



# Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5235

## 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: Cosentino North America Sign

Street address of the subject property: 355 Alhambra Circle

Property Legal Description: Lot(s): LOTS 9 THRU 18 & LOTS 32 THRU 40

Block(s): 26 & ALLEY LYG IN BETWN EXCLUD'G N1/2 OF ALLEY

Section(s): LYG S OF LOT 18 CLOSED PER ORD-3376. Section K.

Plat Book(s)/Page(s): 8-33

Has there been a Board of Adjustment hearing on the property in the last year? Yes

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): Commercial High Rise Intensity

Current zoning classification(s): C, Commercial District

Listing of all folio numbers for subject property:

03-4108-006-2310

**Board of Adjustment Application****General information**

Applicant(s)/Agent(s) Name(s): Cosentino North America  
Telephone#: 786-686-5060 Fax#: N/A Email: lbarnes @ cosentino.com  
Mailing Address: 355 Alhambra Circle, Suite 1000, Coral Gables, FL 33134  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): PRII 355 ALHAMBRA CIRCLE LLC  
Telephone#: (305) 448-8411 Fax#: (305) 774-1225 Email: lisa.mitchell @ cushwake.com  
Mailing Address: 355 Alhambra Circle, Suite 1520, Coral Gables, FL 33134 (c/o Cushman & Wakefield)  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): N/A  
Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Alejandro Vargas (engineer) of Saul Signs, Inc.  
Telephone#: (305) 266-8484 Fax#: (305) 266-8959 Email: \_\_\_\_\_ @ \_\_\_\_\_  
Mailing Address: 1990 West 84 Avenue, Hialeah, FL 33014  
(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:

The Applicant seeks approval of a variance to permit a wall sign below 97 feet contra  
to Sec. 5-1904. The Applicant previously submitted a sign permit (BL-17-10-1572)  
on July 20, 2017, which was denied by Zoning for need of the now-requested variance.

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.
- ☐ Three (3) 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:

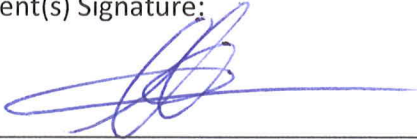
1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after 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:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - 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: Leocadia Barnes  
Sanchez

Address: 355 Alhambra Circle, Suite 1000, Coral Gables, FL 33134

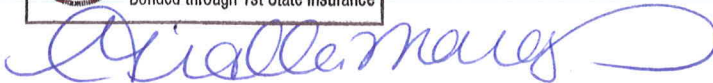
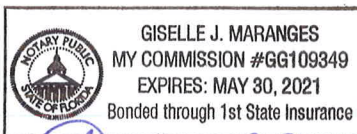
Telephone: 786-686-5060

Fax: N/A

Email: lbarnes@cosentino.com

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March 2018 by Leocadia Barnes Sanchez  
(Signature of Notary Public - State of Florida)

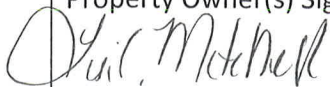


(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced \_\_\_\_\_

**Board of Adjustment Application**

Property Owner(s) Signature:



Property Owner(s) Print Name:

Cushman & Wakefield U.S., Inc., agent for PR II  
355 Alhambra Circle, LLC. Lisa C. Mitchell

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 355 Alhambra Circle, Suite 1520, Coral Gables, FL 33134

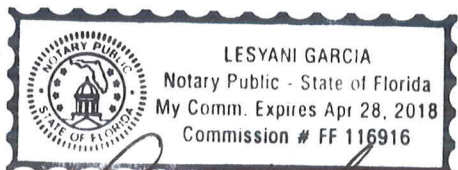
Telephone: (305) 448-8411

Fax: (305) 774-1225

Email: lisa.mitchell@cushwake.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 20 day of March 2018 by Lisa Mitchell  
(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:

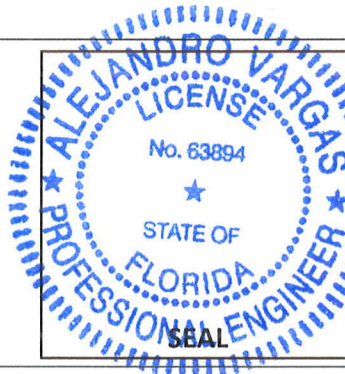
Alejandro Vargas

Address: 1990 West 84 Avenue, Hialeah, FL 33014

Telephone: (305) 266-8484

Fax: (305) 266-8959

Email:



  
MAR 23 2018

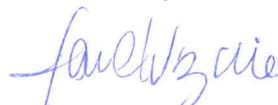
### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 23 day of March 2018 by Alejandro Vargas  
(Signature of Notary Public - State of Florida)



Dailyn Vizcaino  
Commission # GG161815  
Expires: September 3, 2018  
Bonded thru Aaron Notary



(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.

Gianeli Mestre Zacarias, PLLC  
5757 Blue Lagoon, Suite 230  
Miami, Florida 33126  
Tel: (305) 204-3053  
Fax: (786) 310-5563

Gianeli Mestre Zacarias, Esq.

Email: gianeli@gmzlegal.com

March 29, 2018

Ramon Trias, Planning and Zoning Director  
City of Coral Gables  
427 Biltmore Way  
Suite 201  
Coral Gables, Florida 33134

RE: Variance Approval for Proposed Signage at the Property Located at 355 Alhambra Circle in Coral Gables, Florida

Dear Mr. Trias:

This firm represents Cosentino North America (the "Applicant" or "Cosentino"), a tenant at the property located at 355 Alhambra Circle in Coral Gables, Florida (the "Property"). See Exhibit A, Property Appraiser Summary Report. This letter shall serve as the Applicant's Proposal, Letter of Intent and Standards for Variances as required for a variance application to the Board of Adjustment to allow the proposed Cosentino sign.

Property Description. The Property, which is identified by Miami-Dade County Folio No. 03-4108-006-2310, is located mid-block on the north portion of Alhambra Circle, between Le Jeune (SW 42 Avenue) and Salzedo Street. The Property is approximately 51,760 square feet in size and houses a 16 story commercial structure that was built in 2001.

Pursuant to the City's Future Land Use Map, the Property is designated for "Commercial High-Rise Intensity (150 Feet; 3.0 FAR)." The Property zoned "C, Commercial" pursuant to the City's Zoning Map. The Property is not historically designated. The Property is not in the Business Improvement District or Downtown Overlay districts.

At the ground level, the Property houses Chase Bank and Marquis Bank. The Property also houses Merrill Lynch. Cose Nostre and the iconic Globe are located to the west, while Green Gables Café and the American Legion are to the east. Various offices are located to the south, including The Haggard Law Firm and the 396 Alhambra building, which houses HBO. Belle Fleur and Echevvaria Design Group are some businesses located to the north of the Property.

