

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY OF CORAL GABLES
BOARD OF ADJUSTMENT
JUNE 5, 2023
405 BILTMORE WAY
CORAL GABLES, FL 33134
9:27 A.M.

AGENDA ITEM: 25-5823, VARI-23-04-0008

BOARD MEMBERS

- Chairperson Javier Salman
- Board Member Steven Bourassa
- Board Member Scott Davidson
- Board Member Gus Perez
- Board Member Gema Pinon
- Board Member Eugene Wolman

Cristina Suarez, Esq.
City Attorney

STAFF:

Jill Menendez
City Clerk

Arceli Redila
Zoning Administrator Development Services

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INDEX

STAFF PRESENTATION	PAGE 3
APPLICANT PRESENTATION	PAGE 5
MEMBERS OF THE PUBLIC	PAGE 15
ROLL CALL	PAGE 29

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PROCEEDINGS

(Thereupon, the City of Coral
Gables Board of Adjustment
AGENDA ITEM: 25-5823,
VARI-23-04-0008 was heard at
9:27 a.m.)

CHAIRPERSON SALMAN: And our next item is.

MS. REDILA: Again, good morning. For the
record Arceli Redila, Zoning Administrator
Development Services.

So the second item in our agenda today is
a variance request from Glen Larson of Dock and
Marine Construction representing the Gables
Condominium.

So the request is to allow a boat lift
thirty -- to extend thirty-five --
thirty-three feet and ten inches from the banks
of the Waterway where twenty-five feet is the
maximum allowed.

So the subject site, 10 Edgewater Drive,
is close to Biscayne Bay to the east. There is
a multistory residential building to the west.
And to the north is the -- the -- the south
side is the Waterway, the Gables Waterway. And
to the north is Edgewater Drive.

1 So there is an existing high-rise
2 residential development there called Gables
3 Condominium constructed in 1996 as per our
4 records.

5 Now, on the Waterway as you can see on the
6 aerial here there is an existing marina with
7 finger piers and boat slips.

8 The request is to allow a boat slip -- one
9 boat slip to extend thirty-three feet and ten
10 inches from the bank on the Waterway where
11 twenty-five feet is maximum allowed.

12 The proposed -- this proposed boat lift
13 will be on slip 14. And here is -- here it is.
14 It will be extend -- extending thirty feet,
15 ten.

16 And with this one Staff just could not
17 find any special condition. So Staff is not
18 recommending approval. Here is the Applicant
19 for the presentation. Do you want to me go
20 back and -- okay.

21 MR. LARSON: Sure.

22 Whereupon:

23 GLEN LARSON,
24 a witness of lawful age, being called as a witness
25 by the Applicant, having been first duly sworn,

1 testified under oath as follows:

2 MR. LARSON: Good morning, ladies and
3 gentlemen. Glen Larson. Dock and Marine
4 Construction. 752 Northeast 79 Street. I am
5 here on behalf of the Building and the slip
6 tenants.

7 What we are asking to do is to put a boat
8 lift in an existing boat slip. And the code
9 says that we are exceeding the maximum distance
10 out from the bank.

11 However, the slip as it's constructed --
12 so if you look at the slip 14, the mooring
13 piling which is the outer boundary of the slip
14 is thirty-five feet from the end of the finger
15 pier. And the finger pier is twenty feet long.

16 So we have a slip that has an overall
17 length of fifty-five feet. The boat lift -- in
18 order for the -- the boat lift to operate it
19 would have to be a certain distance from the
20 dock to hold the boat.

21 So there is an existing boat in the slip.
22 And the lift is going to be basically
23 underneath that existing boat.

24 At no point does any portion of this
25 project force the boat or change the location

1 or configuration of the slip. And at no time
2 will the boat ever extend beyond the limits of
3 the mooring piling.

4 This permit has in it an additional boat
5 lift that extends from the shoreline the same
6 distance. But the finger pier is orientated
7 further out. And it does not protrude passed
8 the finger pier which allow us to proceed with
9 that lift without needing a variance for it.

10 So we are not asking for any increase in
11 slip size or any -- anything that would create
12 an obstruction in the Waterway.

13 CHAIRPERSON SALMAN: I have a question.

14 So what you are saying is that the lift is
15 within the -- the actual slip size inside
16 the -- the -- the existing mooring piling?

