

1 CITY OF CORAL GABLES
2 BOARD OF ADJUSTMENT
3 VERBATIM TRANSCRIPT
4 HYBRID FORMAT
5 MONDAY, SEPTEMBER 9, 2024, COMMENCING AT 9:07 A.M.

6 Board Members Present:

7 Gema Pinon, Chairperson
8 Jorge Arrizurieta
9 Alberto Perez
10 Eugene Wolman

11 City Staff and Consultants:

12 Jennifer Garcia, Planning Official
13 Arceli Redila, Zoning Administrator
14 Jill Menendez, Administrative Assistant, Board Secretary
15 Stephanie Throckmorton, Assistant City Attorney
16 Clifford R. Friedman, Assistant City Attorney

17 Also Participating:

18 Ceasar Mestre
19 Olga Lago

1 acting as a lobbyist? Pursuant to the City of
2 Coral Gables Ordinance Number 2006-11, you must
3 register with the City Clerk prior to engaging
4 in lobbying activities or presentations before
5 City Staff, Boards, Committees and/or the City
6 Commission. A copy of the ordinance is
7 available in the Office of the City Clerk.
8 Failure to register and provide proof of
9 registration shall prohibit your ability to
10 present before the Board.

11 Okay. I now officially call the City of
12 Coral Gables Board of Adjustment meeting of
13 September 9th, 2024 to order. The time is -- I
14 don't have the time --

15 MR. ARRIZURIETA: 9:07.

16 MS. PINON: -- 9:07.

17 Could we have a roll?

18 THE SECRETARY: Sure.

19 Jorge Arrizurieta?

20 MR. ARRIZURIETA: Present.

21 THE SECRETARY: Albert Perez?

22 MR. PEREZ: Present.

23 THE SECRETARY: Gustave Perez?

24 MS. REDILA: Excused.

25 THE SECRETARY: Eugene Wolman?

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1 THEREUPON:

2 (The following proceedings were held.)

3 MS. PINON: Okay. Good morning, everybody.

4 Let's call this meeting to order.

5 The Board of Adjustment is comprised of
6 seven members. Four members of the Board
7 constitute a quorum and the affirmative vote of
8 four members of the Board present shall be
9 necessary to authorize or deny a variance or
10 grant an appeal. A tie vote shall result in
11 the automatic continuance of the matter to the
12 next meeting, which shall be continued until a
13 majority vote is achieved. If only four
14 members of the Board are present, an
15 application shall be entitled to a postponement
16 to the next regularly scheduled meeting of the
17 Board.

18 So I raise that question to you, Mr.
19 Mestre.

20 MS. MESTRE: Caesar Mestre, on behalf of
21 the applicants. My office is at 8105 Northwest
22 155th Street, Miami Lakes, Florida.

23 We'd like to proceed.

24 MS. PINON: Okay. Great.

25 All right. Do we have anyone here who is

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1 MR. WOLMAN: Present.

2 THE SECRETARY: Gema Pinon?

3 MS. PINON: Present.

4 Okay. So please be advised that this Board
5 is a quasi-judicial board and the items on the
6 agenda are quasi-judicial in nature, which
7 requires Board Members to disclose all ex parte
8 communications and site visits. An ex parte
9 communication is defined as any contact,
10 communication, conversation, correspondence,
11 memorandum or other written or verbal
12 communication, that takes place outside a
13 public hearing between a member of the public
14 and a member of this quasi-judicial Board,
15 regarding matters to be heard by the Board. If
16 anyone has made any contact with a Board Member
17 regarding an issue before the Board, that Board
18 Member must state on the record the existence
19 of the ex parte communication and the party who
20 originated the communication. Also, if a Board
21 Member conducted a site visit specifically
22 related to the case before the Board, the Board
23 Member must also disclose such visit. In
24 either case, the Board Member must state on the
25 record whether the ex parte communication

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1 and/or site visit will affect the Board
2 Member's ability to impartially consider the
3 evidence to be presented regarding the matter.
4 The Board Member should also state that his or
5 her decision will be based on substantial,
6 competent evidence and testimony presented on
7 the record today.

