



City of Coral Gables Planning and Zoning Staff Report

Applicant: Glen Larson/Dock and Marine Construction
Application: Variance – VARI-23-04-0008
Property: 10 Edgewater Drive
Legal Description: All of Blks 3 & 4 & E235ft of Blk 5 Revised Plat of Sunrise Harbour
Present Owners: The Gables Condominium and Club Association
Present Use: Multi-Family (The Gables Condominium)
Zoning District: Mixed-Use 3 (MX3) District
Public Hearing: Board of Adjustment
Date & Time: June 5, 2023; 9:00 a.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request for Variances for the property located at 10 Edgewater Drive, pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the “Zoning Code.”

1. *Variance to allow a boatlift to extend thirty-three feet and ten inches (33'-10") from the bank of the waterway vs. watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five feet (25') from the banks of waterways, pursuant to Section 3-705(E) of the Coral Gables Zoning Code.*

2. ADVERTISING

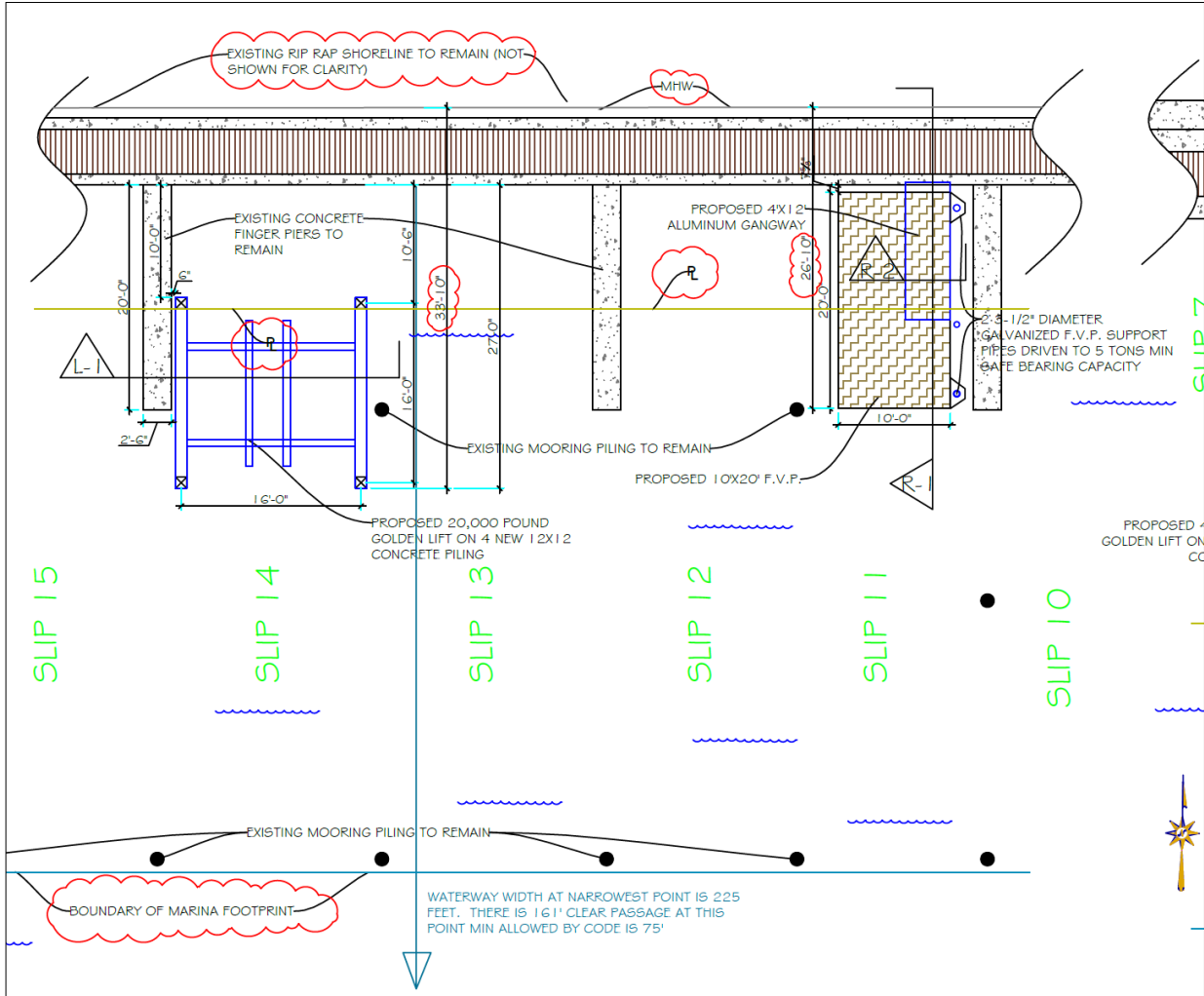
This application was advertised in the Miami Daily Business Review on May 26, 2023. Letters were mailed to properties within one thousand feet of subject property and the property was posted on May 23, 2023.

3. STAFF OBSERVATION

The subject site, 10 Edgewater Drive, is in Sunrise Harbour near Biscayne Bay to the east, a multi-story residential building to the west, Edgewater Drive to the north, and Coral Gables Waterway to the south. It has an existing high-rise residential development called the Gables Condominium, constructed in 1996.

On the waterway, there is an existing marina with finger piers and boat slips. The request is to allow a boatlift to extend thirty-three feet and ten inches (33'-10") from the bank of the waterway where twenty-five feet (25') is the maximum allowed. This proposed boatlift will be on slip #14.

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.



PROPOSAL

4. STAFF RECOMMENDATION

Pursuant to Section 14-207 Standards for Variances of the “Zoning Code,” the Zoning Division staff finds as follows regarding 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 not meet the standard required for authorization of variance.

The subject site is generally rectangular in shape, in an existing marina with several finger piers and boat slips on a developed waterfront. Staff find no special conditions which are not applicable to other lands.

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

Does not meet the standard required for authorization of variance.

Staff find no special conditions which are not applicable to other lands.

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.

Granting the variance request will not confer on the applicant a special privilege that is denied by these regulations to other buildings and structure in the same zoning district. A boatlift variance is a typical request for properties that abuts the water.

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 not meet the standard required for authorization of variance.

The subject site is an existing high-rise residential condominium. Adjacent to the west is a similar development, based on aerials it appears to have boat slips but no boatlifts. Therefore, the literal interpretation of the provisions of these regulations would not deprive the applicant of rights commonly enjoyed by other properties. This Application does not show an unnecessary hardship.

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

Does not meet the standard required for authorization of variance.

Denial of the request would not prevent the applicant reasonable use of the existing pier and boat slip.

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 variance requested is for a boatlift on an existing marina for a multi-family condominium which will remain. Granting the variance request 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.

Although the canal is widely used by other property owners in the area, with the proposed boatlift it still maintains and meet the minimum required 75 feet navigable waterway.

- 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.

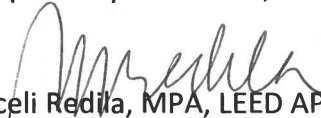
The Planning and Zoning Division staff recommends DENIAL of the request.

5. ATTACHMENTS

- A. Applicant’s submittal package.
- B. Property Appraiser Summary Report.
- C. Legal advertisement published.
- D. Courtesy 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,



Arceli Redila, MPA, LEED AP
Zoning Administrator
City of Coral Gables, Florida



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: The Gables Condo

Street address of the subject property: 10 Edgewater

Property Legal Description: Lot(s): _____

Block(s): All of Blks 3 & 4 & E 235ft of BLK 5

Section(s): Sunrise Harbor Rev PL

Plat Book(s)/Page(s): PB 65-22

Has there been a Board of Adjustment hearing on the property in the last year? no

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? _____

Current land use classification(s): 6400 Commercial - Central

Current zoning classification(s): 6400 Commercial - Central

Listing of all folio numbers for subject property:

03-4129-066-0001

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Dock and Marine Construction / Glen Larson
Telephone#: 305-751-9911 Fax#: _____ Email: glarson @ dockandmarine.net
Mailing Address: 752 NE 79th Street Miami, FL 33138
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____
Telephone#: _____ Fax#: _____ Email: _____ @ _____
Mailing Address: 401 Casuarina Concourse Coral Gables, FL 33143
(City) (State) (ZIP Code)

Property Owner(s) Name(s): The Gables Condominium and Club Association
Telephone#: 305-740-9111 Fax#: _____ Email: generalmanager @ thegablesclub.org
Mailing Address: 10 Edgewater Drive Coral Gables, FL 33133
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Leandro Fernandez
Telephone#: 786-390-7493 Fax#: _____ Email: leaf @ leafengineers.net
Mailing Address: 756 NE 79th ST Miami, FL 33138
(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:

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

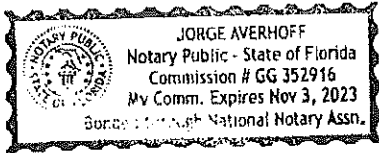
- 15. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 16. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the 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: <i>Robert A. Stone, Pres</i>	Applicant(s)/Agent(s) Print Name: ROBERT A. STONE
Address: 10 EDGEWATER DRIVE #6-C CORAL GABLES, FL 33133	
Telephone: (305) 798-2900	Fax:
Email: RSTONE@KAMFMANTROSSI.COM	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 22 day of MARCH by ROBERT A. STONE
(Signature of Notary Public, State of Florida)

[Handwritten Signature]



(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:

Robert A. Stone, Pres.

