	City of Coral Gables **Planning and Zoning Staff Recommendation**
Applicant:	**City of Coral Gables**
Application:	**Zoning Code Text Amendment - Appendix A, "Site Specific Zoning Regulations," Section A-95, "Sunrise Harbour"**
Public Hearing - Dates/Time/ Location:	**Planning and Zoning Board** **February 11, 2015, 6:00 - 9:00 p.m.,** **City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

Application Request.

The City of Coral Gables is requesting review and consideration of the following:

> *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-95, "Sunrise Harbour," by adding provisions for dock facilities for the Gables Harbour Condominium; providing for severability, repealer, codification and an effective date.*

Background Information.

This request is to amend the text of Zoning Code, Appendix A, "Site Specific Zoning Regulations," Section A-95, "Sunrise Harbour."

The Gables Harbor condominium is an existing development constructed in 1971. The project included finger piers along the shoreline. The finger piers have been in use since construction and are in need of repairs. Currently, the City of Coral Gables Zoning Code does not allow the construction of finger piers. As a result, the city cannot process permits to perform repairs or maintenance.

The City Attorney and City Staff recommend the Zoning Code be amended to legalize the existing docks with site specific provisions that would apply only to the finger piers on this site. This amendment would allow the performance of maintenance and repair. No expansions or design would be allowed.

The City Attorney's Office has reviewed the matter and believes that the site specific zoning amendment will formalize in the law what has already been existing for many years (and a use that is also lawfully

existing on an adjacent property). The residents, through their counsel, have raised Article 6 of the Zoning Code and have requested that a finding be made that these are legally nonconforming structures. It is preferable to address this issue through a site specific amendment, as that is a more formal mechanism to address this issue, and supplies more certainty for residents and the City. In addition, the City Attorney's office, along with staff, have been concerned about life-safety issues relating to the piers. Accordingly, the City Attorney and Planning & Zoning Director have authorized agreements whereby residents can seek to repair the life safety issues and obtain permits to do so. The City Attorney will be available to speak about these agreements and these issues at the board meeting. The application package is provided as Attachment A.

Proposed Zoning Code Amendments.

The proposed Zoning Code text amendments are provided in the Draft Ordinance in ~~strike-through~~/underline format as Attachment B.

Public Hearing Timetable.

Consideration of the proposed Zoning Code amendment by the City Commission is tentatively scheduled for Tuesday, March 10, 2015.

Public Notification.

The following has been completed to provide notice of the request:

Public Notice

Type	Date
Legal advertisement	01.30.15
Posted agenda on City web page/City Hall	01.30.15
Posted Staff report on City web page	02.06.15

Staff Recommendation.

The Planning and Zoning Division recommends approval of the following:

> *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-95, "Sunrise Harbour," by adding provisions for dock facilities for the Gables Harbour Condominium; providing for severability, repealer, codification and an effective date.*

Attachments.

A. Applicant's submittal package.
B. Draft Ordinance in ~~strike-through~~/<u>underline</u> format.

Please visit the City's webpage at <u>www.coralgables.com</u> to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information 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,

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

Law Firm

LAURA L. RUSSO, ESQ., LLC
Gables International Plaza
2655 Le Jeune Road
Suite: PH 2-B
Coral Gables, Florida 33134-5837

Telephone: 305-476-8300
Telefax: 305-476-8383

laura@laurarussolaw.com

January 21, 2015

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Gables Harbour Condominium Apartments Association, Inc. – Zoning
Property: 6901 Edgewater Drive, Coral Gables, Florida
File No.: 14L-205

Dear Mr. Trias:

My office is representing Gables Harbour Condominium Apartments Association, Inc., in its quest to formalize the existing dock facilities located at 6901 Edgewater Drive, Coral Gables, FL.

The 4 story condominium building and 26 boat slips were built in 1970-1971 by Steve Hessen, President of Gables Harbour, Inc., with City Commission approval evidenced by Resolution 15008. Our application package contains copies of documentation from 1969 (newspaper articles, Resolution 15008 and building permits from 1969 and 1921) evidencing the approval and the presence of the dock facilities.

The City of Coral Gables does not have a permit on file for the dock facility but does have copies of old permits for certain portions of the dock. The County also does not have a permit on record for the facilities.

The dock and finger piers are in dire need of repair. A Class I permit from Miami-Dade is required in order for owners of the boat slips and docks to perform repairs. The Class I permit from the County requires City approval.

After numerous meetings with the Planning & Zoning Director, Ramon Trias; Assistant Development Services Director, Charles Wu; City Attorney, Craig E. Leen and special counsel to the City, Elizabeth Hernandez, it was collectively determined that a site specific text amendment would be most efficient route to formalize the existence of the dock facility and allow for much needed repairs.

The Gables Harbour Condominium Apartments Association proposes the attached site specific text amendment that was drafted in conjunction with the City Attorney and Special counsel to the City. The proposed text amendment outlines the approval for the existing docks and limits the number of slips to the existing 23 and the maximum length of finger piers to what currently exists. The application package includes:

a. Planning Division Application
b. Lobbyist Annual Registration and Issue forms
c. Application Representation and contact information
d. Aerial
e. Photographs and Marina Finger pier inspection
f. Plan of survey and finger pier plan
g. Copies of building permits applications 20837B from 1969 and 19806A from 1971
h. Copy of newspaper articles from 1969 and Resolution 15008 and minutes of Planning and Zoning board hearing from July 21, 1969
i. Zoning Code Text Amendment and Justification

We are providing 16 copies of the application packages and 2 discs containing the submittal information along with 2 sets of the mailing list for property owners within 1,000 feet.

Should you have any questions or need anything further, please do not hesitate to call me.

Sincerely,

Laura L. Russo

LLR/jp

Planning Application

Gables Harbour

January 22, 2015

Table of Contents:

a. Planning Division Application
b. Lobbyist Annual Registration and Issue forms
c. Application Representation and contact information
d. Aerial
e. Photographs and Marina Finger pier inspection
f. Plan of survey and finger pier plan
g. Copies of building permits applications 20837B from 1969 and 19806A from 1971
h. Copy of newspaper articles from 1969 and Resolution 15008 and minutes of Planning and Zoning board hearing from July 21, 1969
i. Zoning Code Text Amendment Justification
j. Current Site Specific and Proposed Site Specific

City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☒ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 6901 Edgewater Drive, Coral gables, FL 33133

Property/project name: Gables Harbour

Legal description: Lot(s) Lots 1-2 & 3

Block(s) 2 Section (s) Gables Harbour Condo Sunrise Harbour Revised Plat

Property owner(s): Gables Harbour Condominium Apartments Association, Inc.

Property owner(s) mailing address: c/o David Fraizer, President, 5805 Blue Lagoon Dr., #310, Miami, Florida 33126

Telephone: Business 305-338-4011 Fax _____

Other _____ Email df521 @ earthlink.net

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Laura L. Russo, Esq.

Applicant(s)/agent(s) mailing address: 2655 LeJeune Road, Suite PH 2-B, Coral Gables, FL 33134

Telephone: Business 305-476-8300 Fax 305-476-8383

Other Cell: 305-801-9002 Email Laura @ Laurarussolaw.com

Property information

Current land use classification(s): Residential

Current zoning classification(s): Multi-Family

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Divison Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- [x] Aerial.
- [x] Affidavit providing for property owner's authorization to process application.
- [ ] Annexation supporting materials.
- [x] Application fees.
- [x] Application representation and contact information.
- [ ] Appraisal.
- [ ] Architectural/building elevations.
- [x] ~~Building floor~~ plans. Plan of survey and finger pier plan
- [ ] Comprehensive Plan text amendment justification.
- [ ] Comprehensive Plan analysis.
- [ ] Concurrency impact statement.
- [ ] Encroachments plan.
- [ ] Environmental assessment.
- [ ] Historic contextual study and/or historical significance determination.
- [ ] Landscape plan.
- [ ] Lighting plan.
- [ ] Massing model and/or 3D computer model.
- [x] City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- [x] Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- [ ] Parking study.
- [x] Photographs of property, adjacent uses and/or streetscape.
- [ ] Plat.
- [x] Property survey and legal description.

- [x] Property owners list, notification radius map and two sets of labels.
- [ ] Public Realm Improvements Plan for mixed use projects.
- [ ] Public school preliminary concurrency analysis (residential land use/zoning applications only).
- [ ] Sign master plan.
- [ ] Site plan and supporting information.
- [x] Statement of use and/or cover letter.
- [ ] Streetscape master plan.
- [ ] Traffic accumulation assessment.
- [ ] Traffic impact statement.
- [ ] Traffic impact study.
- [ ] Traffic stacking analysis.
- [ ] Utilities consent.
- [ ] Utilities location plan.
- [ ] Vegetation survey.
- [ ] Video of the subject property.
- [ ] Zoning Analysis (Preliminary).
- [x] Zoning Code text amendment justification.
- [ ] Warranty Deed.
- [ ] Other:_____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preappplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
   a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
   b. 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.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. 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.

5. 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.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): By: _____ David Frazier, President	Property owner(s) print name: Gables Harbour Condominium Apartments Association, Inc.
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: c/o FirstService Residential
5805 Blue Lagoon Drive, Suite 310, Miami, Florida 33126

Telephone: 305-338-4011	Fax:	Email: df521@earthlink.net

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 14 day of Jan by 2015
(Signature of Notary Public - State of Florida)

LAURA L. RUSSO
MY COMMISSION # EE 865112
EXPIRES: March 6, 2017
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)
☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:
Address:		
Telephone:	Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(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 _____

Applicant(s)/Agent(s) Signature:		Applicant(s)/Agent(s) Print Name: Laura L. Russo, Esq.
Address: 2655 LeJeune Road, Suite PH 2-B Coral Gables, Florida 33134		
Telephone: 305-476-8300	Fax: 305-476-8383	Email: Laura@Laurarussolaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 15 day of Jan. 2015 by Laura L. Russo
(Signature of Notary Public - State of Florida)

JAEL PINEDA
MY COMMISSION #FF187724
EXPIRES January 7, 2019
FloridaNotaryService.com
(407) 398-0153

(Print, Type or Stamp Commissioned Name of Notary Public)
☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

September 2014

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2015 JAN 20 PM 2: 11

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name: Laura L. Russo, Esq.
LOBBYIST

Print Your Business Name, if applicable: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 LeJeune Road, Suite PH 2-B, Coral Gables, Florida 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 26-3602751

State the extent of any business or professional relationship you have with any current member of the City Commission.

None

PRINCIPAL REPRESENTED:

NAME David Frazier **COMPANY NAME, , IF APPLICABLE** Gables Harbour Condominium Apartments Association, Inc.

BUSINESS ADDRESS c/o FirstService Residential 5805 Blue Lagoon Dr., #310, Miami, FL **TELEPHONE NO.:** 305-338-4011

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I Laura L. Russo hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

Signature of Lobbyist

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2015 JAN 20 PM 2: 11

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Laura L. Russo to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 1/15/15.

X Personally Known

____ Produced ID

JAEL PINEDA
MY COMMISSION #FF187724
EXPIRES January 7, 2019
(407) 398-0153 FloridaNotaryService.com

Notary Public
State of Florida

$150.00 Fee Paid ✓ Received By Mark Bernal Date: 1/20/15

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #:_____

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2015 JAN 20 PM 2: 11

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name: Laura L. Russo, Esq.
LOBBYIST

Print Your Business Name: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 LeJeune Road, Suite PH 2-B, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented: Gables Harbour Condominium Apartments Association, Inc.

Principal Name: David Frazier
c/o FirstService Residential

Principal Address: 5805 Blue Lagoon Dr., Suite 310, Miami, FL 33126 Telephone Number: 305-338-4011

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Site Specific Text Amendment

I Laura L. Russo hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

Signature of Lobbyist

1/15/15
Date

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2015 JAN 20 PM 2: 11

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Laura L. Russo to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 1/15/15.

