

CITY OF CORAL GABLES

- MEMORANDUM -

TO: Board of Adjustment
FROM: Arceli Redila, Zoning Administrator

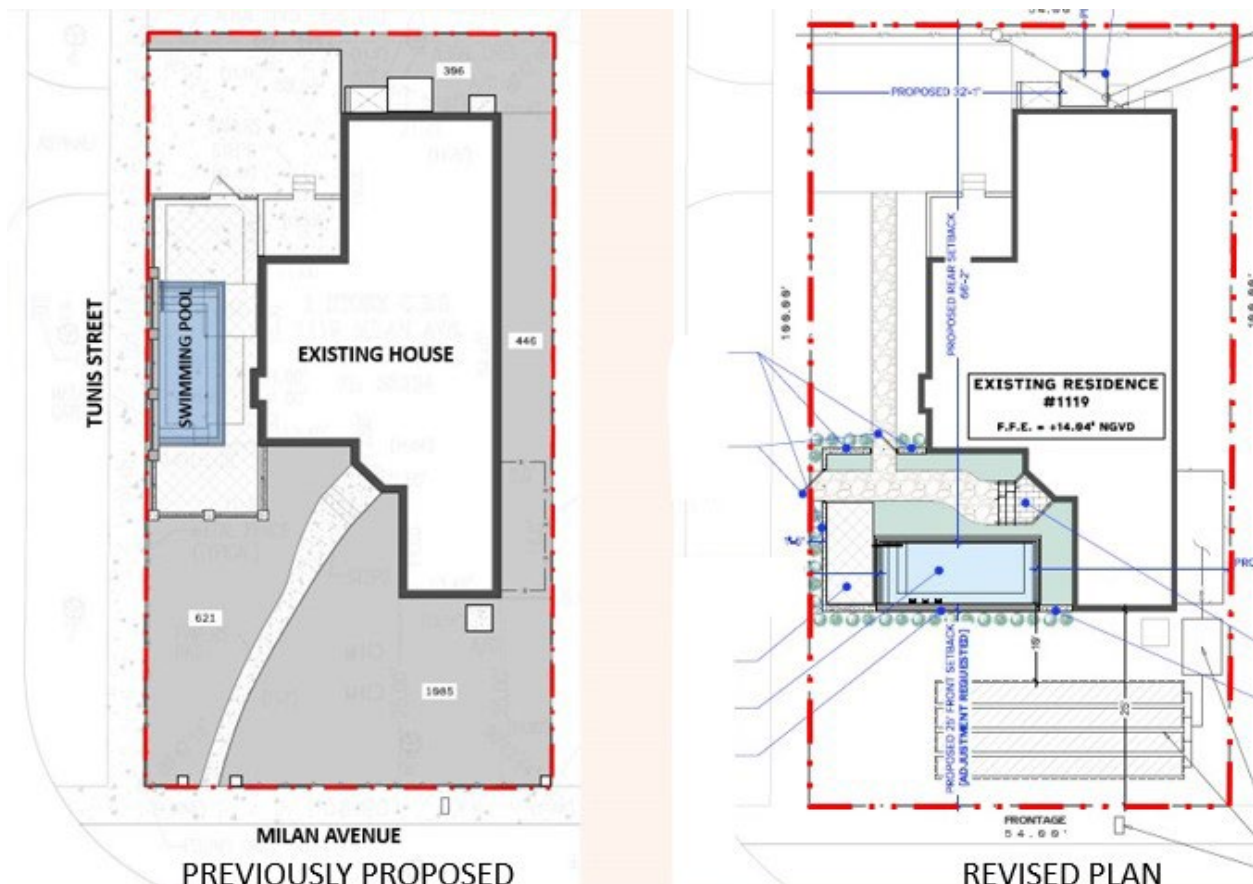
DATE: April 13, 2026
SUBJECT: 1119 Milan Avenue
VARI-26-02-0027

This item was presented to the Board of Adjustment at the March 2, 2026 meeting. The Board deferred the item and recommended that the applicant work with staff to develop an alternate design and location.

The applicant has since worked with staff as suggested, explored alternative options, and submitted a revised plan, which is attached.

Attachment:

1. Revised plan





THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE CONSULTANT ON THE DATE SHOWN ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GROSSBARD RESIDENCE
1119 MILAN AVENUE
CORAL GABLES, 33134

REVISIONS

1	B.O.A. COMMENTS	11.14.25
2	B.O.A. COMMENTS	12.16.25
3	B.O.A. COMMENTS	03.05.26

NOTES
1.

