

City of Coral Gables
Meeting Minutes
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

Monday, May 4, 2026

9:00 AM

427 Biltmore Way, First Floor
Conference Room

The Board of Adjustment will be holding its regular board meeting on Monday, May 4, 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) 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

Alberto Perez participated via Zoom.

Present: 6 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

C. APPROVAL OF THE MINUTES

C.-1. [26-1488](#) Approval of Board of Adjustment Action Minutes of April 13, 2026.

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

Yeas: 6 - Chairperson Cabrera, Board Member Wolman, Vice Chairperson Perez, Board Member Cuddihy, Board Member Santamaria and Board Member Salman

D. CHANGES TO THE AGENDA

E. PUBLIC HEARING

NEW BUSINESS

- E.-1. [26-1422](#) VARI-26-03-0030 (Deferred at last meeting)
 Variances for freestanding carport and chain link fence at 8800 Old Culter Road
 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.

Mr. Javier Vazquez, representing the applicant requested to defer this item to the next meeting of June 1, 2026.

- E.-2. [26-1419](#) VARI-26-03-0032 (Deferred at last meeting)
 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.

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

Motion to approve with following condition:

Approved with the condition that a legal document running with the property be executed with the City of Coral Gables to ensure the property installs and permanently maintains an acoustical cover similar to the one presented by the applicant at the meeting, that would reduce the noise by at least 50%. This condition shall apply to the current pool equipment, and any future replacement or change-out, the new equipment must comply with the current zoning code requirements.

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

Nays: 1 - Board Member Salman

F. ADJOURNMENT

Meeting adjourned at 10:24 a.m.

NOTE