8 Does any Board Member have such
9 communication and/or site visit to disclose at
10 this time?

11 Okay. Well, I do. I received an ex-parte
12 call from an individual that just was asking me
13 whether I had received copies of the agenda
14 items, and it was a very vanilla conversation,
15 nothing was discussed, and, therefore, I
16 believe that I am able to make a decision
17 that's not biased and that I would like to
18 proceed with my role.

19 Okay. So our next item is approval of the
20 minutes. Do I have someone that will make a
21 motion to approve the minutes or are there any
22 amendments of the minutes?

23 MR. ARRIZURIETA: Move for approval.

24 MR. PEREZ: I'll second.

25 MS. PINON: Okay. Could we have a roll

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1 call on that?

2 THE SECRETARY: Sure.

3 Alberto Perez?

4 MR. PEREZ: Yes.

5 THE SECRETARY: Eugene Wolman?

6 MR. WOLMAN: Yes.

7 THE SECRETARY: Jorge Arrizurieta?

8 MR. ARRIZURIETA: Yes.

9 THE SECRETARY: Gema Pinon?

10 MS. PINON: Yes.

11 All right. Everyone who wants to speak
12 today must complete the roster on the podium.
13 We ask that you print clearly, so that the
14 official records of your name and address will
15 be correct.

16 Now, with the exception of attorneys, all
17 persons who will speak on agenda items before
18 us this morning, please rise to be sworn in.

19 In deference to those present, we ask that
20 you kindly turn off all of your cell phones,
21 pagers and all electrical devices.

22 Now we will proceed.

23 Is there anyone here who is going to speak
24 or is there anyone online that we have?

25 MS. THROCKMORTON: If anybody on Zoom is

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1 going to be testifying, please raise your right
2 hand, as well.

3 (Thereupon, the participants were sworn.)

4 MS. PINON: Okay. So now let's proceed to
5 the agenda item, and Staff will open its
6 presentation.

7 MS. REDILA: Good morning, Madam Chair,
8 Members of the Board. Good morning, everyone.
9 Arceli Redila, Zoning Administrator,
10 Development Services.

11 Now, the item before you this morning, we
12 only have one item, is a request for variance
13 for the side street setback for a gazebo. The
14 applicant, Mr. Ceasar Mestre, on behalf of the
15 property owners, Vince and Olga Lago, is
16 requesting a variance to reduce the side street
17 setback of an accessory structure, a gazebo,
18 from ten feet -- to ten feet, where fifteen
19 feet is required.

20 Now, let's have the presentation. Let's
21 see.

22 Okay. Let's do the applicant's
23 presentation first. Mr. Mestre, if you can
24 begin.

25 MR. MESTRE: So I need to share the screen,

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1 then?

2 MS. REDILA: Yes.

3 MR. MESTRE: Good morning, again, Board
4 Members. Thank you for having us here this
5 morning. My name is Ceasar Mestre. My offices
6 are at 8105 Northwest 155th Street, Miami
7 Lakes, Florida. I'm here today representing
8 Mr. and Mrs. Lago, the owners of 5200 San Amaro
9 Drive, Coral Gables.

10 You will see on the screen a site location.
11 This is a corner house that's on the southwest
12 corner of San Amaro Drive and the intersection
13 of Urbino. It is an 11,035 square foot lot,
14 and it has a house on it, a structure, of 2984
15 square feet.

16 We're here today, as Staff said, requesting
17 a variance on the side street setback from
18 fifteen feet to ten feet, in order to be able
19 to build a 250 square foot gazebo.

20 The Lagos have been in this property since
21 2011, when they purchased it, and the house was
22 built in 1956. It also occupies two lots.
23 It's located directly across the street from
24 the University of Miami.

25 This is an aerial view of the home -- and

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1 this is very important right here -- you will
2 see that the house is on a corner. It has kind
3 of a semi "L" shape, which is what I call it.
4 It has a pool, which was already there when the
5 home was purchased. It has a pool deck, which
6 was already there when the home was purchased.
7 So the location of the pool, the location of
8 the deck, have absolutely nothing to do with
9 Mr. and Mrs. Lago.

