



# 1154 Alfonso Ave.



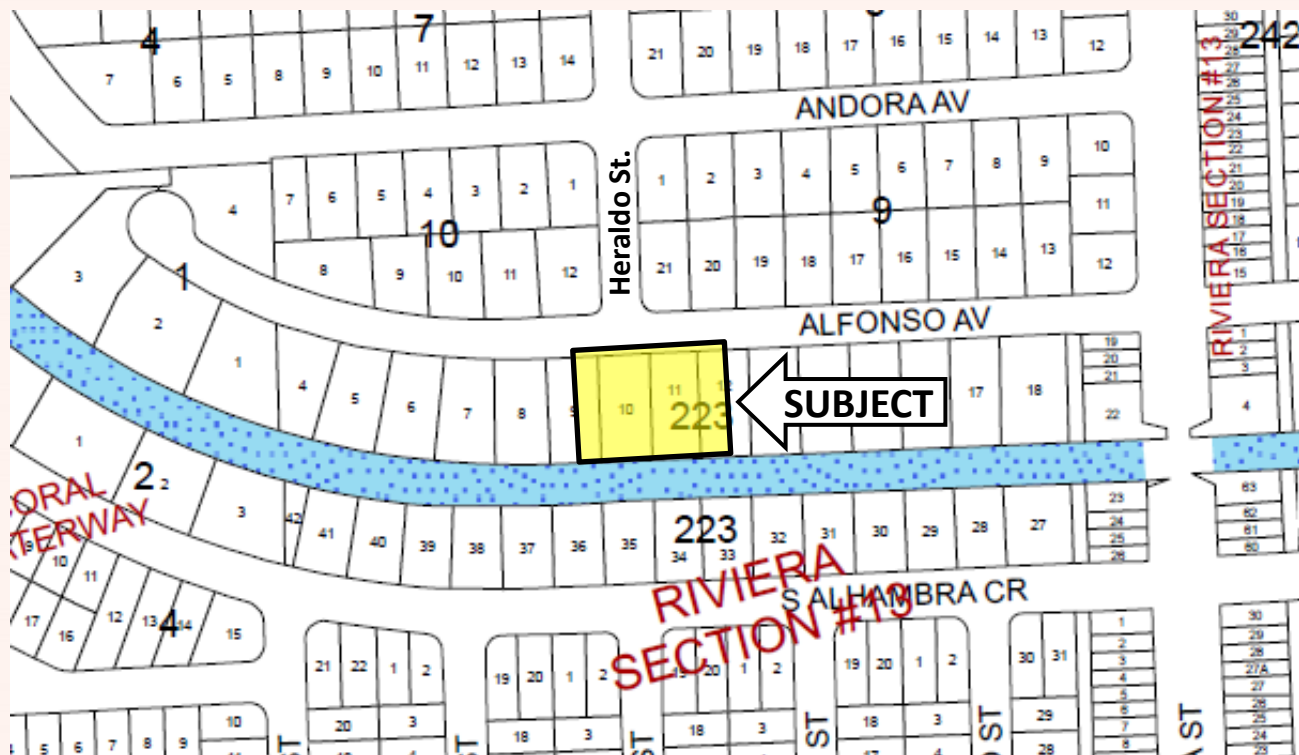
CONDITIONAL USE  
BUILDING SITE SEPARATION



CITY OF CORAL GABLES  
CITY COMMISSION MEETING  
AUGUST 26, 2025

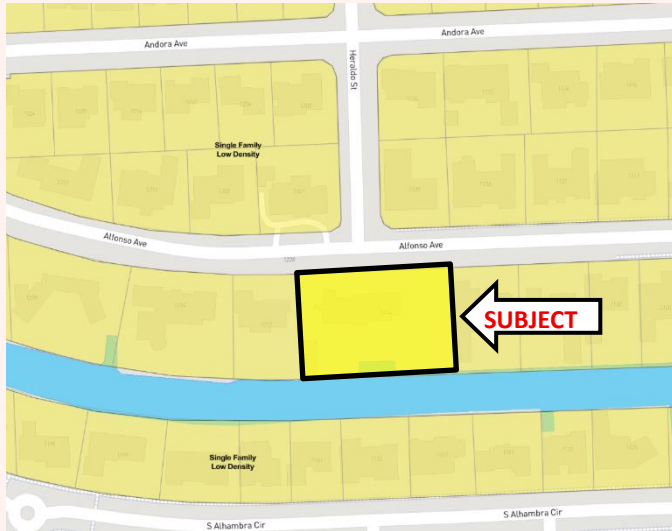


# LOCATION

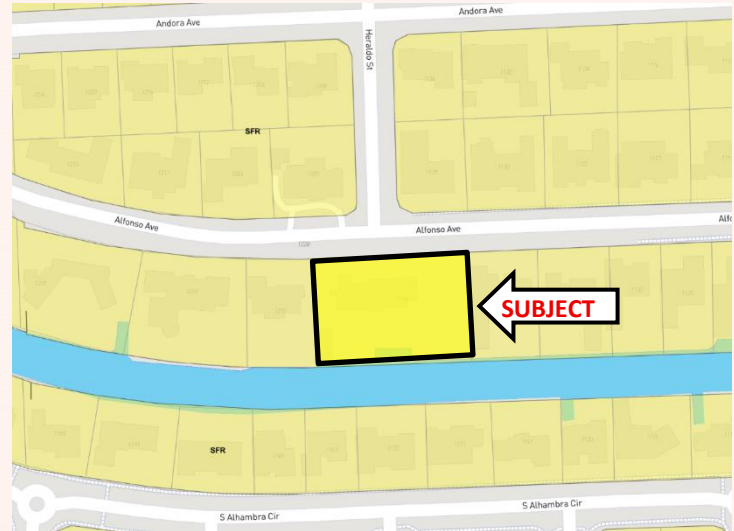


