



City of Coral Gables Planning and Zoning Staff Report

Applicant: Jim Karafa
Application: Variance – VARI-26-02-0027
Property: 1119 Milan Avenue
Legal Description: Lot 10 BLK 24 Granada Section
Present Owners: Gloria Grossbard
Present Use: Single-Family Residential
Zoning District: Single-Family Residential (SFR)
Public Hearing: Board of Adjustment
Date & Time: Monday, March 2, 2026; 9:00 a.m.
Location: First Floor Conference Room
Development Services Department
427 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Request for variances for the property located at 1119 Milan Avenue pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the "Zoning Code."

- 1. Variance to allow a swimming pool and pool deck to be located closer to the street of a lot or building site than the main or principal building vs. in no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building, as required by Sections 2-101.D(5), 3-301.C, and 3-308.I of the Coral Gables Zoning Code.*
- 2. Variance to allow a swimming pool and pool deck to be located in the area between the street and the main residential building vs. no accessory building or structures may be located in the area between the street and the main residential building, as required by Sections 2-101.D(5) and 3-301.B of the Coral Gables Zoning Code.*
- 3. Variance to allow a swimming pool and pool deck to be visible in both the front and side street elevation vs. on corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation, as required by Section 3-308.H of the Coral Gables Zoning Code.*
- 4. Variance to reduce the side street setback for a swimming pool and pool deck to one foot seven inches (1'-7"), where fifteen (15) feet is required, pursuant to Section 3-308.D(1) of the Coral Gables Zoning Code.*

2. BOARD OF ARCHITECTS REVIEW

The Application BOAR-25-07-1207, was approved by the Board of Architects on January 15, 2026.

3. ADVERTISING

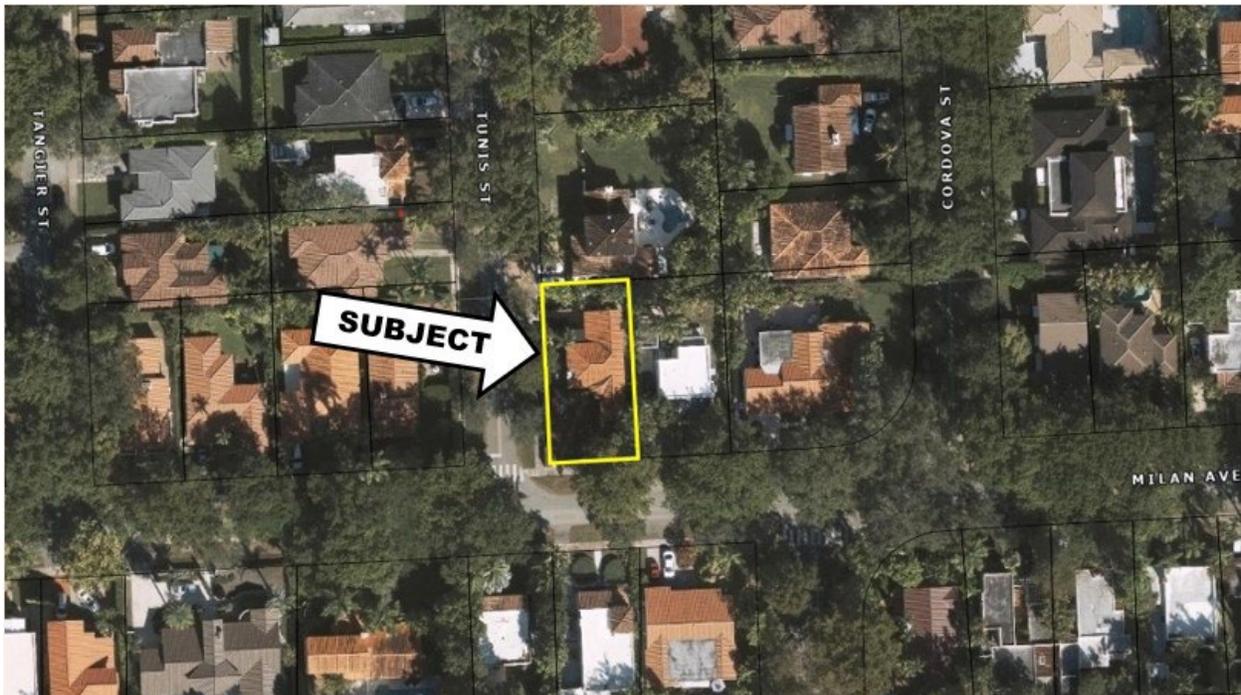
This application was advertised in the Miami Dade County Legal Ads and Public Notices on February 20, 2026. Notification letters were mailed to properties within one thousand feet of the subject property on February 17, 2026, and the property was posted on February 20, 2026.