X Personally Known

____ Produced ID

Notary Public
State of Florida

JAEL PINEDA
MY COMMISSION #FF187724
EXPIRES January 7, 2019
(407) 398-0153 FloridaNotaryService.com

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

Application Representation

Owner

David Fraizer, President
Gables Harbour Condominium Apartments Association, Inc.
5805 Blue Lagoon Drive, #310
Miami, Florida 33126

Legal

Laura L. Russo, Esq.
Laura L. Russo, Esq., LLC
2655 LeJeune Road, Suite PH 2-B
Coral Gables, Florida 33134
305-476-8300
305-476-8383
Email: Laura@Laurarussolaw.com

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/20/2015

Property Information	
Folio:	03-4129-052-0001
Property Address:	6901 E EDGEWATER DR
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	4900 MULTI-FAMILY - CONDOMINUM
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

Assessment Information			
Year	2014	2013	2012
Land Value	$0	$0	$0
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$0	$0	$0
Assessed Value	$0	$0	$0

Benefits Information				
Benefit	Type	2014	2013	2012

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Biological Assessment Sketch

CLI-2014-157 / Grove Harbour Condominium Apartments Association, Inc. (Inspection done for CLI-2012-282)
6901 East Edge Water Drive, Coral Gables 33133
Inspection done on October 2, 2012 / Inspector: Nicole Fresard

Water depths -

LF	wall	S'ww
0	1.8	3.5
10	1.7	3.4
36	3.9	4.4
42	4.0	4.5
48	3.5	4.5
58	4.1	4.3
62	4.2	4.4
66	4.0	4.2
70	4.2	4.6
77	3.8	4.3
78.5	3.9	4.5
85	3.6	4.1
91	4.0	4.6
98	4.2	4.8
107	4.3	4.9
112	4.7	5.0
114	4.9	5.1
146	4.3	3.3
160.5	3.7	4.1
175	2.7	4.6
192	3.1	3.7
207	3.9	4.3
217	4.1	4.5
227	4.0	4.6
237	4.3	4.7
244	3.9	4.1
254	3.8	4.2
267	4.0	4.4
277	4.1	4.4
287	3.9	4.5
297	4.1	4.7
307	3.7	4.4
317	3.8	4.8
327	3.9	4.3
337	4.0	4.9
347	3.8	4.6
297	4.1	4.7
367	3.9	4.7
377	3.6	4.4
387	3.8	4.4
397	3.9	4.6
407	4.0	4.6
417	4.1	4.5
427	3.7	4.0

*LF from west to north property line.

Pier 1	
location	depth
1	4.0
2	4.1
3	5.3
4	5.4

Pier 3	
location	depth
1	4.3
2	4.5
3	4.7
4	5.2

Pier 4	
location	depth
1	4.7
2	5.2
3	6.8
4	7.0

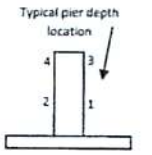
Pier 5	
location	depth
1	5.2
2	5.2
3	9.0
4	9.5

Pier 6	
location	depth
1	3.7
2	3.9
3	8.1
4	8.3

Pier 9	
location	depth
1	4.6
2	4.7
3	5.2
4	5.2

Pier 10	
location	depth
1	4.8
2	4.9
3	5.2
4	5.6

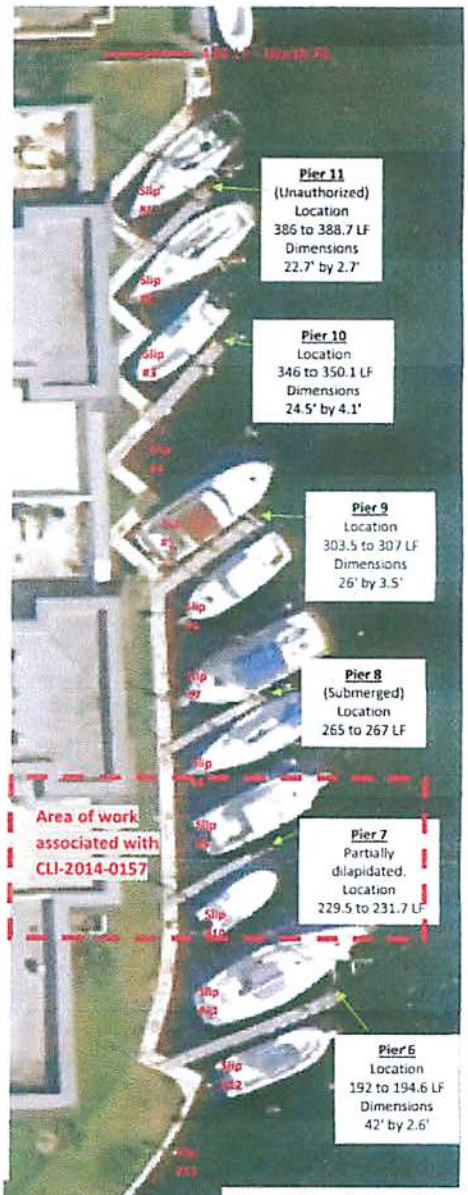
Pier 11	
location	depth
1	5.0
2	5.0
3	5.3
4	5.2

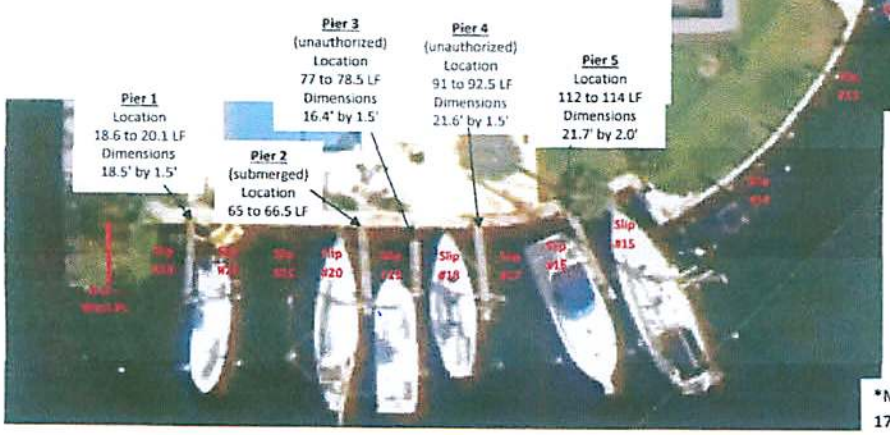


*all water depths adjusted to MLW
*water depth adjustment 1.5'
*Water depths were not obtained along pier 7 due to safety reasons.

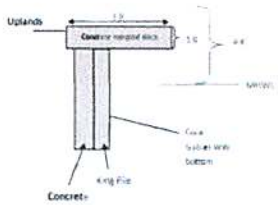
Notes -

- A rotating seawall and undermining was documented between 128.5 and 176 LF from the west PL.
- A concrete seawall, 3 ft wide concrete marginal dock/cap, and king piles were documented along the property with the exemption of the area between 128.5 and 176 LF from the west PL.
- An unauthorized fender system was documented in slip #20 between 48 and 64.5 LF from the west PL.
- Piers 3, 4, 7, and 11 being permitted under Class I applications 2010-CLI-PER-00084 and CLI-2011-0231.
- Mooring piles, fenders and cleats were documented along the docking facility.
- Width of waterway along the north PL approximately 100 linear feet (bulkhead along the opposite of the waterway).
- Width of the waterway along the west PL varies between approximately 170 to 190 linear feet (mangrove fringe along the opposite site of the waterway).





Seawall Cross Sectional View -



*Marginal dock not present between 128.5 and 176 LF from the west PL.

Legend:
LF - linear feet
PL - property line
ft - feet
ww - waterward
MLW - mean low water

Marina Finger Pier Inspection Report
for

Gables Harbor Condominium

At
6901 Edgewater Drive
Coral Gables, Florida

Santiago Aranegui P.E.

6431 SW 145 street
Coral Gables, Florida 33158
Voice: 305.431-6747 Fax: 786-573-3538.

Job No.: 2014-0096
November, 7, 2014

Santiago Aranegui, P.E.
Structural Engineer #48106

SANTIAGO ARANEGUI P.E.
6431 S.W. 145 Street
Coral Gables, Fl. 33158
(305) 431-6747
Fax: (786) 573-3538

October 28, 2014

Gables Harbor Condominiums
6901 Edgewater Drive
Coral Gables, Florida 33134

Reference: Inspection Report for the Finger Pier Structures at the Gables Harbor Condominiums.

Attention: Mr. Jorge Guanchez
Project Manager

This report describes the general observed condition of the wood finger pier structure at the Gables Harbor Condominium; and will also address any visible deficiencies of the finger piers. The report will also address the possible causes for the observed deficiencies and will provide recommendations for their repair. This investigation has been performed by means of visual observation. The derived conclusions are to the best of my knowledge, belief and professional judgment.

OBSERVATIONS:

As per initial observation, the general impression of the condition of the finger piers is one of weathered deterioration. The wood structures were observed to exhibit general warping and splitting due to prolonged exposure.

The finger pier structures were observed to be typically 18" wide, consisting of two 3x8 wood beams supported directly on the concrete deck and wood piles at their end. Connections to the wood piles typically consisted of thru bolts, and no connections were observed at the concrete deck end. The majority of the bolt connections were observed to be exhibit some level of corrosion, from moderate to severe corrosion. Also the majority of the connection exhibited splitting of the wood beam. At one finger pier, the end connection had completely failed due to the rotting of the wood beam. At several piers, wood scabs were added to the continuous 3x8 beams in an attempt to strengthen the deteriorated wood beams.

Several of the end supporting wood piles were observed to be loose, causing the instability of the finger pier attached to the pile. One of the end supporting piles was observed to be severely rotted within the splash zone.

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6431 S.W. 145 Street
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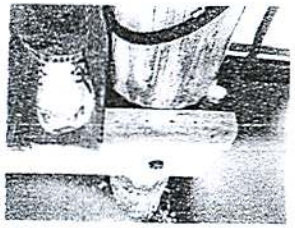
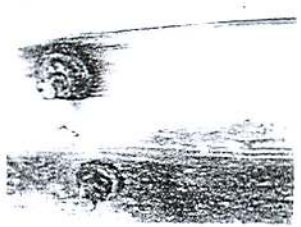
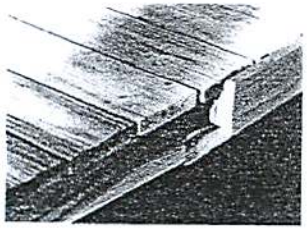


Corroded Bolt Connection



Corroded Bolt Connection

Typical Wood Splitting at Connection



Wood Beam Scabbing

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(305) 431-6747
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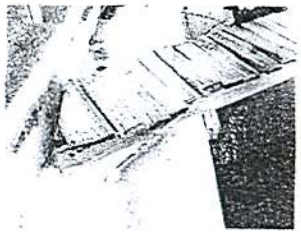
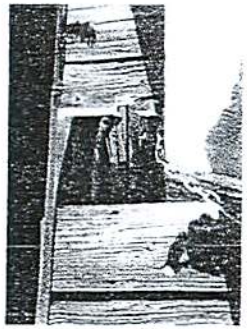
In my opinion, the design of the finger piers is structurally insufficient and the observed condition of the finger piers does warrant a structural concern and renders most of the finger piers as unsafe. It is my recommendation to remove the existing finger pier structures and to replace them with a properly designed finger pier structure.

