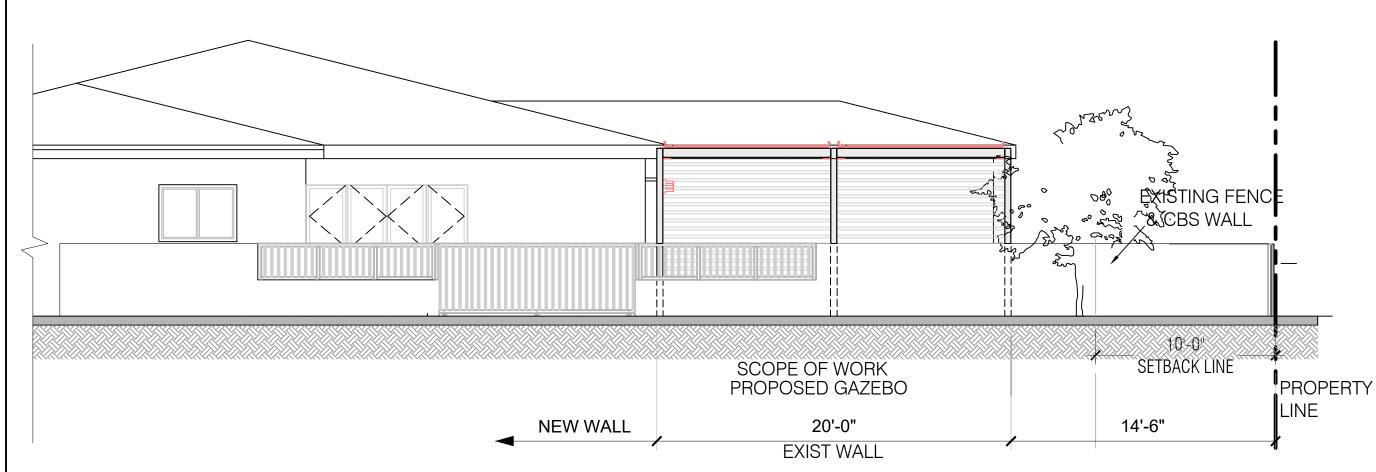
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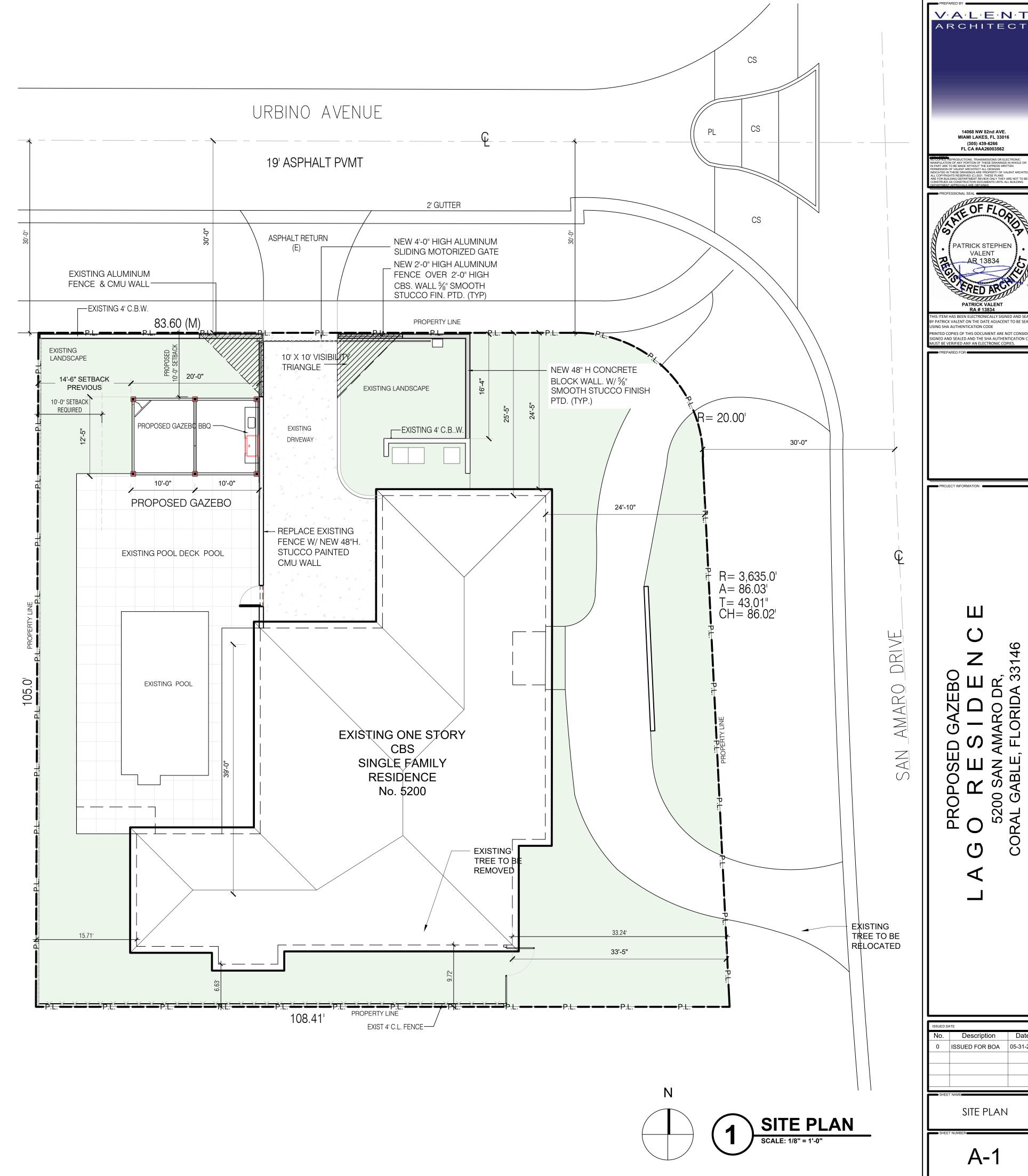








