



146 Rosales Court



VARIANCE

BOARD OF ADJUSTMENT
JUNE 3, 2019

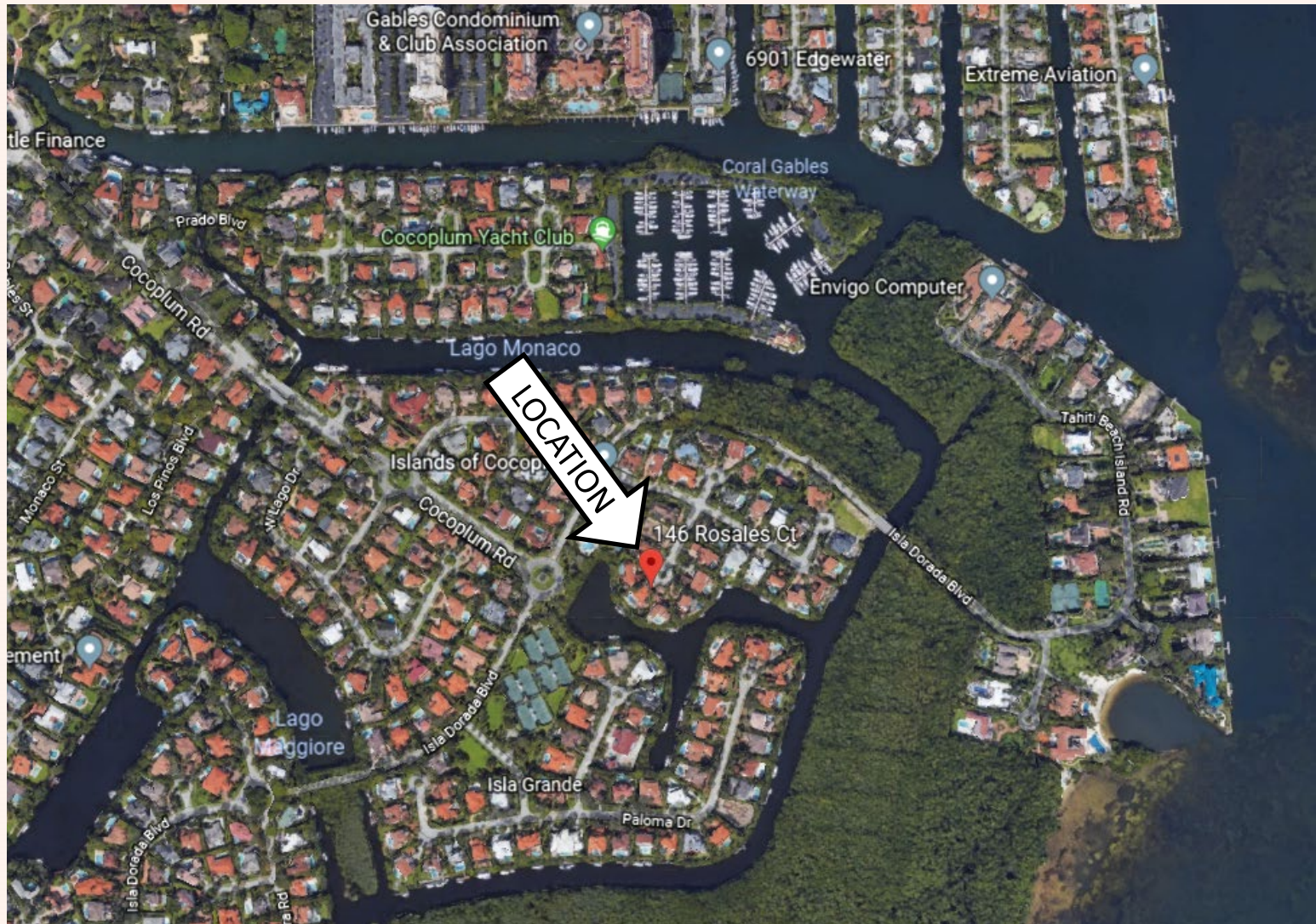


VARIANCE REQUEST

1. VARIANCE TO ALLOW THE REPLACEMENT OF A WOOD DOCK FOR AN EXISTING SINGLE-FAMILY RESIDENCE TO EXTEND INTO THE WATERWAY FORTY (40) FEET FROM THE PROPERTY LINE VS. **SITE SPECIFICS, SECTION A-23.A(1) OF THE CORAL GABLES ZONING CODE.**