PROJECT NORTH

SHEET INDEX

SP1.0	SITE PLAN
SP2.0	LAYOUT PLAN

SCALE 3/32" = 1'-0"

SITE PLAN
SP1.0

SHEET NO. © 2026

POOL BARRIER NOTES

OUTDOOR SWIMMING POOL BARRIER SHALL COMPLY WITH F.B.C. 8TH EDITION 2023 SECTIONS R4501.17.1.1 THROUGH R4501.17.1.4.

THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

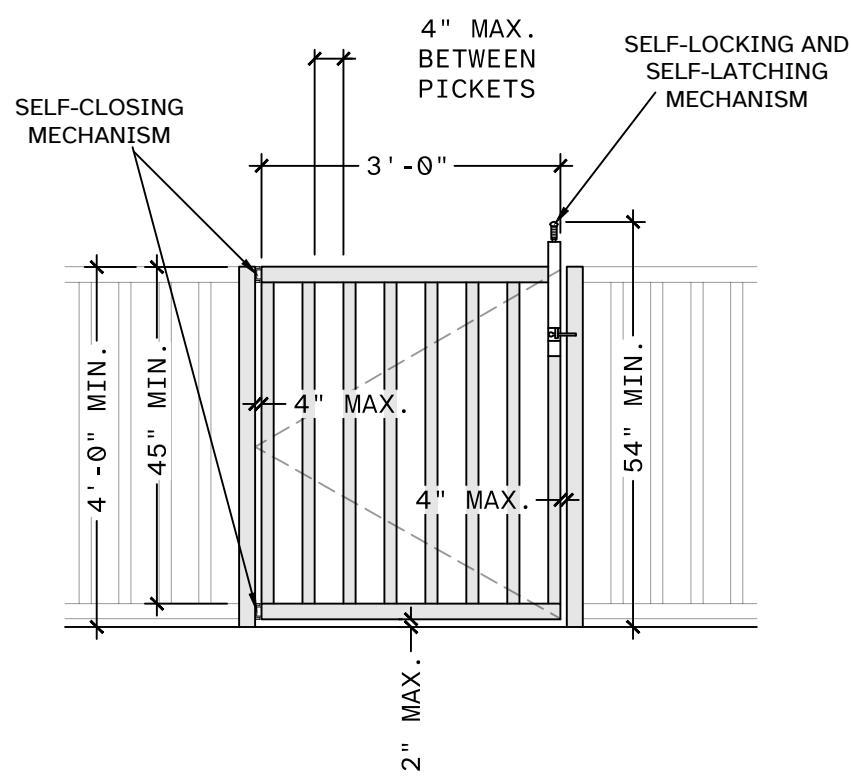
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2-1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1-3/4 INCHES (44 MM).

WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1-3/4 INCHES (44 MM).

ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING. EXCEPTIONS:
 - SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.
 - WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.
 - SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.
- ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.



