



**City of Coral Gables
CITY COMMISSION MEETING
September 10, 2025**

ITEM TITLE:

Ordinance on Second Reading. Conditional Use Review for Building Site Separation.

An Ordinance of the City Commission granting Conditional Use approval for a Building Site Determination, pursuant to Zoning Code Article 14, "Process," Section 14-202.6, "Building Site Determination," and Section 14-203, "Conditional Uses," to separate one (1) existing building site into two (2) single-family building sites on property zoned Single-Family Residential (SFR) District, legally described as the east 50 feet of Lot 9, all of Lots 10 and 11, and the west 25 feet of Lot 12, Block 223, Revised Plat of Coral Gables Riviera Section, Part 13 (1154 Alfonso Avenue), Coral Gables, Florida; one (1) building site consisting of the east 50 feet of Lot 9 and all of Lot 10 (west parcel), and the other (1) building site consisting of all of Lot 11 and the west 25 feet of Lot 12 (east parcel); including required conditions; providing for a repealer provision, severability clause, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their August 13, 2025, meeting recommended approval with conditions (vote: 5-1)

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Board/Committee	Dates	Comments (if any)
Board of Architects (BOA)	5.01.25; 6.12.25; 7.10.25; 7.17.25	Approval (vote: 8-0)

BRIEF HISTORY:

A draft Resolution has been included in the exhibits, as Exhibit A, after First Reading to address the release of the existing Unity of Title. Because approval of the Building Site Determination is required in order to create two (2) separate building sites, the corresponding release of the Unity of Title is necessary.

No other changes have been made since First Reading.

An application has been submitted by Alvaro Gazzolo and Gillian Gaggero-Gazzolo (the "Applicants") to the City of Coral Gables for a conditional use review of a Building Site Determination to separate one (1) existing building site into two (2) single-family parcels. The Applicants seek to build a new two-story single-family home on the east parcel and replace the existing home on the west parcel, including refurbishment of the existing pool, patio, and boathouse, on property located at the east 50 feet of Lot 9, all of Lots 10 and 11, and the west 25 feet of Lot 12, Block 223, Revised Plat of Coral Gables Riviera Section, Part 13 (1154 Alfonso Avenue), Coral Gables, Florida. The subject property has a Future Land

Use Map (FLUM) designation of Single-Family Low Density and is within a Single-Family Residential (SFR) zoning district.

The subject property lies south of Alfonso Avenue at the intersection of Heraldo Street and Alfonso Avenue and contains approximately 36,000 square feet (0.826 acres) with 225 feet of frontage along Alfonso Avenue and water frontage along the Mahi Waterway to the south. The existing two-story single-family residence, constructed in 1948, occupies the property along with a pool, patio, and boathouse. The Applicants, who have owned and occupied the subject property continuously since acquiring it in November 1999, propose to demolish the existing residence and subdivide the subject property into two (2) building sites: the West Building Site, approximately 20,000 square feet with 125 feet of frontage, and the East Building Site, approximately 16,000 square feet with 100 feet of frontage. The proposed subdivision will establish lot sizes and frontages more consistent with the established development pattern of the neighborhood.

Board of Architects Review

The Applicants' architect, Antonio E. Rodriguez with CAD Studio Architecture, presented architectural plans for both proposed residences to the Board of Architects (BOA) on May 1, June 12, July 10, and July 17, 2025. The BOA reviewed the project for compliance with the City's architectural and design standards, focusing on compatibility with the surrounding neighborhood and preservation of the City's traditional character. On July 17, 2025, the BOA granted preliminary approval of the plans without additional comments.

Planning & Zoning Board

At the August 13, 2025, Planning and Zoning Board meeting, the Board reviewed the proposed Conditional Use request for a Building Site Separation. Staff indicated that the application satisfies two of the three required criteria under Section 14-202.6(F)(4), specifically regarding frontage dimensions and ownership duration. While demolition of the existing residence to facilitate lot separation results in non-conformity with respect to existing structures, this does not negate compliance with the other criteria. Following discussion, the Board recommended approval of the application (vote: 5-1) with conditions.

The Draft Resolution is provided as Exhibit A and the Draft Ordinance as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
3.11.2025	Signs Posted for DRC meeting
4.15.2025	Mailed Notification for Neighborhood Meeting
4.18.2025	Signs Posted for BOA meeting
8.01.2025	Mailed Notification for PZB meeting
8.01.2025	Signs Posted for PZB meeting
8.01.2025	Legal Advertisement for PZB meeting
8.01.2025	Email sent to Subscribers for PZB meeting
8.01.2025	Posted PZB agenda and staff report on city web page
8.14.2025	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
8.19.2025	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: None			

EXHIBITS:

- A. Draft Resolution.
- B. Draft Ordinance.