



City of Coral Gables Planning and Zoning Staff Report

Applicant: Jeffrey Rodriguez and Frank Quesada
Application: Variance – VARI-26-03-0032
Property: 722 Aledo Avenue
Legal Description: LOT 8 & W1/2 OF LOT 9 BLK 134
Present Owners: Brian Goldmeier and Nicole Gomez Goldmeier
Present Use: Single-Family Residential
Zoning District: Single-Family Residential (SFR)
Public Hearing: Board of Adjustment
Date & Time: Monday, April 13, 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 722 Aledo Avenue pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the “Zoning Code.”

Variance to allow mechanical equipment for a swimming pool to have a side setback of one foot and nine inches (1'-9") and rear setback of two feet and seven inches (2'-7"), where a minimum of five feet (5') is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code.

2. ADVERTISING

This application was advertised in the Miami Dade County Legal Ads and Public Notices on April 3, 2026. Notification letters were mailed to properties within one thousand feet of the subject property on March 31, 2026, and the property was posted on April 3, 2026.

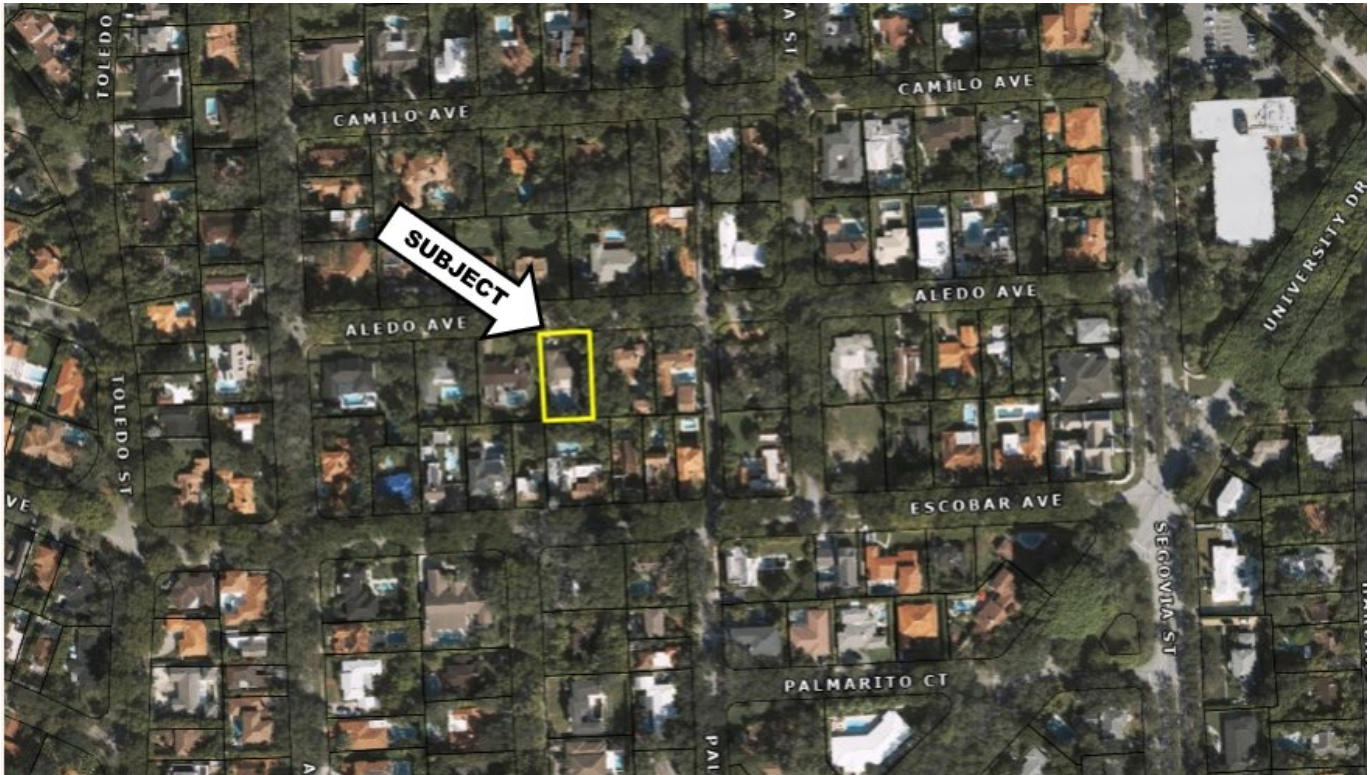
3. STAFF OBSERVATION

The subject site 722 Aledo Avenue is approximately 10,425 square feet (0.24 acres). It is an interior lot, located on the south side of Aledo Avenue. It is zoned Single-Family Residential. Currently, the site contains a one-story single-family house of approximately 3,000 square feet, built in 1955 based on Miami-Dade Property Appraiser.

The property owners Brian Goldmeier and Nicole Gomez Goldmeier are renovating the existing swimming pool that was originally permitted in 1993. At the time of the original permit, the pool and its mechanical equipment complied with all required setbacks. However, the pool equipment was later relocated to its current location without a permit and no longer meets the required setback standards.

The applicant is requesting a variance to allow the pool equipment to remain at its existing location with a side setback of one foot and nine inches (1'-9") and rear setback of two feet and seven inches (2'-7").

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.



4. 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 located mid-block on the south side of Aledo Avenue. It is approximately 10,400 square feet in area (75 feet wide by 139 feet long). It is a typical lot found throughout residential neighborhoods, and there are no special conditions unique to this property that do not also apply to other typical 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 lots within the same zoning district, other than the fact that the pool equipment was installed without a permit.

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.

Swimming pool equipment is customarily associated use for single-family homes and is a common feature found in adjacent properties throughout the 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.

Swimming pool equipment is needed for the swimming pool to function; however, the site contains adequate space to accommodate equipment that complied with required setbacks. Therefore, the literal interpretation of the provisions of these regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations.

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.

The site provides ample space to accommodate the swimming pool equipment that complies with the setback requirement. The requested variance results from equipment being constructed without permit.

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.

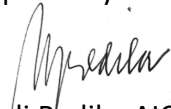
The Planning and Zoning Division staff recommends **DENIAL** on the request.

5. 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