



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

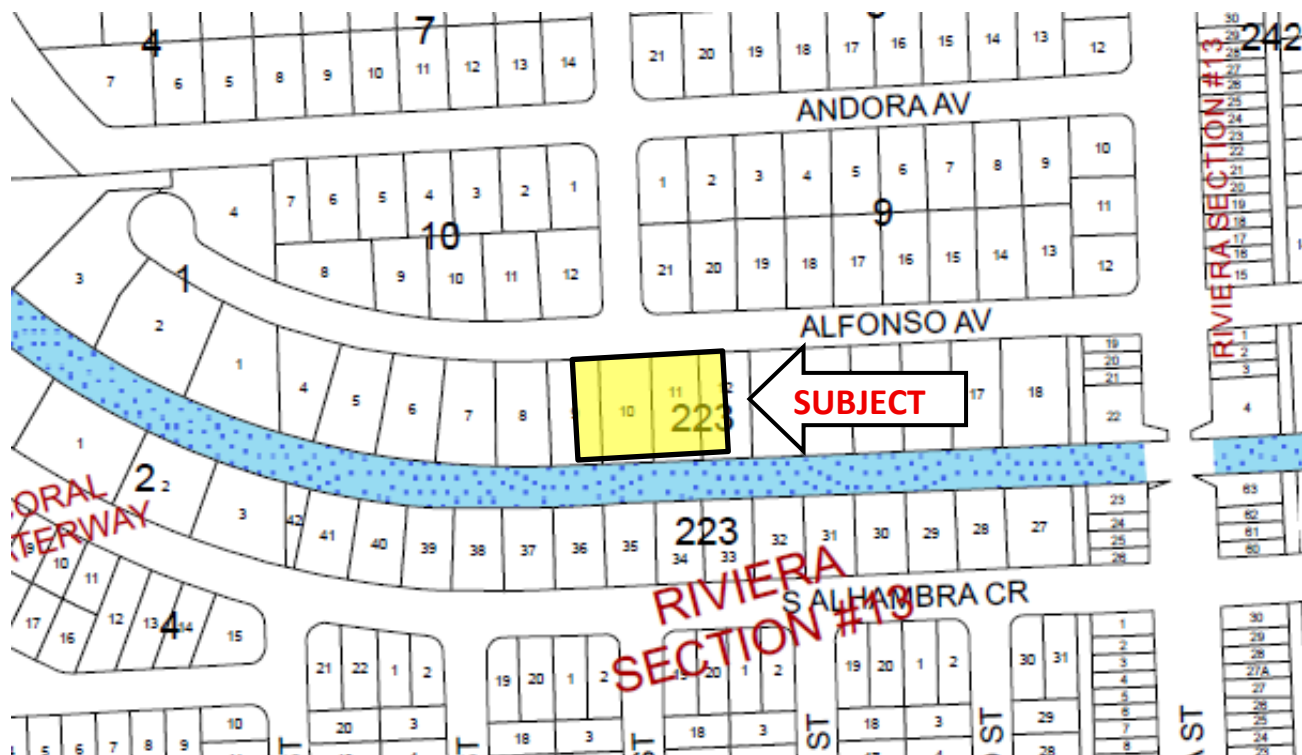
The subject property lies south of Alfonso Avenue at the intersection of Heraldo Street and Alfonso Avenue and contains approximately 36,000 square feet (0.826 acres) with 225 feet of frontage along Alfonso Avenue and water frontage along the Mahi Waterway to the south. It is legally described as ½ of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

