

City of Coral Gables

Meeting Minutes

Board of Adjustment

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

Chairperson Javier Salman
Vice Chairperson Jorge Arrizurieta
Board Member Steven Bourassa
Board Member Scott Davidson
Board Member Gus Perez
Board Member Gema Pinon
Board Member Eugene Wolman

Monday, April 3, 2023

9:00 AM

City Hall, Commission Chambers

The Board of Adjustment will be holding its regular board meeting on Monday, April 3, 2023 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 9:04 a.m.

B. ROLL CALL

Present: 7 - Chairperson Salman, Vice Chairperson Arrizurieta, Board Member Bourassa, Board Member Davidson, Board Member Perez, Board Member Pinon and Board Member Wolman

C. APPROVAL OF THE MINUTES

C.-1. [23-5501](#) Board of Adjustment Meeting Minutes of March 6, 2023.

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

Yeas: 7 - Chairperson Salman, Vice Chairperson Arrizurieta, Board Member Bourassa, Board Member Davidson, Board Member Perez, Board Member Pinon and Board Member Wolman

D. CHANGES TO THE AGENDA**E. PUBLIC HEARING**

NEW BUSINESS**E.-1. [23-5367](#)**

VARI-22-07-0003

Request: Variances for property at 24 Tahiti Beach Island Road

1. Variance to reduce the minimum side setback for a proposed garage to allow ten (10) feet where fifteen (15) feet is required, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23 Cocoplum Section 2 of the Coral Gables Zoning Code.
2. Variance to reduce the minimum side and rear setback for a proposed cabana, gazebo, and pool deck to allow ten (10) feet on the side where fifteen (15) feet is required, and twenty-two (22) feet on the rear where thirty-five (35) feet is required, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23 Cocoplum Section 2 of the Coral Gables Zoning Code.

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

Yeas: 7 - Chairperson Salman, Vice Chairperson Arrizurieta, Board Member Bourassa, Board Member Davidson, Board Member Perez, Board Member Pinon and Board Member Wolman

E.-2. [23-5499](#)

VARI-23-03-0007

Request: Variances for property at 1200 S. Alhambra Circle

1. 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(a) and 3-301.B, and 3-308 of the Coral Gables Zoning Code.
2. 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.
3. Variance to reduce the side street setback for a swimming pool to ten (10) feet and pool deck to six (6) feet where thirty (30) feet is required, pursuant to Site Specifics Regulations, Section A-28-2.K of the Coral Gables Zoning Code.

A motion was made by Vice Chairperson Arrizurieta, seconded by Board Member Davidson, that this motion be approved . The motion passed by unanimous vote. Approval with conditions made by Staff.

Yeas: 7 - Chairperson Salman, Vice Chairperson Arrizurieta, Board Member Bourassa, Board Member Davidson, Board Member Perez, Board Member Pinon and Board Member Wolman

E.-3. [23-5500](#)

VARI-22-08-0004

Request: Variances for property at 5537 Sardinia Street

1. 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(a) and 3-301.B, and 3-308 of the Coral Gables Zoning Code.
2. 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.
3. Variance to reduce the side street setback for a swimming pool and pool deck to five (5) feet where fifteen (15) feet is required, pursuant to Section 3-308.D(1) of the Coral Gables Zoning Code.

A motion was made by Vice Chairperson Arrizurieta, seconded by Board Member Pinon, that this motion be approved as amended . The motion passed by unanimous vote. Amendment to request # 3:

Variance to reduce the side street setback for a swimming pool and pool deck to ten (10) feet where fifteen (15) feet is required, pursuant to Section 3-308.D(1) of the Coral Gables Zoning Code.

Yeas: 7 - Chairperson Salman, Vice Chairperson Arrizurieta, Board Member Bourassa, Board Member Davidson, Board Member Perez, Board Member Pinon and Board Member Wolman

E.-4. [23-5498](#)

VARI-23-03-0006

Request: Variances for property at 351 San Lorenzo Avenue

1. Variance to reduce the required building setback including balconies on Laguna Street (east) to seven feet and four inches (7'-4") where ten feet (10') is required, pursuant to Section 2-201.D(4) and Section 2-406.B(3) of the Coral Gables Zoning Code.
2. Variance to reduce the required building setback including balconies on San Lorenzo Avenue (south) to seven feet and four inches (7'-4") where ten feet (10') is required, pursuant to Section 2-201.D(4) and Section 2-406.B(3) of the Coral Gables Zoning Code.
3. Variance to reduce the required building setback including balconies on the interior side (north) to six feet and seven inches (6'-7") where fifteen feet (15') is required, pursuant to Section 2-201.D(4) and Section 2-406.B(3) of the Coral Gables Zoning Code.

A motion was made by Board Member Davidson, seconded by Vice Chairperson Arrizurieta, that this motion be approved . The motion passed by unanimous vote. Gema Pino recused herself.

Yeas: 6 - Chairperson Salman, Vice Chairperson Arrizurieta, Board Member Bourassa, Board Member Davidson, Board Member Perez and Board Member Wolman

Abstentions: 1 - Board Member Pinon

D. ADJOURNMENT

Meeting adjourned at 10:29 a.m.

NOTE