10 The area to the north, the top of the pool,
11 is the area where they are proposing to put the
12 gazebo, between the pool deck and the street.

13 These are just some other shots of the
14 property, and here, it kind of gives you an
15 idea of where the gazebo will be placed. Here,
16 you see it, also. It is covered by the trees.
17 In this photograph here, you can see that the
18 driveway is located just to the east of where
19 they are planning to put the gazebo, and that
20 fence that's there would be replaced with a CBS
21 wall, for privacy, and to keep the neighbors
22 from seeing in there.

23 In this photograph, you will see the
24 proposed gazebo, as well. Due to what's
25 hopefully going to be approved, this doll house

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1 is no longer there. It has to be moved.
2 And this is the proposal that we are asking
3 you to approve. It's 20 by 12, nothing fancy,
4 nothing crazy, just a summer kitchen, a little
5 seating area. And the issue is that, the way
6 the pool is placed, the way the pool deck is
7 placed, they're trying to maximize the pool
8 deck area and the play area for their two young
9 daughters that reside in the house.

10 So what we're talking about, if you take
11 the size of the gazebo into account, it's
12 basically an extra 140 square feet that will be
13 added to the pool deck or the play area,
14 instead of having it behind the gazebo, where
15 it would just be dead space.

16 Now, there's eight standards, that you're
17 going to hear from Staff, that are required to
18 be found -- we're supposed to meet all eight
19 standards, according to Section 14-207 of your
20 Code. In Staff's report, they say that we
21 already meet four of the eight. Those four
22 that we already meet are, if the variance is
23 granted, you're not granting us any type of
24 special privilege.

25 Number 6, the granting of the variance will

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1 not change the use to one that's not permitted.
2 It's a single-family home with a yard. We're
3 not asking you to change that. All we're
4 asking is to move the setback a little in.

5 Standard Number 7, granting it will be in
6 harmony -- if you grant it, the property will
7 be in harmony with the neighborhood and will
8 not be detrimental to the public welfare. We
9 meet that. Just because we're allowed the five
10 extra feet does not mean that this is going to
11 be a detriment to the public welfare.

12 And Number 8 Staff has found is not
13 applicable.

14 So those four, out of the eight, we already
15 meet.

16 With regards to the other four, of course,
17 we feel that we meet those standards, as well.
18 So let's address those.

19 Number 1 is that special conditions and
20 circumstances exist peculiar to this land. As
21 I told you before, this is a double lot
22 property. It is a corner property. It is a
23 property where, due to the layout and the
24 extension of the house on the south side, that
25 goes into the yard, it kind of limits the

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1 available space in the backyard. Because of
2 the placing of the pool and the pool deck,
3 there really is no other place to put this. If
4 you look at the pool there, you will see that,
5 to the south, bottom, there's not enough space
6 to put a gazebo there. To the left of the
7 pool, there's not enough space. To the right
8 of the pool, there's not enough space. So,
9 really, that only leaves the north side of the
10 pool, which is where we're proposing it.

11 As you can see here on the plans, the
12 gazebo is laid out there, and what it does is,
13 it will allow them to put together the space
14 that's available, as much as possible, to be
15 able to have an area for entertaining, for the
16 children to play, for anything. If it's moved
17 down or south, it will limit the amount of
18 space that's available. So we believe that
19 there is special circumstances and special
20 conditions regarding this property.

21 Standard Number 2 is, special condition or
22 circumstances are not a result of the actions
23 of the applicant. Again, this house was bought
24 in 2011. The Lagos have absolutely nothing to
25 do with the placement of the pool, the

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1 placement of the deck, the design and layout of
2 the home. These are all things that
3 pre-existed from probably when the house was
4 built in 1956. So they have it. They're stuck
5 with this. So this has nothing to do with any
6 actions that they have taken to create this
7 situation.

8 Standard Number 4 is that the literal
9 interpretation of the Code will deprive the
10 Lagos of rights commonly enjoyed by other
11 properties. In Staff's report, where they say
12 we do not meet this, they also mention that
13 many other residences in Coral Gables enjoy
14 having a gazebo, that it's recreational,
15 enhances the quality of life of the homeowners
16 and the quality of life of their children.

