



## City of Coral Gables Planning and Zoning Staff Report

Applicant:	Calta Venetian, LLC
Application:	Variance – VARI-25-05-0021
Property:	915 Palermo Avenue
Legal Description:	Lots 2A & Lot 3A, Venetia Towers Replat
Present Owners:	Calta Venetian, LLC
Present Use:	Apartment Building
Zoning District:	Multi-Family 3 (MF3) District
Public Hearing:	Board of Adjustment
<b>Date &amp; Time:</b>	<b>Monday, July 7, 2025; 9:00 a.m.</b>
Location:	First Floor Conference Room, Development Services 427 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

Request for variance for the property located at 915 Palermo Avenue pursuant to the provisions of Ordinance No. 2021-07, also known as the “Zoning Code,” as amended.

- 1. A request for a variance to increase the building height of a proposed townhouse project to forty feet (40') along the Palermo Avenue frontage, where the maximum allowable height is thirty-five feet (35'), pursuant to Section 2-104.D.8.(b) of the Coral Gables Zoning Code.*

### 2. BOARD OF ARCHITECTS REVIEW

The Board of Architect reviewed and approved this proposal on April 24, 2025.

### 3. ADVERTISING

This application was advertised in the Miami Dade County Legal Ads and Public Notices on June 27, 2025. Letters were mailed to properties within one thousand feet of the subject property on June 23, 2025, and the property was posted on June 23, 2025.

### 4. STAFF OBSERVATION

The subject site, 915 Palermo Avenue, is approximately 40,220 square feet (0.9 acres). The site is a through lot, which has two parallel street frontages, located mid-block between Sevilla Venue to the north and Palermo Avenue to the south. On the north side, Sevilla Avenue is the Venetian Pool, zoned as a Special Use District. On the south side, Palermo Avenue is lined with Single Family Residential homes. Currently, there are two 16-unit apartment buildings on site with surface parking.

The property owner, Calta Venetian, LLC, seeks to redevelop the site by proposing 10 townhouses with parking garages in each unit. The proposed height is 40 feet on all sides, making the height consistent on both ends.



**Site Data and Surrounding Uses**

The following tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

Land Use Map designation	Multi Family Low Density
Zoning Map designation	Multi Family 3 (MF3) District
Overlay District	None
Mediterranean Architectural Design	Yes

**Surrounding Land Uses**

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	Venetian Pool	Public Buildings and Grounds	Special Use District
South	Single Family Residential	Single Family Low Density	Single Family Residential District
East	Multi Family Buildings	Multi Family Low Density	Multi Family 3 (MF3) District
West	Multi Family Buildings	Multi Family Low Density	Multi Family 3 (MF3) District



*Existing Buildings (view from Palermo Avenue)*



*Proposed townhouses (view Palermo Avenue)*

Site Plan Information:

Standard	Required/Permitted	Proposed
<b>Building Site</b>	10,000 sq. ft.	40,220 sq. ft. (0.9 acres)
<b>Landscaped Open Space</b>	25% (10,050 sq. ft.)	42% (16,909 sq. ft.)
<b>Density</b>	20 du/acre	10 townhouse units
<b>FAR</b>	NA	NA
<b>Setback</b>		
<i>Front (North/Sevilla Avenue)</i>	10 ft	10 ft
<i>Front (South/Palermo Avenue)</i>	10 ft	10 ft
<i>Side Interior (East)</i>	5 ft. for the first 25 ft.	5 ft. for the first 25 ft.
<i>Side Interior (West)</i>	5 ft. for the first 25 ft.	5 ft. for the first 25 ft.
<b>Building Height</b>		
Sevilla Avenue (north)	45 ft.	40 ft.
Palermo Avenue (south)	35 ft. w/in 50 ft. adjacent to SFR District	40 ft.
<b>Parking</b>	2 spaces per unit	6 spaces per units

The site is located in a Multi-Family 3 (MF3) zoning district, which allows for a maximum height of 45 feet. However, there is a limitation of 35 feet within 50 feet of an adjacent Single-Family Residential District. The site is a mid-block through lot, with frontage on both Sevilla Avenue and Palermo Avenue. The Venetian Pool on Sevilla Avenue is zoned for Special Use, allowing a maximum height of 45 feet. However, on the south side of Palermo Avenue are Single Family Residential homes, limiting the height to 35 feet on that portion of the site. Instead of building 45 feet on the north side and 35 feet on the south side, the applicant is proposing a height of 40 feet on all sides.

The Applicant is requesting a variance to increase the building height to 40 feet along the Palermo Avenue frontage.

**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 meet the standard required for authorization of variance.

*The site is a mid-block through lot, with frontage on both Sevilla Avenue and Palermo Avenue. The Venetian Pool on Sevilla Avenue is zoned for Special Use, allowing a maximum height of 45 feet. However, on the south side of Palermo Avenue are Single Family Residential homes, limiting the height to 35 feet on that portion of the site. This results in the project having two different heights.*

*Staff considers the mid-block through lot platting configuration a special and unique condition that is peculiar to the land that warrants granting the height variance.*



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

Does meet the standard required for authorization of variance.

*The site configuration, being a mid-block through lot, is special condition that does not result from the action of the applicant.*

- 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.

*MF3 allows for a maximum height of 45 feet; but instead of building 45 feet on the north side and 35 feet on the south side, the applicant is proposing a height of 40 feet on all sides. 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.*

- 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 meet the standard required for authorization of variance.

*The project, at a height of 40 feet on all sides as designed, is below the maximum allowed height in the MF3 District. The literal interpretation of the provisions of these regulations presents hardship in developing this property.*

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

Does meet the standard required for authorization of variance.

*The project, with a height of 40 feet on all sides, ensures that the project has a matching height on both ends. The requested variance is the minimum relief necessary to ensure reasonable use of the property.*

- 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.

*The proposed 10-unit townhouse project is a permitted use in this MF3 district. Granting the variance requested will not change the use to one that is not 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.

*The project, with a height of 40 feet on all sides, ensures that the project has a matching height on both ends. The height is still below the maximum height allowed in MF3 district. Granting the variance 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.*

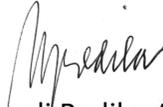
The Planning and Zoning Division staff recommends **APPROVAL**.

## 6. ATTACHMENTS

- A. Applicant’s submittal package.
- B. Property Appraiser Summary Report.
- C. Legal advertisement published and notice mailed to all property owners within 1,000 feet.
- D. Letters received from the neighbors

Please visit the City website at [www.coralgables.com](http://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