

**10 TAHITI BEACH ISLAND RD. VARIANCE APPLICATION****TABLE OF CONTENTS***February 2019*

<b>TAB NO.</b>	<b>DESCRIPTION</b>
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6	Board of Architects' Approved Plans
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# 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: 10 Tahiti Beach Dock Replacement Project

Street address of the subject property: 10 Tahiti Beach Island Rd, Coral Gables, FL 33143

Property Legal Description: Lot(s): 1

Block(s): 22

Section(s): Sec 2 Plat E

Plat Book(s)/Page(s): PB131-76

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? Yes

Current land use classification(s): Single Family Residential

Current zoning classification(s): 0100 Single Family- General

Listing of all folio numbers for subject property:

03-4132-030-0200

## Board of Adjustment Application

### General information

Applicant(s)/Agent(s) Name(s): Ocean Consulting LLC, c/o Mr. Kirk Lofgren

Telephone#: 305-921-9344 Fax#: \_\_\_\_\_ Email: justina @ oceanconsultingfl.com

Mailing Address: 340 Minorca Ave Suite 7, Coral Gables, FL 33134  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Mr. Neil Flanzraich

Telephone#: (305) 668-3289 Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: 10 Tahiti Beach Isle Rd Coral Gables, FL 33143  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_

Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Dynamic Engineering Solutions c/o Mr. John Omslaer

Telephone#: 954-545-1740 Fax#: \_\_\_\_\_ Email: des\_inc @ bellsouth.net

Mailing Address: 351 S. Cypress Road, Suite 303 Pompano Beach FL 33060  
(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:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - 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:

Applicant(s)/Agent(s) Print Name: **Kirk Lofgren**  
**Ocean Consulting, LLC**

Address: **340 Minorca Ave, Suite 7, Coral Gables, FL 33134**

Telephone: **305-921-9344**

Fax: **305-677-3254**

Email: **kirk@oceanconsultingfl.com; justina@oceanconsultingfl.com**

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 7th day of January by Kirk Lofgren  
(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:



Property Owner(s) Print Name:

Mr. Neil Franzraich

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 10 Tahiti Beach Island Rd, Coral Gables, FL 33143

Telephone: (305) 668-3289

Fax:

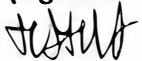
Email:

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January by Neil Franzraich

(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 \_\_\_\_\_

**Board of Adjustment Application**

Architect(s)/Engineer(s) Signature:	Architect(s)/Engineer(s) Print Name: John Omslaer
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Address: 351 S. Cypress Rd Suite 303 Pompano Beach, FL 33060

Telephone: 954-545-1740	Fax:
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Email: des\_inc@bellsouth.net

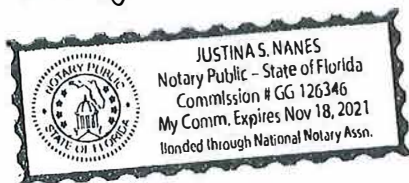


**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 14 day of January by John Omslaer <sup>Omslaer</sup>  
(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 \_\_\_\_\_

**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.



CFN 20080937922  
OR Bk 26656 Pgs 0551 - 5531 (3pgs)  
RECORDED 11/19/2008 09:36:09  
DEED DOC TAX 0.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

*This instrument was prepared by  
and should be returned to:*

Elaine M. Bucher, Esquire  
PROSKAUER ROSE LLP  
2255 Glades Road, Suite 340 West  
Boca Raton, Florida 33431

Folio No.: 03-4132-030-0200

*This deed was prepared without  
the benefit of a title search or exam*

### WARRANTY DEED

This Warranty Deed is made this 12<sup>th</sup> day of November, 2008, by KIRA FLANZRAICH, as Trustee of THE NEIL FLANZRAICH QUALIFIED PERSONAL RESIDENCE TRUST DATED SEPTEMBER 19, 2007, whose address is 10 Tahiti Beach Isle Road, Coral Gables, Florida 33143 ("Grantor"), and is delivered to NEIL FLANZRAICH, as to a 50% undivided interest, whose address is 10 Tahiti Beach Isle Road, Coral Gables, Florida 33143 ("Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida (the "Property"):

Lot 1, Block 22, COCOPLUM SECTION TWO, PLAT E, according to the Plat thereof, as recorded in Plat Book 131, Page 76, of the Public Records of Miami-Dade County, Florida.

Together with all easements, tenements, hereditaments and appurtenances belonging to the Property; and

Together With all buildings and other improvements now or in the future located on the Property;

To Have And To Hold the same in fee simple forever.

This conveyance is made subject to:

(a) Taxes for the year 2008 and subsequent years that are not yet due and payable;

8547/28522-001 Current/12463603v1

(b) Applicable zoning ordinances and restrictions; and

(c) Conditions, restrictions, reservations, limitations, and easements of record, which are not reimposed by this deed.

Grantor fully warrants the title to the Property and will defend the Property against the lawful claims of all persons whomsoever.

[Signature Page Follows]



Grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Signature of Witness 1  
MARIA Daniela Valle  
Print Name of Witness  
[Signature]  
Signature of Witness 2  
Maricela Dube-Hendoza  
Print Name of Witness 2

Kira Flanzraich  
KIRA FLANZRAICH, as Trustee of  
the Neil Flanzraich Qualified  
Personal Residence Trust Dated  
September 19, 2007

STATE OF FLORIDA           )  
  ) SS  
COUNTY OF Dade        )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of November, 2008, by KIRA FLANZRAICH, as Trustee of the Neil Flanzraich Qualified Personal Residence Trust dated September 19, 2007. She is (check one) ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(SEAL)

[Signature]  
Notary Public Signature  
MARIA Daniela Valle  
Notary Public Print Name  
State of Florida at Large  
Commission No.: DD 450415  
My Commission Expires: 7/13/09





OCEAN CONSULTING, LLC · 340 Minorca Avenue, Suite 7 · Coral Gables, FL 33134  
Tel: 305-921-9344 · Fax: 305-677-3254  
www.oceanconsultingfl.com

18-8315

February 12, 2019

City of Coral Gables  
**BOARD OF ADJUSTMENT**  
405 Biltmore Way  
Coral Gables, FL 33134

**RE: DOCK REPLACEMENT AT 10 TAHITI BEACH ISLAND ROAD, IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA**

**Subject: Applicant's Proposal for Zoning Variance**

Ladies and Gentlemen:

This is to respectfully request a variance from the City of Coral Gables Zoning Code for the replacement of a previously-permitted dock in substantially the same footprint. The maximum projection of the dock from the wet face of the seawall is 29'-11" and the maximum projection of the mooring piles from the wet face of the sea wall is 49'-11". Note that the existing dock and mooring piles are existing and proposed to remain.

This variance addresses the following sections of the City of Coral Gables Zoning Code:

- a. Article 5—Section 5-803(A): Variance from City of Coral Gables Zoning Code to permit the replacement of an existing dock in substantially the same footprint, extending more than twenty-five feet (25') from the property line into Biscayne Bay. The maximum proposed dimension from the property line is twenty-nine feet, eleven inches (29'-11") as depicted on the attached plans, which is approximately four feet, eleven inches (4'-11") inches more than existing code permits. The mooring piles are proposed a maximum of 49'-11" from the seawall or 24'-11" beyond the maximum allowable projection. The original dock was permitted and built in 1991.

This variance is necessary so that the applicant is permitted to replace existing, permitted, waterfront structures damaged from Hurricane Irma. The waterfront structures will match existing dock extensions along the waterfront in this area, and also achieve adequate water depths for safe mooring at this location. Note that the existing dock piles are proposed to remain.

Moreover, the Miami-Dade County Department of Regulatory and Economic Resources (RER) has stamped the construction plans with their preliminary stamp of approval (dated September

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Letter of Proposal- 10 Tahiti Beach Island Road

February 12, 2019

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17, 2018), therefore the County has no objection to the proposed structures in this location. No impacts to marine resources are proposed.

Thank you for your review of this Letter of Proposal. Should you have any questions or require additional information, please do not hesitate to contact me at (305) 457-5573.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kirk Lofgren", with a large, stylized initial "K" and a long horizontal stroke at the end.

Kirk Lofgren, *Ocean Consulting*  
Applicant



OCEAN CONSULTING, LLC · 340 Minorca Avenue, Suite 7 · Coral Gables, FL 33134  
Tel: 305-921-9344 · Fax: 305-677-3254  
www.oceanconsultingfl.com

February 12, 2019

City of Coral Gables  
**BOARD OF ADJUSTMENT**  
405 Biltmore Way  
Coral Gables, FL 33134

**RE: LETTER OF INTENT FOR THE DOCK PROJECT AT 10 TAHITI BEACH ISLAND ROAD, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA (FOLIO NUMBER 03-4132-030-0200)**

Subject: Letter of Intent for Zoning Variance

Ladies and Gentlemen:

The applicant proposes a Zoning Variance from the City of Coral Gables for a proposed dock project adjacent to 10 Tahiti Beach Island Road, in the City of Coral Gables, Miami-Dade County, Florida. To fully comply with the City of Coral Gables Zoning Code, the following variances are being requested:

- a. Article 5—Section 5-803(A): Variance from City of Coral Gables Zoning Code to permit the replacement of an existing dock in substantially the same footprint, extending more than twenty-five feet (25') from the property line into Biscayne Bay. The maximum proposed dimension from the property line is twenty-nine feet, eleven inches (29'-11") as depicted on the attached plans, which is approximately four feet, eleven inches (4'-11") more than existing code permits. The mooring piles are proposed a maximum of 49'-11" from the seawall or 24'-11" beyond the maximum allowable projection.

*Background:* This is a replacement of an existing, previously-permitted dock within the same footprint. The existing dock piles are to remain, and are not proposed for replacement. The previous dock was damaged during Hurricane Irma. The existing dock at 10 Tahiti Beach Island Road was fully permitted by Miami-Dade County DERM (see attached for reference). We have been unable to locate a City of Coral Gables Permit for the existing dock at 10 Tahiti Beach Island Road. However, we believe the dock was permitted along with several other similar structures in the area based on historic aerials and the common dock design footprint in this area (see attached historical aerials for reference).

*Miami-Dade County Department of Environmental Resources Management (DERM) Findings:* DERM's biological assessment (attached for reference) confirms that no environmental

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resources have been negatively affected by the existing dock in this location, and have confirmed that there will be no negative impacts to environmental resources with the dock replacement. Therefore, the County has preliminarily approved the drawings for City and County approval (dated September 17, 2018, attached).

*Navigation:* The property is situated on Biscayne Bay, with no opposing bank. In addition, in order to comply with the City's Zoning code, the new dock would have to shrink in size, despite being previously permitted in its current footprint, and of a similar extension to neighboring dock statutes.

