



City of Coral Gables Planning and Zoning Staff Report

Applicants: Alvaro Gazzolo and Gillian Gaggero-Gazzolo
Application: Conditional Use Review for Separation of a Building Site
Public Hearing: Planning and Zoning Board
Date & Time: **August 13, 2025; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

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.

The request requires three (3) public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. APPLICATION SUMMARY

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 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 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 application package submitted by the Applicants is provided as Attachment A.

Background

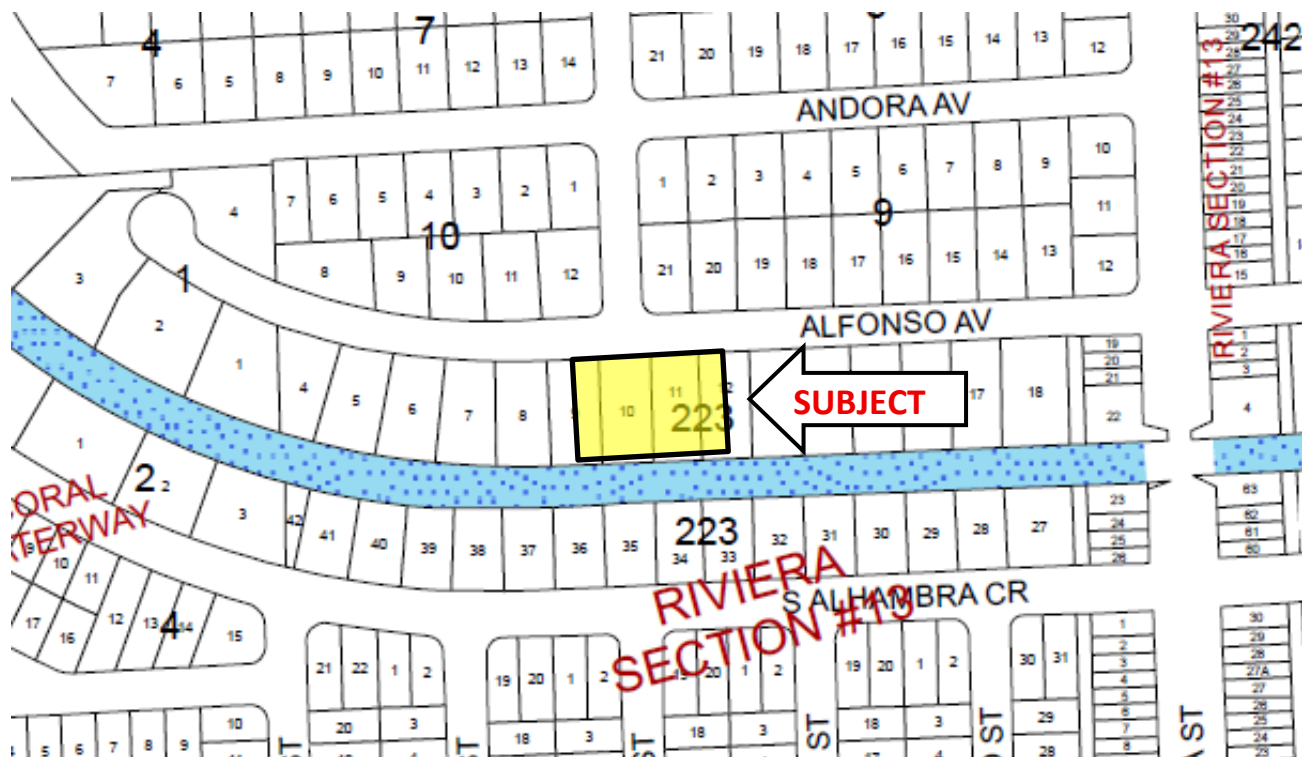
The subject property lies south of Alfonso Avenue at the intersection of Heraldo Street and Alfonso Avenue and contains approximately 36,000 square feet (0.826 acres) with 225 feet of frontage along Alfonso Avenue and water frontage along the Mahi Waterway to the south. It is legally described as ½ of 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. 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

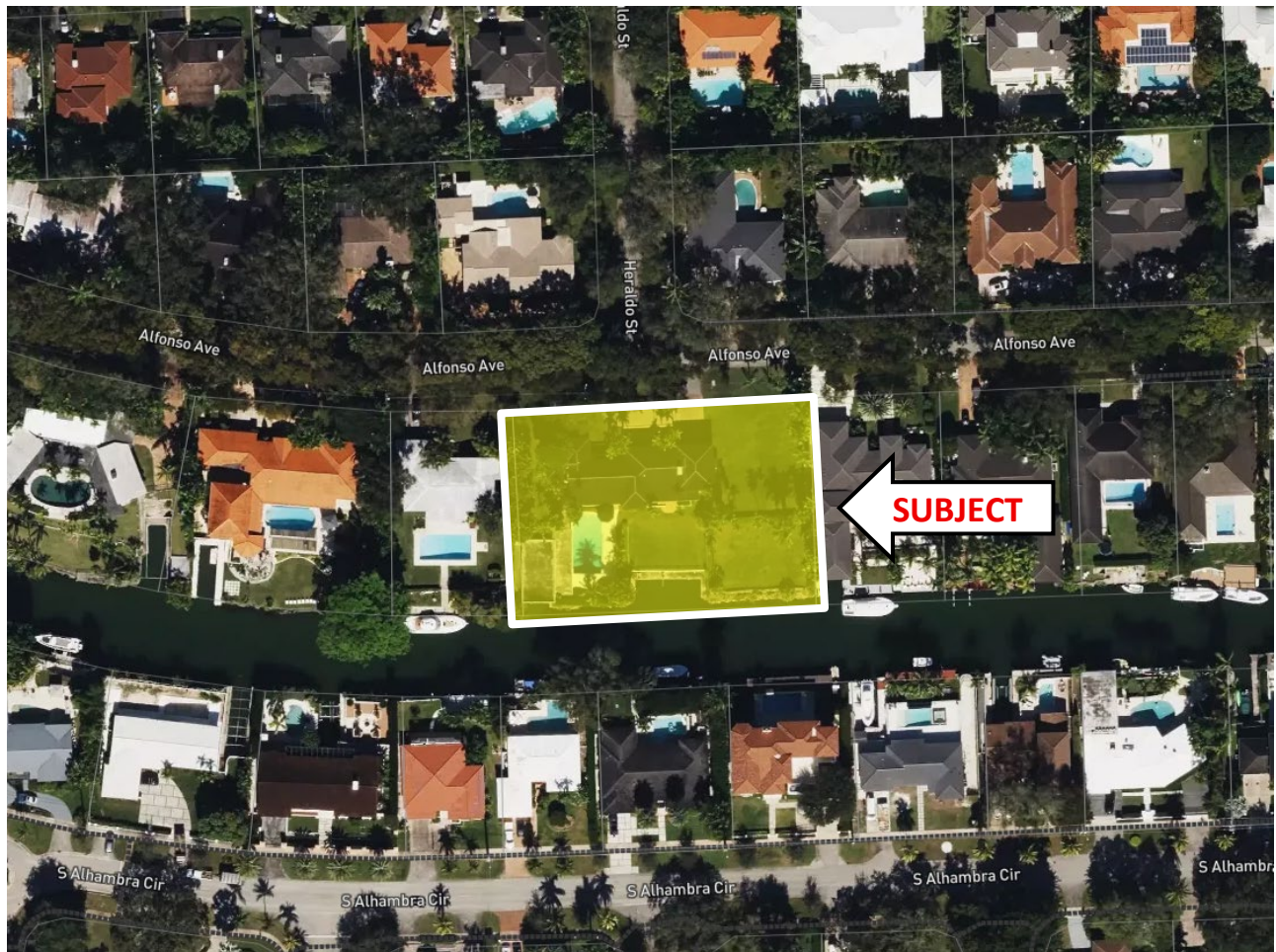
continuously since acquiring it in November 1999, propose to demolish the existing residence and subdivide the subject property into two (2) building sites: the West Building Site, approximately 20,000 square feet with 125 feet of frontage, and the East Building Site, approximately 16,000 square feet with 100 feet of frontage. The plans propose to replace the existing home on the West Building Site, refurbishing the existing pool, patio, and boathouse, and constructing a new two-story single-family residence on the East Building Site. 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 Development review Committee (DRC) on March 21, 2025, and 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 final approval of the plans without additional comments. The approved plans are now incorporated into the application and are included in Attachment A.

