

**City of Coral Gables**  
**Meeting Minutes**  
**Board of Adjustment**

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

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Monday, December 1, 2025

9:00 AM

427 Biltmore Way, First Floor  
Conference Room

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**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**

Meeting called to order at 9:09 a.m.

**B. ROLL CALL**

**Present:** 4 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez and Board Member Cuddihy

**Excused:** 2 - Board Member Perez and Board Member Santamaria

**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](#)

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

**Yea:** 4 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez and Board Member Cuddihy

**Excused:** 2 - Board Member Perez and Board Member Santamaria

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

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

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

**Yea:** 4 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez and Board Member Cuddihy

**Excused:** 2 - Board Member Perez and Board Member Santamaria

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

**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. (12 02 25 Board deferred item, Vote 4-0)

**Attachments:** [2025 Staff Report 240 Edgewater](#)

[Attachment A Applicant Submittal](#)

[Attachment B Property Appraiser Summary Report](#)

[Attachment C Legal Ad](#)

[Attachment D Courtesy Notice](#)

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

**Yea:** 4 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez and Board Member Cuddihy

**Excused:** 2 - Board Member Perez and Board Member Santamaria

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. (12 02 25 Board deferred item, Vote 4-0)

**Attachments:** [2025 Staff Report 265 Minorca](#)

[Attachment A Applicant Submittal](#)

[Attachment B Property Appraiser Summary Report](#)

[Attachment C Legal Ad](#)

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

**Yea:** 4 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez and Board Member Cuddihy

**Excused:** 2 - Board Member Perez and Board Member Santamaria

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

Meeting adjourned at 9:59 a.m.

**NOTE**