

	<b>City of Coral Gables Public Hearing Notice</b>	
<b>Applicants:</b>	<b>Alvaro Gazzolo and Gillian Gaggero-Gazzolo</b>	
<b>Application:</b>	<b>Conditional Use Review   Building Site Separation</b>	
<b>Property:</b>	<b>1154 Alfonso Avenue</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>CITY COMMISSION MEETING</b> <b>Tuesday, August 26, 2025, 9:00 a.m.</b> City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, City Commission will conduct a Public Hearing on **Tuesday, August 26, 2025** on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

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 ½ 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.

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 one parcel and replace the existing home on the other, including refurbishment of the existing pool, patio, and boathouse, on property located at ½ 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 application requires review and recommendation by the Planning and Zoning Board at one (1) public hearing and consideration by the City Commission at two (2) public hearings (Ordinance format).

Additional information may be found at [www.coralgables.com](http://www.coralgables.com). Please forward to other interested parties.

The meeting will also be via Zoom at [www.zoom.us/j/3054466800](https://www.zoom.us/j/3054466800). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 305 446 6800.

Sign up to receive future public notices via email at <https://shorturl.at/N3X6w>.

Sincerely,

*City of Coral Gables, Florida*