

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2025-21

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.

WHEREAS, the request is for Conditional Use Review for a Building Site Determination for the property 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 one (1) building site consisting of all of Lot 11 and the west 25 feet of Lot 12 (east parcel); and

WHEREAS, the Declaration of Restrictive Covenant recorded in Official Records Book 11508, Page 431, on July 26, 1982, which previously unified the subject Lots as a single tract, and the Joinder of Mortgage to the Unity of Title Agreement, dated January 22, 1969, and recorded February 20, 1969, in Clerk's File No. 69R-33058 of the Public Records of Dade County, Florida, which expressly joins and agrees to be bound by the referenced Unity of Title Agreement, will be released concurrently with the adoption of this Ordinance by the City Commission; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Planning and Zoning Board on August 13, 2025, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the August 13, 2025, Planning and Zoning Board meeting, the Board recommended approval (vote: 5-1) of the Application subject to conditions of approval for the Conditional Use Review for a Building Site Determination pursuant to Zoning Code Section 14-202.6, “Building Site Determination,” to create two (2) single-family building sites, one (1) consisting of the east 50 feet of Lot 9 and all of Lot 10 (west parcel), and the other (1) consisting of all of Lot 11 and the west 25 feet of Lot 12 (east parcel); and

WHEREAS, at the August 13, 2025, Planning and Zoning Board meeting, the Board, as part of its recommendation, found that the Application satisfied the minimum requirements for approval under Section 14-202.6(F) and Section 14-203 of the Zoning Code, meeting two of the three required criteria under Section 14-202.6(F)(4)—specifically regarding street frontage and ownership duration—and further determined that, although the demolition of the existing residence to facilitate lot separation results in non-conformity with respect to existing structures, such non-conformity does not negate compliance with the other criteria; and

WHEREAS, pursuant to Section 14-202 of the Zoning Code, all proposed building site separations are subject to public hearing and review by the City Commission as a Conditional Use via Ordinance; and

WHEREAS, a public hearing for First Reading was held before the City Commission on August 26, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the Conditional Use Review for a Building Site Determination, and after due consideration and discussion made findings of fact and found that the Application satisfied the criteria as required to recommend approval pursuant to Section 14-202.6(F) and Section 14-203 of the Zoning Code to approve the proposed building site separation with conditions on First Reading (vote: 4-0);

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicants request for Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 14, “Process,” Section 14-202.6, “Building Site Determination,” for the property 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, with 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), is hereby approved subject to the following conditions:

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.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 5. This Ordinance shall become effective upon the date of its passage and adoption herein.

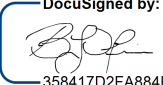
PASSED AND ADOPTED THIS TENTH DAY OF SEPTEMBER, A.D. 2025.
(Moved: Anderson / Seconded: Castro)
(Yeas: Castro, Fernandez, Lara, Anderson, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: E-1)

APPROVED:

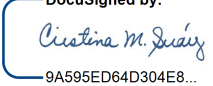
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VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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CRISTINA M. SUÁREZ
CITY ATTORNEY