17 MR. LARSON: Correct. There is a
18 formality in the code for projections beyond
19 the shoreline. And perpendicular parking in
20 the Waterway also requires a variance.

21 And there are only -- in the main portion
22 of the Waterway there are only five residential
23 multifamily buildings that have this specific
24 docking configuration.

25 And the concern with residents is that we

1 would create an obstruction. This is not the
2 case here.

3 CHAIRPERSON SALMAN: It's certainly not
4 making it any worse than whatever is there?

5 MR. LARSON: No.

6 BOARD MEMBER DAVIDSON: How large a boat
7 can a lift accommodate? That -- that is there
8 is currently a boat there. And you have
9 suggested that there will never be able to be a
10 larger boat.

11 Right? So what's the size and scale of --
12 of the lift?

13 MR. LARSON: The boat lift we are
14 installing would lift at the most a forty-five
15 foot boat. I believe the vessel that is in the
16 slip currently is thirty-nine feet.

17 And if we were going to lift a larger boat
18 we would have to come and get a permit for a
19 bigger lift.

20 BOARD MEMBER PINON: I have a question for
21 the City.

22 Mr. Larson states in this letter that
23 there are neighboring properties that have
24 access to similar lifts.

25 Is that the case?

1 MS. REDILA: That -- that there is a -- is
2 your microphone on?

3 BOARD MEMBER PINON: Because the hardship
4 is that similar?

5 The neighboring properties are able to
6 enjoy access with similar on boat lifts which
7 are common assessments.

8 MS. REDILA: Yes. For those that they are
9 able to comply with the code. There are
10 properties that have boat lifts for those that
11 were able to comply with code. Which is
12 twenty-five feet from the banks of the
13 Waterway.

14 BOARD MEMBER PINON: So there is nothing
15 beyond twenty-five feet. So -- has any -- has
16 any variance been granted?

17 MS. REDILA: So for this -- for this
18 specific development, no. We -- I could not
19 find any at least from my records. And as you
20 can see the -- in the -- on the aerial there
21 is -- I don't see any boat lifts here on this
22 particular slip. Right? I don't see any boat
23 slip.

24 MR. LARSON: Time --

25 MS. REDILA: This is the only boat

1 lifts --

2 MR. LARSON: There is --

3 MS. REDILA: -- on Tower -- on Tower Two.

4 MR. LARSON: There is another lift on slip
5 that --

6 MS. REDILA: But it goes further in.

7 MR. LARSON: It's the same distance from
8 the shoreline that comes out, but it's next to
9 a concrete finger pier that sticks out 40 feet
10 rather than the 20 feet --

11 MS. REDILA: Yeah.

12 MR. LARSON: -- here.

13 MS. REDILA: So it's inside the pier.

14 MR. LARSON: Uh-huh.

15 MS. REDILA: Even though it's occupying
16 the slip, but it's inside the pier. This one
17 it's protruding out of the pier.

18 CHAIRPERSON SALMAN: Question -- question
19 for Staff. Any time we have a perpendicular
20 dockage, isn't that a requirement for a
21 variance?

22 MS. REDILA: 1990 -- there is a
23 requirement of the code that you have to park
24 up parallel to the -- to the -- to the
25 Waterway.

1 But in this case this is a multifamily. I
2 have -- I could not find any records as to how
3 they got an approval --

4 CHAIRPERSON SALMAN: Uh-huh.

5 MS. REDILA: -- for -- for them to have
6 this configuration of perpendicular mooring.

7 CHAIRPERSON SALMAN: Huh.

8 MS. REDILA: They did this in 1996. This
9 one --

10 CHAIRPERSON SALMAN: Must --

11 MS. REDILA: This might be part of the
12 approval of the entire --

13 CHAIRPERSON SALMAN: Of the entire overall
14 project.

15 MS. REDILA: Yes. Of the entire
16 development. But I could see the pattern of
17 the pier. It's twenty feet and those -- those
18 finger piers and then the dock is about
19 five feet.

20 So it's kind of like within the code
21 requirement of twenty-five feet maximum
22 projection.

23 CHAIRPERSON SALMAN: Understood. That's a
24 strict reading of the code. And we thank you
25 for that.

1 MR. LARSON: And a quick response to your
2 question.

3 It's been several months now. But my last
4 appearance before you was for a variance for
5 Mr. Camilo Miguel at 6935 Prado. And that
6 included the extension of a boat lift that was
7 I believe thirty-five feet from the bank of the
8 Waterway.