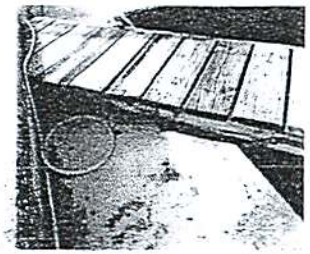
Failed Support Beam



General Deterioration



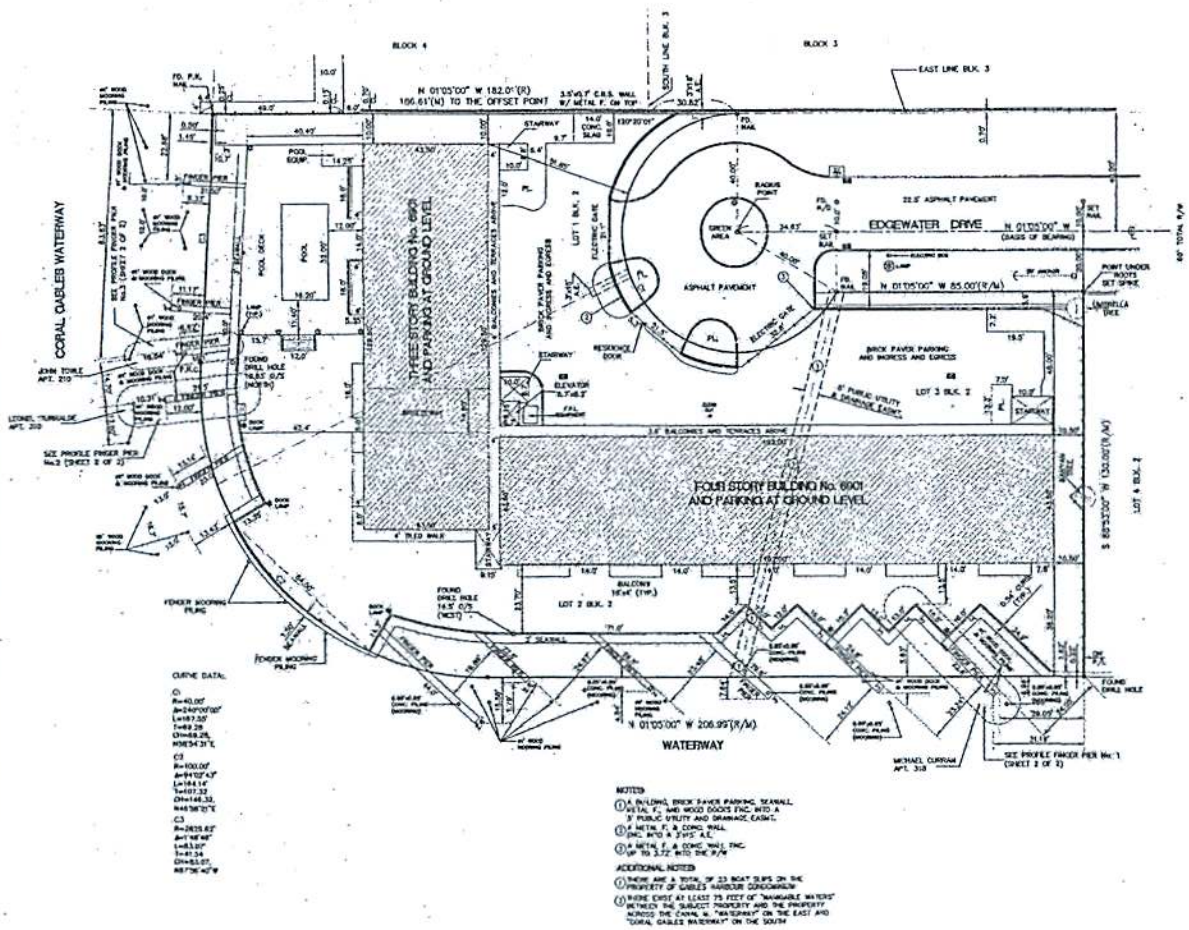
Rotted Beam



Typical Support at Concrete Deck
(No Connectors)

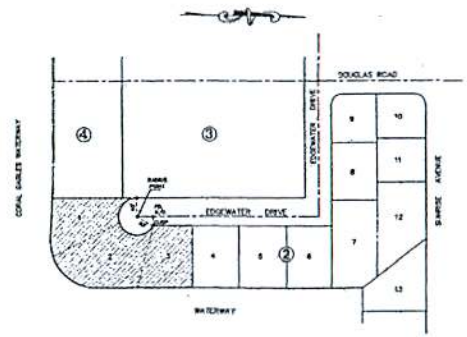
PLAN OF SURVEY

SCALE 1" = ... 20'



LOCATION SKETCH

SCALE 1" = ... N.T.S.



LEGEND OF SURVEY ABBREVIATIONS

A.B. ..... ANCHOR EASEMENT	P.O.C. ..... POINT OF COMMENCEMENT	PL ..... PROPERTY LINE
AC ..... AIR CONDITIONER	R/W ..... RIGHT OF WAY	CONC. ..... CONCRETE
C.B.S. ..... CONCRETE BLOCK STRUCTURE	P.V.C. ..... POLYVINYL CHLORIDE PIPE	F.H. ..... FIRE HYDRANT
N.V.D. ..... NATIONAL GEODETIC VERTICAL DATUM	P.O.B. ..... POINT OF BEGINNING	U.E. ..... UTILITY EASEMENT
C. ..... CALCULATED	BLDG. ..... BUILDING	U.P. ..... UTILITY POLE
C.B. ..... CATCH BASIN	SEC. ..... SECTION	FD. ..... FOUND
U.G.U. ..... UNDERGROUND UTILITY LINE	OR. ..... OVER RANGE	E. ..... EASTER
F.E.C. ..... FUNCTIONAL EXTERIOR CURTAINING	W.M. ..... WATER METER	PWC ..... SIDE WALK
CL ..... CLEAR	CR. ..... CROWN DISTANCE	C.L.F. ..... CHAIN LINK FENCE
CN. ..... CENTER LINE	CONC. ..... CONCRETE	W.F. ..... WOODEN FENCE
P.C.C. ..... POINT OF COMPOUND CURVE	F.B. ..... FLAT BOOK	M.E. ..... MAINTENANCE EASEMENT
BAR ..... BARRIER	M. ..... MEASURED	BC ..... BLACK CHERRY
ENC. ..... ENCROACHMENT	F. ..... FINDER	CE ..... CORNICETER
P.C. ..... POINT OF CURVATURE	S.P. ..... SET IRON PIPE	E.E. ..... EXISTING ELEVATION
(R&M) ..... RECORD & MEASURED	(S) ..... SIGN POST	HP ..... HANDICAP PARKING
WD ..... WALL AND DOOR	B.M. ..... CATCH BASIN	
F.E. ..... FIRE EXTINGUISHER	WM ..... WATER METER	

CERTIFY TO: GABLES HARBOUR CONDOMINIUM

ADDRESS: 6901 EAST EDGEWATER DRIVE
CORAL GABLES, FLORIDA

LEGAL DESCRIPTION:
LOTS 1, 2 AND 3, BLOCK 2 GABLES HARBOUR CONDO SUNRISE HARBOUR REVISED ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65 AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: AE
__X__ THIS IS A FLOOD HAZARD ZONE ___ THIS IS NOT A FLOOD HAZARD ZONE
COMMUNITY PANEL NO. 120639
PANEL NO. 459 SUFFIX: L DATE OF FIRM: 09/11/2009
BASE FLOOD ELEV. 11.00' FINISH FLOOR ELEV: N/A LOWEST ADJ. GRADE: N/A

NOTE: UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED. ENCROACHMENTS NOTED: THERE I HEREBY CERTIFY THAT THIS SKETCH OF THIS PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEET THE MINIMUM REQUIREMENTS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND TITLE ASSOCIATION AND ALSO CH.61G17 F.A.CODE. THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN.
NOTES:
1. IF SHOWN, BEARING ARE TO AN ASSUMED MERIDIAN PLAT)
2. IF SHOWN, ELEVATIONS ARE REFERRED N.G.V. DATUM 1929
3. THIS IS A BOUNDARY SURVEY.
CLOSURE ABOVE 1:7500
4. LICENSE NUMBER NO. 6400

MORGAN
KEITH PERSA (SUBJECT FIELD WORK)
PROFESSIONAL LAND SURVEYOR #4025
STATE OF FLORIDA
(NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL)

THOMAS J. KELLY, INC. P.S. & M.
8125 SW 120 STREET
PINECREST, FL 33156

Date: 10/28/2009
Survey No.: 10-1597
Revised 04/16/2010
Revised 04/10/2011
Revised 08/23/2011
Revised 08/30/2011
Revised 12/19/2011
Revised 02/02/2012

LB # 6400
8125 S.W. 120th STREET
PINECREST, FLORIDA 33156
TEL:(786) 242-7888 FAX:(786) 242-7887
FAX:(786) 242-7887 CELL: (954) 779-2280 BRWD
E-MAIL: DRAFTING@TJKELLYINC.COM

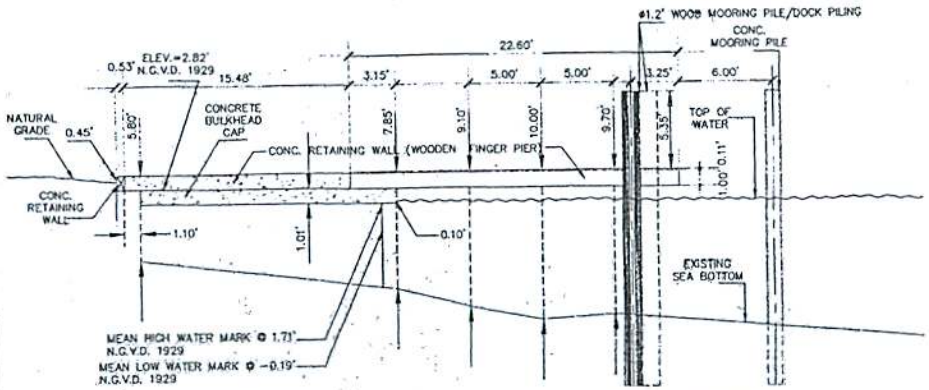
THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

BOUNDARY SURVEY

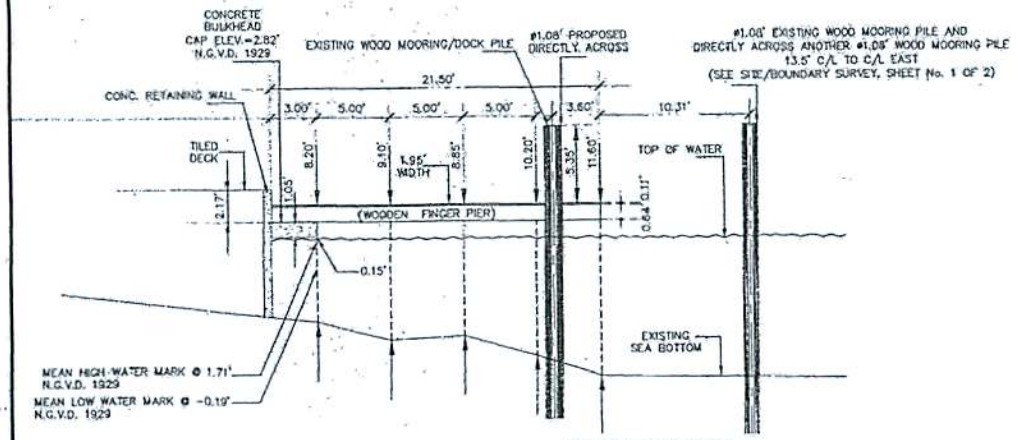
DATE	10/28/2009
SCALE	1"=20'
DRAWN BY	M.T.J.
ORDER No.	10-1597
SHEET	1 of 1

PROFILE FINGER PIERS

SCALE: 1"=.....4



FINGER PIER NO. 1
(ALL TO REMAIN)



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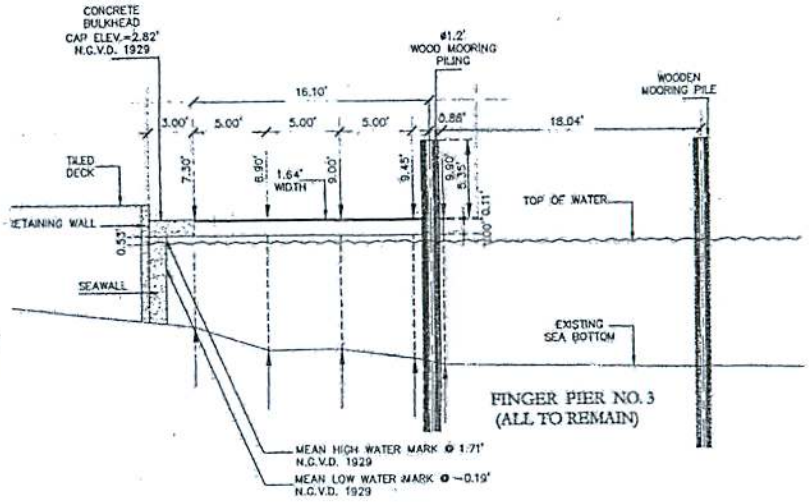
(ALL TO REMAIN)



