



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

June 16, 2020

Devon Vickers
Greenberg Traurig, P.A. Attorneys at Law
333 SE 2nd Avenue
Miami, FL 33131

Re: Variance application for 440 Costanera Road
Case No. BA-20-03-7223

Dear Ms. Vickers:

On Monday, June 8, 2020, pursuant to Implementing Order (IO) No. 2020-01: Expanded Administrative Reviews During COVID-19 State of Emergency: Variances, the City Manager approved the following Variance application:

1. Variance to allow the construction of a wood dock for a single-family residence to extend into the waterway thirty-six feet and nine inches (36'-9") from the property line vs. docks, may be constructed over or in canals and waterways abutting the following lots at a distance extending outward from the property line not more than twenty-five (25) feet, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23.A(2)(b) of the Coral Gables Zoning Code.

In accordance with Article 3, Division 8, Section 3-807 of the Coral Gables Zoning Code, this approval shall become null and void and of no effect twelve (12) months from the date of approval, if the applicant fails to obtain a building permit for the building or structure that is the subject of the variance, or, if a permit is not required, fails to take the action permitted by the variance within the twelve (12) month period. If the twelve (12) month period has elapsed without action by the applicant, a new application will be required pursuant to Section 3-807 of the Coral Gables Zoning Code.

The Development Review Official may, after review and determination that substantive progress has been achieved by the applicant in terms of project planning, extend the expiration date of the variance for an additional period of time not to exceed twelve (12) months. To file for an extension, the applicant must file a new application requesting the extension of the variance with the Office

variance for an additional period of time not to exceed twelve (12) months. To file for an extension, the applicant must file a new application requesting the extension of the variance with the Office of the Zoning Official prior to the expiration of the initial twelve (12) month period and pay a fee of \$609.00.

Administrative variance appeals may be taken to the Board of Adjustment by an aggrieved party following the procedures set forth in Section 3-606(A) of the Coral Gables Zoning Code. The appellate period shall begin on the date the City Manager's decision on the variance application is posted on the City website, June 16, 2020. If you desire further information, please do not hesitate to contact this office.

Sincerely,



Suramy Cabrera
Development Services Director