ALUM. SINGLE BARRIER GATE DETAIL

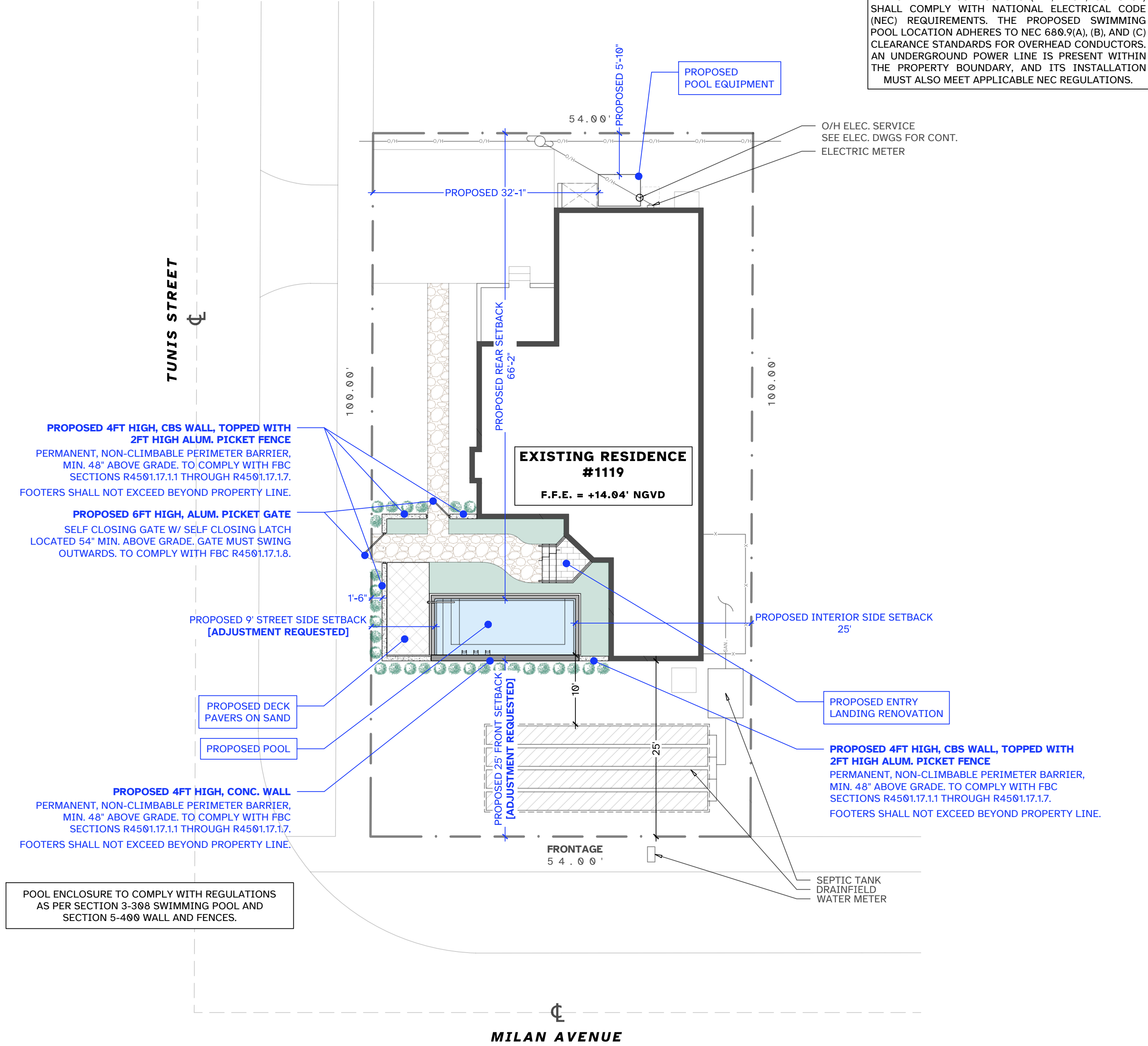
NOT TO SCALE

FBC SECTION 454.2.17.1.4

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

FBC SECTION 454.2.17.1.8

ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.



ALL OVERHEAD CONDUCTORS (FPL, AT&T, COMCAST) SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS. THE PROPOSED SWIMMING POOL LOCATION ADHERES TO NEC 680.9(A), (B), AND (C) CLEARANCE STANDARDS FOR OVERHEAD CONDUCTORS. AN UNDERGROUND POWER LINE IS PRESENT WITHIN THE PROPERTY BOUNDARY, AND ITS INSTALLATION MUST ALSO MEET APPLICABLE NEC REGULATIONS.

SITE PLAN

3/32" = 1'-0"

LEGAL DESCRIPTION

FOLIO: 03-4107-018-2690
LOT: 10
BLOCK: 24
SUBDIVISION: CORAL GABLES GRANADA SEC REV
PLAT BOOK: 8
PAGE: 113
COUNTY: MIAMI-DADE

ZONING LEGEND

FOLIO: 03-4107-018-2690	ZONING CODE: SFR
POOL SETBACKS	
REQUIRED	PROVIDED
FRONT (S) 75'-0"	FRONT (S) 25'-0" [ADJUSTMENT REQUESTED]
SIDE STREET (W) 20'-0"	SIDE STREET (W) 9'-0" [ADJUSTMENT REQUESTED]
SIDE INTERIOR (E) 10'-0"	SIDE INTERIOR (E) 25'-0"
REAR (N) 5'-0"	REAR (N) 66'-2"
CORAL GABLES ZONING CODE: ART. 3, SEC. 3-308 (SWIMMING POOL AND/OR SPA)	

DIMENSION VERIFICATION: THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

FIELD CONDITION DISCREPANCIES: SHOULD FIELD CONDITIONS DEVIATE FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.



Know what's below. Call before you dig.