*Conclusions:* Based on the DERM preliminary approval, the historic Miami-Dade County Class I permit for the dock (and mooring piles), and the historical permits for similar docks at neighboring properties, we respectfully request that the variance be granted for the proposed dock replacement in substantially the same footprint at 10 Tahiti Beach Island Road in Coral Gables.

Thank you for your review of this letter and for understanding the circumstances for which these variances must be obtained.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kirk Lofgren".

Kirk Lofgren, *Ocean Consulting*  
Applicant



OCEAN CONSULTING, LLC · 340 Minorca Avenue, Suite 7 · Coral Gables, FL 33134  
Tel: 305-921-9344 · Fax: 305-677-3254  
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18-8315

February 12, 2019

**CITY OF CORAL GABLES**  
**BOARD OF ADJUSTMENT**  
405 Biltmore Way  
Coral Gables, FL 33134

**RE: LETTER OF RESPONSE FOR ZONING VARIANCE AT 10 TAHITI BEACH ISLAND ROAD IN  
THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA**

Ladies and Gentlemen:

This is to respectfully submit a response to the eight zoning criteria, as interpreted from the Coral Gables Zoning Code, to allow for the replacement of the existing dock in substantially the same footprint at 10 Tahiti Beach Island Road, in the City of Coral Gables. The dock was damaged during Hurricane Irma in 2017 and the existing dock and mooring piles are proposed to remain. The dock is proposed to be a replacement in the same footprint as the existing, measured at 29'-11" from the property line, or 4'-11" further waterward than the existing code permits. The following criteria and responses are provided.

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.

YES. THE EXISTING DOCK WAS DAMAGED BY HURRICANE IRMA IN 2017. THE PROPOSED DOCK IS TO BE INSTALLED IN THE SAME FOOTPRINT OF THE EXISTING DOCK, UTILIZING THE SAME DOCK PILES AS EXISTING. THE DOCK WAS PREVIOUSLY PERMITTED IN THIS FOOTPRINT.

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

THE EXISTING DOCK WAS DAMAGED BY HURRICANE IRMA IN 2017. THE EXISTING DOCK EXTENDS APPROXIMATELY 29'-11" FROM THE PROPERTY LINE, MATCHING NEIGHBORING WATERFRONT DOCKS IN THIS WATERWAY.



THE APPLICANT DID NOT ORIGINALLY INSTALL THIS DOCK, AND THE DOCK HAS A HISTORIC PERMIT.

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.

NO. THIS VARIANCE WILL NOT CONFER ANY SPECIAL PRIVILEGE TO THE APPLICANT. SIMILAR DOCK STRUCTURES EXIST ALONG THIS WATER FRONTAGE, INCLUDING DOCKS EXTENDING FURTHER OFFSHORE.

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 place unnecessary and undue hardship on the applicant.

YES. ONLY WITH A VARIANCE WILL THE APPLICANT BE ABLE TO REPLACE THE EXISTING DOCK IN THE SAME FOOTPRINT UTILIZING THE EXISTING DOCK PILES, THAT IS SIMILAR IN SIZE TO NEIGHBORING STRUCTURES AND THEREFORE HAVE REASONABLE ACCESS TO HIS SHORELINE.

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

YES. THE EXISTING DOCK EXTENDS THE MINIMUM DISTANCE WATERWARD SO AS TO MATCH NEIGHBORING DOCK PROJECTIONS, AND THEREFORE TO ALLOW FOR SAFE MOORING. ALSO, THE EXISTING DOCK IS BEING REBUILT IN THE SAME FOOTPRINT UTILIZING EXISTING DOCK PILES. THE EXISTING MOORING PILES ARE PROPOSED TO REMAIN.

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.

NO. GRANTING THE VARIANCE WILL NOT CHANGE THE USE. THE SAME USE OF THE STRUCTURE (AS A DOCK) WILL BE MAINTAINED WITH A VARIANCE, AND THE RESIDENCE WILL REMAIN SINGLE-FAMILY.

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.

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Letter of Response – 10 Tahiti Beach Island Road

February 12, 2019

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YES. THIS VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE AND WILL IN FACT PRESERVE THE MARINE/RECREATIONAL VALUE OF THE AREA, MATCHING NEIGHBORHOOD DOCKS IN PROJECTION AND SIZE.

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

THE PROPERTY IS NOT DESIGNATED HISTORIC.

Respectfully Submitted,  
**OCEAN CONSULTING, LLC**



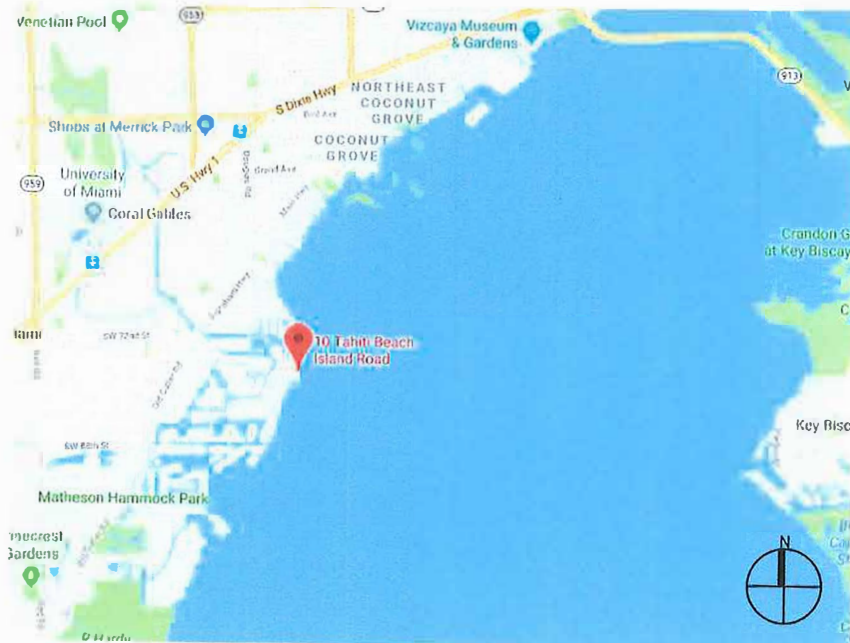
Kirk Lofgren  
Principal

KL: ERN  
Enclosures





## LOCATION MAP AND LEGAL DESCRIPTION



**PROJECT SITE LOCATION:**  
10 Tahiti Beach Island Road  
Coral Gables, FL 33143

**LATITUDE:** 25°41'59.86"N  
**LONGITUDE:** 80°14'43.51"W

**FOLIO No.:** 03-4132-030-0200

**LEGAL DESCRIPTION:**  
COCOPLUM SEC 2 PLAT E  
PB 131-76  
LOT 1 BLK 22  
LOT SIZE 41287 SQ FT  
OR 18943-0896 012000 1  
COC 26006-1617 26006-1621 0907 5

### GENERAL NOTES:

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- 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 ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR 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.
- APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2017 EDITION (AND CURRENT ADDENDUMS).
- APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

**DOCK:** LL 60 PSF

### BOLTS

- ALL BOLTS SHALL BE STAINLESS STEEL, UNLESS OTHERWISE NOTED.

### CONCRETE

- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

**RECEIVED**

AUG 16 2018

DERM Coastal Resources Section  
Natural Resources Regulation & Restoration  
Division (NRRRD)

## 10 TAHITI BEACH DOCK REPLACEMENT PROJECT

Coral Gables, Florida

CLIENT:

**MR. NEIL FLANZRAICH**  
c/o **MR. ROBERT ARKIN**

10 Tahiti Beach Island Road  
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

**OCEAN CONSULTING, LLC**

340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
Tel: (305) 921-9344  
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

**DYNAMIC ENGINEERING SOLUTIONS, INC.**

351 S. Cypress Road, Suite 303  
Pompano Beach, FL 33060  
Office - 954-545-1740  
Fax - 954-545-1721

SEAL / SIGNATURE / DATE

JOHN H. OMALLEY  
Professional Engineer  
John Omalley  
PE 52788, CA 26829

## PERMIT DRAWINGS

**Issue # Issue Date**  
① August 8, 2018

PROJECT: 18-8315

**PROJECT LOCATION & NOTES**

SCALE : AS SHOWN  
SHEET NO.

**S-1**

PRELIMINARY APPROVAL  
NAME *[Signature]*  
DATE 9/17/18  
CLI 2018-273



**LIMITED AESTHETIC APPROVAL  
ASSOCIATION'S QUALIFYING STATEMENT**

Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

*Randy Pearson*

COCOPLUM HOMEOWNERS ASSOCIATION, INC.	
ARCHITECTURAL REVIEW BOARD	
APPROVAL: "APPROVED"	
DATE:	10/9/2018
SUBJECT TO:	Dock Replacement
AUTHORIZATION:	<i>Randy Pearson</i>
SIGNATURE:	

**ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT**  
Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.  
Approval by the Architectural Review Board does not relieve the Owner, The Architect, The Landscape Architect, the Engineering Consultants, the General Contractor, the Subcontractors and the Material Suppliers from compliance with all requirements as set forth by the City of Coral Gables Department and Zoning Department, The South Florida Building Code, and any other requirements by Local, Municipal, State and Federal Government Agencies having jurisdiction over any proposed construction within a home site in Cocoplum including docks, seawalls and the protection of natural resources, wildlife and the environment.  
In the event of non-compliance, the Architectural Review Board reserves the right to revoke this approval without any prior or advance notice.



# 10 TAHITI BEACH DOCK REPLACEMENT PROJECT

Coral Gables, Florida

CLIENT:

**MR. NEIL FLANZRAICH**  
c/o **MR. ROBERT ARKIN**

10 Tahiti Beach Island Road  
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

**OCEAN CONSULTING, LLC**

340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
Tel: (305) 921-9344  
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

**DYNAMIC ENGINEERING SOLUTIONS, INC.**

351 S. Cypress Road, Suite 303  
Pompano Beach, FL 33060  
Office - 954-545-1740  
Fax - 954-545-1721

SEAL / SIGNATURE / DATE

*[Signature]*  
JOHN H. OMSLAER  
PROFESSIONAL ENGINEER  
FLORIDA  
John Omslaer  
PE 52733, CA 26829

## PERMIT DRAWINGS

Issue # Issue Date

① August 8, 2018

PROJECT: 18-8315

## EXISTING CONDITIONS

SCALE: AS SHOWN  
SHEET NO.

**S-2**

### NOTES

ALL DEBRIS (PVC AND DOCK DEBRIS)  
IN TIDAL WATERS TO BE REMOVED

B I S C A Y N E B A Y

(2) A.T.F. MOORING  
PILES TO REMAIN

(4) A.T.F. WOOD FENDER  
PILES TO REMAIN

(5) A.T.F. CONCRETE PILE  
CAPS ATOP (10) EXISTING  
CONCRETE PILES, (2) EACH,  
TO REMAIN

A.T.F. CORAL  
ROCK TILING AND  
CONCRETE SLABS  
TO BE REMOVED

EXISTING LIME ROCK  
RIP RAP TO REMAIN.