FINGER PIER NO. 3
(ALL TO REMAIN)

NOTE:
BENCHMARKS OF ORIGIN:
1) CORAL GABLES BENCHMARK No. 512
LOCATED AT THE INTERSECTION OF
DOUGLAS ROAD AND SUNRISE AVENUE
NW COR. OF PKBW SET ON CONC. SLAB
@ RAINSHELTER NEAR SELY ROOF SUPPORT BEAM
ELEVATION=+ 6.10 FEET, N.G.V.D. 1929
2) CITY OF CORAL GABLES BECHMARK No. 513
LOCATED IN FRONT OF #6902 SUNRISE DRIVE
PKBW SET ON CONC. SLAB IN FRONT OF FIRE
HYDRANT W SIDE SUNRISE DR. S. SIDE #6902
ELEVATION =+ 4.81 FEET, N.G.V.D. 1929
3) IF SHOWN, ELEVATIONS ARE REFERRED N.G.V.D. 1929

L.B. # 6466
8125 S.W. 120th STREET
PINECREST FLORIDA 33156
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
FAX:(786) 242-6494 DADE, (954) 779-3280 BRWD
E-MAIL: DRAFTING@TJKELLYINC.COM

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

PROFILE FINGER DOCK

DATE	10/28/2009
SCALE	1:4
DRAWN BY	M.T.J.
ORDER No.	10-1597
SHEET	2 of 2

STRUCTURAL NOTES

GENERAL:

ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR AT THE JOB SITE AND IN CASE OF ANY DISCREPANCY IN DRAWINGS, ENGINEER SHALL BE NOTIFIED AND OBTAIN THEIR APPROVAL PRIOR PROCEEDING WITH WORK. CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF THE 2007 FLORIDA BUILDING CODE BYI AND THE NDS 2005 SPECIFICATIONS. COORDINATION OF THE WORK OF ALL TRADES (STRUCTURAL, PLUMBING, ELECTRICAL, ETC.) AT THE TIME OF ERECTING THE STRUCTURE IS CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL PAYMENTS SHALL BE MADE TO THE CONTRACTOR, FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE STRUCTURE HAS BEEN ERECTED. THE ENGINEERS SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS OF SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS. ALL CHANGE ORDERS MUST BE SIGNED AND APPROVED BY THE OWNERS PRIOR TO APPROVAL BY THE ENGINEER. STRUCTURAL CALCULATIONS SHALL BE BASED ON WIND VELOCITY OF 146 MPH IN ACCORDANCE WITH ASCE 7-05. ALSO NEEDS TO COMPLY WITH THE 2007 FLORIDA BUILDING CODE, BYRI.

WOOD:

MINIMUM FIBER STRESS IN BENDING SHALL NOT BE LESS THAN 1200 PSI. ALL WOOD TO BE PRESSURE TREATED. LUMBER USED FOR JOISTS AND OTHERS STRUCTURAL MEMBERS IS NO. 2 GRADE OF SOUTHERN PINE.

DESIGN LOADS:

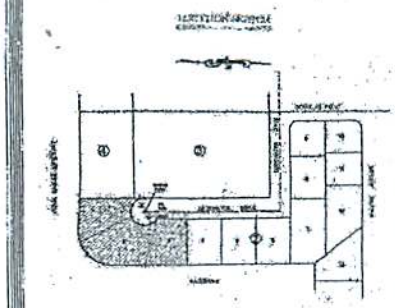
FINGER PIER:

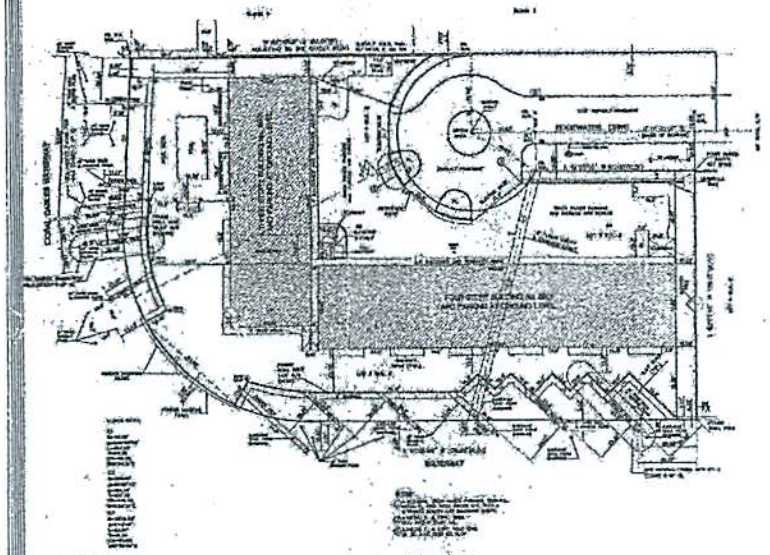
WOOD PLATE: 007.00 psf
STRINGER: 002.00 psf
HEADER: 000.50 psf
MECH. ELECT. & MISC.: 000.50 psf
TOTAL DL: 010.00 psf
LL: 080.00 psf

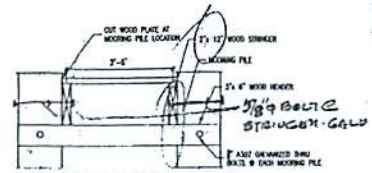
DESIGN WIND PRESSURE

ZONE	GROSS UPLIFT (P.S.F.)	NET UPLIFT (P.S.F.)
(1) (NEGATIVE)	-71.80	-81.80
(2) (NEGATIVE)	-108.86	-98.86
(3) (NEGATIVE)	-155.18	-145.18

PROFILE FINGER PIERS







4 SECTION THRU FINGER PIER #1
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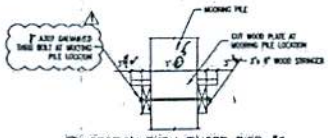

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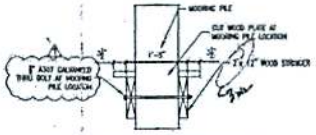
SCALE: 1/4" = 1'-0"



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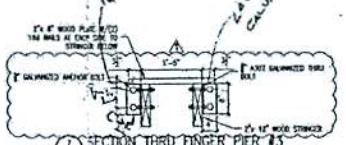

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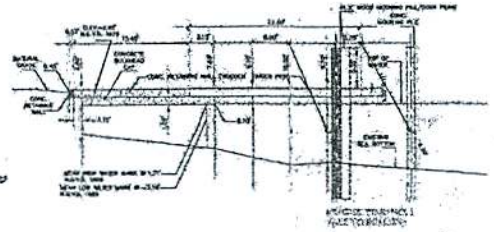
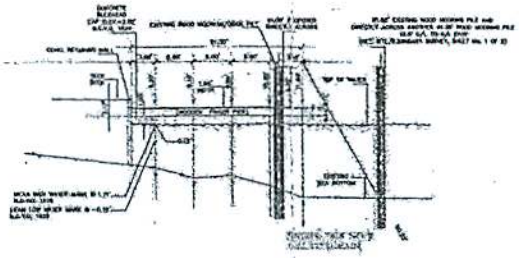
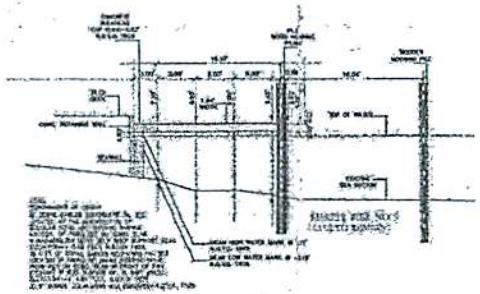
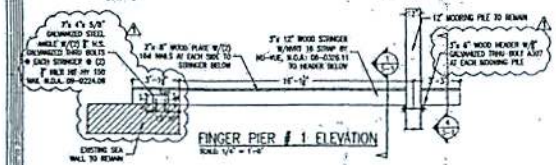
SCALE: 1/4" = 1'-0"

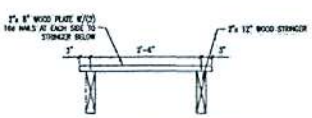




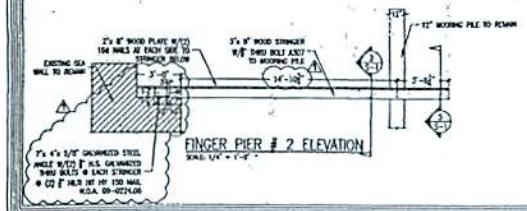




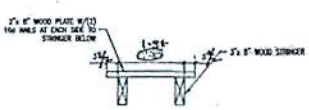
FINGER PIER # 1 ELEVATION
SCALE: 1/4" = 1'-0"



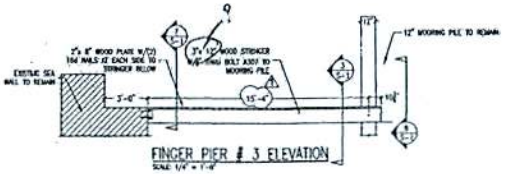
1 SECTION THRU FINGER PIER #1
SCALE: 1/4" = 1'-0"



FINGER PIER # 2 ELEVATION
SCALE: 1/4" = 1'-0"



2 SECTION THRU FINGER PIER #2
SCALE: 1/4" = 1'-0"



FINGER PIER # 3 ELEVATION
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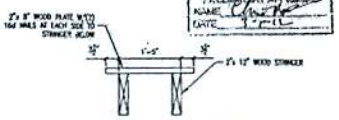


3 SECTION THRU FINGER PIER #3
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 8 1 2012
DERM COASTAL MANAGEMENT SECTION
PRELIMINARY APPROVAL
NAME:
DATE:

Cesar A. Granados

Cesar A. Granados, P.E.
64221
6 South Valencia Dr., Davie, Florida 33324
(954) 208-4462 Mobile
(954) 581-6128 Office
(954) 208-6335 Fax
E-MAIL: caesarsoft@Gmail.com

REVISIONS:

#	DATE:	OBSERVATIONS:
1	02/29/12	BLDG. DPT. COMMENTS
2		
3		
4		

PROJECT:

FINGER PIER DESIGN
6901 EDGEWATER DRIVE
CORAL GABLES, FL. 33133

2-27-12
Cesar A. Granados, P.E. # 64221

SHEET CONTENT:

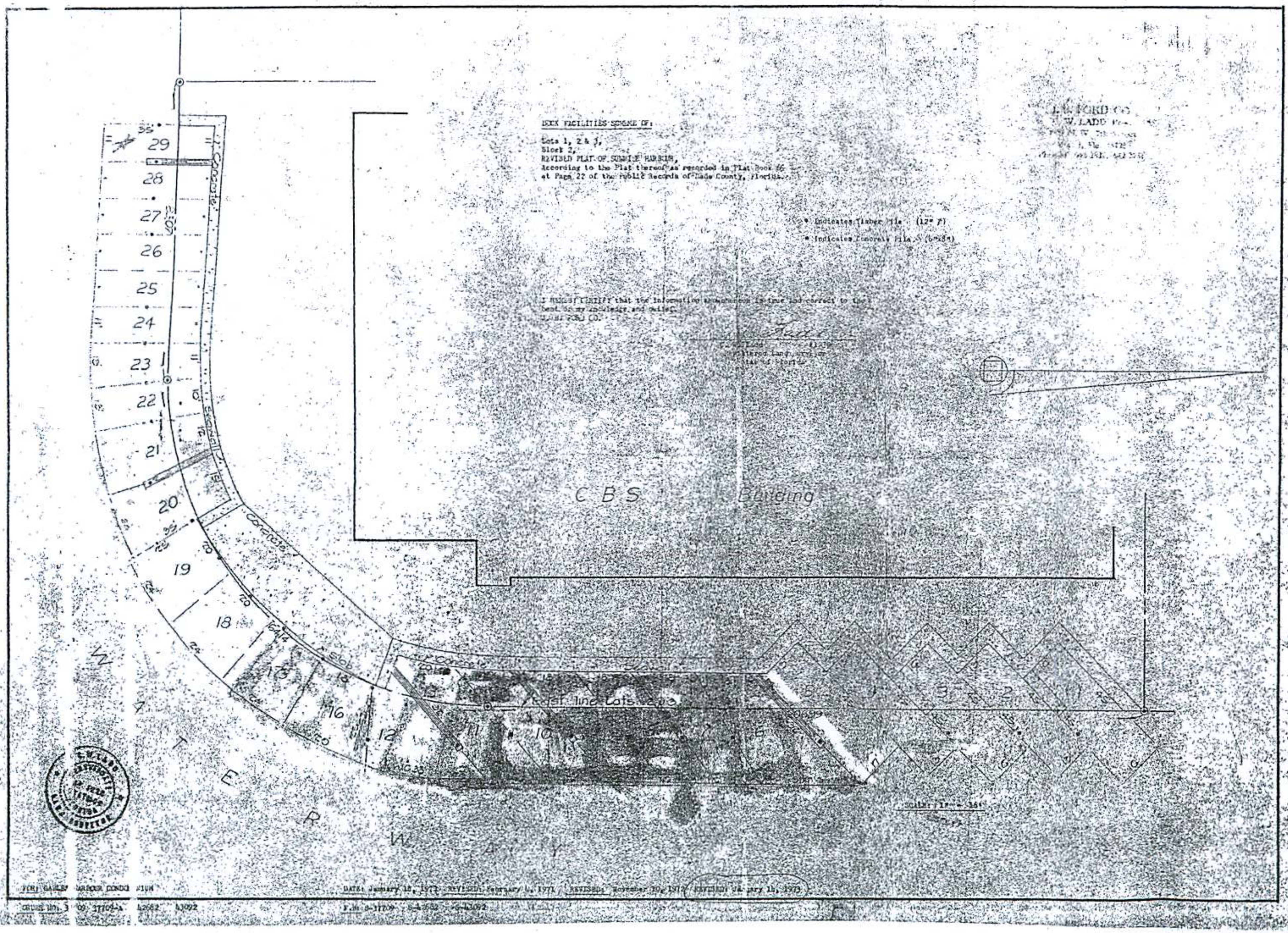
LOCATION PLAN
DETAILS & SECTIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF THE ENGINEER.

PROJECT NUMBER:
ISSUED:
DRAWN BY: CV
CHECKED BY: DC/CG
FILENAME:

1/1

S-1


DOCK FACILITIES SURVEY OF:
Lots 1, 2 & 3,
Block 2,
REVISED PLAT OF SUNRISE HARBOR,
According to the Plat thereof as recorded in Plat Book 66
at Page 22 of the Public Records of Dade County, Florida.
Indicates Timber Pile (12" Ø)
Indicates Concrete Pile (6"x8")
I HEREBY CERTIFY that the information shown hereon is true and correct to the best of my knowledge and belief.
Registered Land Surveyor
State of Florida
C B S Building
Concrete
Seawall
W A T E R W A Y
29
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FOR: GARDEN HARBOUR CONDOMINIUM
DATE: January 18, 1971 REVISED: February 4, 1971 REVISED: November 20, 1972 REVISED: January 11, 1973
ORDER NO. 3 09 37709-A 42682 43092
F.B. 8-37709 8-42682 8-43092

LEGAL DESCRIPTION OF LEASE AREA:

A portion of Lots 1, 2, and 3, Block 2, REVISED PLAT OF [illegible], according to the Plat thereof as recorded in Plat Book 65, at Page 27 of the Public Records of Dade County, Florida, being more particularly described as follows:
Beginning at the Southwest corner of said Lot 1; thence run North, along the West line of said Lot 1, for a distance of 13.40 feet; thence run S 86°14'12" E, for a distance of 84.02 feet to a point of curvature of a circular curve to the left; thence run Northeasterly, along the arc of said circular curve to the left, having for its elements a radius of 86.65 feet and a central angle of 31°01'44", for an arc-distance of 47.08 feet; thence run N 12°33'37" E, for a distance of 56.80 feet; thence run Northwesterly, along the arc of a circular curve to the left, having for its elements a radius of 85.50 feet and a central angle of 24°23'44", for an arc-distance of 36.40 feet, to a point of tangency with a line parallel to the East line of said Lots 2 and 3; thence run North, parallel to the said East line of Lots 2 and 3, for a distance of 79.61 feet; thence run N 45°55'18" W, for a distance of 14.62 feet; thence run N 44°04'42" E, for a distance of 12.72 feet; thence run N 45°55'18" W, for a distance of 22.31 feet; thence run N 44°04'42" E, for a distance of 16.31 feet; thence run N 45°55'18" W, for a distance of 15.79 feet; thence run N 44°04'42" E, for a distance of 12.15 feet; thence run N 45°55'18" W, for a distance of 12.73 feet; thence run N 44°04'42" E, for a distance of 17.16 feet; thence run N 45°55'18" W, for a distance of 15.65 feet; thence run N 44°04'42" E, for a distance of 36.80 feet; thence run North, parallel to the said East line of Lots 2 and 3, for a distance of 11.00 feet to a point on the North line of said Lot 3; thence run N 89°58' E, along the said North line of Lot 3, for a distance of 1.00 feet to the Northeast corner of said Lot 3; thence run South, along the said East line of Lots 3 and 2, for a distance of 206.99 feet to a point of curvature of a circular curve to the right; thence run Southwesterly, along the said circular curve to the right, having for its elements a radius of 100 feet and a central-angle of 94°02'43", for an arc-distance of 164.14 feet, to a point of reverse-curvature; thence run Northwesterly, along the arc of a circular curve to the left, concave to the Southwest, having for its elements a radius of 2625.62 feet and a central angle of 1°43'46", for an arc-distance of 83.07 feet to the Point-of-Beginning.

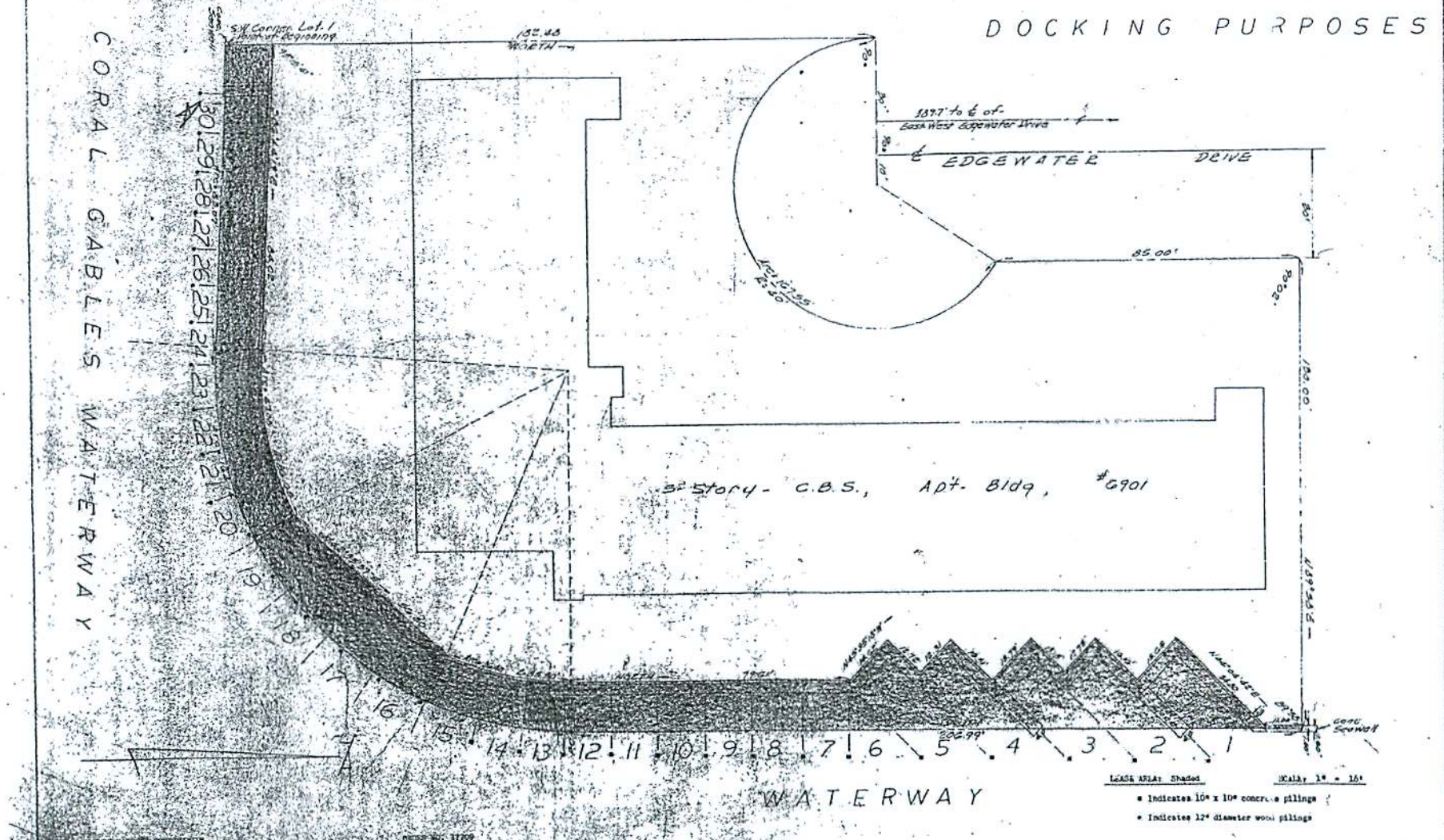
J. B. FORD CO.
C. W. LADD, Pres.
2909 N. W. 7th Street
Miami, Fla. 33125
Phones: 642-2820, 642-2731

I HEREBY CERTIFY that the information shown hereon represents a Survey made under my direction and is true and correct to the best of my knowledge and belief.

J. B. FORD CO.
C. W. Ladd
C. W. Ladd 1290
Registered Land Surveyor
State of Florida

SURVEY OF:

LEASE AREA FOR DOCKING PURPOSES



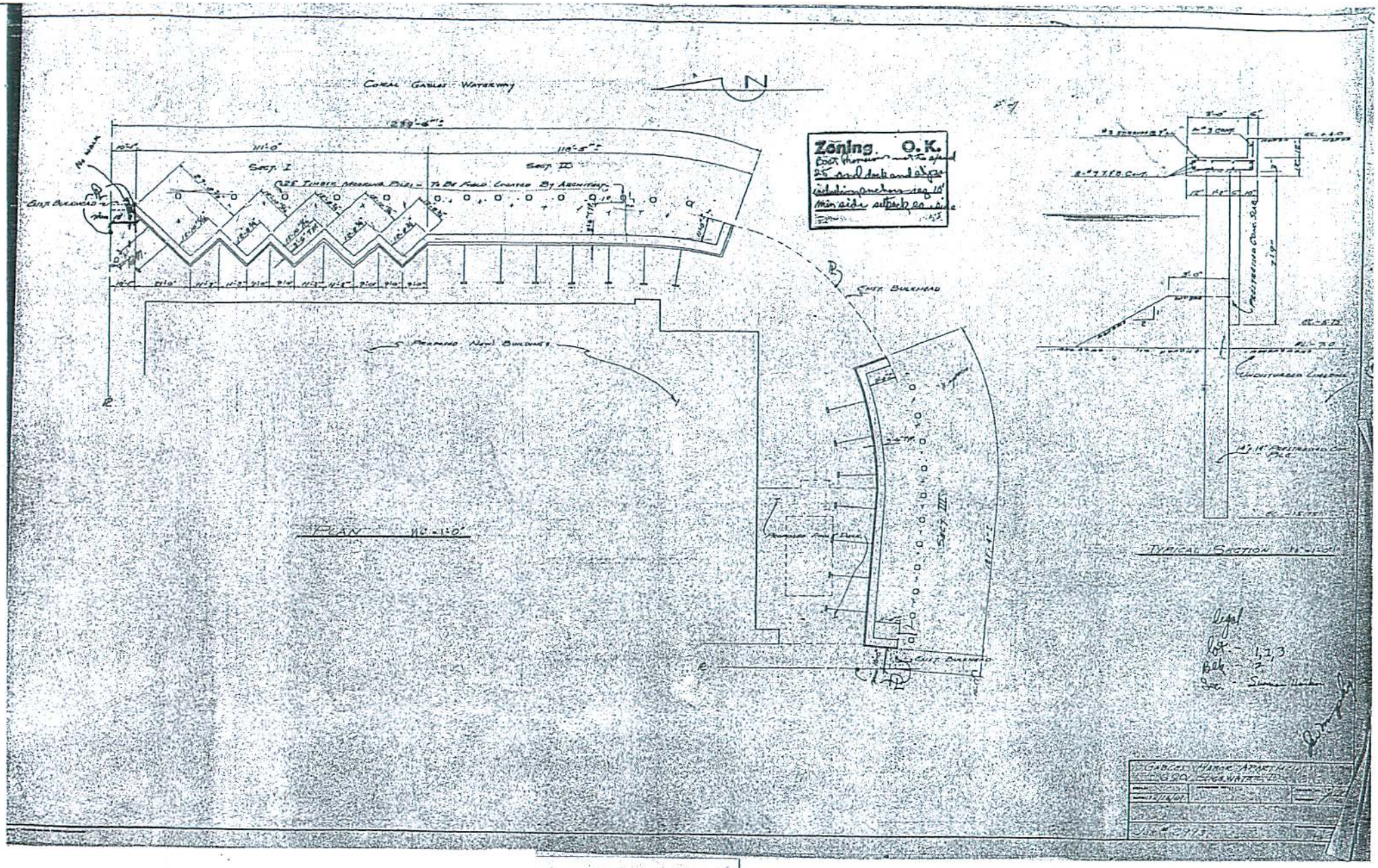
LEASE AREA: Shaded

SCALE: 1" = 16'

