



## City of Coral Gables Planning and Zoning Staff Report

<b>Property:</b>	<b><u>Ponce Park Residences</u></b> <b>3000 Ponce de Leon Blvd, 216 &amp; 224 Catalonia Ave, 203 University Dr, and 225 Malaga Ave</b>
<b>Applicant:</b>	RC Acquisitions, LLC and P&J Enterprise Holdings, LLC
<b>Application:</b>	<ol style="list-style-type: none"> <li>1. Comprehensive Plan Map Amendment</li> <li>2. Zoning Code Map Amendment</li> <li>3. Abandonment and Vacation of an Alley</li> <li>4. Receipt of Transfer of Development Rights (TDRs)</li> <li>5. Mixed-Use Site Plan and Encroachment Review</li> <li>6. Tentative Plat</li> </ol>
<b>Public Hearing:</b>	Planning and Zoning Board / Local Planning Agency
<b>Date &amp; Time:</b>	<b>December 13, 2023; 6:00 p.m. – 9:00 p.m.</b>
<b>Location:</b>	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

Application requests are for a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Abandonment and Vacation of an Alley, Receipt of Transfer of Development Rights (TDRs), Conditional Use review for a Mixed-Use Site Plan and an Encroachment, and Tentative Plat for a mixed-use project referred to as “Ponce Park Residences.”

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinances and Resolutions under consideration include the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Low-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section from Mixed-Use*

- 1 (MX1) District to Mixed-Use 3 (MX3) District (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
- 3. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
  - 4. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
  - 5. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Encroachment review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
  - 6. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

## 2. APPLICATION SUMMARY

The subject property is on the corner of University Drive and Ponce de Leon Boulevard, within walking distance of Ponce Circle Park. Javier E. Fernandez, Esq. submitted an Application on behalf of RC Acquisitions, LLC and P&J Enterprise Holdings, Inc. (the “Applicant”) for the review of a proposed redevelopment with a mixed-use building to be located fronting Ponce de Leon Boulevard, Catalonia Avenue, University Drive, and Malaga Avenue.

On June 8, 2022, an application involving the same property was presented to the Planning & Zoning Board, at which time the Board recommended the following: Comprehensive Plan amendment: 7-0 (denial), Alley Vacation: 4-1 (Approval), Transfer of Development Rights (TDRs): 4-1 (Approval), Mixed-Use Site Plan (No recommendation), and Tentative Plat: 4-1 (Approval). The Applicant later presented to the City Commission on July 25, 2022, at which meeting the Commission agreed to a continuance of the proposed project to allow the Applicant to incorporate the comments from the Commission. The Applicant has since modified the project to reduce the proposed height of the building from 149 feet to 115 feet to the roof, with a 20-foot high cabana. The new application is provided as Attachment A and Attachment B.

The mixed-use project referred to as Ponce Park Residences is approximately 42,542 square feet (0.99 acres) in size, including the public alley that the Applicant is proposing to vacate. The project proposes 57 residential units, 20,142 square feet of ground floor and mezzanine level commercial uses, and 204 parking spaces below-grade.

Project Site is approximately 0.99 acres (42,950 square feet), including the alley

1. Building Height is 115'-8" to the roof deck, with a 20' high cabana
2. Total proposed site FAR 4.05 (172,352 sq. ft. including 23,455 sq. ft. of TDRs)
3. 57 residential units (includes 4 1-BR, 24 2-BR, 21 3-BR, and 8 2-story MF unit)
4. 20,142 square feet of ground-floor commercial uses
5. 204 parking spaces
6. 22,712 square feet of landscaped open space
  - a. On-site covered (75%): 4,732 square feet
  - b. On-site uncovered: 778 square feet
  - c. Off-site uncovered: 17,202 square feet

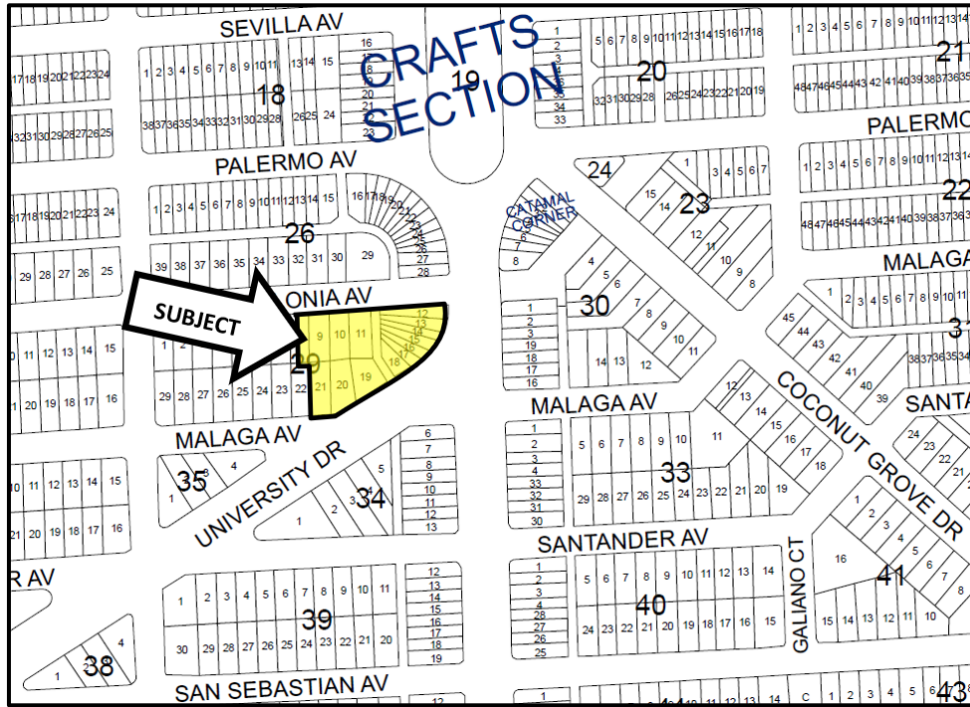
The Applicant has submitted an Application for review of the following: i. Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the designation from Commercial Low-Rise Intensity to Commercial High-Rise Intensity; ii. Zoning Code Map Amendment from Mixed-Use District 1 (MX1) to Mixed-Use District 3 (MX-3); iii. Vacation and Abandonment of an existing 20-foot alley; iv. Receipt of Transfer of Development Rights (TDRs); v. Mixed Use Site Plan and Encroachment; and vi. Subdivision review for a tentative plat.

### Project Location

The subject property occupies the east-half of Block 29 within the Crafts Section and is bounded by Catalonia Avenue (north), Ponce de Leon Boulevard (east) and the intersection of University Drive and Malaga Avenue (south). The property is legally described as Lots 8 through 21, less the West ½ of Lot 8,

Block 29, "Coral Gables Crafts Section," (3000 Ponce de Leon Blvd, 216 and 224 Catalonia Ave, 203 University Dr, and 225 Malaga Ave) together with that portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way Coral Gables, Florida; as shown in the following location map and aerial:

Block, Lot and Section Location Map



Aerial



**Site Data and Surrounding Uses**

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

**Existing Property Designations**

Comprehensive Plan Map designation	Commercial Low-Rise Intensity
Zoning Map designation	MX-1
Coral Gables Redevelopment Infill District	Yes

**Surrounding Land Uses**

LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Office building: 1 First Bank	Commercial Mid-Rise Intensity; Commercial Low-Rise Intensity	MX-2; MX-1
South	Coral Gables District Court	Commercial High-Rise Intensity; Commercial Low-Rise Intensity	MX-3; MX-1
East	The Plaza (under construction)	Commercial Low-Rise Intensity; High-Rise Intensity	MX-3, MX-2, and MX-1
West	Office Building	Commercial Low-Rise Intensity	MX-1

The property’s existing land use and zoning designations, as illustrated in the following maps:

**Future Land Use Map**



### Zoning Map



### 3. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

The Applicant is requesting multiple requests that require Planning & Zoning Board and Historic Preservation Board recommendations and City Commission approval.

#### A. Comprehensive Plan Map Amendment

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a Small-Scale Comprehensive Plan Future Land Use Map Amendment. The subject site is currently designated as Commercial Low-Rise Intensity on the Comprehensive Plan Future Land Use Map. The Applicant is proposing to change the land use to Commercial High-Rise Intensity, which would permit an additional 3-stories and have a maximum height of 190.5 feet with Mediterranean Bonus Level 2. However the Applicant is only requesting 115 of height measured to the roof deck, with a 20-foot high pool cabana.