EXISTING CONCRETE  
SEAWALL & CAP TO REMAIN

R.E.R.D-5 BOUNDARY

R.E.R.D-5 BOUNDARY

POOL

**EXISTING CONDITIONS**  
-10 TAHITI BEACH ISLAND ROAD -  
Coral Gables, FL

RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL  
NAME *[Signature]*  
DATE 9/17/18



SCALE: 1/8" = 1"

PROPERTY LINE

PROPERTY LINE

OPEN BAY  
NO OPPOSING BANK

RECEIVED  
SEP 17 2018  
NATURAL RESOURCES DIVISION  
DEPARTMENT OF REGULATORY  
AND ECONOMIC REEDURES



LIMITED AESTHETIC APPROVAL  
ASSOCIATION'S QUALIFYING STATEMENT

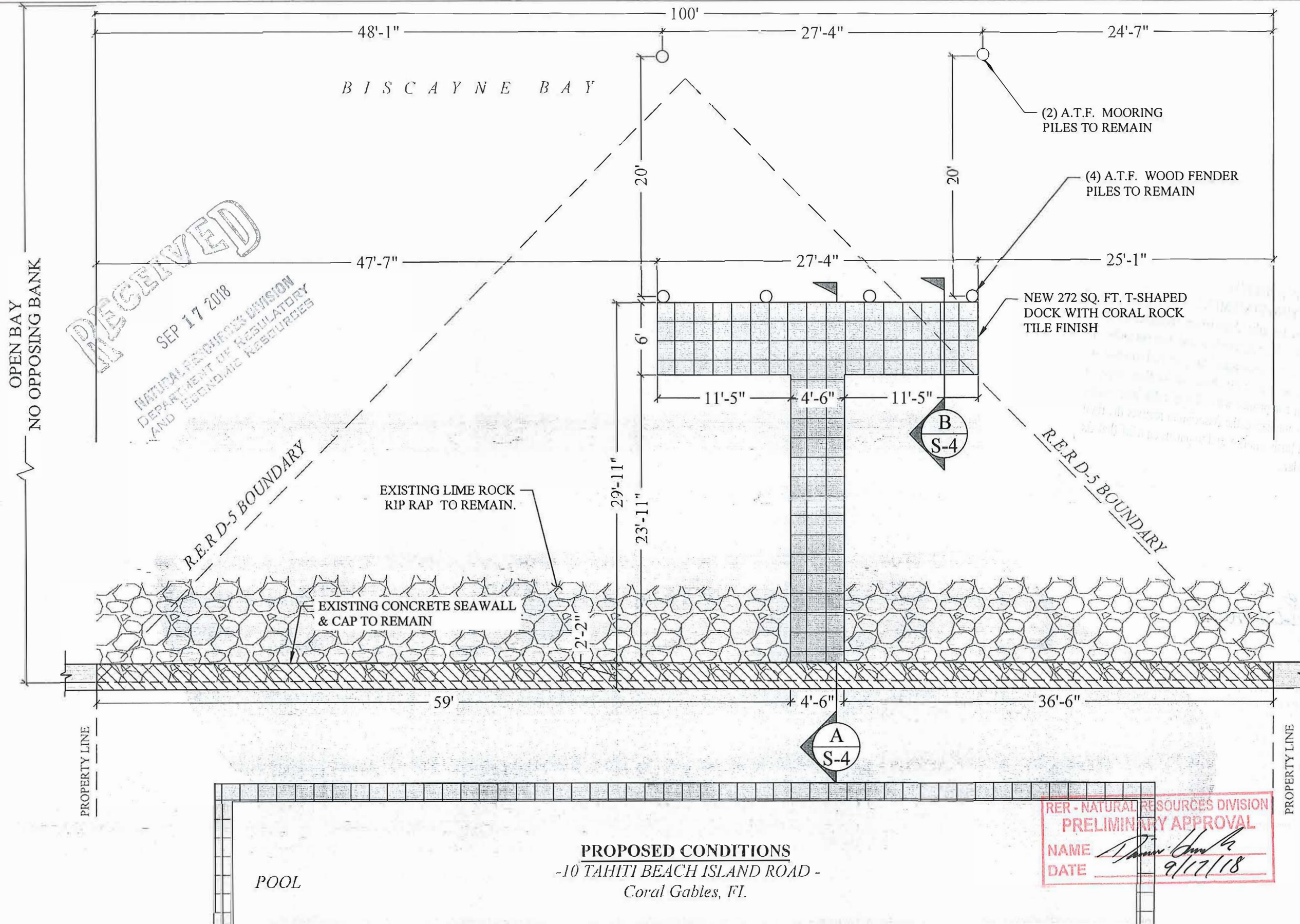
Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

*Ramon P. Pardo*

COCOPUM HOMEOWNERS ASSOCIATION, INC.	
ARCHITECTURAL REVIEW BOARD	
"APPROVED"	
DATE:	10/19/2018
SUBJECT TO:	back replacement
AUTHORIZATION:	<i>Ramon P. Pardo</i>
SIGNATURE:	

**ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT**  
Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of the Structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.  
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In the event of non-compliance, the Architectural Review Board reserves the right to revoke this approval without any prior or advance notice.





# 10 TAHITI BEACH DOCK REPLACEMENT PROJECT

Coral Gables, Florida

CLIENT:

MR. NEIL FLANZRAICH  
c/o MR. ROBERT ARKIN

10 Tahiti Beach Island Road  
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN  
CONSULTING, LLC

340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
Tel: (305) 921-9344  
Fax: (305) 677-3254

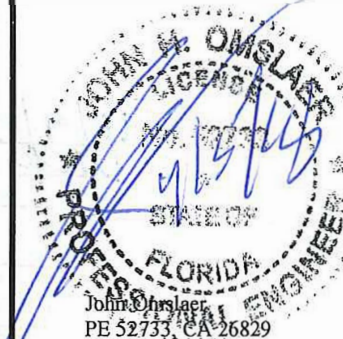
CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING  
SOLUTIONS, INC.

351 S. Cypress Road, Suite 303  
Pompano Beach, FL 33060  
Office - 954-545-1740  
Fax - 954-545-1721

SEAL / SIGNATURE / DATE



## PERMIT DRAWINGS

Issue # Issue Date

① August 8, 2018

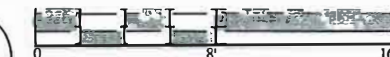
PROJECT: 18-8315

## PROPOSED CONDITIONS

SCALE : AS SHOWN

SHEET NO.

S-3



SCALE: 1/8" = 1"



**LIMITED AESTHETIC APPROVAL  
ASSOCIATION'S QUALIFYING STATEMENT**

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*Ramona*

COCOPLUM HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL REVIEW BOARD  
"APPROVED"  
DATE: 10/9/2018  
SUBJECT TO: Deck replacement  
AUTHORIZATION: Ramona  
SIGNATURE

**ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT**

Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of the Structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.

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In the event of non-compliance, the Architectural Review Board reserves the right to revoke this approval without any prior or advance notice.

Coral Gables, Florida

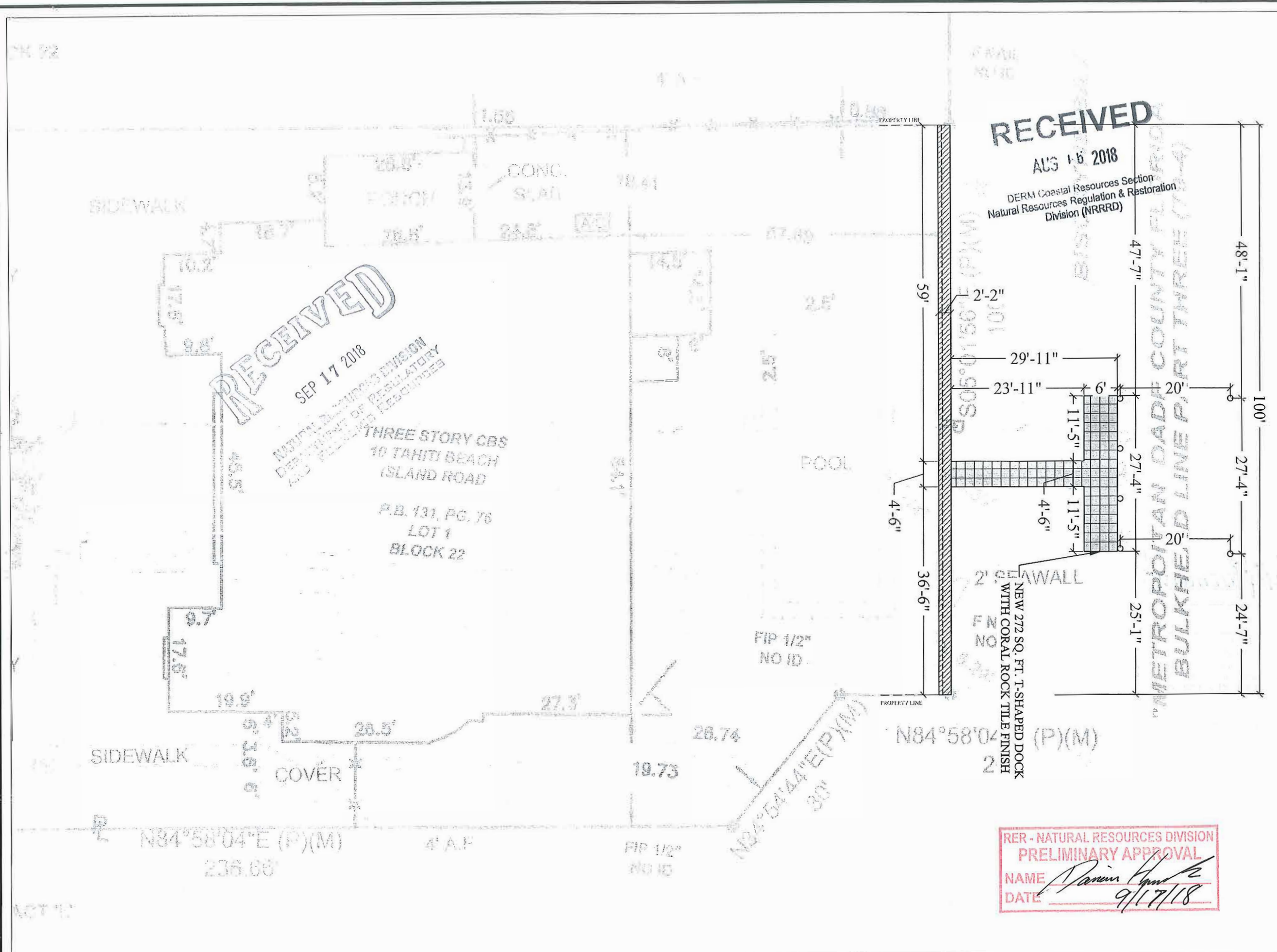
**MR. NEIL FLANZRAICH**  
**c/o MR. ROBERT ARKIN**