Location Map



Aerial**Property Designations and Surrounding Use**

The following tables provide the subject property's designations and surrounding land uses:

Subject Property

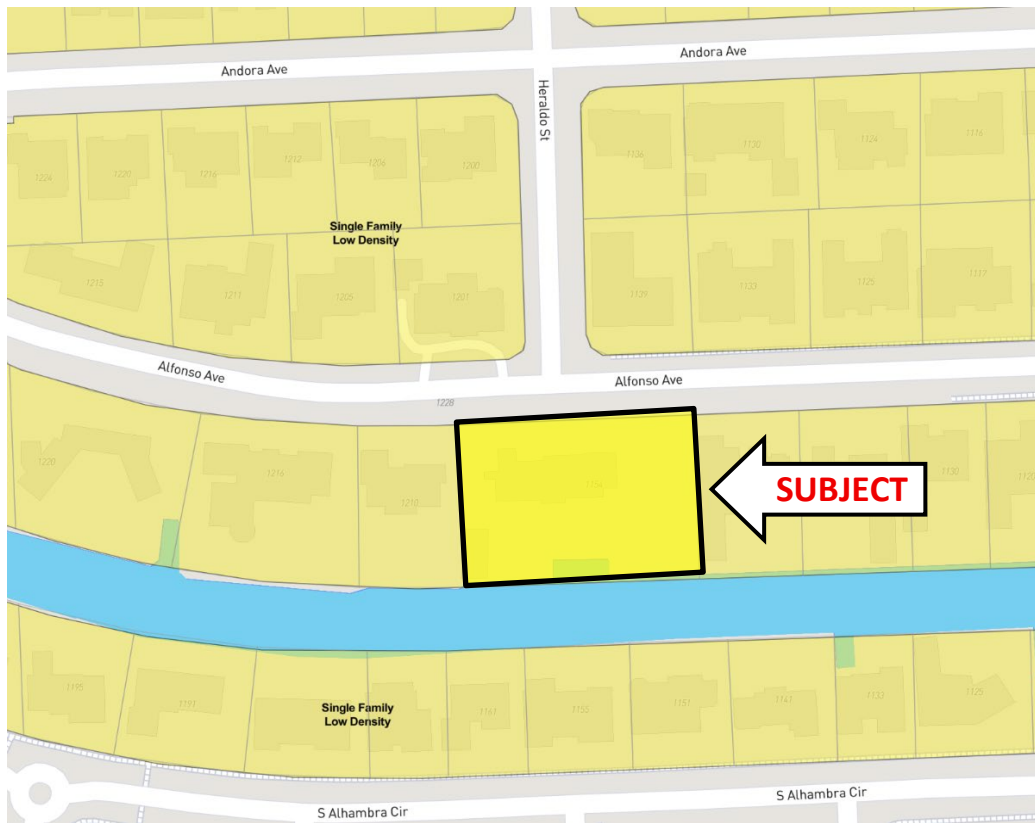
Future Land Use Map (FLUM) Designation	Zoning District
Single Family Low Density	Single Family Residential (SFR)

Surrounding Land Uses

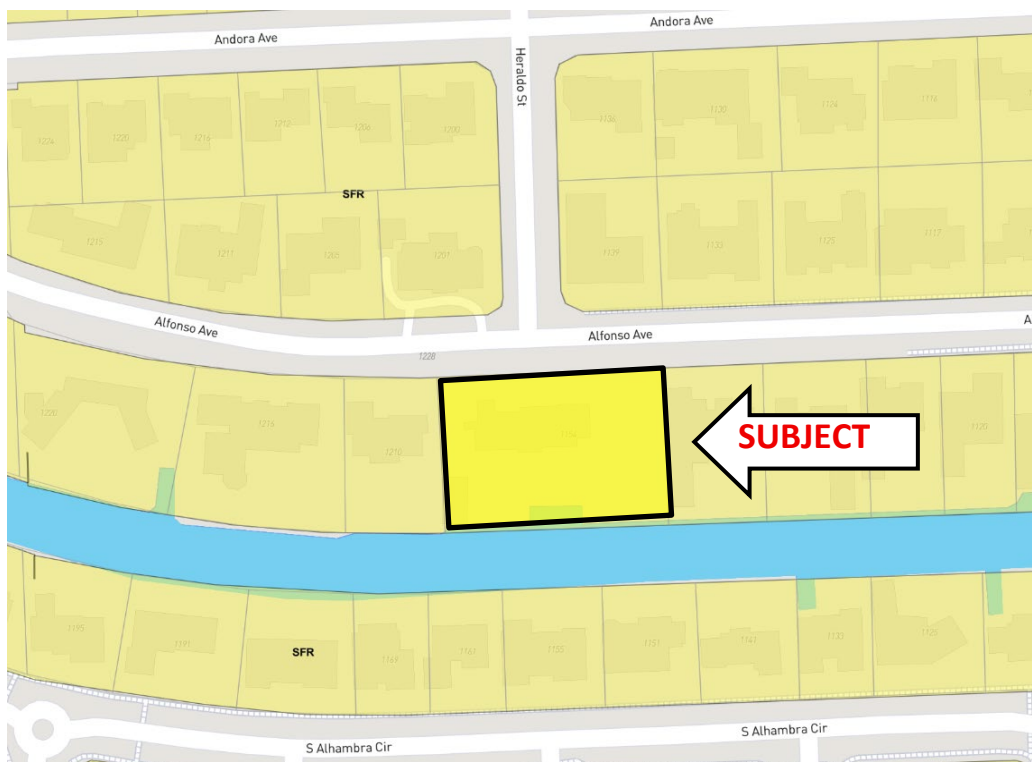
Location	Existing Land Uses	FLUM Designations	Zoning District
North	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District
South	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District
East	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District
West	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District

The surrounding properties have the same single-family residential future land use and zoning designations as the subject property, illustrated as follows:

Future Land Use Map



Zoning District



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Dates
Development Review Committee	03.21.25
Board of Architects	05.01.25; 06.12.25; 07.10.25; 07.17.25
Planning and Zoning Board	08.13.25
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

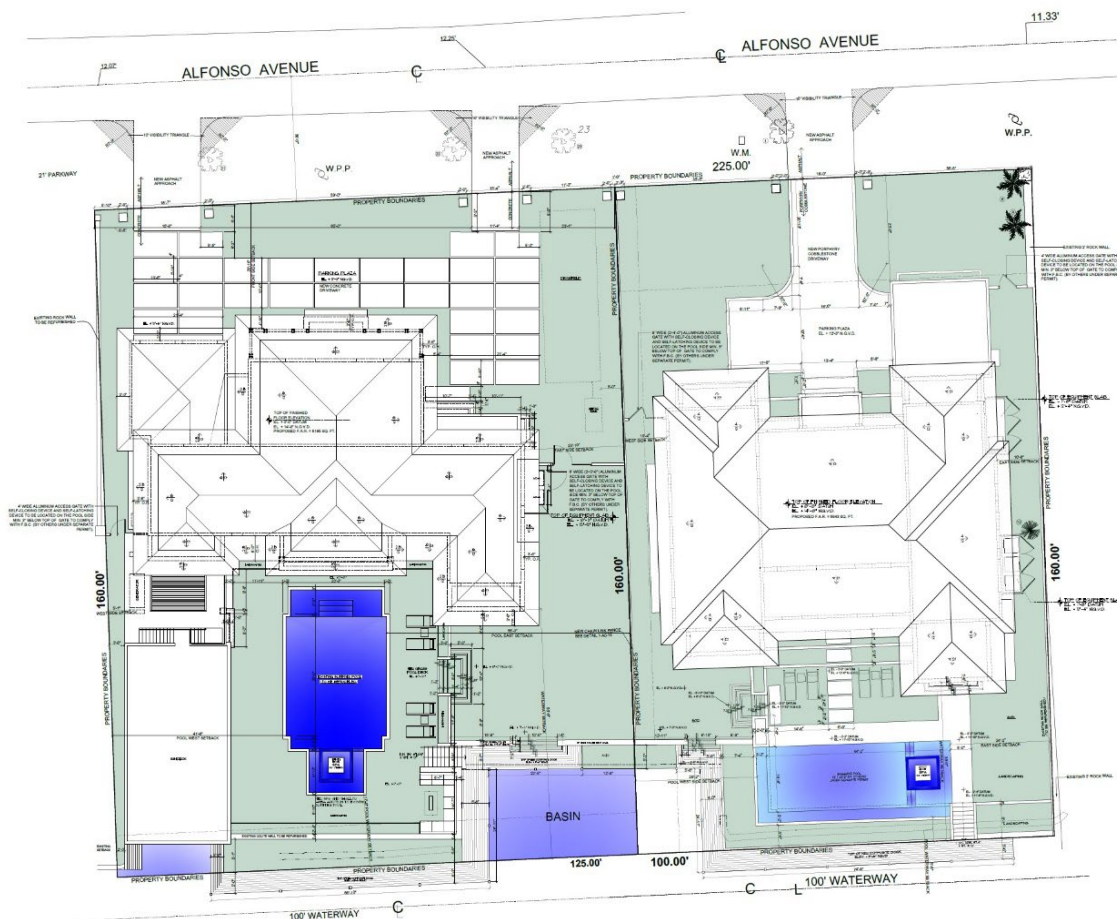
Proposal – Conditional Use Review for Separation of a Building Site