17 It's only 140 square feet that we're asking
18 for, and that's just five feet, by the width of
19 the gazebo, which, really, in the big picture,
20 isn't that big of a deal to many, but to the
21 Lagos and their family, their little girls, it
22 means a lot. It will mean that they can enjoy
23 their backyard. It could mean the difference
24 between being able to replace that doll house
25 that they have to get rid of or not or have a

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1 play house for the girls. So we believe that
2 we've complied with Standard Number 4.

3 Standard Number 5 is that the variance is
4 the minimum variance that will make possible
5 the reasonable use of land, building or
6 structure. We believe that we meet that
7 standard, as well. And, basically, the five
8 feet are either going to be located behind the
9 gazebo, which basically makes it useless land,
10 that's not going to be able to be used for any
11 purpose, or it will have to be in front of the
12 gazebo and made part of the pool deck, like
13 we're asking you, which will allow them to use
14 this land as they would now.

15 Again, all we're asking -- if you look at
16 this, all we're asking for is just five feet.
17 All we're asking is to be able to move it five
18 feet towards the pool -- I mean, away from the
19 pool, so that the family can enjoy that area.

20 Part of our submission package, and it's
21 not here on my presentation, but if I may
22 approach, just to hand out --

23 MS. THROCKMORTON: Do you have an extra
24 copy of this for the Staff?

25 MR. MESTRE: Yes.

14

1 presentation?

2 MS. THROCKMORTON: I'll defer to the Chair
3 on that. Normally we would do the presentation
4 by the applicant and the presentation by City
5 Staff, then public comment. The questions
6 could be now or after Staff. They may be
7 answered by Staff's presentation. But I'll
8 defer to the Chair on that.

9 MS. PINON: Okay. Does anybody have any
10 questions for Mr. Mestre?

11 Is there anybody online that has any
12 questions for Mr. Mestre?

13 MR. ARRIZURIETA: Madam Chair, I have a
14 question for Mr. Mestre.

15 So these --

16 MS. THROCKMORTON: Mr. Arrizurieta, I'm
17 sorry, could you use the microphone?

18 MR. ARRIZURIETA: Mr. Mestre, the eight
19 residents who signed this petition are the
20 residents who live immediately adjacent to the
21 property?

22 MR. MESTRE: Every single property that's
23 adjacent to us has signed that petition.

24 MR. ARRIZURIETA: Is there anybody in that
25 area that's against it, that has signed a

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1 petition against it?
2 MR. MESTRE: Not that I'm aware of, and the
3 sign has been posted, as required by the Code,
4 and Staff can tell you if anybody has reached
5 out, but as far as I know, I don't know of
6 anybody that --

7 MS. PINON: I mean, I saw that you had sent
8 out 186 notices, which is significant, and we
9 only have eight people in favor and none
10 against, unless --

11 MS. REDILA: Staff has not received any
12 comments from the general public.

13 MR. ARRIZURIETA: Which one of these
14 properties, Mr. Mestre, is the property that
15 abuts -- or, let's say, is the one closest to
16 the gazebo?

17 MR. MESTRE: That would be the one behind
18 it.

19 MS. LAGO: Anthony Dao is the one that's
20 directly behind our property, that we
21 share their side lot and our backyard.

22 MR. MESTRE: That would be signature number
23 two, 1402 Urbino Avenue.

24 MR. ARRIZURIETA: So there's no other
25 property that would be within even plain sight

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1 view of the gazebo other than this property?

2 MR. MESTRE: This one would be right behind
3 the wall. And we have the signatures of the
4 folks across the street. If they were backing
5 out of their garage, they would be able to see
6 it. We have the folks that are caddy-corner.
7 And we have the folks to the south. Everyone
8 that's close to us has signed it.

9 MR. ARRIZURIETA: Okay.

10 MR. PEREZ: I have a quick question.

11 The required setback -- the required back
12 setback on the property line to the west, that
13 requires ten, right?

14 MS. REDILA: Yes.

15 MR. PEREZ: Okay.

16 MR. WOLMAN: I have a question.

17 Do we have or do we know the dimension from
18 the edge of the pool line to the gazebo,
19 because I don't see one here?