# LAND USE AND ZONING MAPS

*Future Land Use Map (FLUM): Single Family Low Density*



*Zoning District: Single-Family Residential (SFR)*



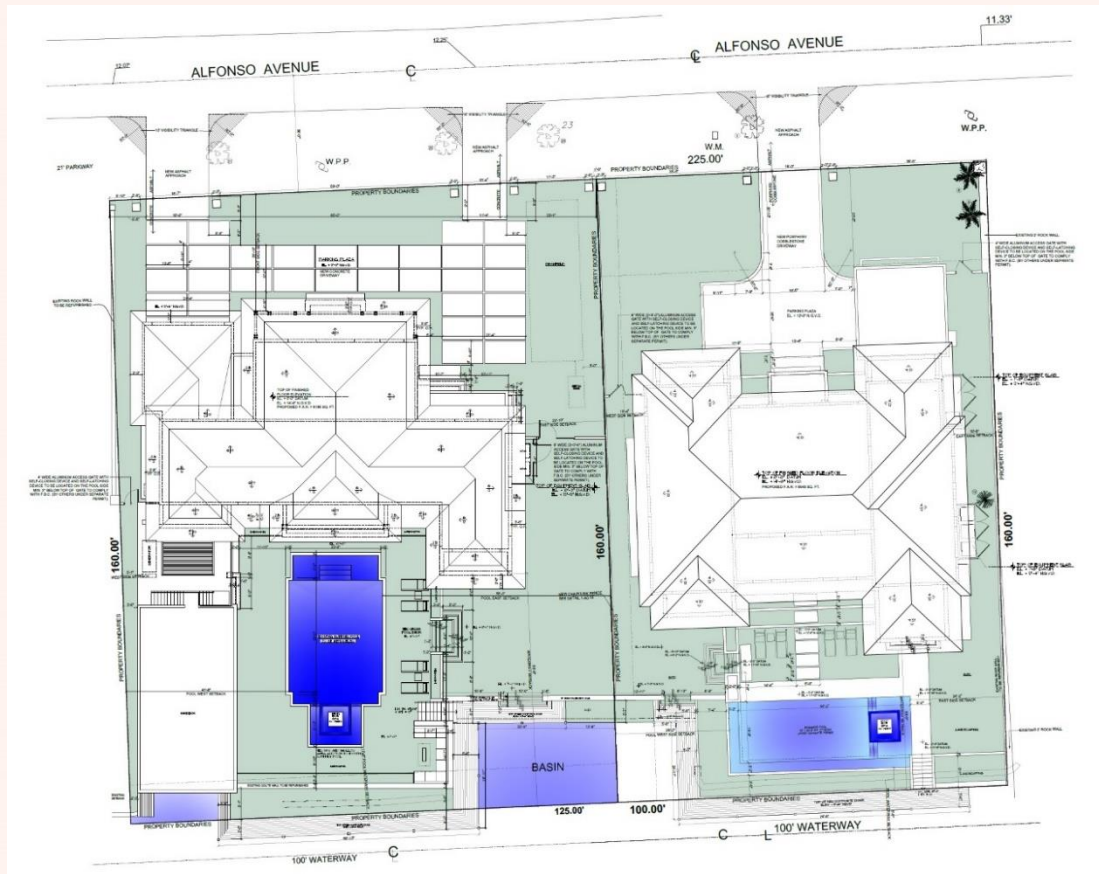
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## **REQUEST:**