9 So it's not the only boat in the
10 neighborhood that's had to get a variance.
11 So --

12 MS. REDILA: Yes. Because I believe that
13 one has a -- mangroves --

14 MR. LARSON: Correct.

15 MS. REDILA: -- that DERM does not allow
16 you to dig closer on the mangroves.

17 CHAIRPERSON SALMAN: Huh.

18 BOARD MEMBER DAVIDSON: Question. It's
19 difficult to see what the special circumstances
20 are here.

21 Can you say what -- tell us what you
22 think -- what you think they are?

23 MR. LARSON: The -- the circumstances --
24 the special circumstances here for this -- this
25 specific property are that there are slips that

1 are wet slips currently.

2 And in the Coral Gables Waterway we have
3 an electrical current that naturally occurs.
4 It's a little bit stronger. And leaving your
5 vessels in the water deteriorates them and
6 makes the maintenance a little bit expensive
7 and excessive.

8 So the circumstance is is that being a
9 resident of the Coral Gables Waterway with the
10 thousands of boaters and -- and hundreds -- and
11 hundreds of homes in the vicinity everyone has
12 a right to have a boat lift if the code allows
13 for it.

14 So there is an existing permitted lift at
15 the building. And there are hundreds of
16 existing lifts along the entrance of the Coral
17 Gables Waterway.

18 This would just give him the same rights
19 as everyone else to lift his boat up out of the
20 water to -- to alleviate some of the
21 maintenance issues associated with leaving your
22 boat in the water.

23 BOARD MEMBER DAVIDSON: Is the Applicant
24 the entire association or is it -- or is there
25 a specific owner of this slip?

1 MR. LARSON: The -- it's an interesting
2 scenario for this building. So the building
3 owns the marina. And they have agreements like
4 lease agreements associated with units.

5 So you have to be a unit owner to have
6 a -- a slip there or to be able use the slip.
7 I believe it's a -- Mr. Silver calls it a
8 license.

9 I don't know if it's -- if there is a
10 special license with the City or if it's only
11 with the State.

12 But I believe that the building has like a
13 lottery system. And they have twelve or
14 fourteen power boat slips and the rest are
15 sailboat slips.

16 BOARD MEMBER DAVIDSON: But you
17 don't know. So the existing boat lifts that's
18 there are they the ones who are paying -- I
19 mean, I am just curious --

20 MR. LARSON: Yes.

21 BOARD MEMBER DAVIDSON: -- if --

22 MR. LARSON: That is correct. The
23 existing slip holder would pay to -- to
24 install --

25 BOARD MEMBER DAVIDSON: So they must have

1 a long-term lease or that must trade with --

2 MR. LARSON: I believe that's the -- the
3 case.

4 And I do know that -- that there was
5 another floating type lift that was installed
6 there. And we were paid to remove that after
7 that tenant moved -- sold his unit and moved.

8 BOARD MEMBER DAVIDSON: Thank you.

9 CHAIRPERSON SALMAN: Is this a floating
10 lift or a mechanical lift?

11 MR. LARSON: This is a mechanical lift.

12 CHAIRPERSON SALMAN: Okay.

13 MS. REDILA: In boat slip 11 there is a
14 floating lift.

15 MR. LARSON: Yes. In slip 11 we are
16 installing a -- a floating vessel platform.
17 It's not really to lift the boat. It is for
18 access for the tenants.

19 It's part of this permit also to allow
20 access to the tenants for kayaks and paddle
21 boards in the Waterway.

22 CHAIRPERSON SALMAN: Any further
23 discussion?

24 Do we have any Members of Board here
25 who -- members of the public that wish to

1 address this item?

2 Whereupon:

3 DR. WILLIAM SILVER,
4 a witness of lawful age, being called as a member of
5 the public, having been first duly sworn, testified
6 under oath as follows:

7 MR. SILVER: Good morning. My name is
8 Dr. William Silver. I have to disclose that I
9 was one time Chairman of this Board of
10 Adjustment a long time ago. And so I
11 sympathize with your position and your ability
12 to make the decisions good and bad that come
13 before you all the time. It's not an easy job.

