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Public Hearing - Board of Adjustment

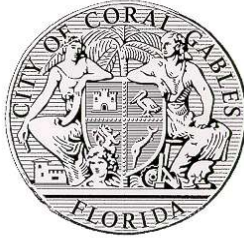
Coral Gables | Publish Date: Apr 3, 2026

CITY OF CORAL GABLES, FLORIDA BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing on Monday, April 13, 2026 at 9:00 a.m., for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:



MIAMI-DADE CLERK OF THE BOARD

Basia Pruna
Director



**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing on **Monday, April 13, 2026 at 9:00 a.m.**, for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, to wit:

Case No. VARI-26-02-0027- Deferred from the last meeting

Request: Variances for swimming pool and pool deck at 1119 Milan Avenue

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 swimming pool and pool deck to be visible in both the front and side street elevation vs. on corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation, as required by Section 3-308.H of the Coral Gables Zoning Code.*
4. *Variance to reduce the side street setback for a swimming pool and pool deck to one foot seven inches (1'-7”), where fifteen (15) feet is required, pursuant to Section 3-308.D(1) of the Coral Gables Zoning Code.*

Case No. VARI-26-03-0032

Request: Variance for mechanical equipment for a swimming pool at 722 Aledo Avenue

1. *Variance to allow mechanical equipment for a swimming pool to have a side setback of one foot and nine inches (1'-9”) and rear setback of two feet and seven inches (2'-7”), where a minimum of five feet (5') is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code*

Case No. VARI-26-03-0030

Request: *Variances for freestanding carport canopy and chain link fence at 8800 Old Cutler Road*

1. *Variance to allow a freestanding carport canopy to have reduced interior side setbacks of nine-feet and four- inches (9'-4") from both the north and south side where 20 feet is required on both sides, per Site Specifics Section A-56.H.2 of the Coral Gables Zoning Code.*
2. *Variance to allow a chain link fence within the yard area which abuts the streets along SW 88th Street (North Kendall Drive) and Old Cutler Road, per Section 5-402.B.1(f) of the Coral Gables Zoning Code.*

Interested parties may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing which will be held before the Board of Adjustment of the **City of Coral Gables at Development Services Department located at 427 Biltmore Way, 1st Floor Conference Room, Coral Gables, Florida.**

While the City is back to live in-person meetings, members of the public may join the meeting via Zoom platform (<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; commencing at **9:00 A.M., Monday, April 13, 2026.**

The public may comment on an agenda item using the City's E-comment function which may be found on the City's website 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 day the Friday prior to the Board of Adjustment meeting.

If a person decides to appeal any decision made by a board / committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator Clifford Friedman, Director of Labor Relations and Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-460-5248, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



**City of Coral Gables
 Courtesy Notice
 of Public Hearing
 March 31, 2026**

Applicant:	Javier Salman
Property Owner:	Lasse Moe Trs – William Zelaya (Trustee)
Application:	Variance – VARI-26-03-0030
Property:	8800 Old Cutler Road
Public Hearing - Date/Time/ Location:	Board of Adjustment Monday, April 13, 2026, 9:00 a.m. First Floor Conference Room Development Services Department 427 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Board of Adjustment will conduct a Public Hearing on **Monday, April 13, 2026**, on the following application at the Coral Gables Development Services Department, first floor conference room, 427 Biltmore Way, Coral Gables, Florida:

- Variance to allow a freestanding carport canopy to have reduced interior side setbacks of nine-feet and four-inches (9'-4") from both the north and south side where 20 feet is required on both sides, per Site Specifics Section A-56.H.2 of the Coral Gables Zoning Code.*
- Variance to allow a chain link fence within the yard area which abuts the streets along SW 88th Street (North Kendall Drive) and Old Cutler Road, per Section 5-402.B.1(f) of the Coral Gables Zoning Code.*

Members of the public may participate in person, but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at <https://us06web.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: 837 838 43261. To speak to the Board of Adjustment on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your hand" by pressing *9. Further information concerning this hearing may be obtained by calling Arceli Redila, Zoning Administrator at (305) 460-5212 or by sending an email to aredila@coralgables.com prior to the meeting.

If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Sincerely,

City of Coral Gables, Florida