Background. The Property was built in 2001 by the Codina Group. In 2003, the Codina Group sought and was granted a variance to permit a Codina Group sign at the Property's entrance archway ("2003 Variance"). See Exhibit B, Codina Group Sign Package. Through Resolution No. 4481-ZB, the Board of Adjustment granted the 2003 Variance to allow the then-proposed tenant sign to be located on the same building elevation (Alhambra Circle) as the existing sign vs. if having more than one tenant name appear on the building, the name may be used only twice and must appear on alternative sides of the building as provided by Section 18-7(b)(1)(b) of the City's then-existing Zoning



Code. It is important to note that the City has enacted a new Zoning Code since the 2003 Variance was requested and granted. Through Permit No. 03090051, Codina Group installed the sign. The Codina Group sign was approximately 22.5 square feet in size and located at a height of 53 feet from grade. The sign was made from 18 inch internally illuminated reverse channel letters. The sign was respectful of the building's architecture and modest in nature. See Exhibit C, Codina Sign Photograph. The Codina Group sign has since been removed from the Property.

Applicant's Proposal. The Applicant, who is the tenant for the entirety of the Property's 10<sup>th</sup> floor, seeks to incorporate a tasteful "Cosentino" wall sign on the Property. The Applicant has worked with its team and the City to propose a sign that is consistent with the neighborhood and the existing building. The proposed sign is a modest 21.55 square feet in size, inclusive of its logo, consistent with the City's sign regulations. This is slightly smaller than the Codina Group's sign that was located on the Property. The Applicant struggled with the proposed placement of the sign, seeking an as-of-right design. However, the Applicant proposes it be located in the only logical and harmonious location respective to the building's architecture – at the entrance's archway. Due to the existing design of the building, proposing signage where permitted as-of-right defeats the architectural integrity of the Property.

The Applicant's proposed sign is comprised of the Cosentino name and logo, located at 58 feet in height – 5 feet higher than the Codina Group sign. Similar to the Codina Group sign, the Applicant's sign is comprised of illuminated reverse channel letters.

The Applicant submitted a building permit in 2017 for approval of a Cosentino sign in the same general location as the Codina Group sign – at the building's entrance archway. At that time, the Applicant was informed that a variance was required to permit the sign. The Applicant sought and was granted Board of Architects approval of the sign's design in October of 2017.

Variance Request. While a wall sign exists today for Merrill Lynch, a second wall sign is permitted on the Property pursuant to Section 5-1904 of the City's Zoning Code. However, such sign must be, at minimum, *above* 97 feet in height since the building is over 97.1 feet in height. Therefore, while the proposed sign complies with all other sign regulations, including the fact that the sign itself is permissible, a variance is required because the Applicant is proposing the sign to be consistent with the architecture of the building at a lower height than permitted by the Zoning Code. The Applicant and City's desire for consistency with the existing structure results in the Applicant's request for a single variance of Section 5-1904 of the City's Zoning Code to permit a wall sign at approximately 58' in height where a minimum of 97' in height is required.

Satisfaction of Standards for Variances: The Applicant's requests satisfies all the standards for variances pursuant to Sections 3-806 and 5-1918 as follows:

- 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.**

Special conditions exist on the Property as the structure is an existing and prominently located building. The variance is requested due to the existing conditions and location of the Property, whereby the Property is located mid-block on a heavily traversed right-of-way that is substantially



lined with street trees, for which proper and adequate signage is a necessity for safety of people utilizing the streets.

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

The Property being located mid-block and being surrounding by a heavily traversed City artery, Alhambra Circle, are conditions that do not result from action of the Applicant. Thus, the need for the requested variance directly results from the Property's physical location, which is not the result of any action by the Applicant. Furthermore, the need for the variance directly results from the existing architectural design of Property, location and appearance as related to the building's façade.

**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.**

To the contrary, the variance process exists in order to vary the specifications of the City's Zoning Code when special circumstances necessitate. The City's Board of Adjustment may and does grant variances for any number of reasons, including when permitted signage would not be easily viewed by passing motorists due to existing building design, trees, traffic, or other obstructions block it from view; when permitted signage is not readily viewed by passing motorists in time to safely react and stop at the business; when natural land features would have to be removed or severely altered if a conforming sign was constructed, such as the removal of trees; or when a taller or larger sign than allowed by the Code would be more appropriate in scale because of the large size or frontage of the parcel or building. Sign variances, in particular, may be granted to architecturally significant structures within the nearby Business Improvement District or Downtown Overlay District, and the City's Zoning Code provides latitude for variances of such regulations. In fact, a sign variance for a sign at the proposed height and exact location was previously approved by the Board of Adjustment in 2003 as detailed above.

**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.**

The requested variance will enhance the Property's façade and allow for the project's viability. Visible signage is crucial for a viable commercial endeavor. In this instance, the Applicant has worked closely with its representatives and City staff to respect the existing architectural features. Rather than propose an as-of-right design that is inconsistent with the architectural integrity of the existing structure, the Applicant has worked to maintain and respect the architectural features of the building, while at the same time providing the much-needed signage that will make this a viable endeavor. The City has long-recognized properties' needs for visible signage. The City has repeatedly determined that a literal interpretation of the provisions of the land development regulations would work an unnecessary and undue hardship on similarly situated properties.



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

Marketable use of the Property means one that can be easily accessed and viewed not just by residential members of the community, but also visitors and tourists who are unfamiliar with the area. The aforementioned modest variance to permit signage at a lower than permissible height is the most minimal way to effectuate a reasonable use of the land and provide for the safety of all users of the adjacent roadway. Further, the request is the minimum necessary to ensure the project's viability.

- 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 Applicant does not propose a change in use or propose a use that is not permitted in the C, Commercial zoning district or different from other land in the same district. Because the Property's structure is over 97.1 feet in height, Section 5-1904 of the City's Zoning Code permits two (2) wall mounted signs per building. Thus, the granting the variance will not change the Property's use to one that is not permitted in the zoning district or different from other land in the same district.

- 7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The public interest is concerned with safety and welfare. The Applicant believes that public safety will be improved with the requested variance because patrons that are looking for the building will more readily identify the structure as they navigate Alhambra's lush streetscape. Otherwise, unfamiliar drivers will be forced to make dangerous U-turns traversing the area when the streets are already heavily traversed. The proposed sign allows for visibility through the ample sidewalk trees and area landscaping. The requested variance will not be injurious to the area or otherwise detrimental to the public welfare.

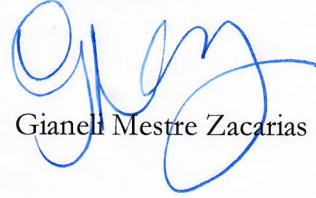
- 8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.**

As the Applicant's proposal merely proposes modest signage similar to the previously existing signage, the Applicant's proposal does not affect the architectural integrity of the building or the existing context of neighborhood. While the Property is not a historic landmark, the proposed signage is consistent with the existing structure's architecture, which is harmonious with the neighboring historic properties along the iconic Alhambra Circle. The sign is proportionate to the façade on which it is located, respecting the integrity of the building's architecture. Further, the proposed sign is modest in nature and respectful of the surrounding neighborhood. The proposed signage is also in line with the previously existing signage at the Property. Therefore, the granting of the variance is appropriate and consistent with the continued preservation within the City.

Conclusion. The Applicant's proposed signage is in harmony with the existing building's architecture as well as the built environment of the surrounding neighborhood. Accordingly, we respectfully request your review and favorable recommendation of the requested variance. If you have

any questions or comments with regard to the application, please do not hesitate to contact me at (305) 204-3053.

Very truly yours,



Gianelli Mestre Zacarias

Enclosures

cc: Giselle Maranges, Esq.