Conceptual Site Plan

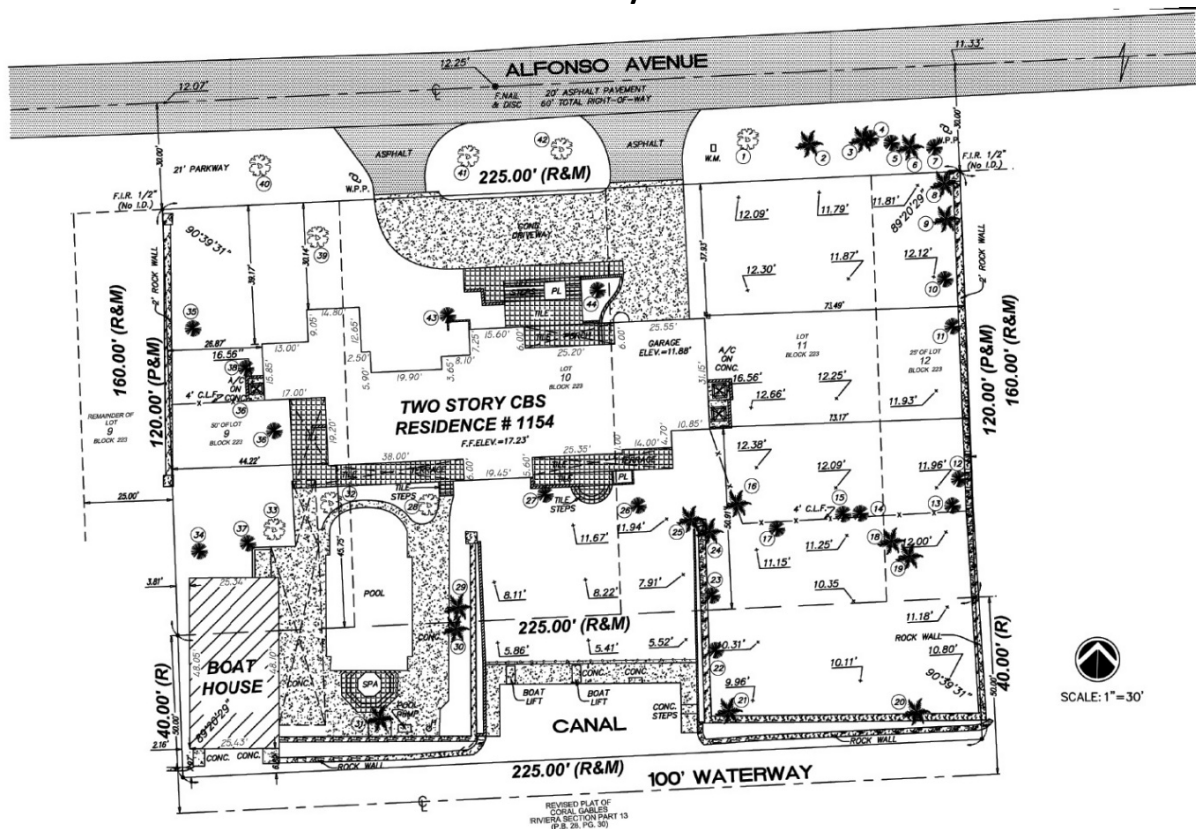
A conceptual site plan was submitted with the application depicting the development potential of the proposed building sites. The site plans are only intended to indicate how the proposed building sites could be developed according to the Single-Family Residential (SFR) District provisions and applicable Planning and Zoning Code Site Specific Regulations.

The Applicant's proposed building site separation, conceptual site plans and renderings are provided on the following pages.

Proposed Building Site Separation



Survey



Proposed Elevations

Proposed Front Elevation



Proposed Rear Elevation



West Building Site | Proposed Front Elevation



East Building Site | Proposed Front Elevation



Proposed Project

The existing 36,000-square-foot subject property at 1154 Alfonso Avenue has 225 feet of frontage and 160 feet of depth, consisting of the east 50 feet of Lot 9, all of Lots 10 and 11, and the west 25 feet of Lot 12, Block 223, Coral Gables Riviera Section Part 13. The site contains a 3,913-square-foot two-story residence built in 1948, along with a pool, patio, and boathouse. The Applicants request a Conditional Use approval under Section 14-202.6(F) of the Zoning Code for a Building Site Determination to demolish the existing residence and divide the subject property into two (2) single-family building sites:

- **West Building Site:** 20,000 sq. ft. | 125' frontage | East 50' of Lot 9 + Lot 10
- **East Building Site:** 16,000 sq. ft. | 100' frontage | Lot 11 + West 25' of Lot 12

A new 5,625 sq. ft. two-story residence is proposed for the West Building Site, along with improvements to the existing pool, patio, and boathouse. A new 5,948 sq. ft. two-story home is proposed on the East Building Site. The combined proposed floor area 11,573 sq. ft. remains under the 11,950 sq. ft. maximum allowed for the existing unified lot. Individually, each proposed building site complies with the maximum allowable FAR: 7,150 sq. ft. (West) and 6,300 sq. ft. (East).

The following table below compares the proposed building sites with the applicable Zoning Code requirements for single-family residences. This analysis shows that the subject property can be developed as proposed and meet the requirements of the Zoning Code:

Site plan information:

Type	Existing Building Site	Proposed West Building Site (East 50' of Lot 9 + Lot 10)	Proposed East Building Site (Lot 11 + West 25' of Lot 12)
Building site frontage	225' (existing)	125'	100'
Building site depth	160' (existing)	160'	160'
Total Lot Area	36,000 sq. ft. (existing)	20,000 sq. ft.	16,000 sq. ft.
Building Floor Area (FAR) (maximum 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 (maximum permitted)	2 stories/25'-0" (2 stories/25'-0")	2 stories/24'-0" (2 stories/25'-0")	2 stories/24'-8" (2 stories/25'-0")
Setbacks Required:			
Front (Alfonso Ave)	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. 35'	59' 9"	38'
Ground Area Cover (Principal Building)	Max. 35%	6,152 sq. ft. (30.76%)	3,271 sq. ft. (32.8%)
Open Space Minimum	Min. 40%	8,249 sq. ft. (41.2%)	6,773 sq. ft. (42.3%)

3. FINDINGS OF FACT

City Staff has evaluated the proposed application for Conditional Use approval of a Building Site Determination pursuant to Zoning Code Sections 14-202.6 and 14-203. The review confirms compliance with the City's Comprehensive Plan, Zoning Code, and other applicable regulations. The request satisfies the purpose and intent of Section 14-203, which acknowledges that certain uses, while beneficial, require individualized review to assess potential impacts on the surrounding area and to impose conditions where appropriate.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, "Purpose and Applicability" provides for the following:

"The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved."

A conditional use review for the separation of a building site must comply with Zoning Code Section 14-202.6(F) and meet the criteria for the separation and establishment of building site, as follows:

F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning and Zoning Division, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies the following criteria:

- 1. That the building site(s) created would have a lot area equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul-de-sac frontage; and, building sites within the same platted subdivision.*

The Application **satisfies** this criterion. The proposed West Building Site, comprising approximately 20,000 square feet, and the East Proposed Building Site, comprising approximately 16,000 square feet, each possess lot areas equal to or larger than the majority of similarly zoned properties within a one-thousand-foot radius of the subject property. Comparative analysis confirms these lot sizes exceed the average lot size of approximately 15,714 square feet in the vicinity.

- 2. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).*

The Application **satisfies** this criterion. The subject property consists of a consolidation of portions of four (4) lots, specifically, the east 50 feet of Lot 9, all of Lots 10 and 11, and the west 25 feet of Lot 12, forming

a uniquely large parcel totaling approximately 36,000 square feet, with 225 feet of frontage along Alfonso Avenue and water frontage along the Mahi Waterway to the south. This configuration is significantly larger and differently shaped than surrounding parcels. A contextual analysis of properties within a 1,000-foot radius shows an average lot size of approximately 12,685 square feet and an average frontage of 92 feet. These exceptional site-specific characteristics justify the proposed separation into two building sites.

3. The proposed separation preserves and promotes neighborhood compatibility by maintaining architectural scale consistent with the surrounding community.

The Application **satisfies** this criterion. The proposed West and East Building Sites consist of approximately 20,000 square feet and 16,000 square feet, respectively. According to the Contextual Analysis conducted, the average lot size within a 1,000-foot radius of the subject property is approximately 12,685 square feet, with an average frontage of 92 feet. Both proposed sites exceed these contextual averages in size and frontage, thereby maintaining consistency with the surrounding development pattern.

The total proposed floor area for both residences is 11,573 square feet, 5,625 square feet on the West Building Site and 5,948 square feet on the East Building Site. This cumulative area is less than the maximum permitted floor area of 11,950 square feet for the existing 36,000-square-foot site, based on a maximum floor area ratio (FAR). The resulting distribution of floor area across two (2) lots contributes to a more balanced and proportionate massing that aligns with the character of adjacent properties.