• Indicates 10" x 10" concrete pilings

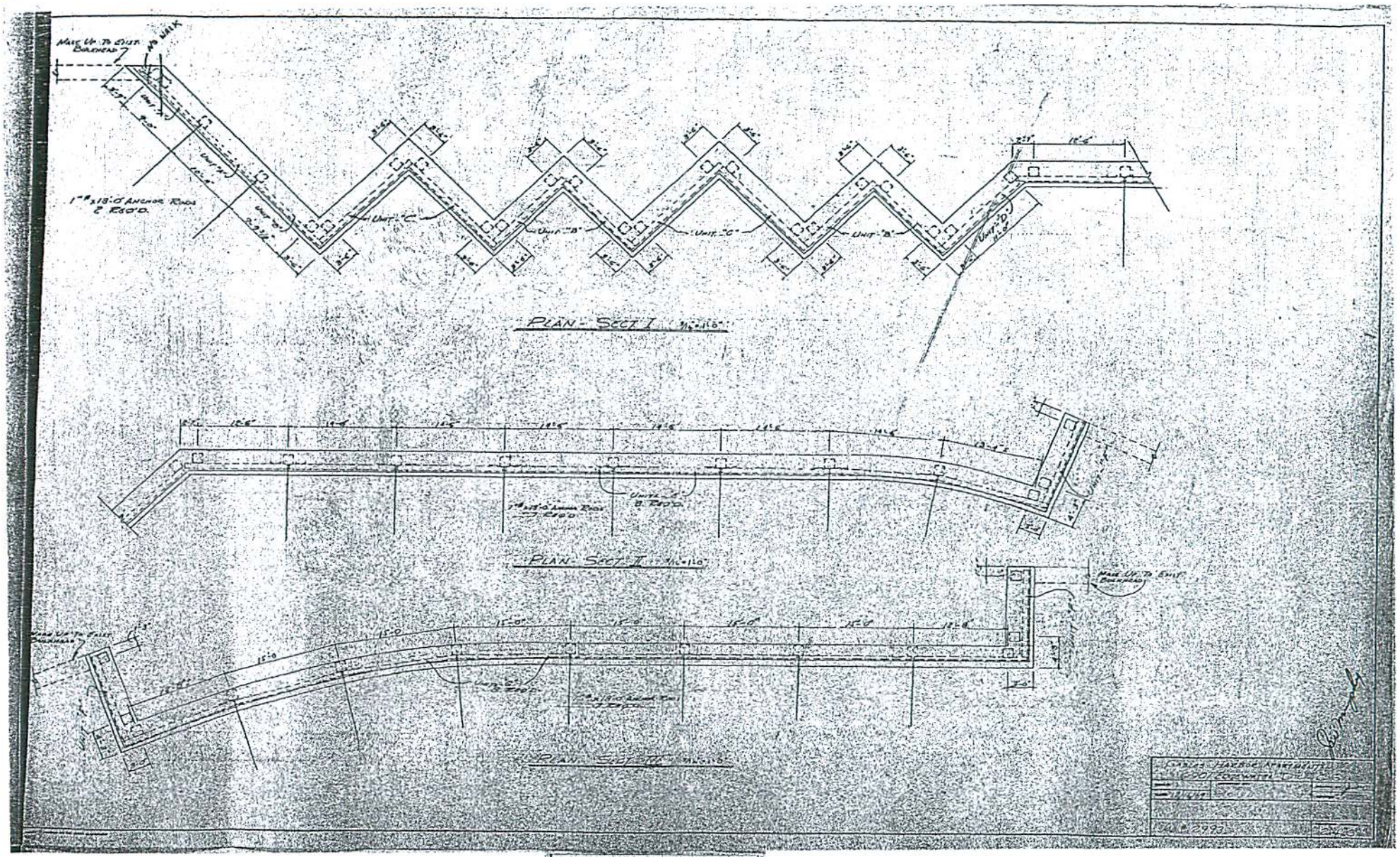
• Indicates 12" diameter wood pilings

FIELD BOOK: S-37709



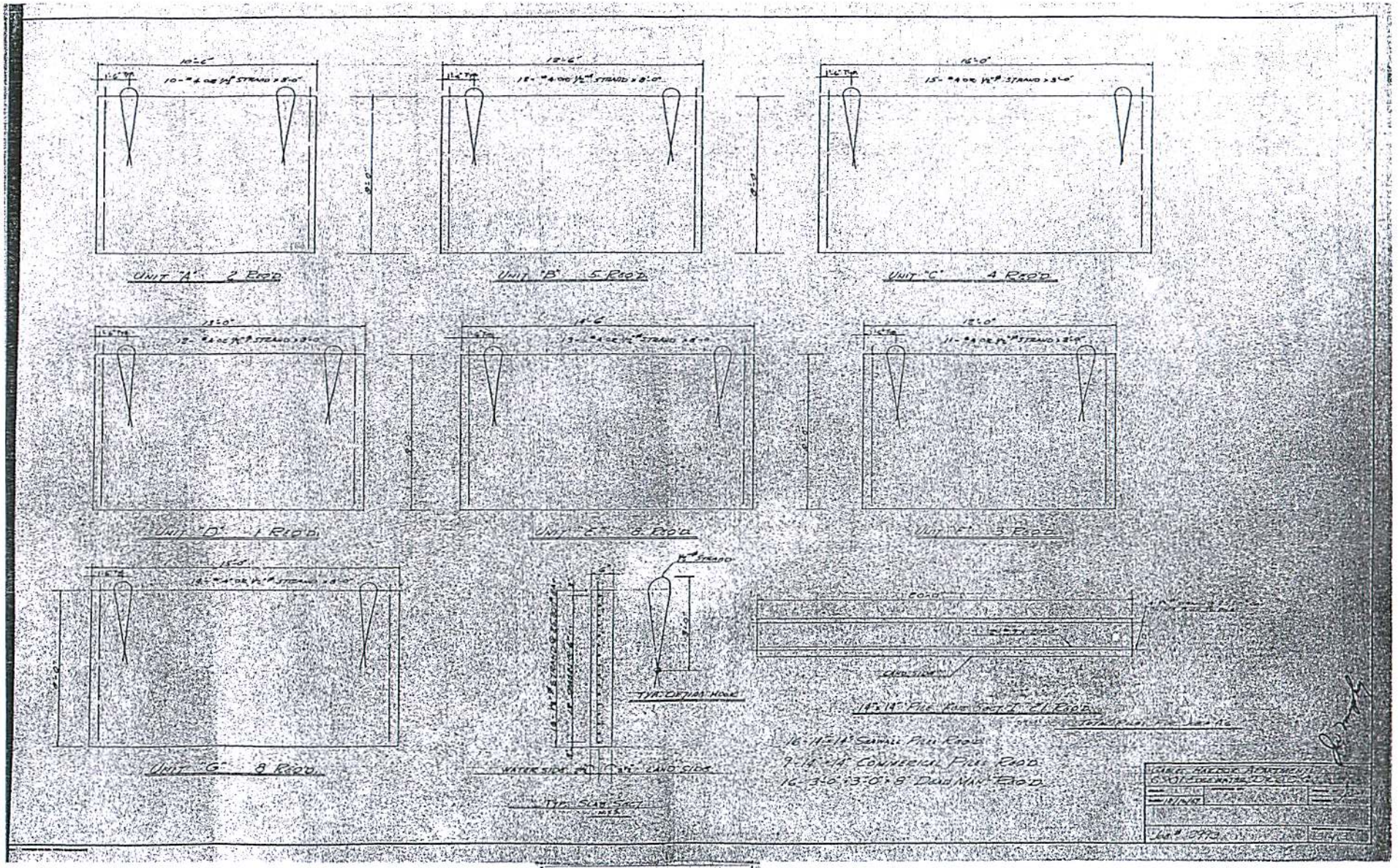
Coral Gables Waterway
N
Zoning O.K.
Sect. I
Sect. II
Sect. III
Proposed New Buildings
Exist. Bulkhead
Plan
Typical Section
Legal
Lot - 1,2,3
Blk. - 2
Sec. - Sunset Harbor
Gables Harbor Apartments

20837-B

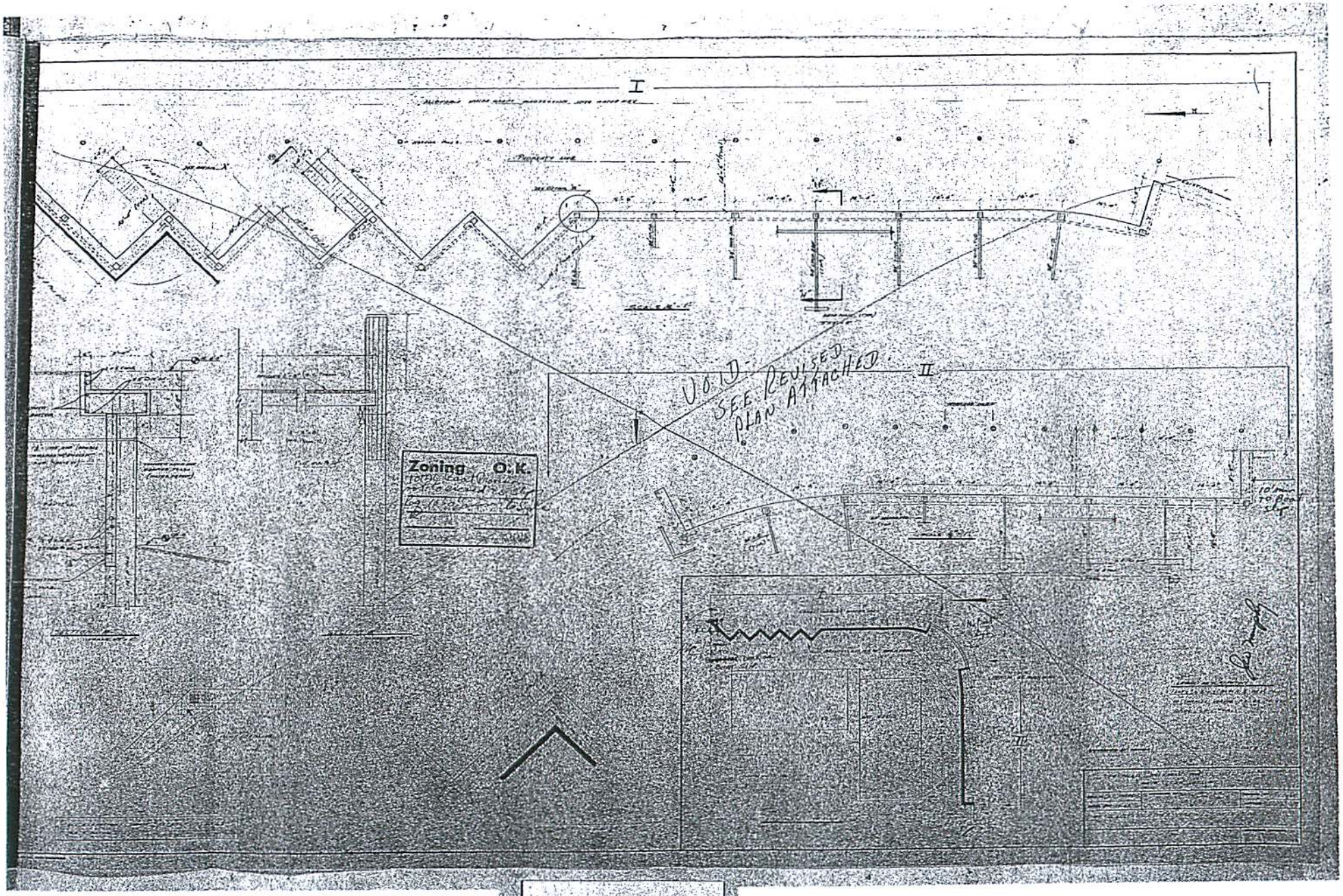


MAKE UP TO EXIST. BULKHEAD
NO WALK
1" x 18'-0" ANCHOR RODS 2 REQ'D.
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
PLAN - SECT I
PLAN - SECT II
PLAN - SECT III
MAKE UP TO EXIST. BULKHEAD

