

City of Coral Gables
Meeting Minutes
Board of Adjustment

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com

Chairperson Nicolas Cabrera
Vice Chairperson Alberto Perez
Board Member John Cuddihy
Board Member Gus Perez
Board Member Javier Salman
Board Member Alfred Santamaria
Board Member Eugene Wolman

Monday, January 5, 2026

9:00 AM

427 Biltmore Way, First Floor
Conference Room

The Board of Adjustment will be holding its regular board meeting on Monday, January 5, 2026 commencing at 9 a.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings.

Members of the public may join the meeting in person or via Zoom at (<https://zoom.us/j/83783843261>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8384 3261. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/boardofadjustment) once the meeting's agenda is published, or by sending an email to planning@coralgables.com. NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day the Friday prior to the Board of Adjustment meeting.

A. CALL TO ORDER

Meeting called to order at 9:05 a.m.

B. ROLL CALL

Excused: G. Perez and E. Wolman

Present via Zoom: A. Santamaria

Present: 5 - Chairperson Cabrera, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

Excused: 2 - Board Member Perez and Board Member Wolman

C. APPROVAL OF THE MINUTES

C.-1. [25-1244](#) Approval of Board of Adjustment Action Minutes of December 1, 2025.

A motion was made by Board Member Salman, seconded by Board Member Cuddihy, that this motion be approved . The motion passed by unanimous vote.

Yeas: 5 - Chairperson Cabrera, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

Excused: 2 - Board Member Perez and Board Member Wolman

D. CHANGES TO THE AGENDA

E. PUBLIC HEARING

E.-1. [25-1119](#) VARI-25-10-0024
 Variance request at 240 Edgewater Drive:
 1. Request for a variance to allow an eight-foot (8') aluminum picket fence on the west side of the subject property, where six feet (6') is the maximum height allowed, pursuant to Section 5-403.D of the Coral Gables Zoning Code. (12 02 25 Board deferred item, Vote 4-0)

Applicant requested deferral.

E.-2. [25-1120](#) VARI-25-10-0025
 Variance request at 265 Minorca Avenue
 1. Request for a variance to allow mechanical equipment (elevator override) to be 14 feet above the roof deck, where 10 feet is the maximum height allowed, pursuant to Section 2 -201.D.8(c) of the Coral Gables Zoning Code. (12 02 25 Board deferred item, Vote 4-0)

A motion was made by Board Member Salman, seconded by Vice Chairperson Perez, that this motion be approved . The motion passed by unanimous vote.

Yeas: 5 - Chairperson Cabrera, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

Excused: 2 - Board Member Perez and Board Member Wolman

E.-3. [25-1245](#) VARI-25-12-0026
 Variance for reduced garage size located at 601 Navarre Avenue
 1. 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.

A motion was made by Vice Chairperson Perez, seconded by Board Member Cuddihy, that this motion be approved . The motion passed by unanimous vote.

Yeas: 4 - Chairperson Cabrera, Vice Chairperson Perez, Board Member Cuddihy and Board Member Santamaria

Nays: 1 - Board Member Salman

Excused: 2 - Board Member Perez and Board Member Wolman

F. DISCUSSION ITEMS

G. ADJOURNMENT

Meeting adjourned at 10:22 a.m.

NOTE