2. VARIANCE TO ALLOW A 28,000 LB. CAPACITY BOATLIFT TO EXTEND 35'-6" FROM THE MEAN HIGH WATER VS. **SECTION 5-805(E) OF THE CORAL GABLES ZONING CODE.**

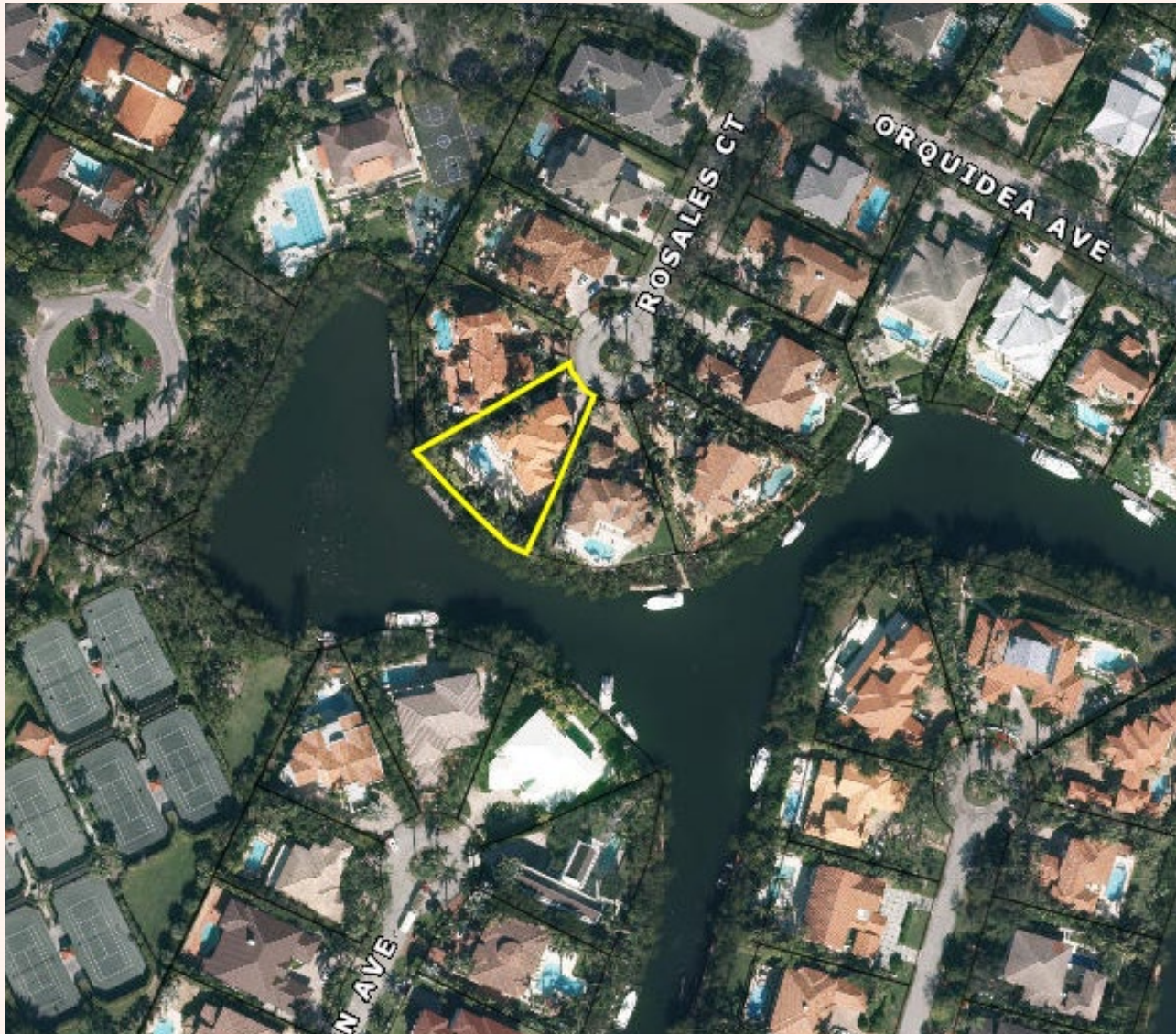
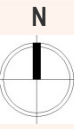
<u>REQUIRED</u>	<u>REQUESTED</u>
MAXIMUM 10'	40'
MAXIMUM 25'	35'6"

