



City of Coral Gables
CITY COMMISSION MEETING
June 2, 2026

ITEM TITLE:

Board of Adjustment Appeal – Application No. VARI-26-03-0032 (722 Aledo Avenue).

An appeal of the Board of Adjustment’s May 4, 2026 decision approving an application for a variance to allow a mechanical equipment for a swimming pool to have a side setback of one foot and nine inches (1’-9”) and rear setback of two feet and seven inches (2’-7”), where a minimum of five feet (5’) is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code for the property located at 722 Aledo Avenue, legally described as lot 8 & W1/2 of lot 9, Block 134 Coral Gables Country Club Sec 6.

SUMMARY OF APPEAL:

Brian Goldmeier, property owner, (the appellant) has filed an appeal to the Coral Gables City Commission, from a decision of the Board of Adjustment at its regular meeting of Monday, May 4, 2026, wherein it approved with conditions the application for a variance to allow a mechanical equipment for a swimming pool to have a side setback of one foot and nine inches (1’-9”) and rear setback of two feet and seven inches (2’-7”), where a minimum of five feet (5’) is required on both side and rear, per Section 3-308.D and Section 5-606.4 of the Coral Gables Zoning Code for the property located at 722 Aledo Avenue.

This item was first presented to the Board of Adjustment at the April 13, 2026, meeting. The Board deferred the item to May 4, 2026, meeting to allow the applicant to develop a more palatable solution, propose physical improvements as part of an alternative to mitigate the equipment’s encroachment into the required setbacks, and work with neighboring property owners to obtain letters of support.

On May 4, 2026, the applicant presented the item, staff recommended denial, and the Board voted (5-1) to approve the variance request with conditions. The transcripts for May 4, 2026, Board of Adjustment meeting is provided as Exhibit C.

BOARD OF ADJUSTMENT ACTION(S):

Date	Comments (if any)
4/13/2026	Deferral (4-1)
05/04/2026	Approval, with conditions (5-1)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03/31/2026	Mailed Notice of Hearing on Variance
04/03/2026	Published Notice of Hearing on Variance

04/03/2026	Sign posted on subject property
04/24/2026	Published Notice of Hearing on Variance
05/20/2026	Mailed Notice of Hearing on Appeal

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
Total:	\$0		
Fiscal Impact:			
Regardless of the outcome of the appeal, the proposed variance will not have any fiscal impact.			

EXHIBIT(S):

- A. Application for Appeal from Board of Adjustment decision filed at Office of the City Clerk
- B. Mailed Notice of Hearing on Appeal
- C. Transcript of the 05.04.26 hearing of the Board of Adjustment
- D. Memo to the Board of Adjustment 05.04.26
- E. Board of Adjustment 04.13.26 Staff Report with attachments
- F. Board of Adjustment 04.13.26 Staff PowerPoint Presentation