

City of Coral Gables

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



Agenda - Final

Monday, March 2, 2026

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 Javier Salman
Board Member Alfred Santamaria
Board Member Eugene Wolman

The Board of Adjustment will be holding its regular board meeting on Monday, March 2, 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
- B. ROLL CALL
- C. APPROVAL OF THE MINUTES

[26-1255](#) Approval of Board of Adjustment Action Minutes of January 5, 2026.

Attachments: [01 05 26 Action Minutes](#)

- 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 BUSINESSE.-1. [26-1252](#)

VARI-26-02-0027

Variance request at 1119 Milan Avenue

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.

Attachments: [Staff Report 1119 Milan](#)
[Attachment A - Applicant Submittal](#)
[Attachment B - Zoning Code Section 3-308](#)
[Attachment C - Property Appraiser Summary Report](#)
[Attachment D - Legal Ad and Notice](#)

E.-2. [26-1253](#)

VARI-26-02-0028

Variance request at 2830 De Soto Boulevard

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 driveway and associated curb-cut that does not provide access to a garage, carport or porte-cochere vs. driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere per Section 2-101.D.10(c) of the Coral Gables Zoning Code.

Attachments: [Staff Report 2830 De Soto](#)
[Attachment A - Applicant Submittal](#)
[Attachment B - Zoning Code Section 3-308 and 2-101](#)
[Attachment C - Property Appraiser Summary](#)
[Attachment D - Legal Ad and Notice](#)

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 who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City 's ADA Coordinator Clifford Friedman, Director of Labor Relations and Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-460-5248, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.