LOCATION



146 ROSALES COURT

LOCATION



LOCATED WITHIN
THE **COCOPLUM**
SECTION TWO OF
CORAL GABLES

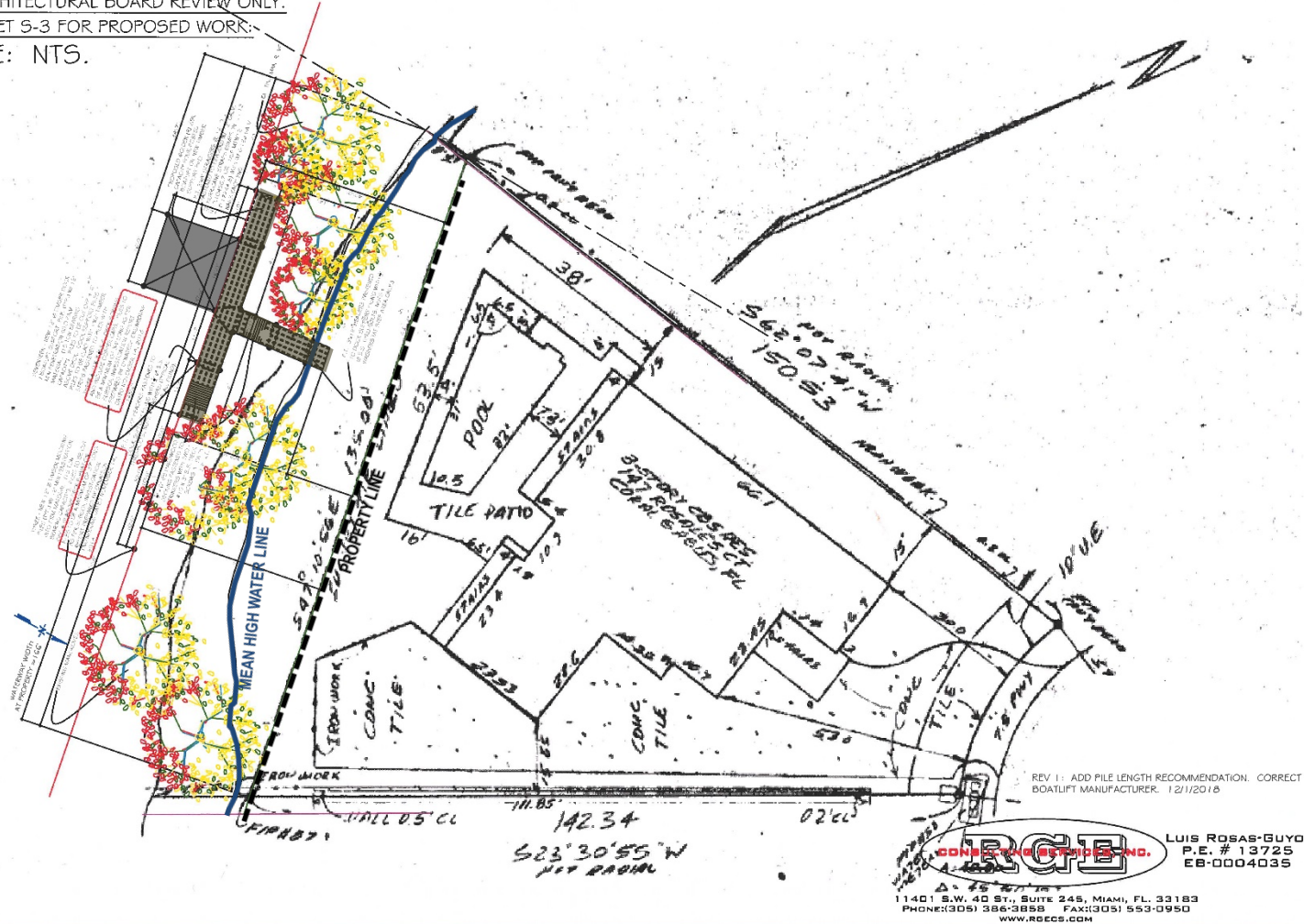
BACKGROUND

- THERE IS AN EXISTING SINGLE-FAMILY HOME AND A DOCK ON THE SUBJECT PROPERTY.
- **THE DOCK IS PROPOSED TO BE REPLACED IN THE SAME FOOTPRINT AS THE ONE CURRENTLY EXISTING.**
- THE PROPERTY ABUTS THE *ARROYO FLUENTE* CANAL WITH THE PRESENCE OF DENSE MANGROVE TREES ALONG THE BANKS.

BACKGROUND

- THE MANGROVES ARE DESIGNATED AS MITIGATION MANGROVES.
- AS NOTED ON THE COCOPLUM'S PLAT RESTRICTIONS, THE ABUTTING OWNER SHALL PRESERVE THE MANGROVE FRINGE.
- APPLICANT HAS A PRELIMINARY APPROVAL FROM THE COUNTY.

FOR ARCHITECTURAL BOARD REVIEW ONLY.
SEE SHEET S-3 FOR PROPOSED WORK:
SCALE: NTS.



 **TRIDENT
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marine design and permitting

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job name:	MENENDEZ RESIDENCE 146 ROSALES COURT CORAL GABLES, FL
title:	REPLACEMENT OF EXISTING BOAT DOCK, DOCK EXTENSION, 27K LIFT

OWNER: MANUEL MENENDEZ
FOLIO # 03-4133-001-0050
SECTION 33 TWN 54S RANGE 41E
COCOPULUM SEC 2, PLAT G
PB 134-59 LOT 5 BLK 26
RER FILE # CU-2017-0481
PM: MICHELLE METCALF

sheet no.

S-2

2 of 7

SITE PLAN - DETAIL

PROPOSED SITE PLAN:

SCALE: NTS

AS PER ARTICLE 5, SECTION 5-805#F

A MINIMUM OF 75' OF NAVIGABLE WATERWAY SHALL BE MAINTAINED BEYOND THE PROPOSED TIMBER BOAT DOCK.

