

**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*

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Monday, March 2, 2026

9:00 AM

427 Biltmore Way, First Floor  
Conference Room

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The Board of Adjustment will be holding its regular board meeting on Monday, March 2, 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](http://www.coralgables.com/boardofadjustment)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto: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**

G. Perez - sent email

A. Santamaria - arrived at 9:08 a.m.

J. Salman - arrived at 9:19 a.m.

**Present:** 6 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

**Excused:** 1 - Board Member Perez

**C. APPROVAL OF THE MINUTES**

[26-1255](#)

Approval of Board of Adjustment Action Minutes of January 5, 2026.

**A motion was made by Board Member Wolman, seconded by Board Member Cuddihy, that this matter be approved. The motion passed by the following vote.**

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

**Absent:** 2 - Board Member Santamaria and Board Member Salman

**Excused:** 1 - Board Member Perez

**D. CHANGES TO THE AGENDA**

**E. PUBLIC HEARING**

**NEW BUSINESS**

**E.-1. [26-1252](#)**

VARI-26-02-0027

Variance request at 1119 Milan Avenue (Deferred from last meeting)

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.

**Motion to defer item to the next scheduled meeting.**

**Yeas:** 6 - Board Member Wolman, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria, Board Member Salman and Chairperson Cabrera

**Excused:** 1 - Board Member Perez

**E.-2. [26-1253](#)**

VARI-26-02-0028

Variance request at 2830 De Soto Boulevard

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 driveway and associated curb-cut that does not provide access to a garage, carport or porte-cochere vs. driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere per Section 2-101.D.10(c) of the Coral Gables Zoning Code.

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

**Yeas:** 6 - Board Member Wolman, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria, Chairperson Cabrera and Board Member Salman

**Excused:** 1 - Board Member Perez

**F. DISCUSSION ITEMS**

**G. ADJOURNMENT**

Meeting adjourned at 10:37 a.m.

**NOTE**