



# City of Coral Gables Planning and Zoning Staff Report

**Property:** **4311 and 4225 Ponce de Leon Boulevard**  
**Applicant:** 4225 Ponce Ventures, LLC  
**Application:** 1. Conditional Use – Mixed-Use Site Plan Review  
2. Conditional Use - Remote Parking  
**Public Hearing:** Planning and Zoning Board  
**Date & Time:** **October 12, 2022, 6:00 – 9:00 p.m.**  
**Location:** City Commission Chambers, City Hall  
405 Biltmore Way, Coral Gables, Florida, 33134

## 1. APPLICATION REQUEST

Application request for a Conditional Use Site Plan and Conditional Use Remote Parking reviews for a mixed-use project referred to as “Coral Gables Mixed Use Office” located within the Design and Innovation District, generally bounded by Ponce de Leon Boulevard to the west, San Lorenzo Avenue to the south.

The requests require two public hearings, including review and recommendation by the Planning and Zoning Board, and consideration and approval the City Commission. The Resolutions under consideration include the following:

1. *A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed Mixed-Use project referred to as “Coral Gables Mixed-Use Office” on the property legally described as Lots 36 through 43, Block 5, “Industrial Section” (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
2. *A Resolution of the City Commission of Coral Gables, Florida approving Remote Parking (Section 10-109) and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for proposed Remote Parking associated with the Mixed-Use project referred to as “4311 Ponce” on the property legally described as Lots 36 through 43, Block 5, “Industrial Section” (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

## 2. APPLICATION SUMMARY

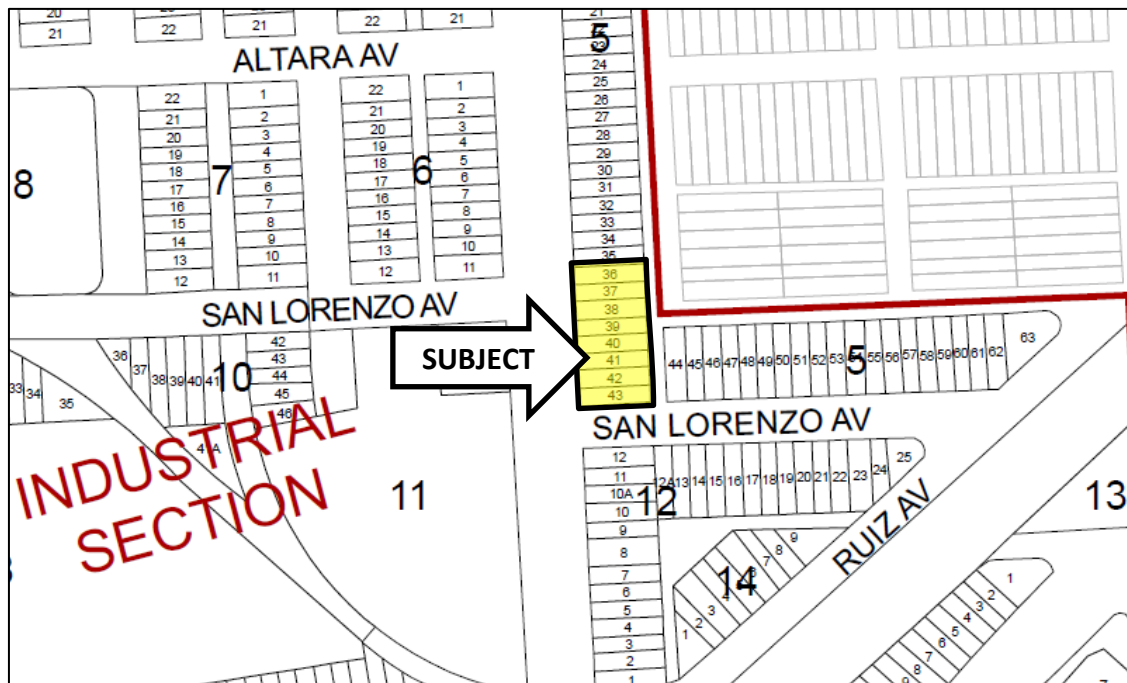
### Project Information

The applicant seeks to redevelop part of this block in the Design and Innovation District, proposing a mixed-use project containing 5,203 square feet of ground floor showroom (commercial) space, 55,856

square feet of upper-level office space, and 3 residential units, with 81 on-site parking spaces. The proposed building height is 109 feet at 8-stories. The application package submitted by the Applicant is provided as Attachment A.

