



City of Coral Gables Planning and Zoning Staff Report

Applicant: Jorge Navarro, Esq.
Application: Variance - VARI-26-02-0029
Property: 240 Edgewater Drive
Legal Description: Tract 1, Baker Homestead
Present Owners: The Jon Paul Perez 2018 Trust
Present Use: Single-Family Residential
Zoning District: Single-Family Residential (SFR)
Public Hearing: Board of Adjustment
Date & Time: Monday, June 1, 2026; 9:00 a.m.
Location: First Floor Conference Room
Development Services Department
427 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Request for a Variance for the property located at 240 Edgewater Drive pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the "Zoning Code."

1. *Request for a variance to allow a proposed dock to extend 11 feet and 3 inches into the waterway from the seawall, where five feet (5') is the maximum allowed per Section 3-702(A) of the Coral Gables Zoning Code.*

2. BOARD OF ARCHITECTS REVIEW

Permit Application BOAR-26-02-1390 was approved by the Board of Architects on April 24, 2026.

3. ADVERTISING

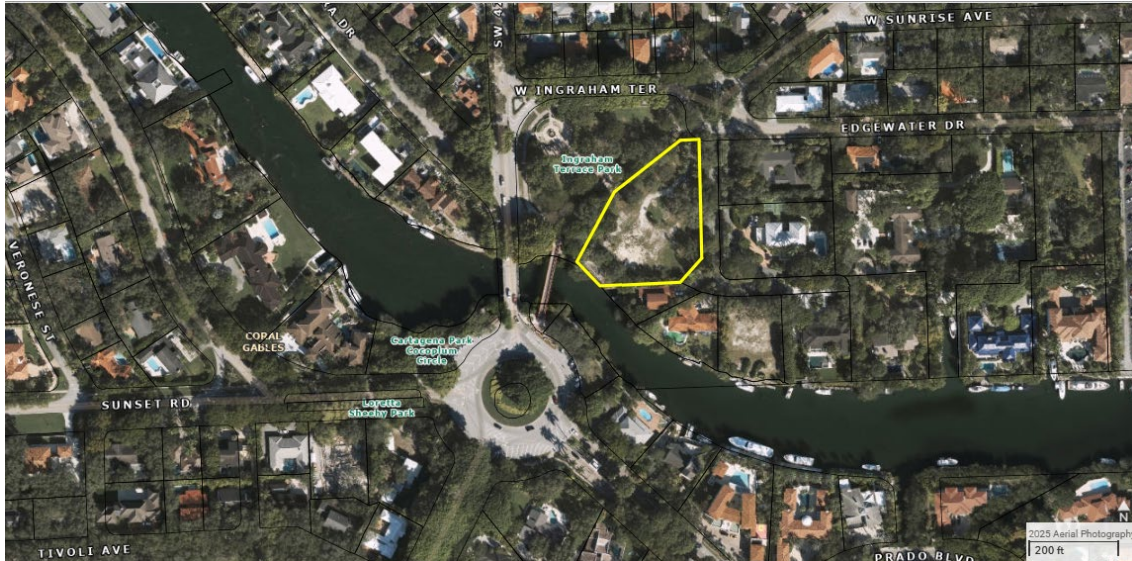
This application was advertised in the Miami Dade County Legal Ads and Public Notices on May 21, 2026. Letters were mailed to properties within one thousand feet of the subject property on May 19, 2026, and the property was posted on May 19, 2026.

