



## City of Coral Gables Planning and Zoning Staff Report

Applicant: Dock and Marine Construction/Glen Larson  
Application: Variance  
Property: 198 Isla Dorada Boulevard – VARI-24-06-0016  
Legal description: Lot 9, Blk 15 Cocoplum Section 2 Plat C  
Present Owners: Michael Musaffi and Caryn Musaffi  
Present Use: Single-Family Residential  
Zoning District: Single-Family Residential (SFR)  
Public Hearing: Board of Adjustment  
**Date & Time: July 1, 2024; 9:00 a.m.**  
Location: First Floor Conference Room, Development Services  
427 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

Request for Variances for the property located at 198 Isla Dorada Boulevard pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the “Zoning Code.”

1. *Variance Grant a variance to allow the proposed dock to extend thirty-six feet and eight-inches (36'-8") from the property line where twenty-five feet (25') is the maximum allowed, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23, Cocoplum Section Two, A.2(b) of the Coral Gables Zoning Code.*
2. *Variance to allow a boat lift to extend forty-two feet and six-inches (42'-6") from the banks of waterways where twenty-five feet (25') is the maximum allowed, pursuant to Section 3-705(E) of the Coral Gables Zoning Code.*

### 2. BOARD OF ARCHITECTS REVIEW

The Board of Architect reviewed and approved this proposal on June 20, 2024.

### 3. ADVERTISING

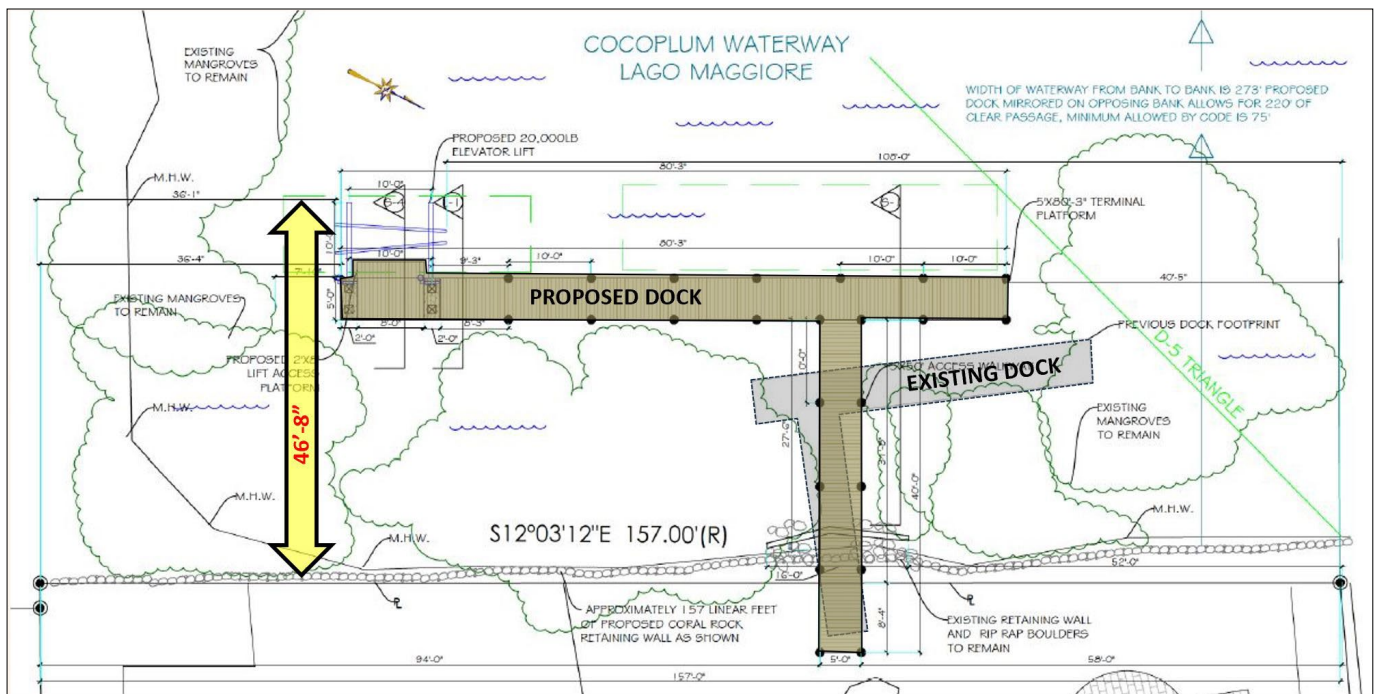
This application was advertised in Miami's Community Newspapers on June 17, 2024. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on June 18, 2024.