NORTH ELEVATION
SCALE: 3/16" = 1'-0"



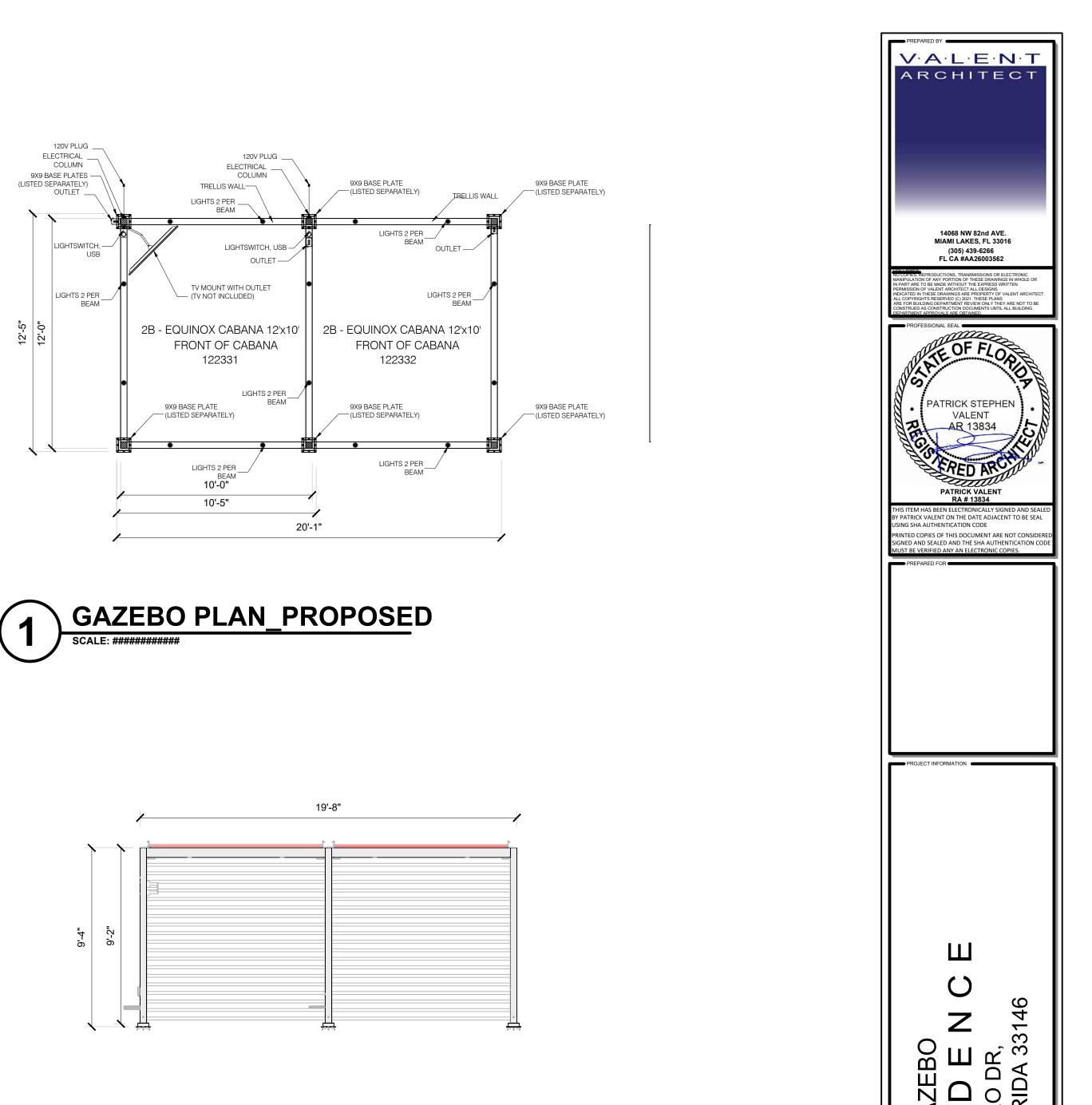
14068 NW 82nd AVE. MIAMI LAKES, FL 33016 (305) 439-6266 FL CA #AA26003562