Site Area	0.46 acres (20,035 square feet)
FAR	3.48 FAR (69,709 square feet)
Height	8-stories at 109 feet
Program	<ul style="list-style-type: none"> <li>• 5,203 square feet of ground floor showroom</li> <li>• 55,856 square feet of upper-level office space</li> <li>• 3 residential units</li> </ul>
Parking	81 on-site parking spaces 123 remote parking spaces (incl. 25% public benefit payment-in-lieu) <b>204 parking spaces total</b>

The project site comprised of lots 36 through 43, Block 5 of the Industrial Section, totaling approximately 20,035 square feet or 0.46 acres. Most of the property is parking, with two 1-story buildings. Location map and aerial shown below:





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

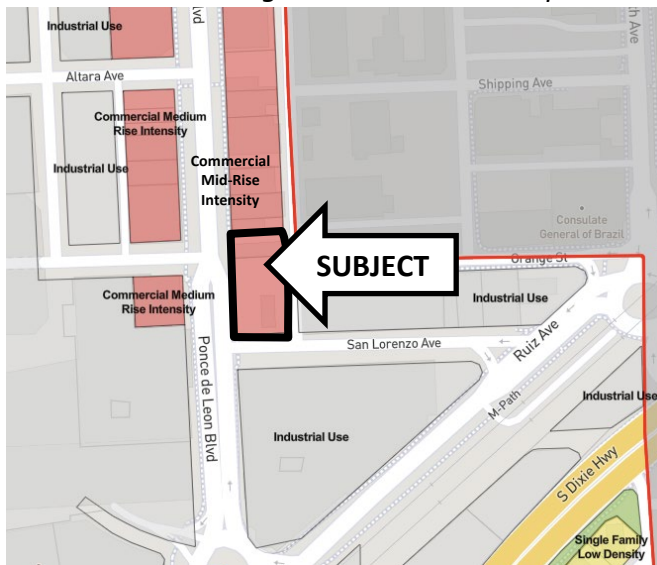
**Existing Property Designations**

Comprehensive Plan Map designation	Commercial Mid-Rise Intensity
Zoning Map designation	Mixed-Use 2 (MX2)
Within a designated Mixed-Use Overlay District (MXOD)	Design & Innovation District Overlay
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

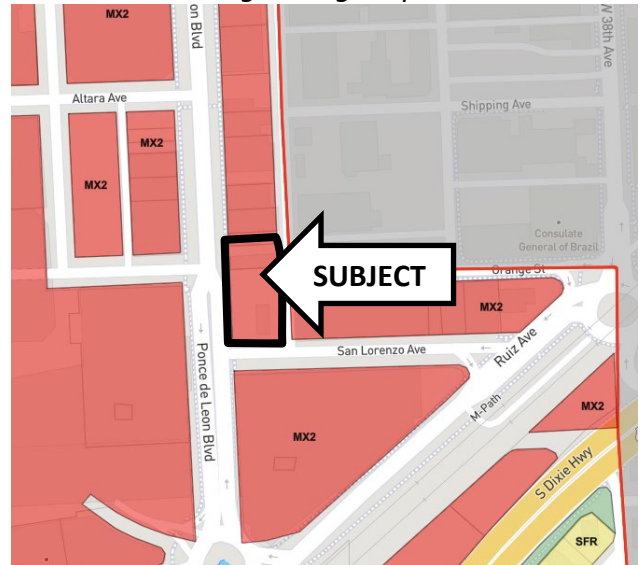
**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Commercial	Commercial Mid-Rise Intensity	MX2
South	Commercial	Industrial	MX2
East	Commercial	Industrial	MX2
West	Commercial	Commercial Mid-Rise Intensity	MX2

Existing Future Land Use Map



Existing Zoning Map



### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	03.25.22
Board of Architects (Preliminary Design and Mediterranean Bonus)	05.23.22
Planning and Zoning Board	10.12.22
City Commission	TBD

STAFF REVIEW			
Department	DRC 03.25.22	Board of Architects 05.19.22	Comments Provided?
Historical Resources and Cultural Arts	X		No
Art in Public Places	X		Yes
Parking	X		No
Public Service	X		Yes
Police	X		No
Fire	X		Yes
Public Works	X		Yes

Zoning	X		Yes
Board of Architects	X	X	Yes
Planning	X		Yes
Building	X		Yes

**Public Notification and Comments**

The Applicant held the mandatory neighborhood meeting on June 29, 2022 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division. A summary of the meeting is provided as Attachment B.

The Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on September 28, 2022. 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. There were 299 notices mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.

*Notification Radius Map*



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

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	June 29, 2022
Notification	September 28, 2022
Sign posting of property	September 30, 2022
Legal advertisement	September 30, 2022
Posted agenda on City web page/City Hall	October 7, 2022
Posted Staff report on City web page	October 7, 2022

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. A Traffic Impact Study was prepared by Caltran Engineering Group and resulted to not expect a negative impact in the surrounding roadway network. It was reviewed by Public Works Department and is provided with the Applicant’s submittal as Attachment A.

**4. APPLICANT’S PROPOSAL**

**CONDITIONAL USE FOR MIXED USE SITE PLAN**

The purpose of the Mixed-Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The Applicant benefits from the ability to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

*Mediterranean Architectural Style*

The proposed project received preliminary approval which included Mediterranean architectural style approval for Levels 1 & 2 from the Board of Architects on May 19, 2022.

*Site plan information:*

Type	Required/Permitted	Proposed
<b>Building Site</b>	20,000 sq. ft.	20,035 sq. ft.
<b>Landscaped Open Space</b> (ground-level outdoor area, which is open to the sky)	2,004 square feet (10% of site)	1,716 square feet covered area (only 75% counts toward open space) = 1,287 square feet  + 1,278 square feet in right-of-way  <b>Total: 2,565 square feet (13% of site)</b>
<b>Density</b>	Unlimited within the Design & Innovation	3 units

(.46 ac)	District	
<b>FAR w/ Med Bonus II</b>	<b>Mandatory Med Bonus 3.5 = 70,122 sq. ft.</b>	3.48 = 69,709 sq. ft.
<b>Mix of Uses</b>	8% ground floor commercial (5,577sf min) 85% max office (59,253sf max) 80% max residential (59,253sf max)	6,294 sf retail (9%) 55,856 sf Office (80%) 7,559 sf Residential (11%)
<b>Setback</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Principal front	0'	0' (Ponce)
Side Streets	0'	0' (San Lorenzo Ave)
Interior Side	0'	0' (north)
Rear at Alley	0'	0'
<b>Stepback</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Principal front	10' above 45'	10' (Ponce)
Side Street	10' above 45'	10' (San Lorenzo Ave)
Interior Side	15' above 45'	15' above 45' (north)
Rear	0' per Design & Innovation District	0' above 45'
<b>Building Height</b>		
Principal Building (Med Bonus Mandatory)	97' / 8 stories 120' w/ Commission Approval	<b>8 stories / 109'</b>
<b>Parking</b>	<b>204 spaces required</b>	<b>81 spaces provided on-site 123 Remote Parking spaces (incl. 25% payment-in-lieu)</b>
Office @1/300sf (55,856sf)	186	
Restaurant @ 1/300sf (4,581sf)	15	
2BR @1.75/unit (2 units)	2	
1BR @1/unit (1 unit)	1	
Bicycle parking @ 1/ 4 units (87) + 1/20,000sf non- residential. (62,150sf)	4	<b>4 bicycle spaces provided</b>

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

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for Mixed-Use Site Plan. 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.