The proposed site plans incorporate building setbacks that exceed minimum zoning requirements, ensuring appropriate separation between structures and preserving open space. No existing canopy trees will be removed from the East Building Site, and two mature Japanese Orange Blossom trees on the West Building Site will be preserved and relocated within the front yard.

The proposed Building Site Determination maintains compatibility with the established scale, rhythm, and spatial arrangement of surrounding development and is not anticipated to negatively impact the visual character of Alfonso Avenue.

- 4. That the application satisfies at least two (2) of the following three (3) criteria:*
- a. That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.*

The proposed building site separation **satisfies** this criterion. The West Proposed Building Site will provide 125 feet of street frontage and the East Proposed Building Site will provide 100 feet of street frontage. Both are greater than the average street frontage of approximately 92 feet for similarly zoned properties within a 1,000-foot radius of the subject property. Specifically, over 65% of the homes within this radius have street frontages of 100 feet or less, ensuring the proposed lot sizes are consistent with and larger than the majority of existing building sites.

- b. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage, and other applicable provisions of the Zoning Code, Comprehensive Plan, and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.*

The Application **does not satisfy** this criterion. The existing residence will need to be demolished to permit the separation into two (2) building sites as proposed.

- c. That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.*

The Application **satisfies** this criterion. The Applicants have owned the subject property continuously since November 1999, thereby satisfying the requirement of a minimum of ten years' ownership prior to application submittal.

The application satisfies two of the three required criteria under Section 14-202.6(F)(4), specifically regarding frontage dimensions and ownership duration. While the demolition of the existing residence to facilitate lot separation results in non-conformity with respect to existing structures, this does not negate the compliance with the other criteria. Therefore, the application meets the minimum requirements for approval under this section.

CONSISTENCY EVALUATION OF THE COMPREHENSIVE PLAN (CP) GOALS, OBJECTIVES AND POLICIES

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals, Objectives and Policies are as follows:

Ref. No.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
1.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
2.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
3.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high-density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies

Ref. No.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
4.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
5.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
6.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
7.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
8.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
9.	Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies
10.	Objective HOU-1.2. Promote sound, aesthetically pleasing housing.	Complies
11.	Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.	Complies

Staff Comments: Staff's determination is that this Application for Conditional Use Site Plan Review for a Separation of a Building Site at 1154 Alfonso Avenue is **consistent** with the Comprehensive Plan's Goals, Objectives and Policies related to Zoning Code requirements for site plan review.

The proposed Building Site Determination aligns with **Policy HOU-1.2.6**, ensuring new development is compatible with adjacent established residential areas by subdividing the consolidated 36,000 sq. ft. property into two (2) building sites, approximately 20,000 sq. ft. for the West Building Site and 16,000 sq. ft. for the East Building Site, exceeding the average lot sizes and frontages within a 1,000-foot radius. This supports **Objective FLU-1.11** to maintain low-density residential use and preserve neighborhood character.

In accordance with **Policy FLU-1.3.2**, the application underwent thorough review by the Development Review Committee (DRC) and the Board of Architects (BOA), which granted final approval on July 17, 2025. These processes ensure protection from incompatible uses that could disrupt neighborhood health, safety, aesthetics, and welfare.

The proposed combined floor area of 11,573 sq. ft. remains under the maximum permitted 11,950 sq. ft., consistent with **Policy DES-1.1.5**, regulating building massing, height, density, and open space to maintain harmony within zoning districts.

Setbacks and open space exceed minimum zoning requirements, with front setbacks ranging from 25 to nearly 30 feet and rear setbacks over 35 feet, supporting **Objective DES-1.1.1** to preserve high-quality, compatible design. Ground coverage remains below the 35% maximum with 30.76% on the proposed

West Building Site and 32.8% on the East Building Site, and the proposed open space surpasses the 40% minimum, reinforcing **Objective FLU-1.14** to preserve and improve neighborhood character.

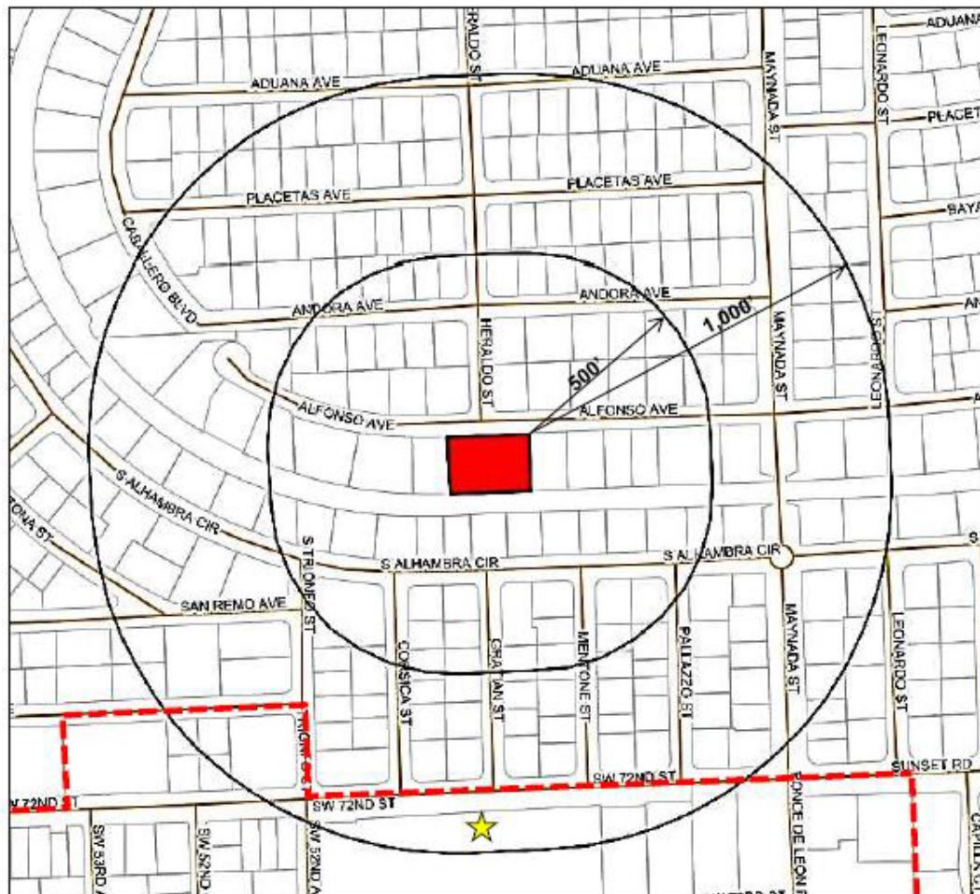
Overall, the application complies with **Goal FLU-3** by engaging in a transparent review process involving multiple boards and committees. It balances development rights with neighborhood compatibility and environmental protection, without anticipated adverse impacts to the residential character or community welfare.

4. PUBLIC NOTIFICATION

Pursuant to the Zoning Code, the Applicants conducted a mandatory neighborhood participation meeting on May 1, 2025, and mailed notification to all property owners within a 1,000-foot radius of the subject property. The notice included the type of application filed, proposed public hearing dates and times, locations to review the application, and instructions for submitting public comments.

A total of 297 courtesy notices were sent. In response, nine (9) letters of support were received from residents in the surrounding neighborhood expressing approval of the proposed building site separation. These are included in Attachment D and will be presented to the Board at the public hearing.

A map of the 1,000-foot notice radius is as follows:



City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	08.13.25
City Commission 1 st Reading	TBD
City Commission 2 nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	08.01.25
Posted agenda and Staff report on City web page/City Hall	08.01.25

6. STAFF RECOMMENDATION

Based on the Findings of Fact, the Planning and Zoning Division recommends **approval with conditions** of the Conditional Use Site Plan Review for a Separation of a Building Site at 1154 Alfonso Avenue. The proposed lot separation meets the applicable Zoning Code requirements, preserves neighborhood compatibility, and maintains the character of Alfonso Avenue.

Conditions of Approval

The Planning and Zoning Division recommends that the Board 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.

7. ATTACHMENTS


- A. Applicant submittal package.
- B. Notice mailed to all property owners within 1,000 feet.
- C. Invitation and Summary of Neighborhood Meeting.
- D. Public Comments Received.
- E. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jennifer Garcia', with a stylized flourish at the end.

Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

	City of Coral Gables Public Hearing Notice	Attachment B
Applicants:	Alvaro Gazzolo and Gillian Gaggero-Gazzolo	
Application:	Conditional Use Review Building Site Separation	
Property:	1154 Alfonso Avenue	
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Wednesday, August 13, 2025, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board will conduct a Public Hearing on **Wednesday, August 13, 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. Please forward to other interested parties.

The meeting will also be held via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to planning@coralgables.com prior to the meeting. Sign up to receive future public notices via email at <https://shorturl.at/N3X6w>.