ENVIRONMENTAL CONSULTANT:

CONSULTING, LLC

Fax: (305) 677-3254

# S-3A





RECEIVED

NOV 14 2018

COCOPLUM HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL REVIEW BOARD

LIMITED AESTHETIC APPROVAL  
ASSOCIATION'S QUALIFYING STATEMENT

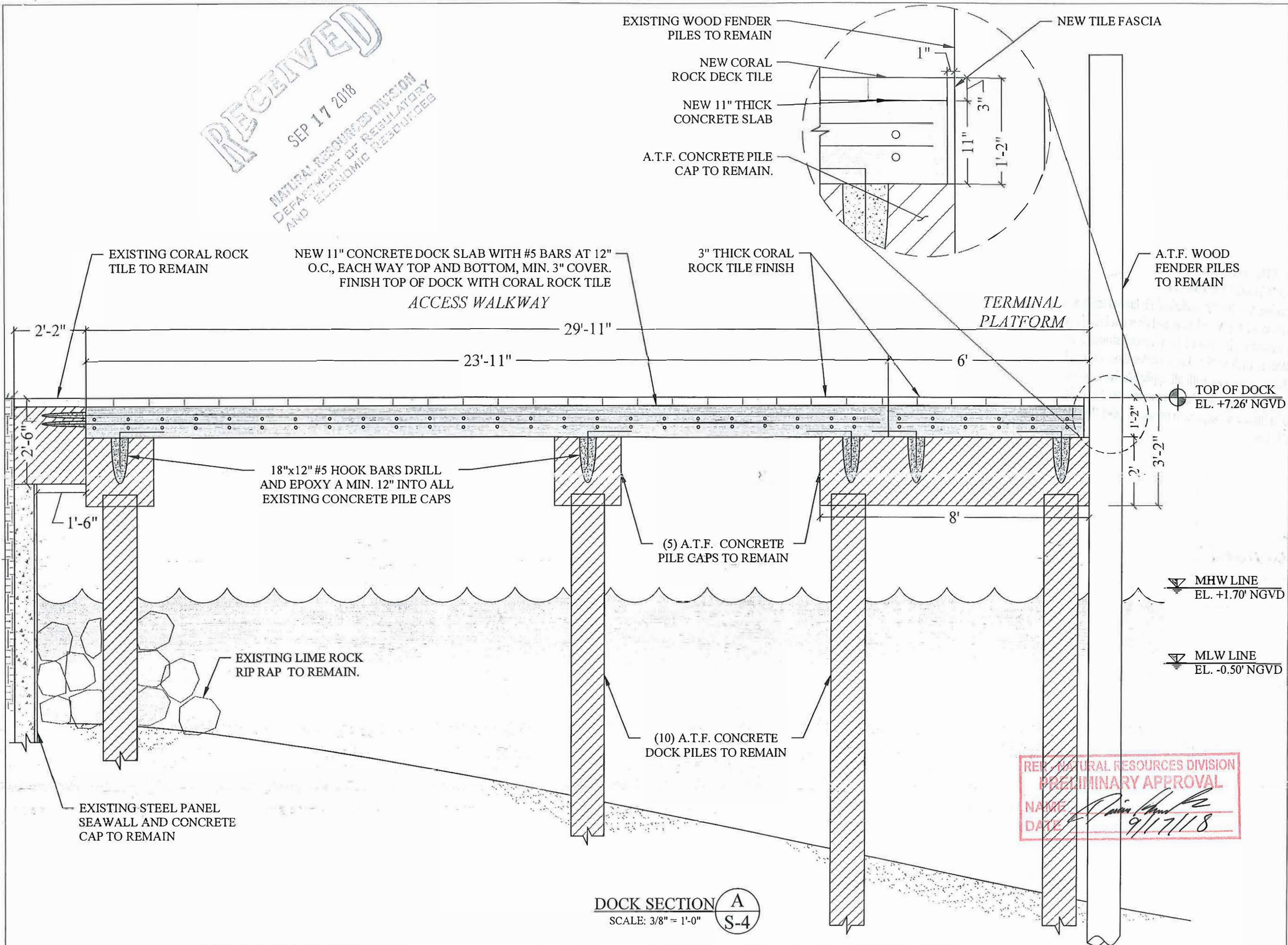
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*Ramon P. Pardo*

COCOPLUM HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL REVIEW BOARD  
"APPROVED"  
DATE: 10/9/2018  
SUBJECT TO: Dock Replacement  
AUTHORIZATION: *[Signature]*  
SIGNATURE

**ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT**  
Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of the Structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.  
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RECEIVED  
SEP 17 2018  
NATURAL RESOURCES DIVISION  
DEPARTMENT OF REGULATORY  
AND ECONOMIC RESOURCES



# 10 TAHITI BEACH DOCK REPLACEMENT PROJECT

Coral Gables, Florida

CLIENT:

MR. NEIL FLANZRAICH  
c/o MR. ROBERT ARKIN

10 Tahiti Beach Island Road  
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:

OCEAN  
CONSULTING, LLC

340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
Tel: (305) 921-9344  
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

DYNAMIC ENGINEERING  
SOLUTIONS, INC.

351 S. Cypress Road, Suite 303  
Pompano Beach, FL 33060  
Office - 954-545-1740  
Fax - 954-545-1721

SEAL / SIGNATURE / DATE

JOHN H. OMSLAER  
PROFESSIONAL ENGINEER  
FLORIDA  
John Omslaer  
PE 52733, GA 26829

## PERMIT DRAWINGS

Issue # Issue Date  
① August 8, 2018

PROJECT: 18-8315

## DOCK SECTION

SCALE: AS SHOWN  
SHEET NO.

S-4



LIMITED AESTHETIC APPROVAL  
ASSOCIATION'S QUALIFYING STATEMENT

Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

COCOPLUM HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL REVIEW BOARD  
"APPROVED"  
DATE: 10/9/2018  
SUBJECT TO: Deck replacement  
AUTHORIZATION: [Signature]  
SIGNATURE: [Signature]

**ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT**  
Approval by the Cocoplum Architectural Review Board is limited to aesthetic compliance of the Architectural Criterion as set forth in the Association By-Laws and does not include review of the Structural, Mechanical or Electrical components of any proposed structure within a home site in Cocoplum.  
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In the event of non-compliance, the Architectural Review Board reserves the right to revoke this approval without any prior or advance notice.



FINAL

Folio #: 03-4132-030-0200

Permit Description: RESIDENTIAL NEW  
DOCK \$29000

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BOARD OF ARCH.	<i>[Signature]</i>	11/14/18
<input checked="" type="checkbox"/> BOARD OF ARCH.	<i>[Signature]</i>	11/14/18
<input type="checkbox"/> MED BONUS		
<input type="checkbox"/> MED BONUS		
<input type="checkbox"/> ADMIN APPROVAL		

The Board of Architects is responsible for determining whether development applications satisfy the Design Review Standards set out in Article 5, Division 6 of the City of Coral Gables Zoning Code

#### ASSOCIATION'S QUALIFYING STATEMENT

Approval by Tahiti Beach Homeowners Association, Inc. (the "Association") is limited solely to aesthetic compliance with the governing documents of the Association, and does not include a review and/or approval of any of the components or engineering of the proposed structure or improvement. Approval by the Association does not relieve the Owner and/or those engaged by the Owner, either directly or indirectly, from compliance with all applicable laws, codes, rules, and regulations. In the event of any non-compliance, the Association reserves the right to revoke this limited aesthetic approval without further notice, and to pursue all relief that the Association is entitled to pursuant to applicable law.

CORAL GABLES HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL REVIEW BOARD  
"APPROVED"  
DATE: 10/9/2018  
SUBJECT TO: Dock replacement  
SIGNATURE: *[Signature]*

**ARCHITECTURAL REVIEW BOARD QUALIFYING STATEMENT**  
Approval by the Architectural Review Board is limited solely to aesthetic compliance of the Architectural Criterion and does not include a review and/or approval of any of the components or engineering of the proposed structure within a home site in Cocoplum.  
Approval by the Architectural Review Board does not relieve the Owner, The Architect, The Landscape Architect, the Engineering Consultants, the General Contractor, the Subcontractors and the Material Suppliers from compliance with all the requirements as set forth by the City of Coral Gables Zoning and Planning Department, The South Florida Building Code, and any other requirements by Local, State and Federal Government Agencies having jurisdiction over any proposed construction within a home site in Cocoplum. This includes, but is not limited to, the protection of the environment and the historic environment.  
In the event of non-compliance, the Architectural Review Board reserves the right to revoke this approval without any prior or advance notice.



City of Coral Gables  
Development Services



PW-18-11-2675

10 TAHITI BEACH ISLAND RD #

Folio #: 03-4132-030-0200

Permit Description: NEW DOCK-EXISTING  
DOCK DAMAGED BY HURRICANE IRMA \$29000

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

Special Inspector required  
for the following:

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for \_\_\_\_\_

## OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	11/14/18
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input checked="" type="checkbox"/> PUBLIC WORKS	<i>[Signature]</i>	
<input checked="" type="checkbox"/> STRUCTURAL	<i>[Signature]</i>	11/23/18
<input checked="" type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

