



430 COSTANERA

VARIANCE

BOARD OF ADJUSTMENT
AUGUST 5, 2019



VARIANCE REQUEST

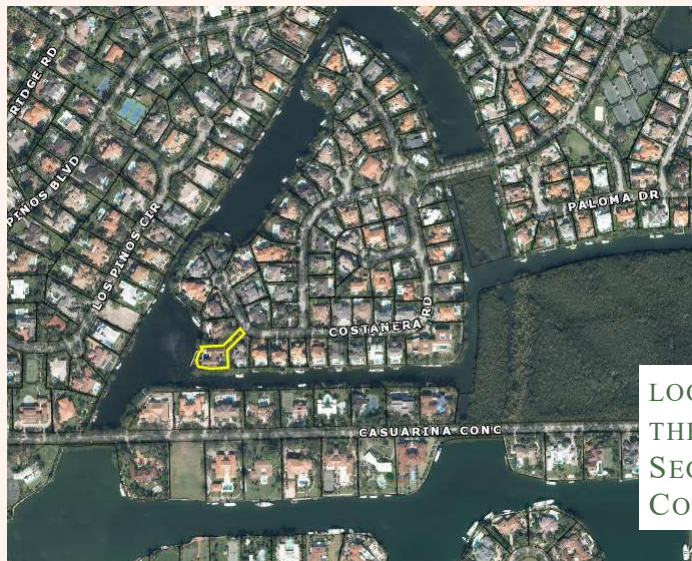
- 1. VARIANCE TO ALLOW A BOAT LIFT TO EXTEND THIRTY-THREE FEET AND FIVE INCHES (33'-5") FROM THE MEAN HIGH WATER VS. WATERCRAFT LIFTS OR FLOATING WATERCRAFT LIFTS SHALL NOT EXTEND BEYOND TWENTY-FIVE (25) FEET FROM THE BANKS OF WATERWAYS, PURSUANT TO **APPENDIX A SECTION A-23 COCOPLUM SECTION TWO (2) AND SECTION 5-805(E) OF THE CORAL GABLES ZONING CODE.**
- 2. VARIANCE TO ALLOW FLOATING VESSEL PLATFORM TO EXTEND THIRTY FEET AND SEVEN INCHES (30'-7") FROM THE MEAN HIGH WATER VS. WATERCRAFT LIFTS OR FLOATING WATERCRAFT LIFTS SHALL NOT EXTEND BEYOND TWENTY-FIVE (25) FEET FROM THE BANKS OF WATERWAYS, PURSUANT TO **APPENDIX A SECTION A-23 COCOPLUM SECTION TWO (2) AND SECTION 5-805(E) OF THE CORAL GABLES ZONING CODE.**

<u>REQUIRED</u>	<u>REQUESTED</u>
MAXIMUM 25'	33'5"
MAXIMUM 25'	30'7"



430 COSTANERA ROAD

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

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BACKGROUND

- THE PROPERTY CURRENTLY HAS AN EXISTING SINGLE-FAMILY HOME AND A **DOCK**. THE DOCK IS WITHIN THE REQUIRED SETBACK AND PROJECTION FROM THE MEAN HIGH WATER LINE AND IS PROPOSED TO BE REPLACED IN THE SAME FOOTPRINT.
- THE PROPERTY ABUTS *LAGO MINORE AND ARROYO TRANQUILO* WITH THE PRESENCE OF **DENSE MANGROVE TREES ALONG THE BANKS AND PROTECTED WETLANDS**.

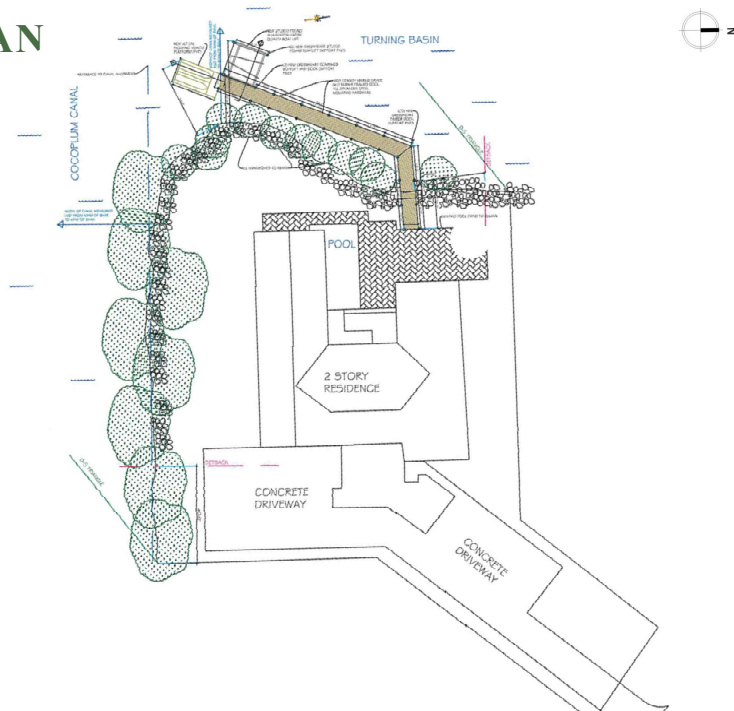
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BACKGROUND