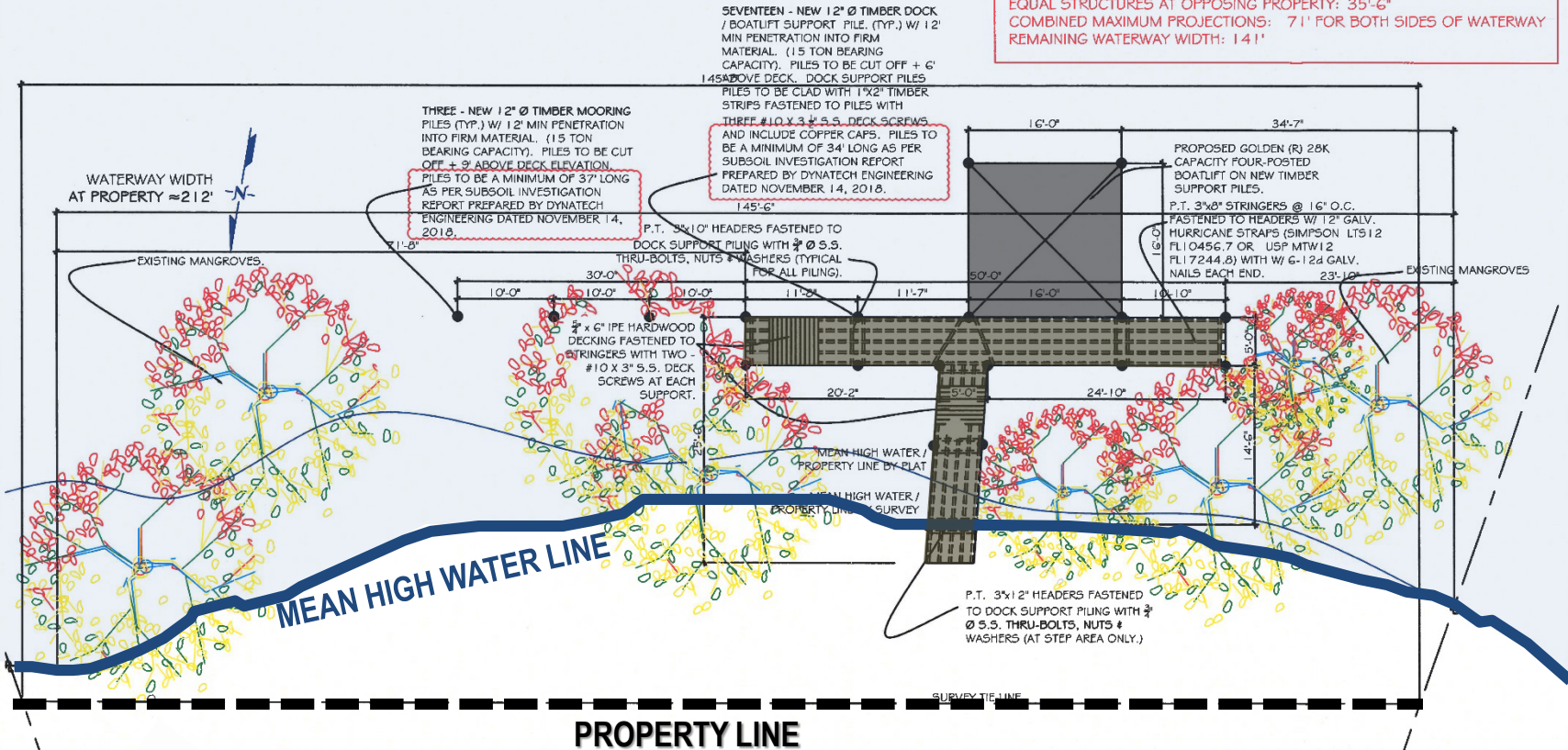
WATERWAY WIDTH: 212' FROM BANK TO BANK

PROPOSED DOCK: 19'-6"

PROPOSED DOCK AND LIFT AT PROPERTY: 35'-6"

EQUAL STRUCTURES AT OPPOSING PROPERTY: 35'-6"

COMBINED MAXIMUM PROJECTIONS: 71' FOR BOTH SIDES OF WATERWAY
REMAINING WATERWAY WIDTH: 141'



REV 1: ADD PILE LENGTH RECOMMENDATION. CORRECT BOATLIFT MANUFACTURER. 12/1/2018
REV 2: ADD SURVEY TIE LINE, PROPERTY LINE. CORRECT WATERWAY WIDTH. 4/23/19

LUIS ROSAS-GUYON
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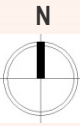
job name: MENENDEZ RESIDENCE
146 ROSALES COURT
CORAL GABLES, FL
title: REPLACEMENT OF EXISTING BOAT DOCK, DOCK EXTENSION, 27K LIFT

OWNER: MANUEL MENENDEZ
FOLIO # 03-4133-001 - 0050
SECTION 33 TWIN 545 RANGE 41E
COCOPUM SEC 2 PLAT G
PB 134-59 LOT 5 BLK 26
RGR FILE # Q1-2017-0461
FBI: MICHELLE METCALF

