



City of Coral Gables Planning and Zoning Staff Report

Applicant: Laura L. Russo, Esq.
Application: Variance – VARI-26-06-0033
Property: 10 Edgewater Drive
Legal Description: All of Blks 3 & 4 & E235ft of Blk 5 Revised Plat of Sunrise Harbour
Present Owners: The Gables Club Association, Inc. c/o Jorge Averhoff
Present Use: Multi-Family (The Gables Condominium)
Zoning District: Multi-Family 3 (MF-3), Mixed-Use 3 (MX3) District
Public Hearing: Board of Adjustment
Date & Time: Monday, July 6, 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 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. A variance request to allow an accessory building (cooling tower) to be located closer to the front street, between the street and the main building, pursuant to Section 3-301(b), and Section 3-310(b) of the Coral Gables Zoning Code.*
- 2. A variance request to allow the façade of the proposed cooling tower enclosure to have louvers facing the street, pursuant to Section 2-104.D.11(d) of the Coral Gables Zoning Code.*

2. ADVERTISING

This application was advertised in the Miami Dade County Legal Ads and Public Notices on June 26, 2026. Letters were mailed to properties within one thousand feet of the subject property on June 23, 2026, and the property was posted on June 23, 2026.

3. BOARD OF ARCHITECTS REVIEW

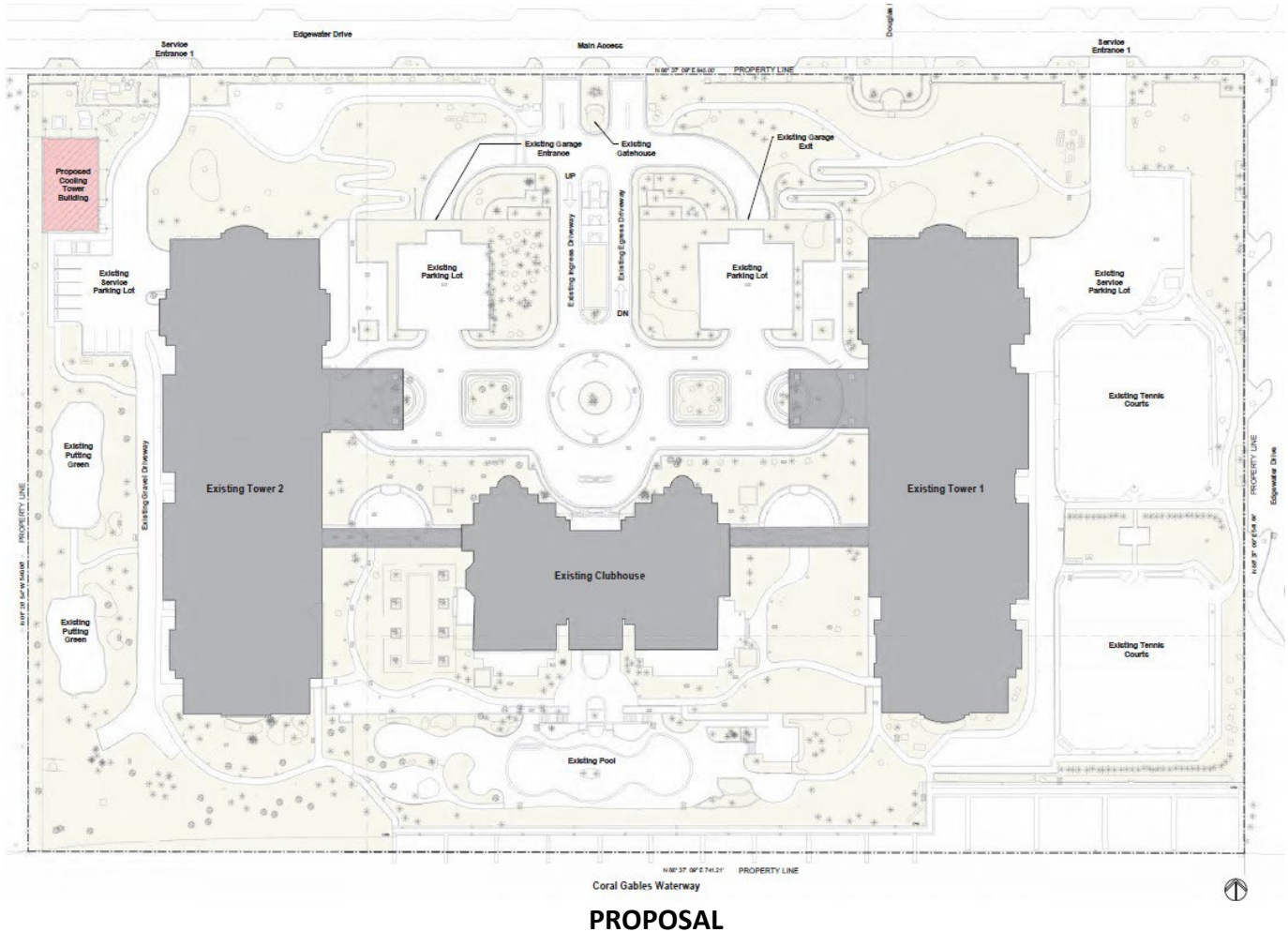
Permit Application BOAR-26-01-1363 was approved by the Board of Architects on April 30, 2026.

4. 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.

According to the applicant, the existing cooling system has become increasingly ineffective. As a result, the owners are proposing to construct a cooling tower at the northwest corner of the site, located closer to the front street with a setback of at least 43 feet from the front property line.

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 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 meet the standard required for authorization of variance.

The existing building was built in 1996. The existing cooling system is failing. Granting the requested variance would allow the necessary replacement of a necessary building infrastructure needed to serve the existing building.

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 need to replace the existing cooling system appears to be the result of mechanical failure, which may constitute a special condition not created by the actions of the applicant.

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 need to replace the failing cooling system with a more efficient one will not confer on the applicant a special privilege that is denied by these regulations to other buildings and structures 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.

The subject site is an existing high-rise residential condominium. To the west is a similar high-rise development with surface parking lot. Due to the property’s existing development pattern and site constraints, the applicant has limited viable options for locating the proposed cooling tower.

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.

Although the proposed cooling tower is located closer to the street than the main building, it is set back approximately 43 feet from the property line, significantly exceeding the minimum required setback. The requested variance is the minimum relief necessary to accommodate the cooling tower.

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 cooling tower to serve the existing multi-family building 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.

The Board of Architects reviewed and approved the structure for aesthetics and compatibility in the neighborhood. It is setback at least 43 feet from the sidewalk and will be screened with heavy landscaping to minimize visual presence from adjacent properties.

- 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 the request.

6. 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, AICP, LEED AP
Zoning Administrator
City of Coral Gables, Florida