ALL CODES TO COMPLY WITH F.B.C. 2023, 8TH EDITION

PLOT DATE - 20 March 2026



SCAN QR CODE FOR ALL RFIS

CUT ON DASH LINE FOR SCALE RULER

SPACE RESERVED FOR BUILDING DEPARTMENT

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ZAKARY JAMES LATA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS		
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NOTES
1.

PROJECT NORTH



SCALE 1/4" = 1'-0"

LAYOUT PLAN

SP2.0

SHEET NO. © 2026

POOL GENERAL NOTES

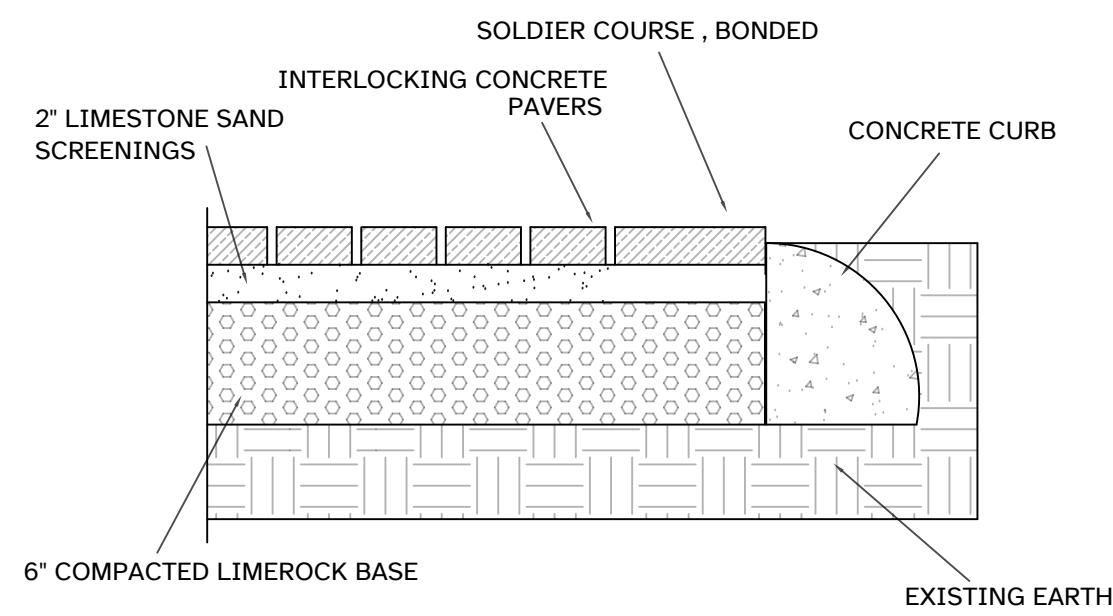
- SWIMMING POOL WAS DESIGNED ACCORDING TO ANSI/NSPI-8 AND ANSI/NSPI-5
- THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. IF NECESSARY, POOL CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- IN ALL CASES, THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
- CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE. MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO POOL'S WATER EDGE.
- DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.
- CONTRACTOR TO FOLLOW FLOATATION ANALYSIS AS INDICATED.
- CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY INCONSISTENCIES TO THE ENGINEER. IF ANY CHANGES ARE REQUIRED; OTHERWISE, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY OF SUCH CHANGES AND ANY REQUIRED REVISION TO THE PLANS.

DIMENSIONS & ELEVATIONS

DIMENSIONS AND ELEVATIONS SHOWN ARE TO STRUCTURE UNLESS OTHERWISE SPECIFIED BY (W) SYMBOL, NGVD, F.F., OR OTHER

POOL DATA CHART

MAX. WIDTH	8'-0"	FT
MAX. LENGTH	20'-0"	FT
MIN. DEPTH	3'-0"	FT
MAX. DEPTH	4'-0"	FT
AREA	160.0	SF
PERIMETER	56'-0"	FT
VOLUME	4,189	GAL
TURNOVER RATE	6.0	HR
MIN. FLOW RATE	11.6	GPM

