



## City of Coral Gables Planning and Zoning Staff Report

Applicant: Gregory Andrew Marx and Yanelys Marie Marx  
Application: Variance – VARI-25-08-0023  
Property: 2310 Country Club Prado  
Legal Description: Lot 13 & 14 BLK 25 Coral Gables Section E  
Present Owners: Gregory Andrew Marx and Yanelys Marie Marx  
Present Use: Single-Family Residential  
Zoning District: Single-Family Residential (SFR)  
Public Hearing: Board of Adjustment  
**Date & Time: Monday, October 6, 2025; 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 2310 Country Club Prado 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 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, per Sections 2-101.D.5(a) and 3-301.B of the Coral Gables Zoning Code.*
2. *Variance to allow a swimming pool and pool deck to be located closer to the street than the main principal building with a reduced setback of eleven feet and two inches (11'-2") where thirty-five feet (35') is required per Site Specifics A-42 Section E, Sections 3-301.C, and 3-308.D(1) of the Coral Gables Zoning Code.*
3. *Variance to allow a swimming pool and pool deck to be visible in both the front and side street elevations per Section 3-308.H of the Coral Gables Zoning Code.*

### 2. BOARD OF ARCHITECTS REVIEW

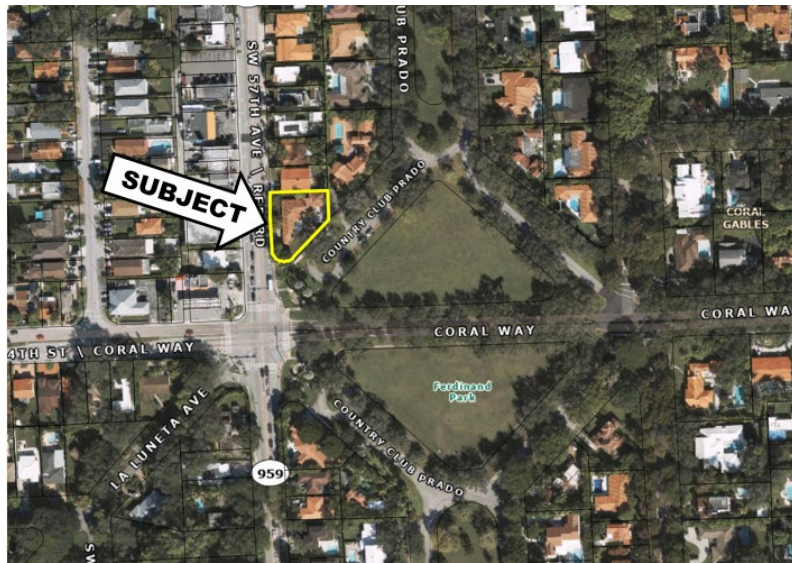
Permit Application POSP-25-05-0717 was approved by the Board of Architects on August 7, 2025.

### 3. ADVERTISING

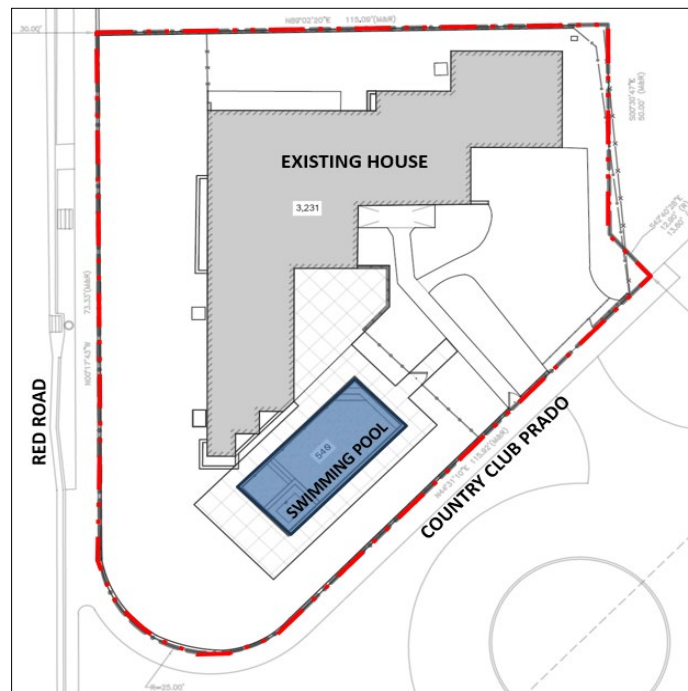
This application was advertised in the Miami Dade County Legal Ads and Public Notices on September 26, 2025. Letters were mailed to properties within one thousand feet of the subject property on September 23, 2025, and the property was posted on September 23, 2025.

#### 4. STAFF OBSERVATION

The subject property at 2310 Country Club Prado is located at the southern end of Country Club Prado, across the street from Ferdinand Park. It is an irregularly shaped corner lot on a dead-end, bordered by SW 57th Avenue and Country Club Prado.



The subject parcel is approximately 27,750 square feet and includes a single-family house of about 3,000 sq. ft. built in 1972, according to Miami Dade Property Appraiser records. The applicant plans to build a 15' x 36' swimming pool. The layout of the current house makes it difficult to add a swimming pool that complies with all Zoning Code requirements. The only feasible location for the swimming pool is at the front of the property, along Country Club Prado.



The Planning and Zoning Division staff has reviewed the application and find the proposed location of the swimming pool appropriate to the building site and the character of the neighborhood.

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.**

Does meet the standard required for authorization of variance.

*The irregular shaped lot and the as-built configuration of the existing home built in 1972 with no traditional rear yard present a special condition where the only possible location of the pool is between the main building with reduced setback, closer to the street, and visible on both streets.*

- 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 current owner has not made changes to the existing structure nor the configuration of the lot. The irregular shaped lot and the as-built configuration of the existing home are site conditions that do not result from the actions 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.

*A swimming pool with a deck is a customarily associated use for single-family homes and is a 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”).**

Does meet the standard required for authorization of variance.

*A swimming pool with a deck is a typical accessory use to single-family residences not only in this neighborhood but throughout Florida. A strict and literal enforcement of the swimming pool regulations would require the property owner to redesign the existing house in order to have a swimming pool.*

- 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 variances requested if granted is the minimum variance that would allow the property owner to add a swimming pool.*

- 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.*

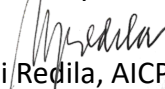
The Planning and Zoning Division staff recommends **APPROVAL** of items No. 1, 2, and 3.

## 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.

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