A comparison of the property’s existing Future Land Use Map designations and the Applicant’s request designation is shown on the following maps:

**Existing Future Land Use Map**



**Proposed Land Use Map**



**Findings of Fact- Land Use Map Amendment**

Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
<p>1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.</p>	<p><b>Yes.</b> The Comprehensive Plan map amendment from Commercial Low-Rise Intensity to Commercial High-Rise Intensity facilitates a taller building to advance the objectives and policies in multiple Comprehensive Plan elements that encourage mixed use development and urban housing options near downtown that reduce the need to drive and increase pedestrian activity. The proposed future land use map change creates a balance between existing and future uses in the downtown. In addition, lush landscaping and designed hardscaping will offer recreational opportunities, improve quality of life, and enhance the aesthetics of this area, thereby contributing to the City’s sense of place. Furthermore, the proposed project will mirror The Plaza and surrounding area’s high-quality mixed-use development.</p>
<p>2. Whether it is internally consistent with Comprehensive Land Use Plan.</p>	<p><b>Yes.</b> The proposed development is appropriate for a Commercial High-Rise land use designation, as it allows for mixed-use development. To the east and south of the subject site are properties that have a future land use designation of Commercial High-Rise Intensity. The property to the north of the subject property has a future land use designation of Commercial Mid-Rise Intensity. Therefore, a change of land use to Commercial-High Rise</p>

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	is consistent and appropriate with current surrounding land uses.
3. Its effect on the level of service of public infrastructure.	<b>Yes.</b> The proposed map amendment will support multi-modal activity along Ponce de Leon Boulevard by encouraging mixed-use developments that support different activities and enable residents to work where they live, and walk, bike, or use public transportation using the trolley and Metrorail. Pedestrian movement will also become more active through an improved urban open space and the mid-block paseo design that links Malaga and Catalonia Avenue.
4. Its effect on environmental resources.	<b>Yes.</b> The proposed amendment promotes urban infill redevelopment on a currently underutilized land with aging buildings and a parking lot. No significant environmental resources will be impacted. The project will meet LEED standards, as well as promote multi-modal transportation through bicycle racks, electric charging stations, and trolley service access. In addition, the design incorporates additional landscaped open space above the minimum requirement that contributes to the environment.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	<b>Yes.</b> The proposed amendment will provide additional multi-family housing opportunities near downtown with access to frequent public transit service, biking distance to multiple destinations, and pedestrian access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	<b>Yes.</b> Related to this application, the Applicant is also requesting a vacation of the alley that bisects the property. If this vacation and the proposed map amendments are to be approved, the proposed land use would also be applied to the vacated alley.

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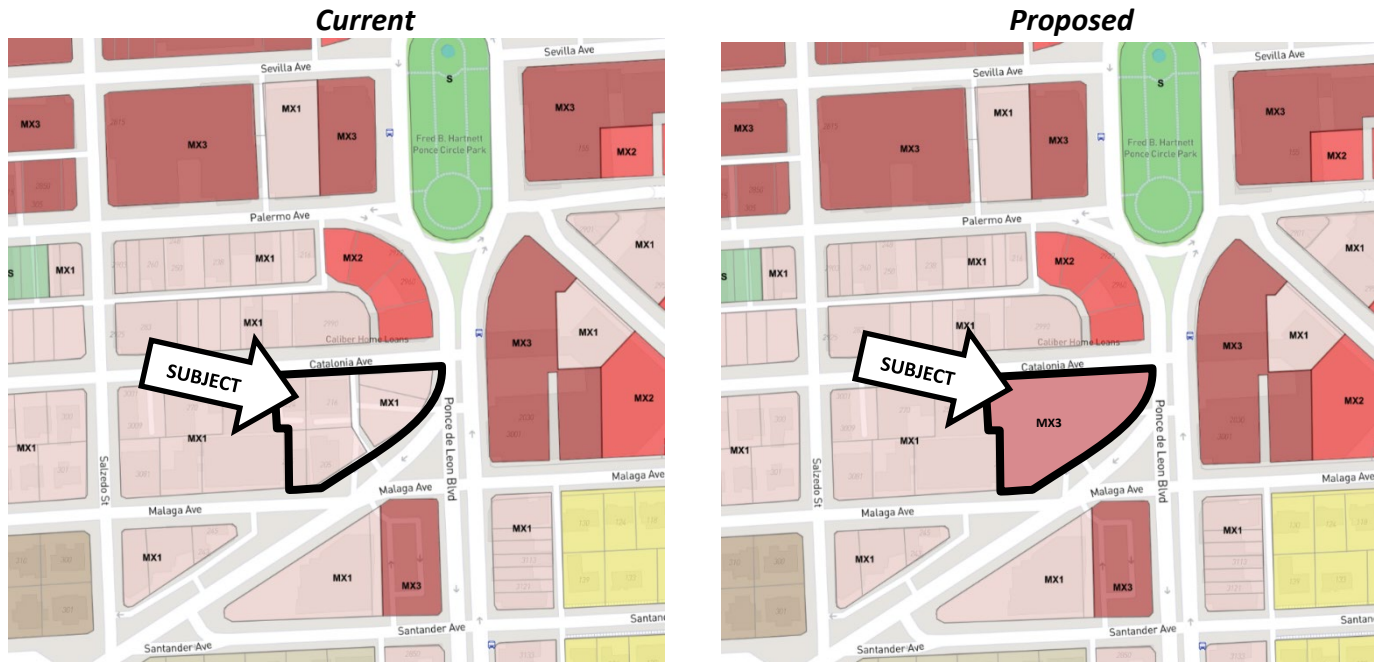
**Staff comments.** The request to change the land use from Commercial Low-Rise to High-Rise is a significant increase in allowed height for the subject property. The existing maximum building height is 77 feet. The Applicant is proposing to change the land use for a maximum building height of 190.5 feet.

However, the proposed height of the building is only 115 feet to the roof deck with a 20-foot high pool cabana that would allow residents to live close to downtown. To the east and south of the subject site are properties that have a future land use designation of Commercial High-Rise Intensity. The property to the north of the subject property has a future land use designation of Commercial Mid-Rise Intensity. Therefore, a change of land use to Commercial-High Rise is consistent and appropriate with current surrounding land uses. This proximity to work, restaurants, shopping, and entertainment provides people the option to walk, bike, or use transit.



**B. Zoning Code Map Amendment**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a Zoning Code Map Amendment. The subject site is currently zoned as Mixed-Use 1 (MX1). The Applicant is proposing to change the zoning to Mixed-Use 3 (MX3) to expand allowed uses.



**Findings of Fact- Zoning Code Map Amendment**

Zoning Code Section 14-212.4 provides review standards for Zoning Code Map amendments:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	<b>Yes.</b> The purpose of the Zoning Code Map Amendment is connected to the Commercial High-Rise designation request for height purposes. Mixed-Use 3 allows a height of 190.5 feet as opposed to Mixed-Use 1 that permits a height of 77 feet. The proposed uses are consistent with Commercial High-Rise Intensity designation.

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b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development. **Yes.** The proposed project is consistent with both the existing and proposed future land use designation. The allowed density in Mixed-Use 1 and Mixed-Use 3 districts is 125 units per acres and the allowed FAR is 3.0. In either case, the Application is complying with the requirements.

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c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan. **Yes.** The proposed project will not cause a decline in the level of service for public infrastructure to a level of service that is less than the minimum requirements of the Comprehensive Plan. The project aims to improve the level of service, as it will provide more access to multi-modal transportation options such as the Gables Trolley and Douglas Metrorail Station. The hope is for pedestrian streetscape improvements to foster pedestrian activity.

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d. Does not directly conflict with any objective or policy of the Comprehensive Plan. **Yes.** The requested Zoning Code Map Amendment does not directly conflict with any objective or policy of the Comprehensive Plan. The proposed project meets several goals, objective, and policies of the Comprehensive Plan provided below in the Staff Report.

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2. Will provide a benefit to the City in that it will achieve two or more of the following objectives

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a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by: a. Balancing land uses in a manner that reduces vehicle miles traveled; b. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent; c. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding. **Yes.** The requested Application will provide a benefit to the City by improving multi-modal mobility. The mid-block paseo and colonnade activate walkability within the site and to Ponce Circle Park and the Plaza. In addition, the project has close access to the Gables Trolley, Douglas Metrorail, Freebie, and ride sharing services like Uber. Furthermore, the mixed retail and office spaces and residential units within the proposed site plan and in the surrounding area will be in close proximity. This encourages residents to walk instead of travel elsewhere through vehicles. Therefore, the request satisfies standards 2a and 2c.

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b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values	<b>Yes.</b> This proposed development delivers Mediterranean architectural design and complements the surrounding mixed-use development and public open spaces. The design meets the Coral Gables Mediterranean style design standards, as well as provides setbacks, planter breaks, vertical breaks, a colonnade, a mid-block paseo, an abundance of landscaped open space, and pedestrian streetscape improvements that beautify this area of the downtown and promote walkability.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	<b>No.</b> The proposed project does not create affordable housing opportunities for people who live or work in the City of Coral Gables.
d. Implement specific objectives and policies of the Comprehensive Plan.	<b>Yes.</b> The proposed project does implement specific objectives and policies of the Comprehensive Plan, such as Goal FLU-1, Objective FLU-1.9, Policy FLU-1.9.1, Policy FLU-3.2.1, Goal DES-1, Objective DES-1.1, Policy DES-1.1.1, and more. An evaluation of the project's consistency with the comprehensive plan goals, objectives, and policies will be provided below.
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.	<b>Yes.</b> The proposed project, which offers a 57-unit condominium, is an alternative residential option to surrounding single-family homes. The project offers amenities and uses that are different from single-family homes, such as retail, office, and open space opportunities, and proffers access to transit. These amenities and uses on-site enhance the area and mirror surrounding redevelopment, such as the Plaza, and as a result, can increase market values of neighboring single-family homes.

