

# City of Coral Gables

*405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)*



## **Agenda - Final**

**Monday, December 1, 2025**

**9:00 AM**

**427 Biltmore Way, First Floor Conference Room**

### **Board of Adjustment**

*Chairperson Nicolas Cabrera  
Vice Chairperson Alberto Perez  
Board Member John Cuddihy  
Board Member Gus Perez  
Board Member Alfred Santamaria  
Board Member Eugene Wolman*

**The Board of Adjustment will be holding its regular board meeting on Monday, December 1, 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](http://www.coralgables.com/boardofadjustment)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto: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****B. ROLL CALL****C. APPROVAL OF THE MINUTES**

- C.-1. [25-1127](#) Approval of Board of Adjustment Action Minutes of October 6, 2025.

Attachments: [10 06 25 Action Minutes](#)

- C.-2. [25-1128](#) Approval of Board of Adjustment Workshop Minutes of November 3, 2025.

Attachments: [11 03 25 Workshop Presentation](#)

**D. CHANGES TO THE AGENDA****E. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

*SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.*

*PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.*

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

**NEW BUSINESS****E.-1. [25-1119](#)**

VARI-25-10-0024

Variance request at 240 Edgewater Drive:

1. Request for a variance to allow an eight-foot (8') aluminum picket fence on the west side of the subject property, where six feet (6') is the maximum height allowed, pursuant to Section 5-403.D of the Coral Gables Zoning Code.

**Attachments:**    [2025 Staff Report 240 Edgewater](#)  
[Attachment A Applicant Submittal](#)  
[Attachment B Property Appraiser Summary Report](#)  
[Attachment C Legal Ad](#)  
[Attachment D Courtesy Notice](#)

**E.-2. [25-1120](#)**

VARI-25-10-0025

Variance request at 265 Minorca Avenue

1. Request for a variance to allow mechanical equipment (elevator override) to be 14 feet above the roof deck, where 10 feet is the maximum height allowed, pursuant to Section 2-201.D.8(c) of the Coral Gables Zoning Code.

**Attachments:**    [2025 Staff Report 265 Minorca](#)  
[Attachment A Applicant Submittal](#)  
[Attachment B Property Appraiser Summary Report](#)  
[Attachment C Legal Ad](#)

**F. DISCUSSION ITEMS****G. ADJOURNMENT**

**NOTE**

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.*

*Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.*

*Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez (Email: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.*