14 I am a resident of 10 Edgewater Drive, The
15 Gables Club. So I speak only for myself. I do
16 not speak for the board or any of the
17 association officially.

18 This is my own personal exposition of
19 the -- what I consider to be certain problems
20 with the situation today.

21 I have lived there for about fifteen years
22 now and I have been a boater and I am
23 familiar -- familiar with situations. I am not
24 a licensed owner. In other words, I do not
25 hold a license or any dock.

1 As Mr. Larson has pointed out in order to
2 have a motor boat -- motor vessel you have to
3 have a license. If you have a sailboat, you do
4 not have to have a license.

5 So there are many slips at the Gables dock
6 and some -- only about I believe ten are
7 available with license. And those licenses
8 have to be purchased from the owner of the
9 previous license.

10 Throughout the Gables Waterway there are
11 many licenses and in other places. One of my
12 questions is how long is a license good for?
13 That's one question that I hope that you may
14 clarify.

15 Another question is with regard to the
16 specific variance I have been told and I --
17 it's not reliable always -- that the variance
18 has to be renewed annually.

19 I have also been told that that's not
20 true. And I thought that that possibility of
21 being clarified today would be of great
22 assistance as just a point of information among
23 the residents.

24 Another question was the matter of
25 transfer. Can those licenses be transferred?

1 For instance, if there is a place up in the
2 Coral Gables Waterway say near U.S. 1 far away
3 and somebody had a license on a slip there and
4 they were leaving and they didn't want or need
5 the license anymore, can that license be moved
6 to The Gables Club or to some other area along
7 the same Waterway and the circumstances for
8 that?

9 Oh, the floating dock. Is the floating
10 dock contained within your province now? In
11 other words, I didn't see it as a part of the
12 variance.

13 But I did see it on the diagram that there
14 was a floating dock being placed at the marina.
15 But there is no floating dock there now that I
16 am aware of.

17 So I am just wondering about that incident
18 of placing a new floating dock at the marina.
19 Is that within the purview of this decision of
20 this application or not?

21 I don't know.

22 CHAIRPERSON SALMAN: I am going to ask
23 Staff to answer your specific questions
24 rather --

25 MR. SILVER: Okay.

1 CHAIRPERSON SALMAN: -- than you have to
2 listen to my conjecture.

3 MS. REDILA: Good morning.

4 MR. SILVER: Please.

5 MS. REDILA: Yes.

6 MR. SILVER: Thank you.

7 MS. REDILA: Good morning. I see -- I
8 received your e-mail. I believe Glen also
9 answered your question.

10 So the question -- your first question was
11 to how long a variance is? No? You want to
12 clarify the length if it is --

13 MR. SILVER: How long is the variance --

14 MS. REDILA: -- renewable every year.

15 MR. SILVER: How long is the variance in
16 effect?

17 MS. REDILA: Okay.

18 MR. SILVER: Does it have to be renewed?

19 MS. REDILA: Yes. It doesn't have to be
20 renewed, but you have twelve months -- one
21 year. After it is approved you have one
22 year -- the Applicant has one year to do what
23 is granted of them. Once it's constructed it
24 stays.

25 MR. SILVER: So --

1 MS. REDILA: Just like say, for example,
2 if they are requesting a -- a setback variance
3 for a building they have 12 -- 12 months to
4 apply a building permit for it.

5 And once the building is constructed
6 that -- that's it as long as the building
7 stays.

8 So as long as this boat lift stays --

9 MR. SILVER: So it's permanent once
10 it's --

11 MS. REDILA: Yes.

12 MR. SILVER: -- granted?

13 MS. REDILA: Yes. Once granted.

14 MR. SILVER: And built?

15 MS. REDILA: Yes.

16 MR. SILVER: Thank you.

17 MS. REDILA: And the other question?

18 MR. SILVER: The floating dock.

19 MS. REDILA: The floating dock which is
20 on --

21 MR. SILVER: Is the floating dock part of
22 this?

23 I didn't see it in the variance.

24 MS. REDILA: Yes.

25 MR. SILVER: And there is no floating dock

1 there now --

2 MS. REDILA: The --

3 MR. SILVER: -- but seems to be published
4 in the diagram.

5 MS. REDILA: Yes. Yes. So the floating
6 dock is on slip -- slip 11 I believe, but it --
7 it is within the pier. So it's -- it's within
8 the required setback.