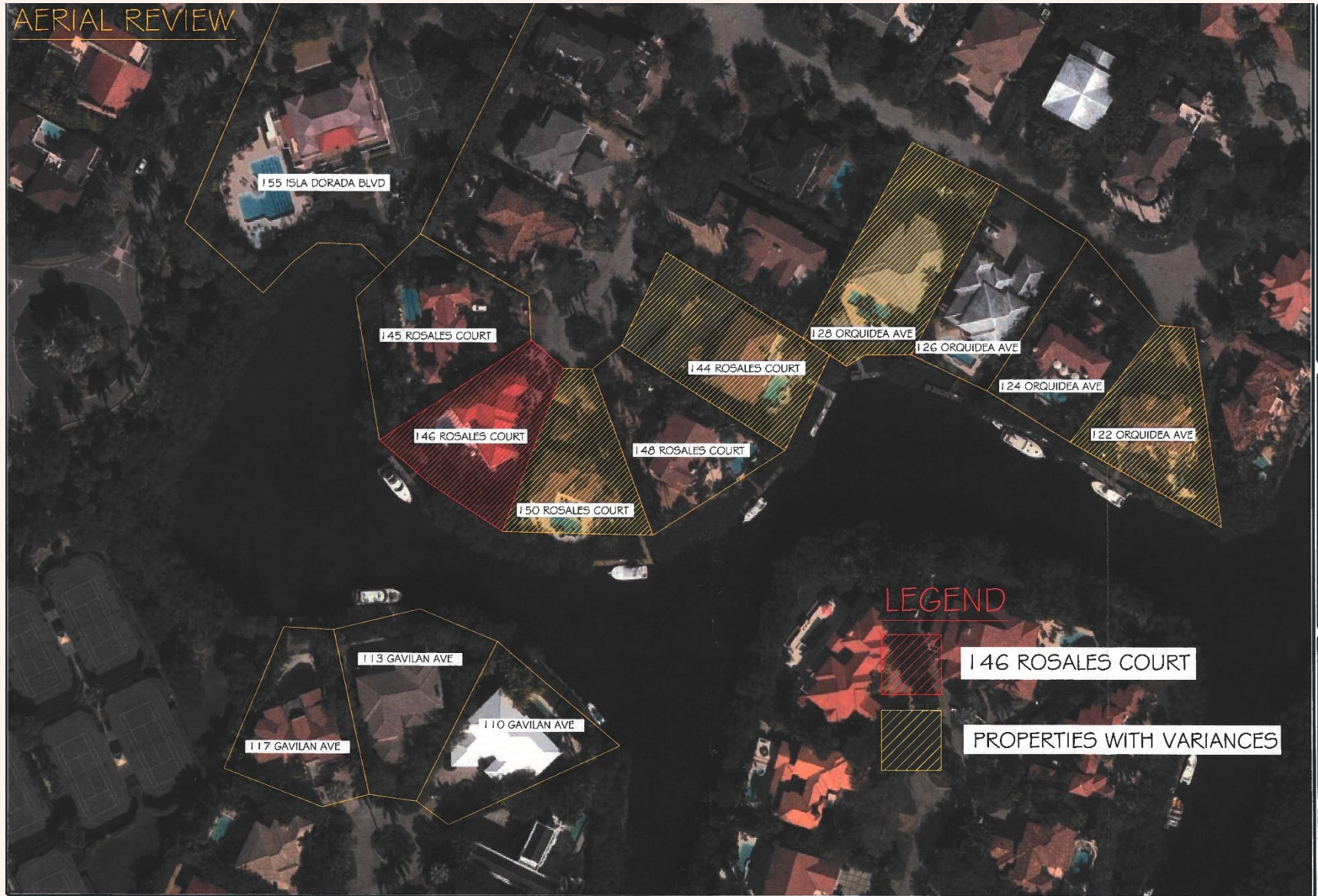
sheet no.

