



City of Coral Gables
CITY COMMISSION MEETING
September 9, 2008

ITEM TITLE:

Application No. 8675-Z

Laura L. Russo, Esq.; Applicant has filed an appeal to the Coral Gables City Commission from a decision of the Board of Adjustment at its regular meeting August 4, 2008, wherein it denied an application for variance pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code." (Board of Adjustment Vote 4-0)

SUMMARY OF APPEAL:

The applicant is appealing the Board of Adjustment decision in regards to the proposed signage for the existing commercial building.

Consider a variance request in regard to the proposed signage for the existing commercial building located at 2901-11 Le Jeune Road, Coral Gables, Florida.

BACKGROUND:

Staff Observations:

The applicant is requesting a variance to install a sign for the tenant "Sunstate Bank" on the rear of the building (south elevation) which abuts an alley.

Previously, there was a sign on the rear of the building which was permitted under the old "Zoning Code." The sign was removed due to the tenant changing its name from Sofisa to Sunstate Bank.

The current Zoning Code is specific in allowing tenant signage only per street right-of-way frontage. The building is located at the corner of Palermo Street and Le Jeune Road. The building is allowed to have one sign located on Palermo Street and an additional sign on Le Jeune Road.

After careful review of the plans, staff has determined that building is situated on a square lot which abuts an alley and the building is not unusual in shape. Staff cannot find an unnecessary hardship to approve the deviation from the requirement of the "Zoning Code." In addition, there are no parameters to review the proposed sign as to length, area, height of lettering etc.

Based on these factors, the Zoning Division staff recommends **DENIAL** for the placement of the sign on the rear of the building.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.:	Comments:
n/a	n/a	n/a

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date:	Board/Committee:	Comments (if any):
August 4, 2008	n/a	n/a

FINANCIAL INFORMATION: (If Applicable)

No.:	Amount:	Account No.:	Source of Funds:
1.	n/a	n/a	n/a
Total:	n/a	APPROVED BY:	

PUBLIC NOTIFICATION(S):

Date:	Form of Notification:
August 29, 2008	Miami Daily Business Review
July 25, 2008	Miami Daily Business Review

APPROVED BY:

City Clerk:	Zoning Official:	City Manager:
 Walter J. Foeman	 Martha Salazar-Blanco	David L. Brown

ATTACHMENT(S):

1. Notice of Public Hearing
2. Package