

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 Ignacio Alvarez
Board Member John Cuddihy
Board Member Sandra Murado
Board Member Gus Perez
Board Member Eugene Wolman

Monday, September 8, 2025

9:00 AM

427 Biltmore Way, First Floor
Conference Room

The Board of Adjustment will be holding its regular board meeting on Monday, September 8, 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 9:04 a.m.

B. ROLL CALL

Present: 5 - Chairperson Cabrera, Board Member Perez, Board Member Wolman, Vice Chairperson Perez and Board Member Cuddihy

Excused: 2 - Board Member Murado and Board Member Alvarez

C. APPROVAL OF THE MINUTES

C.-1. [25-9458](#) Approval of Board of Adjustment Action Minutes of July 7, 2025.

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

Yeas: 5 - Chairperson Cabrera, Board Member Perez, Board Member Wolman, Vice Chairperson Perez and Board Member Cuddihy

Excused: 2 - Board Member Murado and Board Member Alvarez

D. CHANGES TO THE AGENDA**E. DISCUSSION**

- Nomination of Chair and Vice-Chair

J. Cuddihy nominated N. Cabrera for Chair, 2nd by A. Perez

All yeas.

N. Cabrera nominated A. Perez for Vice Chair, 2nd by E. Wolman.

All yeas.

Gavel passed to N. Cabrera.

F. PUBLIC HEARING

OLD BUSINESS**F.-1. [24-7946](#)**

VARI-24-07-0017

Setback variance for gazebo for a single-family home located at 5200 San Amaro Drive.

1. Request for variance to reduce the side street setback of an accessory structure (gazebo) to ten feet (10') where fifteen feet (15') is required, pursuant to Section 2-101.D(4) of the Coral Gables Zoning Code.

A motion was made by Vice Chairperson Perez, seconded by Board Member Cuddihy, 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

Nays: 1 - Board Member Perez

Excused: 2 - Board Member Murado and Board Member Alvarez

G. ADJOURNMENT

Meeting adjourned at 9:10 a.m.

NOTE