

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 Javier Salman
Board Member Alfred Santamaria
Board Member Eugene Wolman

Monday, April 13, 2026

9:00 AM

427 Biltmore Way, First Floor
Conference Room

The Board of Adjustment will be holding its regular board meeting on Monday, April 13, 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) 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 9:02 a.m.

B. ROLL CALL

Eugene Wolman - Excused.

Present: 5 - Chairperson Cabrera, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

Excused: 1 - Board Member Wolman

C. APPROVAL OF THE MINUTES

C.-1. [26-1423](#) Approval of Board of Adjustment Action Minutes of March 2, 2026.

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: 5 - Chairperson Cabrera, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

Excused: 1 - Board Member Wolman

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.

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

Yeas: 5 - Chairperson Cabrera, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

Excused: 1 - Board Member Wolman

E.-2. [26-1419](#)

VARI-26-03-0032

Variance request 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.

Deferred to May 4th meeting.

Yeas: 4 - Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

Nays: 1 - Chairperson Cabrera

Excused: 1 - Board Member Wolman

E.-3. [26-1422](#)

VARI-26-03-0030

Variances for freestanding carport and chain link fence

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.

Deferred to May 4th meeting.

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

Abstentions: 1 - Board Member Salman

Excused: 1 - Board Member Wolman

F. ADJOURNMENT

Meeting adjourned at 10:37 a.m.

NOTE