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

*“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but*

*not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed mixed-use project containing 3 residential units, 6,294 square feet of commercial, and 55,856 square feet of office. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

A Conditional Use site plan 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 proposed project meets the CP’s Goals, Objectives and Policies by encouraging mixed use development within the Design and Innovation District. Policy FLU 1.9.4. implements the District and includes a vision for mixed-use buildings that support and enhance sustainable retail activities, art galleries and other compatible uses. The proposed mixed-use building includes a showroom on the ground floor, with offices and residential above to support pedestrian activity.
2. The available use to which 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.	<b>Yes.</b> The proposed mixed-use project is permitted in the zoning district of Mixed-Use 2 (MX2) and the Design & Innovation Overlay District. The purpose of the Design & Innovation District Overlay is to promote high-quality retail and to encourage effective and proper development of the former Industrial Section for local employment in protected residential neighborhoods with the goals, objectives, and policies of the City’s Comprehensive Plan.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	<b>Yes.</b> The site is currently a surface parking lot with a couple of 1-story buildings. The redevelopment of this property to a mixed-use project adds some density and fulfills the objectives of the City to provide ground-floor retail and support pedestrian activity.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	<b>Yes.</b> The Applicant’s proposal of a mixed-use building is consistent with the underlying zoning designation. It will not adversely or unreasonably affect the use of other mixed-use buildings on Ponce de Leon Boulevard and within the Design & Innovation District.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	<b>Yes.</b> The proposed mixed-use project is a compatible use with both the existing mixed-use and commercial buildings on Ponce de Leon Boulevard, as well as the other existing and planned mixed-use buildings within the Design & Innovation District.



STANDARD	STAFF EVALUATION
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<b>Yes.</b> The project site comprises Lots 36 through 43, Block 5, of the Coral Gables Industrial Section. It is approximately 20,035 square feet (0.46 acres) in size which accommodates all development features.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<b>Yes.</b> The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the Design & Innovation District. The redevelopment of this property as a mixed-use project fulfills the objective of the City to attract retail, restaurants, and residential developments to the area and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<b>Yes.</b> All on-site vehicular parking for the project is located within the confines of the building. The remaining required parking will be provided off-site as remote parking. The proposed building removes 1 of the 2 existing curbcuts on Ponce de Leon Boulevard. Pedestrian circulation is well defined, enhanced by the removal of the additional curb cut and the addition of a mid-block covered paseo.
9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	<b>Yes.</b> This property falls within the Gables Redevelopment Infill District (GRID) which allows development to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID to complete a Traffic Impact Analysis report that surpass the maximum number of trips and provide appropriate traffic mitigation to help offset the impacts. A Traffic Impact Study was prepared by Caltran Engineering Group, and based on the TIS findings, the traffic impact associated with the proposed project concluded that the project is not expected to have a negative impact on the surrounding roadway network.

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

This section provides those CP Goals, Objectives and Policies applicable to the Application 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>Policy FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> <li>• Surrounding land use compatibility.</li> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> </ul>	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	
3	<p><b>Policy FLU 1.9.4.</b> Establish and implement a Design &amp; Innovation District, which should include:</p> <ol style="list-style-type: none"> <li>1. A boundary for the District, adopted in the Future Land Use Map.</li> <li>2. Zoning regulations that would support and enhance sustainable retail and other compatible uses supportive of pedestrian activities on the ground level of mixed-use buildings.</li> <li>3. Economic Development strategies that promote retail activities, art galleries and other compatible uses found in “Innovative Districts,” (i.e. financial services, bio-medical, pharmaceutical, institutional and advance new technological firms (i.e. analytics, artificial intelligence, blockchain, and robotic process automation)).</li> <li>4. General design standards to guide the development of urban regulations specifically applicable to the District.</li> <li>5. Branding strategies that would define and promote the visual identity of the district, through standards and recommendations for signs, storefront design and merchandising.</li> </ol>	Complies
4	<p><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.</p>	Complies
5	<p><b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.</p>	Complies
6	<p><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 pooling.</p>	Complies
7	<p><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.</p>	Complies
8	<p><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 bulbouts, 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.</p>	Complies
9	<p><b>Policy 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> <li>• Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.</li> </ul>	Complies
10	<p><b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city</p>	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	

*Staff Comments:* Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff. It provides a mix of uses within close proximity to transit, employment centers, parks and schools, and realizes the vision of the Design & Innovation District. The Applicant’s plans address the City’s objectives for encouraging development near multi-modal transportation nodes, and specifically within the District.

**Findings of Fact – Remote Parking**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for Remote Parking. 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.

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

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

*Staff’s Findings:* Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Remote Parking Review for the proposed 123 remote parking spaces. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

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,	<b>Yes.</b> The proposed remote parking meets the CP’s Goals, Objectives and Policies by allowing the development to reduce on-site parking

STANDARD	STAFF EVALUATION
<p>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.</p>	<p>requirements where the alternative transportation of the Coral Gables Trolley and existing parking supply supports the new development. Policy MOB 3.1.3. further discourages surplus parking on-site because rigid adherence to provide excessive additional parking can only exacerbate roadway capacity limitations. When large amounts of parking is available, trips are more likely to be done in car. However, when parking is more limited, the types of trips are expanded to include alternative modes of transportation, such as transit, car-sharing, bicycle/scooter, or walking.</p>
<p>2. The available use to which 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><b>Yes.</b> The proposed remote parking is permitted within the Design &amp; Innovation Overlay District. An objective of the Design &amp; Innovation District Overlay is to promote and encourage pedestrian, bike, and transit activities, which is fostered by utilizing existing parking facilities and enhancing the aesthetic and physical character of the District with less upper level parking facing Ponce de Leon Boulevard.</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 Design and Innovation District is adjacent to both the MetroRail and the future Underline, both providing alternative modes of transportation beyond driving and parking cars. Additionally, the adjacent shopping mall has surplus parking available to the public.</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 remote parking is allowed throughout the Design &amp; Innovation District, as well as along Ponce de Leon Boulevard. It will not adversely or unreasonably affect the use of other buildings to also utilize remote parking on Ponce de Leon Boulevard and within the Design &amp; Innovation District.</p>
<p>5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures</p>	<p><b>Yes.</b> The proposed remote parking is a compatible use with both the existing commercial buildings along Ponce de Leon Boulevard that currently provide limited or no on-site parking, as well as the other recent and planned mixed-use buildings within the Design &amp; Innovation District that have surplus on-site parking. The proposed remote parking will only utilize excess on-site parking spaces, and not remove any reserved parking spaces that are required to serve any onsite development.</p>
<p>6. The parcel proposed for development is adequate in size and shape to accommodate all development features.</p>	<p><b>Yes.</b> The project site comprises Lots 36 through 43, Block 5, of the Coral Gables Industrial Section. It is approximately 20,035 square feet (0.46 acres) in size which accommodates all development features.</p>
<p>7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.</p>	<p><b>Yes.</b> The proposed remote parking allows the utilization of existing off-site parking in the area. It is consistent with the stated goals and objectives for development in the Design &amp; Innovation District to create a pedestrian oriented urban environment and is not detrimental to the health, safety and general welfare of the community.</p>
<p>8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.</p>	<p><b>Yes.</b> All on-site vehicular parking for the project is located within the confines of the building. The remote parking will be located within an existing building with surplus parking available.</p>

STANDARD	STAFF EVALUATION
<p>9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.</p>	<p><b>Yes.</b> This property falls within the Gables Redevelopment Infill District (GRID) which allows development to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID to complete a Traffic Impact Analysis report that surpass the maximum number of trips and provide appropriate traffic mitigation to help offset the impacts. A Traffic Impact Study was prepared by Caltran Engineering Group, and based on the TIS findings, the traffic impact associated with the proposed project concluded that the project is not expected to have a negative impact on the surrounding roadway network.</p>

