



City of Coral Gables Planning and Zoning Staff Report

Applicant: Dock and Marine Construction/ Glen Larson
Application: Variance -VARI-25-08-0022
Property: 9475 Journeys End Road
Legal Description: Lot 8, Block 1, Journeys End Estates
Present Owners: Forgotten Fountain, LLC
Present Use: Single-Family Residential
Zoning District: Single-Family Residential (SFR)
Public Hearing: Board of Adjustment

Date & Time: **Monday, October 6, 2025; 9:00 a.m.**

Location: First Floor Conference Room
Development Services Department
427 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Request for Variances for the property located at 9475 Journeys End Road, pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the "Zoning Code."

- 1. Request for variance to allow a watercraft lift (boatlift) to extend fifty-four feet, two inches (54'-2") from the banks of waterways where twenty-five feet (25') is the maximum allowed per Section 3-705(E) of the Coral Gables Zoning Code.*
- 2. Request for variance to allow mooring piles to be set at sixty-five feet and four inches (65'-4") from the banks of waterways where twenty-five feet (25') is the maximum allowed per Section 3-702(B) of the Coral Gables Zoning Code.*

2. BOARD OF ARCHITECTS REVIEW

Permit Application BLDR-25-06-76-02 was approved by the Board of Architects on July 7, 2025.

3. ADVERTISING

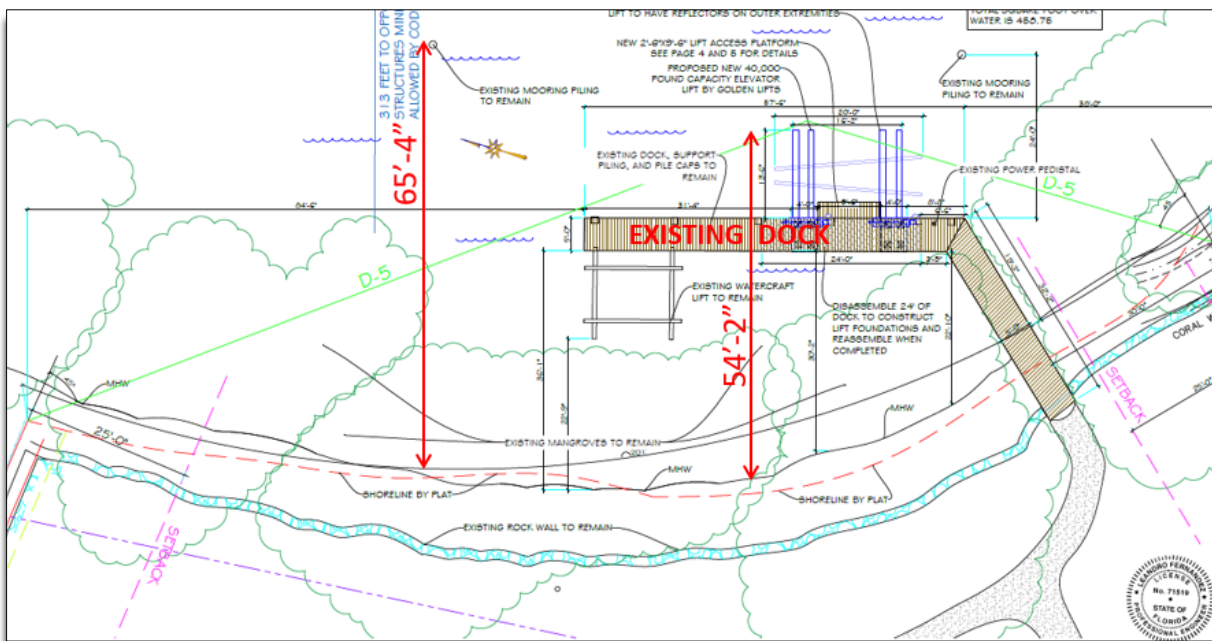
This application was advertised in the Miami Dade County Legal Ads and Public Notices on September 26, 2025. Letters were mailed to properties within one thousand feet of the subject property on September 23, 2025, and the property was posted on September 23, 2025.

4. STAFF OBSERVATION

The property currently has a single-family residence and a dock with a boat lift, and mooring piles. The dock and boat lift were approved through a variance in 1995, by the Board of Adjustment (Reference number 3970-ZB). The existing dock will remain, and the existing boatlift will be used for smaller watercraft. The mooring piles were existing but there was no record found for its approval at its current location.



The subject property and the abutting properties on both sides have an irregular shoreline that curves in the center. Dense mangrove trees line the meandering shoreline of the property and extend more than 20 feet from the shoreline which prevents the boatlift and mooring piles from being located closer to the shoreline.



The applicant is requesting a variance for a new boatlift to extend 54 feet, 2 inches (54'-2") from the banks and for the mooring piles to be set at 65 feet, 4 inches (65'-4").

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 and the properties on both sides have an irregular shoreline that concaves in the center, creating a special condition. In addition, there are existing mangroves along the meandering shoreline of the property, at least 20 ft. beyond the shoreline. The presence of these mangroves prevents the boatlift and mooring piles from being located closer to the shoreline.

- 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.

These conditions are not a result of any actions of the applicant, they are circumstances that have arisen due to the presence of mangroves, a protected plant along the shoreline of their property.

- 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.

The variance will not allow the applicant any privilege that is denied by these regulations to the other lands, buildings or structures in the same zoning district. The variance request is for the purpose of docking a boat, a privilege that is enjoyed by all of neighbors.

- 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.

The literal interpretation of the provision of these regulations would deprive the applicant of rights commonly enjoyed by other adjacent properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant by not being able to access the water through the property.

- 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.

Granting the variance is the minimum variance necessary to allow for the reasonable use of the property, provide access to the water, and avoid unnecessary trimming of the mangrove along the shoreline.

- 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.

Granting the variance will not change the use of single-family 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.**

Does meet the standard required for authorization of variance.

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. It will not protrude into any waterway farther than any structure falling within the line of adjacent shorelines.

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

Not applicable.

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

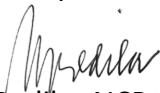
The Planning and Zoning Division staff recommend **APPROVAL**.

6. ATTACHMENTS

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

Please visit the City website at 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,

A handwritten signature in black ink, appearing to read "Arceli Redilla".

Arceli Redilla, AICP, LEED AP
Zoning Administrator
City of Coral Gables, Florida