# OFFICE OF THE PROPERTY APPRAISER

## EXHIBIT A

## Summary Report

Generated On : 3/28/2018

Property Information	
Folio:	03-4108-006-2310
Property Address:	355 ALHAMBRA CIR Coral Gables, FL 33134-5037
Owner	PRII 355 ALHAMBRA CIRCLE LLC C/O PRUDENTIAL REAL ESTATE INVESTORS
Mailing Address	3348 PEACHTREE RD 1100 ATLANTA, GA 30326 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	16
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	492,820 Sq.Ft
Lot Size	51,760 Sq.Ft
Year Built	2001



Assessment Information			
Year	2017	2016	2015
Land Value	\$7,764,000	\$7,401,680	\$7,401,680
Building Value	\$60,236,000	\$59,898,320	\$46,823,305
XF Value	\$0	\$0	\$0
Market Value	\$68,000,000	\$67,300,000	\$54,224,985
Assessed Value	\$68,000,000	\$67,300,000	\$54,224,985

Benefits Information				
Benefit	Type	2017	2016	2015
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES SEC K PB 8-33
LOTS 9 THRU 18 & LOTS 32 THRU 40
BLK 26 & ALLEY LYG IN BETWN
EXCLUDING N1/2 OF ALLEY LYG S OF
LOT 18 CLOSED PER ORD-3376

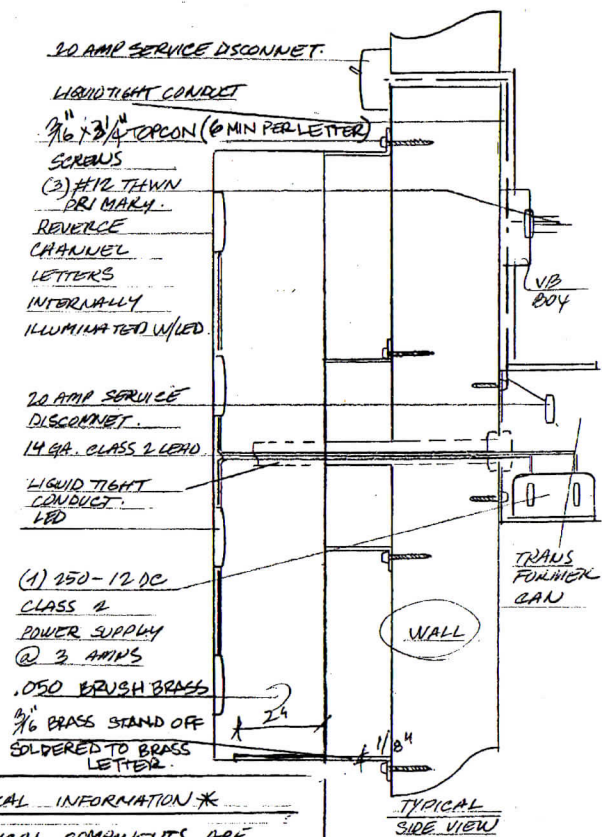
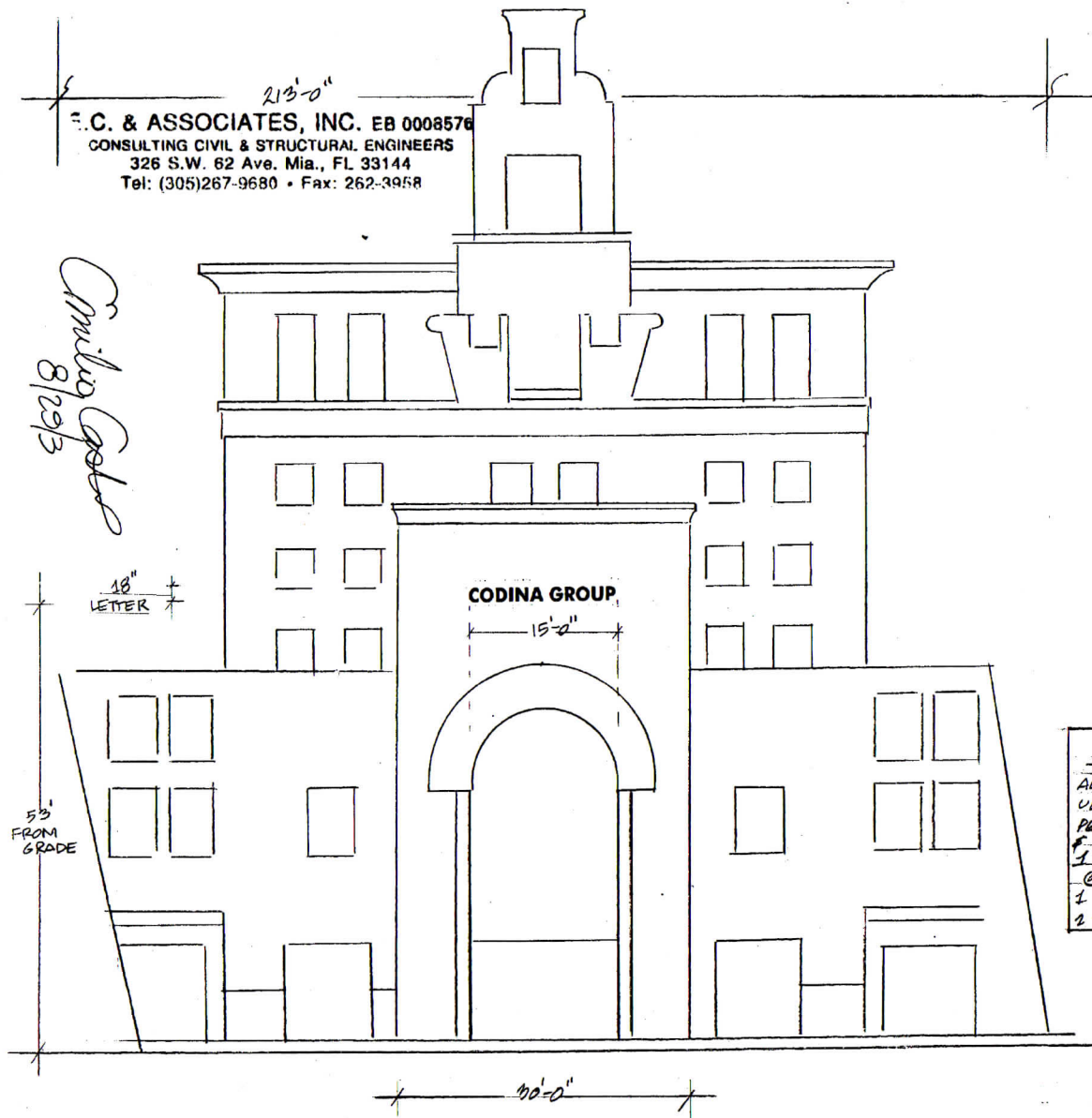
Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/15/2015	\$83,075,000	29892-3563	Qual by exam of deed
08/01/2008	\$87,300,000	26505-4697	Sales which are qualified
07/01/1999	\$3,000,000	18689-3239	Other disqualified

09/01/1992	\$0	15646-2152	Sales which are disqualified as a result of examination of the deed
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The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



**\* ELECTRICAL INFORMATION \***

ALL ELECTRICAL COMPONENTS ARE  
UL LISTED & SIGN GROUNDING AS  
PER NEC 250 ALL MATERIALS.  
FASTENERS MEET GFCI # 3000-4  
1- 250-12 DC CLASS 2 POWER SUPPLY  
@ 3 AMPS (TOTAL) 3 AMPS.  
1- 20 AMP CKT. W TIMER CKT #7  
2- 20 AMP SERVICE DISCONNECT.

