

City of Coral Gables



Agenda - Final

Monday, July 6, 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 Javier Salman
Board Member Alfred Santamaria
Board Member Eugene Wolman

The Board of Adjustment will be holding its regular board meeting on Monday, July 6, 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**

- C.-1. [26-1642](#) Approval of Board of Adjustment Action Minutes of May 4, 2026.

Attachments: [05 04 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 BUSINESS

- E.-1. [26-1422](#) VARI-26-03-0030 (Deferred from last meeting)
Variances for freestanding carport and chain link fence at 8800 Old Cutler Rd.
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.

Attachments: [Staff Report 8800 Old Cutler](#)
[Attachment A Applicant Submittal](#)
[Attachment B A-56 Hammock Lakes](#)
[Attachment C Property Appraiser Summary Report](#)
[Attachment D Legal Ad and mailed notice](#)

- E.-2. [26-1645](#) VARI-26-02-0029 (Deferred from last meeting)
Variance request at 240 Edgewater Drive
1. Variance to allow a proposed dock to extend 11 feet and 3 inches into the waterway from the seawall, where five feet (5') is the maximum allowed per Section 3-702(A) of the Coral Gables Zoning Code.

Attachments: [Staff Report 240 Edgewater DOCK](#)
[Attachment A Applicant Submittal](#)
[Attachment B Property Appraiser Summary](#)
[Attachment C Legal Ad](#)
[Attachment D Mailed Notice](#)
[Comments from Neighbor Juan Galan](#)
[Comments from Waterway Advisory Board Levi Meyer](#)
[Comments from Waterway Advisory Board Manuel Portuondo](#)
[New Comments from Neighbors - Combined](#)
[07-01-26 - Glen Larson Letter](#)
[07-01-26 - Roberto Rivero Letter](#)
[07-01-26 - Troy Wilson Letter](#)
[07-01-26 - Moffatt Nichol Letter](#)
[240 Edgewater - Declaration of Restrictive Covenant \(Revised 6-30-26\)](#)

E.-3. [26-1805](#)

VARI-26-06-0033

Variances for cooling tower at 10 Edgewater Drive.

1. Variance to allow an accessory building (cooling tower) to be located closer to the front street, between the street and the main building, pursuant to Section 3-301(b), Section 3-310(b) of the Coral Gables Zoning Code.
2. Variance to allow the façade of the proposed cooling tower enclosure to have louvers facing the street, pursuant to Section 2-104.D.11(d) of the Coral Gables Zoning Code.

Attachments: [Staff Report 10 Edgewater Cooling Tower](#)
[Attachment A Applicant's Submittal](#)
[Attachment B Property Appraiser Summary Report](#)
[Attachment C Legal Ad](#)
[Attachment D Courtesy Notice](#)
[Letters from Neighbors](#)

E.-4. [26-1806](#)

VARI-26-06-0034

Variance request at 2830 De Soto Boulevard

1. Variance request to reduce the required interior length of an existing garage to 20 feet 2 inches, where 22 feet is required, pursuant to Section 10-102.A(4) 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. ADJOURNMENT

NOTE

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission 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 with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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 R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722