



City of Coral Gables Planning and Zoning Staff Report

Applicant: Jakob R Salom
Application: Variance – VARI-26-02-0028
Property: 2830 De Soto Boulevard
Legal Description: Lot 4 and the SW 25 ft of lot 3, Blk 18, Coral Gables Country Club Section 1
Present Owners: Jakob R Salom and Ivy Salom
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 2830 De Soto Boulevard 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 driveway and associated curb-cut that does not provide access to a garage, carport or porte-cochere vs. driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere per Section 2-101.D.10(c) of the Coral Gables Zoning Code.*

2. BOARD OF ARCHITECTS REVIEW

The Application BOAR-25-09-1261 was approved by the Board of Architects on January 8, 2026, but only the swimming pool not the driveway.

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.

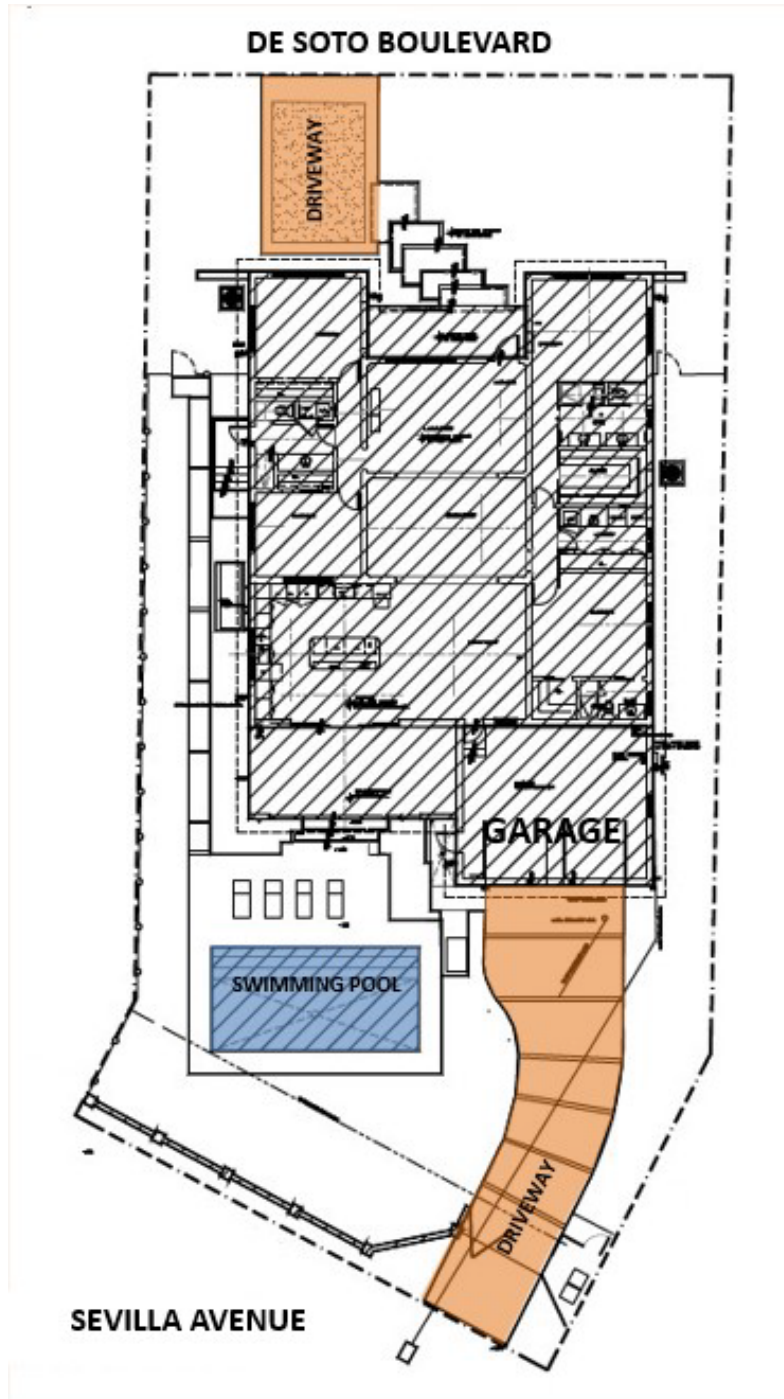
4. STAFF OBSERVATION

The subject site 2830 De Soto Boulevard is approximately 10,700 square feet. The property is an irregular through lot with two street frontages, located mid-block between Sevilla Avenue to the north and De Soto Boulevard to the south. It is zoned Single-Family Residential. Currently, the site contains a one-story single-family house of approximately 2,400 square feet, built in 1954 based on Miami-Dade property appraiser.

The existing house faces De Soto Boulevard, while the garage and vehicular access are located on Sevilla Avenue. The property owners are proposing to construct a swimming pool at the back, within the area between the residence and the street (Sevilla Avenue). They are also proposing a driveway in the front yard along De Soto Boulevard. Currently, driveways and associated curb-cuts are permitted only when providing access to a garage.

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.**

The property is an irregular through lot with two street frontages, located mid-block between Sevilla Avenue to the north and De Soto Boulevard to the south. Due to the parcel's peculiar shape and two frontages, designing a swimming pool while respecting all the requirements of the code is a challenge. Staff recognizes this as special condition with respect to the swimming pool placement.

As for the new driveway on De Soto Boulevard, the site configuration does not prohibit the applicant from complying with the regulations; an existing garage on the Sevilla is already provided.

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

The subject property faces two streets with irregular configuration. These are site conditions that do not result from the actions of the applicant and limit the ability to locate a swimming pool without the need for a variance.

However, with respect to the proposed new driveway on De Soto Boulevard, the site configuration does not prevent the applicant from complying with applicable regulations. The variance request results from the applicant's preference to add an additional driveway.

- 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 and driveway is a customarily associated use for single-family homes and are 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").**

A swimming pool with a deck is a typical accessory amenity to single-family residences throughout Florida and the site configuration limits the ability to locate a swimming pool without the need for a variance.

However, the property contains an existing garage with vehicular access from Sevilla Avenue. Therefore, a literal interpretation of the provisions regulating driveways would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district

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

The variance requested for the pool is the minimum variance that would allow the property owner to add a swimming pool. It meets all other zoning requirements including setback and ground

coverage.

However, reasonable use of the land, building, or structure can be achieved without the need for an additional driveway. Therefore, the requested variance for the new driveway does not meet the standard of being the minimum variance necessary.

- 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 requested will allow the property owner to enjoy the same amenity commonly enjoyed by property owners in the same zoning district. Therefore, the 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.

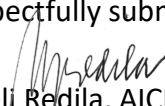
The Planning and Zoning Division staff recommends **APPROVAL** of items No. 1 & 2 and **DENIAL** on item No. 3.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Zoning Code Section 3-308 and Section 2-101
- 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