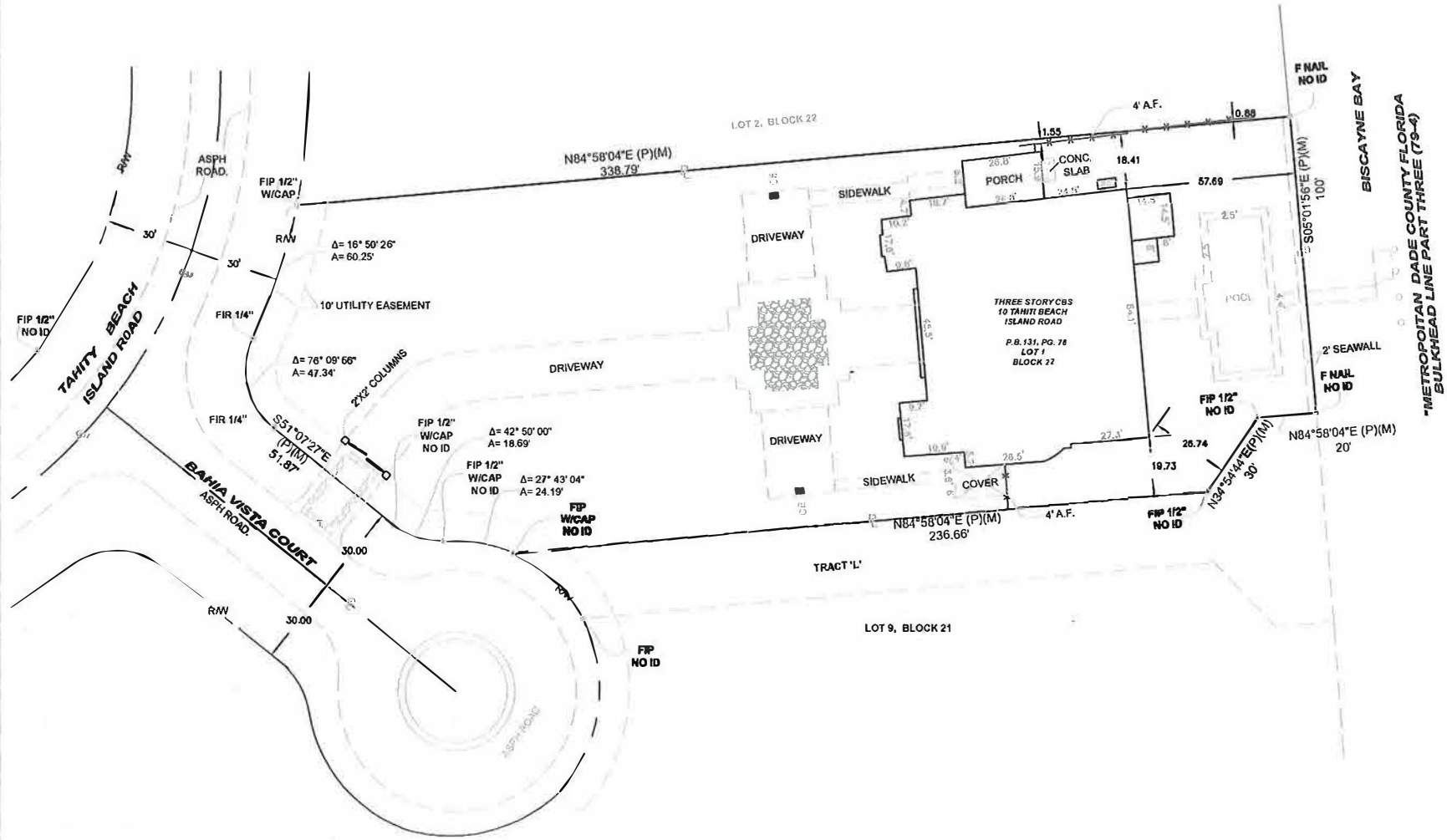
Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.  
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

12/12/18

11/14/18

MAP OF BOUNDARY SURVEY



LEGEND

- ABBREVIATIONS:
- AF = ALUMINUM FENCE
  - AC = AIR CONDITIONER PAD
  - BCR = BROWARD COUNTY RECORDS
  - BLDG = BUILDING
  - BM = BENCH MARK
  - BOB = BASIS OF BEARINGS
  - CBS = CONCRETE BLOCK & STUCCO
  - (C) = CALCULATED
  - C&G = CURB & GUTTER
  - CLF = CHAIN LINK FENCE
  - COL = COLUMN
  - D.E. = DRAINAGE EASEMENT
  - D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
  - D/W = DRIVEWAY
  - EB = ELECTRIC BOX
  - ENC. = ENCROACHMENT
  - EP = EDGE OF PAVEMENT
  - EW = EDGE OF WATER
  - FDH = FOUND DRILL HOLE
  - FF = FINISHED FLOOR ELEVATION
  - FIP = FOUND IRON PIPE (NO ID)
  - FIR = FOUND IRON ROD (NO ID)
  - FN = FOUND NAIL (NO ID)
  - FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
  - L.E. = LANDSCAPE EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - (M) = MEASURED
  - MDCR = MIAMI-DADE COUNTY RECORDS
  - MH = MAN HOLE
  - ML = MONUMENT LINE
  - (P) = PLAT
  - PB = PLAT BOOK
  - PC = POINT OF CURVATURE
  - PCP = PERMANENT CONTROL POINT
  - PE = POOL EQUIPMENT PAD
  - PG = PAGE
  - PI = POINT OF INTERSECTION
  - PL = PLANTER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRC = POINT OF REVERSE CURVATURE
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT OF TANGENCY
  - R = RADIUS DISTANCE
  - (R) = RECORD
  - R/W = RIGHT-OF-WAY
  - RES = RESIDENCE
  - SIP = SIP LS#6814
  - SND = SET NAIL & DISK LS#6814
  - STL = SURVEY TIE LINE
  - SWK = SIDEWALK
  - (TYP) = TYPICAL
  - UB = UTILITY BOX
  - U.E. = UTILITY EASEMENT
  - W/F = WOOD FENCE

SYMBOLS:

- ☐ = TELEPHONE RISER
- ▣ = CABLE TV RISER
- ⊠ = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- ⊙ = CENTER LINE
- ⊗ = WATER VALVE
- ⊞ = CURB INLET
- ⊕ = FIRE HYDRANT
- ⊛ = LIGHT POLE
- ⊡ = CATCH BASIN
- ⊣ = UTILITY POLE
- ⊤ = DRAINAGE MANHOLE
- ⊥ = SEWER MANHOLE
- = IRON FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY WIRE
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▧ = PAVERS
- ▦ = TILES
- ⊞ = COVER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

Cordero Consulting Services

13625 SW 102 Terrace, MIAMI, FL. 33186  
Tel: 305.794.6407

LOCATION MAP:  
NOT TO SCALE



PROPERTY ADDRESS:  
10 TAHITI BEACH ISLAND ROAD, CORAL GABLES, FL. 33143

LEGAL DESCRIPTION:

Lot 1, Block 22, COCOPLUM SECTION TWO, PLAT E, according to the Plat thereof, as recorded in Plat Book 131, Page 78, of the Public Records of Miami-Dade County, Florida.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE VE BASE FLOOD ELEVATION 14.0 COMMUNITY NAME & NUMBER CITY OF CORAL GABLES, 120639, MAP & PANEL NUMBER 12086C00478 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LS# 6814.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- LIABILITY IS LIMITED TO THE COST OF SERVICES PROVIDED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT.
- THE CENTERLINE OF BAHIA VISTA COURT BEARS S51°07'27"E.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED AS PART OF THE SURVEY.
- LIABILITY IS LIMITED TO THE COST OF SERVICES PROVIDED.
- ALL MEASUREMENTS ARE US SURVEY FEET.

CERTIFIED TO:

NEIL FLANZRAICH  
KIRA FLANZRAICH

REVISION(S):

DATE OF FIELD WORK:  
11/03/17

JOB#: 201721

DRAWN BY: J.C.

CAD FILE: 10 TAHITI

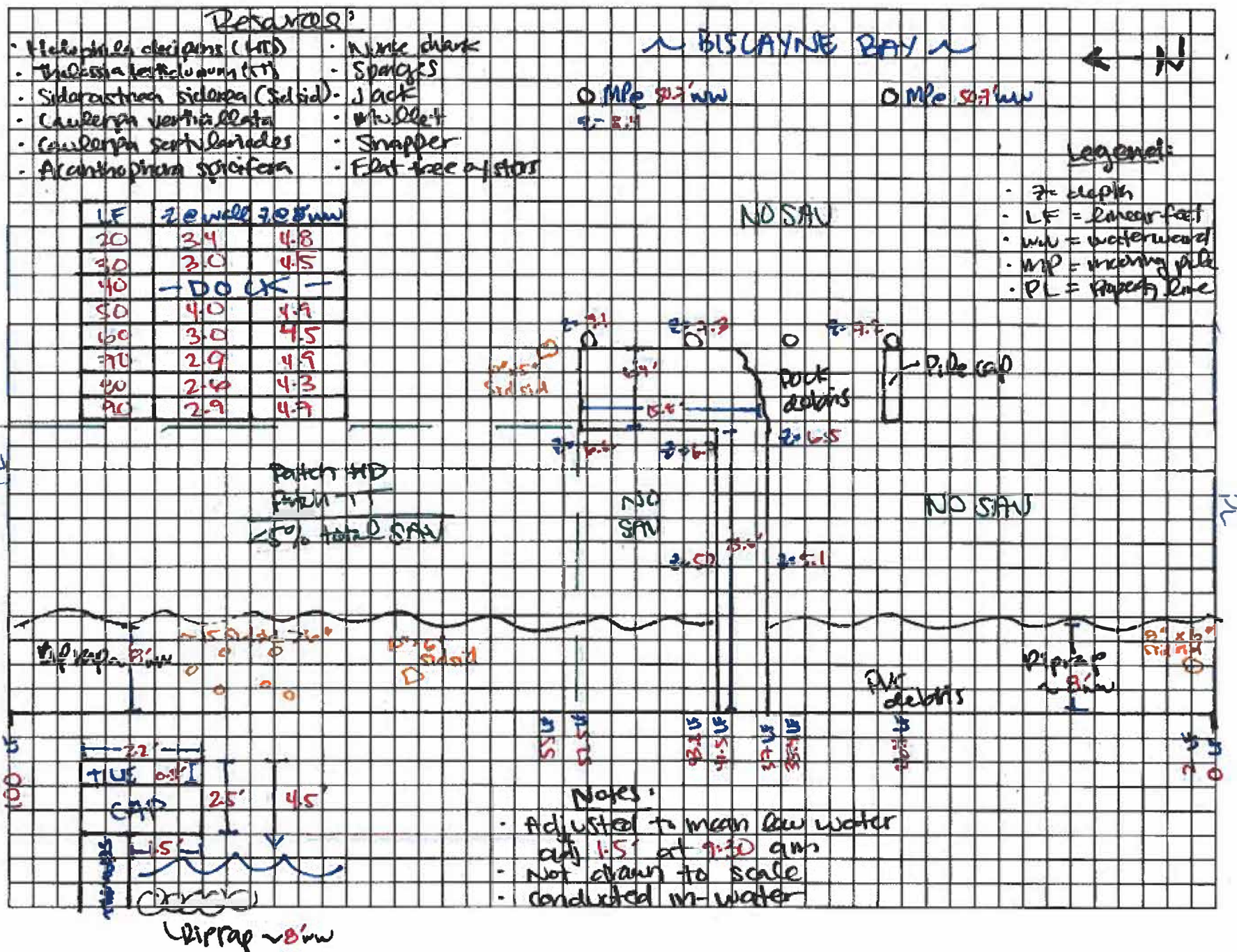
SHEET 1 OF 1

JUAN C. CORDERO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6814



CU-2018-0273 Franzraich  
10 Tahiti Beach Isld Rd, Coral Gables

Inspected on 7/10/18 at 9:30am  
Inspected by T. Burton & L. Pracht



## LETTER OF CONSENT

Note: Please insert applicable information

Date: September 25, 2018

Miami-Dade County DERM  
 Class I Permitting Program  
 701 NW 1<sup>st</sup> Court  
 Miami FL, 33136

Re: Letter of Consent for Miami-Dade County DERM Class I Permit Application Number  
CLI-2018-0273, (insert Class I Permit application number), for work proposed at

10 Tahiti Beach Island Road, Coral Gables Florida 33143

(insert address of proposed work)

Ladies and Gentlemen:

I, Wife Tien TRS/ Paul S Tien US Dynasty TRS, Dr. John Byrnes (insert name), am the owner of the property located at

9 Tahiti Beach Island Road, Coral Gables, FL 33143

(insert address of adjoining riparian property)

which is an adjoining riparian property to the above-referenced property. I have reviewed the plans entitled 10 Tahiti Beach Dock Replacement Project

(insert title of plans)

prepared by Ocean Consulting/Dynamic Engineering Solutions dated August 8, 2018, and preliminarily approved by DERM on September 17, 2018 for the above-referenced project. Pursuant to Section 24-48.3(1)(j)(iii) of the Code of Miami-Dade County, Florida, I hereby consent to the above-referenced project.