S-3
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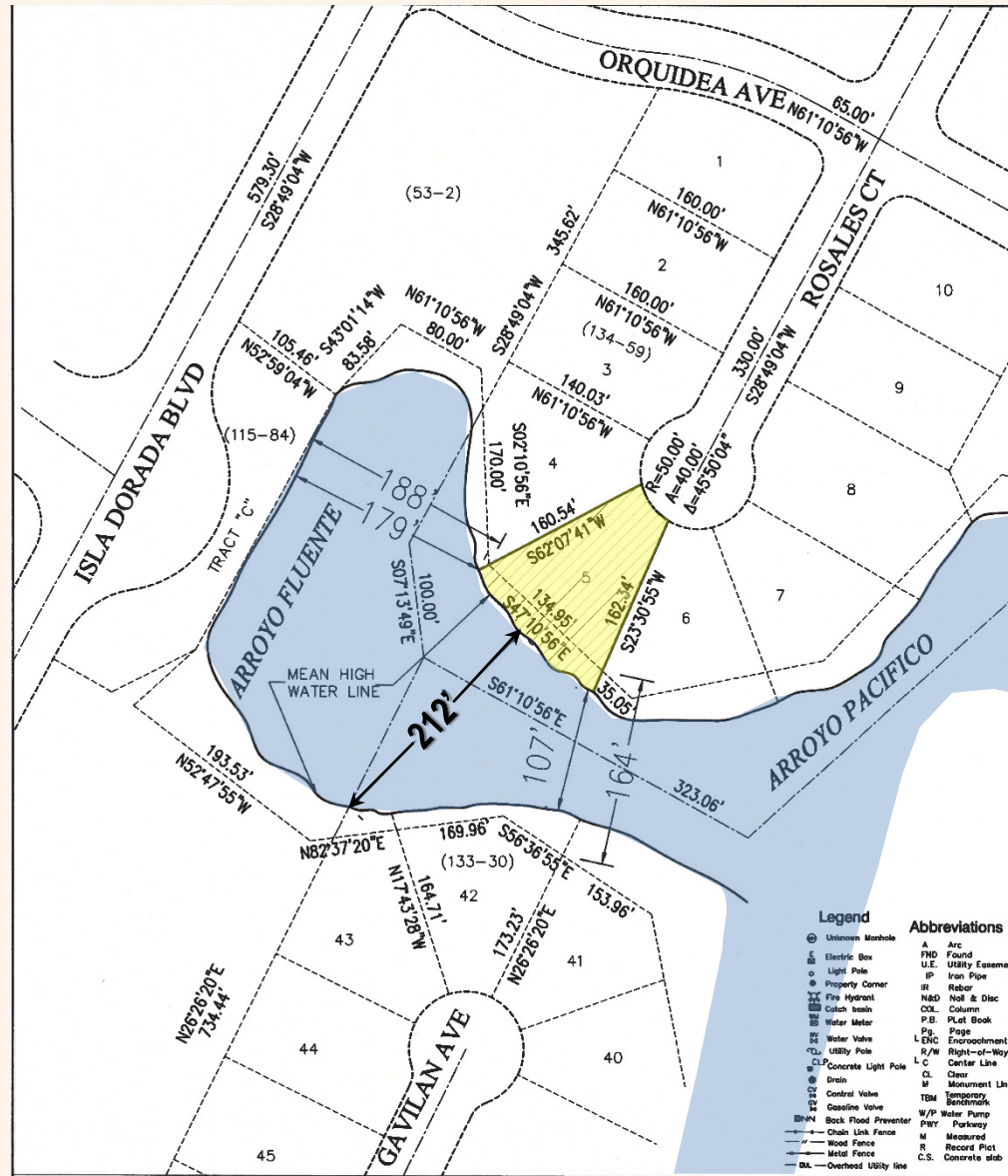
SURROUNDING PROPERTIES



AERIAL REVIEW



DISTANCE ANALYSIS



FINDINGS OF FACT

- STAFF’S EVALUATION FINDS THE APPLICATION IS “CONSISTENT” WITH THE STANDARDS FOR VARIANCES.
- APPROVED BY THE BOARD OF ARCHITECTS ON JANUARY 19, 2019.
- ALL OTHER IMPROVEMENTS ON THE PROPERTY SHALL MEET ALL APPLICABLE ZONING CODE REQUIREMENTS.
- STAFF RECOMMENDS **APPROVAL**.



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