9 BOARD MEMBER PINON: So, in other words,
10 there is no variance --

11 MS. REDILA: It's --

12 BOARD MEMBER PINON: -- that's being
13 requested?

14 MS. REDILA: No. No variance is being
15 requested on that.

16 BOARD MEMBER PINON: Necessary.

17 MS. REDILA: It is --

18 MR. SILVER: Or required.

19 MS. REDILA: It is -- it is -- stays
20 within the length of the -- of the pier --

21 MR. SILVER: Oh.

22 MS. REDILA: -- the finger pier.

23 MR. SILVER: So that --

24 MS. REDILA: Unlike the boat lift which
25 extends further.

1 MR. SILVER: Right. Well, I think you
2 should understand clearly that one of our
3 concerns was that no boat may be parked at the
4 slip that protrudes out into the Waterway
5 beyond the -- beyond the slip.

6 And Mr. Larson has answered that question.
7 It appears that it -- no part of the boat
8 protrudes out into the Waterway that would
9 interfere with traffic.

10 Thank you very much for the opportunity to
11 be here.

12 CHAIRPERSON SALMAN: Thank you for your
13 question.

14 I have a question, Staff. If this were a
15 floating lift one with that -- that actually
16 has pontoons that raise the boat out of the
17 water --

18 MS. REDILA: Yes. Because I believe those
19 floating -- what is it called? Floating Vessel
20 Platform.

21 CHAIRPERSON SALMAN: Right.

22 MS. REDILA: F. P. -- F. V. P. one.

23 CHAIRPERSON SALMAN: But would we --

24 MS. REDILA: Yes. Probably you will be
25 able to --

1 CHAIRPERSON SALMAN: Would -- would we be
2 required to have the -- the same variance built
3 for it?

4 MS. REDILA: Even -- even in this case or
5 we -- we had a meeting with Applicant,
6 Mr. Larson, and we suggested that if they could
7 stay -- if we -- they could have the boat lift
8 top within the limits of the existing pier,
9 that would be okay.

10 So just we would -- if they did it with a
11 floating vessel --

12 CHAIRPERSON SALMAN: Uh-huh.

13 MS. REDILA: -- platform it's within the
14 slip.

15 Also with existing dock -- with the
16 existing one on the east side, Mr. Larson,
17 right, it's within the limits of the finger
18 pier.

19 MR. SILVER: Thank you.

20 MS. REDILA: Oh, and --

21 CHAIRPERSON SALMAN: So what is the extent
22 of the -- of the overage beyond the finger pier
23 that -- that -- that Mr. Larson is looking for?

24 MS. REDILA: This is thirty-three --
25 thirty-three and ten inches.

1 CHAIRPERSON SALMAN: And --

2 MS. REDILA: Twenty-five is the maximum.

3 CHAIRPERSON SALMAN: And the pier is
4 twenty-five?

5 MS. REDILA: The pier is twenty.

6 CHAIRPERSON SALMAN: Twenty?

7 MS. REDILA: Twenty. Yes.

8 CHAIRPERSON SALMAN: Twenty plus the five
9 of the -- of the --

10 MS. REDILA: With the -- with the dock.

11 CHAIRPERSON SALMAN: Right.

12 MS. REDILA: Yes.

13 CHAIRPERSON SALMAN: With or without the
14 dock?

15 MS. REDILA: With the dock -- the dock is
16 five feet. The catwalk is five feet. The pier
17 is twenty.

18 CHAIRPERSON SALMAN: So we are looking
19 for --

20 MS. REDILA: Twenty-five.

21 CHAIRPERSON SALMAN: -- it would extend
22 beyond the -- the end of the dock by what?
23 Eight feet?

24 MS. REDILA: Yes. And I also received an
25 e-mail from just this morning from one of those

1 property owners who received a notice. I just
2 want to put it in the record. Ms. Spencer
3 Meredith. 90 Edgewater Drive, 90 -- No. 702 --
4 for Unit 702.

5 And so would you like me to read it into
6 the record, Mr. Chair?

7 CHAIRPERSON SALMAN: Please.

8 MS. REDILA: Okay. "So since I will be
9 unable to attend or view the public meeting on
10 this item as a resident owner of 90 Edgewater
11 Drive here are my comments:

12 "What is the exact location of this lift?
13 Note that existing dock spaces are empty and
14 there is an indented shoreline opposite the
15 pinch point in the Waterway.