Sincerely,



Adjoining Riparian Property Owner

SUBSCRIBED AND SWORN TO ME THIS 25<sup>th</sup> DAY OF September, 20 18

BY Wife Tien

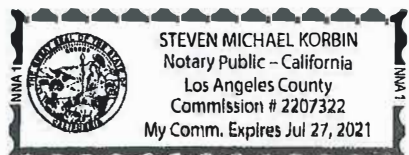
☐ PERSONALLY KNOWN

☒ PRODUCED IDENTIFICATION (PLEASE CHECK ONE)

TYPE OF ID PRODUCED Florida Driver's License



NOTARY PUBLIC





## LETTER OF CONSENT

Note: Please insert applicable information

Date: September 26, 2018

Miami-Dade County DERM  
 Class I Permitting Program  
 701 NW 1<sup>st</sup> Court  
 Miami FL, 33136

Re: Letter of Consent for Miami-Dade County DERM Class I Permit Application Number  
CLI-2018-0273, (insert Class I Permit application number), for work proposed at

10 Tahiti Beach Island Road, Coral Gables Florida 33143

(insert address of proposed work)

Ladies and Gentlemen:

I, Mr. Howard Socol (insert name), am the owner of the property located at

11 Tahiti Beach Island Road, Coral Gables, FL 33143

(insert address of adjoining riparian property)

which is an adjoining riparian property to the above-referenced property. I have reviewed the plans entitled 10 Tahiti Beach Dock Replacement Project

(insert title of plans)

prepared by Ocean Consulting/Dynamic Engineering Solutions dated August 8, 2018, and preliminarily approved by DERM on September 17, 2018 for the above-referenced project. Pursuant to Section 24-48.3(1)(j)(iii) of the Code of Miami-Dade County, Florida, I hereby consent to the above-referenced project.

Sincerely,

Adjoining Riparian Property Owner

SUBSCRIBED AND SWORN TO ME THIS 26<sup>th</sup> DAY OF September 20 18,  
 BY Howard Socol

☐ PERSONALLY KNOWN ☒ PRODUCED IDENTIFICATION (PLEASE CHECK ONE)

