

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Agenda - Final

Monday, April 13, 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, April 13, 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](http://www.coralgables.com/boardofadjustment)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto: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. [26-1423](#) Approval of Board of Adjustment Action Minutes of March 2, 2026.

Attachments: [03 02 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. [26-1252](#)

VARI-26-02-0027

Variance request at 1119 Milan Avenue (Deferred from last meeting)

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:** [04 13 26 Memo 1119 Milan](#)  
[03 02 26 Staff Report 1119 Milan](#)  
[03 02 26 Attachment A - Applicant Submittal](#)  
[03 02 26 Attachment B - Zoning Code Section 3-308](#)  
[03 02 26 Attachment C - Property Appraiser Summary Report](#)  
[03 02 26 Attachment D - Legal Ad and Notice](#)

E.-2. [26-1419](#)

VARI-26-03-0032

Variance request at 722 Aledo Avenue

1. Variance to allow 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.

**Attachments:** [Staff Report 722 Aledo](#)  
[Attachment A Applicant's submittal reduced](#)  
[Attachment B Zoning Code Section 3-308](#)  
[Attachment C Property Appraiser Summary Report](#)  
[Attachment D Legal Ad and mailed notice](#)

E.-3. [26-1422](#)

VARI-26-03-0030

Variances for freestanding carport and chain link fence

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](#)

**F. 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.*