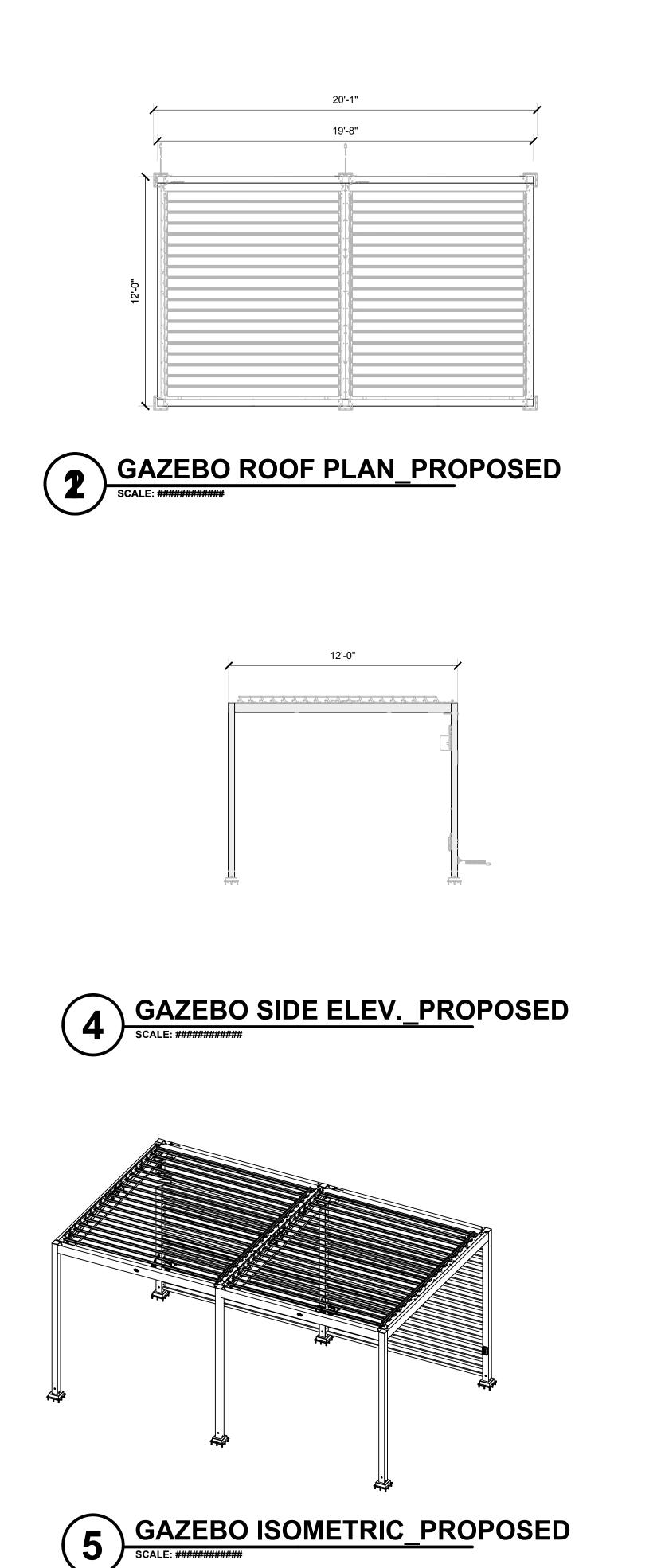
PROPOSED (O R E S

ISSUED FOR BOA 05-31-23

SITE PLAN

A-1







PROPOSED GAZEBO

L A G O R E S I D E

SHEET NAME

BY

CORAL GABLE, FLORIDA 33

CORAL GABLE, FLORIDA 33

#### **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 t his 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.

UTIN. 20 1 10030033 DOUN 21034 FAGE 000 DATE:09/21/2011 04:06:35 PM DEED DOC 2,430.00 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Cover Page

This page should be recorded with the <u>Special/Limited Warranty Deed</u> 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 LAISDAND and Olga S. Lago LAISDAND, hereinafter grantees, whose tax mailing address is al Sals Rocal, \$200, the following real property:

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

coldin.

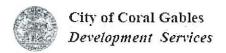
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 <u>July 1</u> , 2011:
PNC Bank, National Association as successor by merger to NATIONAL CITY MORTGAGE CO.
By: Beerly Q Seay
Its: Beverly A. Gray Officer
Witness Grantor's hand this <u>lstday</u> of <u>July</u> , 20 11
Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):
Witness (signature on above line)  Michael A. Caihson  Printed Name
Rose M. Donovan  Witness (signature on above line) Printed Name
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 action the purposes set forth in this instrument.  JILLA FORTNEY
Notary Public, State of Ohio My Commission Expires March 30, 2016  Notary Public  Notary Public
This unstrument 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"



#### Site Set

#### BOAR-23-06-0618

5200 SAN AMARO DR

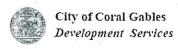
Folio #: 0341190072340
Description: New Gabezo, Gate, fence and CBS wall
EL
ME
PL
USE AND OCCUPANCY
OCCUPANT LOAD
BUILDING CODE VERSION
CONSTRUCTION TYPE
RESIDENTIALNON-RESIDENTIAL
INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (M.S.L.)
DISTRICT REQUIRED PROPOSED
SFH
OTHER
NEW CONSTRUCTION SUBSTANTIAL EMPROVEMENT
YES YES
NO
Special Inspector required for the following:
☐ Special Inspector for PILING☐ Special Inspector for REINFORCED MASONRY

		Appr	oved
	Section	By	Date
	BUILDING		
	CONCURRENCY		
כ	ELECTRICAL		
	FEMA		
	FIRE		
	HANDICAP		
)	HISTORICAL		
	LANDSCAPE		
	MECHANICAL		
	PLUMBING		
	PUBLIC WORKS	-	
	STRUCTURAL		
	ZONING		18
כ	CITY ARCHITECT 5	les	7.6.
כ	OWNER BUILDER	M	7/6/

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF DIANS DOES NOT

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



Special Inspector for\_

BOAR-23-06-0618

5200 SAN AMARO DR

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

"SUBMIT THIS DRAWING WITH FINAL PLANS"

