

	<b>City of Coral Gables Public Hearing Notice</b>	
<b>Applicant:</b>	<b>FRC Realty, LLC</b>	
<b>Application:</b>	<ol style="list-style-type: none"> <li>1. <b>Small Scale Comprehensive Plan Map Amendment</b></li> <li>2. <b>Zoning Map Amendment</b></li> <li>3. <b>Planned Area Development (PAD)</b></li> <li>4. <b>Conditional Use - Mixed-use Site Plan, Private School, Live/Work Units, and Encroachment Agreement</b></li> </ol>	
<b>Property:</b>	<b>110 Phoenetia Avenue</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>PLANNING &amp; ZONING BOARD</b> <b>Wednesday, June 17, 2026, 6:00 p.m.</b> Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, 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 and Zoning Board will conduct a Public Hearing on **Wednesday, June 17, 2026** at the Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida.

An application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of FRC Realty, LLC (the "Applicant") to the City of Coral Gables, requesting review of a 9-story (93ft) mixed-use building that includes approximately 5,000 square feet of ground floor dedicated educational space for Crystal Academy, 16 ground floor live-work units, and 184 upper level residential units.

The following application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings.

1. **Change of Land Use.** *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map and Mixed Use Overlay District 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 "Religious/Institutional" to "Commercial Mid-Rise Intensity" and to include within the boundaries of the North Ponce Mixed Use District Overlay, Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.*
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:" 1) from "Special Use" to "Mixed Use 2", and 2) to include within*

*the boundaries of the North Ponce Mixed Use District Overlay, Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.*

3. **Planned Area Development (PAD).** *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "Crystal Residences," including a private school, 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; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
  
4. **Conditional Use** *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.*

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 provide any comments by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sign up to receive future public notices via email at <https://arcg.is/zOeKv>.

Sincerely,

*City of Coral Gables, Florida*