20 MR. MESTRE: It's about twenty feet. With
21 the variance, it will be twenty feet.

22 MS. PINON: With the variance?

23 MR. WOLMAN: With the variance?

24 MR. MESTRE: Correct.

25 MS. REDILA: Would you like me to go

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1 through my presentation?

2 MS. PINON: Yes, please.

3 MS. REDILA: Let me share my screen.

4 Again, good morning, Madam Chair, Members
5 of the Board, everyone, good morning. Arceli
6 Redila, for the record, Zoning Administrator,
7 Development Services.

8 Now, as Mr. Mestre, the applicant's
9 representative, already explained, this is for
10 a gazebo, side street setback reduced to ten
11 feet from the required fifteen feet.

12 Now, the lot is zoned single-family
13 residential. It is a corner lot. This
14 applicant is proposing a 250 square feet
15 gazebo. It's 20 by 12.5. A gazebo is
16 considered an accessory structure, but the
17 Zoning Code requires that an accessory
18 structure follow the same setbacks that is
19 required, obviously, of the single-family
20 house.

21 So, in this case, because of the way that
22 the lots are platted, it's two lots, it's
23 east-west platted, so the front setback is on
24 San Amaro Drive, and then the side street is on
25 Urbino Avenue, and then the rear would be the

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1 west side; ten feet on the rear, fifteen on
2 Urbino Avenue, 25 on San Amaro.

3 So now the applicant is requesting to
4 reduce that. As you may know, and it's noted
5 in the Staff report, the key to a variance is
6 hardship and a special condition, and in this
7 case, the applicant is not meeting all of those
8 requirements; therefore, Staff is not
9 recommending approval.

10 MR. ARRIZURIETA: I'm sorry?

11 MS. PINON: Is not recommending approval.

12 MS. REDILA: Yes, Staff is not recommending
13 approval. As you can see here, the way it's
14 platted, it's east-west, Lots 18 and 19.
15 There's already an existing single-family
16 house, and this is the proposed gazebo, 250
17 square feet, and as you can see in here, that's
18 the existing house in yellow, the gazebo at ten
19 feet.

20 And the house immediately to the west
21 requires 25 feet setback on their front.
22 That's just another way to consider it. And
23 with that, Staff is not recommending approval.

24 MR. PEREZ: I'm sorry, the house to the
25 west requires, what, 25?

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1 MS. REDILA: 25 feet, because that is their
2 front yard.

3 MR. PEREZ: 25 feet is the front setback,
4 you said?

5 MS. REDILA: The house to the west, Lot 17,
6 which you can see here, which is, I think, 1402
7 Urbino, that would require 25 feet along Urbino
8 Avenue.

9 MS. PINON: I have a couple of questions.
10 I read here that you said that there's --

11 MS. THROCKMORTON: Could you please make
12 sure your microphone is on?

13 MS. PINON: Oh, I'm sorry.

14 There's a statement in your report that
15 states that it can be designed in other ways to
16 meet the setback requirements. I don't know if
17 this is a question for you or for the
18 applicant.

19 MS. REDILA: Yes. So, in this case, it was
20 suggested to the applicant to maybe adjust the
21 gazebo, to move it a little bit closer, where
22 there's a pool deck -- it's five feet that they
23 have to move closer -- and then maximize to the
24 west, because they're not maximizing the rear
25 ten. There is still fifteen feet setback on

21

1 that area. I think, 40.6. They're only
2 required ten feet. Or reduce the gazebo to a
3 lesser structure, where it could meet the
4 setback.

5 MS. PINON: Would that minimize any
6 exposure to the street? Is the gazebo -- even
7 though you have the wall and you have the
8 bushes and all of that -- I'm asking -- does
9 that minimize the exposure of the gazebo to the
10 streets?

11 MS. REDILA: If they are going to move it a
12 little bit to the south, I believe -- I would
13 like the applicant to respond, perhaps.