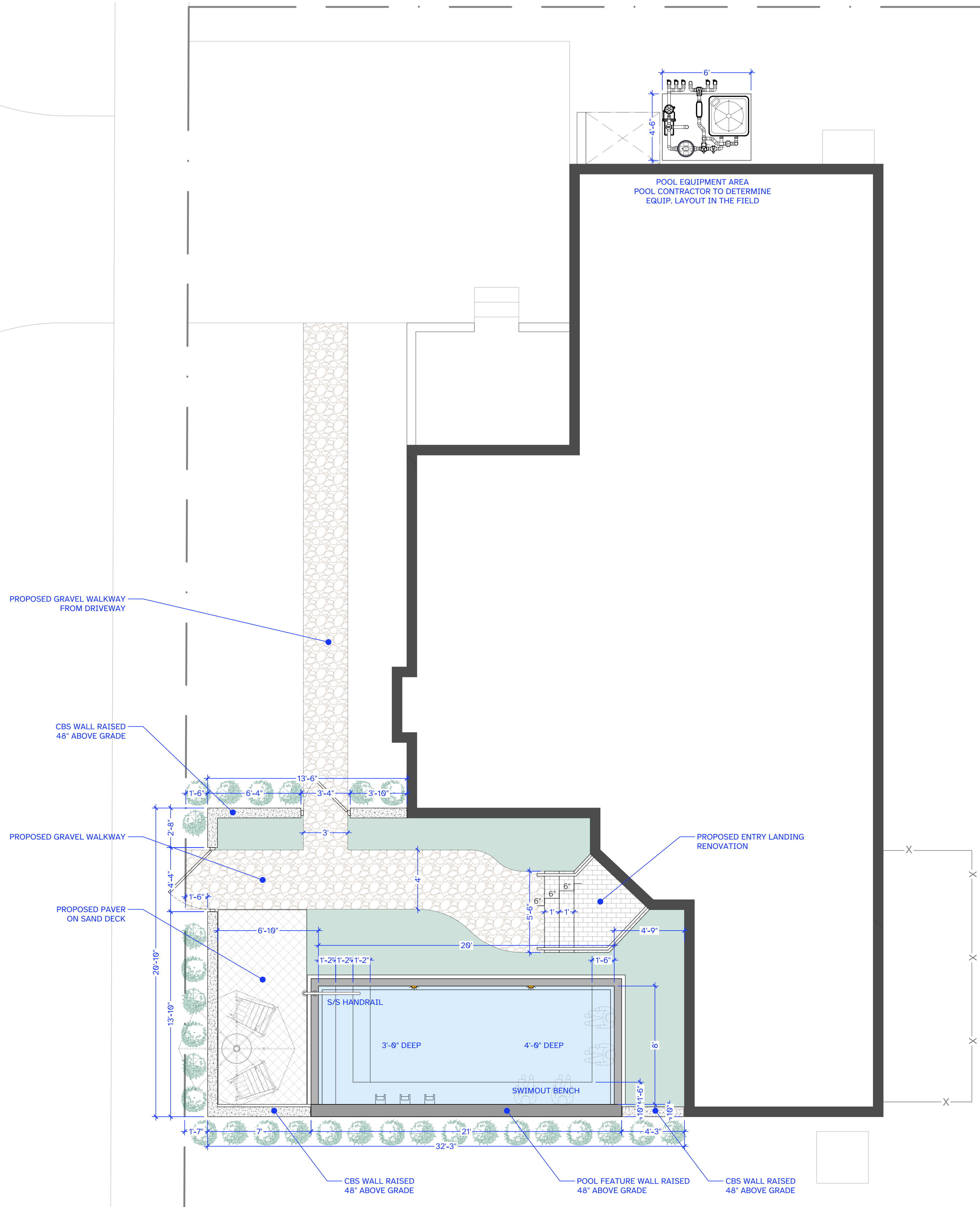


PAVER ON SAND DETAIL

NOT TO SCALE

DECKING GENERAL NOTES

- DECK SHALL SLOPE 2% AWAY FROM HOUSE AND POOL.
- DECK MATERIAL SHALL BE CERTIFIED SLIP RESISTANT BY THE MANUFACTURER AND BE SLOPED AWAY TO EFFECTIVELY DRAIN AWAY FROM THE POOL OR TOWARDS THE DECK DRAINS AT A MIN. 1/4" PER FOOT.
- DECK INSTALLER SHALL PROVIDE A CONTINUOUS, FULL-DEPTH EXPANSION JOINT BETWEEN THE POOL BEAM AND DECK MATERIAL OR HOUSE.
- ALL FINISHES SHOWN ON THESE DRAWINGS ARE GENERIC. ALL FINISH MATERIALS (INCLUDING, BUT NOT LIMITED TO, ADHESIVES, GROUTS, AND BONDING AGENTS) SHALL BE MANUFACTURER SPECIFIED AS SUITABLE FOR USE IN POOL/SPA APPLICATIONS.
- ALL MATERIAL INSTALLATIONS SHALL COMPLY WITH FBC, ALL RELEVANT INDUSTRY STANDARDS, AND ALL MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS.
- CONTRACTOR SHALL RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER.