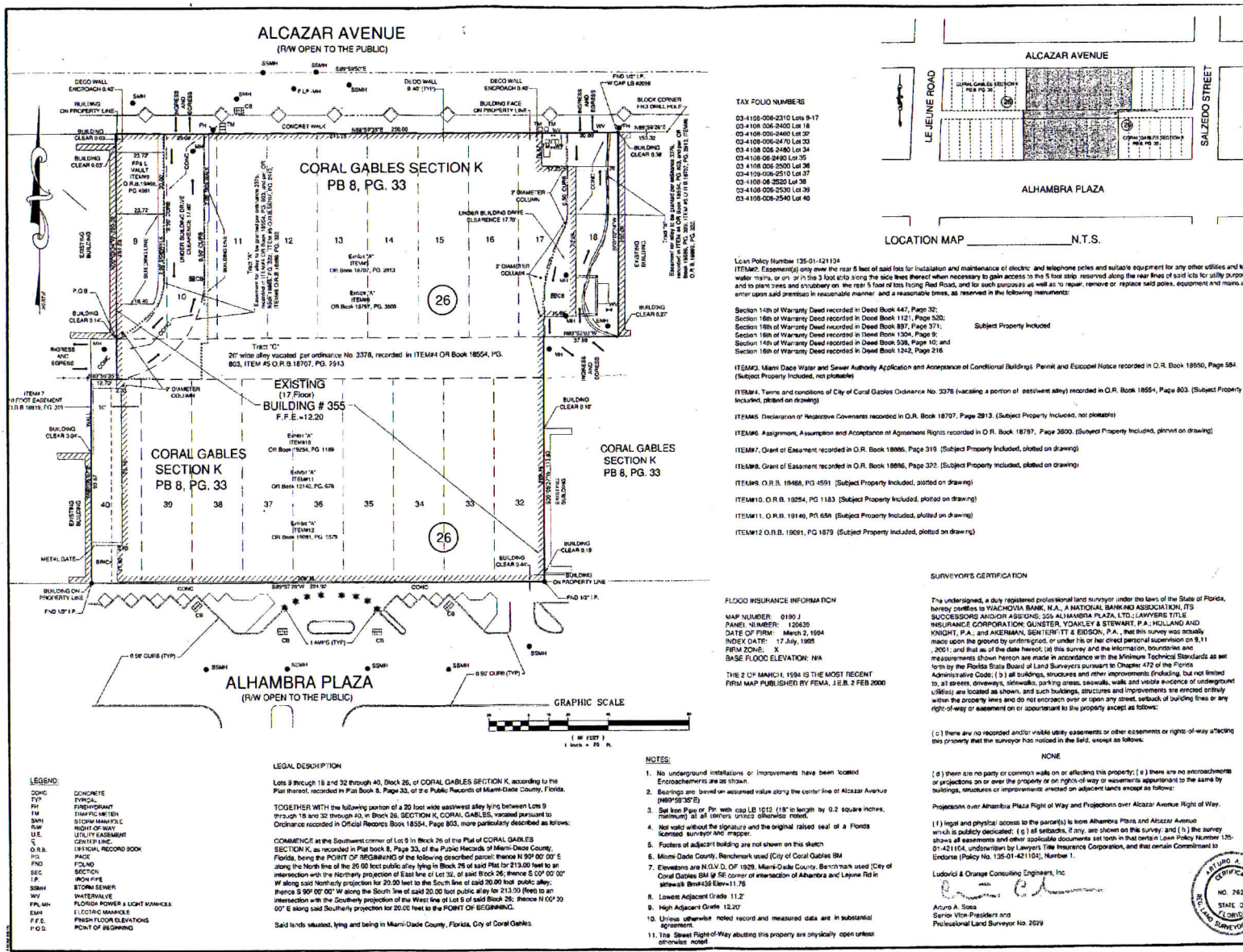
CLIENT = CODINA GROUP  
LOCATION = 355 ALHAMBRA CIRCLE.

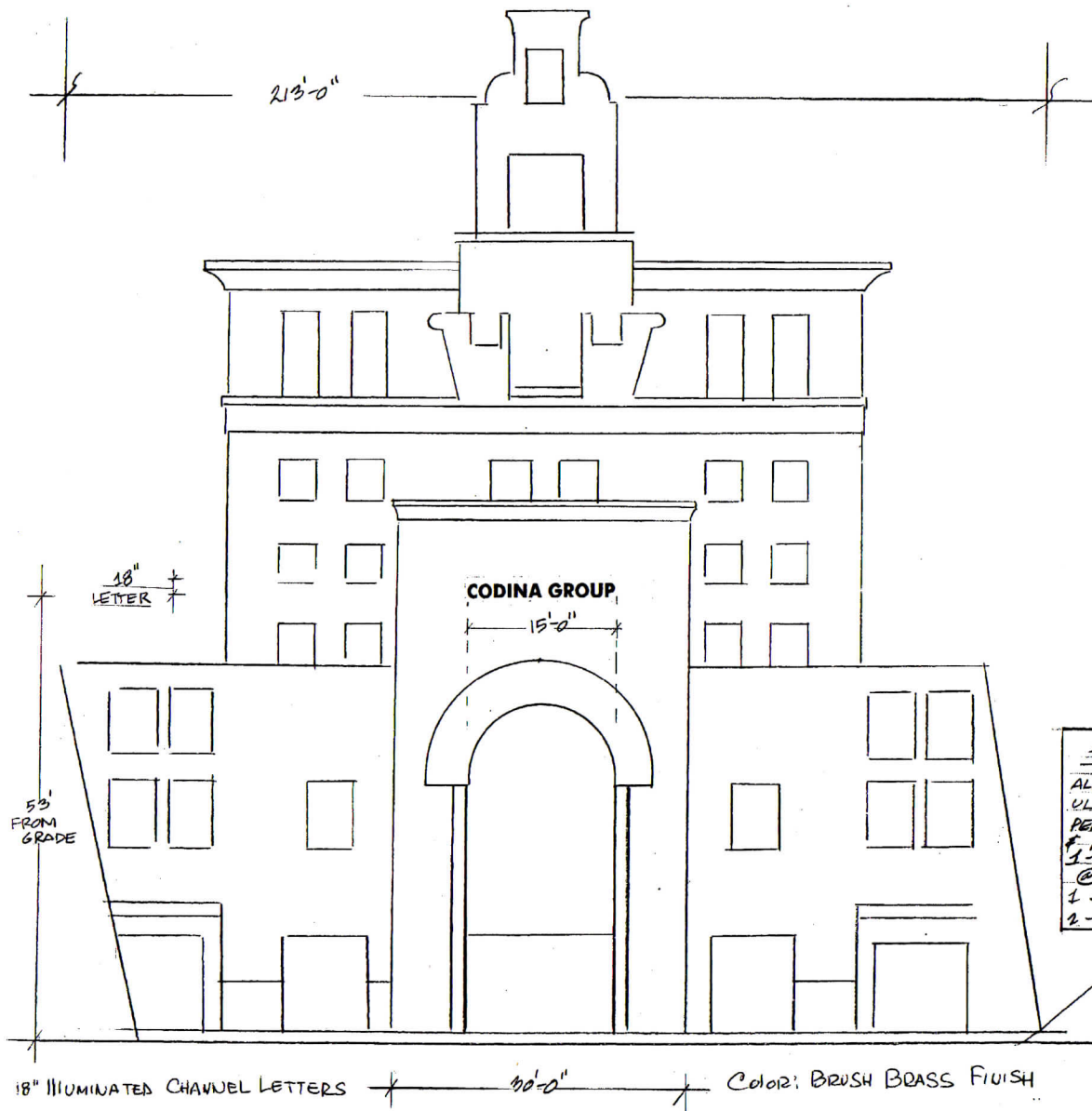
MAHON ELECTRIC (954) 442-9104 EC0001543  
521 NW 86 AVE PEMBROKE PINES FL 33024.