Chairman, Board of Architects

A PERSONAL PROPERTY OF THE PERSONAL PROPERTY O

7.6.23

M 7-6-23

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** 

# B.O.A. SUBMITTAL PROPOSED GAZEBO

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

## ABBREVIATIONS

a.	HP.(HP)	1917	GAN-BD	CONTRACTOR	G C	FLRAFL	E	Days.	FXC		E E	EXIST, EXS.	LWathough L	EQ.	ELEV.	2.5	DWG.	000	002	DIA.	DET.	CSK.	CON1.	CONF.	2000	0.0	CINO.	ρę	CHI VITG	C.B.	B.U.	BRK OHO	R.O.	85,00	no :	ATUR	ALL
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5.00			V.B.	7,7	7 × 5	7 F.	STRUCT.	STOR	S.S. CS.	\$ 50 m	SEC	RW	R.S.	R.L.	PEINE.	RD.	RJRAD.	2 0	155 154	P OP	000	NOM	N.T.S.	2 2	WWD.	Wutt	MIT.	MISC	WEI.MEILMETT	MICH	M.O.	масн	(A1) 'A'1	C Con		J1.	. 2
WATERPROOFING WOOD	ALBEA MUETO	VAPOR BARRIER VERTICAL VERTICAL	UNDER CUT	TOR ET PAPER HOLDER TYPICAL	TEMPERED THECK	TOWEL BAR	STRUCTURE	SERVICE SINK	SPECIFICATIONS STAINLESS STAIN	STATE AND STATE OF THE STATE OF	SOLID CORE	RIGHT OF WAY	ROOM	ANDIOR REMEORDING	REPORT DRAING BARS	ROLLING R	OUARRY TILE	PAINTED PER SQUARE INCH	POUNDS PER SQUARE FOOT	OPPOSITE DIAMETER	ONCENTER	NUMBER	NOT IN CONTRACT	SNI4-ION-GESTION STATES	MASONRY OPENING	MARBLE THRESHOLD	METAL THREE	MISCELLANGONS	WELL WELVE		MANAGEM	MACLINIC	CWELOAD	LINEAR COATED COPPER	LAVATORY	WMIOUS CLOSEL	MTERIOR

# PROJECT GENERAL DATA & CODE SUMMARY

# PROPOSED GAZERO

UREAN

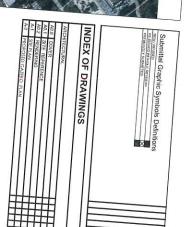
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### IPLY WITH FBC 2020 RES & NEC 2020

SCOPE OF WORK





## GENERAL NOTES:

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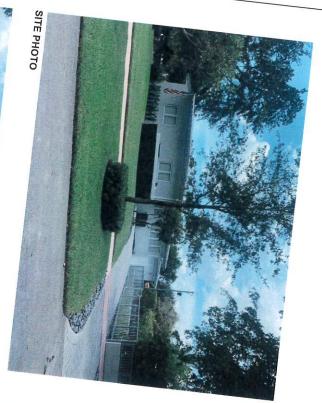