16 "Lifts are generally constructed parallel
17 to the shore with dock spaces vertical at
18 present. While some dock spaces be removed
19 from for the proposed slip?

20 "No. 2: Will the lift move the boat nine
21 feet further into the Waterway reducing the
22 passage spaces.

23 "No. 3: Has this project been discussed
24 with DERM and have they given permission? This
25 permission is essential before commencing any

1 docking/piling changes in the Waterway.

2 "No. 4: Is the boat power or sail? And
3 this -- is the purpose of the lift to store it
4 out of the water? I assume it is power and
5 wants to be stored out of the water.

6 "No. 5: Please be certain that all
7 members of the Board have copies of Google
8 Earth photos that shows the Waterway and
9 present docks. It is impossible to discuss
10 this without seeing the actual situation."

11 And: "No. 6: What is the gobble -- Gable
12 Waterway Board's position in this issue?"

13 And last paragraph: "Personally, I have
14 no objection to the project. But I know that
15 DERM'S approval will be needed and that has
16 blocked the full usage of the slips that the
17 condo now has along the Waterway which raises
18 the question as to why an owner would prefer
19 this complex and costly route to docking in an
20 existing marina.

21 "Best regards. Spencer B. Meredith. 90
22 Edgewater Drive, Unit No. 702."

23 BOARD MEMBER WOLMAN: Couple of questions.

24 The slide that was just up so were the
25 mooring piles are is that area considered

1 Waterway traffic or no? I am -- I have no
2 nautical savviness or --

3 MS. REDILA: Yeah.

4 BOARD MEMBER WOLMAN: -- prowess.

5 THE WITNESS: But -- okay. There you go.

6 BOARD MEMBER WOLMAN: Because you
7 referenced the -- the protrusion would be
8 within the mooring piles --

9 CHAIRPERSON SALMAN: Or --

10 BOARD MEMBER WOLMAN: Is there waterway
11 traffic that runs through there?

12 MR. LARSON: On the outside of the piling.

13 BOARD MEMBER WOLMAN: On the outside?

14 MR. LARSON: Yeah. Nothing on the inside.
15 Those -- those mooring pilings --

16 BOARD MEMBER WOLMAN: How many --

17 MR. LARSON: I think --

18 MS. REDILA: You can probably also see the
19 aerial of this. There. Okay.

20 MR. LARSON: So the -- you can barely see
21 the -- the dock; just some of the mooring
22 pilings.

23 BOARD MEMBER WOLMAN: Yeah. I see the
24 pilings.

25 MR. LARSON: And then --

1 BOARD MEMBER WOLMAN: Okay.

2 MR. LARSON: And they are, you know, in --
3 in the slip area where we are putting a lift
4 they are ten feet passed the bow of the boat.

5 BOARD MEMBER WOLMAN: -- from the bow of
6 the boat --

7 MR. LARSON: Correct. You can see -- you
8 can see it on the -- on the right side of the
9 dock there is an indentation with long finger
10 piers. And then the dock bumps out and it has
11 little, short finger piers.

12 So those slips are fifty-five feet overall
13 length. And I believe we are the third or
14 fourth slip over.

15 BOARD MEMBER WOLMAN: You are near
16 the tennis courts.

17 MR. LARSON: Correct. Oh, no. No. I am
18 sorry. The tennis courts are the longer slips.
19 This would be --

20 BOARD MEMBER WOLMAN: Towards -- on the
21 other side.

22 MR. LARSON: Correct.

23 CITY ATTORNEY SUAREZ: Arceli, I think we
24 have a pointer.

25 Don't we?

1 MS. REDILA: Yeah.

2 MR. LARSON: Uh-huh.

3 BOARD MEMBER WOLMAN: There?

4 MS. REDILA: That's it?

5 MR. LARSON: Yeah, that is it. Correct.

6 Correct. But you can see the Waterway --
7 the -- the pinch point and the Waterway is
8 actually where the tennis courts are which is
9 why that section of the marina was brought in.

10 The code requires that we have
11 seventy-five feet minimum Waterway passage.
12 And we have more than seventy-five feet. At
13 the point where the lift is the Waterway is two
14 hundred twenty-five feet wide.