Sincerely,
City of Coral Gables, Florida

Attachment C

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

May 1, 2025

Via Electronic Submittal

Ms. Jennifer Garcia
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134,

Re: Summary of Neighborhood Meeting at 1154 Alfonso Avenue, Coral Gables, Florida
(Folio No. 03-4130-008-0430) regarding Development Review Committee
Application DERC-25-02-0057

The following people RSVP:

1. Claire Blumenthal, 6609 Maynada, 317 681-4983 Yes (no show)
2. Kendra Perdue, 118 Placetas, 602 885-2313 Yes (no show)
3. Donna and Gordon Fields, 6815 Pallazzo, 305 667-0846 Yes (Gordon =no show)
4. Marlin Ebbert, outside 1000' perimeter, friends with Fields Yes
5. Beno and Rosa Schechter, 1139 Alfonso, across the street neighbors Yes
6. Rafael and Theresa Rondon, 1201 Alfonso, across the street neighbors Yes
7. Carlos Sabater, 1140 Alfonso and west Canal neighbor, Maybe, Wife, Carmen No
8. Brian and Carleen Smith, 1155 So. Alhambra Circle, across the canal neighbor, No
9. Rebecca Garcia, 120 Alfonso Avenue No (Rebecca and x-husband, owners, do not live at the property)

Carlos Sabater, RSVP #7, did not attend the meeting. He said he would try but it was not necessary because he and his wife, Carmen, saw the project presented to BOA 5-1-25 and both liked it a lot and approved it.

Brian and Carleen Smith #8, 1155 So. Alhambra Circle, across the canal neighbor, also said they could not make it and did not attend. Like the Sabaters, they saw the project presented to BOA 5-1-25 and both liked it a lot and approved it. Brian asked me if we were seeking a variance. I told him no.

Per the sign in sheet, we had 6 people attend the meeting. Donna Gordon arrived at 6:00. Marlin Ebbert arrived at 6:08. I gave them the general history of the existing home and how it came to be while we waited until 6:30, "Miami time" to start the meeting. The Schechters arrived at 6:18.

The conversation became more about family. The Schechters have been our neighbors since we moved into our home in 1999.

We started the presentation at 6:30. I went through each slide explaining what they meant and why they were included in the presentation. I explained that the renderings would change due to BOA feedback. I said the BOA wants the two homes to be more different to each other from what we presented. I said BOA wants an overhaul design of the modern organic home presented (West Parcel), thus the slide of an inspirational example of a Florida Vernacular home since that architectural style was mentioned positively at our BOA presentation instead of the Modern organic home presented to BOA. See attached. I said BOA had comments regarding the Tropical Modern home (East Parcel) which we were working on also. I said BOA's approval of both designs was required as part of the Conditional Use Permission for two buildable sites at our property. We finished the presentation at 7:06. Donna, Marlin and the Schechters congratulated me warmly. They said they liked and approved of the project and understood the designs would change.

The Rondons arrived at 7:08. I went through the same presentation for them. They congratulated me; said they liked and approved the project and understood completely that the design of the final homes to be built would be modified since they recently built 2 homes in Coral Gables and are very familiar with BOA and how it operates.

Sincerely,
Gillian Gaggero-Gazzolo
Applicant and Property Owner

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

April 18, 2025

Re: Invitation to Property Owners Within 1000' of 1154 Alfonso Avenue, Coral Gables,
Florida (Folio No. 03-4130-008-0430) regarding Development Review Committee
Application DERC-25-02-0057

Dear Neighbor,

We invite you to our pool patio on Thursday May 1, 2025, at 6:00 pm for a presentation describing our City of Coral Gables Development Review Committee Application DERC-25-02-0057, a project to replace and rebuild our existing home and build a new home on our property. Facing our current home from the street, please walk west to the side of the home and find a green chain link fence with an open gate. Please enter and walk through the grass to the pool patio.

Kindly RSVP to Gillian at 305.431.5478.

Sincerely,

Gillian Gaggero-Gazzolo
Applicant and Property Owner

A handwritten signature in black ink, appearing to read 'Gillian', is written over a horizontal line.

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 27, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

Dear Ms. Garcia,

We, Brian and Carleen Smith, owners and residents of 1155 South Alhambra Circle, Coral Gables, Florida 33146, and across the canal neighbors of DERC-25-02-0057, have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. We are sorry we cannot attend the PZB meeting August 13. We wanted to be there to voice our support in person. We have two minor children. August 13 is back to school night. We love the project. It's spectacular. We believe it is in scale and harmony with our neighborhood, will enhance the streetscape and the waterway and, it will add value to our neighborhood.

Sincerely,

Brian Smith

Carleen Smith

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 27, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

Dear Ms. Garcia,

I, Donna Fales, owner and resident of 6815 Pallazzo Street, Coral Gables, Florida 33146, neighbor of DERC-25-02-0057 within the 1000' perimeter of the project, attended the neighborhood meeting May 1, 2025, have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. I want to voice my support for DERC-25-02-0057 in person but I may not be able to attend the PZB meeting on August 13. Please accept this letter as support, in lieu of a personal appearance, that I believe DERC-25-02-0057 it is in scale and harmony with our neighborhood, will enhance the streetscape and the waterway and, it will add value to our neighborhood.

Sincerely,



Donna Fales

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 28, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida

Dear Ms. Garcia,

I, Rebeca Garcia, owner of 1210 Alfonso Avenue, Coral Gables, Florida 33146, and immediate west neighbor of DERC-25-02-0057 have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. I find the homes to be beautiful. They are within the scale and context of our neighborhood and I believe they will enhance the value of our neighborhood.

Sincerely,
Rebeca Garcia

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 24, 2025

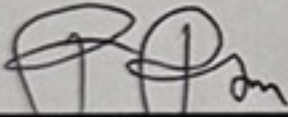
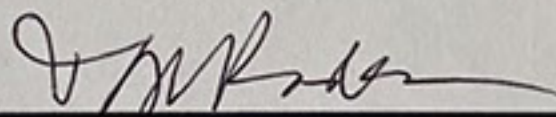
Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida
(Folio No. 03-4130-008-0430)

Dear Ms. Garcia,

We are neighbors across the street from the referenced application. Our home is in our name Rafael and Teresa Rodon and is located at 1201 Alfonso Avenue, Coral Gables, Florida 33146. We attended the neighborhood meeting June 1, 2025, viewed and listened to the presentation and reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board. We understand the proposal to be the redevelopment of the existing single family residence SFR resulting in two SFR's on individual lots. The proposed west parcel is immediately south of our residence. In our opinion the proposed SFR's are compatible with our block and our neighborhood. The elevations show homes that should blend in with other homes in the area and therefore support the application..

Sincerely,


Rafael Rodon
Teresa Rodon

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 28, 2025

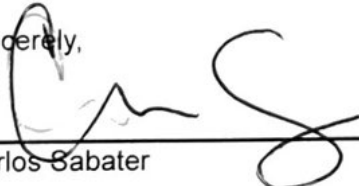
Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

Dear Ms. Garcia,

We Carlos and Carmen Sabater, owners and residents of 1140 Alfonso Avenue, Coral Gables, Florida 33146, and immediate east neighbors of DERC-25-02-0057, have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. We find the project lovely. We believe it is a great improvement compared to the current home and property. We believe the project fits perfectly in our neighborhood and will enhance it.

Sincerely,



Carlos Sabater



Carmen Sabater

Gary and Lisa Saul
1125 Alfonso Avenue
Coral Gables, Florida 33146

July 26, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

Dear Ms. Garcia,

We, Gary and Lisa Saul, owners and residents of 1125 Alfonso Avenue, Coral Gables, Florida 33146, and across the street neighbors east of 1154 Alfonso Avenue, have reviewed the lot separation project plans for 1154 Alfonso Avenue and are not opposed to the project. The project looks very nice and seems in scale and harmony with our neighborhood.

Sincerely,



Gary Saul



Lisa Saul

1154 Alfonso Avenue Letter of Support



Beno Schechter <benoschechter@gmail.com>
To Garcia, Jennifer
Cc gaggero@bellsouth.net; Rosa Schechter

 Reply

 Reply All

 Forward



Sat 7/26/2025 6:36 PM

Beno and Rosa Schechter
1139 Alfonso Avenue
Coral Gables, Florida 33146

July 25, 2025
Ms. Jennifer Garcia
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2 nd Floor
Coral Gables, Florida 33134

Re: Property Owners Within 1000’ Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida
(Folio No. 03-4130-008-0430)

Dear Ms. Garcia,
We, Beno and Rosa Schechter, owners and residents of 1139 Alfonso Avenue, Coral Gables,Florida 33146, and across the street neighbors of DERC-25-02-0057, specifically, East Parcel, attended the neighborhood meeting June 1, 2025, viewed and listened to the presentation and reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. We believe it is in scale and harmony with our neighborhood and will enhance it.