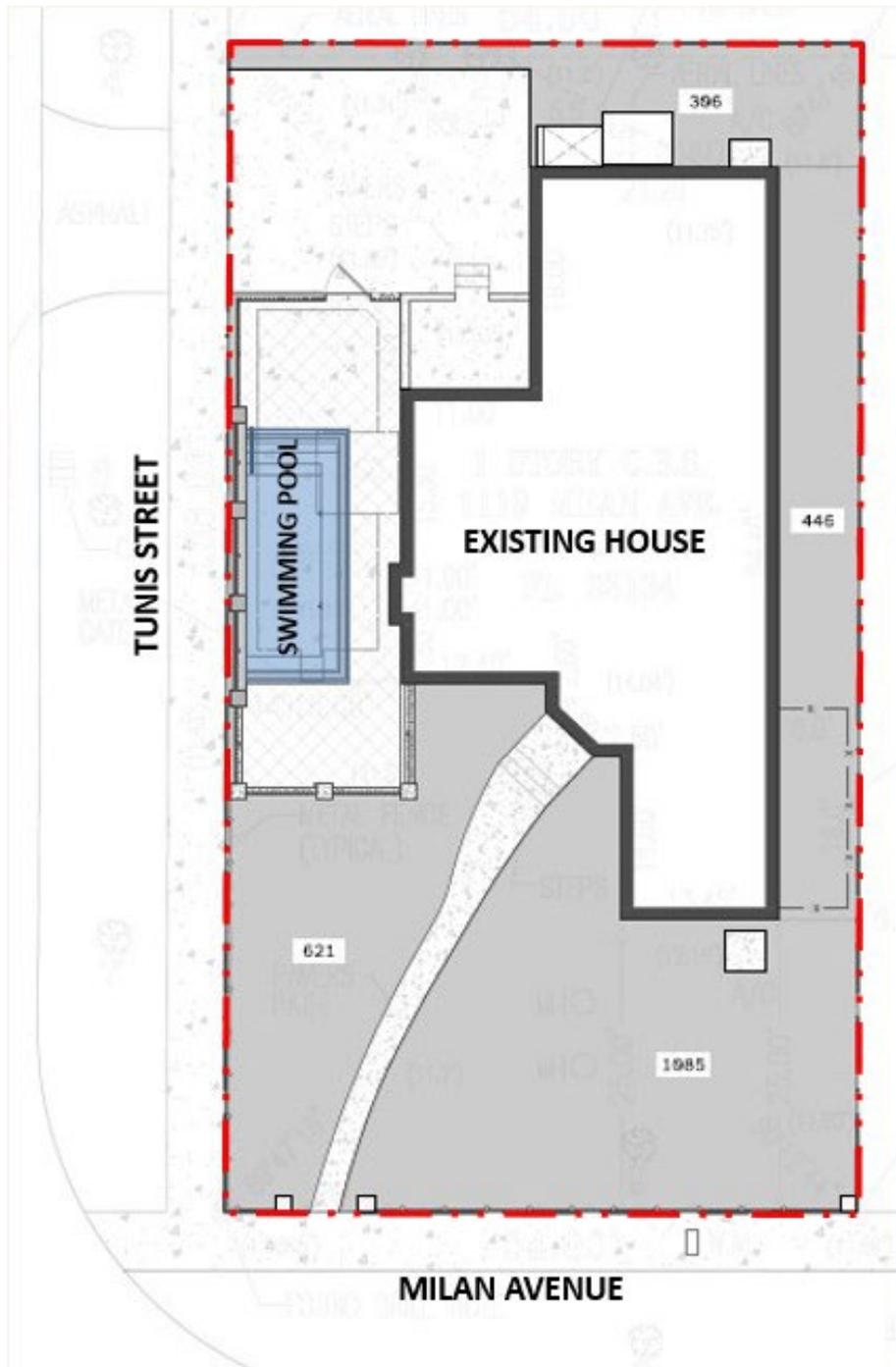
4. STAFF OBSERVATION

The subject site 1119 Milan Avenue is approximately 5,400 square feet (54 feet wide by 100 feet long). It is a corner lot, located on the north side of Milan Avenue and on the east side of Tunis Street. It is zoned Single-Family Residential. Currently, the site contains a one-story single-family house of approximately 1,400 sq. ft., built in 1940 based on Miami-Dade Property Appraiser.

The property owner, Gloria Grossbard is proposing to install a swimming pool and is requesting four (4) variances to allow a swimming pool and pool deck to be located forward of the principal residential structure, within the area between the residence and the street, visible from both the front and side street elevations, and with a reduced side street setback of one foot seven inches (1'-7") to the water's edge where fifteen (15) feet is required.

This request requires a public hearing, including review and approval by the Board of Adjustment. The Board provides relief from hardships and errors in the application of the regulations.





5. STAFF RECOMMENDATION

Pursuant to Section 14-207 Standards for Variances of the “Zoning Code,” the Zoning Division staff finds as follows in regard to the applicant’s proposal as presented in their application for a variance from the provision of Ordinance No. 2021-07, as amended and known as the “Zoning Code,” and makes the following findings:

- 1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

Does not meet the standard required for authorization of variance.

The subject property is a corner lot bounded by two streets, Milan Avenue and Tunis Street in the Granada Section of Coral Gables. It is approximately 5,400 square feet (54 feet wide by 100 feet long). It is a typical corner lot found on every block in residential neighborhoods and there are no special conditions unique to this property that do not also apply to other corner lots in the same zoning district.

- 2) That the special conditions and circumstances do not result from the actions of the applicant.**

Does not meet the standard required for authorization of variance.

Staff finds that no special conditions or circumstances exist that are peculiar to the subject property and not generally applicable to other similarly situated corner lots within the same zoning district, other than the inadequate space available to construct a pool.

- 3) That granting the variances requested will not confer on the applicant a special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.**

Does meet the standard required for authorization of variance.