TYPE OF ID PRODUCED S240320452460 FL ID



NOTARY PUBLIC



**CLI-2018-0273**

**Name: Flanzraich**

**Date: 7/10/2018**

**Project Manager: Lindsay Elam**





**CLI-2018-0273**

**Name: Flanzraich**

**Date: 7/10/2018**

**Project Manager: Lindsay Elam**





**CLI-2018-0273**

**Name: Flanzraich**

**Date: 7/10/2018**

**Project Manager: Lindsay Elam**



**CLI-2018-0273**

**Name: Flanzraich**

**Date: 7/10/2018**

**Project Manager: Lindsay Elam**



**CLI-2018-0273**

**Name: Flanzraich**

**Date: 7/10/2018**

**Project Manager: Lindsay Elam**





**CLI-2018-0273**

**Name: Flanzraich**

**Date: 7/10/2018**

**Project Manager: Lindsay Elam**

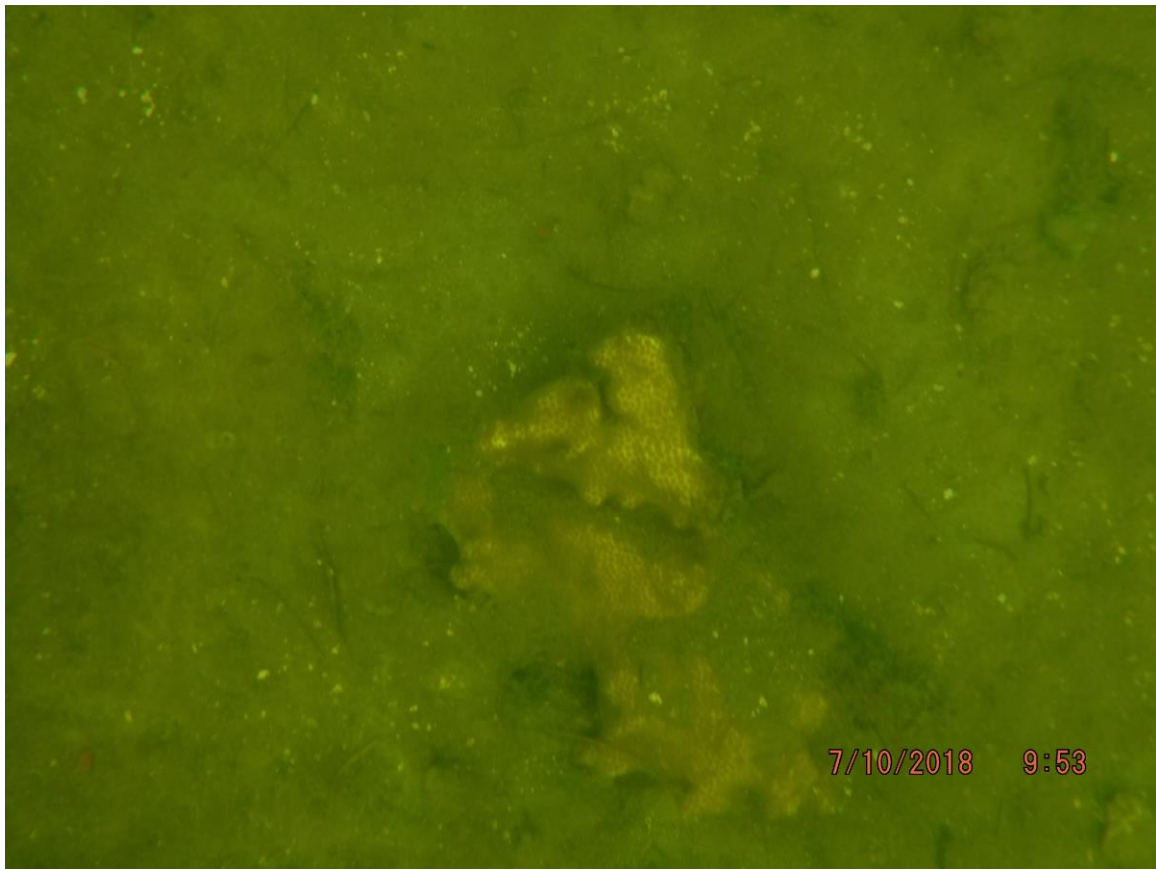


**CLI-2018-0273**

**Name: Flanzraich**

**Date: 7/10/2018**

**Project Manager: Lindsay Elam**



**CLI-2018-0273**

**Name: Flanzraich**

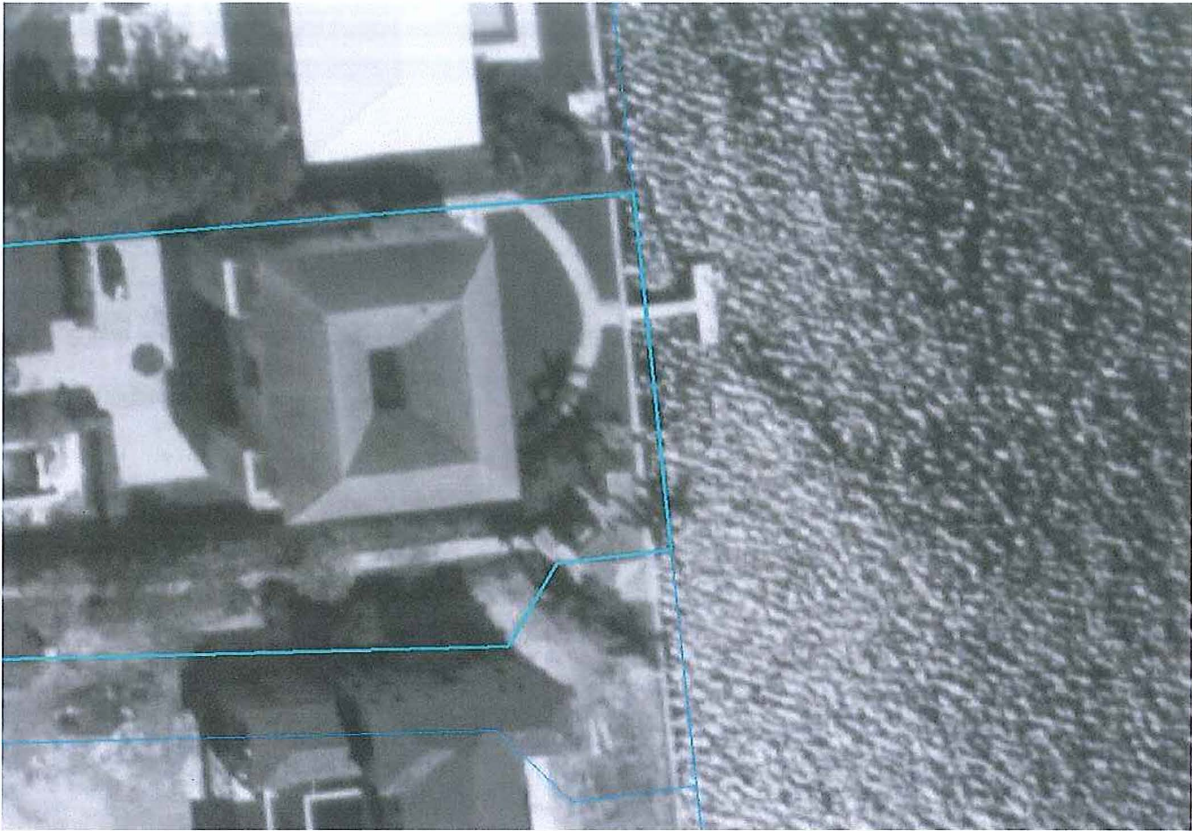
**Date: 7/10/2018**

**Project Manager: Lindsay Elam**



## Aerial Review (1999-2017)

1999



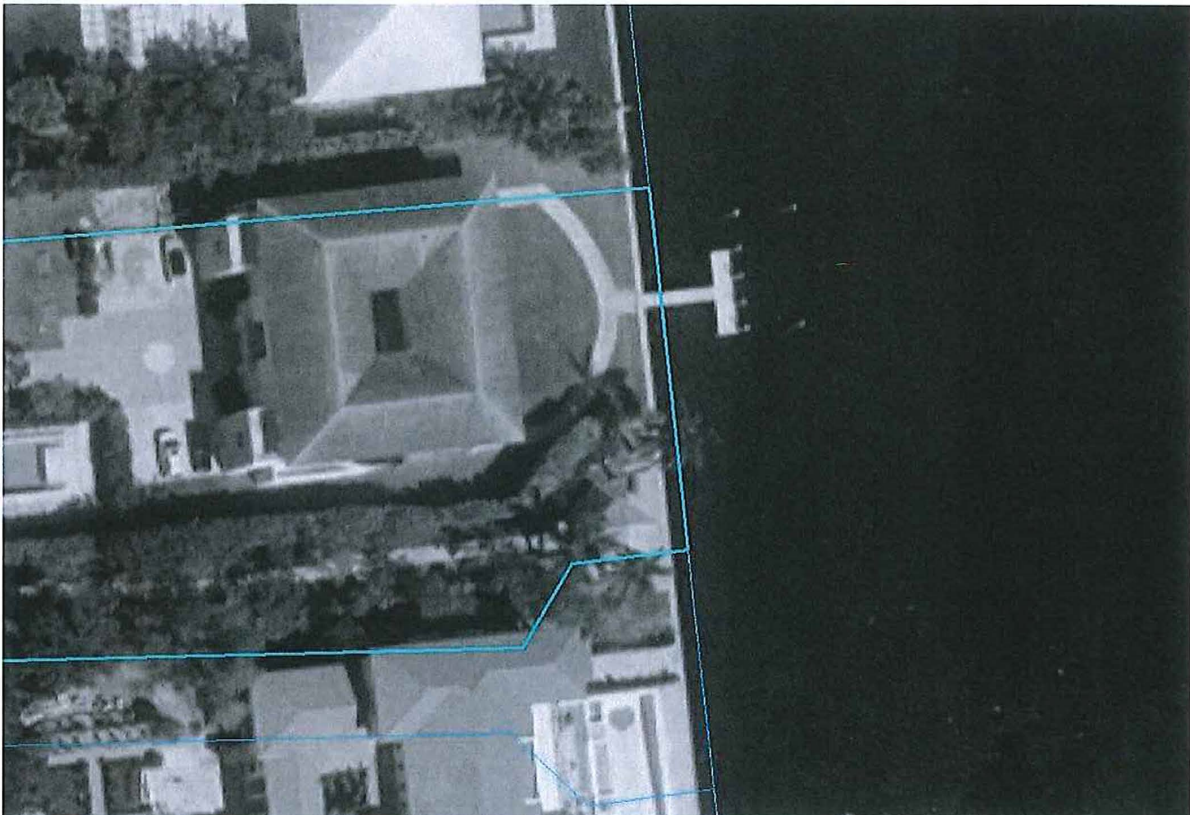


## Aerial Review (1999-2017)

2003



2001





## Aerial Review (1999-2017)

2005



2004





## Aerial Review (1999-2017)

2007



2006





## Aerial Review (1999-2017)

2009



2008





## Aerial Review (1999-2017)

2012



2010



File: CLI-2018-0273  
Name: Flanzraich  
Location: 10 Tahiti Beach Isle Rd, Miami

Date: 7/6/2018  
Coastal and Wetlands Resources Section  
Project Manager: Lindsay Elam



## Aerial Review (1999-2017)

2014



2013



File: CLI-2018-0273  
Name: Flanzraich  
Location: 10 Tahiti Beach Isle Rd, Miami

Date: 7/6/2018  
Coastal and Wetlands Resources Section  
Project Manager: Lindsay Elam



## Aerial Review (1999-2017)

2016



2015



File: CLI-2018-0273  
Name: Flanzraich  
Location: 10 Tahiti Beach Isle Rd, Miami

Date: 7/6/2018  
Coastal and Wetlands Resources Section  
Project Manager: Lindsay Elam



## Aerial Review (1999-2017)

Overview



2017



File: CLI-2018-0273  
Name: Flanzraich  
Location: 10 Tahiti Beach Isle Rd, Miami

Date: 7/6/2018  
Coastal and Wetlands Resources Section  
Project Manager: Lindsay Elam

AGREEMENT FOR COASTAL CONSTRUCTION  
DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT  
(DERM)  
WATER MANAGEMENT DIVISION

This agreement, between the Permittee and Contractor named herein and Dade County DERM, is made for the purpose of accomplishing the work described herein as further described by approved drawings.

1. Proposed work, construction, or use:

Construction of a wood dock with a 32 foot by 5 foot terminal platform and a 20 foot by 4 foot walkway supported by 11 wood dock piles. All work shall be performed in accordance with the plans entitled "Proposed Residential Boat Dock Beber Residence"; prepared by Robert E. Somara, P.E.; signed and sealed on August 5, 1991; approved by this Department, and in accordance with the conditions on sheets 2A and 2B.

2. Location:

7075 Bahia Vista Boulevard  
Cocoplum, Coral Gables

Waterway:

Biscayne Bay

3. Name, Address and Phone of Permittee:

Mrs. Joyce Beber  
3361 S.W. 3rd Avenue  
Miami, Florida 33145  
(305) 856-9800

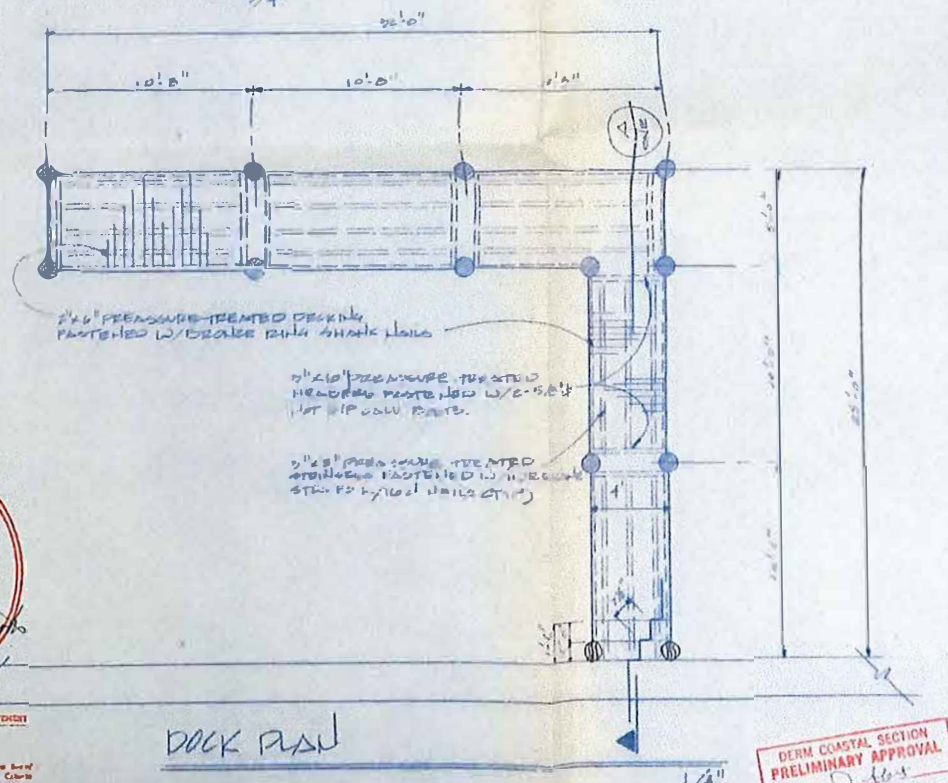
Contractor: (Must be Licensed by Dade County)

Bunnell Foundation  
8300 N.W. 58th Street  
Miami, Florida 33166  
(305) 594-9900

4. DERM Project Manager:

Jordan Stout





As reported by the *Amherstburgh Telegraph*, the Board of a complete surrender of the Amherstburgh Colliery to the Amherstburgh Police and the Amherstburgh Police to the Amherstburgh Board is reported to have been agreed upon by the Amherstburgh Board and the Amherstburgh Police.

DERM COSMET SECTION 9  
FIND. APPROVAL  
NAME \_\_\_\_\_  
DATE 1/11/14

 Portick Polidun Sarnata Inc.  
Computing Engineers  
Electronic Mechanical Structural  
7001 St. Louis Road, South Miami, FL 33155 • (305) 888-9050

DRAWN
Y. G. A. A.
CHECKED
DATE
SEPT 2, 91
SCALE
20 00
SHEET
ONE
OF
SHEETS



DOCKS BEYOND CITY ALLOWANCE		
<i>*SUBJECT PROPERTY (S.P): 10 Tahiti Beach Island Road</i>		
PROPERTY	DISTANCE FROM SEAWALL TO OUTER MOST EDGE OF	
	DOCK	MOORING PILES
<i>NORTH OF S.P</i>		
3) 12 Tahiti Beach Island Road	28 FEET	48 FEET
4B) 14 Tahiti Beach Island Rd	28 FEET	47 FEET
4A) 14 Tahiti Beach Island Rd	43 FEET	67 FEET
S.P: 10 Beach Island Road	PROPOSED 30 FEET	PROPOSED 51 FEET
<i>SOUTH OF S.P</i>		
2) 9 Tahiti Beach Island Road	25 FEET	47 FEET



CLIENT:  
**Mr. Neil Flanzraich**  
  
10 Tahiti Beach Island Road  
Coral Gables, Florida 33143

ENVIRONMENTAL CONSULTANT:  
**OCEAN**  
**CONSULTING, LLC**  
340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
T: (305) 921-9344 F: (305) 677-3254

# 10 TAHITI BEACH ISLAND RD

## NEIGHBORING DOCK EXTENSIONS

PROPERTY AERIAL  
N.T.S

Issue #      Issue Date  
① April 2, 2019  
  
  
  