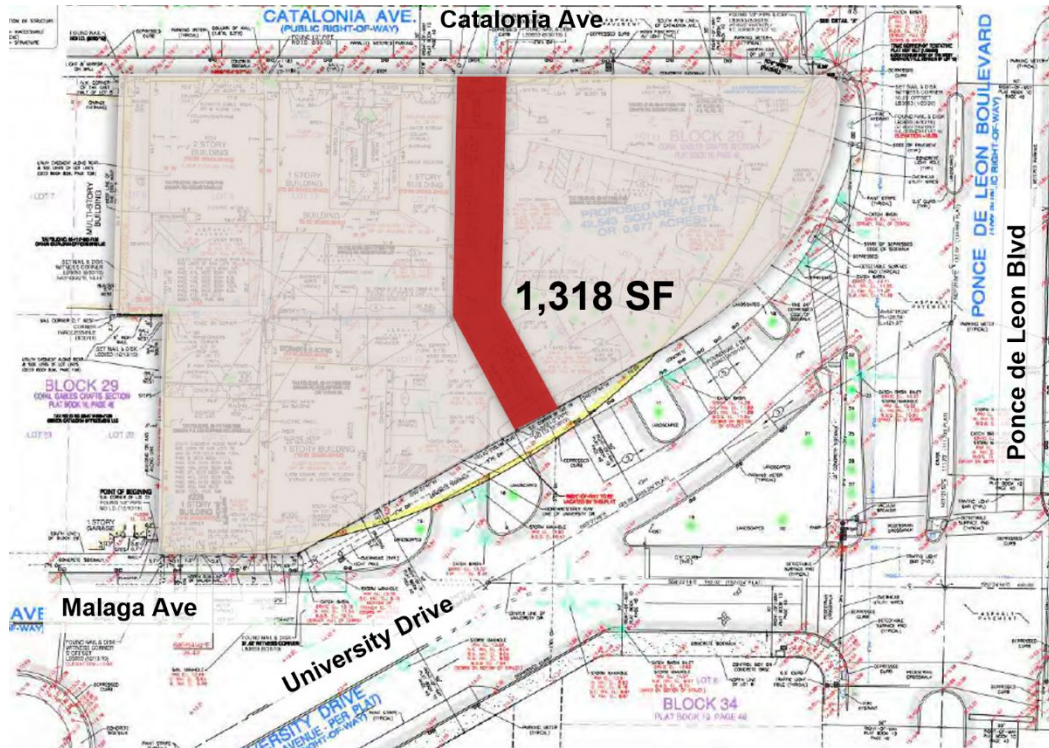
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**Staff comments.** The request for a Zoning Code Map Amendment from Mixed-Use 1 to Mixed-Use 3 is connected to the request for a Comprehensive Land Use Map Amendment to Commercial High-Rise. As stated, a change to Mixed-Use 3 allows more height than Mixed-Use 1. The existing Mixed-Use 1 designation only allows 77 feet. The request to Mixed-Use 3 allows the Applicant to build up to 190.5 feet; however, the Applicant is proposing a mixed-use building with a height of 115 feet measured to the roof deck. The proposed project provides opportunities for work, retail, restaurants, entertainment, and housing, as well as walking, biking, and public transit.

### C. Vacation of an Alley

This section of the report presents City Staff's evaluation of the Application and Findings of Facts for an Abandonment and Vacation. The Applicant is proposing to vacate the existing 20-foot alley that bisects the subject site, passing from Catalonia Avenue to University Drive that includes the section above Malaga Avenue's right-of-way and comprising of 1,318 square feet. The Applicant aims to dedicate 1,725 square feet of the sections of University Drive and Malaga Avenue.

City Code Chapter 62, Article VIII, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process" requires that the Public Works Department shall review all applications for the vacation of a public right-of-way in accordance with criteria set forth in City Code Sections 62-259 and 62-262.



**Findings of Fact- Vacation**

Per Article 13, Section 14-211.3 of the Zoning Code provides Applications for abandonment and vacation of city streets, alleys, special purpose easements and other non-fee interests which the City may have in real property may be approved provided that it is demonstrated that:

STANDARD FOR REVIEW	APPLICANTS' RESPONSE
1. The non-fee property interest sought to be abandoned does not provide a benefit to the public health, safety, welfare, or convenience, in that it is not being used by the City for any of its intended purposes.	<p><b>Yes.</b> The existing alley is not being used by the City for any of its intended purposes. The Applicant will work closely with its architect and City Staff to ensure that all needs are met by the proposed driveway to the garage, loading area, and pedestrian paseo to replace the form and function of the existing alley. The proposed project will include all these services within the building as opposed to current conditions. The existing buildings on-site which the alley serviced will no longer exist, thus eliminating the need for the alley.</p> <p>The proposed vacation will also partake in enhancing the site</p>

STANDARD FOR REVIEW	APPLICANTS' RESPONSE
	and provide benefits to the public with the design of the mid-block pedestrian paseo.
2. The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use	<b>Yes.</b> The City has not generated a plan or program to use the alleyway. The alley is not currently being used by the neighboring properties off-site and serves no public benefit. The City aims to embellish the downtown area with landscaped open space. This will improve the aesthetics, foster social interaction, serve as a landscape buffer, and provide environmental benefits in this urban area.
3. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that the vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.	<b>Yes.</b> As aforementioned, the alley will be replaced with a mid-block paseo, which will improve pedestrian movement and safety. The trash, loading, and other aspects of the alley will be within the confines of the building. The proposed vacation will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City. Overall, the vacation seeks to meet the goals of the Comprehensive Plan.
4. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed.	<b>Yes.</b> The vacation and abandonment of the alley will not interfere with any planning efforts of the City that is presently underway but not yet completed.
5. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the Applicants provide beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the	<b>Yes.</b> The requested alley vacation will provide a material public benefit to the City by improving pedestrian safety. The alley will be replaced with a mid-block paseo that internalizes vehicular traffic and may improve vehicular flow, pedestrian circulation, and safety.

STANDARD FOR REVIEW	APPLICANTS' RESPONSE
intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic."	

*Staff Comments:* Staff’s determination that this application meets the standards for review and is “consistent” with the CP Goals, Objectives and Policies that are identified below based upon compliance with conditions of approval recommended by Staff, and proffered by the Applicant.

**D. Transfer of Development Rights (TDRs)**

The purpose and intent of the Transfer of Development Rights provisions, Zoning Code Section 14-204, “Purpose and Applicability” is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties within the CBD and the North Ponce neighborhood.

The Applicant is requesting the receipt of 23,455 square feet of TDRs. Although not a receiver site, on August 17, 2019, by Resolution No. 2019-252, the City Commission approved the Applicant to file an application, pursuant to a Dispute Resolution Agreement between the City and Mundomed S.A. and South High Cliff Corporation. As a result of this Dispute Resolution Agreement, specific TDRs were created to preserve some environmentally sensitive lands which TDRs may be transferred and utilized not only within the boundaries of designated receiving areas (CBD and North Ponce Mixed-Use Corridor), but also in Commercial and Industrial zoned areas.

The City’s Comprehensive Plan Table FLU-2. Commercial Land Uses states that “up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).”

The Historic Preservation Board will review the request to receive Transfer of Development Rights (TDRs), as required by the Zoning Code because the subject site is within 500 feet of a local historic landmark.

The requested TDRs will not allow additional height or density to the proposed project. However, the TDRs add to the bulk of the building to accommodate the proposed residential units and commercial space.

**Findings of Fact – Transfer of Development Rights (TDRs)**

A review of Transfer of Development Rights must comply with Zoning Code Section 14-204.6, “Standards for Review” as follows:

- A. An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:

- i. In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs. **Complies.**
- ii. Board of Architects review and approval subject to Section 5-100, Design Review Standards. **Complied.**
- iii. If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property. **To be scheduled.**
- iv. Planning and Zoning Board review and recommendation and City Commission review and approval by resolution the application satisfies all of the following:

STANDARD	STAFF EVALUATION
1. Applicable site plan review requirements per Section 14-202., General Development Review Procedures and conditional use review requirements per Section 14-203, Conditional Uses.	<p><b>Yes.</b> The proposed design was reviewed by the Development Review Committee on June 30<sup>th</sup>, 2023, reviewed by the Board of Architects on August 17<sup>th</sup> and September 28<sup>th</sup>, and was approved on September 28<sup>th</sup>, 2023.</p> <p>Upon recommendation from the Planning &amp; Zoning Board, the City Commission will review the receipt of TDRs, along with the Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Vacation of Alley, Mixed-Use Site Plan and Encroachment Review, and Tentative Plat.</p>
2. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.	<p><b>Yes.</b> The Application is consistent with the Zoning Code and City Code, including density, bulk, size, area and use for the public interest. This project will be beneficial for residents, guests, and retailers within the building, as well as for nearby properties that are zoned mixed-use, such as the Plaza. The parking garage has a separate entrance on the north side adjacent to Catalonia Avenue to encourage walkability and to evade vehicular traffic.</p>
3. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas,	<p><b>Yes.</b> A major component of the design is to maximize pedestrian movement and safety from vehicular traffic. The mid-block paseo that connects Catalonia Avenue to Malaga Avenue aims to activate pedestrian movement. In addition, the project seeks to promote multimodal transportation options, as well as internalize vehicular traffic and improve traffic flow. The project provides roughly 22,700 square feet of landscaped open space and proposes Mediterranean architecture. These features are complimented by amenities of light and air and recreation and</p>

STANDARD	STAFF EVALUATION
and furthers the amenities of light and air, recreation and visual enjoyment.	visual enjoyment for residents, guests, and pedestrians.
4. The conformity of the proposal with the Goals, Objectives and Policies of the City’s Comprehensive Plan.	<p><b>Yes.</b> The proposed project is compatible with the character of the surrounding downtown and community, and conforms to the many goals, objectives, and policies of the Comprehensive Plan, such as Goal FLU-1, Objective FLU-1.9, Policy FLU-1.9.1, Goal DES-1, Objective DES-1.1, Policy DES-1.1.1, and more.</p> <p>The area is rapidly redeveloping with mid-rise and high-rise mixed-use buildings that are often taller and more substantial than the proposed project due to the on-site parking that is associated with much of the recent construction. The requested transfer of square footage to the proposed building does not negatively impact the area.</p> <p>A more detailed analysis of the consistency with the Comprehensive Plan is provided below.</p>

- v. Notice of hearings provided in accordance with the provisions of Article 15 of these regulations. **Complied.**

**Staff Comments:** The Applicant requesting the utilization of 23,455 sq. ft. of TDRs in this project. The proposed building density, bulk, size, area, and use are all consistent with the allowed development of the property, upon approval of the requested change of land use to Commercial High-Rise Intensity. The proposed site plan includes improvements, such as the mid-block paseo, that provide pedestrian amenities, and multi-modal transportation options. Pedestrian movement and right-of-way landscaped open spaces are a priority of the project. Ground floor commercial spaces and upper floor residential units conform to the goals, objectives, and policies of the Comprehensive Plan that encourage mixed-use development and urban housing options near downtown that reduce the need to drive.

**E. Conditional Use for Mixed Use Site Plan and Encroachments**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a site plan and encroachment. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

The purpose of the (MX) Mixed Use Districts, per Section 2-201 of the Zoning Code, is to accommodate various forms and densities of mixed uses, including commercial and residential, to serve the needs of a diverse community, while ensuring that there is a transition to single-family and duplex neighborhoods that protects the integrity of these neighborhoods.



The Mixed-Use Districts are intended to provide a continuous, pedestrian-friendly urban environment, bringing together the activities of daily living, and reducing dependence on vehicular mobility. The Mixed-Use District regulations are intended to improve the public realm, and to produce functional and beautiful streets and public open spaces with:

1. street level amenities and design elements contributing to the pedestrian experience;
2. pedestrian connectivity augmented in cross block pedestrian passages; and
3. public open spaces that are welcoming, provide a sense of place, and accommodate a range of activities, from walking between destinations, to waiting for transportation, to accommodating social and cultural activities.
- 4.

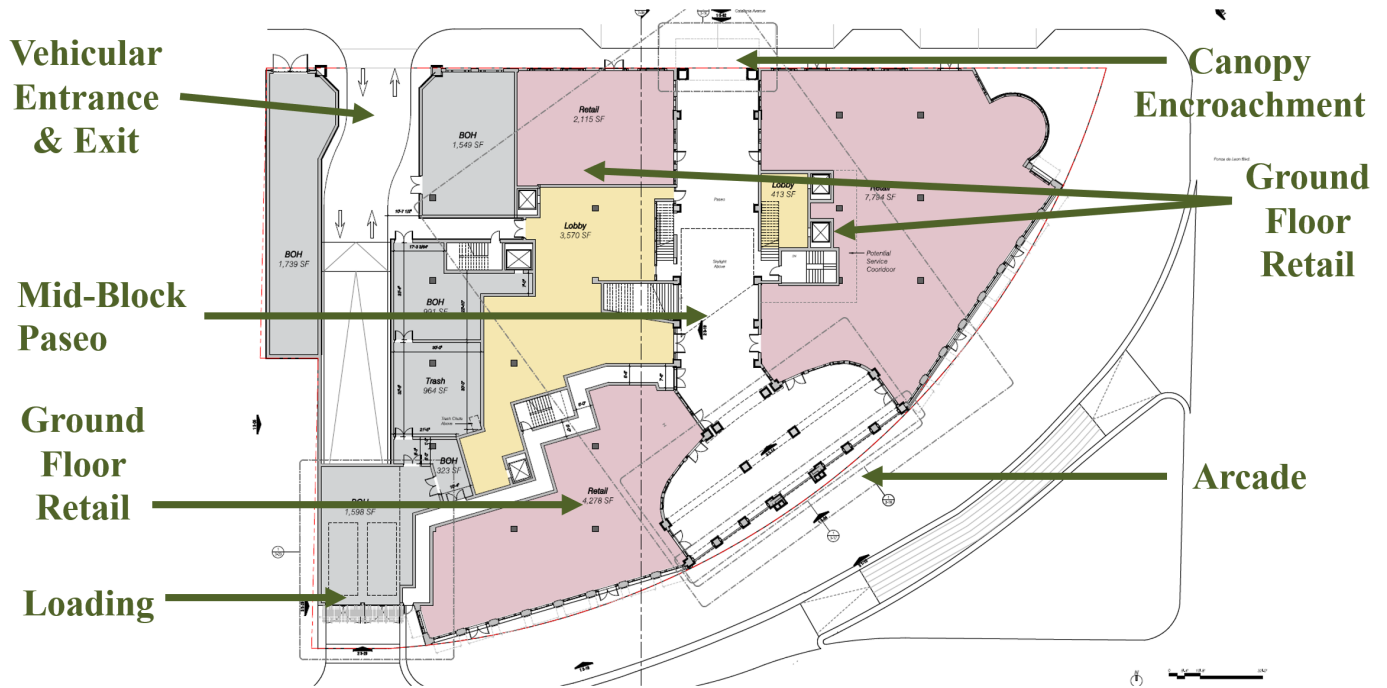
**Site Plan Information:**

PROJECT DATA		
Standard	Current/Allowed/Required	Proposed
Existing Lot Area	39,948 sf	
Zoning	Mixed-Use 1	Mixed-Use 3
Land Use	Commercial Low-Rise Intensity	Commercial High-Rise Intensity
ROW Alley Vacation		1,318 sf
ROW Dedication		1,725 sf
Building Site Area	20,000 sf	42,542 sf (east and west parcels)
TDRs	25% maximum increase	23,455 sf of TDRs
Total FAR	4.375 (3.5 + TDRs)	4.05 FAR (172,352 sq. ft.)
Building height	Existing land use: Commercial Low-Rise Intensity 50 ft / 77 ft (Med Bonus Level 2)  After change of Land Use to Commercial High-Rise Intensity: 16 floors/190.5 feet	Proposed land use: Commercial High-Rise Intensity 150 ft / 190.5 feet (Med Bonus Level 2)  Proposed height: 115'-8" to roof deck with 20' high pool cabana
Number of stories		9 stories
<b>Proposed Uses:</b>		
Residential	Density: 125 units/acre 126 units (incl. alley vacation)	57 residential units
Ground and Mezzanine Floor Commercial	8%	20,142 sf
<b>Parking</b>		
<i>Residential Units (57 units)</i>		
1BR, 4 units @ 1/units	4 spaces	
2BR, 24 units @ 1.75/units	42 spaces	
3BR, 21 units @ 2.25/units	47.25 spaces	
2-story MF, 8 units @ 0	18 spaces	
<i>Total Residential</i>	111.3 spaces	
Retail @ 1 space / 300 sf	67.2 spaces	
<b>Total Parking</b>	<b>178.5</b>	<b>204</b>
Accessible Spaces	5 spaces	
EV Ready Spaces	9 (EV Parking) + 27 (EV ready) + 36 (EV capable) spaces = 72	
<b>Open Space at ground level</b>	4,254 sf (10%) (including alley vacation)	22,712 sf (53%)

PROJECT DATA		
Standard	Current/Allowed/Required	Proposed
Existing Lot Area	39,948 sf	
Zoning	Mixed-Use 1	Mixed-Use 3
Land Use	Commercial Low-Rise Intensity	Commercial High-Rise Intensity
<b>Setbacks</b>		
Primary street frontages (East) (Ponce de Leon Blvd)	0 ft.	0 ft.
Side street (North) (Catalonia Avenue)	0 ft.	0 ft.
Side street (West side)	0 ft.	0 ft.
Rear (West side)	10 ft.	10 ft.
<b>Stepbacks</b>		
Primary street frontages (East) (Ponce de Leon Blvd)	10 ft.	12 ft.
Side street (North) (Catalonia Avenue)	10 ft.	10 ft.
Side (West side)	15 ft.	16 ft.
Rear (West side)	10 ft.	10 ft.

\* Setback reductions may be awarded for MXD projects subject to providing vertical building stepbacks, a minimum of 10 ft. at maximum height of 45 ft. on all facades.

**Site Plan**



### Findings of Fact – Mixed-Use Site Plan

Buildings and structures on building sites of 20,000 square feet or more, or with street frontage of two hundred (200) feet or more, require conditional use review and approval per Section 2-201 of the Zoning Code.

As aforementioned, the purpose of a Conditional Use per Section 14-203 of the Zoning Code *“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 must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	<b>Yes.</b> The Application for the mixed-use site plan and encroachment is consistent with the Comprehensive Land use Plan goals, objectives, and policies and Zoning Code provisions. The proposed project will redevelop the site by providing numerous residential, commercial, retail and office uses. The project includes 57 residential units, 20,142 square feet of ground floor and mezzanine level commercial uses, and 22,712 square feet of landscaped open space. The mid-block paseo and landscaped open spaces will be enhanced with features, such as light posts, outdoor seating, benches, shade trees, fountains, and a colonnade, as well as proposed pedestrian streetscape improvements. Residents, employees, and visitors will be in close proximity to the Coral Gables Trolley and regional Miami-Dade County Metrorail for public transit. In addition, the project complements other mixed-use developments in the downtown like The Plaza to the east and Miracle Mile to the north. The proposed building is located multiple blocks north and across major thoroughfares of Ponce de Leon Boulevard and University Drive. The proposed mixed-use building is a transition between the commercial uses of downtown and the single-family residences. Overall, the project contributes to Downtown Coral Gables’ vibrancy, promotes a pedestrian-friendly environment, and meets Goal FLU-1, Objective FLU-1.9, Policy FLU-1.9.1, Goal DES-1, Objective DES-1.1, Policy DES-1.1.1. of the Comprehensive Plan.
2. The available use to which	<b>Yes.</b> The mixed-use site plan is appropriate and consistent with

STANDARD	STAFF EVALUATION
<p>the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.</p>	<p>the surrounding context of the Downtown area. Its design, scale, and use embellish the fusion of existing and future retail, restaurant, office, civic, and residential uses of the area. The large plaza space and urban public park are types of sought-after open spaces. These open spaces will make this area of Downtown a more attractive outdoor space for residents, employees, and visitors to enjoy. In addition, the purpose of the encroachment of a porte cochere at the north side of the property and into the right-of-way of Catalonia Avenue aims to protect pedestrians, residents, and customers from any weather-related elements, such as rain or sun.</p>
<p>3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.</p>	<p><b>Yes.</b> The subject property is requesting to construct a building of similar scale to the surrounding neighborhood of The Plaza, the Zubi building, and Regions Bank. The project proposes a mixed-use project with residential units, retail, amenities, public open spaces, and a private loading area screened from the public. In addition, the proposed retail spaces will promote business openings and employment opportunities for young residents and professionals in search of retail, customer service, management, and other retail experience. The project may also inspire residents, employees, and pedestrians to utilize alternative transportation modes beyond driving, such as walking, biking, and taking the Trolley, bus, or Metrorail. Therefore, the proposed commercial and residential uses do not conflict with the needs and character of the mixed use, residential, and commercial neighborhood.</p>
<p>4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.</p>	<p><b>Yes.</b> The Applicant’s proposal of a mixed-use site plan and encroachment is consistent with the underlying Mixed-Use zoning designation. It will not adversely or unreasonably affect the use of other buildings on Ponce de Leon Blvd, Catalonia Ave, and University Dr. The proposed building is similar in scale, at 115’-8” to the roof deck, with a 20’ high cabana, and provides a generous amount of open space that surpasses the Zoning Code’s minimum requirements, and pedestrian streetscape improvements. The project encourages residents, employees, and visitors to utilize amenities and public transit services from other uses in Miracle Mile and Downtown Coral Gables.</p>
<p>5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not</p>	<p><b>Yes.</b> The request to construct a mixed-use building is compatible with the allowed development of adjacent buildings and structures. The addition of residential uses to the commercial property will complement the existing commercial uses in the downtown area and along Ponce de Leon Boulevard and not</p>

STANDARD	STAFF EVALUATION
adversely affect the adjacent uses, buildings or structures	<p>adversely affect the adjacent uses or buildings.</p> <p>The project provides additional open space with landscape design and pedestrian streetscape improvements that will improve this area of Downtown Coral Gables. The mid-block paseo and colonnade that are part of the site plan activate the streetscape further. Overall, the extra shade, plants, outdoor seating, and other landscape improvements will enrich the aesthetics of the urban area.</p>
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<p><b>Yes.</b> The project site comprises of Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, and is approximately 42,543 square feet (0.98 acres) in size, which accommodates all the proposed development features. Furthermore, the project accommodates roughly 22,712 square feet (53%) of landscaped open space. Therefore, the subject property is larger than the minimum 20,000 square foot size for a mixed-use project within an MX zoned property.</p>
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<p><b>Yes.</b> The request for a site plan and encroachment approval is not detrimental to the health, safety, and general welfare of the community. The project provides 20,142 square feet of ground floor and mezzanine level commercial spaces and 22,712 square feet of landscaped open space, which promotes a pedestrian friendly setting. The open spaces will include shade trees, lighting, landscaping, and seating areas that elevate the beauty and walkability of this urban area. Landscaping and lighting improvements foster a sense of safety. The project will continue enriching and supporting the surrounding uses of this area, especially office and retail centers.</p>
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<p><b>Yes.</b> All vehicular parking for the project is located below-grade and within the confines of the building to be accessed from Catalonia Ave, and loading and service areas are enclosed to be accessed from Malaga Ave. Arcades and a pedestrian paseo are provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district. Staff’s recommended conditions of approval include the requirement for a level and continuous sidewalk through these driveways to prioritize pedestrian circulation.</p>
9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the	<p><b>Yes.</b> The property is located within the Gables Redevelopment Infill District (GRID) which allows development to move forward regardless of a roadway’s level of service (LOS). Additionally, a traffic impact study was prepared by Kimley Horn. According to the analysis, Kimley Horn concluded that the project should not</p>

STANDARD	STAFF EVALUATION
traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	impact or negatively affect the surrounding roadway network and intersections. Certain conditions of approval are recommended to ensure the project meets required infrastructure.

**F. Tentative Plat**

Related to the alley vacation request, the Applicant is proposing a re-plat of the private property to reflect the vacated alley and donation of private property that slightly alters the curve of University Drive at Ponce de Leon Boulevard. The proposed tentative plat contains a single track, Tract “A,” that will become the building site for the Project.

The proposed vacation of the alley and the alteration of the curve on University Drive requires two amendments to the historic City Plan, as the City Plan includes both the street grid and the alleys of the city. The Historic Preservation Board (HPB) reviews all amendments to the historic City Plan and provides recommendations to the City Commission.

**Findings of Fact - Tentative Plat Review**

The procedure for reviewing and recommending a tentative plat is contained in Sections 14-210.1 through 14-210.4 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of the final plat by the Miami-Dade County Subdivision Department is required prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

*City Staff Review*

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 14-210.2. The Zoning Code requires review and comments be provided by the Public Works Department, which have been sent to the Applicant. Further review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission.

**Staff Comments.** Staff’s determination is that the Application is consistent with the CP Goals, Objectives and Policies. The single tract slightly alters the curve of University Drive with the dedication and vacation of segments along the University Drive frontage. While slightly altering the curve, the proposed curve maintains the historic intent of the original plat and urban character of the Crafts Section. The re-plat is consistent with the many goals of the Comprehensive Plan to promote development that achieves proper relationship between the uses of land and surrounding areas. The alteration of the curve and re-platting of the existing alley supports redevelopment of the property to accommodate mixed-use development with the associated residential units. The proposed project complies with zoning regulations and has been reviewed by multiple design review boards.

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

This section provides those Comprehensive Plan Goals, Objectives and Policies applicable to the proposed re-plat and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	<b>Goal FLU-1.</b> Protect, strengthen and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	<b>Goal FLU-1.9.</b> Encourage sound innovation in the development standards of the City’s Zoning Code which provides a continuing process to respond to community needs.	Complies
5.	<b>Policy FLU-1.9.1.</b> Encourage balanced mixed-use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long-term economic and cultural vitality.	Complies
6.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
8.	<b>Objective DES-1.1.</b> 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
9.	<b>Policy DES-1.1.1.</b> Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.	Complies
10.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies
11.	<b>Objective MOB-1.1.</b> Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	pooling.	
12.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
13.	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
14.	<b>Policy MOB-1.1.5.</b> Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
15.	<p><b>Objective MOB-2.2.5.</b> As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City’s GRID. The City shall research the following:</p> <ul style="list-style-type: none"> <li>• The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.</li> <li>• Potential development incentives and/or economic incentives to promote trolley ridership.</li> </ul> <p>Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.</p>	Complies

**Staff Comments:** The above evaluation indicates that the Applications for a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Abandonment and Vacation of an Alley, Receipt of Transfer of Development Rights (TDRs), Mixed-Use Site Plan and Encroachment Review, and Tentative Plat for the proposed mixed-use project referred as “Ponce Park Residences” are “consistent” with the Comprehensive Plan’s goals, objectives, and policies as determined by Staff.

The proposed project complies with the Future Land Use Element and Design goals, objectives and policies listed above. Ponce Park Residences will protect, strengthen, and enhance the City of Coral Gables’ downtown as a vibrant community. The surrounding businesses, employment centers, and neighborhoods will benefit from the construction of a new, high-quality, mixed-use development that beautifies the neighborhood with Mediterranean architecture, designed hardscape and landscaped open space. The proposed project also augments the area’s with additional retail, employment, transit centers, and residential uses. This project will make this area of Downtown, located directly west of the Plaza and Ponce Circle Park and south of Miracle Mile, a more attractive place for residents to walk and cycle through.

The proposed project also meets the Mobility and Housing goals, objectives, and policies above. The proposed project provides access to public transit modes, such as the Gables Trolley system and Metrorail,



as well from other ride sharing services like Freebie and Uber. Traffic impacts are mitigated through the removal of the slip lane and replacing the alley with a mid-block paseo to prioritize the safety of pedestrians and cyclists. These design efforts activate pedestrian circulation throughout the site and area. In addition, the site will be redeveloped into a mixed-use building that contains 57 residential units on upper levels, 20,142 square feet of retail on ground floor and mezzanine level, and 22,712 square feet of landscaped open space, all of which encourage walking, biking, and utilizing public transit systems like the bus, trolley, and Metrorail Station. Moreover, the project provides architectural elements at the street level, landscaped open space, seating, lighting, bicycle parking, street trees, and small curb radii that encourage walking and cycling with the intent of enhancing pedestrian safety, greenery, and beautification. This project enhances the downtown, mirrors the Plaza development and Ponce Circle Park, and offers an alternative housing option that is different from single-family homes in the downtown area.

