



**City of Coral Gables
Planning and Zoning Staff Report**

Applicant: Thomas Mooney
Application: Variance - VARI-25-12-0026
Property: 601 Navarre Avenue
Legal Description: Lot 14, Blk 17, Coral Gables Section B
Present Owners: Thomas Mooney
Present Use: Single-Family Residential
Zoning District: Single-Family Residential (SFR)
Public Hearing: Board of Adjustment
Date & Time: **Monday, January 5, 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 a Variances for the property located at 601 Navarre Avenue pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the "Zoning Code."

- 1. Request for a variance to further reduce the interior length of a lawful non-conforming garage from the existing 21 feet to 18 feet, where 22 feet is required, pursuant to Section 10-102.A(4) and Section 13-303 of the Coral Gables Zoning Code.*

2. ADVERTISING

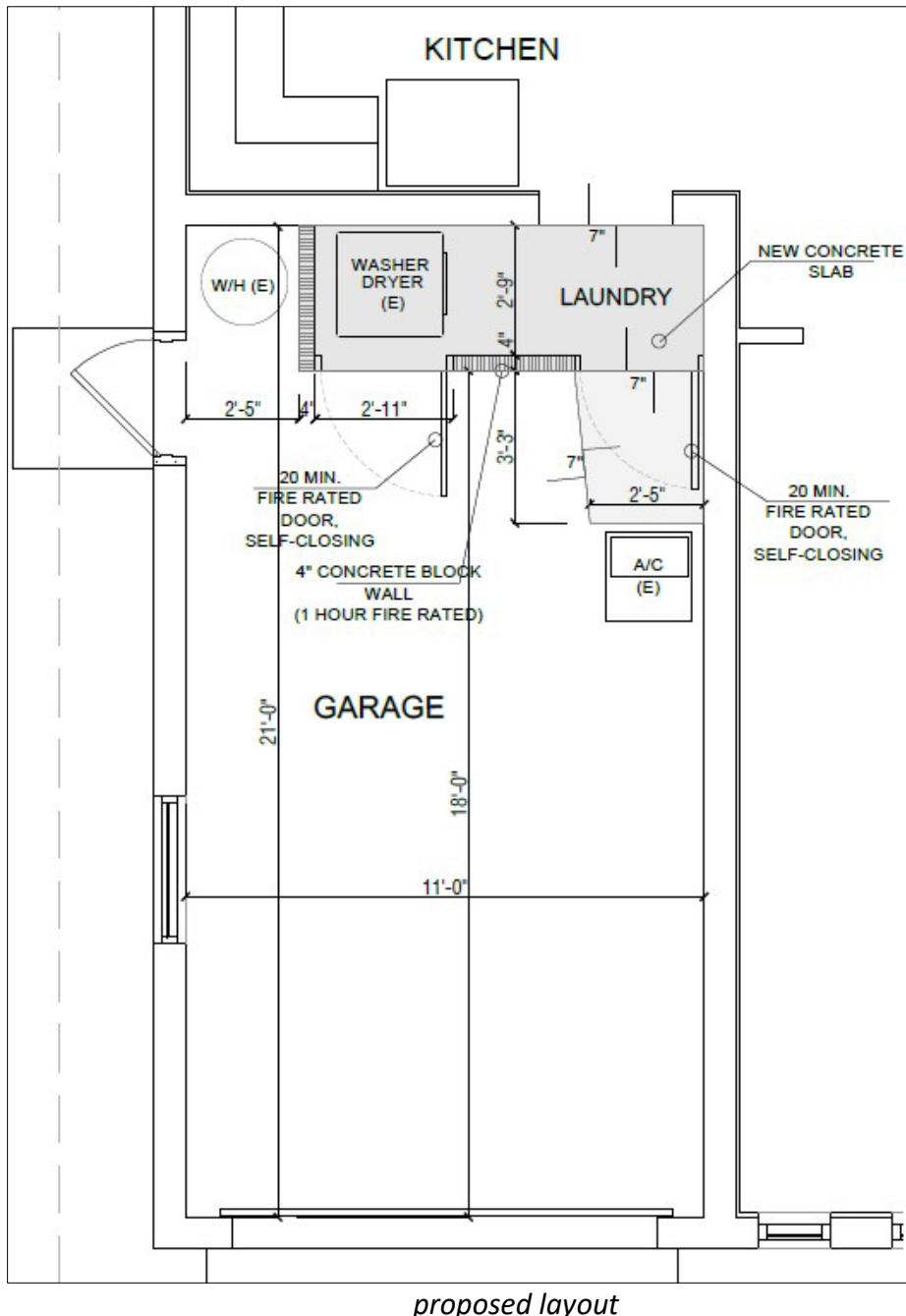
This application was advertised in the Miami Dade County Legal Ads and Public Notices on December 26, 2025. Letters were mailed to properties within one thousand feet of the subject property on December 23, 2025, and the property was posted on December 26, 2025.

3. STAFF OBSERVATION

The subject property, 601 Navarre Avenue, is zoned single-family residential. It is a corner lot located on the west side of Segovia Street and the north side of Navarre Avenue. The site is approximately 5,650 square feet and contains a one-story single-family home of approximately 1,700 sq. ft. built in 1960 based on Miami-Dade property appraiser.

The house layout remains unchanged, with no major interior modifications. The existing garage was constructed with an interior length of 21 feet and is nonconforming under the current code, which requires a minimum interior length of 22 feet. The applicant proposes to further reduce the garage depth to 18 feet by creating an enclosure for the washer and dryer. The proposal would increase the degree of nonconformity and further deviate from the minimum garage size standards established by the code.

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 request does not demonstrate a special condition related to the property that would justify the variance. The existing nonconformity predates the current code which can remain but shall not be altered in a way that increases the extent of any nonconformity. The proposed enclosure is a voluntary modification and does not result from a special condition peculiar to the structure which is not applicable to other buildings 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 the special conditions and circumstances do result from the action of the applicant, as the proposed modification is voluntary and would further reduce the garage depth and increase the existing nonconformity.

- 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 not meet the standard required for authorization of variance.

Granting the requested variance would confer a special privilege to the applicant that is not available to other properties within the same zoning district, as it would allow a greater deviation from the minimum garage depth standards than permitted by the regulations.

- 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.

Maintaining the same configuration of the garage without the proposed enclosure 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.**

Does not meet the standard required for authorization of variance.

Reasonable use of the property is not hindered as it continues to function in its existing configuration. However, adding the proposed enclosure would increase the degree of nonconformity and further deviate from the minimum garage size standards established by the code.

- 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 variance requested will not change the use of the property. The subject property will remain a single-family home, permitted in this single-family residential 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.

The request involves interior layout only. Granting the variance 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.

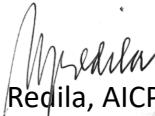
The Planning and Zoning Division staff recommend DENIAL.

5. ATTACHMENTS

- A. Applicant's submittal package.
- B. Property Appraiser Summary Report.
- C. Legal advertisement published.
- D. 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