15 And there is a one hundred sixty-one feet
16 of clear passage at the narrowest point where
17 the lift will be.

18 BOARD MEMBER WOLMAN: Okay. Thank you.

19 CHAIRPERSON SALMAN: Any further
20 questions?

21 Is there anyone on Zoom --

22 THE CITY CLERK: No.

23 CHAIRPERSON SALMAN: -- for this item?

24 THE CITY CLERK: No.

25 CHAIRPERSON SALMAN: Thank you. Do I have

1 a motion?

2 Don't all rush at once.

3 BOARD MEMBER WOLMAN: I am going to phrase
4 it a little bit differently than it's here I
5 think because based on the Staff's
6 recommendation.

7 So the motion is to deny a boat lift to
8 extend thirty-three feet and ten inches from
9 the bank of the Waterway versus waterway lifts
10 or floating watercraft lifts shall not extend
11 beyond twenty-five feet pursuant to Section
12 3-705(E) of the Coral Gables Zoning Code. So
13 we are --

14 Based on Staff recommendation we are
15 moving to deny.

16 CHAIRPERSON SALMAN: All right. We have a
17 motion to deny.

18 Do we have a second?

19 BOARD MEMBER BOURASSA: Second.

20 CHAIRPERSON SALMAN: We have a first. And
21 then we have a motion and a second. Any
22 discussion?

23 All right. Call the roll.

24 THE CITY CLERK: Gema Pinon?

25 BOARD MEMBER PINON: I deny.

1 CITY ATTORNEY SUAREZ: So you would
2 vote --

3 BOARD MEMBER PINON: Yes.

4 CITY ATTORNEY SUAREZ: -- yes for your
5 motion.

6 BOARD MEMBER PINON: Yes. Yes.

7 CHAIRPERSON SALMAN: Just as well --

8 BOARD MEMBER PINON: This is why I did it
9 that way.

10 THE CITY CLERK: Eugene Wolman?

11 BOARD MEMBER WOLMAN: Yes.

12 THE CITY CLERK: Steven Bourassa?

13 BOARD MEMBER BOURASSA: Yes to deny.

14 THE CITY CLERK: Scott Davidson?

15 BOARD MEMBER DAVIDSON: Yes.

16 THE CITY CLERK: Gustave Perez?

17 BOARD MEMBER PEREZ: Yes.

18 THE CITY CLERK: Javier Salman?

19 CHAIRPERSON SALMAN: Yes.

20 MR. LARSON: All right. We will -- we
21 will notify the owner. Thank you for your
22 time, everybody.

23 BOARD MEMBER PINON: Thank you.

24 MS. REDILA: Thank you so much.

25 (Thereupon, the City of Coral

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Gables Board of Adjustment
AGENDA ITEM: 25-5823,
VARI-23-04-0008 was
Concluded at 9:56 a.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF OATH

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, ELIAS MARTINEZ, Notary Public in and
for the State of Florida at Large, do hereby certify
that GLEN LARSON, personally appeared before me on
this 5th day of June, 2023, and was by me duly
sworn.



ELIAS MARTINEZ, Notary Public
State of Florida at Large

My Commission: GG331266
My Commission Expires: June 6, 2023
Bonded through Huckleberry Notary Bonding

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF OATH

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, ELIAS MARTINEZ, Notary Public in and
for the State of Florida at Large, do hereby certify
that DR. WILLIAM SILVER, personally appeared before
me on this 5th day of June, 2023, and was by me duly
sworn.



ELIAS MARTINEZ, Notary Public
State of Florida at Large

My Commission: GG331266
My Commission Expires: June 6, 2023
Bonded through Huckleberry Notary Bonding

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF REPORTER

I, Elias Martinez, Court Reporter, certify that I was authorized to and did transcribe a City of Coral Gables Board of Adjustment meeting of and that the transcript is a true record of the testimony given at the meeting.

I further certify that I am not a relative, employee, attorney, or Counsel of any of the parties nor am I a relative or employee of any of the parties, attorney, or Counsel connected with the action, nor am I financially interested in the action.

Dated this 30th day of June, 2023.



ELIAS MARTINEZ
Notary Public - State of Florida
My Commission # GG331266
Expires: June 6, 2023