**FOR REFERENCE ONLY**



**FOR REFERENCE ONLY**





20 AMP SERVICE DISCONNECT.

LIQUID TIGHT CONDUIT

3/16" x 2 1/2" TOP CON  
SCREWS

(2) #12 THWN  
PRI MARY.

REVERSE  
CHANNEL

LETTERS  
INTERNALLY

ILLUMINATED W/LED

20 AMP SERVICE  
DISCONNECT.

14 GA. CLASS 2 LEAD.

LIQUID TIGHT  
CONDUIT  
LED

(1) 250-12 DC  
CLASS 2

POWER SUPPLY

THESE WIRING DIAGRAMS AND ELECTRICAL SCHEDULES ARE THE PROPERTY OF THE CITY OF CORAL GABLES AND ARE TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF CORAL GABLES.

V.B.  
BOY

TRANS  
FORMER  
CAN

TYPICAL  
SIDE VIEW

WJW

# \* ELECTRICAL INFORMATION \*

ALL ELECTRICAL COMPONENTS SHALL BE LISTED & UL APPROVED PER NEC 250 ALL MATERIALS & FASTENERS MEET SPEC # 3000-Y  
1- 250-12 DC CLASS 2 POWER SUPPLY @ 5 AMPS (TOTAL) 5 AMPS  
1- 20 AMP CKT. W TIMER CKT # 7  
2- 20 AMP SERVICE DISCONNECT.

CLIENT = CODINA GROUP  
LOCATION = 355 ALHAMBRA CIRCLE.

MAHON ELECTRIC (954) 442-9704 EC0001543  
521 NW 86 AVE PEMBROKE PINES FL 33024.

**FOR REFERENCE ONLY**



APPLICATION  
NUMBER: 8388 -Z  
BOARD OF ADJUSTMENT  
HEARING DATE: June 2, 2003

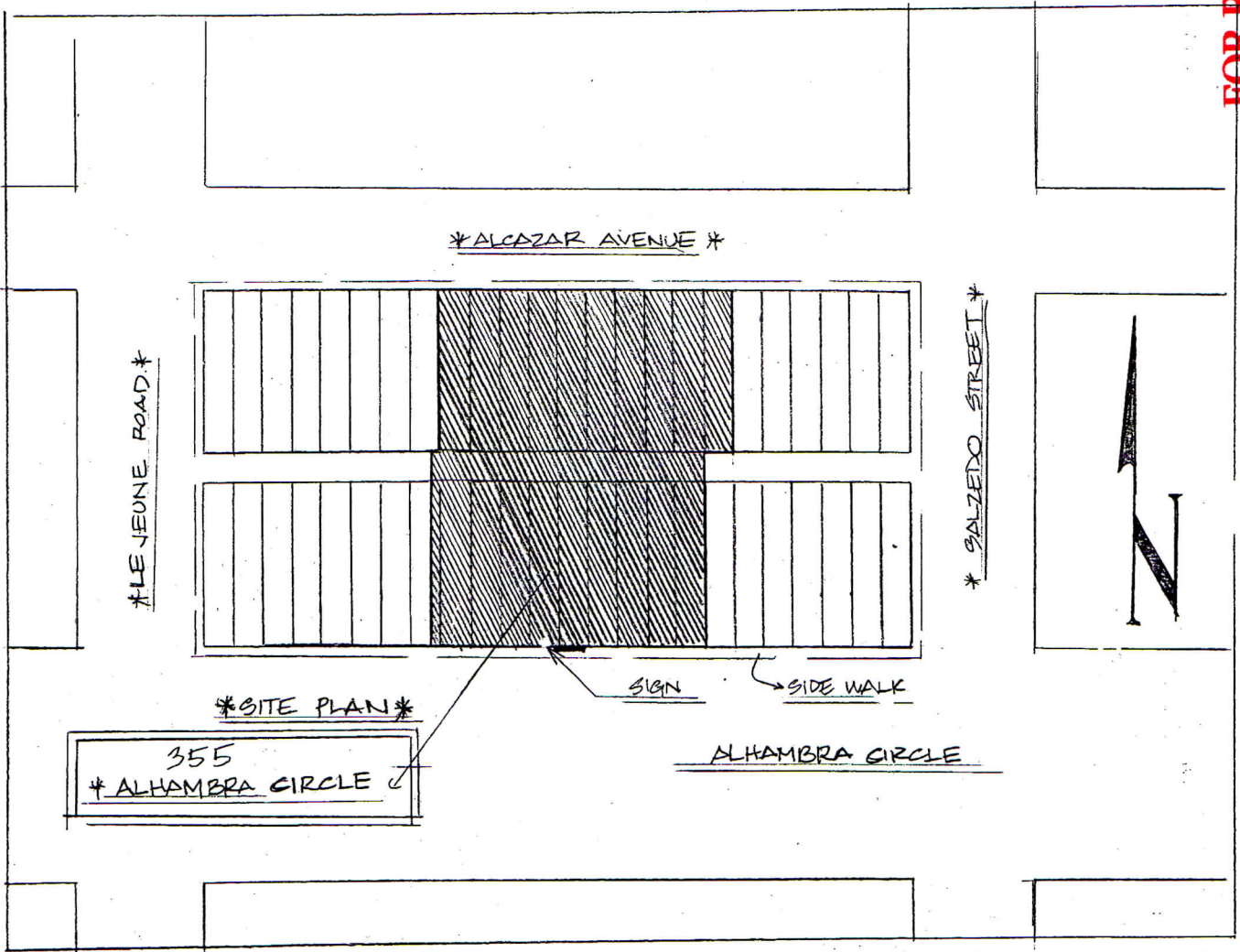
<b>ZONING APPROVAL</b>
This plan required the following variance(s) to the zoning code of the City of Coral Gables.
<u>See Below</u>
Approved by RES. NO. <u>4481-ZB 6/2/2003</u>
Unless a permit is taken out on or before <u>12/31/2003</u>
The above variance(s) becomes void and of no effect
<u>See Below</u> 7/1/2003

The Board of Adjustment at its regular hearing held on June 2, 2003, passed and adopted Resolution No. 4481-ZB approving the following variance for captioned subject to the Applicant waiving the rights to additional signs on the building except for ground floor retail/service establishments. All as outlined under the Applicant's Proposal as follows:

1. Grant a variance to allow the proposed tenant sign to be located on the same building elevation (Alhambra Circle) as the existing sign vs. if having more than one tenant name appears on the building, the name may be used only twice and must appear on alternate sides of the building as provided for by Section 18-7(b)(1)(h) of the "Zoning Code."

