

Public Hearing - Board of Adjustment

Coral Gables | Publish Date: Sep 26, 2025

CITY OF CORAL GABLES NOTICE OF PUBLIC HEARING - BOARD OF ADJUSTMENT All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida. Interested parties may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing which will be held before the Board of Adjustment of the City of Coral Gables at Development Services Department located at 427 Biltmore Way, 1st Floor Conference Room, Coral Gables, Florida, commencing at 9:00 A.M., Monday, October 6, 2025.

[SIGN UP](#)



MIAMI-DADE CLERK OF THE BOARD

Basia Pruna
Director



BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:

Case No. VARI-25-08-0022

Request: Variance for boatlift and mooring piles located at 9475 Journey End Road

1. *Variance to allow a watercraft lift (boatlift) to extend fifty-four feet, two inches (54'-2") from the banks of waterways where twenty-five feet (25') is the maximum allowed per Section 3-705(E) of the Coral Gables Zoning Code.*
2. *Variance to allow mooring piles to be set at sixty-five feet and four inches (65'-4") from the banks of waterways where twenty-five feet (25') is the maximum allowed per Section 3-702(B) of the Coral Gables Zoning Code.*

Case No. VARI-25-08-0023

Request: Variance for swimming pool located at 2310 Country Club Prado

1. *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, per Sections 2-101.D.5(a) and 3-301.B of the Coral Gables Zoning Code.*
2. *Variance to allow a swimming pool and pool deck to be located closer to the street than the main principal building with a reduced setback of eleven feet and two inches (11'-2") where thirty-five feet (35') is required per Site Specifics A-42 Section E, Sections 3-301.C, and 3-308.D(1) 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 elevations per Section 3-308.H of the Coral Gables Zoning Code.*

Interested parties may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing which will be held before the Board of Adjustment of the City of Coral Gables at Development Services Department located at 427 Biltmore Way, 1st Floor Conference Room, Coral Gables, Florida, commencing at **9:00 A.M., Monday, October 6, 2025.**


While the City is back to live in-person meetings, members of the public may join the meeting via Zoom platform (<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; commencing at **9:00 A.M., Monday, October 6, 2025.**

The public may comment on an agenda item using the City's E-comment function which may be found on the City's website 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 day the Friday prior to the Board of Adjustment meeting.

If a person decides to appeal any decision made by a board / committee 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 person requiring special accommodations in order to participate (such as a sign language interpreter or other auxiliary aide or service) in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686 TTY/TDD: 305-442-1600), at least three (3) business days prior to the meeting.

	City of Coral Gables Courtesy Notice of Public Hearing September 23, 2025	
Applicant:	Gregory Andrew Marx and Yanelys Marie Marx	
Property Owner:	Gregory Andrew Marx and Yanelys Marie Marx	
Application:	Variance – VARI-25-08-0023	
Property:	2310 Country Club Prado	
Public Hearing - Date/Time/ Location:	Board of Adjustment Monday, October 6, 2025, 9:00 a.m. First Floor Conference Room Development Services Department 427 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Board of Adjustment will conduct a Public Hearing on **Monday, October 6, 2025**, on the following application at the Coral Gables Development Services Department, first floor conference room, 427 Biltmore Way, Coral Gables, Florida:

- 1. 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, per Sections 2-101.D.5(a) and 3-301.B of the Coral Gables Zoning Code.*
- 2. Variance to allow a swimming pool and pool deck to be located closer to the street than the main principal building with a reduced setback of eleven feet and two inches (11'-2") where thirty-five feet (35') is required per Site Specifics A-42 Section E, Sections 3-301.C, and 3-308.D(1) 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 elevations per Section 3-308.H of the Coral Gables Zoning Code.*

Members of the public may participate in person but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at <https://us06web.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: 837 838 43261. To speak to the Board of Adjustment on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your hand" by pressing *9.

Further information concerning this hearing may be obtained by calling Arceli Redila, Zoning Administrator at (305) 460-5212 or by sending an email to aredila@coralgables.com prior to the meeting.

If a person decides to appeal any decision made by a board/committee 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).

Sincerely,

City of Coral Gables