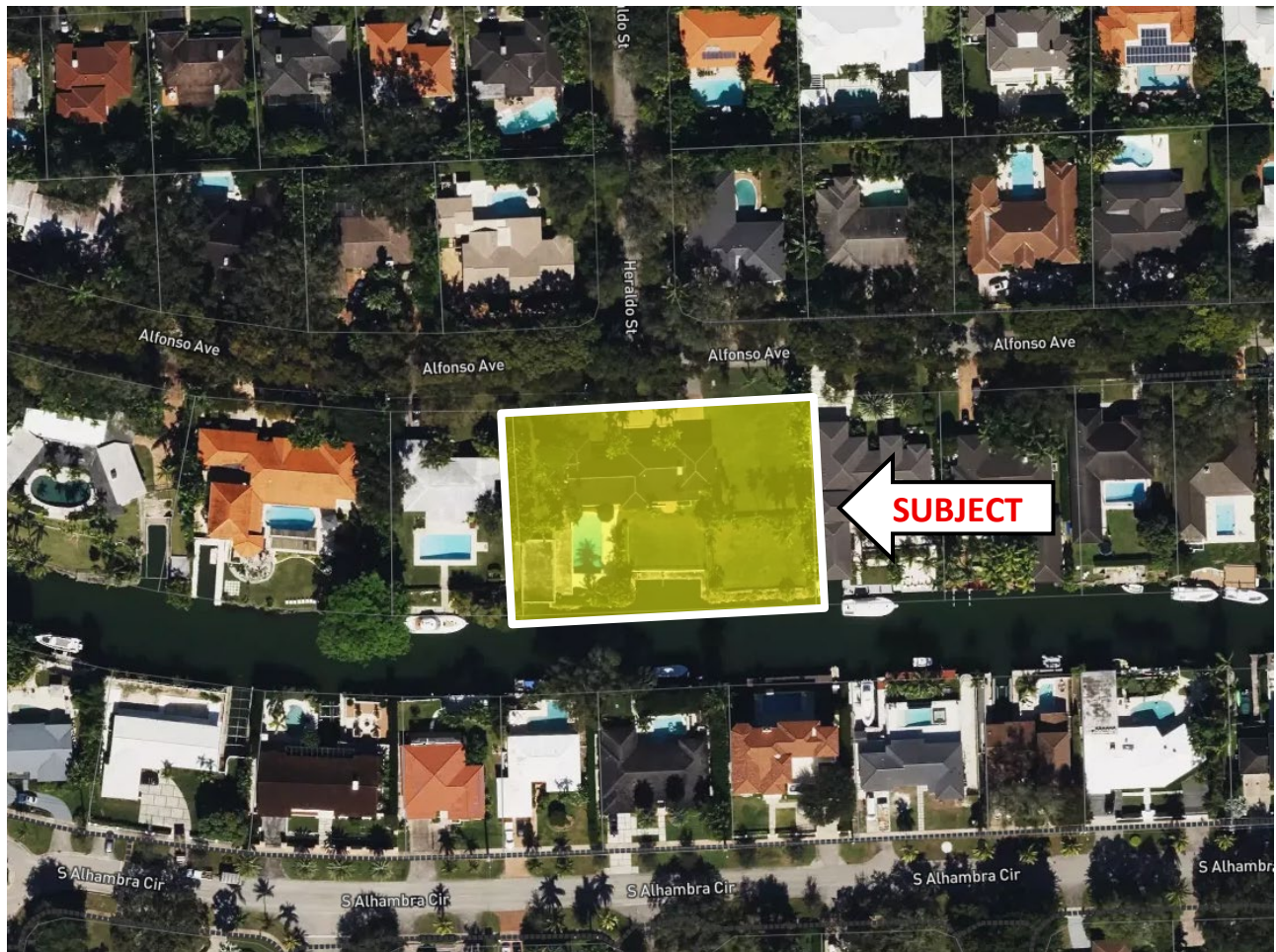
continuously since acquiring it in November 1999, propose to demolish the existing residence and subdivide the subject property into two (2) building sites: the West Building Site, approximately 20,000 square feet with 125 feet of frontage, and the East Building Site, approximately 16,000 square feet 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