**FOR REFERENCE ONLY**

FOR REFERENCE ONLY





B.O.A. #

F/25326

Applic. #

03076597

Job SIGN

Description: CODINA GROUP

PERMIT NO. 0309051  
ADDRESS: 355 ALHAMBRACITY OF CORAL GABLES  
BUILDING / ZONING DEPARTMENT

SECTION BY DATE

HISTORICAL

BOARD OF ARCH.

7-17-03

BOARD OF ARCH.

7-17-03

ZONING

7-17-03

ELECTRICAL

7-17-03

MECHANICAL

PLUMBING

STRUCTURAL

8-29-03 12/1/03

FIRE

FEMA

PUBLIC WORKS

8-29-03

CONCURRENCE

8-29-03

BUILDING OFFICIAL

9-2-03

1. 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.2. This copy of plans must be available on building  
site or an inspection will be conducted.

A.D.P.T., Inc. (305) 254-7658



564384

R-0089

CONTRACTOR

CONTRACTOR

if obstructing  
P.O.W. during  
Installation

OFFICE SET

RECORDING THE BEST PLANS  
SHOULD BE APPROVED  
FOR STRUCTURE OF CONSTRUCTION  
NOT IN COMPLIANCE WITH CODE

FOR REFERENCE ONLY

Exhibit C – Codina Sign Photograph





18" **E**

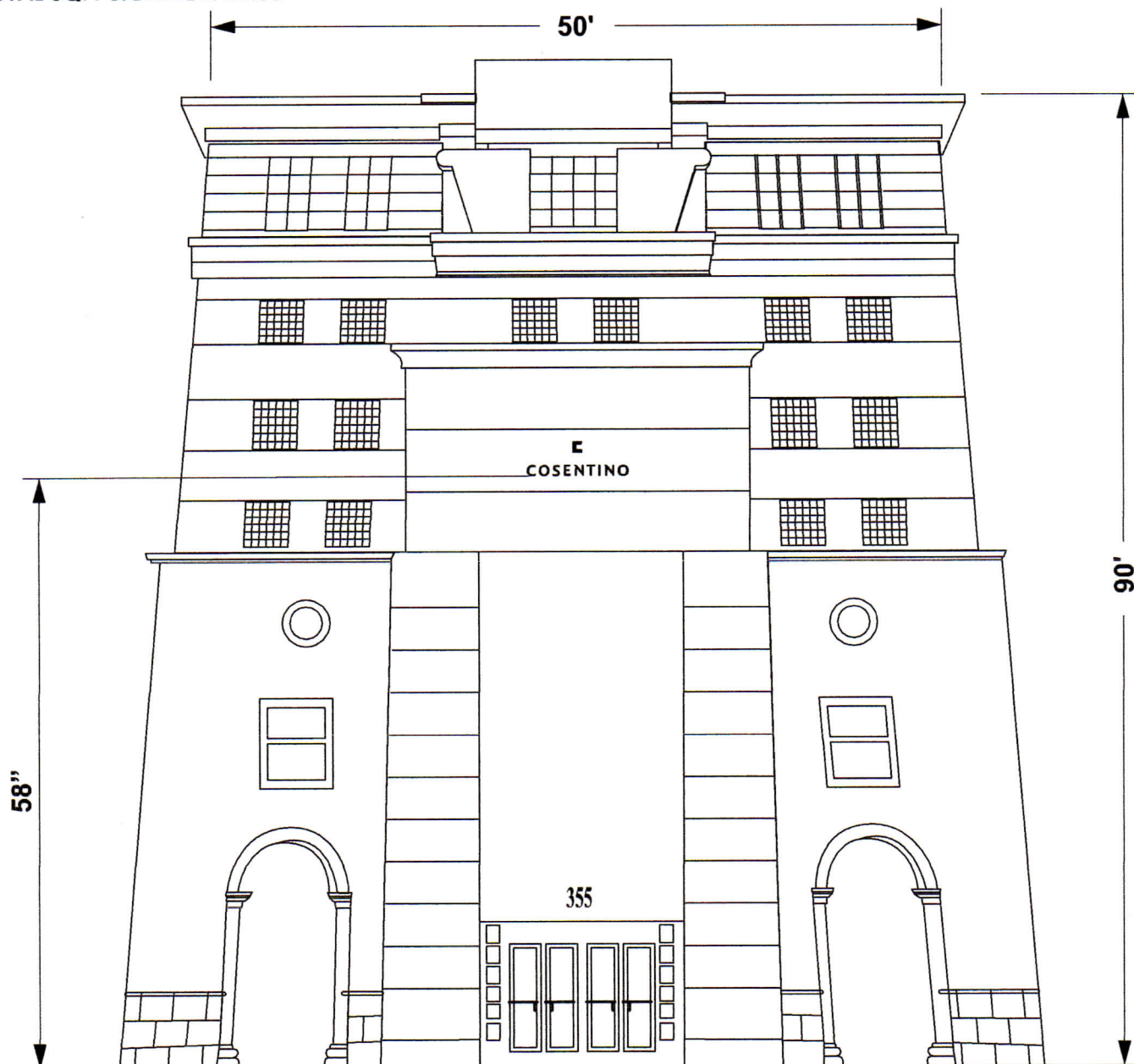
18" **COSENTINO**

158"

LOGO SQFT: 1.8

COSENTINO SQFT: 19.75

TOTAL SQFT SIGNAGE: 21.55



UNDERWRITERS  
LABORATORIES INC.  
LISTED

Nobody Builds Images Like  
**saulsigns**

SAUL SIGNS

861 West 17 St, Hialeah,  
FL 33010

ph: 786.536.6580

fax: 786.534.4956

info@saulsigns.com

www.saulsigns.com

Job: COSENTINO

Address: 355 ALHAMBRA CIR

Municipality: CORAL GABLES

Date: 10/10/2017

Rep: ARTURO

Scale: N.T.S

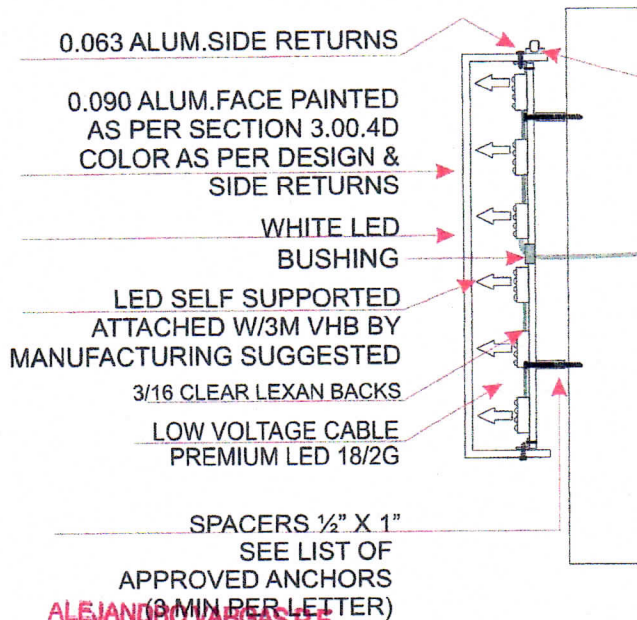
Designer: Jose A.