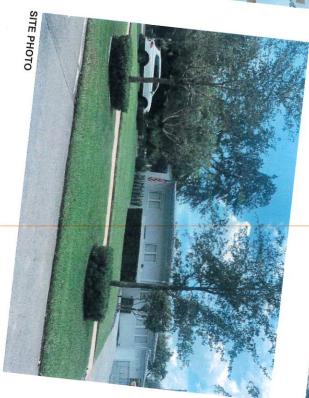
















PROPOSED GAZEBO
LAGORESIDENCE
5200 SAN AMARO DR,
CORAL GABLE, FLORIDA 33146







RENDER

A-0.2

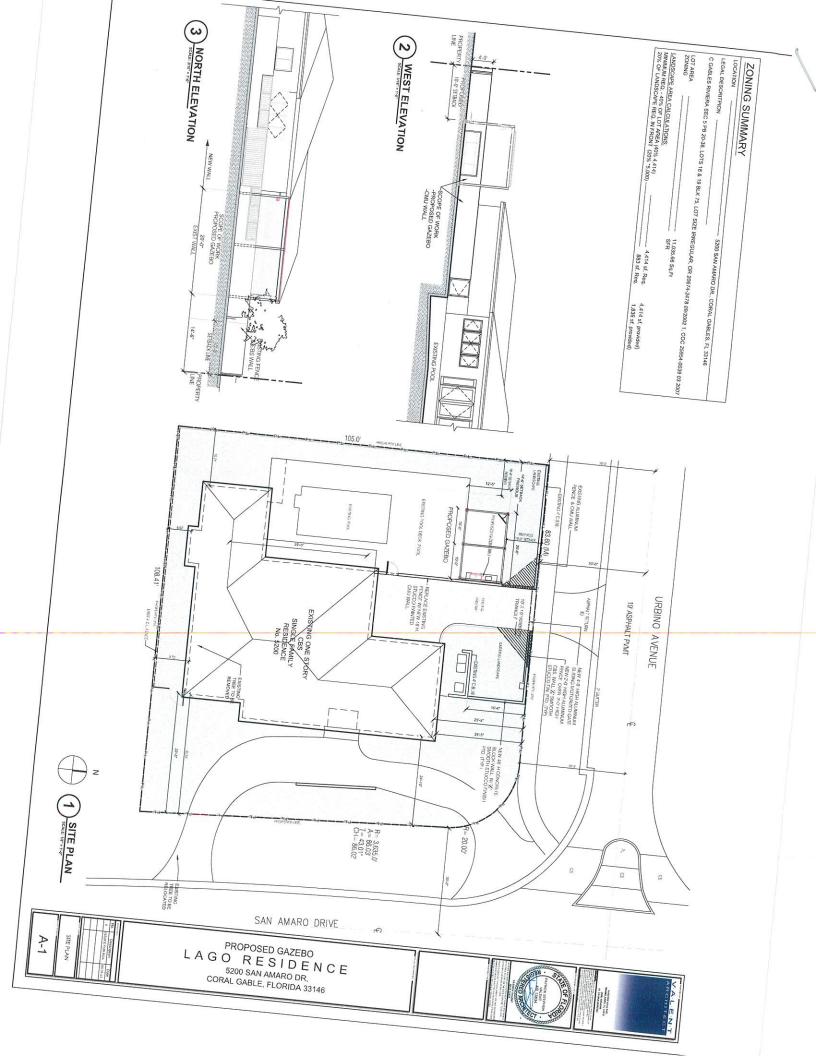
PROPOSED GAZEBO

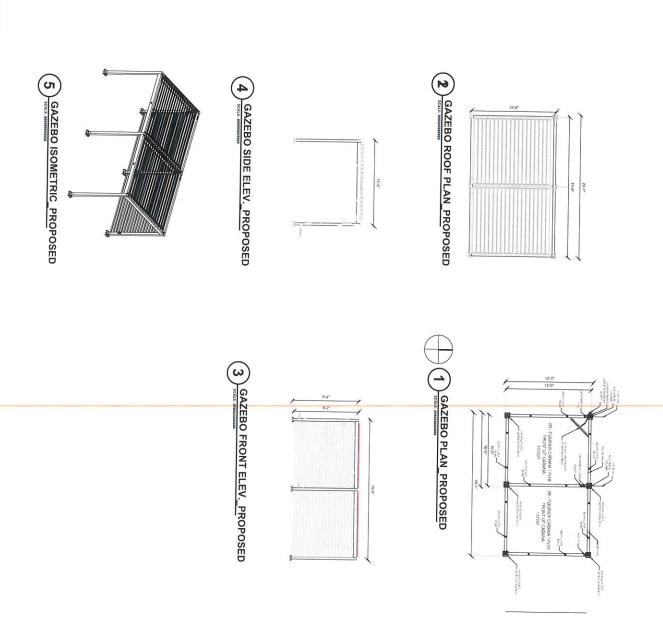
LAGO RESIDENCE

5200 SAN AMARO DR.

CORAL GABLE, FLORIDA 33146







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A-2	OPOSED 1ST	Sand of Control	Description	- New
		1000	Dat	Ш

PROPOSED GAZEBO
LAGORESIDENCE
5200 SAN AMARO DR,
CORAL GABLE, FLORIDA 33146





#### **CORAL GABLES PETITION**

Signature of Person Collecting Na	786 - 457 - 9007	olganisai @ yahoo com
Signature of Person Collecting Na	ames	
my presence and that I witnessed	their signature for the purpose s	tated herein.
on this document and that the pers	, do hereby verify that I coll sons whose names are listed here	
backyard of 5200 San Amaro Dr.	Corax Gaores, 112 33140.	

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	PRINTED NAME	ADDRESS	
SIGNATURE			a a
1.	JOSE CHO	1409 UPB IND DIE	
2. April de	Anthony Dao	Moz urby o All.	
3. Georgia Rado la	is andologies	1421Urbino Ave	
4. Lawa (Avino	Laura Aving	1410 Urbino Avenue	33146
5. HUGO Coldova	HUGO CONJOU	1929 Uther Ave	3212/6
6. Aurelio Fermus	(Avreto J Ferrie	5210 San Amaw D	33(46
7. mm - C	Ilizabeth Trees 95 0	1405 ANUNG 32,46	- 15
8. elful	Kagdalena Suarez	5110 San Amaro Dr.	
9.			
10.			
11.			
12.			
13.			
14.			
15			



January 29, 2024

City of Coral Gables Building & Zoning 427 Biltmore Way 3<sup>rd</sup> 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