

City of Coral Gables

Meeting Minutes

Board of Adjustment

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

Chairperson Nicolas Cabrera
Vice Chairperson Alberto Perez
Board Member John Cuddihy
Board Member Sandra Murado
Board Member Gus Perez
Board Member Eugene Wolman

Monday, October 6, 2025

9:00 AM

427 Biltmore Way, First Floor
Conference Room

The Board of Adjustment will be holding its regular board meeting on Monday, October 6, 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 9:06 a.m.

B. ROLL CALL

Gustave Perez - Excused

Sandra Murado - Absent

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

Excused: 1 - Board Member Perez

C. APPROVAL OF THE MINUTES

C.1. [25-9845](#) Approval of Board of Adjustment Action Minutes of September 8, 2025.

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

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

Excused: 1 - Board Member Perez

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

NEW BUSINESS**E.-1. [25-9832](#)**

VARI-25-08-0022

Variance for boatlift and mooring piles located at 9475 Journey End Road

1. Variance to allow a watercraft lift (boatlift) to extend fifty-four feet, two inches (54'-2") from the banks of waterways where twenty-five feet (25') is the maximum allowed per Section 3-705(E) of the Coral Gables Zoning Code.
2. Variance to allow mooring piles to be set at sixty-five feet and four inches (65'-4") from the banks of waterways where twenty-five feet (25') is the maximum allowed per Section 3-702(B) of the Coral Gables Zoning Code.

A motion was made by Vice Chairperson Perez, seconded by Board Member Wolman, that this matter be approved. The motion passed by the following vote.

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

Excused: 1 - Board Member Perez

E.-2. [25-9834](#)

VARI-25-08-0023

Variance for swimming pool located at 2310 Country Club Prado

1. 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, per Sections 2-101.D.5(a) and 3-301.B of the Coral Gables Zoning Code.
2. Variance to allow a swimming pool and pool deck to be located closer to the street than the main principal building with a reduced setback of eleven feet and two inches (11'-2") where thirty-five feet (35') is required per Site Specifics A-42 Section E, Sections 3-301.C, and 3-308.D(1) 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 elevations per Section 3-308.H of the Coral Gables Zoning Code.

A motion was made by Board Member Wolman, seconded by Vice Chairperson Perez, that this matter be approved. The motion passed by the following vote.

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

Excused: 1 - Board Member Perez

F. ADJOURNMENT

Meeting adjourned at 9:35 a.m.

NOTE