FOR ILLUSTRATION PURPOSE ONLY



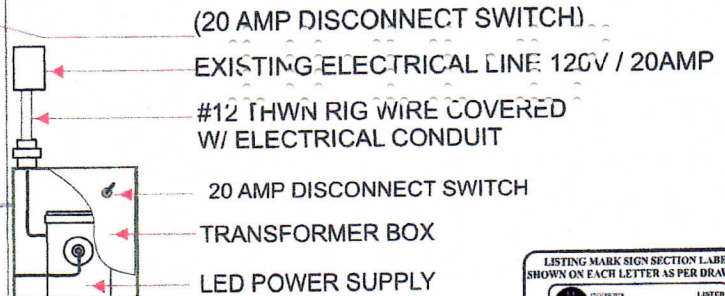
# PROPOSED SIGN

# REVERSE CHANNEL INDIVIDUAL LETTERS.



**ALEJANDRO VARGAS P.E.**  
 License # 63894  
 1025 Cedar Falls Dr.  
 Weston, FL 33327

This design Complies with  
 2014 FBC and ASCE 7-10  
 Wind Speed=175 MPH



LISTING MARK SIGN SECTION LABEL SHOWN ON EACH LETTER AS PER DRAWING

LISTED

ELECTRIC SIGN No. BK 6 DIGITS ONE BOX OF ONE BOX

## Dimension



**PANEL SCHEDULE**

ALL ELECTRICAL COMPONENTS ARE UL LISTED AND APPROVED  
 ALL SIGNS GOUNDED ACCORDING TO ARTICLE 250 OF THE N.E.C.

WIRE SIZE	CIRCUIT NUMBER	BREAKER SIZE	LOAD DESCRIPTION	LOAD (VA)	PHASE	LOAD (VA)	LOAD DESCRIPTION	BREAKER SIZE	CIRCUIT NUMBER	WIRE SIZE
12	4	20A	SIGN							

LOAD PER PHASE

EXISTING DISCONNECT SWITCH FUSED AT 125 AMPS@ METER OTR

TOTAL LOAD

TOTAL AMPS

20 AMP CIRCUIT(S) REQUIRED

TOTAL LOAD

STATE OF FLORIDA

PROFESSIONAL ENGINEER

EXISTING PANEL A

AUG 15 2017

## ELECTRICAL INFORMATION

- (1) 12 VOLT DC POWER SUPPLY 1.2 AMPS - 60 WATTS
- ALL ELECTRIC COMPONENTS ARE U/L LISTED
- 120 VOLTS 1/2" #12 THWN RIG WIRE
- EXTERNAL AND INTERNAL DISCONNECT SWITCH
- SIGN GROUNDED ACCORDING TO NEC 600.24 AND 600.7
- DEDICATED 20 AMPS CIRCUIT FROM ELECTRICAL PANEL (BY OTHER)
- ALL COMPONENTS PAINTED AS PER CODE
- ALL MATERIALS & FASTENERS MEET 3004.4
- ALL ELECTRICAL COMPONENTS ARE UL LISTED AS PER NEC 600.3
- CODES IN EFFECT ARE NEC 2011 AND FBC 2014, 5TH EDITION
- SIGN TO BE CONTROLLED BY A TIMER OR A PHOTOCELL OR BY ASTRONOMICAL TIMER

Reviewed by

Date

## APPROVED ANCHORS

CONCRETE WALL	STUCCO WALL
1/4" X 2 3/4" TAPCONS	1/4" X 3" TOGGLE BOLTS
WOOD WALL	METAL WALL
1/4" X 2 3/4" WOOD SCREWS	1/4" X 2 3/4" HEX SELF DRILLING

## SPECIFICATIONS

Item	Value	Unit
	W	
Power Dissipation	0.72	Watt
Forward Voltage	12	VDC
Forward Current	60	mA
Luminous Intensity	20000	mcd(Typ.)
Luminous Intensity	58	lm(Typ.)
Lumen/Watt	80.5	lm/W
CCT(k)	8000/10000	Kelvin
Wave length	450-455	nm
CRI	70	%
Viewing Angle	120°	-
LED/ Module Pitch	25-161 ± 5	mm
Size	72*17*8.2	mm
Weight	10	g
Max in series	50	EA
Operating Temp	-20 ~ 60	°C
Storage Temp	-30 ~ 70	°C
Waterproof	IP68	
Life Time	50,000	Hour
Cable	UL, AWM2468 300V/80°C	
Case Materials	UL, AB5-HI121, HB-class	



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## SAUL SIGNS

861 West 17 St, Hialeah,  
 FL 33010

ph: 305.266.8484  
 fax: 786.534.4956  
 info@saulsigns.com  
 www.saulsigns.com

Job: Cosentino

Address: 355 ALHAMBRA CIR

Municipality: Coral Gables

Date: 8/15/2017

Rep: Adrian Gonzalez

Scale: N.T.S

DESIGNER/ Jose A.  
 FOR ILLUSTRATION PURPOSE ONLY



18"

E

18"

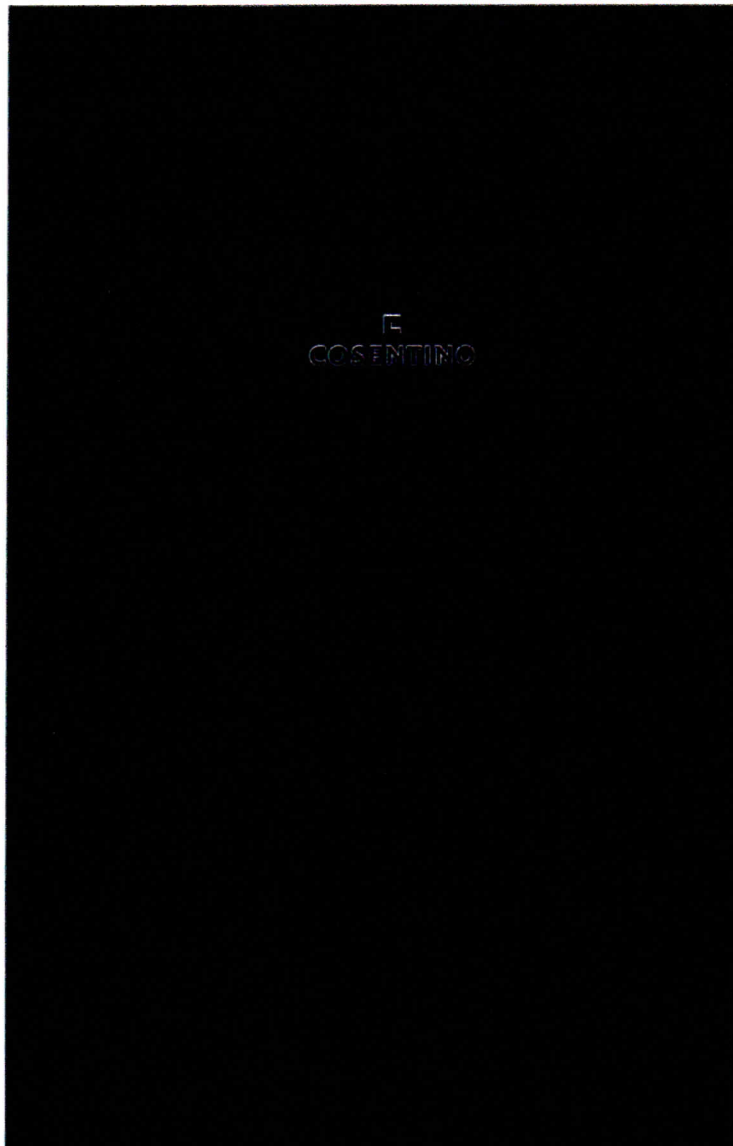
COSENTINO

LOGO SQFT: 1.8

COSENTINO SQFT: 19.75

TOTAL SQFT SIGNAGE: 21.55

158"