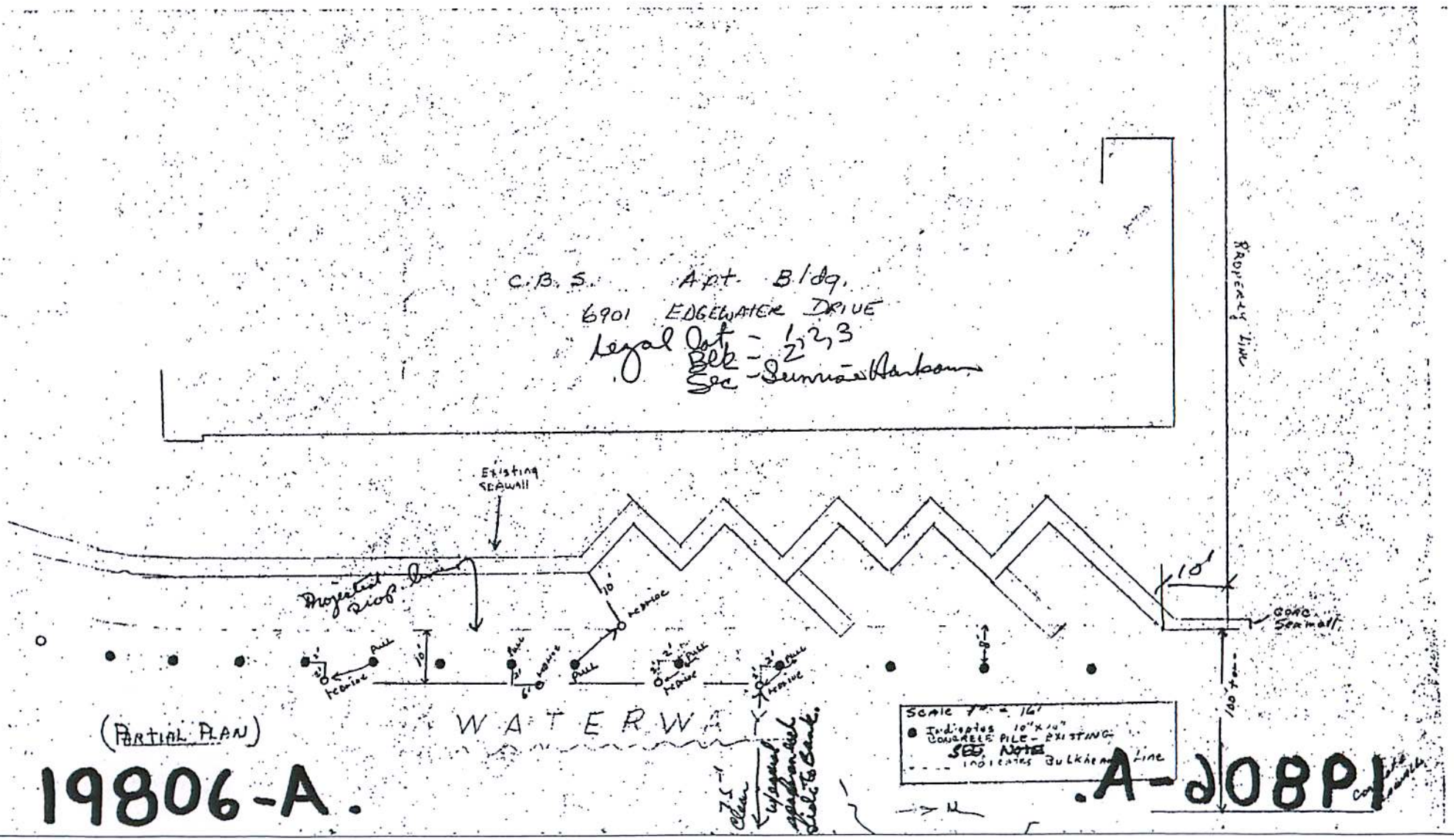
20837-B


UNIT "A" 2 REQ'D.
UNIT "B" 5 REQ'D.
UNIT "C" 4 REQ'D.
UNIT "D" 1 REQ'D.
UNIT "E" 8 REQ'D.
UNIT "F" 3 REQ'D.
UNIT "G" 8 REQ'D.
TYP. OPTIMA HOOK
WATER SIDE
LAND SIDE
TYP. SLAB SECT.
14"x14" PILE FOR SECT. I 21 REQ'D.
16-14"x14" SEAWALL PILES REQ'D.
9-14"x14" COMMERCIAL PILES REQ'D.
16-3'-0"x3'-0"x8" DEAD MAN REQ'D.
GABLES HARBOR APARTMENTS
6901 EDGEWATER DRIVE
Job # 0993

20837-B



20837-B


C.B.S. Apt. Bldg.
6901 EDGEWATER DRIVE
Legal Lot - 1,2,3
Blk - 2
Sec - Sunrise Harbour
Existing Seawall
Projected Riop. line
Pull
Redrive
10'
6'
WATERWAY
(PARTIAL PLAN)
Property Line
Conc. Seawall
100' +
Scale 1" = 16'
Indicates 10"x10" CONCRETE PILE - EXISTING
SEE NOTE
Indicates Bulkhead Line
19806-A.
A-208P1

6901
Edgewater

RECEIVED
NOV 24 1971
BUILDING DIVISION

[illegible] altered in any respect without prior [illegible] OF SUPERVISING ARCHITECTS. A [illegible] who work on the job must be furnished [illegible] Contractors must have current occupational [illegible] CERTIFICATE OF INSPECTION OR CERTIFICATE OF OCCUPANCY will be issued until the above has been [illegible] with.

I hereby certify that I have read, understand, and agree to abide by this notice [illegible]

Owner or Contractor L. Lythegrove

APPROVED

ARCHITECTURAL DESIGN	See
	Stamp
	HK Ehler
DATE	No Plbg
December 15, 71	COND.
DATE ISSUED	
6901 Edgewater Dr.	ENGR.
19806 A	
BUILDING PERMIT NUMBER	
R. S. Spalek	PUBLIC WORKS
BUILDING OFFICIAL	GMK 12/10/71

Zoning O.K.
Mooring piles shall be repaired in tape paint and ornamentally capped and shall meet all [illegible] of sec. [illegible] of E. Code and that the total number of boat slips shall not exceed 25 in number.
[illegible] 12/10/71

L.J.U. 12/9/71

Received
DEC - 6 1971
ZONING DIVISION

19806-A.

.A-208P1

Four-Story Apartment Tops Cables Zoning

THE CORAL GABLES SUN
Monday, July 21, 1969

Coral Gables

City Okays Compromise Plans For Sunrise Harbour Development

THE CORAL GABLES TIMES
Thursday, July 24, 1969

Four-

THE CORAL GABLES TIMES
Monday, July 21, 1969

Present at the meeting at this time was Mr. Steve Hassen, Owner, on behalf of Item 3618-7 which was approved by the Planning and Zoning Board at its meeting of July 21, 1969 for construction of a thirty-unit apartment building located on Lots 1, 2 and 3, Block 2, "Sunrise Harbour", the east side of Edgewater Drive at the South end of the cul-de-sac. Present as opponent of the application was Dr. James R. Jude, representing the Sunrise Harbour Association. After discussion and concession on the part of Mr. Hassen to delete four boat slips, the following resolution was presented:

RESOLUTION NO. 15008

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exception to the provisions of Ordinance No. 1525, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its meeting of July 21, 1969, be and the same hereby is approved, to-wit:

(3618-7)

In connection with the construction of a 30 unit apartment building consisting of one floor of parking, plus three (3) additional stories, permit the following exceptions:

(a) The offstreet parking to be located under the building and between the building and the street instead of being only located between the building and the street as required by the Zoning Code as follows:

(1) That offstreet parking shall be located between the building and the street.

(2) That, in order to screen the parking area from the street, a four foot (4') high wall shall be constructed with a five foot (5') strip between the wall and street property line; said strip shall be properly landscaped and so maintained. In the case of a corner lot a four foot (4') high wall shall be constructed on the side street having the same requirements for setback and landscaping as is required along the front property line.

(3) That a twenty-two foot (22') entrance driveway to the parking area shall be located in the center of the lot and parking spaces shall be so located that cars will park parallel to the wall and perpendicular to the side property line.

Owner, on behalf of Item
its meeting of July 21, 1969
ts 1, 2 and 3, Block 2,
end of the cul-de-sac,
presenting the Sunrise Harbour
lessen to delete four boat

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CITY OF CORAL

Ordinance No. 1525,
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1/22/69

(4) That the parking area shall be paved thirty-five feet (35') on each side of the driveway in order to screen cars from view by the wall.

(B) The ground cover of the principal building to be 29.91% of the total site area instead of 20% as permitted by the Zoning Code (14,589.5 square feet instead of 13,657.5 square feet);

(c) The combined lot coverage of the principal building and all auxiliary structures (swimming pool and boat slips) to be 41.76% of the site area instead of 34% as permitted by the Zoning Code (20,365.5 square feet instead of 16,584.18 square feet);

all of the above provided that four (4) boat slips are deleted at the intersection of the deep waterway and the finger canal located on Lots 1, 2 and 3, Block 2, "Sunrise Harbour", the east side of Edgewater Drive at the south end of the cul-de-sac, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips; seconded by Commissioner Murphy. Resolution was adopted by the following roll-calls: "Yeas" - Commissioners Murphy and Phillips; Mayor Drossal; "Nays" - Commissioner Kardyk.

30-4=
26
slips

EXCERPTS FROM CITY COMMISSION MINUTES

JUL 22 1969

3618-2 LOTS 1,
(East s
cul-de

APPLICA
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parking
requests

1.

2.

3.

FINDINGS:

1.

1618-Z LOTS 1, 2 AND 3, BLOCK 2, SUNRISE HARBOUR
(East side of Edgewater Drive at the south end of the cul-de-sac)

Steve Hessen - Owner
Robert Jerome Filer - Architect

APPLICANT'S PROPOSAL: In connection with the construction of a 30 unit apartment building consisting of one floor of parking plus three (3) additional stories, the applicant requests the following exceptions:

1. Permit the off-street parking to be located under the building and between the building and the street instead of being only located between the building and the street as required by the Zoning Code as follows:

   (a) That offstreet parking shall be located between the building and the street.

   (b) That, in order to screen the parking area from the street, a four foot (4') high wall shall be constructed with a five feet (5') strip between the wall and street property line; said strip shall be properly landscaped and so maintained. In the case of a corner lot a four foot (4') high wall shall be constructed on the side street having the same requirements for setback and landscaping as is required along the front property line.

   (c) That a twenty-two foot (22') entrance driveway to the parking area shall be located in the center of the lot and parking spaces shall be so located that cars will park parallel to the wall and perpendicular to the side property line.