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<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 pooling.	Complies
2	<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
3	<b>Goal MOB-1.1.6.</b> Employ further measures to increase trolley ridership beyond the current peak day of 5,000 passengers using the trolley to provide their transportation into or out of downtown Coral Gables. Further reduce VMT on downtown streets and the number of parking spaces needed in the downtown business district by 750. By 2012, achieve a trolley ridership goal of at least 7,500 passengers daily.	Complies
4	<b>Goal MOB-2.</b> The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City’s Comprehensive Plan while maintaining the economic viability of the City’s businesses, and continued enhancement of the quality of life for the City’s neighborhoods.	Complies
5	<b>Goal MOB-2.1.7.</b> The City recognizes that traffic circulation and minimization of traffic via promotion of efficient mass transit and paratransit services that serve existing and future trip generators and attractors is essential and an important goal providing for the continued development of the City. Therefore, the City shall continue to support and supplement mass transit by expansion of its current successful trolley system in conjunction with Miami-Dade County mass transit services. Such support shall include the expansion of trolley system, continued improvement of existing trolley system, enforcement of the adopted LOS standards, roadway design standards, and effective transportation mode options that enhance efficient person-trip and vehicular movements and reduces accident potential. Support shall also continue to include participation in the intergovernmental coordination activities of the Metropolitan Planning Office (MPO), Florida Department of Transportation, and the Transportation Plan Technical Advisory Committee of Miami Dade County, South	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	Florida Regional Planning Council forums/committees or other applicable local government forums/committees in the formulation of transportation policy and efforts to maintain adopted City and regional LOS standards.	
6	<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> <li>• Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.</li> </ul>	Complies
7	<p><b>Policy MOB-3.1.1.</b> The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• Additional opportunities for visible/clear signage identifying public parking facilities or opportunities to “intercept” vehicle parking patrons.</li> <li>• Wayfinding signage to direct “pedestrian parkers” to their destinations.</li> <li>• Quality pedestrian connections between the parking facility and the initial destination and secondary destination(s), and City trolley.</li> <li>• Creation of an online real-time access to parking location and occupancy information.</li> <li>• Performance based pricing within high demand areas.</li> <li>• Support a “park once” effort, whereas parking patrons become a “pedestrian” of “transit rider” between the City’s downtown, adjoining retail centers, business attractors, employment centers and the University of Miami.</li> <li>• Continue research on the use of shared parking for destinations for public facilities or the overall parking system.</li> </ul>	Complies
8	<p><b>Policy MOB 3.1.3.</b> Adopt by 2009, a payment in lieu of parking system allowing the development community to reduce parking requirements where alternative transportation or existing parking supply can support new development. Rigid adherence to development of excessive additional parking supply can only exacerbate roadway capacity limitations.</p>	Complies
9	<p><b>Policy GRN-1.3.4.</b> By 2011, in addition to required standards, the City shall examine incentives/bonuses to further encourage higher standards of levels of green building LEED (or similar) certified buildings compliance for public and private buildings which may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• Administrative site plan review.</li> <li>• Expedited site plan review.</li> <li>• Reduced site plan fees.</li> <li>• Expedited building permit review.</li> <li>• Reduced building fees.</li> <li>• Reduced impact fees.</li> </ul>	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> <li>• Marketing of green building on construction sites, City web site with the use of a logo on advertising.</li> <li>• City awards.</li> <li>• Administrative variance to allow orientation of buildings to take advantage of natural resources, yard setbacks, fencing, drainage, easements, landscaping lighting, etc.</li> <li>• Public funding.</li> <li>• Assistance is securing grants.</li> <li>• Credit for water, sewer, drainage and/or electric fees.</li> <li>• Tree planting incentives.</li> <li>• Fleet management initiatives.</li> <li>• Increased density and/or intensity.</li> <li>• Increased height.</li> <li>• Reduced parking if in proximity to transit.</li> <li>• Allowing for greater density for affordable housing as appropriate.</li> <li>• Allowing for greater density for adult living facilities or similar facilities.</li> <li>• Shared parking.</li> </ul>	

*Staff Comments:* Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff and proffered by the Applicant. It allows efficient use of existing excess parking within the District via Remote Parking, which encourages alternative modes of transportation and reduces the number of cars on the city’s streets.

**Staff Recommendation and Conditions of Approval.**

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following subject to all of the conditions of approval as specified herein:

*A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed Mixed-Use project referred to as “Coral Gables Mixed-Use Office” on the property legally described as Lots 36 through 43, Block 5, “Industrial Section” (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval, with conditions.**

*A Resolution of the City Commission of Coral Gables, Florida approving Remote Parking (Section 10-109) and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for proposed Remote Parking associated with the Mixed-Use project referred to as “4311 Ponce” on the property legally described as Lots 36 through 43, Block 5, “Industrial Section” (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective*