A swimming pool with a deck is a customarily associated use for single-family homes and is a common feature found in adjacent properties throughout this neighborhood.

- 4) The literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant (see also definition of “necessary hardship”).**

Does not meet the standard required for authorization of variance.

A swimming pool with a deck is a typical accessory amenity to single-family residences throughout Florida but the inability to construct a pool due to lack of buildable space does not constitute an unnecessary or undue hardship.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of land, building or structure.**

Does not meet the standard required for authorization of variance.

Although the subject property lacks adequate buildable area to accommodate a swimming pool in full compliance with applicable zoning regulations without the need for a variance, the setback reduction from the required fifteen feet (15') to one foot seven inches (1'-7") to the water's edge is a substantial deviation from the standard requirement. The proposed setback is effectively negligible, as the pool would be located immediately next to the perimeter wall.

- 6) That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.**

Does meet the standard required for authorization of variance.

Granting the variances requested will not change the use of the property which will remain a single-family home, permitted in the zoning district.

- 7) That the granting of the variance will be in harmony with the general intent and purpose of these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Does meet the standard required for authorization of variance.

Granting the variances request will allow the property owner to enjoy the same amenity commonly enjoyed by property owners in the same zoning district. Therefore, variances requested will not be detrimental to the public welfare.

- 8) The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.**

Not applicable.

The property is not a historic landmark or in a historic landmark district.

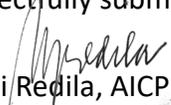
The Planning and Zoning Division staff recommends **APPROVAL** of items No. 1 & 2 and **DENIAL** on items No. 3 & 4.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Zoning Code Section 3-308. Swimming pool and/or spa
- C. Property Appraiser Summary Report.
- D. Legal advertisement published and notice mailed to all property owners within 1,000 feet.

Please visit the City website at www.coralgables.com to view all application materials. The complete application 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,


Arceli Redila, AICP, LEED AP
Zoning Administrator
City of Coral Gables, Florida