### 4. STAFF OBSERVATION

The subject property, 198 Isla Dorada Boulevard is located within the Cocoplum Section Two of Coral Gables where there is an existing single-family home built in 1997. As shown on aerial and boundary survey provided by the applicant, there is also an existing dock.



The existing dock is proposed to be replaced and to extend thirty-six feet and eight-inches (36'-8") from the property line where twenty-five feet (25') is the maximum allowed. Attached to the dock is a boatlift extending ten (10) feet from the dock line. The dock and boat lift together will extend into the canal approximately forty-six feet and eight inches (46'-8") from the bank of the waterway. The remaining navigable waterway width of approximately 193 feet from the outermost portion of the watercraft lift still meets the required seventy-five (75') feet of open unobstructed navigable water.



This request requires a public hearing, including review and approval by the Board of Adjustment. The Board provides relief from hardships and errors in the application of the regulations.

## 5. STAFF RECOMMENDATION

Pursuant to Section 14-207 Standards for Variances of the “Zoning Code,” the Zoning Division staff finds as follows in regard to the applicant’s proposal as presented in their application for a variance from the

provision of Ordinance No. 2021-07, as amended and known as the “Zoning Code,” and makes the following findings:

- 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.**

Does meet the standard required for authorization of variance.

*The subject property abuts Lago Maggiore with meandering shoreline. There are mangrove trees along the banks with shallow water depths. Any installation of mooring structures must completely avoid impacting the natural resources.*

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

Does meet the standard required for authorization of variance.

*The existing sire condition was not created by the actions of the Applicant. Many of the mangroves planted in the area are part of a mitigation agreement with the County. This condition is a naturally occurring activity.*

- 3) That granting the variances requested will not confer on the applicant a special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.**

Does meet the standard required for authorization of variance.

*Any installation of mooring structures must avoid impact to the natural resources pursuant to the Miami-Dade County Code and is applicable to all affected properties. Variances were granted for similar dock designs to neighboring properties in the Cocoplum area.*

- 4) The 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 (see also definition of “necessary hardship”).**

Does meet the standard required for authorization of variance.

*Literal interpretation of the provisions to the subject site would deprive the Applicant of rights enjoyed by other properties in the area under similar circumstances who were granted variances in the past.*

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

Does meet the standard required for authorization of variance.

*The waterward projection distance being requested for the dock and boatlift is the minimum*

*necessary to reach adequate water depths while minimizing the impact to the natural resources.*

- 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.**

Does meet the standard required for authorization of variance.

*The Variances requested are for an existing single-family home on site, which will remain a single-family home. Granting the Variances requested will not change the use to one that is not permitted in the zoning 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.**

Does meet the standard required for authorization of variance.

*The Variances requested will not be injurious to the area involved or otherwise detrimental to the public welfare as it is a result of preserving the protected mangrove trees.*

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

Does meet the standard required for authorization of variance.

*The property is not a historic landmark or in a historic landmark district.*


The Planning and Zoning Division staff recommends **APPROVAL** of Items No. 1 and 2.

## **6. ATTACHMENTS**

- A. Applicant's submittal package.
- B. Property Appraiser Summary Report.
- C. 06.17.24 Legal advertisement published.
- D. 06.18.24 Courtesy notice mailed to all property owners within 1,000 feet.

Please visit the City website at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

  
Arceli Redifa  
Zoning Administrator  
City of Coral Gables, Florida