LAYOUT PLAN

1/4" = 1'-0"

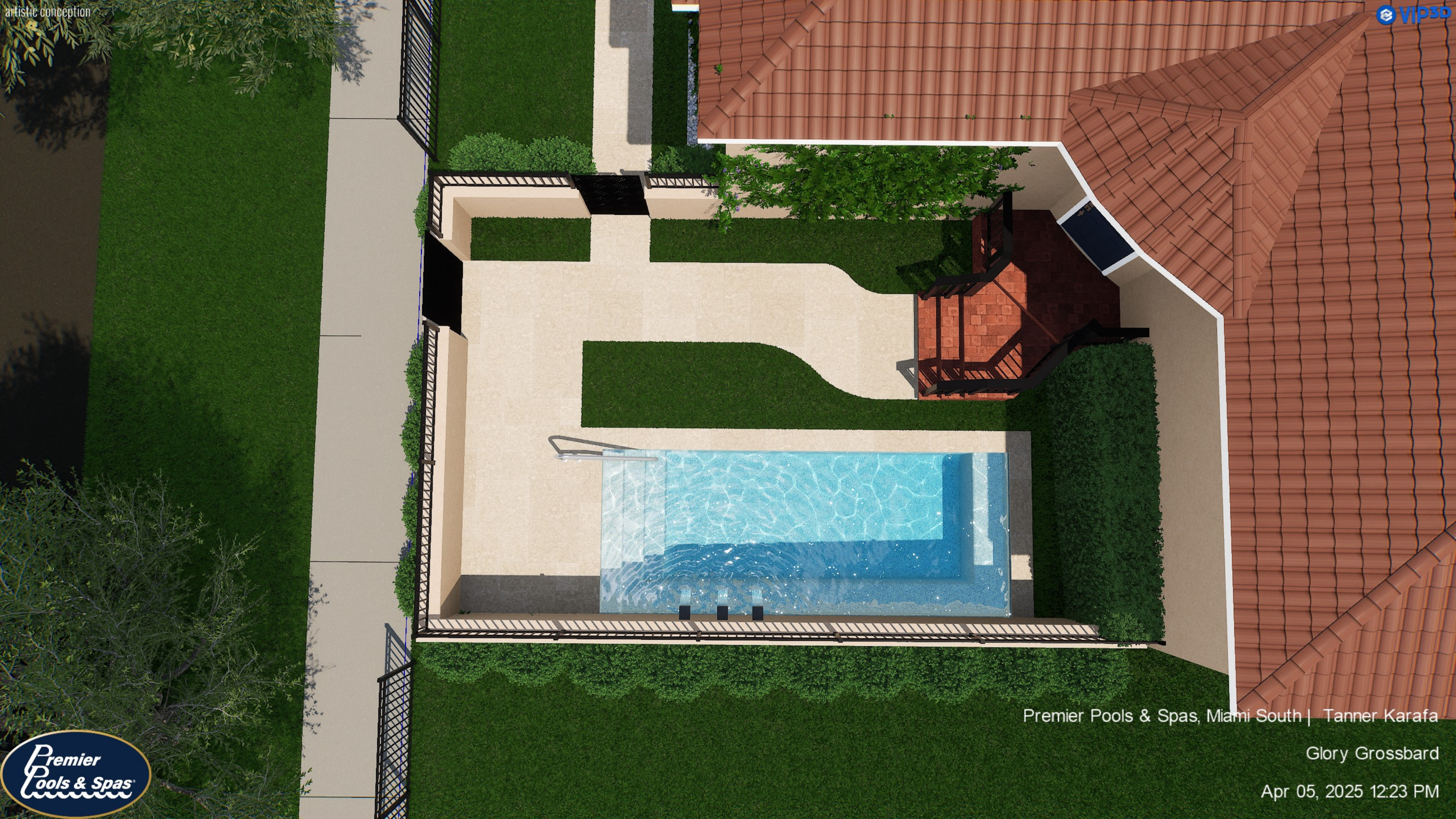


Premier Pools & Spas, Miami South | Tanner Karafa

Glory Grossbard

Apr 05, 2025 12:23 PM





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