PROJECT: 18-8315





**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON JULY 10, 2006**  
**COMMENCING AT 8:00 A.M.**  
**CORAL GABLES CITY HALL, 405 BILTMORE WAY**  
**CORAL GABLES, FLORIDA**

1. Call to Order
2. Roll Call
3. Review of purpose, procedure, swearing-in of interested parties
4. Changes to the Agenda
5. Approval of the June 5, 2006 Recap

**6. 8579-Z**

Lot: 89, Block: 2  
Sunrise Harbour Revised Plat, PB/PG: 65/22  
(6988 Sunrise Drive)

Bibiana Villazon, Trident Environmental Consultants, Inc. - Applicant  
Stuart Meyers - Owner  
Denis K. Solano, P.E. - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed dock and mooring piles at the subject property, the Applicant requests the following variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed concrete dock to extend thirty-three (33'-0") feet from the rear property line vs. the proposed dock not extend more than five (5'-0") feet from the rear property line as provided by Section 17-1(a) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed mooring piles to extend sixty-three (63'-0") from the bank vs. the proposed mooring piles not to extend more than twenty-five (25'-0") feet from the bank as provided by Section 17-1(b) of the Coral Gables "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

**7. 8582-Z**

Lot(s): 2 and 3, Block: 145  
Coral Gables Riviera 9, PB/PG: 28/29  
(1032 Cotorro Avenue)

John H. Gregory, Welbaum Guernsey Hinston Greenleaf Gregory Black Rune & Thomas LLP - Applicant  
Virginia, Alice, Mary, William and Sharon O'Dowd - Owner(s)  
N/A - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the appeal to a buildable site determination, the Applicant requests the following appeal from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Pursuant to Section 24-5 of the "Zoning Code," grant an appeal of the decision of the Assistant Building and Zoning Director in regard to a building site determination located at 1032 Cotorro Avenue.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_



8. 8587-Z

Lot(s): west 25 feet of Lot 7 and all of Lot 8, Block: 4  
Coconut Grove Manor, PB/PG: 17/19  
(328 Manor Place)

Leif and Nancy Griffin - Applicant  
Leif and Nancy Griffin - Owner(s)  
Mauricio Salazar, P.E., Tabio Engineering Corporation - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed wall for the existing single-family residence at the subject property, the Applicant requests the following variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed five foot, six inch (5'-6") high wall measured from the actual ground level vs. no wall shall be permitted over four (4'-0") feet high measured from the actual ground level as provided by Section 16-2(b) of the Coral Gables "Zoning Code."

All as shown on plans which will have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

9. 8589-Z

Lots: 9, 10, 11, 12, 13 and 14, Block: 39  
Coral Gables Douglas Section, PB/PG: 25/69  
(101 Zamora Avenue and 102, 106, 110 Mendoza Avenue)

Juan Carlos Menendez - Applicant  
Century Phillip Park Villas - Owner  
Corwill Architects - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed Mediterranean style mid-rise apartment building at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a front setback (Zamora Avenue) of eleven feet, six inches (11'-6") vs. the proposed mid-rise, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
2. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a front setback (Mendoza Avenue) of twelve feet, five inches (12'-5") vs. the proposed mid-rise, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
3. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a side street setback (Galiano Street) of seven feet, six inches (7'-6") vs. the proposed mid-rise, Mediterranean style apartment building having a side setback of twenty-five (25'-0") feet as required by Section 3-4(h)3 of the "Zoning Code."
4. Grant a variance allowing 24 tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking spaces as required by Section 13-2(b) of the "Zoning Code."
5. Grant a variance allowing the proposed four story, Mediterranean style apartment building to have a base floor area ratio of 1.9 vs. the proposed four (4) story, Mediterranean style apartment building to have a base floor area of 1.0 as provided by Section 3-4(t) and Section 28-7 (a)(b) and (c) of the "Zoning Code."
6. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback less than fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

10. 8590-Z

Lot(s) 1 and 2, Block 13  
Coral Gables Douglas Section, PB/PG: 26/69  
(40 Calabria Avenue)

Jon Paul Bacariza - Applicant  
Indigo Developers LLC - Owner  
Rodrigo Carrion - Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed four story Mediterranean style apartment building to be located at the subject property the Applicant requests the following variances and rulings from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
2. Grant a variance allowing the proposed Mediterranean style apartment building to have a front setback of five (5'-0") feet vs. the proposed Mediterranean style apartment building having a front setback of twenty five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
3. Grant a variance allowing the proposed Mediterranean style apartment building to have a rear setback of ten (10'-0") feet vs. the proposed Mediterranean style apartment building having a rear setback of twenty (20'-0") feet as required by Section 3-4(h)4 of the "Zoning Code."
4. Grant a variance to allow the proposed cantilevered open balconies to project into the required setback below fifteen (15'-0") feet in height above finished grade vs. cantilevered open balconies with a height of not less than fifteen (15'-0") feet above finished grade being permitted to encroach up to six (6'-0")feet into the required setbacks as provided for in Section 3-4(h)5 of the "Zoning Code."
5. Grant a variance allowing the proposed Mediterranean style apartment building to have a Floor Area Ratio of 1.7 vs. the proposed Mediterranean style apartment building having a Floor area Ratio of 1.5 as provided for by Sections 3-4(t) and 28-7 of the "Zoning Code."
6. Grant a variance to allow the proposed Mediterranean style apartment building to have twenty (20) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking space as required by Section 13-2(b) of the "Zoning Code."
7. Consider a waiver of Section 24-9 of the "Zoning Code," limiting the effective time period for a variance from six (6) months to one (1) year.

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

11. 8594-Z

A project east of the Ponce Circle bounded on the north by Sevilla Avenue  
on the east by Galiano Street, on the south by Malaga Avenue  
and on the west by Ponce de Leon Boulevard,  
known as "Old Spanish Village" at Ponce Circle Coral Gables, Florida  
(2801 Ponce de Leon Boulevard)

Coral Gables Crafts Section

All of Block: 20, PB/PG: 10/40  
Block: 23 less a portion of Lots: 11 and 12, PB/PG: 10/40  
All of Block: 24, PB/PG: 10/40  
All of Block: 30, PB/PG: 10/40  
Catamal Corner, Tract A, B and C, PB/PG: 102/69  
Lot: 45, Block: 31, PB/PG: 10/40  
Lots: 12 and 13, Block:33, PB/PG: 10/40



**Eddie Lamas, Jorge Hernandez and Ómar Morales - Architect/Engineer**

**APPLICANT'S PROPOSAL:** In connection with the proposed mixed-use project referred to “Old Spanish Village” to be located at the subject property, the Applicants request the following ruling and variance(s) from the provisions of Ordinance No. 1525 as amended and known as the “Zoning Code.”

2. Grant a variance allowing the proposed mixed-use Planned Area Development to have a non residential component that is approximately 7.24% of the project floor area vs. the non residential portion of the mixed-use planned area development being 25% of the project floor area as required in Section 3-5(b)2 of the Coral Gables “Zoning Code.”

**All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.**

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

**12. 8595-Z**

(4585 Ponce de Leon Boulevard)

**Burton Hersh, Hersh Vitalini Corazzini, P.A. - Architect/Engineer**

**APPLICANT'S PROPOSAL:** In connection with the proposed high-rise, Mediterranean style, mixed-use project to be located at the subject property, the Applicant requests the following variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the vertical volume of the arcade to be approximately thirteen feet, eight inches (13'-8") for the proposed MXD3 project vs. the vertical volume of the arcade to be eighteen (18'-0") feet for the proposed MXD3 as required by Section 3-5(d) of the Coral Gables "Zoning Code."

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

**13. 8596-Z**

(301 Santander Avenue)

**Villa & Associates, P.A. - Architect/Engineer**

**APPLICANT'S PROPOSAL:** In connection with the proposed duplex at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables “Zoning Code,” for a subsequent variance application to the subject property.

- 2. Grant a variance to allow the proposed two story duplex vs. duplex building constructed on the described property shall be restricted to bungalow type duplexes one story height as required by Section 4-36(b)1 b of the "Zoning Code."
- 3. Grant a variance to allow the proposed off-street parking to be located at the front of the property vs. the proposed off-street parking for duplex shall be located in the rear yard are (not including the side street setback) or between the building and the side interior property line or a combination of the two mentioned area as provided by Section 13-3(a) of the "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

14. 8597-Z                      Lot: 19, Block: 19 and west 19.50 feet of north 185 feet of Track 1  
   Cocoplum II, Plat D, PB/PG: 128/99  
   (287 Rada Court)

Berm Marine Development - Applicant  
Enrique and Milda Puig- Owner  
Denis K. Solano - Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed boat lift at the subject property, the Applicant requests the following variance and a ruling from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

- 1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
- 2. Grant a variance allowing the proposed boat lift to extend thirty-one (31'-0") feet measured from the canal bank vs. the proposed boat lift extending a maximum of twenty-five (25'-0") feet from the canal bank as required by Section 5-16 of the Coral Gables "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

THE CITY OF CORAL GABLES  
BOARD OF ADJUSTMENT  
  
Martha Salazar-Blanco  
Secretary

NOTE: 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 for participation in the meeting because of a special disability should call Maria Alberro-Jimenez, Assistant City Manager no less than five working days prior to the meeting at (305) 460-5204.



**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON OCTOBER 3, 2011**  
**COMMENCING AT 8:00 A.M.**  
**CORAL GABLES CITY HALL, 405 BILTMORE WAY, COMMISSION CHAMBER,**  
**CORAL GABLES, FLORIDA**

1. Call to Order
2. Roll Call
3. Review of purpose, procedure, swearing-in of interested parties
4. Changes to the Agenda
5. Approval of the September 7, 2011 Recap

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6.

**BA-11-06-6343**  
**(12 Tahiti Beach Island Road)**  
Lot: 3, Block: 22  
Cocoplum Sec. 2 Plat "E", PB/PG: 131/76  
Glen Larson (Dock and Marine Construction Inc.) – Applicant  
Charles M. Fernandez and Lauren B. Sturges – Owners  
Harold R. Cobb P.E. – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed dock and mooring piles for the existing single family residence at the subject property, the Applicant requests the following variance pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed dock to extend twenty-eight (28'0") feet from the property line vs. No docks shall extend more than twenty-five (25'0") feet from the property line into Biscayne Bay as allowed by Section 5-803 (A) of the Coral Gables "Zoning Code."

All as shown on plans which have received Final approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

**APPROVED** \_\_\_\_\_ **DENIED** \_\_\_\_\_ **DEFERRED** \_\_\_\_\_

---

THE CITY OF CORAL GABLES  
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez  
Secretary

NOTE: 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 for participation in the meeting should contact Glenn Kephart, Public Works Director at (305) 460-5001, with requests for auxiliary aids or services at least one business day before the meeting.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk.