

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, REQUESTING MIXED-USE SITE PLAN REVIEW AND AN ENCROACHMENT AGREEMENT PURSUANT TO ARTICLE 14, "PROCESS" SECTION 14-203, "CONDITIONAL USES," FOR A PROPOSED MIXED-USE PROJECT, REFERRED TO AS "CRYSTAL RESIDENCES," INCLUDING A PRIVATE SCHOOL AND LIVE/WORK UNITS; ON PROPERTY LEGALLY DESCRIBED AS BLOCK 21, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION (110 PHOENETIA AVENUE), CORAL GABLES, FLORIDA; SUPERSEDING ORDINANCE NO. 1909 AND ORDINANCE NO. 2962, TO PERMIT THE CURRENT ACCESSORY SCHOOL AS A PRINCIPAL USE; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted requesting review of conditional use: for a proposed mixed-use project, referred to as "Crystal Residences," including a private school and live/work units; on property legally described as Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; superseding Ordinance No. 1909 and Ordinance No. 2962, to permit the current accessory school as a principal use; and

**WHEREAS**, the application has been submitted concurrently with a proposed Comprehensive Plan Land Use map amendment, Zoning Code Map Amendments, and Planned Area Development (PAD); and

**WHEREAS**, the proposed uses of residential, live/work, and the school are appropriate for the property and compatible with existing and planned uses in the area, and are consistent with the needs and character of the neighborhood and the City; and

**WHEREAS**, the proposed project facilitates the retention and enhancement of the existing Crystal Academy, allowing for the continuation of a community-serving institutional use within a redeveloped site; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on proposed Conditional Uses are provided in Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses,". The proposed Conditional Uses have met those criteria and standards; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, a public hearing was held

before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on June 17, 2026, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the June 17, 2026, Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval of the proposed Conditional Uses (vote: 6 – 1) with the additional condition to rotate the proposed park; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on July 7, 2026, at which hearing all interested persons were afforded the opportunity to be heard and this application for Conditional Uses was (approved/disapproved) on first reading; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing, at which hearing all interested persons were afforded an opportunity to be heard and this application for Conditional Uses was (approved/disapproved) on second reading; and

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for Conditional Uses review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

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

**SECTION 2.** The proposed mixed-use site plan for the mixed-use project referred to as “Crystal Residences,” on property legally described as Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida, shall be and is hereby approved subject to conditions, provided in Attachment A, attached.

**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 14-203.10, “Changes to an approved conditional use.”

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

**SECTION 5.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ  
CITY ATTORNEY

## Attachment A

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 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 to PZB prepared by Corwil Architects to include:
    - i. Maximum building height shall not exceed 9 stories/93ft.
    - ii. Total square footage 226,193 square feet
    - iii. Sixteen (16) ground floor live-work units
    - iv. Approximately 5,000 square feet ground floor educational space for Crystal Academy
    - v. 184 upper-level residential units
    - vi. 20,508 square feet (31.6%) of total on-site open space
    - vii. 301 total parking spaces
  - b. Applicant shall coordinate with the City Architect to revise the frontage type on Antilla Avenue from arcade/loggia design to stoops/porches with front yards, and rotate the proposed park from a north-south orientation to an east-west orientation.
  - c. Applicant shall provide 18" minimum setback along Phoenetia Avenue for landscaping.
  - d. All representations preferred by the Applicant's representatives as a part of the review of the Application at public hearings.
- 2. Restrictive covenant.** 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 prior to building permit issuance. 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 issuance of the first Building Permit,** 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 improvements and landscape requirements.** Provide all necessary plans and documents for proposed off-site and public realm improvements, subject to Miami-Dade County approval. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, three-and-a-half (3.5) inch caliper, and regularly spaced at 25 to 35 feet on-center. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by the Greenspace Management Division. Silva cells under sidewalks near proposed trees shall be provided at 32" minimum in depth within the public right-of-way and subject property.
  - c. **Art in Public Places.** 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, 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 9-103(B).
  - d. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking spaces as a result of the project. Payment for loss of on-street parking as a result of the proposed off-site bumpouts will not be required.

- e. **Parking Garage Design.** The parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.
- f. **Ground Floor Design.** The ground floor of all sides of all buildings shall continue to be designed to optimize pedestrian activity and access with a continuous and leveled sidewalk through the proposed curbcuts and driveways. Front yards shall be designed consistent with the landscape standards of the North Ponce Neighborhood Conservation District Overlay with maximum landscape area. Fences, walls, and hedges will be prohibited.
- g. **Drainage.** All stormwater runoff must be retained on site, and drainage improvements within the right-of-way may be required at the Applicant's expense.
- h. **Encroachment Agreement and Covenant.** All encroachments illustrated in the Applicant's submittal package, including the southwest corner roof overhang, 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 are approved by the City Commission in in the Site Plan approval and a Hold Harmless agreement must be executed approving the encroachments. 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 under construction, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- j. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
- k. **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.
- l. **Construction staging.** Submit a construction staging plan to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Ponce de Leon Boulevard. No equipment, outriggers, tracks, tires, RTU or vehicles permitted within the sidewalk area at any time.
- m. **Electric Vehicle Charging.** As voluntarily proffered, the Applicant shall provide a minimum of 10 of the required off-street parking spaces to be equipped with an electric vehicle (EV) charging station. Additionally, 25 of the required off-street parking spaces shall be "EV-Ready," and 30 Capable shall be "EV-Capable." The remaining parking spaces shall have sleeving to allow for future installation of EV charging infrastructure.
- n. **Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all utilities abutting to the property, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning.

**4. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy / Completion, 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.** Complete the undergrounding of all utilities, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning.

- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle/Pedestrian Plan.** The bicycle routes on Ponce de Leon Boulevard shall comply with the City's Bicycle Pedestrian Master Plan to be designed as a Bike Lane, to 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. Proposed crosswalk(s) across Ponce de Leon Boulevard shall be installed to increase pedestrian safety.
- e. **Right-of-way and public realm improvements.** Install all right-of-way improvements, including the intersection improvements, pedestrian crossings, and streetscape beautification, 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.
- f. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for the corner park, the covered walkway and the courtyard. The Easement Agreement shall include the following:
  - i. The courtyard and covered walkway shall be accessible to the public from dawn to dusk, daily and the corner park shall be accessible to the public after school hours.
  - ii. All open spaces and any associated park furniture and amenities shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.
  - iii. Hammock use and any other associated lines are not permitted.

**5. 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 Green Building certification per Section 7-102 of the Zoning Code.
  - 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 unless extended by the City Manager for good cause; 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 or such extended period as approved by the City Manager, 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.
- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director, in an amount not to exceed \$200,000.
- c. **School Operation.** The school is subject to the following conditions and restrictions:
  - i. That the maximum number of students permitted to attend the school shall be limited to seventy-five (75).
  - ii. That the school shall meet all applicable requirements of Florida Law.
  - iii. That the school shall operate in substantial conformance with the School Site Operations map prepared by Kimley-Horn, as provided by the Applicant and approved by the City.