

City of Coral Gables

Meeting Minutes

Board of Adjustment

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

Board Member Jorge Arrizurieta
Board Member John P. Fullerton
Board Member Alberto Perez
Board Member Gus Perez
Board Member Gema Pinon
Board Member Eugene Wolman

Monday, July 1, 2024

9:00 AM

427 Biltmore Way, First Floor
Conference Room

The Board of Adjustment will be holding its regular board meeting on Monday, July 1, 2024 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 9:03 a.m.

B. ROLL CALL

Present: 5 - Board Member Arrizurieta, Board Member Perez, Board Member Pinon, Board Member Wolman and Board Member Perez

Excused: 1 - Board Member Fullerton

C. APPROVAL OF THE MINUTES

C.-1. [24-7537](#) Approval of Action Minutes of November 6, 2023.

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

Yeas: 5 - Board Member Arrizurieta, Board Member Perez, Board Member Pinon, Board Member Wolman and Board Member Perez

Excused: 1 - Board Member Fullerton

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

NEW BUSINESS**D.-1. [24-7549](#)**

VARI-24-04-0014

Variance for building setbacks for a new commercial building located at 1501 and 1505 Sunset Drive:

1. Grant a variance to reduce the required building setback including balconies on interior side (west) to ten feet (10') where fifteen feet (15') is required, pursuant to Section 2-201.D(4) of the Coral Gables Zoning Code.
2. Grant a variance to reduce the required building setback including balconies on the rear (north) to zero where ten feet (10') is required, pursuant to Section 2-201.D(4) of the Coral Gables Zoning Code.

Deferred by applicant.

D.-2. [24-7548](#)

VARI-24-04-0015

Variance for a temporary monument sign located at 1501 Sunset Drive.

1. Grant a variance to allow a detached monument sign to be located on the corner of Yumuri Street and Sunset Drive (1501 Sunset Drive) vs. detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Route 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, pursuant to Section 11-105.A of the Coral Gables Zoning Code.

Deferred by applicant.

D.-3. [24-7713](#)

VARI-24-06-0016

Variance for a dock and boat lift located at 198 Isla Dorada Boulevard.

1. Grant a variance to allow the proposed dock to extend thirty-six feet and eight-inches (36'-8") from the property line where twenty-five feet (25") is the maximum allowed, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23, Cocoplum Section Two, A.2(b) of the Coral Gables Zoning Code.
2. Grant a variance to allow a boat lift to extend forty-two feet and six-inches (42'-6") from the banks of waterways where twenty-five feet (25') is the maximum allowed, pursuant to Section 3-705(E) of the Coral Gables Zoning Code.

This Agenda Item was approved

Yeas: 5 - Board Member Arrizurieta, Board Member Perez, Board Member Pinon, Board Member Wolman and Board Member Perez

Excused: 1 - Board Member Fullerton

ADJOURNMENT

Meeting adjourned at 9:25 a.m.

NOTE