CONDITIONAL USE SITE PLAN REVIEW FOR A BUILDING SITE SEPARATION

# PROPOSED BUILDING SITE SEPARATION





# BUILDING SITE INFORMATION

Type	Existing Building Site	Proposed West Bld Site (East 50' of Lot 9 + Lot 10)	Proposed East Bld Site (Lot 11 + West 25' of Lot 12)
Building site frontage	225' (existing)	125'	100'
Building site depth	160' (existing)	160'	160'
Total site area	36,000 sq.ft. (existing)	20,000 sq.ft.	16,00 sq.ft.
Building floor area (FAR permitted)	3,913 sq.ft. (existing) (11,950 sq.ft. max)	5,625 sq.ft. (7,150 sq.ft. max)	5,948 sq.ft. (6,300 sq.ft. max)
Building Height	2 stories/25'0"	2 stories/24'-0"	2 stories/24'-8"
Front (Alfonso)	Min. 25'	29'10"	25'
East Side	Min. 20% / 5'	23'10"	10'8"
West Side	Min. 15'	5'1"	10'4"
Rear (Waterway)	Min. 10'	59'-9"	38'
Ground Area Cover	Max. 35%	6,152 sq.ft. (30.76%)	3,271 sq. ft. (32.8%)
Open Space Min.	Min. 40%	8,249 sq.ft. (41.2%)	6,733 sq. ft. (42.3%)

# PROPOSED ELEVATIONS





# WEST BUILDING SITE | PROPOSED FRONT ELEVATION



# EAST BUILDING SITE | PROPOSED FRONT ELEVATION



# REVIEW TIMELINE



<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE   3.21.25</b>
<b>2</b>	<b>BOARD OF ARCHITECTS   5.01.25; 6.12.25; 7.10.25; 7.17.25</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING   5.01.25</b>
<b>4</b>	<b>PLANNING &amp; ZONING BOARD   8.13.25</b>
<b>5</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING   8.26.25</b>
<b>6</b>	<b>CITY COMMISSION 2<sup>ND</sup> READING   TBD</b>

# LETTERS TO PROPERTY OWNERS (1,000 FT)



## Public Notifications:

Total of 297 mailed notifications were sent out three (3) times:

- Neighborhood Participation Meeting
- Planning & Zoning Board
- City Commission

Ten (10) Letters of Support were received from residents in the surrounding neighborhood



# PUBLIC NOTIFICATION

**3 TIMES**

**LETTERS TO PROPERTY OWNERS**

NEIGHBORHOOD MEETING, AUGUST PZB, CITY COMMISSION

**3 TIMES**

**PROPERTY POSTING**

DRC, BOA, AUGUST PZB

**3 TIMES**

**WEBSITE POSTING**

DRC, AUGUST PZB, CITY COMMISSION

**1 TIME**

**NEWSPAPER ADVERTISEMENT**

AUGUST PZB

**2 TIMES**

**EMAIL TO SUBSCRIBERS**

AUGUST PZB, CITY COMMISSION



# STAFF RECOMMENDATION

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- ☒ PROPOSED BUILDING SITES ARE EQUAL TO OR LARGER THAN THE MAJORITY OF THE EXISTING NEIGHBORHOOD
- ☒ UNUSUAL CIRCUMSTANCES, SUCH AS MULTIPLE FACINGS
- ☒ MAINTAINS OPEN SPACE, NEIGHBORHOOD COMPATIBILITY, AND VISUAL ATTRACTIVENESS OF NEIGHBORHOOD
- ☒ SATISFY AT LEAST **2 OF THE 3**:
  - ☒ STREET FRONTAGES SIMILAR TO NEIGHBORHOOD
  - ☐ EXISTING STRUCTURE NOT NON-CONFORMING  
(NO VOLUNTARY DEMOLITION WITHIN 10 YEARS)
  - ☒ OWNED PROPERTY FOR 10+ YEARS

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS**

# STAFF RECOMMENDATION

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## Conditions of Approval:

The Planning and Zoning Division recommends that the City Commission approve the application, subject to the following conditions of approval, in accordance with Section 14-202.6(G) of the Zoning Code:

1. The new single-family residences constructed on the separated building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
2. The plans depicting the site plans and elevations of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Section 14-203.10 of the Zoning Code.
3. A bond shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.



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