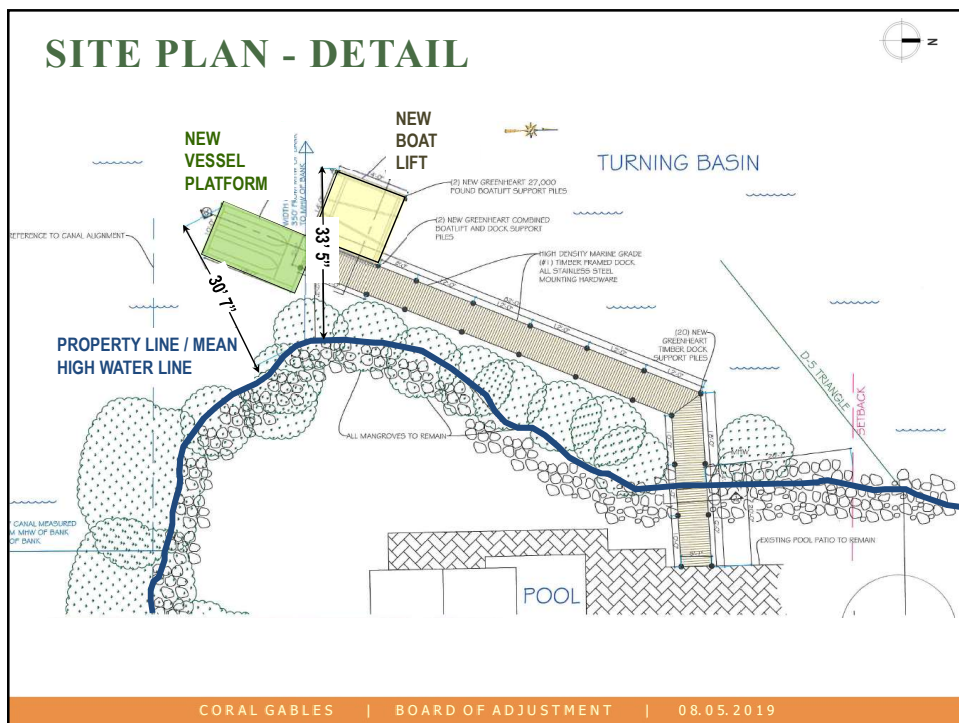
- THE ACCESS TO THE DOCK AND PROPOSED BOATING ACCESSORY STRUCTURES IS RESTRICTED BECAUSE OF THE WATER DEPTH.
- THE PROPOSED FLOATING VESSEL IS WITHIN THE MINIMUM DISTANCE FROM THE BANK TO MEET COUNTY REQUIREMENTS AND **AVOID TRIMMING THE MANGROVES** ALONG THE SHORELINE.
- APPLICANT HAS A PRELIMINARY APPROVAL FROM MIAMI DADE COUNTY (DERM), AND FINAL APPROVAL FROM ACOE AND STATE DEP.