14 MR. MESTRE: I didn't hear the question.

15 MS. PINON: I'm sorry?

16 MS. MESTRE: I couldn't hear the question.

17 MS. PINON: Oh, my question is, if you move
18 the gazebo -- if you would move it, as Staff is
19 suggesting, whether you could it do it, and
20 whether it would minimize the street exposure
21 of the gazebo?

22 MR. MESTRE: I think the street exposure
23 would be the same, because there's the CBS wall
24 that's going up next to the driveway, but
25 that's the whole thing, is that they're trying

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1 to maximize the continuous deck area for them,
2 for the family.

3 MS. PINON: Has the applicant considered
4 moving it?

5 MR. MESTRE: We have talked about it, and
6 we've come up with different layouts, but none
7 were to the satisfaction of the applicant.
8 And, also, those gazebos that you see, it's not
9 a huge thing. It just has enough space for a
10 little seating area and a kitchen, and a lot of
11 them are prefab. They come in, you know, 10 by
12 12 expanse. So it would be hard to
13 reconfigure --

14 MS. PINON: But it's only five feet.

15 MR. MESTRE: I'm sorry?

16 MS. PINON: As you said before, it's only
17 five feet.

18 MR. MESTRE: Correct.

19 Like I said, in the big picture, it's only
20 five feet, but if you look at it, you'll go,
21 really, why are you here? To them, it means
22 that much, that we're here, that I'm here, for
23 them to be able to have this usable continuous
24 space.

25 If you break it up, it kind of loses its

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1 value, because it's not the same as having a
2 continual pool deck, with an extra five feet.
3 Another 140 square feet total is what we're
4 asking for.

5 MS. PINON: Does anybody have any
6 questions?

7 MR. PEREZ: So your recommendation is to
8 move it closer to the pool and closer to the
9 neighbor to the west?

10 MS. REDILA: Yes. There's still space
11 towards the west.

12 MR. PEREZ: I'm sorry, your recommendation
13 is to move it closer to the pool and closer to
14 the neighbor to the west?

15 MS. REDILA: That they could expand it
16 closer to the west. Instead of just 12.5,
17 there is still about four feet and a half -- or
18 20 -- 20, right -- 21. So they could still
19 have it 24, or you could move it to the pool
20 deck, or lose the wall that is on Urbino, so
21 that it will be a continuous still usable
22 space. There are other ways we have discussed
23 with the applicant.

24 MR. MESTRE: I'm sorry, but I think moving
25 it to the west doesn't solve anything.

24

1 MR. PEREZ: At all.
 2 MR. MESTRE: We're still at the same
 3 distance from the wall.
 4 MR. PEREZ: I mean, on the contrary, I
 5 think, the way I interpret this is, you guys
 6 are being sensitive, where you have a ten foot
 7 setback required, but you're giving, what,
 8 almost fifteen?
 9 MS. REDILA: 40.5, yes.
 10 MR. PEREZ: Yeah, I'm not sure why you're
 11 recommending that.
 12 MR. MESTRE: Yeah, that would be fourteen
 13 feet away from the back wall.
 14 MR. ARRIZURIETA: So I'm of the opinion
 15 that, you're right, we're talking about five
 16 feet, but when the final product is something
 17 as aesthetically pleasing as we are looking at
 18 there, you very commonly see structures for
 19 gazebos, not just throughout this county, but
 20 consistently in our City. I don't see how
 21 splitting hairs or providing an option that
 22 really doesn't resolve the issue -- and,
 23 especially, those that live around and are most
 24 impacted by this, are going to be the immediate
 25 neighbors, are supporting it. It's not like

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1 they're opposed. They're supporting it. I
 2 think it's a solution that is reasonable.
 3 Like I said, the result -- the final
 4 product, as we're looking at it, and the
 5 location of it, is by no means offensive and
 6 uncommon to the immediate neighborhood. I'd be
 7 willing to guess that if I were to survey that
 8 square block area, you probably have God knows
 9 how many other very similar structures in this
 10 neighborhood. So it's not like we're, you
 11 know, including anything that is against the
 12 look and feel of the neighborhood.
 13 So I think that five feet is really --
 14 while you can argue that use (unintelligible),
 15 in this case, I believe that using it against
 16 the wishes of the resident, given what they're
 17 proposing, is just a very dogmatic,
 18 unjustifiable position for the City to take,
 19 and I would disagree with Staff's
 20 recommendation and I would support the
 21 resident, as presented.
 22 MS. PINON: Does anyone else have any
 23 questions or comments? So are we ready to make
 24 a vote on this?
 25 MS. THROCKMORTON: Ms. Pinon, you may want

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1 to verify if there's any public comment, if
 2 you'd like to take it now.