Sincerely,

BENO SCHECHTER.
Beno Schechter

ROSA E. SCHECHTER
Rosa Schechter

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 27, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

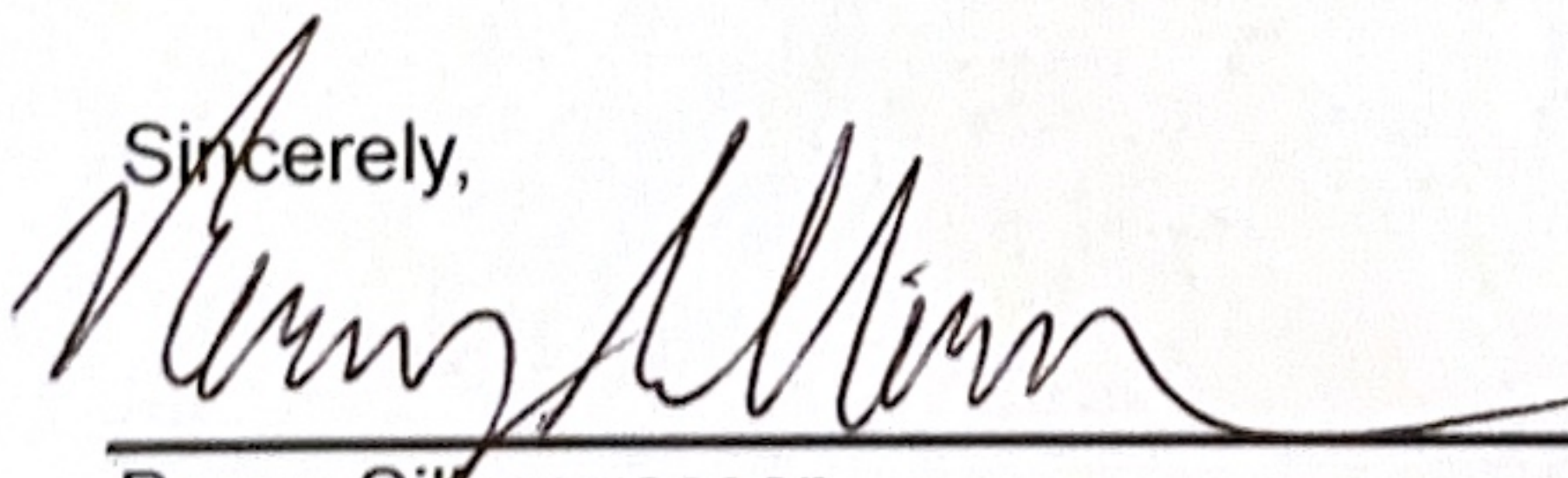
Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

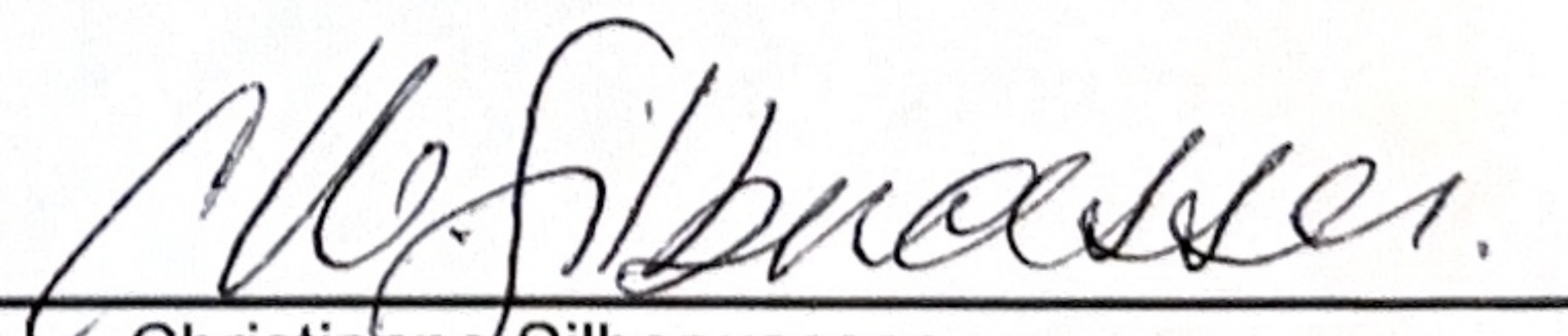
Dear Ms. Garcia,

We, Berny and Christiane, owners and residents of 1131 Aduana Avenue, Coral Gables, Florida 33146, neighbors of DERC-25-02-0057, just outside the 1000' perimeter of the project, have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. We are friends with the Gazzolos. They are the type of family that we want living in our neighborhood.

We are sorry we may not be able to attend the PZB meeting on August 13. We want to be there to voice our support in person. We have voiced our opinion against what we believe are over development projects in Coral Gables. We are happy to support a project like this. We believe it is in scale and harmony with our neighborhood, will enhance the streetscape and the waterway and, it will add value to our neighborhood.

Sincerely,


Berny Silberwasser


Christiane Silberwasser

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 27, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

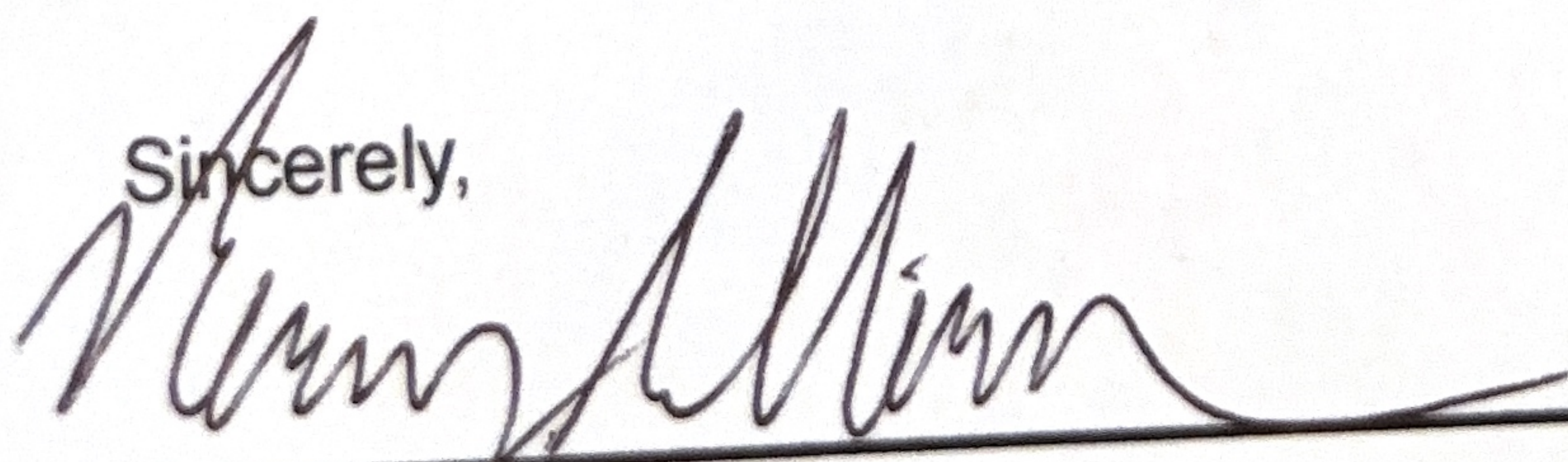
Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

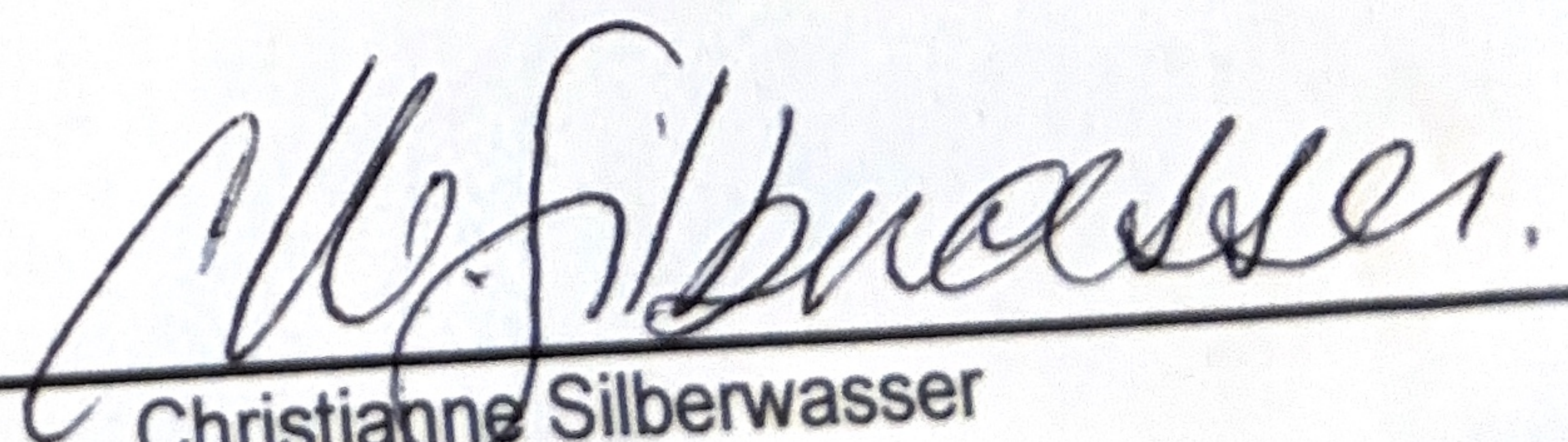
Dear Ms. Garcia,

We, Berny and Christiane, owners and residents of 1131 Aduana Avenue, Coral Gables, Florida 33146, neighbors of DERC-25-02-0057, just outside the 1000' perimeter of the project, have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. We are friends with the Gazzolos. They are the type of family that we want living in our neighborhood.