*date.*

Staff recommends **Approval, with conditions.**

### **Conditions of Approval**

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 Greenberg Traurig and Arquitectonica to include:
    - i. Maximum building height shall not to exceed 109' feet and 8 stories.
    - ii. 3.48 FAR (69,709 sq. ft.)
    - iii. 3 multi-family units
    - iv. 81 parking spaces on-site; 123 remote parking spaces (incl. 25% minimum payment-in-lieu)
    - v. 2,565 sq. ft. (12.8%) open space, on-site and within 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 issuance of the first Building Permit, Applicant shall:**
  - a. **Final Remote Parking Application.** Prior to the issuance of the first Building Permit, the Applicant shall either:
    - i. Present the Development Services Director with the complete Remote Parking application in compliance with the requirements of Section 10-109 of the Zoning Code and include a minimum of the following: 1) A survey showing the exact location, traffic flow, and current physical layout of the proposed remote parking spaces; 2) Documentation and sworn affidavits from the owner of the remote parking spaces certifying spaces are in excess of those parking spaces required to serve any onsite



- development; 3) An executed lease for the required remote parking spaces; and 4) The corresponding public benefit contribution via payment-in-lieu of 25% of the total required 204 parking spaces; or
- ii. Present the Development Services Director with the complete Remote Parking application in compliance with the requirements of Section 10-109 of the Zoning Code and include a minimum of the following: 1) A survey showing that the exact location, traffic flow, and current physical layout of the proposed remote parking spaces will be at a parking garage in the Village of Merrick Park; 2) Documentation from the City certifying that Applicant is leasing a portion of the 400 spaces controlled by the City in the lease with the Village of Merrick Park; 3) An executed lease with the City, in its propriety capacity, for the required remote parking spaces; and 4) The corresponding public benefit contribution via payment-in-lieu of 25% of the total required 204 parking spaces plus \$10,000 for each space being leased at the Village of Merrick Park.
- b. **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.
  - 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 space as a result of the project.
  - e. **Signage.** Provide a Signage Plan indicating code compliant size and location of all proposed exterior signage.
  - f. **Ground Floor Design.** The ground floor of all sides of all buildings, including the Pedestrian Paseo, shall continue to be designed to optimize pedestrian activity and access.
  - g. **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 circulation along Phone de Leon Boulevard with sidewalks to remain open throughout construction.
  - h. **Off-site and Public Realm Improvements Contribution:** The Applicant shall contribute \$125,000 toward Open Space enhancements in addition to the required impact fees. Funds shall be spent on improvements within the Design & Innovation District, such as improvements to Ponce de Leon Boulevard, pedestrian crosswalks, bicycle routes, and other upgrades to be approved by the Directors of Public Works and Planning and Zoning.
  - i. **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.
  - j. **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.

- k. **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.
- l. **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.

**4. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, 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 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 pedestrian paths and crosswalks across Ponce de Leon Boulevard shall comply with the City's Bicycle Pedestrian Master Plan, to be reviewed and approved by the Public Works and Planning Directors. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway.
- f. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, including mill and resurface both sides of Ponce de Leon Boulevard approximately between 50 feet north of San Lorenzo to existing round-a-bout at Ponce de Leon Boulevard, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

**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 LEED Silver or equivalent certification. If the applicant chooses 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.
- 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.
- c. **Pedestrian Paseo.** The Pedestrian Paseo shall be accessible at all times. Gates, fencing or enclosures of any kind are prohibited. All open spaces and any associated furniture and amenities shall be maintained by the applicant or their successor in perpetuity.

**5 . ATTACHMENTS**

- A. Applicant's submittal package.
- B. Neighborhood Meeting summary.
- C. Notice mailed to all property owners within 1,000 feet of the property and legal ad.

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

## **4311/4225 Ponce de Leon Boulevard 6/29/2022 Neighborhood Meeting**


The neighborhood meeting was held at the existing offices located at 4225 Ponce de Leon Boulevard, which is part of the proposed development site. Notice of the neighborhood meeting was provided by U.S. Mail to property owners within 1,000 feet of the proposed mixed use/office development located at 4225 and 4311 Ponce de Leon Boulevard in the City of Coral Gables, Florida (the “**Project**”).

There were approximately 6 residents and business owners in attendance (not including the Project ownership and development representatives) throughout the entirety of the Neighborhood Meeting. A sign-in sheet was provided at the meeting but not all attendees signed in (see enclosed sign in sheet).

At the beginning of the meeting, Jorge L. Navarro (Legal Representative) introduced himself and the team members present and provided a general overview of the proposed site plan and corresponding uses for the Project. Mr. Raymond Fort (Architect) then provided a detailed overview of the Project plans and design program, including the site plan, elevations and renderings as well as the Mediterranean architectural and design features for the Project. Throughout the presentation, various neighbors posed questions regarding the following topics:

- Paseo Operations and Vehicular Circulation
- Previous Development Approval for the Property
- Parking Program and Remote Parking Process
- Unit Breakdown and Square Footage for Proposed Residences
- Mediterranean Architecture and Design Elements
- Projected Office Tenants
- Site Plan Approval & Construction Timeline

Mr. Navarro (Legal Representative), Mr. Fort (Architect) and Mr. Eduardo Otaola (Applicant/Owner Representative) addressed each of these items and provide additional information relating to these questions. The meeting ended at approximately 6:45pm.

	<b>City of Coral Gables Notice of Public Hearing</b>	
<b>Applicant:</b>	<b>4225 Ponce Ventures, LLC</b>	
<b>Application:</b>	<b>1. Conditional Use Review for Mixed-Use Site Plan 2. Conditional Use Review for Remote Parking</b>	
<b>Property:</b>	<b>4311 &amp; 4225 Ponce de Leon Blvd</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning &amp; Zoning Board</b> Wednesday, October 12, 2022, 6:00 p.m.  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>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Wednesday, October 12, 2022.**

An application has been submitted by 4225 Ponce Ventures, LLC requesting for the review of a proposed mixed-use building to be located fronting Ponce de Leon Boulevard and San Lorenzo within the newly established Design & Innovation District. The Project, referred to as “Coral Gables Mixed-Use Office,” includes 5,203 square feet of ground floor showroom (commercial) space, 55,856 square feet of upper-level office space, 3 residential units, mid-block covered paseo, and 89 on-site parking spaces. The remaining required parking will be provided remotely. The proposed building height is 8-stories at 109 feet.

The requests require two public hearings, including review and recommendation by the Planning and Zoning Board, and approval by the City Commission.

1. **Conditional Use for Mixed-Use.** A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed Mixed-Use project referred to as “4311 Ponce” on the property legally described as Lots 36 through 43, Block 5, “Industrial Section” (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
2. **Conditional Use for Remote Parking.** A Resolution of the City Commission of Coral Gables, Florida approving Remote Parking (Section 10-109) and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for proposed Remote Parking associated with the Mixed-Use project referred to as “4311 Ponce” on the property legally described as Lots 36 through 43, Block 5, “Industrial Section” (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in 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 - OCT. 12, 2022

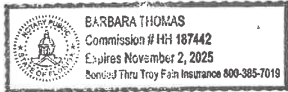

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

09/30/2022

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 30 day of SEPTEMBER, A.D. 2022

(SEAL)  
MARIA MESA personally known to me

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

**City Public Hearing Dates/Times** Local Planning Agency / Planning and Zoning Board  
Wednesday, October 12, 2022, 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. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "4311 Ponce" on the property legally described as Lots 36 through 43, Block 5, "Industrial Section" (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida approving Remote Parking (Section 10-109) and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the Mixed-Use project referred to as "4311 Ponce" on the property legally described as Lots 36 through 43, Block 5, "Industrial Section" (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
3. A Resolution of the City Commission 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 "1505 Ponce" on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, "Douglas Section" (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

# City of Coral Gables.

4. An Ordinance of the City Commission amending the City of Coral Gables Zoning Code, Article 6 "Landscape," Section 6-104 "Landscape Requirements for Public Rights-of-Way: to amend planting height and various other provisions, providing for a repealer provision, severability clause, codification, and providing for an effective date.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-102.3, "Meetings: Quorum; Required Vote" to amend the requirement of four (4) affirmative votes for recommendations relating to Comprehensive Plan amendments; providing for severability, repealer, codification, and an effective date.
6. An Ordinance of the City Commission amending the City of Coral Gables Zoning Code Article 15 "Notices", Section 15-104 "Quasi-Judicial Procedures" and amending Section 2-79 of Chapter 2, Article III of the City Code, titled "Order of Business" to clarify definitions of documentary evidence, and amend the Order of Presentation for Quasi-Judicial Hearings, providing for a repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, October 12, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

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/cqtv](http://www.coralgables.com/cqtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
9/30

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