Property Owner(s) Print Name:

ROBERT A. STONE

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address:

10 EDGEWATER DR #6-C CORAL GABLES, FL 33133

Telephone: (305) 798-7900

Fax:

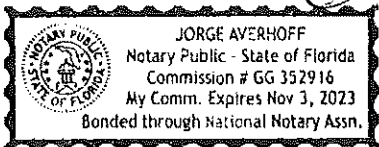
Email: RSTONE@KALFMANRUSSIN.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 22 day of MARCH by ROBERT A. STONE
(Signature of Notary Public - State of Florida)

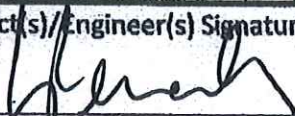
[Handwritten Signature]



(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: LEANDRO FERNANDEZ, PE
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Address:
756 NE 79 STREET, MIAMI, FL 33138

Telephone: 786.390.7493	Fax:
-------------------------	------

Email: LEAF@LEAFENGINEERING.NET



NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 28 day of March by Leandro Fernandez
(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 _____

- 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.

Applicants Proposal

We respectfully request that the board of adjustments approve a variance for the installation of a new boat lift at 10 Edgewater Drive to improve access to the water for the slip owner

The code we wish to obtain a variance for is: ***Section 3-705 – Davits, watercraft lifts and floating watercraft lifts.***

E. That watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five (25) feet from the banks of waterways.

The boat lift is located in an existing marina and falls within the limits of the existing slip.

We request that the City grant a variance allowing the proposed lift be allowed to extend 33'-10" into the waterway, vs. the allowed extension of 25 feet beyond the property line as per: ***Section 3-705 – Davits, watercraft lifts and floating watercraft lifts.***

Respectfully Submitted,



Glen Larson

Dock and Marine Construction Corp.

Letter of Intent for:
10 Edgewater Dr.
New Lift

We are requesting approval for 1 variances at the residence located at 10 Edgewater Drive, associated with the construction of a boatlift, a portion of which will exceed the 25' setback from the bank/ property line (shown on the survey as being the mean water line of the bank) as per ***Section 3-705 – Davits, watercraft lifts and floating watercraft lifts.***, into the adjacent waterway/basin.

The proposed project includes: Constructing a new boatlift, as detailed in the plans that accompany this package.

The property currently has an existing marina that is to remain. The proposed lift, is inside of existing marina slip area but will extend out into the waterway 33'-10" from the bank,

Our hardship is: The owner's access and use to his existing dock in conjunction with his existing boat is reduced to an in water slip, the investment of the vessel and manufacture recommend that the boat be kept out of the water. The hardship is that several of the neighboring properties are able to enjoy access with similar on boat lifts which are common accessories. As per Miami Dade County D.E.R.M. , the proposed structure is in compliance with their code and regulations.

The size of the lift is not over, or beyond the limits of Coral Gables or any other agency involved in the permit process. We have ACOE approval and State DEP approval, and preliminary DERM approval. The distance from the shoreline, is the minimum needed, to dock boats in a similar manner to what adjacent homeowners have at their property. The boats that the owner wishes to dock at his property are similar to all vessels docked in the Cocoplum and adjacent coral gables neighborhoods.

The installation of these accessories will in no way interfere with navigation, the waterway at this property is 220' feet from bank to bank. The installation of this structure is located across from an undeveloped shoreline, if mirrored on the opposing shoreline will allow for over 100 feet of clear passage. The minimum allowed by code is 75'

Respectfully submitted,


Glen Larson

Dock and Marine Construction Corp.

Standards for variances

Section 3-806

A. In order to authorize any variance from the terms of these regulations, the Board of Adjustment or Historic Preservation Board, as the case may be, shall find:

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 and circumstances exist which are peculiar to the land, and are not applicable to all other lands in the zoning district. This is an existing marina with existing boat slips created which extend beyond the limits set forth in the code.*

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

- *These conditions are not a result of any actions of the applicant, they are circumstances that have arisen due to the existing footprint of the marina, which was constructed with approval of the board of adjustments several decades ago.*

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.

- *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. It is for the purpose of docking a boat, in an existing slip, a privilege that is enjoyed by all of his neighbors.*

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 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 allowing him the same access to the water through his property.*

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

- *Granting the variance is the minimum variance that will make possible the reasonable use of the land, and provide access to the water, similar to what the adjacent properties enjoy.*

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.

- *Granting the variance will not change the use to one, or anyone 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 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. (see aerial view distance analysis attached)*

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

- *The granting of this variance is not applicable for the continued preservation of historic landmarks and or districts.*



February 13, 2023

The City of Coral Gables
485 Biltmore Way
Coral Gables, Florida 33134

Re: The Gables Condominium and Club Association, Inc. – Marina slips boat lift installation.

To whom it may concern:

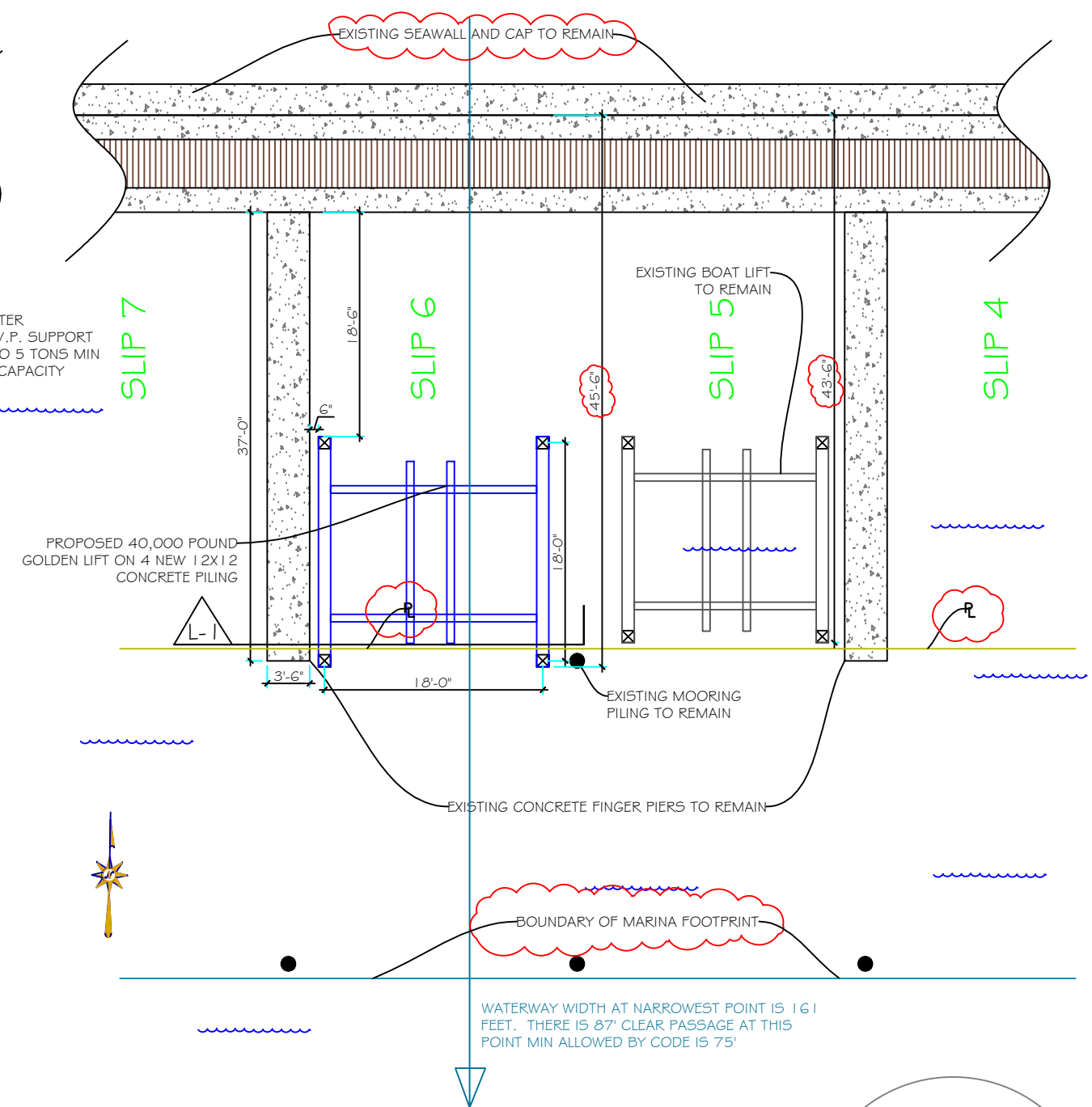
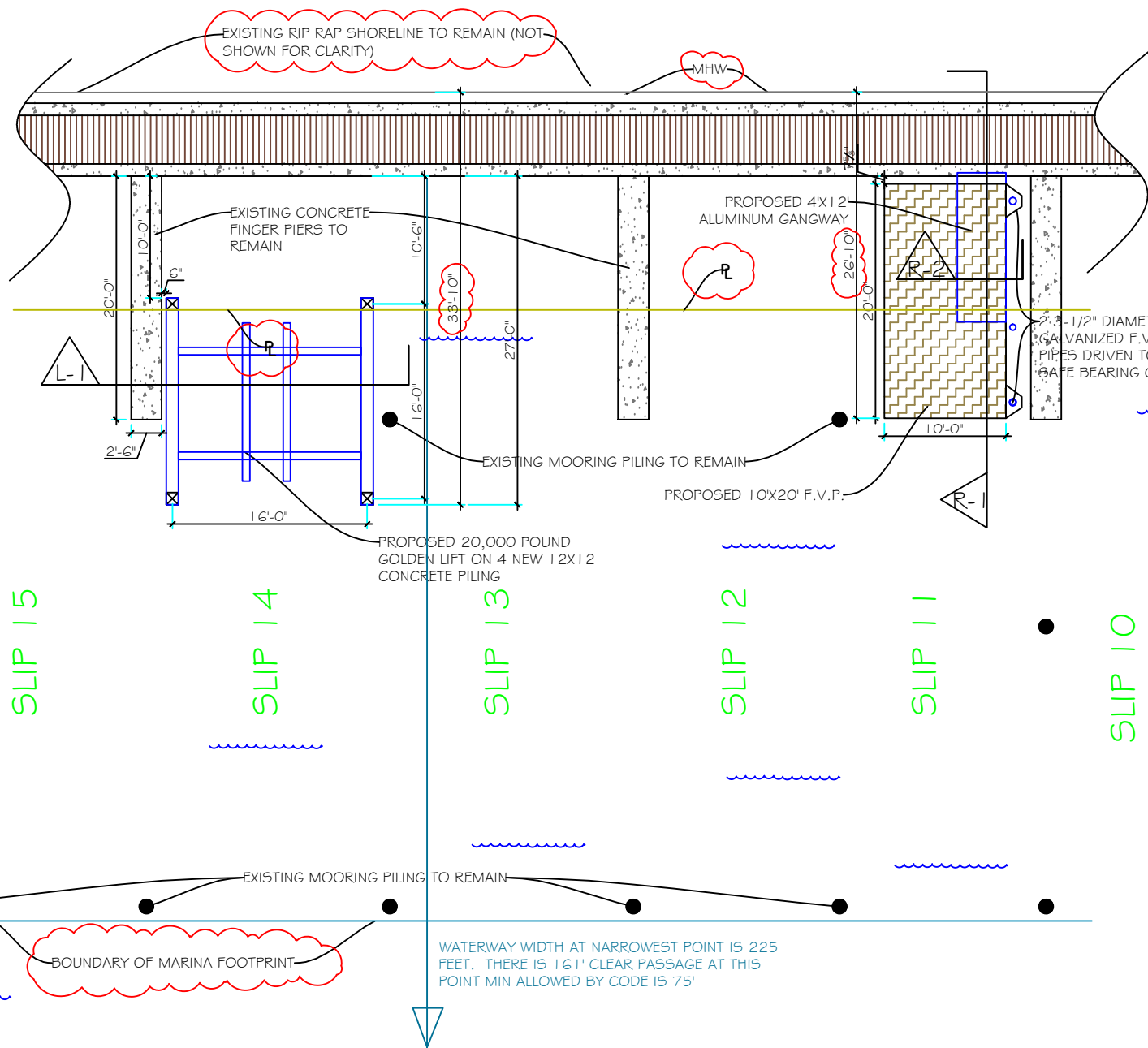
This is to inform you that marina boat slips #6, #11 and #14 at The Gables Condominium and Club Association, Inc. located at 10-60 Edgewater Drive, Coral Gables, Florida 33133 are owned by the Association and will allow said licensed slip leasee to proceed with installation of boat lifts, with work to be performed by their selected licensed contractors.

The unit owners shall comply with condominium-approved rules and specifications and said work is to be performed in accordance with South Florida Building Code requirements.

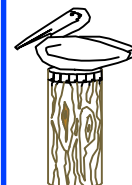
If you have any questions, please do not hesitate to contact us.

Sincerely,

Jorge Averhoff, LCAM, CMCA, AMS
General Manager



LEANDRO FERNANDEZ
LEAF ENGINEERING
C.A. 29777
(786)390-7493
LEAF@LEAFENGINEERING.NET
756 NE 79 STREET
MIAMI, FL 33138



DOCK AND MARINE
CONSTRUCTION, CORP.
752 NE 79TH STREET
MIAMI, FL 33138
305-751-9911
F: 305-751-4825
glarson@dockandmarine.net
www.dockandmarine.net

NEW BOATLIFTS AT:
GABLES CLUB MARINA
10 EDGEWATER DRIVE
CORAL GABLES FL
33133

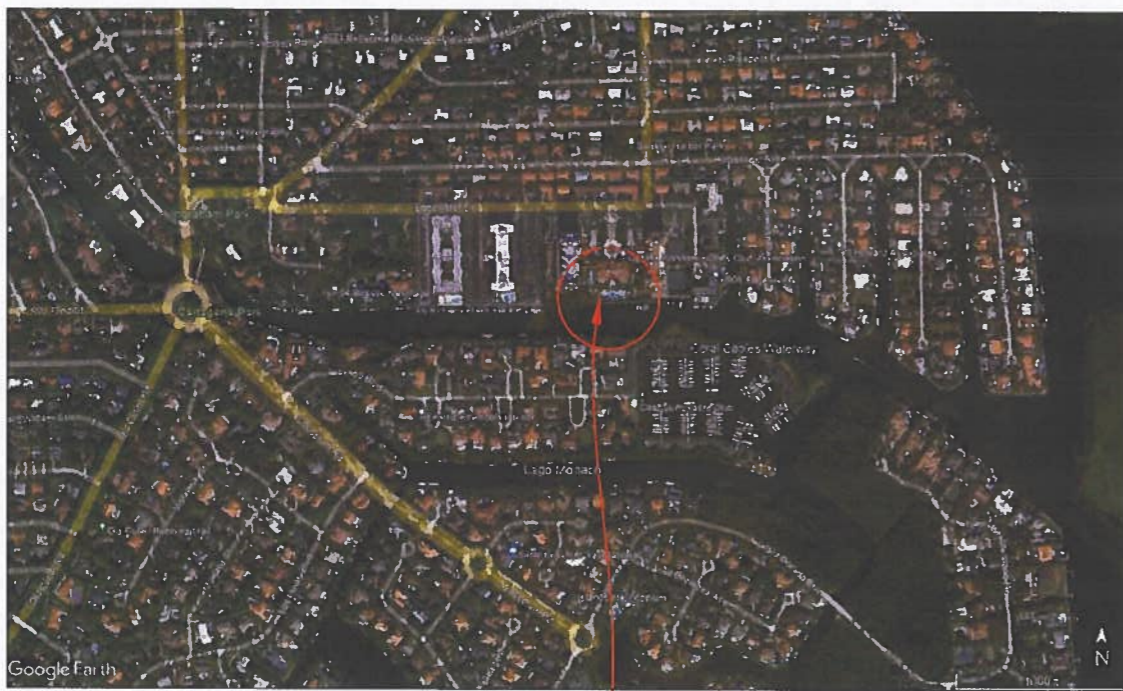
PAGE TITLE:
PROPOSED
CONDITIONS DETAIL

DATE: 1-12-2022
REVISIONS:
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2. _____

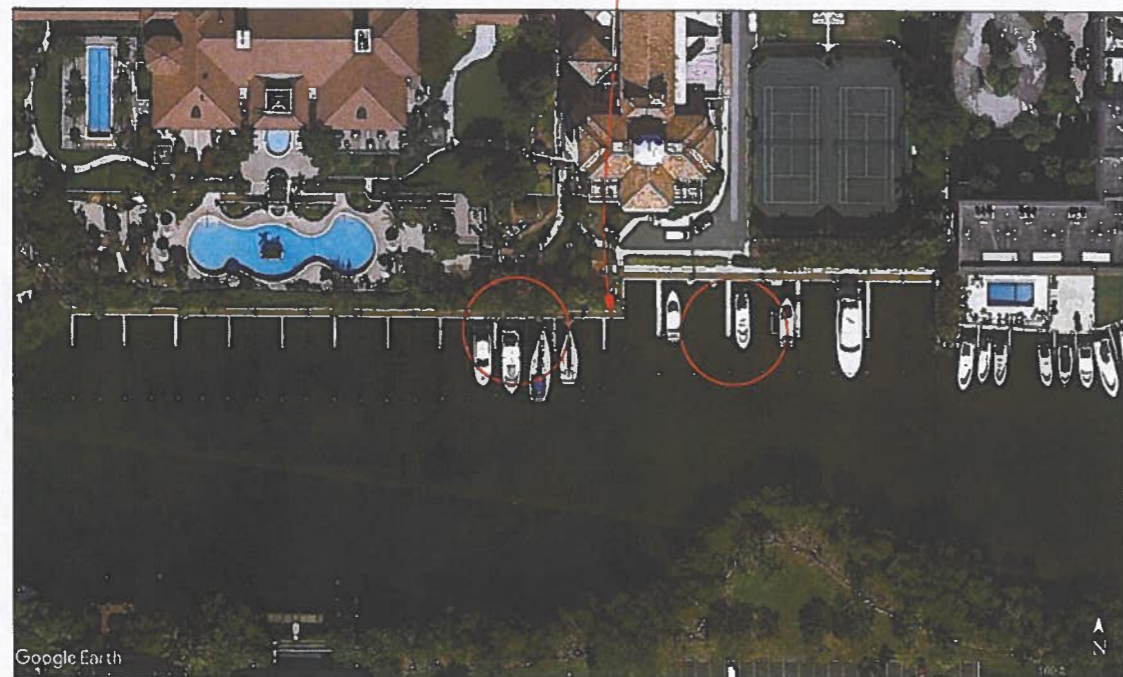
DWG#: 22-001
DRAWN BY: GL

PAGE
4 of 6

LEANDRO FERNANDEZ
LICENSE #71519



JOB LOCATION



GENERAL NOTES

GENERAL

ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 AND (NAVD) 1988

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS. MANY MINOR DISCREPANCIES OR MEASUREMENTS IN THESE PLANS CAN BE ADDRESSED BY THE ENGINEER OF RECORD IN THE FORM OF A LETTER WITHOUT PLANS REVISIONS.

APPLICABLE BUILDING CODE : FLORIDA BUILDING CODE, 2020 EDITION, AND ALL CURRENT ADDENDUMS

PILE DRIVING NOTES

1. PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING THE TEST PILING, TO DETERMINE PROPER PILING LENGTH TO MEET THE DESIGN CRITERIA, AN ENGINEER'S PILING LOG WILL BE PRESENTED AT PROJECT COMPLETION
2. PILES TO BE DRIVEN WITH AN APPROPRIATE FOLLOW BLOCK, WITH A BUFFER MATERIAL SUITABLE TO ALLOW THE TRANSMISSION OF THE HAMMER ENERGY
3. PILES SHALL BE DRIVEN TO REQUIRED CAPACITY A MINIMUM OF 6' INTO ROCK OR A MINIMUM OF 12' INTO YIELDING MATERIAL. WHERE HIGH RESISTANCE SUBSTRATE IS ENCOUNTERED, PRE PUNCHING OR DRILLING SHALL BE UTILIZED TO ACHIEVE THE PROPER PENETRATION.
4. PILES SHALL BE DRIVEN USING A DROP HAMMER OR GRAVITY HAMMER OF 4000 POUNDS, WITH A 6' DROP OF THE HAMMER.
5. PILES SHALL BE DRIVEN WITH NO MORE THAN A 1/4 INCH VARIATION PER FOOT FROM THE VERTICAL OR BATTER LINE INDICATED, WITH A MAXIMUM VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3 INCHES

AT OWNERS OPTION:

- PILING MAY HAVE AN ORNAMENTAL CAP
- PILING MAY HAVE BUMPERS AND CLEATS INSTALLED
- PILING MAY BE COATED WITH PROTECTIVE WRAP AND OR ORNAMENTAL FEATURES
- ALUMINUM LADDERS MAY BE INSTALLED IN VARIOUS LOCATIONS
- SOLAR LIGHTING MAY BE INSTALLED

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 08/24/2022

6
11
14



LEANDRO FERNANDEZ
LEAF ENGINEERING
C.A. 29777
(786)390-7493
LEAFER7@GMAIL.COM
756 NE 79 STREET
MIAMI, FL 33138



DOCK AND MARINE
CONSTRUCTION, CORP.
752 NE 79TH STREET
MIAMI, FL 33138
305-751-9911
F: 305-751-4825
glarson@dockandmarne.net
www.dockandmarne.net

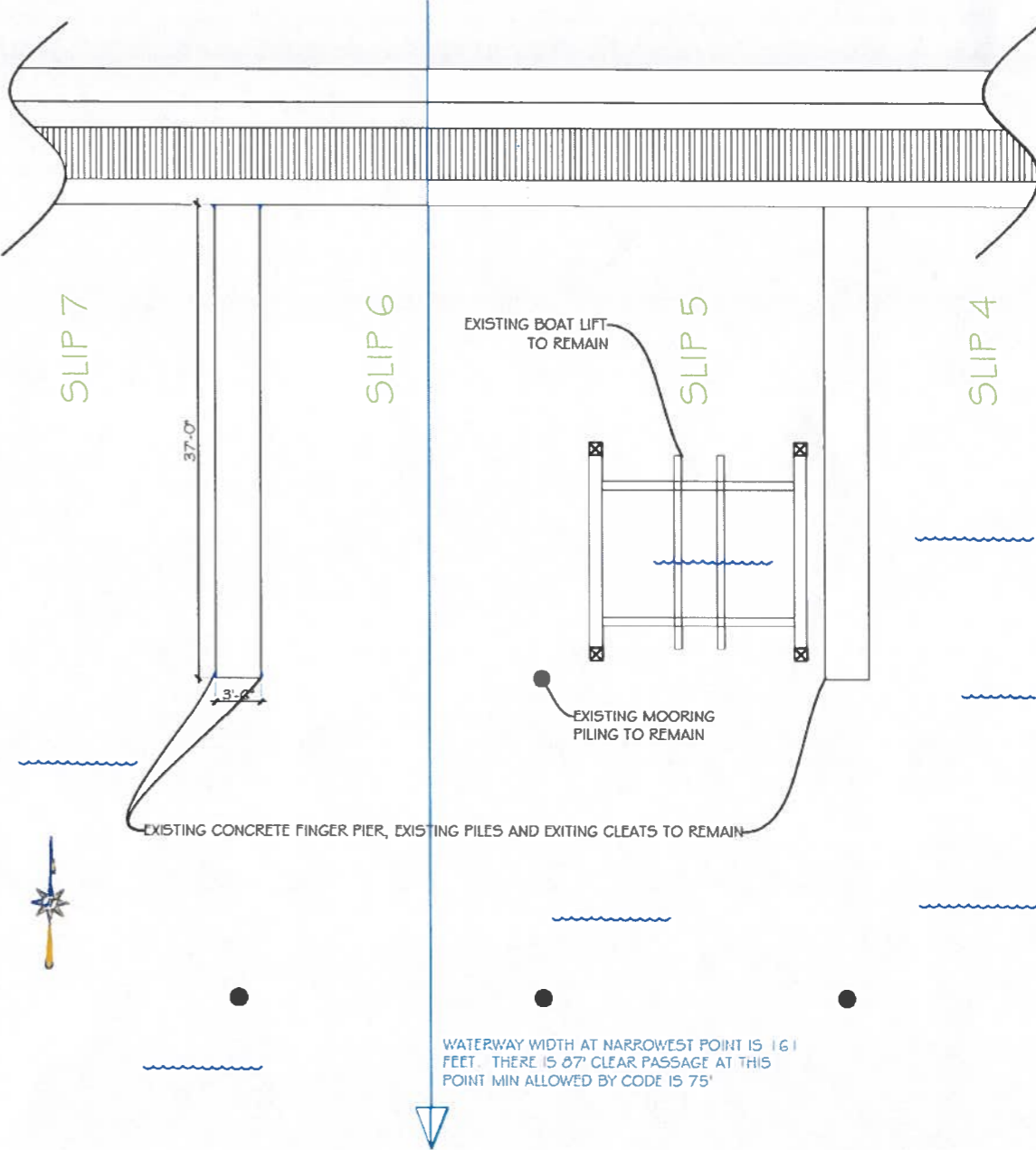
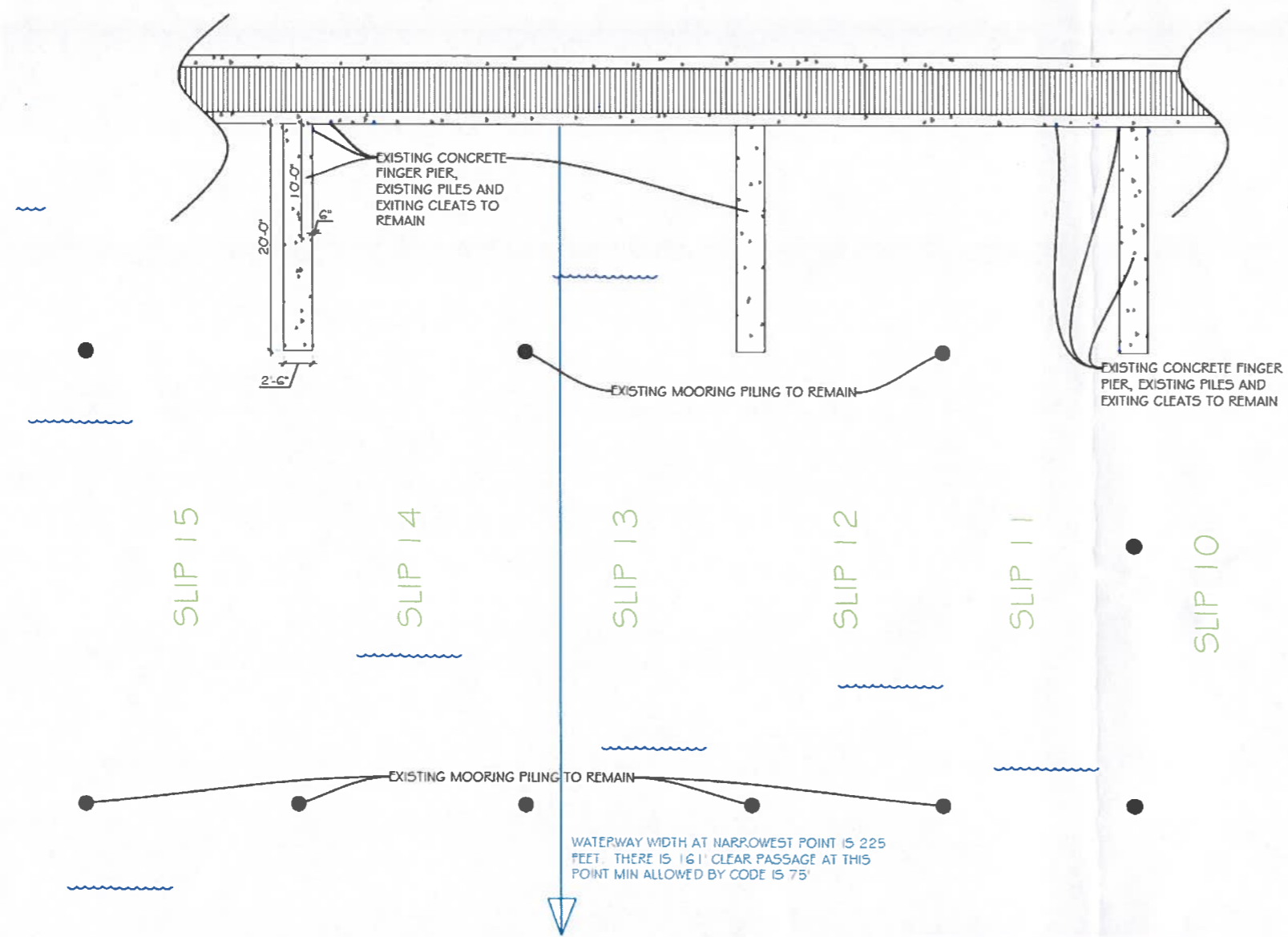
NEW BOATLIFTS AT:
GABLES CLUB MARINA
10 EDGEWATER DRIVE
CORAL GABLES FL
33133

PAGE TITLE:
MAP, SURVEY, AND
NOTES

DATE: 1-12-2022
REVISIONS:
1. _____
2. _____

DWG#: 22-019
DRAWN BY: GL
PAGE
1 of 6

LEANDRO FERNANDEZ
LICENSE
No. 71519
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Digitally signed by Leandro Fernandez
Date: 2022.08.24 16:59:39 -0400
LEANDRO FERNANDEZ
LICENSE #71519



WATERWAY WIDTH AT NARROWEST POINT IS 225 FEET. THERE IS 161' CLEAR PASSAGE AT THIS POINT MIN ALLOWED BY CODE IS 75'

WATERWAY WIDTH AT NARROWEST POINT IS 161 FEET. THERE IS 87' CLEAR PASSAGE AT THIS POINT MIN ALLOWED BY CODE IS 75'

RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
 NAME Nicole Alvarado
 DATE 08/24/2022



Digitally signed by Leandro Fernandez
 Date: 2022.08.24 16:59:55
 LEANDRO FERNANDEZ
 LICENSE #71519

LEAF ENGINEERING
 LEANDRO FERNANDEZ
 LEAF ENGINEERING
 C.A. 29777
 (786)390-7493
 LEAFER7@GMAIL.COM
 756 NE 79 STREET
 MIAMI, FL 33138

DOCK AND MARINE CONSTRUCTION, CORP.

 752 NE 79TH STREET
 MIAMI, FL 33138
 305-751-9911
 F: 305-751-4825
 glarson@dockandmarine.net
 www.dockandmarine.net

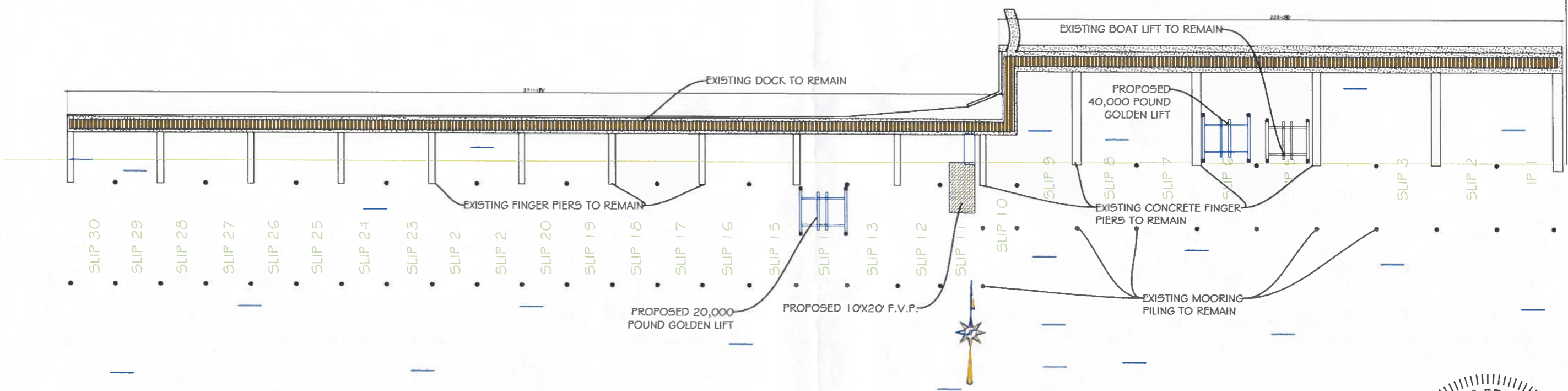
NEW BOATLIFTS AT:
 GABLES CLUB MARINA
 10 EDGEWATER DRIVE
 CORAL GABLES FL
 33133

PAGE TITLE:
 EXISTING
 CONDITIONS

DATE: 5-19-2022
 REVISIONS:
 1. _____
 2. _____

DWG#: 22-019
 DRAWN BY: GL
 PAGE
2 of 6

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 08/24/2022



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NEW BOATLIFTS AT:
 GABLES CLUB MARINA
 10 EDGEWATER DRIVE
 CORAL GABLES FL
 33133

PAGE TITLE:
 PROPOSED
 CONDITIONS

DATE: 1-12-2022
 REVISIONS:
 1. _____
 2. _____

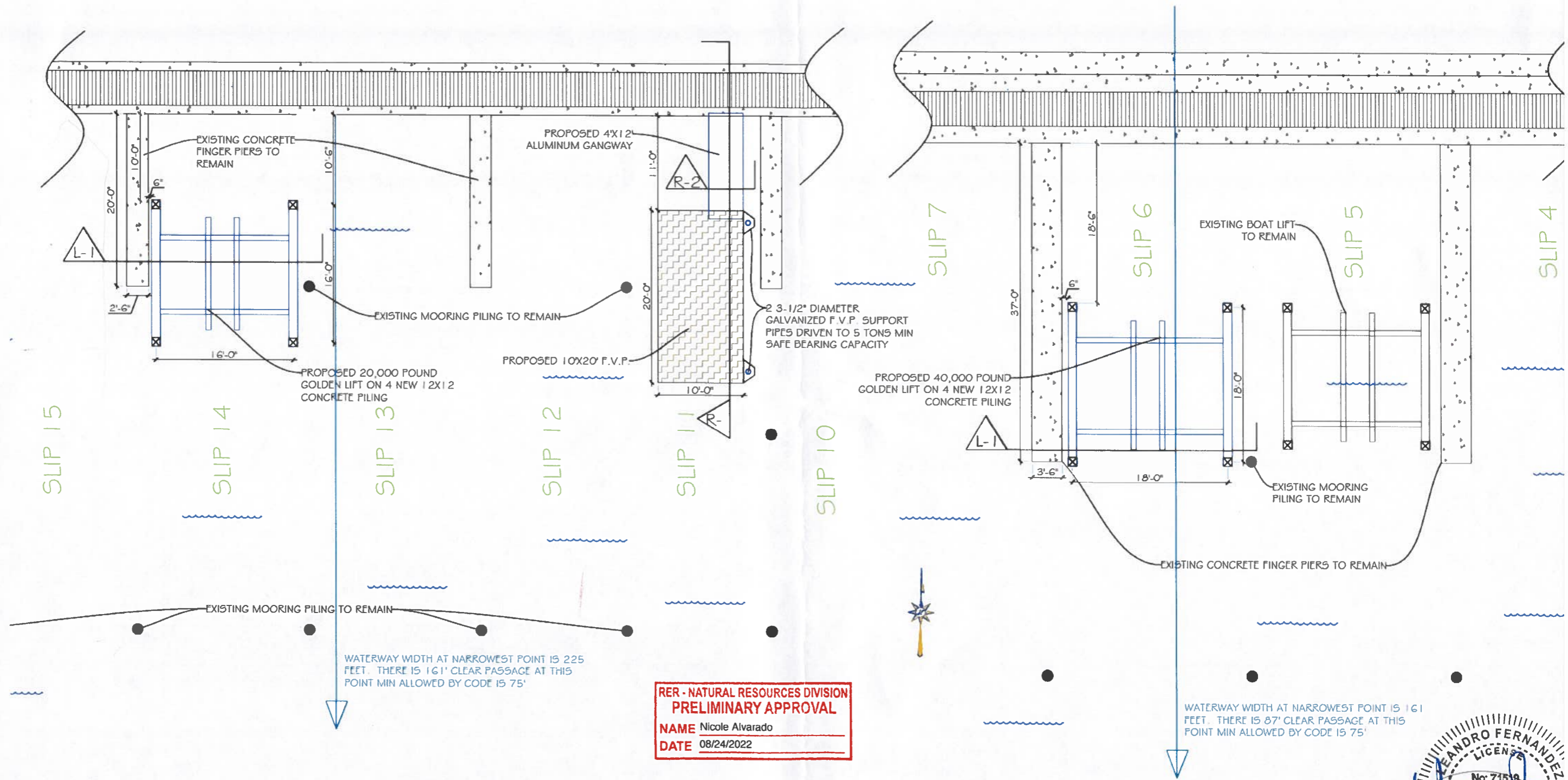
DWG#: 22-019
 DRAWN BY: GL

PAGE
 3 of 6



Digitally signed by Leandro Fernandez
 Date: 2022.08.25 17:00:21 -04
 LEANDRO FERNANDEZ
 LICENSE #71519

03
1001300



**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 08/24/2022



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NEW BOATLIFTS AT:
GABLES CLUB MARINA
10 EDGEWATER DRIVE
CORAL GABLES FL
33133

PAGE TITLE:
PROPOSED
CONDITIONS DETAIL

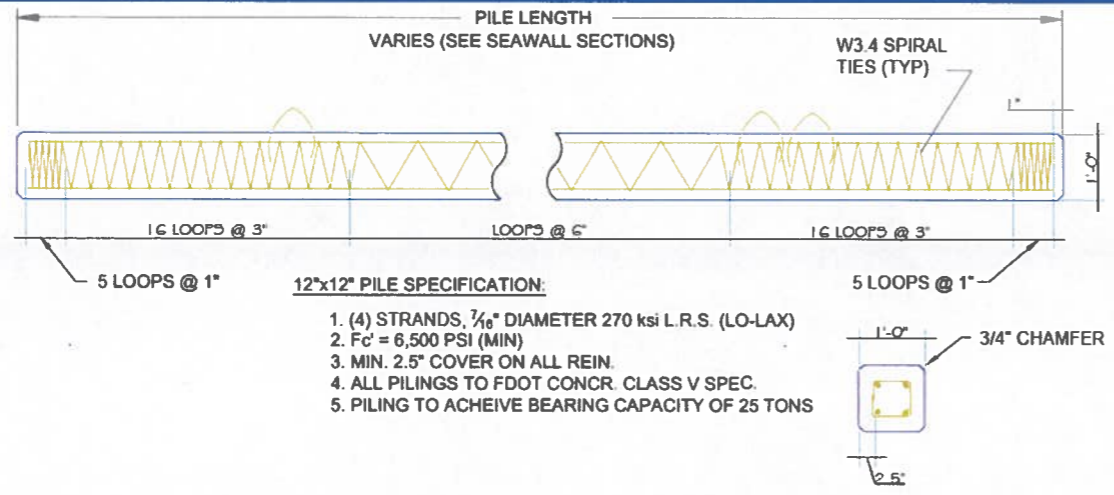
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REVISIONS:
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2. _____

DWG#: 22-019
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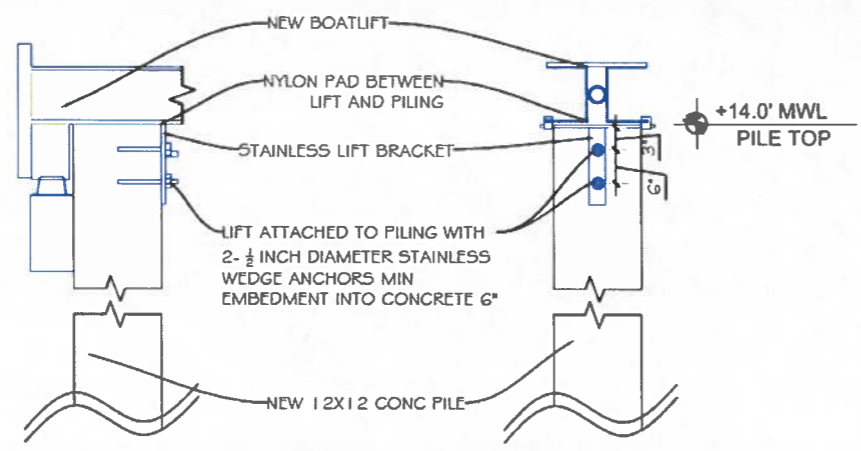
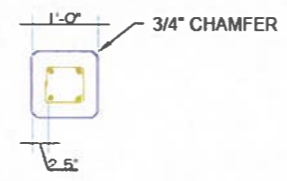
PAGE
4 of 6

LEANDRO FERNANDEZ
LICENSE
No: 71519
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Digitally signed
by Leandro
Fernandez
Date: 2022.08.
17:01:06 -04
LEANDRO FERNANDEZ
LICENSE #71519

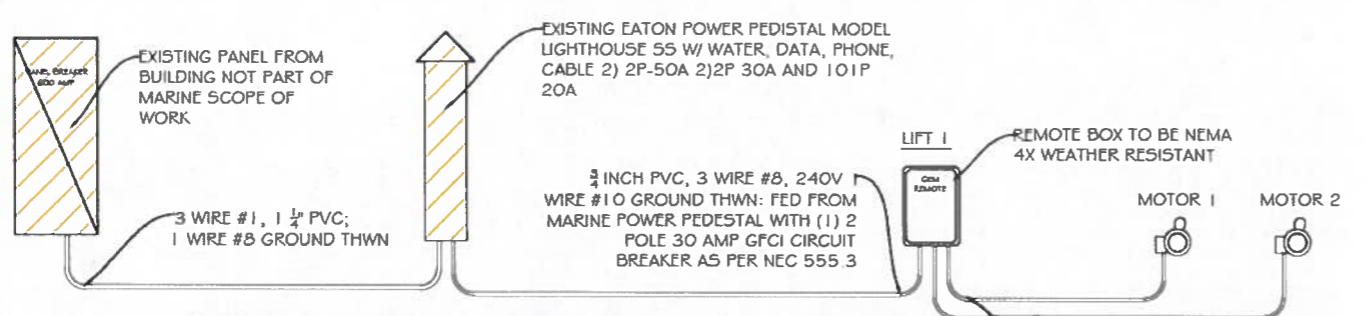
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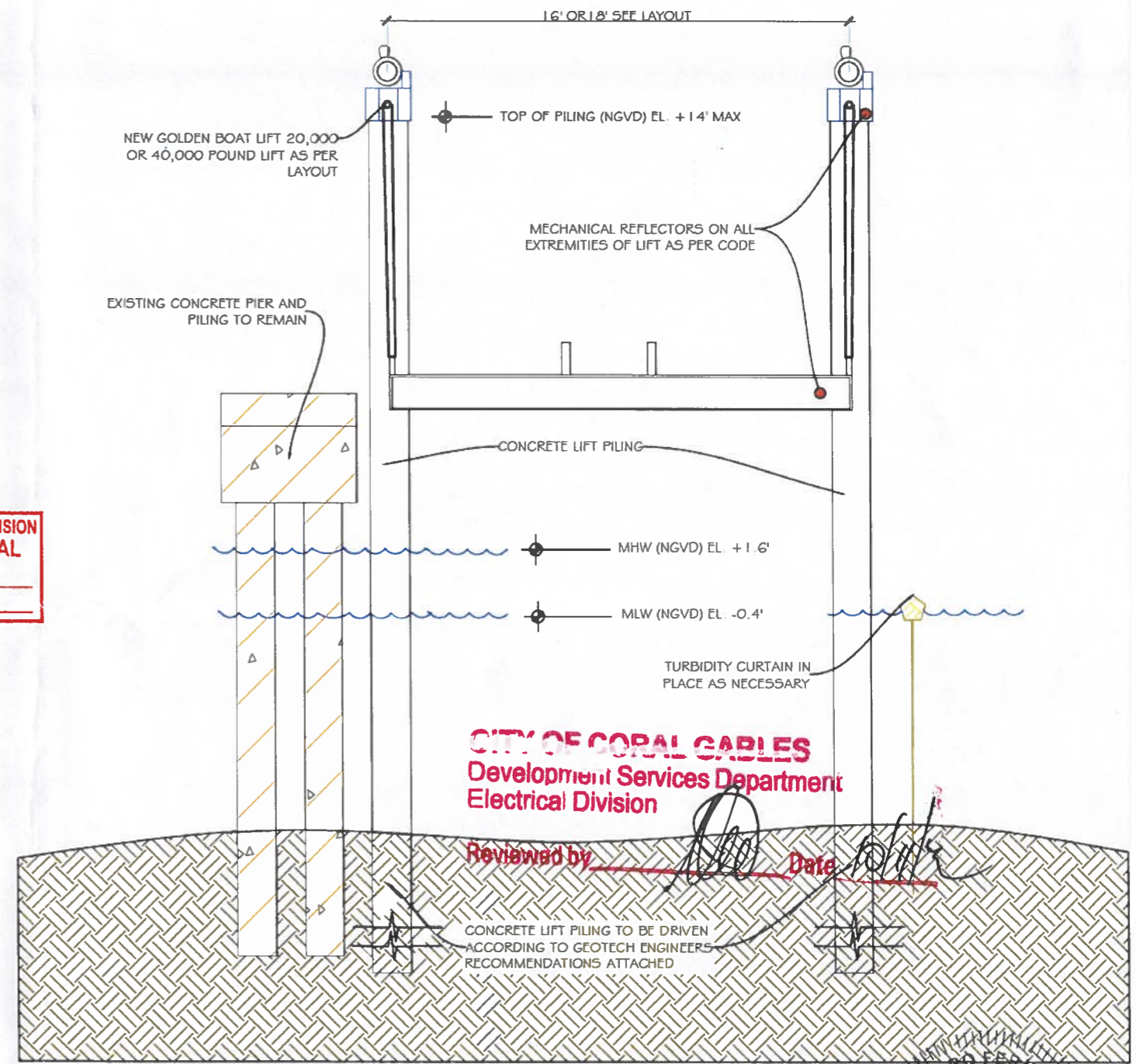
- 12x12" PILE SPECIFICATION:**
- (4) STRANDS, 7/16" DIAMETER 270 ksi L.R.S. (LO-LAX)
 - F_c' = 6,500 PSI (MIN)
 - MIN. 2.5" COVER ON ALL REIN
 - ALL PILING TO FDOT CONCR. CLASS V SPEC.
 - PILING TO ACHIEVE BEARING CAPACITY OF 25 TONS



**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 08/24/2022



- NOTES:**
- SCOPE:**
- MARINE WORK AS SHOWN IS NOT PART OF ANY UPLAND SCOPE OF WORK. THIS WORK IS ONLY RELATED TO THE MARINE LIFT PERMIT
 - CONNECT NEW LIFT REMOTE TO EXISTING POWER PEDESTAL
 - CONNECT LIFT TO 20AMP BREAKER IN POWER PEDESTAL
- MATERIALS:**
- FOR PEDESTAL ALL MATERIALS TO BE NEMA 4X
 - FOR BOAT LIFT CONTROLLER ALL MATERIALS TO BE NEMA 4X
 - NEMA RATING FOR CONTROL BOX MUST BE SUITABLE FOR CORROSION AS PER 110.28



**CITY OF CORAL GABLES
Development Services Department
Electrical Division**

Reviewed by: [Signature] Date: [Signature]

CONCRETE LIFT PILING TO BE DRIVEN ACCORDING TO GEOTECH ENGINEERS RECOMMENDATIONS ATTACHED

SECTION L-1



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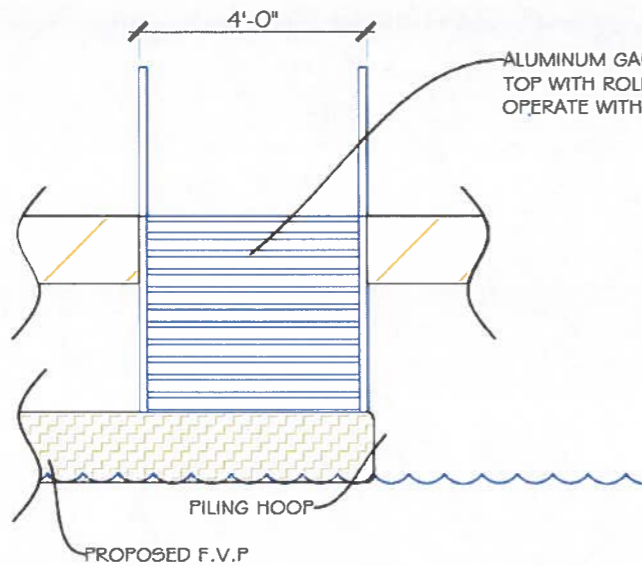
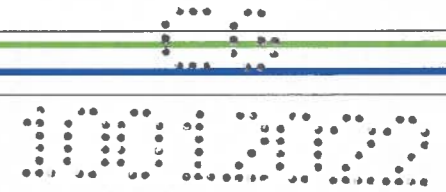
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DATE: 1-12-2022
REVISIONS:
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2. _____

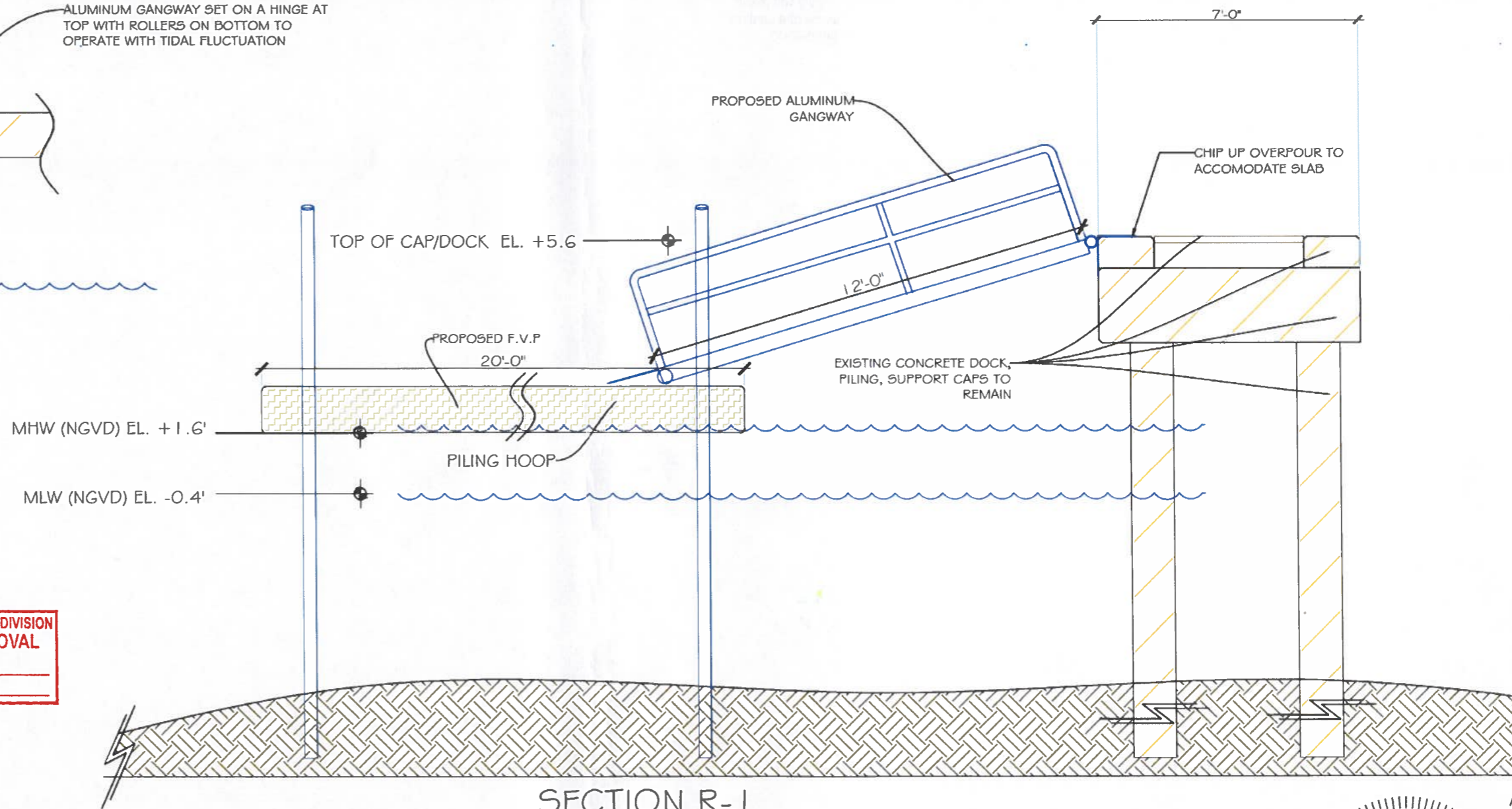
DWG#: 22-019
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PAGE
5 of 6

Digitally signed
Leandro Ferr
Date: 2022.0
17:00:51 -04'
LEANDRO FERNANDEZ
LICENSE #71519



SECTION R-2



SECTION R-1

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Nicole Alvarado
DATE 08/24/2022



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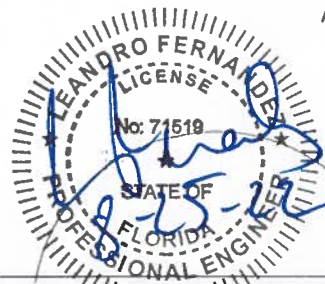
NEW BOATLIFTS AT:
GABLES CLUB MARINA
10 EDGEWATER DRIVE
CORAL GABLES FL
33133

PAGE TITLE:
F.V.P. DETAILS AND
SECTION

DATE: 1-12-2022
REVISIONS:
1. _____
2. _____

DWG#: 22-019
DRAWN BY: GL

PAGE
6 of 6



Digitally
by Leandro
Fernandez
Date: 2022
17:01:27
LEANDRO FERNANDEZ
LICENSE #71519

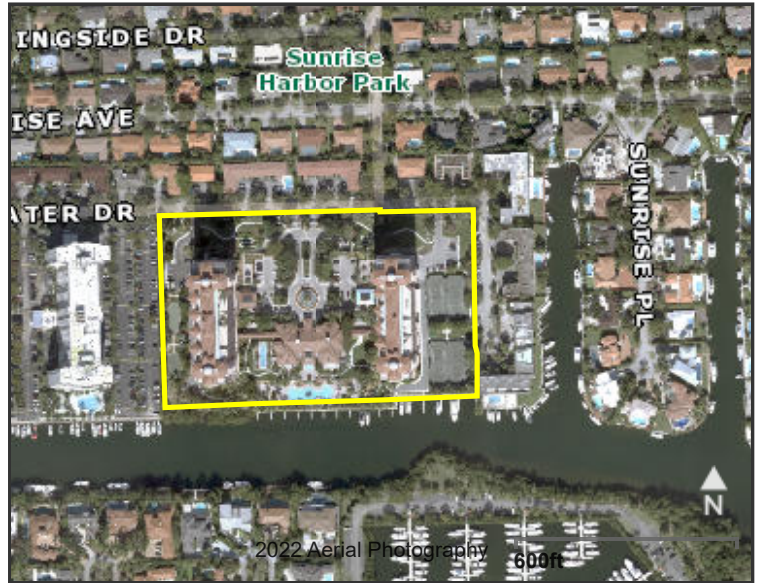


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/1/2023

Property Information	
Folio:	03-4129-066-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
THE GABLES CONDO
SUNRISE HARBOUR REV PL
PB 65-22 ALL OF BLKS 3 & 4
& E235FT OF BLK 5
AS DESC IN DECL OR 17318-1665

Taxable Value Information				
	2022	2021	2020	
County				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
School Board				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
City				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
Regional				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:



**PUBLIC NOTICES & HEARINGS
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:

Case No. VARI-23-05 -0009

Request: Distance approval for alcohol at 2551 Le Jeune Road (Publix)

Requesting approval to allow alcoholic beverage and liquor sales (package) closer than five hundred (500) feet from a religious institution, pursuant to Section 3-502(A) of the Coral Gables Zoning Code.

Case No. VARI-23-04-0008

Request: Variance for property at 10 Edgewater Drive

Variance to allow a boatlift to extend thirty-three feet and ten inches (33'-10") from the bank of the waterway vs. watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five feet (25') from the banks of waterways, pursuant to Section 3-705(E) of the Coral Gables Zoning Code.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

While the City is back to live in-person meetings, members of the public may join the meeting via Zoom platform (<https://zoom.us/j/83783843261>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8384 3261; commencing at 9:00 A.M., Monday, June 5, 2023.

The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/boardofadjustment) once the meeting's agenda is published, or by sending an email to planning@coralgables.com. NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day the Friday prior to the Board of Adjustment meeting.

If a person decides to appeal any decision made by a board / committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

Any person requiring special accommodations in order to participate (such as a sign language interpreter or other auxiliary aide or service) in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686 TTY/TDD: 305-442-1600), at least three (3) business days prior to the meeting.

Arceli Redila
Zoning Administrator

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

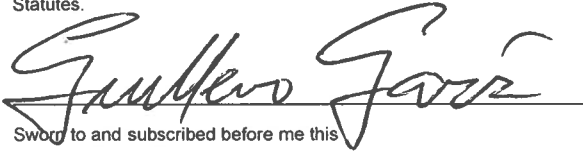
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - BOARD OF ADJUSTMENT -
PUBLIC HEARING - CASE NO. VARI-23-05-0009, ETC. - JUN.
5, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

05/26/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



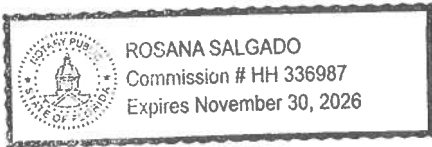
Sworn to and subscribed before me this
26 day of MAY, A.D. 2023



(SEAL)

GUILLERMO GARCIA personally known to me

SEE ATTACHED





**City of Coral Gables
Courtesy Notice
of Public Hearing**

May 23, 2023

Applicant:	Glen Larson/Dock and Marine Construction
Property Owner:	The Gables Condominium and Club Association
Application:	Variance – VARI-23-04-0008
Property:	10 Edgewater Drive
Public Hearing - Date/Time/ Location:	Board of Adjustment Monday, June 5, 2023, 9:00 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Board of Adjustment will conduct a Public Hearing on **Monday, June 5, 2023**, on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *Variance to allow a boatlift to extend thirty-three feet and ten inches (33'-10") from the bank of the waterway vs. watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five feet (25') from the banks of waterways, pursuant to Section 3-705(E) of the Coral Gables Zoning Code.*

Members of the public may participate in person, but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/83783843261> In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 837 838 43261. To speak to the Board of Adjustment on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your hand" by pressing *9.

Further information concerning this hearing may be obtained by calling Arceli Redila, Zoning Administrator at (305) 460-5212 or by sending an email to aredila@coralgables.com prior to the meeting.

If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Sincerely,

City of Coral Gables, Florida