



## 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

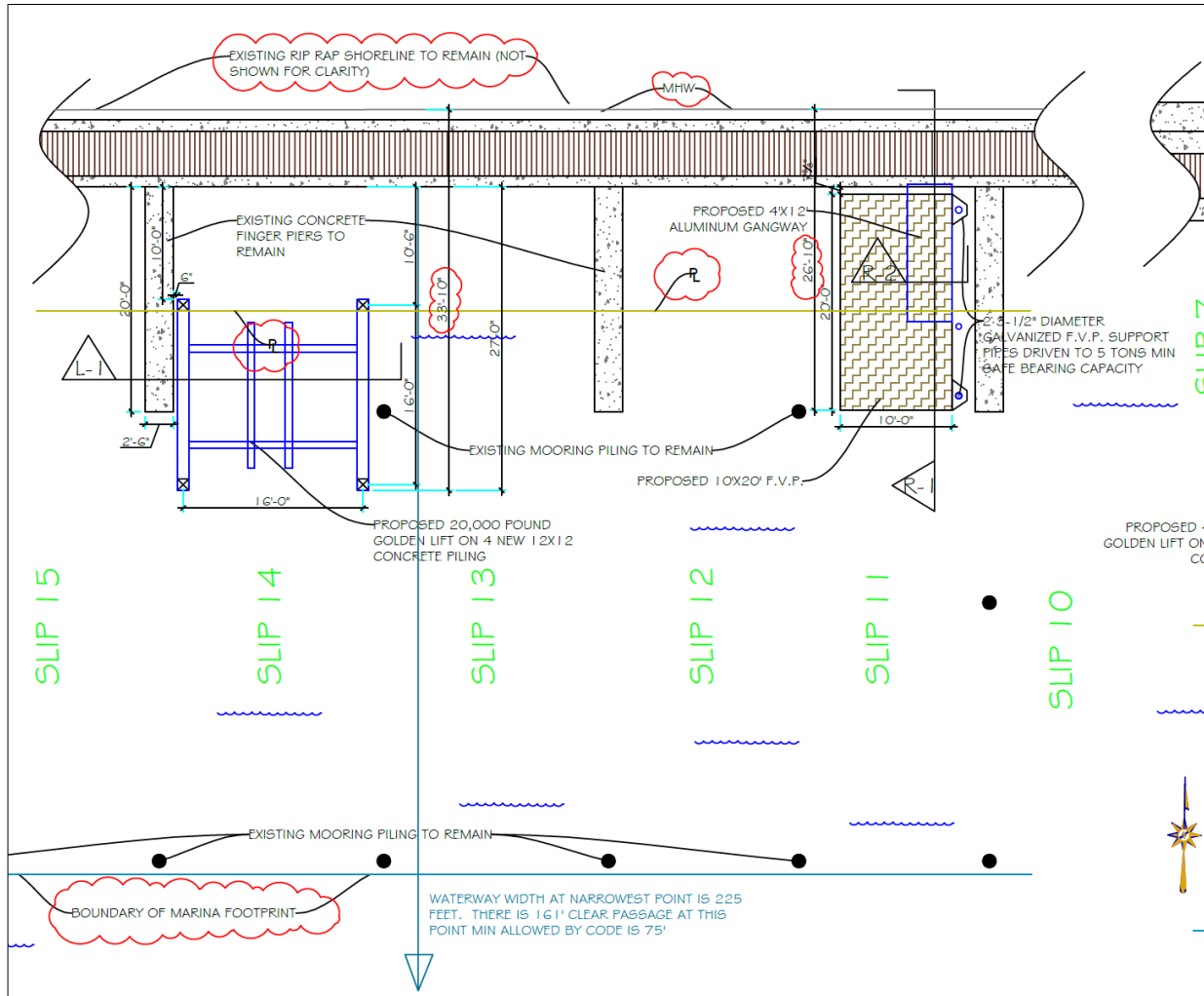
This application was advertised in the Miami Daily Business Review on May 26, 2023. Letters were mailed to properties within one thousand feet of subject property and the property was posted on May 23, 2023.

### 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.*

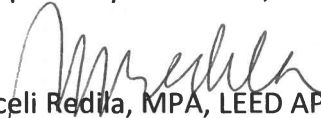
The Planning and Zoning Division staff recommends DENIAL of the request.

## **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](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 Redila, MPA, LEED AP  
Zoning Administrator  
City of Coral Gables, Florida