   (d) That the parking area shall be paved thirty-five feet (35') on each side of the driveway in order to screen cars from view by the wall.

2. Permit the ground cover of the principal building to be 29.91% of the total site area instead of 28% as permitted by the Zoning Code (14,589.5 sq. ft. instead of 13,657.5 sq. ft.)

3. Permit the combined lot coverage of the principal building and all auxiliary structures (swimming pool and boat slips) to be 41.75% of the site area instead of 34% as permitted by the Zoning Code (20,365.5 sq. ft. instead of 16,584.18 sq. ft.

FINDINGS: The Planning and Zoning Board finds:

1. Steve Hessen, owner and Robert Tinsley, architect, appeared before the Board to present the proposal and presented plans which had been approved by the Board of Architects for architectural design.

2. Mr. Hessen stated that he is requesting the Planning and Zoning Board to review the new drawings which he has submitted as the City Fathers have recommended that he do so.

3. Mr. Hessen stated that the proposed is four low-rise apartment as suggested by the city Commission and that he is willing to scrap the nine story high-rise building that he had as he told the City Commission at their last meeting.

4. Mr. Hessen stated that he had quite a bit of money invested in plans and etc. but since the City Commission and residents were against the high-rise he will construct a low-rise.

5. Mr. Hessen stated that Mr. Knight, Executive Vice-President of Citizens League attended the City Commission and that he recommended this and it is on record and that he thanked Mr. Hessen for making the compromise.

6. Mr. Hessen stated that he required three small variances on the proposed low-rise, two of which he would not require if it were not a high rise site.

7. Upon a question from the Board, Mr. Hessen stated that the City Commission had stated to him that it would not take action on a high-rise after he presented his plans.

8. Upon a question from the Board, Mr. Hessen stated that they proposed parking for 47 cars and that the cars parked outsite the proposed building will be screened from view.

9. Upon a question from the Board, Mr. Tinsley stated that the request is nothing unusual as a building down the street from subject property has underground parking.

10. Mr. Tinsley stated that the proposed boat slips are taking up a lot of lot coverage.

11. Dr. William Silver (Lot 2, Block 3, Sans Souci Addition No. 1) appeared before the Board in connection with this item.

12. Dr. Silver expressed concern about having three times the number of boats there in the provisions provided for pollution control as subject property is in the waterway in a dead-end finger and as there is a great deal of sewage which can be generated by that number of boats.

13. Robert Knight, Executive Vice-President of the Citizens League, appeared before the Board in connection with this matter.

14. Mr. Knight stated that the members of the Citizens League and some residents of the Sunrise Harbour he had talked with feel that the proposed is much better than the proposed nine story building.

15. Mr. Knight expressed concern over adequate parking and the proposed 30 boat slips and the possible pollution they would cause.

16. Arthur Brown (Lots 24 and 25, Block "B", Sunrise Point) appeared before the Board in connection with this item and expressed concern over the propuaed boat slips being used for commercial purpose. The Board pointed out that this would not be allowed.

17. Sally Jude (200 Edgewater Drive) appeared before the Board in connection with this item and expressed concern over the increase in ground coverage being requested.

18. Paul Kaplan (6) Edgewater Drive) appeared before the Board in connection with this item and stated that he appreciated the proposed was going to be a low-rise instead of a high-rise but was concerned about the percentages of the ground coverage being asked.

19. Mr. Hessen, in rebuttal, stated that they propose 30 under cover parking spaces and 17 on site parking spaces.

20. Mr. Hessen stated that there will be no commercial use of the proposed boat slips and that each boat slip was sold with the apartment.

21. Upon a question from the Board, Mr. Hessen stated that they will need all requirements of the City of Coral Gables in regards to the landscaping and walls.

22. Mr. Hessen stated that he is allowed a 5' dock away from the bulkhead and that a 9', 10' or 11' beam boat would sit out 1' which would make it 17' out and that none of the boats will project out over 12'.

23. Upon a question from the Board, Mr. Tingley stated that the towers shown on the plans are Penthouses which are allowed as there are less than 25% of the floor below.

24. Mr. Hessen stated that they are ready to go immediately either on the high-rise of low-rise building.

The Planning and Zoning Board requested that Mr. Vinsant give the recommendation of the Planning and Zoning Department and Mr. Vinsant recommended that the applicant's request be approved.

ACTION BY THE PLANNING AND ZONING BOARD: The Planning and Zoning Board recommended that an exception be granted to permit the applicant's request.

PLANNING AND ZONING BOARD MEMBERS CONCURRING:

Mr. Whyte; Mr. Gray; Mr. Junkin and Mr. McTague

The Planning and Zoning Board in recommendin that the applicant's request be approved stated that it felt a low-rise building would be better for Sunrise Harbour than a high-rise building would be.

EXCERPTS FROM PLANNING AND ZONING BOARD PROCEEDINGS

JUL 21 1969

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

Section A-95 - Sunrise Harbour.

A. Facing of lots.
Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face south.
Lot 102, Block 2 shall be deemed to face west.

B. Height of buildings.
1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
2. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.

C. Off-street parking.
Not less than sixty-five (65%) percent of the area of Block 3 shall be set aside for off-street parking.
The off-street parking for apartment buildings on Lots 8 through 20, inclusive, Block 1 and Lots 1 through 9, inclusive, Block 2 shall be subject to the terms and conditions stipulated in Ordinance No. 1280.

D. Setbacks-Minimum front.
Lots 1 through 20, inclusive, Block 1-Fifteen (15) feet.
Lots 15 through 39, inclusive, and Lot 102, Block 2-Thirty-five (35) feet.

E. Dock Facilities Lots 1, 2 and 3, Block 2 Revised Plat of Sunrise Harbour a/k/a Gables Harbour Condominium.
1. Boat slips 1-12 shall be angled in a northeasterly direction.
2. Boat slips 15-23 shall be angled in a south or slightly southeasterly direction.
3. Boat slips 13 and 14 shall not have piers but may have fender-mooring pilings. Boats or vessels shall be moored parallel to the seawall.
4. No pier between slips 1-12 shall exceed twenty-six (26) feet in length except for pier between slips 11 and 12 which shall not exceed forty-two (42) feet in length.
5. No piers between slips 15-23 shall exceed twenty-two (22) feet in length.
6. Dock facilities are depicted on survey prepared by Thomas J. Kelly Inc. under Order 10-1597 last revised 02-2012 and are on file in the Planning & Zoning Department.

Section A-96 - Sunrise Point (amended and corrected plat).

A. Building sites
1. Lots 18, 19 and 29, Block E and portion of vacated Sunrise Avenue adjacent thereto shall be considered as two (2) building sites as follows:
   a. One (1) building site to consist of Lot 18 and that portion of vacated Sunrise Avenue adjacent thereto.
   b. One (1) building site to consist of Lots 19 and 20 and the adjacent portion of vacated Sunrise Avenue lying north of Lot 102, Block 2, Sunrise Harbour.

PROPOSED
APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

Section A-95 - Sunrise Harbour.

A. Facing of lots.
   1. Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face south.
   2. Lot 102, Block 2 shall be deemed to face west.

B. Height of buildings.
   1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
   2. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.

C. Off-street parking.
   1. Not less than sixty-five (65%) percent of the area of Block 3 shall be set aside for off-street parking.
   2. The off-street parking for apartment buildings on Lots 8 through 20, inclusive, Block 1 and Lots 1 through 9, inclusive, Block 2 shall be subject to the terms and conditions stipulated in Ordinance No. 1280.

D. Setbacks-Minimum front.
   1. Lots 1 through 20, inclusive, Block 1-Fifteen (15) feet.
   2. Lots 15 through 39, inclusive, and Lot 102, Block 2-Thirty-five (35) feet.

E. Dock Facilities Lots 1, 2 and 3, Block 2 Revised Plat of Sunrise Harbour a/k/a Gables Harbour Condominium.
   1. Dock facilities are depicted on survey prepared by Thomas J. Kelly Inc. under Order 10-1597 last revised 02-2012. Survey is on file in the Planning & Zoning Department.
   2. There shall be no more than twenty-three (23) slips.
   3. Boat slips 1-12 shall be angled in a northeasterly direction.
   4. Boat slips 15-23 shall be angled in a south or slightly southeasterly direction.
   5. Boat slips 13 and 14 shall not have piers but may have fender-mooring pilings. Boats or vessels shall be moored parallel to the seawall.
   6. No pier between slips 1-12 shall exceed twenty-six (26) feet in length except for pier between slips 11 and 12 which shall not exceed forty-two (42) feet in length, measured from the existing seawall.
   7. No piers between slips 15-23 shall exceed twenty-two (22) feet in length, measured from the existing seawall.

Section A-96 - Sunrise Point (amended and corrected plat).

A. Building sites
   1. Lots 18, 19 and 29, Block E and portion of vacated Sunrise Avenue adjacent thereto shall be considered as two (2) building sites as follows:
      a. One (1) building site to consist of Lot 18 and that portion of vacated Sunrise Avenue adjacent thereto.
      b. One (1) building site to consist of Lots 19 and 20 and the adjacent portion of vacated Sunrise Avenue lying north of Lot 102, Block 2, Sunrise Harbour.

Zoning Code Text Amendment Justification

The applicant is proposing a site specific text amendment addressing the existing dock facilities at Gables Harbour Condominium Apartments. The text amendment addresses the total number of slips, number and maximum length of the finger piers, as well as the orientation of the boat slips. The text amendment references a plan of survey of the facility that is a part of the application documentation and will be on record in the Planning and Zoning Department for future reference.

The purpose of the site specific text amendment is to formalize the current dock facility that has been in existence since the very early 1970's.

Attachment B

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-95, "SUNRISE HARBOUR," BY ADDING PROVISIONS FOR DOCK FACILITIES FOR THE GABLES HARBOUR CONDOMINIUM; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, City Staff is requesting a Zoning Code text amendment to Appendix A, "Site Specific Zoning Regulations," Section A-95, "Sunrise Harbour," by adding provisions for dock facilities for the Gables Harbour Condominium; and

WHEREAS, after notice being duly published, a public hearing was held before the Planning and Zoning Board on February 11, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the February 11, 2015 Planning and Zoning Board meeting, the Board recommended (approval/denial) (vote: __-__) of the text amendment; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on _____, 2015 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote:__-__).

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows (changes in ~~strike-through~~ / underline format):

DRAFT

Section A-95 - Sunrise Harbour.

A. Facing of lots.
   1. Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face south.
   2. Lot 102, Block 2 shall be deemed to face west.

B. Height of buildings.
   1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
   2. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.

C. Off-street parking.
   1. Not less than sixty-five (65%) percent of the area of Block 3 shall be set aside for off-street parking.
   2. The off-street parking for apartment buildings on Lots 8 through 20, inclusive, Block 1 and Lots 1 through 9, inclusive, Block 2 shall be subject to the terms and conditions stipulated in Ordinance No. 1280.

D. Setbacks-Minimum front.
   1. Lots 1 through 20, inclusive, Block 1-Fifteen (15) feet.
   2. Lots 15 through 39, inclusive, and Lot 102, Block 2-Thirty-five (35) feet.

E. Dock facilities Lots 1, 2 and 3, Block 2 Revised Plat of Sunrise Harbour a/k/a Gables Harbour Condominium.
   1. Dock facilities are depicted on survey prepared by Thomas J. Kelly Inc. under Order 10-1597 last revised 02-2012. Survey is on file in the Planning & Zoning Department.
   2. There shall be no more than twenty-three (23) slips.
   3. Boat slips 1-12 shall be angled in a northeasterly direction.
   4. Boat slips 15-23 shall be angled in a south or slightly southeasterly direction.
   5. Boat slips 13 and 14 shall not have piers but may have fender-mooring pilings. Boats or vessels shall be moored parallel to the seawall.
   6. No pier between slips 1-12 shall exceed twenty-six (26) feet in length except for pier between slips 11 and 12 which shall not exceed forty-two (42) feet in length, measured from the existing seawall.
   7. No piers between slips 15-23 shall exceed twenty-two (22) feet in length, measured from the existing seawall.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

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SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and that the word ordinance be changed to "section," "article," or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Table of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective _____, 2015.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2015.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

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