



**City of Coral Gables
CITY COMMISSION MEETING
July 1, 2025**

ITEM TITLE:

Resolution. Amendment to a Site Plan Condition of Approval.

A Resolution of the City Commission amending Resolution No. 2022-284 which granted site plan conditional use approval for 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, to replace the requirement that all overhead utilities along the adjacent rights-of-way be underground with a contribution to the City to construct certain public realm and/or beautification improvements in the vicinity of the project.

BRIEF HISTORY:

Pursuant to Resolution No. 2022-284, the City Commission approved a site plan conditional use approval for the mixed-use project referred to as 4311 Ponce to be located at 4311 and 4225 Ponce de Leon Boulevard. Resolution No. 2022-284 contains the following conditions:

4. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:

b. Underground overhead utilities. Submit all necessary plans and documents and complete the undergrounding of all 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.

The Applicant has submitted a written request to amend Resolution No. 2022-284 to modify the conditions of approval to remove the requirement that all overhead utilities adjacent to the property and instead, be replaced with a \$50,000 contribution for the City to continue to beautify and/or construct certain public realm improvements in the area.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.26.25	City Commission meeting agenda posted on City web page.

EXHIBIT(S):

- A. Resolution No. 2022-284.
- B. Applicant Letter of Intent and attachments.
- C. Draft Resolution.