#### 4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS

##### City Review Timeline

The submitted applications have undergone the following City reviews:

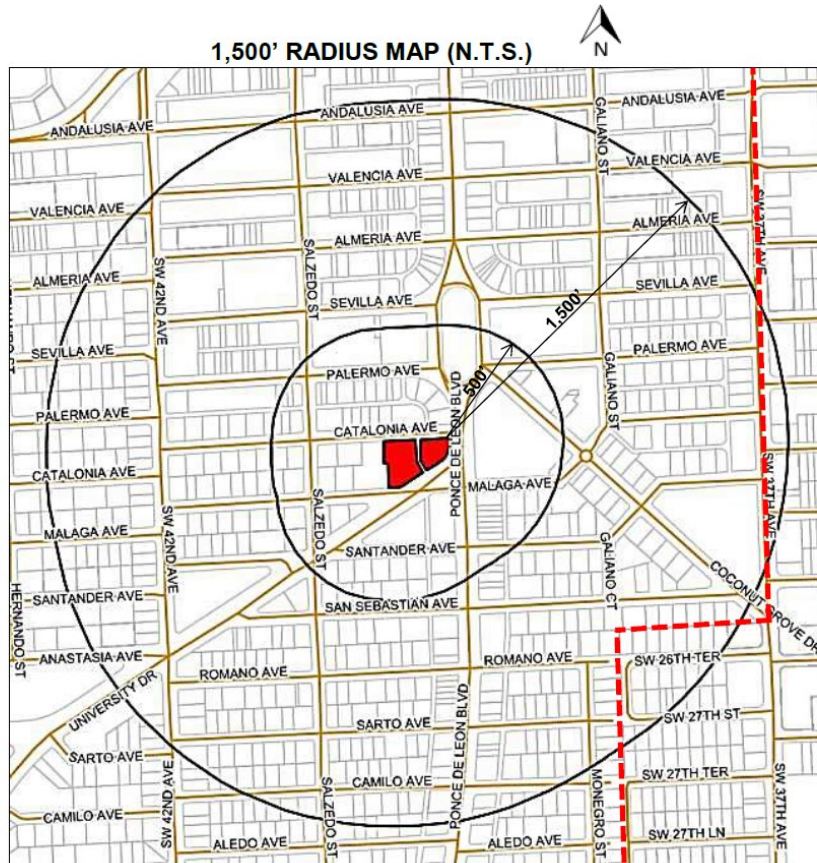
TYPE OF REVIEW	DATE
Development Review Committee	06.30.23
Board of Architects (Preliminary Design and Mediterranean Architecture)	08.17.23 09.28.23
Planning and Zoning Board	12.13.23
Historic Preservation Board	TBD
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2 <sup>nd</sup> reading)	TBD

##### Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on October 24<sup>th</sup>, 2023 with notification to all property owners within 1,500 of the property.

The Zoning Code requires that a mailed notification be provided to all property owners within 1,500 feet of the property. The notification was sent on October 12, 2023. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 1,223 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment E. A map of the notice radius is provided below.

Mailed Notification Radius Map



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

Public Notice

TYPE	DATE
Legal advertisement for December PZB	12.01.23
Mailed notification for December PZB	12.01.23
Sign posting of property for December PZB	12.01.23
Posted Staff report on City web page for December PZB	12.08.23

5. Staff Recommendation.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following:

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial

*High-Rise Intensity” for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review)*

Staff recommends **Approval.**

- 2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section from Mixed-Use 1 (MX1) District to Mixed-Use 3 (MX3) District (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

Staff recommends **Approval.**

- 3. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, “Process,” Section 14-211, “Abandonment and Vacations” and City Code Chapter 62, Article 8, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process,” providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

Staff recommends **Approval.**

- 4. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, “Process,” Section 14-204.6, “Review and approval of use of TDRs on receiver sites,” for the receipt and use of TDRs for a Mixed-Use project referred to as “Ponce Park Residences” on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

Staff recommends **Approval.**

- 5. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Encroachment review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed Mixed-Use project referred to as “Ponce Park Residences” on the property*

*legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

Staff recommends **Approval, with conditions.**

6. *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

Staff recommends **Approval.**

### **Conditions of Approval**

1. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. The Applicant's submittal package dated 11/15/2023 prepared by Zyscovich Architects to include:
    - I. Maximum building height shall not exceed 115'-8" to roof deck with 20' high to pool cabana
    - II. 4.05 FAR (172,352 sq. ft.)
    - III. 57 dwelling units
    - IV. 20,142 square feet of commercial space
    - V. Approximately 22,712 square feet of landscaped open space, including the right-of-way
  - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

**3. Prior to First Reading of City Commission.**

The Applicant shall revise the Landscape Open Space diagram to: 1) Remove loading entrance from on-site uncovered open space calculations; 2) Remove existing sidewalk area; and 3) Include slip lane as off-site uncovered calculations.

**4. Prior to issuance of the first Building Permit, the Applicant shall:**

- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
- b. **Off-site and Public Realm Improvements and Contribution.**
  - i. **Safety Improvements.** All traffic flow modifications, including removal of slip lane, inclusion of on-street parking on Ponce de Leon Boulevard and Malaga, signal adjustments, and street design with landscape improvements on Malaga shall require a “Dry-Run” approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction.
  - ii. **Public Plaza.** The design of the Public Plaza shall be revised to eliminate the slip lane and prioritize pedestrian movement and landscaping. The Applicant shall coordinate with Public Works and the community on the Public Plaza design and preservation of any existing trees. The revised Public Plaza design shall require written conceptual approval of Miami-Dade County and the City Public Works Department prior to the issuance of the first City permit for vertical construction.
  - iii. **Public Realm Contribution.** As voluntarily proffered, the Applicant shall be responsible to provide a covenant for the one-million dollars (\$1,000,000) to improve pedestrian/bicycle facilities, landscaping, and other streetscape elements on the University Drive right-of-way, from Ponce de Leon Blvd to Le Jeune Rd prior to the first Building permit.
  - iv. **Construction, Maintenance and Expense.** The construction of all improvements shall be exclusively performed by the Applicant prior to the Temporary Certificate of Occupancy. The Applicant, at its sole cost and expense, shall maintain the Public Plaza area and the Improvements thereon in good order, condition, and repair and in a safe, clean, fully functional and attractive manner.
  - v. **Insurance.** The Applicant, at its sole cost and expense, shall procure and maintain at all times, a comprehensive commercial general liability insurance policy written on an occurrence basis, issued by a good and solvent insurance company authorized and licensed to do business under the laws of the State of Florida.
- c. **Art in Public Places.** The Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, the Applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9.
- d. **On-street parking.** Payment shall be provided by the Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
- e. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.

- f. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and vehicle circulation along Ponce de Leon Boulevard with all sidewalks on Ponce de Leon Boulevard to remain open throughout construction.
  - g. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
  - h. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  - i. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
  - j. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
5. **Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, the Applicant shall:**
- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
  - b. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all new utilities along all public rights-of-way surrounding and adjacent project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
  - c. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required to be completed, at the Applicant's expense.
  - d. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
  - e. **Bicycle/Pedestrian Plan.** The bicycle and pedestrian paths on University Drive/Malaga shall comply with the City's Bicycle Pedestrian Master Plan to be designed as Bike Lanes and be reviewed and approved by the Public Works Director. All driveways shall be designed with

a flare-style curb cut with a continuous and level sidewalk through each driveway to create a pedestrian-friendly environment.

- f. **Right-of-way and public realm improvements.** Install all right-of-way improvements and the abutting Public Plaza area, subject to review and approval by Public Works Department and the Planning and Zoning Division. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. The construction of all Improvements shall be exclusively performed by the Applicant prior to temporary Certificate of Occupancy. Upon completion, the Applicant shall thereafter maintain the Public Plaza area at its sole cost and expense.

**6. Following issuance of the first Certificate of Occupancy, Applicant shall:**


- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the Applicant choose to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
- i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
- ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

**ATTACHMENTS**


- A. Applicant submittal package.
- B. Applicant submittal package - Architectural.
- C. Traffic Impact Study
- D. Notice mailed to all property owners within 1,500 feet and legal ad.
- E. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application 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,



Jennifer Garcia, AICP, CNU-A  
City Planner  
City of Coral Gables, Florida

	<p style="text-align: center;"><b>City of Coral Gables Notice of Public Hearing</b></p>	
<b>Applicant:</b>	<b>Javier E. Fernandez, Esq. on behalf of RC Acquisitions, LLC and P&amp;J Enterprise Holdings, LLC</b>	
<b>Application:</b>	<ol style="list-style-type: none"> <li>1. <b>Comprehensive Plan Map Amendment</b></li> <li>2. <b>Zoning Map Amendment</b></li> <li>3. <b>Abandonment and Vacation of an Alley</b></li> <li>4. <b>Receipt of Transfer of Development Rights (TDRs)</b></li> <li>5. <b>Mixed-Use Site Plan and Encroachment Review</b></li> <li>6. <b>Tentative Plat</b></li> </ol>	
<b>Property:</b>	<b>3000 Ponce de Leon Blvd, 216 &amp; 224 Catalonia Ave, 203 University Dr, and 225 Malaga Ave</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<p><b>Planning &amp; Zoning Board</b>  Wednesday, December 13, 2023, 6:00 p.m.</p> <p>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></p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Wednesday, December 13, 2023**.

An application has been submitted by Javier E. Fernandez, Esq. on behalf of RC Acquisitions, LLC and P&J Enterprise Holdings, Inc. (the "Applicant"), requesting for the review of a proposed mixed-use building to be located fronting Ponce de Leon Boulevard, Catalonia Avenue, University Drive, and Malaga Avenue. The project, referred to as "Ponce Park Residences," includes 57 residential units, ground floor and mezzanine level commercial uses of approximately 20,142 square feet, and 204 parking spaces below-grade. The proposed building is 115'-8" feet to the roof deck, with a 20' pool cabana.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

1. **Change of Land Use.** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review)
2. **Change of Zoning.** An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section from Mixed-Use 1 (MX1) District to Mixed-Use 3 (MX3) District (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON



FILE)

3. **Alley Vacation.** An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
4. **Transfer of Development Rights.** A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
5. **Conditional Use for Mixed-Use and Encroachment.** A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Encroachment review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
6. **Tentative Plat.** A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

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/83788709513](https://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 comment on an item on the agenda by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sincerely,

City of Coral Gables, Florida

**MIAMI-DADE**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - DEC. 13, 2023

in the XXXX Court, was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

12/01/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this 1 day of DECEMBER, A.D. 2023



(SEAL)  
GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING  
HYBRID MEETING ON ZOOM PLATFORM**

**City Public Hearing Local Planning Agency / Planning and Zoning Board  
Dates/Times Wednesday, December 13, 2023, 6:00 p.m.**

**Location City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134**

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section from Mixed-Use 1 (MX1) District to Mixed-Use 3 (MX3) District (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

# Coral Gables

12/13/2023

3. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
4. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
5. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Encroachment review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
6. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

## Discussion:

7. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to clarify the intent and purpose of the Mediterranean Bonus program; remove certain criteria that are currently required with underlying zoning district requirements; relocate certain criteria to more appropriate sections of the Zoning Code; incorporate design provisions from the architectural standards in Appendix C; require compliance with available Mediterranean resources and additional reviews; and expand the list of Mediterranean building precedents; providing for severability, repealer, codification, and for an effective date.

