

City of Coral Gables

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



Meeting Minutes

Monday, March 3, 2025

9:00 AM

427 Biltmore Way, First Floor Conference Room

Board of Adjustment

*Chairperson Gema Pinon
Vice Chairperson Gus Perez
Board Member Ignacio Alvarez
Board Member Nicolas Cabrera
Board Member Sandra Murado
Board Member Alberto Perez
Board Member Eugene Wolman*

The Board of Adjustment will be holding its regular board meeting on Monday, March 3, 2025 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 a.m.

B. ROLL CALL

Present: Chairperson Pinon, Board Member Wolman, Board Member Perez, Board Member Cabrera, Board Member Murado, and Board Member Alvarez

Excused: Vice Chairperson Perez

C. APPROVAL OF THE MINUTES

- C.-1. [25-8700](#) Approval of Board of Adjustment Minutes of December 2, 2024.

Attachments: [12 02 24 VERBATIM MINUTES](#)

A motion was made that this matter be approved. The motion was passed by the following vote:

Motion was made by Board Member Perez and seconded by Board Member Murado.

Yeas: Board Member Wolman, Board Member Perez, Board Member Cabrera, Board Member Murado and Board Member Alvarez

Nays: Chairperson Pinon

Excused: Vice Chairperson Perez

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

E. NEW BUSINESS**E.-1. [24-7549](#)**

VARI-24-04-0014

Variance for building setbacks for a new commercial building located at 1501 and 1505 Sunset Drive:

1. Grant a variance to reduce the required building setback including balconies on interior side (west) to ten feet (10') where fifteen feet (15') is required, pursuant to Section 2-201.D(4) of the Coral Gables Zoning Code.
2. Grant a variance to reduce the required building setback including balconies on the rear (north) to zero where ten feet (10') is required, pursuant to Section 2-201.D(4) of the Coral Gables Zoning Code.

Attachments: [2024 08 05 Staff Report 1501 1505 Sunset Stepback final](#)
[Attachment A Applicant's submittal](#)
[Attachment B Property Appraiser Summary Report](#)
[Legal Ad 3-3-2025 24-7549 Item E.1](#)

A motion was made that this matter be approved. The motion was passed by the following vote:

Motion was made by Board Member Perez and seconded by Board Member Alvarez.

Yeas: Board Member Wolman, Board Member Perez, Board Member Cabrera, and Board Member Alvarez

Nays: Chairperson Pinon and Board Member Murado

Excused: Vice Chairperson Perez

E.-2. [24-7548](#)

VARI-24-04-0015

Variance for a temporary monument sign located at 1501 Sunset Drive.

1. Grant a variance to allow a detached monument sign to be located on the corner of Yumuri Street and Sunset Drive (1501 Sunset Drive) vs. detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Route 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, pursuant to Section 11-105.A of the Coral Gables Zoning Code.

Attachments: [2024 08 05 Staff Report 1501 1505 Sunset Sign](#)
[Attachment A Applicant Submittal Package](#)
[Attachment B Property Appraiser Summary Report](#)
[Legal Ad 3-3-2025 24-7548 Item E.2](#)

A motion was made that this matter be approved. The motion was passed by the following vote:

Motion was made by Board Member Cabrera and seconded by Board Member Perez

Yeas: Board Member Wolman, Board Member Perez, Board Member Cabrera, and Board Member Alvarez

Nays: Chairperson Pinon and Board Member Murado

Excused: Vice Chairperson Perez

F. ADJOURNMENT

Meeting adjourned at 11 a.m.

NOTE