3 MS. PINON: Yes.

4 MS. REDILA: Is there anyone on Zoom?

5 MR. ARRIZURIETA: There was a lady on Zoom.
 6 I assume she was there for that purpose.

7 MS. THROCKMORTON: If anybody on Zoom would
 8 like to speak, just raise your hand or send a
 9 message so we can unmute you. Otherwise, you
 10 can continue to the Board's conversation.

11 MS. PINON: No one has sent a message?

12 THE SECRETARY: No one has raised their
 13 hand or sent a message.

14 MS. THROCKMORTON: You may proceed.

15 MS. PINON: Okay. So do we have a motion?

16 MR. ARRIZURIETA: I'll move to grant the
 17 variance as requested by the property owners.

18 MS. PINON: You have to read --

19 MR. ARRIZURIETA: I'll move that the Board
 20 of Adjustment grant the variance requested by
 21 the property owners, Vincent and Olga Lago, for
 22 the property located at 5200 San Amaro Drive,
 23 to reduce the side street setback of an
 24 accessory structure, a gazebo, to ten feet,
 25 where fifteen feet is required, pursuant to

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1 Section 2-101.D(4), Coral Gables Zoning Code.
 2 The motion is based upon the testimony
 3 presented, along with the application
 4 submitted, and the Staff report, which
 5 constitutes competent and substantial evidence.
 6 The Board hereby makes finding of fact that
 7 each of the standards in Section 14 of the
 8 Zoning -- Section 14-207 of the Zoning Code has
 9 been met.

10 MS. PINON: Do we have a second?

11 MR. PEREZ: I'll second.

12 MS. PINON: Can we have the roll call?

13 THE SECRETARY: Eugene Wolman?

14 MR. WOLMAN: Grant.

15 THE SECRETARY: Jorge Arrizurieta?

16 MR. ARRIZURIETA: Grant.

17 THE SECRETARY: Alberto Perez?

18 MR. PEREZ: Grant.

19 THE SECRETARY: Gema Pinon?

20 MS. PINON: No. No.

21 MS. THROCKMORTON: Motion fails.

22 MS. PINON: Okay. If there's nothing
 23 further --

24 MS. THROCKMORTON: Ms. Pinon, Madam Chair,
 25 may I take just a moment? I wanted to

28

1 introduce Cliff Friedman, who is our new
 2 Assistant City Attorney. As you all know,
 3 Naomi Levi Garcia, who has been sitting with
 4 you, left, and I've been filling in since she's
 5 left the City. Cliff Friedman is our new
 6 Assistant City Attorney. He joins us from --
 7 both, with a private sector and a public sector
 8 background, so we're very excited to have him
 9 join our team.

10 In the next few months, we will have him
 11 transition over to sitting with the Board as
 12 your counsel.

13 MS. PINON: Welcome.

14 Make sure we have all of the petitions
 15 entered into the record, since they were handed
 16 out.

17 MS. REDILA: We have it, as part of the
 18 application package.

19 MS. PINON: Well, if there's nothing
 20 further, thank you all for coming, and the
 21 meeting is adjourned. It is now 9:42 a.m.

22 Thank you.

23 (Thereupon, the meeting was adjourned at 9:42

24 a.m.)

25 29

C E R T I F I C A T E

1 STATE OF FLORIDA:

2 SS.

3 COUNTY OF MIAMI-DADE:

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 8
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.

15
 16 DATED this 10th day of September, 2024.

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19
 20 -----NIEVES SANCHEZ-----
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