

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2026-162

A RESOLUTION OF THE CITY COMMISSION AFFIRMING WITH CONDITIONS THE DECISION OF THE BOARD OF ADJUSTMENT ON MAY 4, 2026 TO APPROVE AN APPLICATION FOR A VARIANCE TO ALLOW MECHANICAL EQUIPMENT FOR A SWIMMING POOL TO HAVE A SIDE SETBACK AND REAR SETBACK THAT DO NOT COMPLY WITH SECTION 3-308.D AND SECTION 5-606.4 OF THE CORAL GABLES ZONING CODE FOR THE PROPERTY LOCATED AT 722 ALEDO AVENUE, LEGALLY DESCRIBED AS LOT 8 AND W 1/2 OF LOT 9, BLOCK 134 CORAL GABLES COUNTRY CLUB SECTION 6

WHEREAS, Brian Goldmeir, (“Property Owner”), filed an appeal to the Coral Gables City Commission from a decision of the Board of Adjustment (the “Board”) at its regular meeting of Monday, May 4, 2026, wherein the Board approved with conditions the application for a variance to allow mechanical equipment for a swimming pool to have a side setback of one foot and nine inches and a rear setback of two feet and seven inches, where a minimum of five feet is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code for the property located at 722 Aledo Street; and

WHEREAS, this item was first presented to the Board at the April 13, 2026 Board meeting where the item was deferred to the May 4, 2026, meeting to allow the Property Owner to propose alternatives to mitigate the equipment’s encroachment into the required setbacks and work with neighboring property owners ; and

WHEREAS, on May 4, 2026 the Board voted 5-1 to approve the variance request with the condition that the Property Owner execute a covenant requiring the continuous placement of an acoustic cover on the mechanical equipment, subject to the City Attorney’s approval of the covenant; and

WHEREAS, the Property Owner timely appealed the granting of the variance, with conditions, to the City Commission; and

WHEREAS, pursuant to the requirements in the Zoning Code, the City Commission considered the appeal at its June 2, 2026, City Commission meeting; and

WHEREAS, on June 2, 2026, following presentations by City staff and the Property Owner, and public comment, the City Commission affirmed the decision of the Board of Adjustment with the condition that the covenant and acoustical cover requirements be removed from the previous variance approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. That the City Commission affirms the decision of the Board of Adjustment to grant the variance for the property at 722 Aledo Avenue, with the condition that the covenant and acoustical cover required by the Board of Adjustment be removed from the previous variance approval.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS SECOND DAY OF JUNE, A.D., 2026.

(Moved: Lara / Seconded: Anderson)

(Yeas: Anderson, Lara, Lago)

(Nays: Castro, Fernandez)

(Majority: (3-2) Vote)

(Agenda Item: E-1)

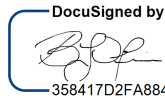
APPROVED:

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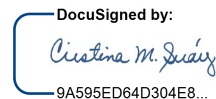
VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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CRISTINA M. SUÁREZ
CITY ATTORNEY