The Planning and Zoning Board will be holding its board meeting on Wednesday, December 13, 2023, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgvtv](http://www.coralgables.com/cgvtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
12/1

23-49/0000697174M

2/2



## *Ponce Park Residences*

1. SMALL-SCALE COMPREHENSIVE PLAN
2. MAP AMENDMENT
3. ZONING CODE MAP AMENDMENT
4. ABANDONMENT AND VACATION
5. RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
6. MIXED-USE SITE PLAN AND ENCROACHMENT REVIEW
7. TENTATIVE PLAT

PLANNING & ZONING BOARD  
DECEMBER 13, 2023



1

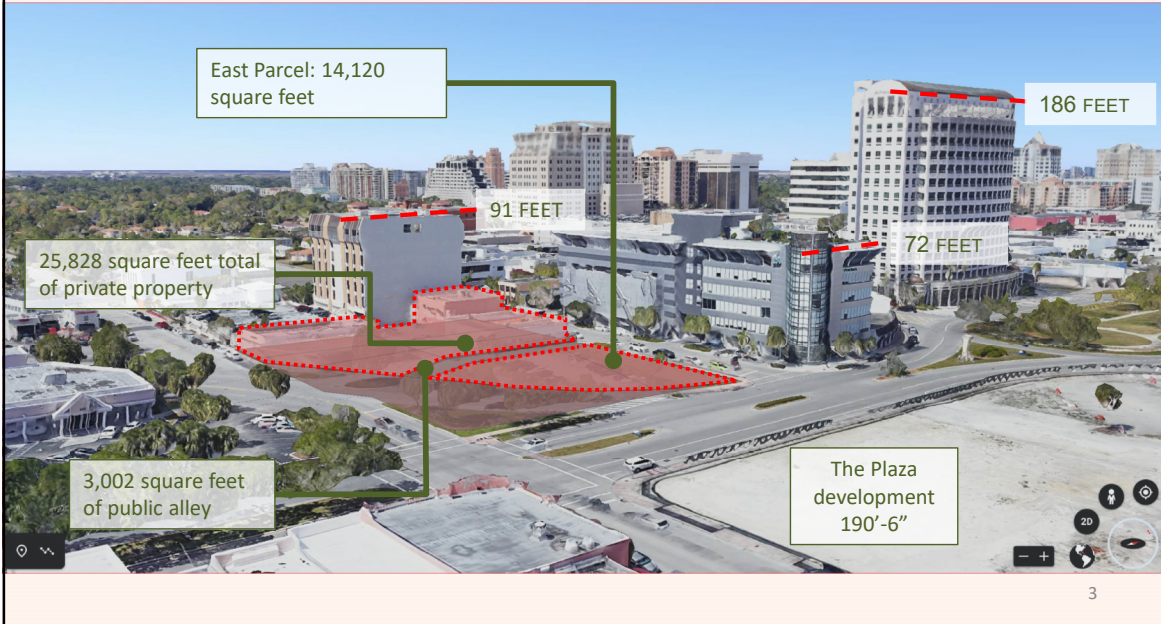
## LOCATION



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# EXISTING CONDITIONS



3

**REQUEST #1:**  
COMPREHENSIVE LAND USE MAP CHANGE

**REQUEST #2:**  
ZONING CODE MAP CHANGE

**REQUEST #3:**  
VACATION OF ALLEY

**REQUEST #4:**  
RECEIPT OF TDRS

**REQUEST #5:**  
MIXED-USE SITE PLAN AND ENCROACHMENT (CONDITIONAL USE)

**REQUEST #6:**  
TENTATIVE PLAT

4

4

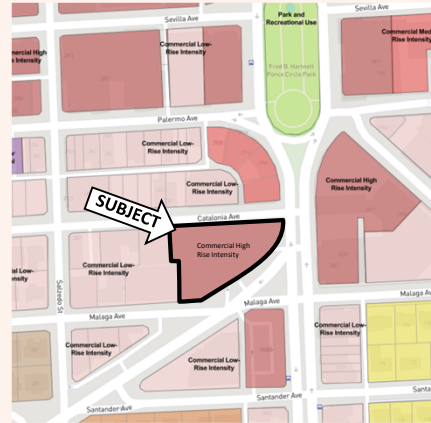
# 1. CHANGE OF LAND USE TO HIGH RISE



Current



Proposed

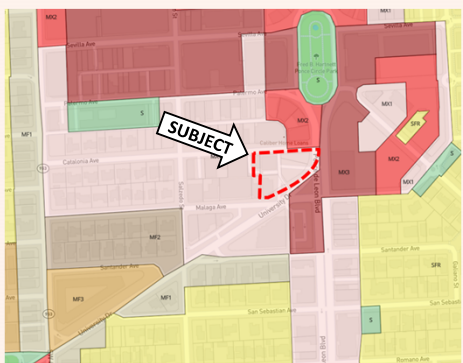


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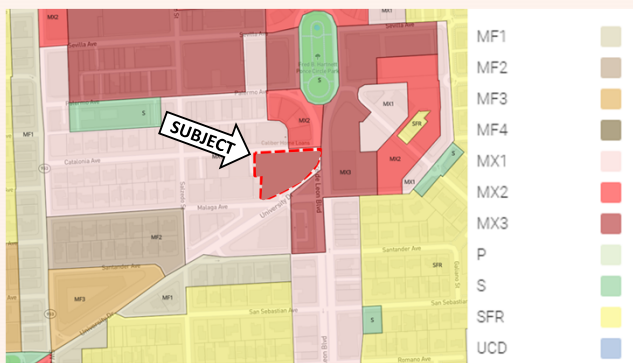
# 2. ZONING CODE MAP CHANGE TO MX3



Current



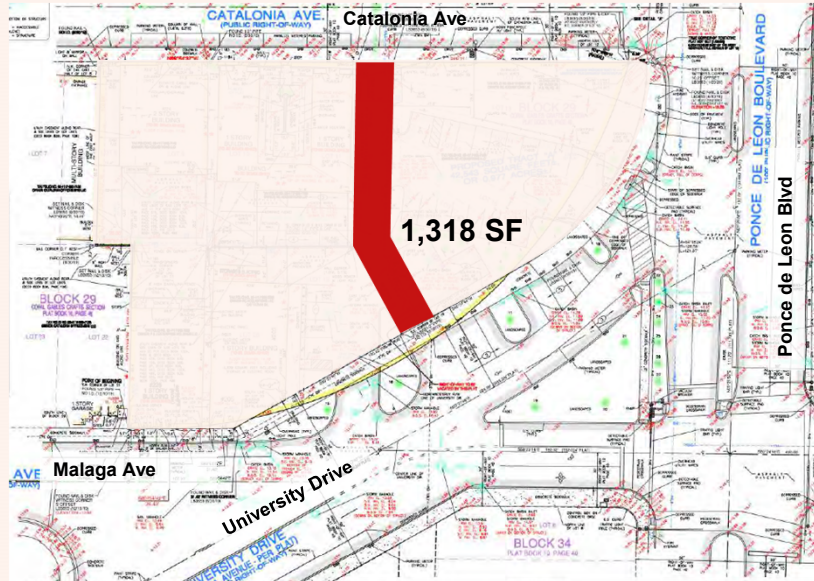
Proposed



MF1	
MF2	
MF3	
MF4	
MX1	
MX2	
MX3	
P	
S	
SFR	
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6

### 3. VACATION OF PUBLIC 20 FT. ALLEY



7

### 4. RECEIPT OF TDRs

**AN INCREASE OF UP TO 25%** OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.

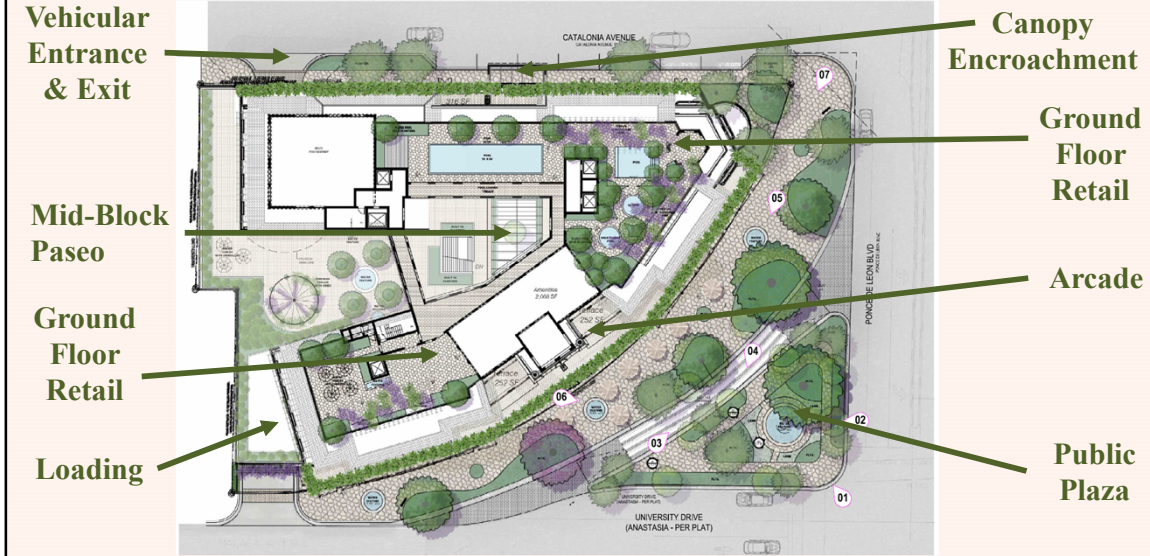
**REQUEST: 23,455 SQUARE FEET (4.05 FAR OF 172,352SF)**

#### REVIEW PROCESS FOR APPROVAL

- HPB REVIEW AND APPROVAL
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND ADOPTS FOR THE TRANSFER

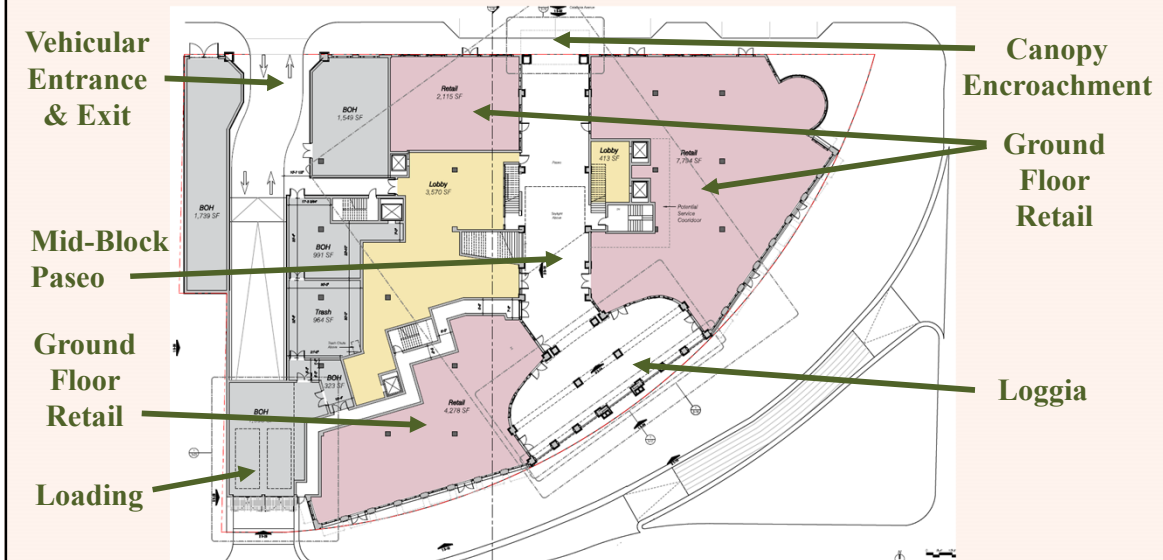
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## 5. MIXED-USE SITE PLAN



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## GROUND FLOOR PLAN



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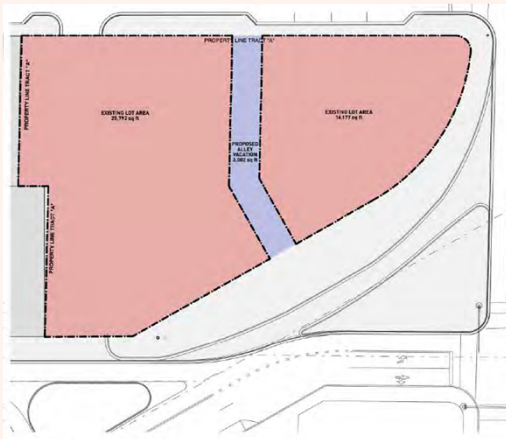
## 5. MIXED-USE SITE PLAN

PROJECT DATA		
Standard	Current/Allowed/Required	Proposed
Existing Lot Area	39,948 sf	
Zoning	Mixed-Use 1	Mixed-Use 3
Land Use	Commercial Low-Rise Intensity	Commercial High-Rise Intensity
ROW Alley Vacation		1,318 sf
ROW Dedication		1,725 sf
Building Site Area	20,000 sf	42,542 sf (east and west parcels)
TDRs	25% maximum increase	23,455 sf of TDRs
Total FAR	4.375 (3.5 + TDRs)	4.05 FAR (172,352 sq. ft.)
Building height	Existing land use: Commercial Low-Rise Intensity 50 ft / 77 ft (Med Bonus Level 2)  After change of Land Use to Commercial High-Rise Intensity: 16 floors/190.5 feet	Proposed land use: Commercial High-Rise Intensity 150 ft / 190.5 feet (Med Bonus Level 2)  Proposed height: 115'-8" to roof deck 20' high pool cabana 9 stories
Number of stories		9 stories
<b>Proposed Uses:</b>		
Residential	Density: 125 units/acre 126 units (incl. alley vacation)	57 residential units
Ground and Mezzanine Floor Commercial	8%	20,142 sf
<b>Parking</b>		
Residential Units (57 units)		
1BR, 4 units @ 1/units	4 spaces	
2BR, 24 units @ 1.75/units	42 spaces	
3BR, 21 units @ 2.25/units	47.25 spaces	
2-story MF, 8 units @ 0	18 spaces	
Total Residential	111.3 spaces	
Retail @ 1 space / 300 sf	67.2 spaces	
<b>Total Parking</b>	<b>178.5</b>	<b>204</b>
Open Space at ground level	4,254 sf (10%) (including alley vacation)	22,712 sf (53%)

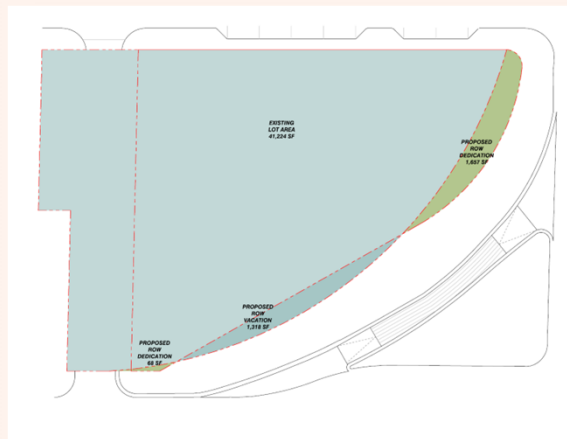
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## 6. TENTATIVE PLAT

Current



Proposed



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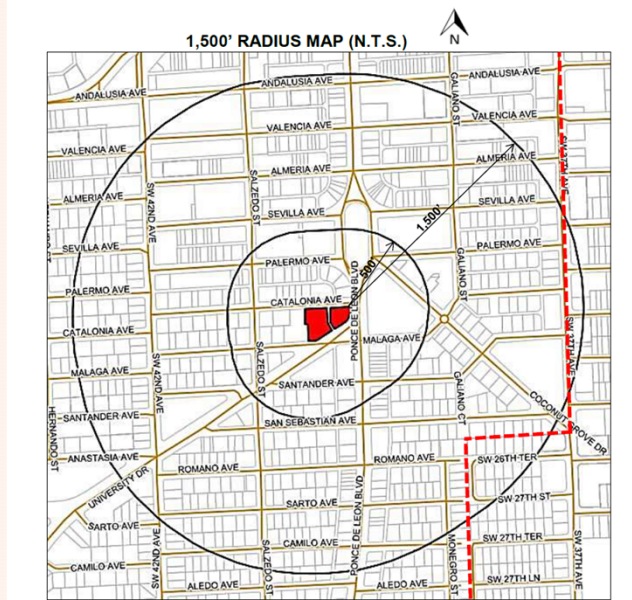
## REVIEW TIMELINE – PROPOSED PROJECT

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 06.30.23</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 08.17.23; 09.28.23</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 10.23.23</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 12.13.23</b>
<b>5</b>	<b>HISTORIC PRESERVATION BOARD: TBD</b>
<b>6</b>	<b>CITY COMMISSION: TBD</b>
<b>7</b>	<b>CITY COMMISSION: TBD</b>

13

13

## LETTERS TO PROPERTY OWNERS (1,500 FT)



14

14

<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, DECEMBER PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, DECEMBER PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, DECEMBER PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> DECEMBER PZB

15

15

**COMPREHENSIVE PLAN CONSISTENCY**

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STAFF’S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

16

## STAFF RECOMMENDATIONS

### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

17

## CONDITIONS OF APPROVAL

1. **REMOVAL OF SLIP LANE**, INCLUSION OF ON-STREET PARKING ON PONCE AND MALAGA, SIGNAL ADJUSTMENTS, AND STREET DESIGN WITH LANDSCAPE IMPROVEMENTS
2. REVISION OF **PUBLIC PLAZA** DESIGN TO ELIMINATE THE SLIP LANE AND PRIORITIZE PEDESTRIAN MOVEMENT AND LANDSCAPING
3. MAINTAIN THE PUBLIC PLAZA AND ANY IMPROVEMENTS
4. THE APPLICANT SHALL MAKE **\$1,000,000** CONTRIBUTION TO PUBLIC REALM IMPROVEMENTS
5. MAINTAIN **PEDESTRIAN ACCESS** AND VEHICULAR CIRCULATION ON PONCE DE LEON DURING CONSTRUCTION

18



## *Ponce Park Residences*

1. SMALL-SCALE COMPREHENSIVE PLAN
2. MAP AMENDMENT
3. ZONING CODE MAP AMENDMENT
4. ABANDONMENT AND VACATION
5. RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
6. MIXED-USE SITE PLAN AND ENCROACHMENT REVIEW
7. TENTATIVE PLAT

**PLANNING & ZONING BOARD  
DECEMBER 13, 2023**

