

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.

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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.

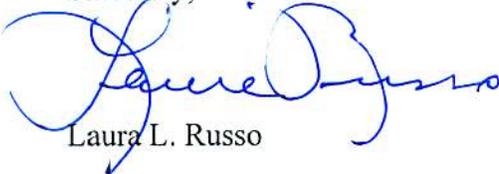
The Gables Harbour Condominium Apartments Association proposes the attached site specific text amendment that was drafted in conjunction with the City Attorney and Special counsel to the City. The proposed text amendment outlines the approval for the existing docks and limits the number of slips to the 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