We are sorry we may not be able to attend the PZB meeting on August 13. We want to be there to voice our support in person. We have voiced our opinion against what we believe are over development projects in Coral Gables. We are happy to support a project like this. We believe it is in scale and harmony with our neighborhood, will enhance the streetscape and the waterway and, it will add value to our neighborhood.

Sincerely,


Berny Silberwasser


Christianne Silberwasser

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 27, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

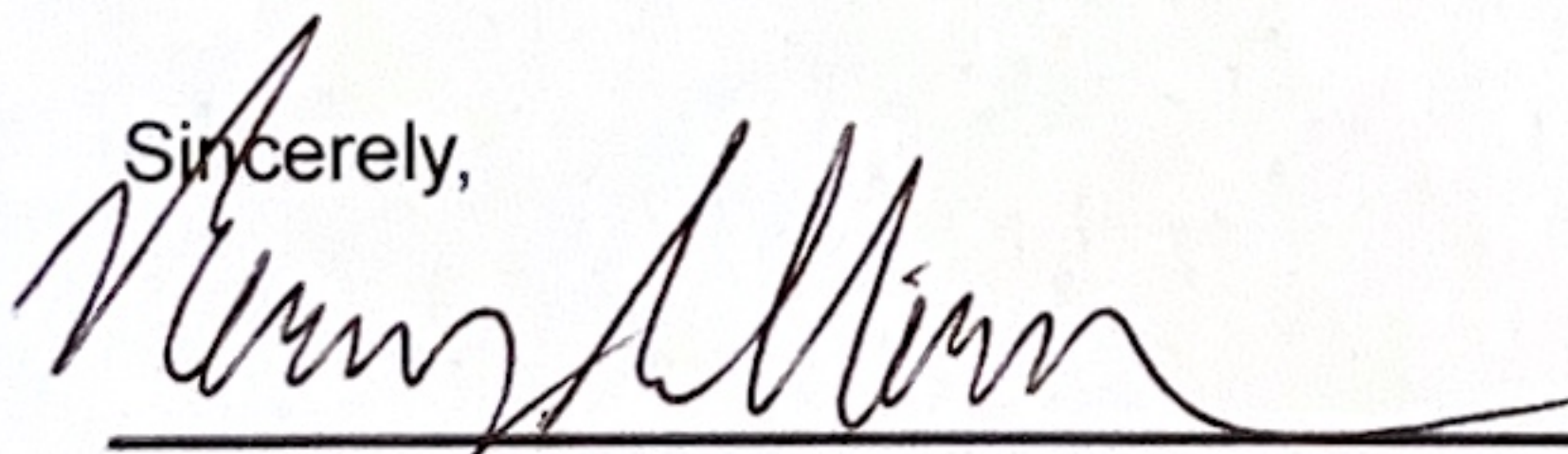
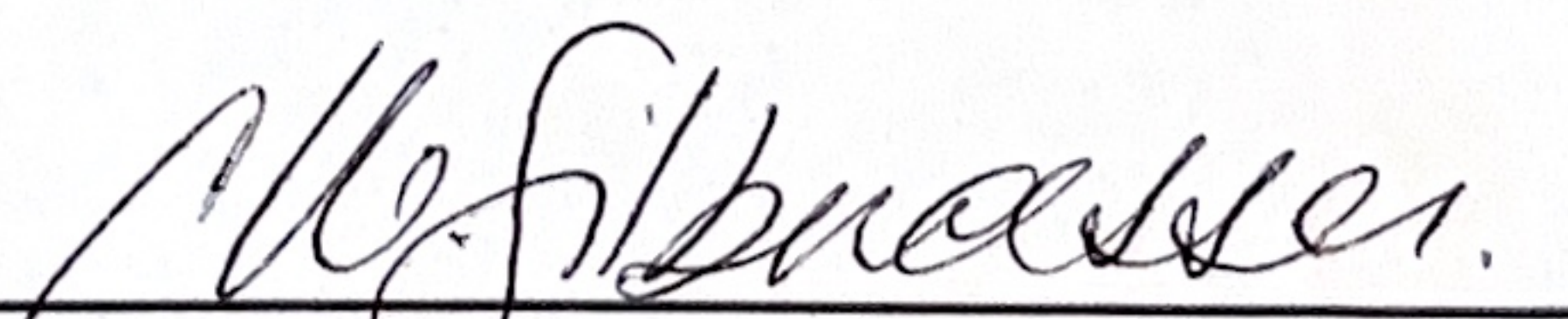
Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

Dear Ms. Garcia,

We, Berny and Christiane, owners and residents of 1131 Aduana Avenue, Coral Gables, Florida 33146, neighbors of DERC-25-02-0057, just outside the 1000' perimeter of the project, have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. We are friends with the Gazzolos. They are the type of family that we want living in our neighborhood.

We are sorry we may not be able to attend the PZB meeting on August 13. We want to be there to voice our support in person. We have voiced our opinion against what we believe are over development projects in Coral Gables. We are happy to support a project like this. We believe it is in scale and harmony with our neighborhood, will enhance the streetscape and the waterway and, it will add value to our neighborhood.

Sincerely,


Berny Silberwasser
Christianne Silberwasser

Gillian and Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

July 27, 2025

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

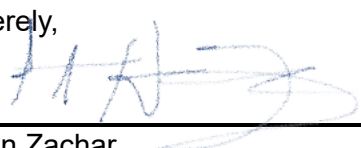
Re: Property Owners Within 1000' Support for Development Review Committee
Application DERC-25-02-0057/ 1154 Alfonso Avenue, Coral Gables, Florida (Folio
No. 03-4130-008-0430)

Dear Ms. Garcia,

We, Stefan and Caroline Zachar, owners and residents of 1229 Aduana Avenue, Coral Gables, Florida 33146, neighbors of DERC-25-02-0057, just outside the 1000' perimeter of the project, have reviewed the lot separation project plans approved by the Board of Architects, BOAR 25-04-1125, that will be presented to the Planning and Zoning Board and approve the project. We knew the Gazzolos even before they moved to Alfonso Avenue in 1999. We met them and their two boys when they moved to San Vicente Street, Coral Gables in 1995. Our son and their younger son were in playgroup together as infants. They are the type of family that we want living in our neighborhood.

We are sorry we may not be able to attend the PZB meeting on August 13. We want to be there to voice our support in person. We have been voicing our opinion against what we believe are over development projects like Paseo de la Riviera in Coral Gables for years. We are happy to support a project like this. We believe it is in scale and harmony with our neighborhood, will enhance the streetscape and the waterway and, it will add value to our neighborhood.