SOUTH ELEVATION



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fax: 786.534.4956

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www.saulsigns.com

Job: COSENTINO

Address: 355 ALHAMBRA CIR

Municipality: CORAL GABLES

Date: 08/16/2017

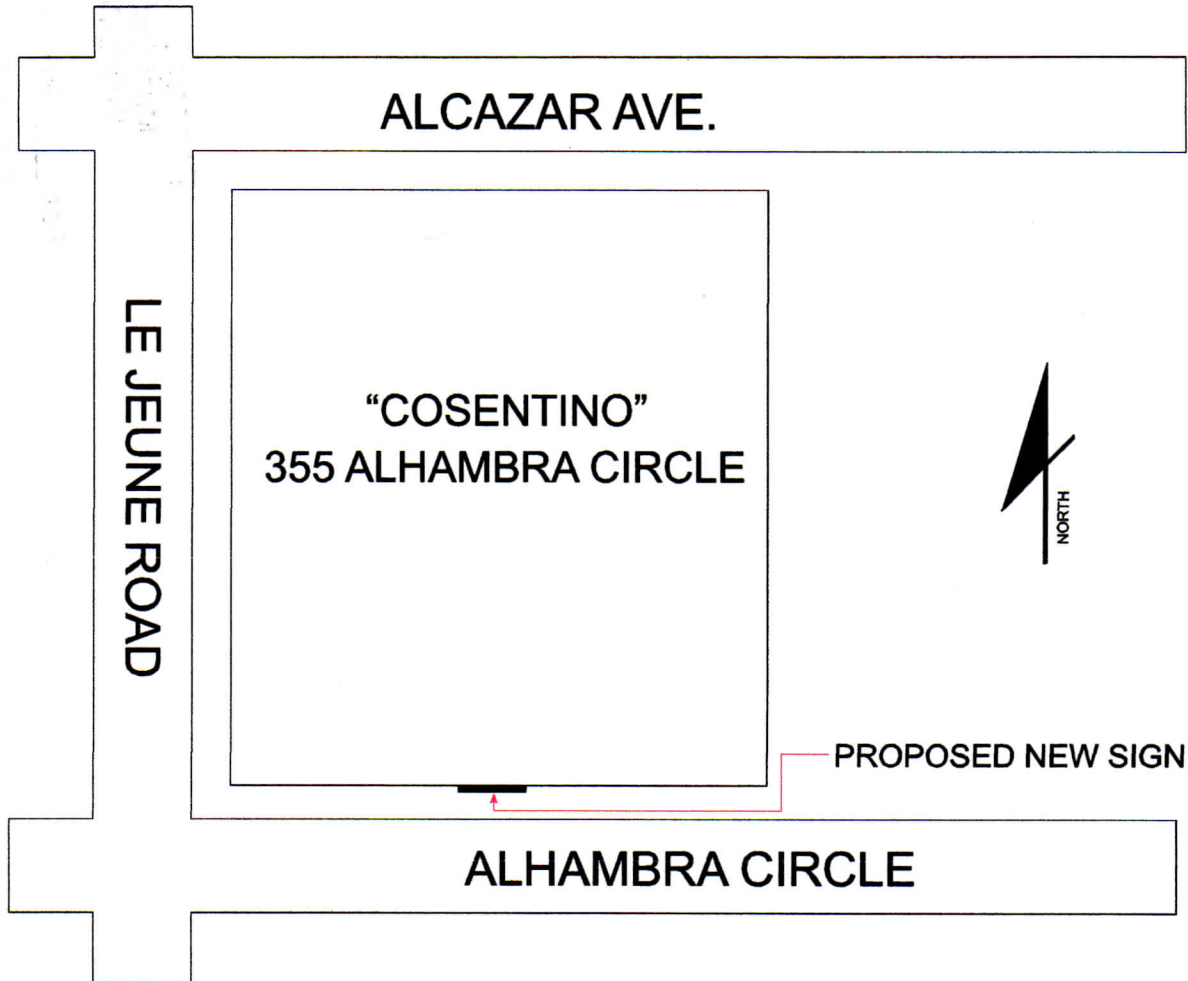
Rep: ARTURO

Scale: N.T.S

Designer: Jose A.

FOR ILLUSTRATION PURPOSE ONLY

CO  
10-10-17



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**Date: 10/10/2017**

**Rep: ARTURO**

**Scale: N.T.S**

**Designer: Jose A.**

FOR ILLUSTRATION PURPOSE ONLY





City of Coral Gables  
Development Services

**AB-17-10-1542**

355 ALHAMBRA CIR



**FINAL**

Folio #: 03-4108-006-2310

Permit Description: COMMERCIAL\*

"COSENTINO" ELECTRICAL SIGN(1) \$2200

Section	Approved	
	By	Date
<input type="checkbox"/> BOARD OF ARCH.		
<input type="checkbox"/> BOARD OF ARCH.		
<input type="checkbox"/> MED BONUS		
<input type="checkbox"/> MED BONUS		
<input checked="" type="checkbox"/> ADMIN APPROVAL	com	11 oct 17

The Board of Architects is responsible for determining whether development applications satisfy the Design Review Standards set out in Article 5, Division 6 of the City of Coral Gables Zoning Code

Property Owner or Contractor  
Must Obtain Separate  
Public Works Permit

For REMOVING

NIGHT OF DAY

205-460-5026

10/23/17  
12/6/17

**OFFICE SET**

Section	By	Date
<input type="checkbox"/> BUILDING		
<input checked="" type="checkbox"/> CONCURRENCY	10/23/17	10/23/17
<input checked="" type="checkbox"/> ELECTRICAL	10/23/17	10/23/17
<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	10/23/17	10/23/17
<input checked="" type="checkbox"/> STRUCTURAL	10/23/17	10/23/17
<input checked="" type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

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

City of Coral Gables  
Development Services



**BL-17-10-1572**

355 ALHAMBRA CIR #

Folio #: 03-4108-006-2310

Permit Description: ILLUMINATED WALL SIGN(1) (COSENTINO) \$2200

EL 170 1478

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 \_\_\_\_\_

NEW CONSTRUCTION \_\_\_\_\_ SUBSTANTIAL IMPROVEMENT \_\_\_\_\_

Special Inspector required for the following:

☐ Special Inspector for PILING  
☐ Special Inspector for REINFORCED MASONRY  
☐ Special Inspector for \_\_\_\_\_

## PHOTOGRAPHS



Building from northwest



Building from south



Merrill Lynch sign



Building from southeast





Building from southwest



Building from northeast



Building from south



Photograph of building with  
Codina Group Sign



Rendering with Proposed  
Cosentino Sign