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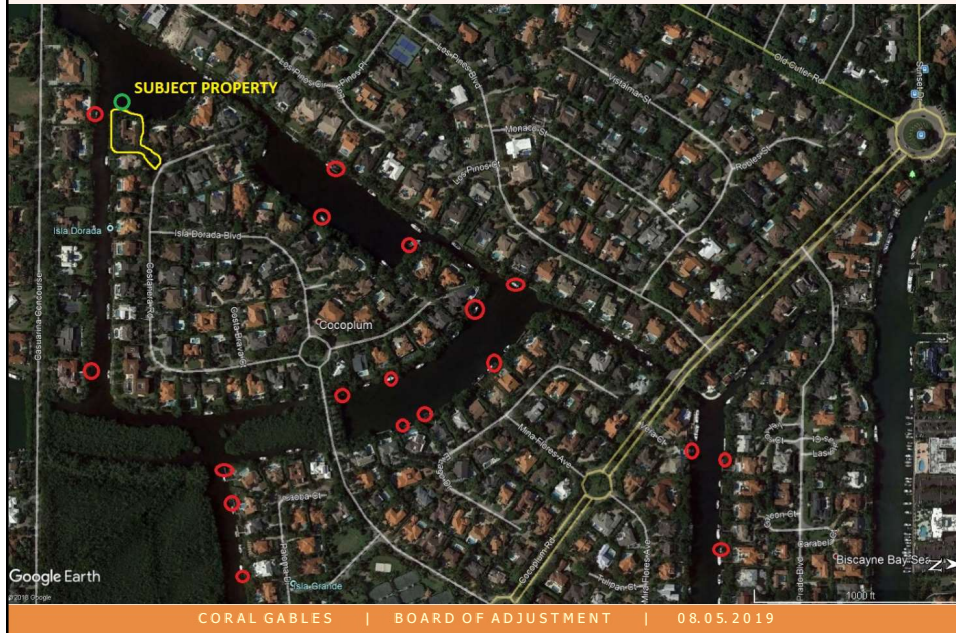
SITE PLAN



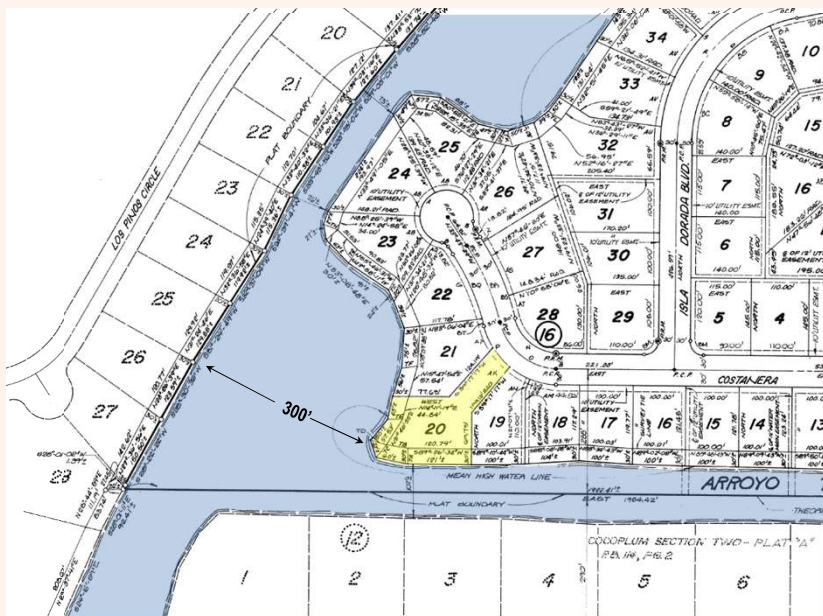
SITE PLAN - DETAIL



SURROUNDING PROPERTIES



DISTANCE ANALYSIS

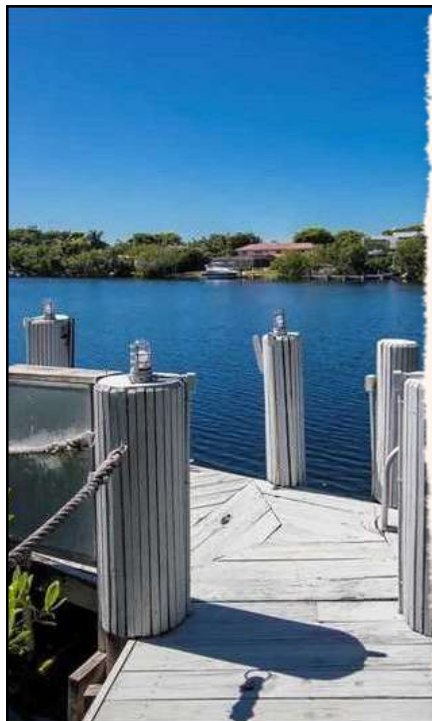


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FINDINGS OF FACT

- STAFF’S EVALUATION FINDS THE APPLICATION IS “CONSISTENT” WITH THE STANDARDS FOR VARIANCES.
- APPROVED BY THE BOARD OF ARCHITECTS ON JUNE 5, 2019.
- ALL OTHER IMPROVEMENTS ON THE PROPERTY SHALL MEET ALL APPLICABLE ZONING CODE REQUIREMENTS.
- STAFF RECOMMENDS **APPROVAL.**

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