Sincerely,


Stefan Zachar


Caroline Zachar



1154 Alfonso Ave.



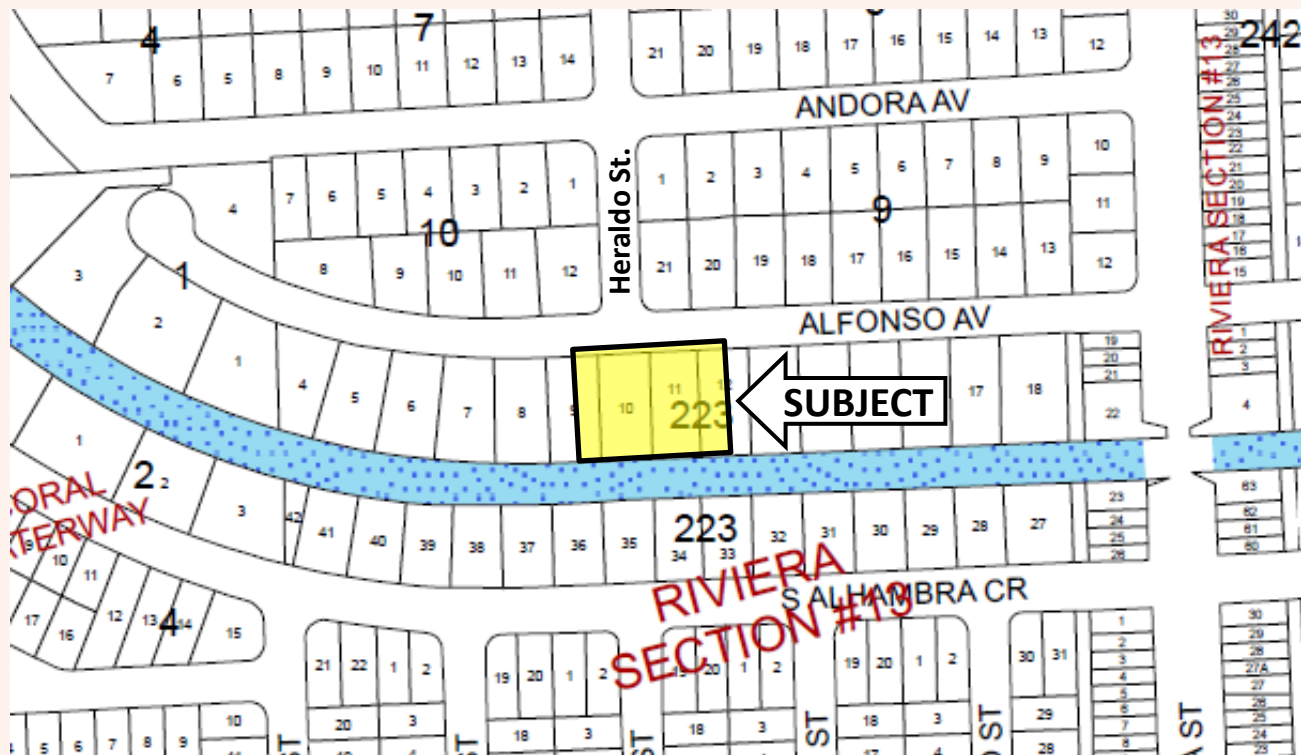
CONDITIONAL USE
BUILDING SITE SEPARATION



PLANNING AND ZONING BOARD
AUGUST 13, 2025

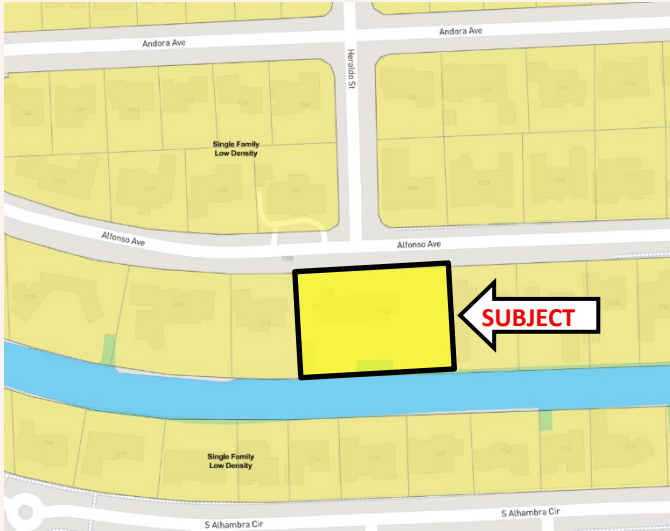


LOCATION

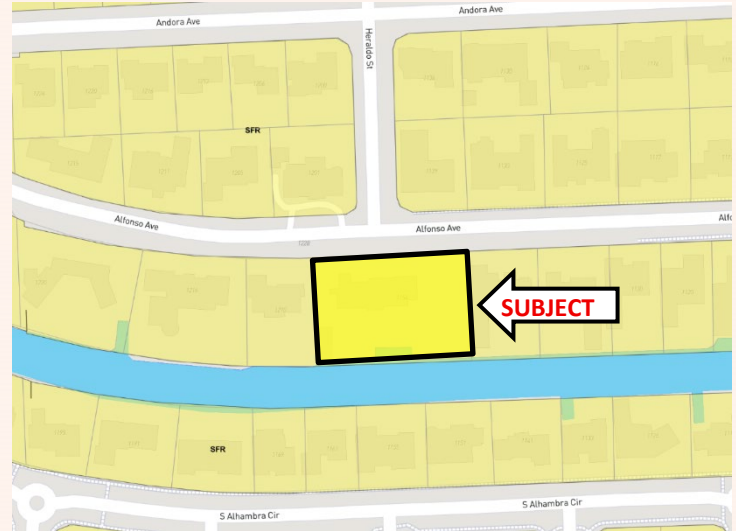


LAND USE AND ZONING MAPS

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



Zoning District: Single-Family Residential (SFR)

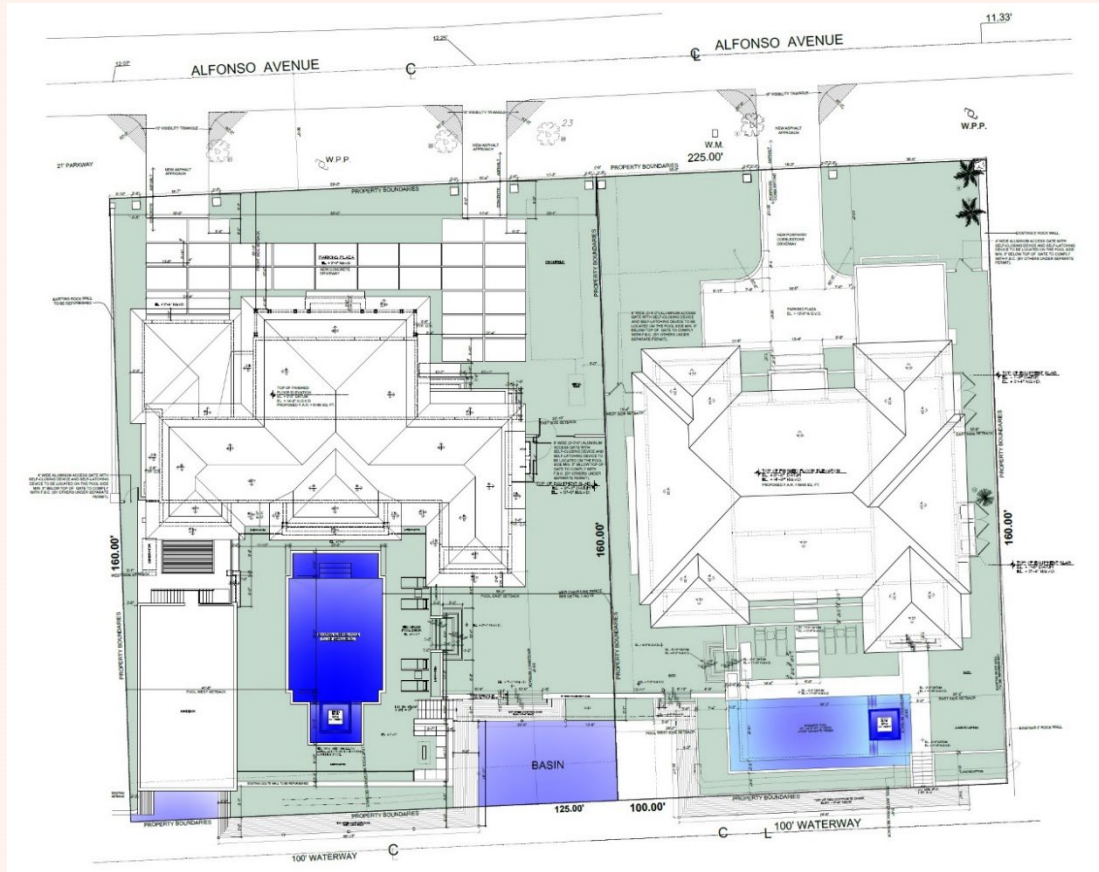


2



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%)

CONCEPTUAL ELEVATIONS



WEST BUILDING SITE | PROPOSED FRONT



EAST BUILDING SITE | PROPOSED FRONT



REVIEW TIMELINE



1	DEVELOPMENT REVIEW COMMITTEE: 3.21.25
2	BOARD OF ARCHITECTS: 5.01.25; 6.12.25; 7.10.25; 7.17.25
2	NEIGHBORHOOD MEETING: 5.01.25
3	PLANNING AND ZONING BOARD: 8.13.25
4	CITY COMMISSION 1ST READING: TBD
5	CITY COMMISSION 2ND READING: TBD



PUBLIC NOTIFICATION

2 TIMES

LETTERS TO PROPERTY OWNERS

NEIGHBORHOOD MEETING, AUGUST PZB

3 TIMES

PROPERTY POSTING

DRC, BOA, AUGUST PZB

2 TIMES

WEBSITE POSTING

DRC, AUGUST PZB

1 TIME

NEWSPAPER ADVERTISEMENT

AUGUST PZB

1 TIME

EMAIL TO SUBSCRIBERS

AUGUST PZB

STAFF RECOMMENDATION

- ☒ 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.**



1154 Alfonso Ave.



CONDITIONAL USE
BUILDING SITE SEPARATION



PLANNING AND ZONING BOARD
AUGUST 13, 2025