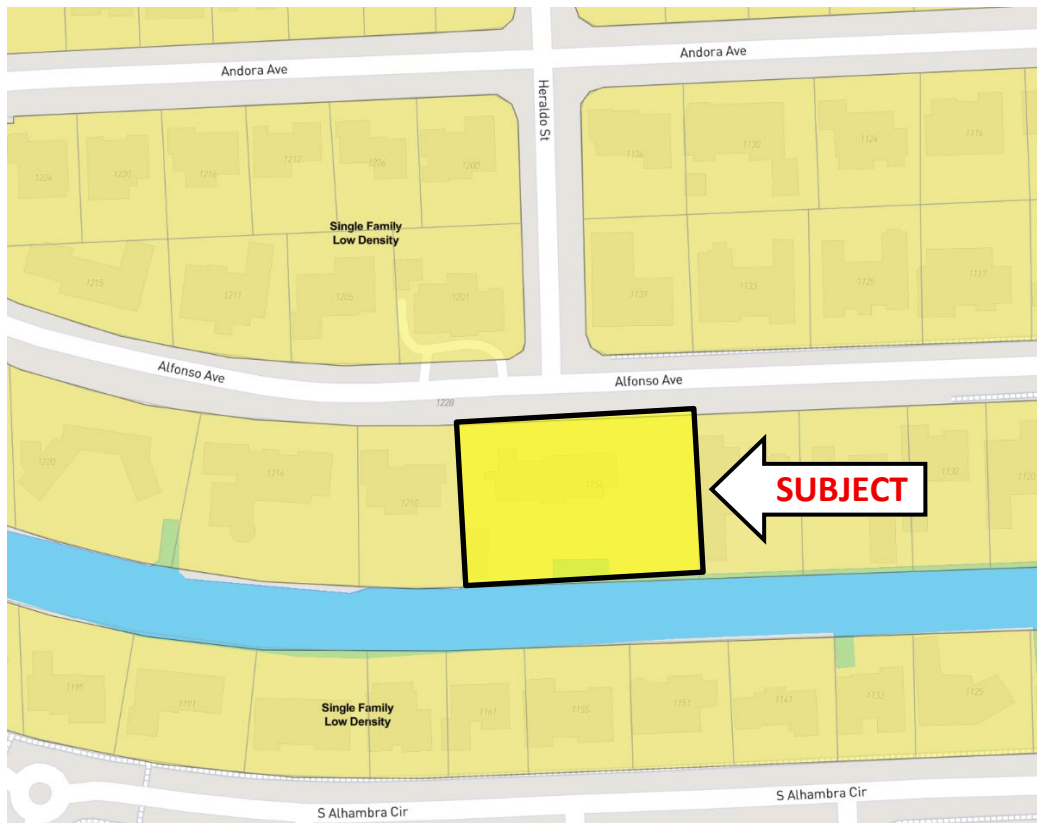
| Future Land Use Map (FLUM) Designation | Zoning District |
|--|---------------------------------|
| Single Family Low Density | Single Family Residential (SFR) |

Surrounding Land Uses

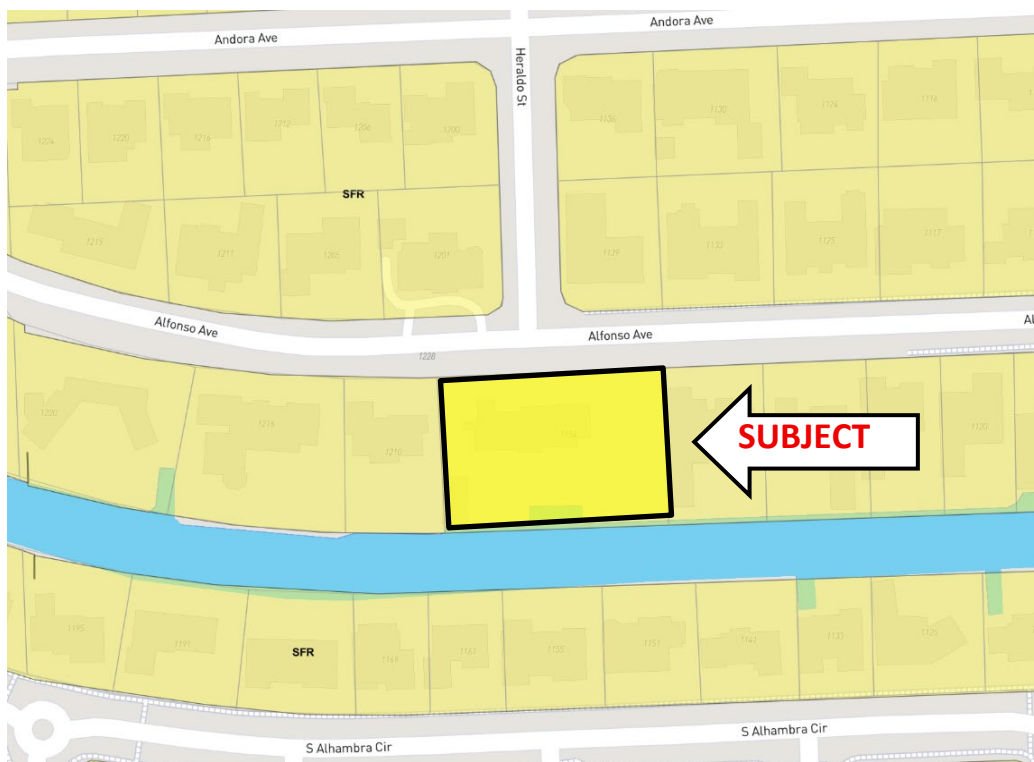
| Location | Existing Land Uses | FLUM Designations | Zoning District |
|----------|-------------------------|---------------------------------------|--|
| North | Single-family residence | Residential Single-Family Low Density | Single Family Residential (SFR) District |
| South | Single-family residence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

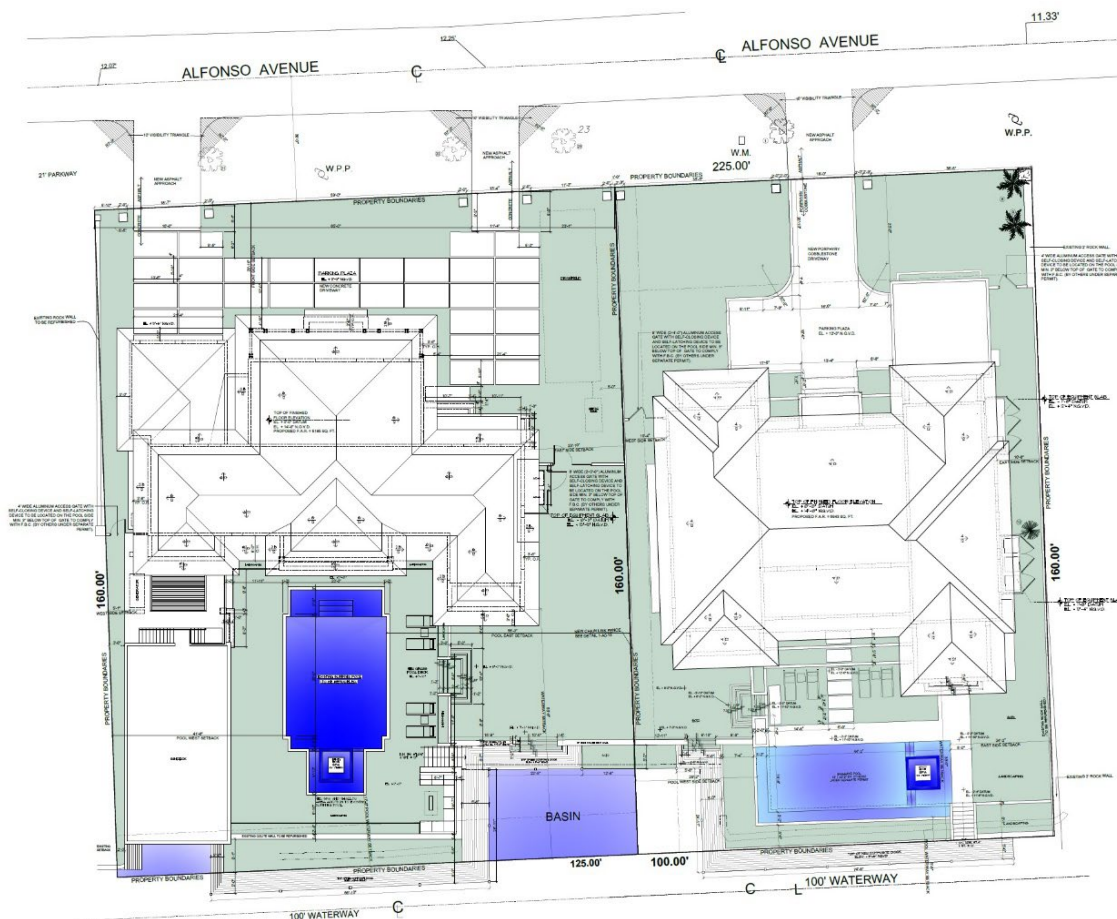
Proposal – Conditional Use Review for Separation of a Building Site

Conceptual Site Plan

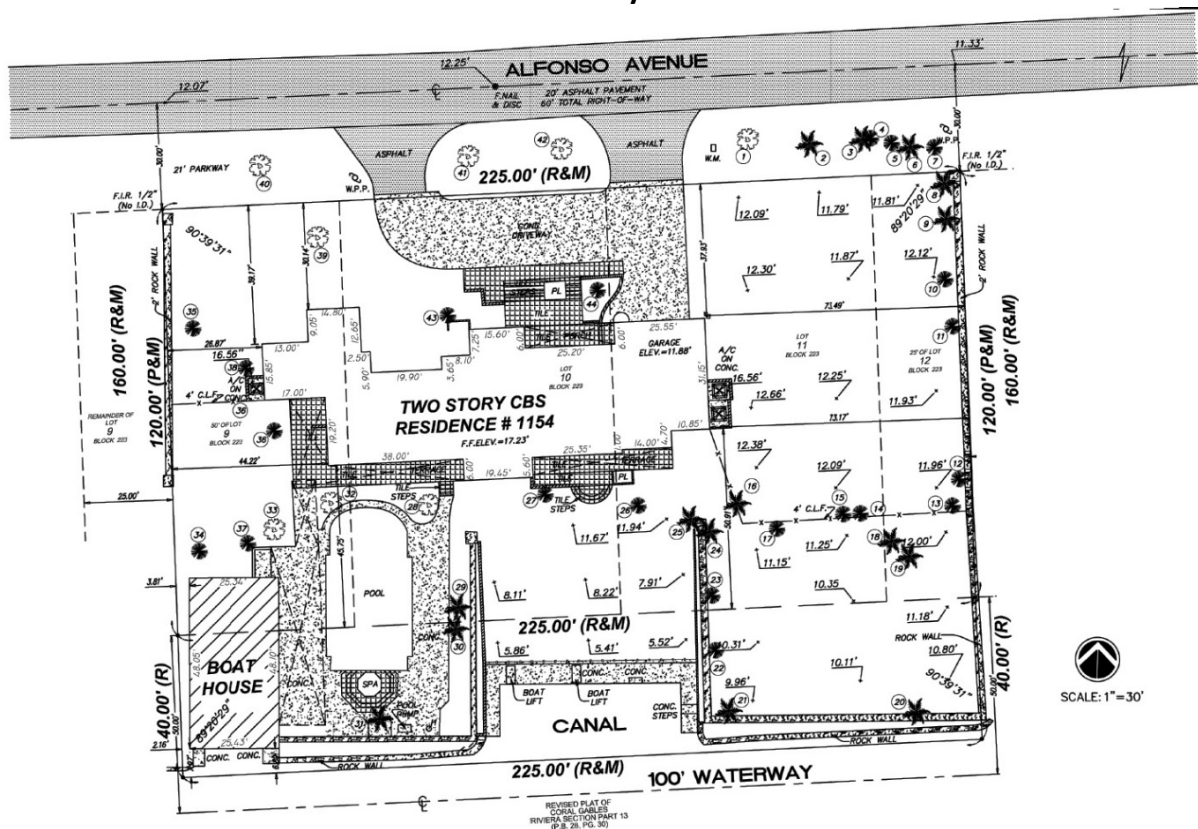
A conceptual site plan was submitted with the application depicting the development potential of the proposed building sites. The site plans are only intended to indicate how the proposed building sites could be developed according to the Single-Family Residential (SFR) District provisions and applicable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