4. STAFF OBSERVATION

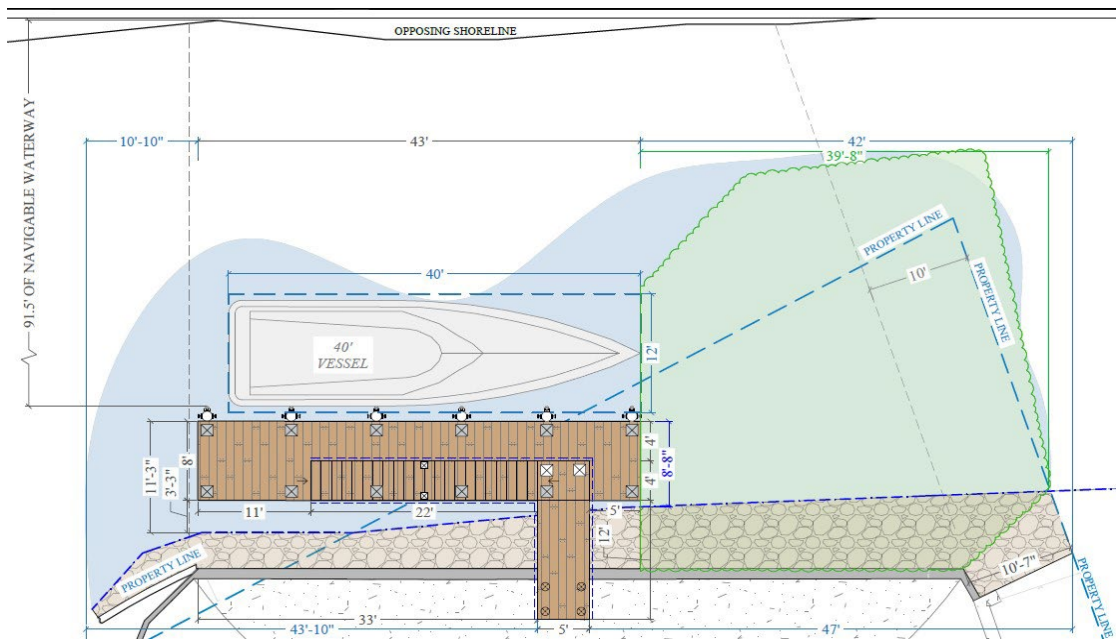
The subject property, 240 Edgewater Drive, is zoned single-family residential. It borders Ingraham Park to the west, a private access drive to the east, Coral Gables waterway to the south and a limited frontage on Edgewater Drive. The lot is irregularly shaped and approximately 62,763 +/- square feet. There was a single-family home on the site, but it was demolished because the current owner is in the process of constructing a new house.

In 2023, the site was granted a variance for a tennis court located in the front yard between the main building and the street (Edgewater Drive). In 2025, the applicant requested a variance for an eight-foot (8') fence. The Board deferred the request, and the applicant did not return to pursue it, effectively withdrawing the application.

Currently, the owner is proposing a dock with a maximum projection of eleven feet and three inches (11'-3") from the seawall where five feet (5') is the maximum allowed.



Aerial of existing condition



Proposed condition

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 with steep and rocky condition. In addition, there are existing mangroves along the meandering shoreline of the property. This may be considered a unique condition that is not typically applicable to other waterfront properties.

- 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 site condition was not created by the actions of the applicant. This condition is pre-existing a naturally occurring biological 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.

This type of Variance request is typically associated with properties zoned Single-Family Residential. In recent past, variances were granted for similar requests for properties that abut a canal or waterway in the same zoning district.

- 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.

DERM issued a preliminary approval of the dock as proposed. Literal interpretation would deprive the Applicant rights to install a dock which will provide reasonable access to the shoreline, a right that is enjoyed by property owners under similar circumstances.

- 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 as proposed is reasonable but staff is recommending the Applicant explore the possibility of reducing the width of the stairs and lower dock to minimize the potential impact to the waterway.

- 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 requested will not change the use of the property. The subject property will remain a single-family home, permitted in this single-family residential 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 granting of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The encroachment requested still leaves enough space, more than 75 feet of unobstructed navigable waterway width.

- 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.*

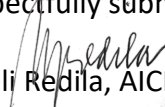
The Planning and Zoning Division staff recommend **APPROVAL** with the condition that the Applicant explore the possibility of reducing the width of the stairs and lower dock to minimize the encroachment to the waterway and limit the width of the vessel to twelve feet (12') as presented.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Property Appraiser Summary Report.
- C. Legal advertisement published.
- D. 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, AICP, LEED AP
Zoning Administrator
City of Coral Gables, Florida