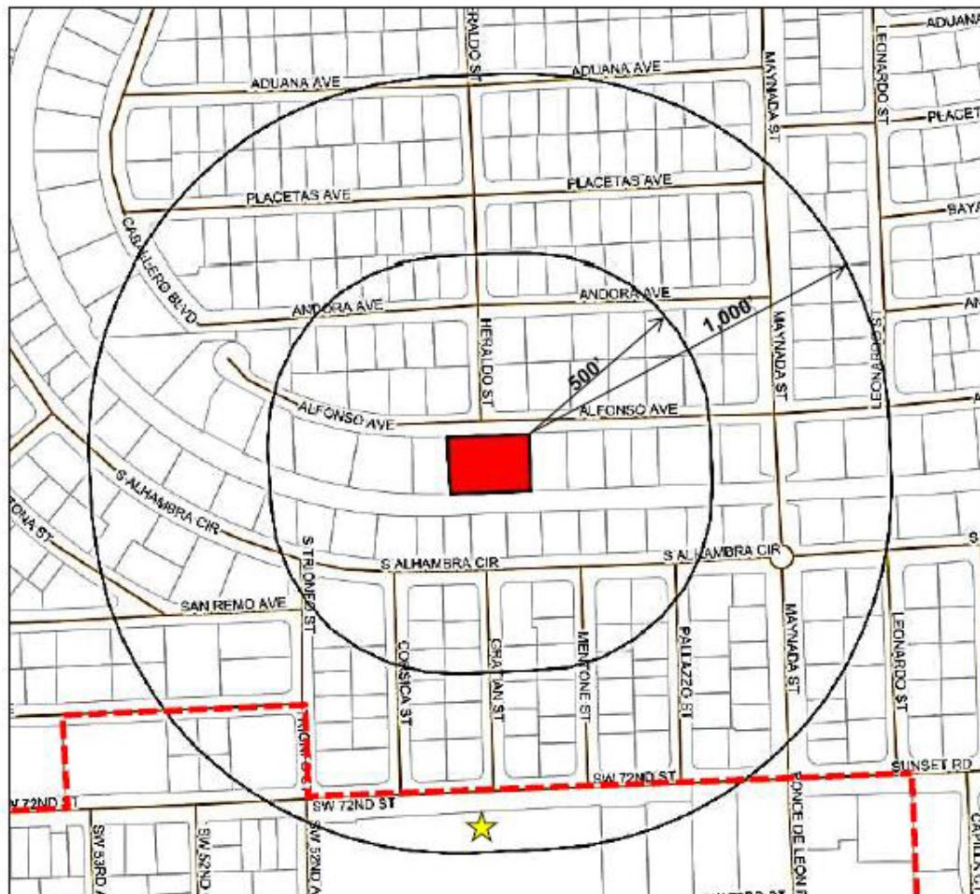
Overall, the application complies with **Goal FLU-3** by engaging in a transparent review process involving multiple boards and committees. It balances development rights with neighborhood compatibility and environmental protection, without anticipated adverse impacts to the residential character or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