



Crystal Residences

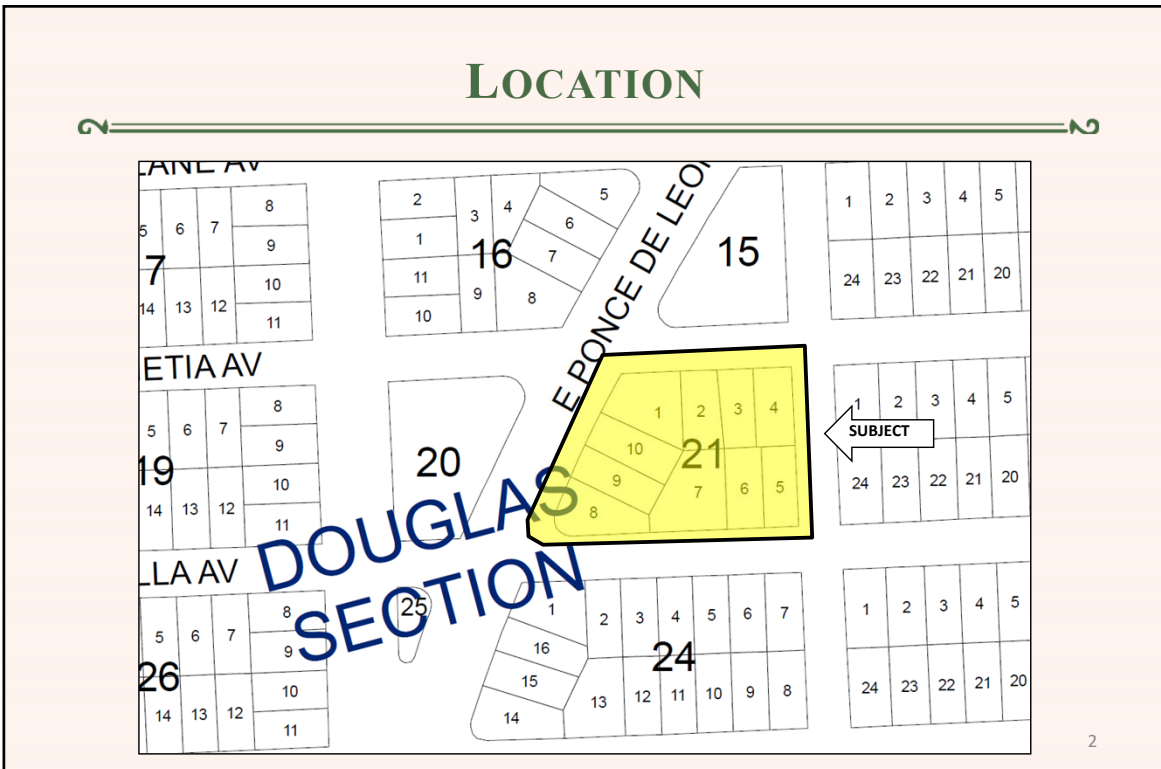
110 Phoenetia

1. SMALL-SCALE COMPREHENSIVE PLAN
2. ZONING CODE MAP AMENDMENT
3. PLANNED AREA DEVELOPMENT (PAD)
4. CONDITIONAL USE

CITY COMMISSION
JULY 7, 2026



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LOCATION



3

EXISTING CONDITIONS



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HISTORY

1967

ORDINANCE NO. 1645

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE" BY DEALING WITH A CHANGE OF ZONING ON "ALL OF BLOCK 21, 'DOUGLAS SECTION', CORAL GABLES, FLORIDA, REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application was made for a change of zoning on subject property being "All of Block 21, 'Douglas Section', that block bounded on the north by Avenue Phoenixia, on the east by Galliano Street, on the south by Avenue Avitilla, and on the west by East Police de Leon Boulevard, Coral Gables, Florida, as follows:

- (a) Lots 2 to 7, inclusive, from A-13 Apartment Use (2427 minimum square foot floor area) to SA-13 Apartment Use (2427 minimum square foot floor area);

- (b) Lots 1, 8, 9 and 10, from A-17 Apartment Use (3409 minimum square foot floor area) to SA-17 Apartment Use (3409 minimum square foot floor area);

The letter symbol "S" to permit use for church purposes including Christian Day School Kindergarten; and

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300') a public hearing was held before the Planning and Zoning Board of the City of Coral Gables, Florida on November 6, 1967, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of November 6, 1967 recommended that the applicant's request be approved as requested;

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code" and, in particular, that certain Building Content and Area District Map, Plate No. 5, attached to and by reference made a part hereof, be and the same hereby is amended to show hereafter a change in the existing zoning on Lots 2, 3, 4, 5, 6 and 7, from A-13 Apartment Use (2427 minimum square foot floor area) to SA-13 Apartment Use (2427 minimum square foot floor area), and a change in the existing zoning on Lots 1, 8, 9 and 10, from A-17 Apartment Use (3409 minimum square foot floor area) to SA-17 Apartment Use (3409 minimum square foot floor area); the letter symbol "S" to permit use for church purposes including Christian Day School Kindergarten; all located on "All of Block 21, 'Douglas Section', Coral Gables, Florida.

1971

ORDINANCE NO. 1590

AN ORDINANCE DEALING WITH A CHANGE OF ZONING ON LOTS 1 TO 10, INCLUSIVE, BLOCK 21, 'DOUGLAS SECTION', PERMITTING ON A YEAR TO YEAR BASIS A SPECIAL USE FOR CHURCH PURPOSES; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, an application was made by St. James St. Lutheran Church, Owner for a change of zoning on subject property as follows:

- (a) On Lots 2, 3, 4, 5, 6 and 7 from existing SA-13 Apartment Use (2427 minimum sq. ft. floor area) to SA-13 Apartment Use (2427 minimum sq. ft. floor area);

- (b) On Lots 1, 8, 9 and 10 from existing SA-17 Apartment Use (3409 minimum sq. ft. floor area) to SA-17 Apartment Use (3409 minimum sq. ft. floor area).

The letter symbol "S" permits use of subject property for church purposes including Christian Day School Kindergarten. The letter symbol "X" to permit the extended use for a Christian Day School Elementary Grades 1 through 3, located on all of Block 21, 'Douglas Section', 110 Avenue Phoenixia, Coral Gables, Florida; and

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning Board of the City of Coral Gables, Florida on March 15, 1971, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning Board at its regular meeting of March 15, 1971 recommended that the request for change of zoning be approved;

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

SECTION 1. That Ordinance No. 1525, as amended and known as the "Zoning Code" and, in particular, that certain Building Content and Area District Map, Plate No. 5, attached to and by reference made a part hereof, be and the same hereby is amended to show hereafter a change of zoning on subject property as follows:

- (a) On Lots 2, 3, 4, 5, 6 and 7 from existing SA-13 Apartment Use (2427 minimum sq. ft. floor area) to SA-13 Apartment Use (2427 minimum sq. ft. floor area);

- (b) On Lots 1, 8, 9 and 10 from existing SA-17 Apartment Use (3409 minimum sq. ft. floor area) to SA-17 Apartment Use (3409 minimum sq. ft. floor area).

The letter symbol "S" permits use of subject property for church purposes including Christian Day School Kindergarten. The letter symbol "X" to permit the extended use for a Christian Day School Elementary Grades 1 through 3, located on all of Block 21, 'Douglas Section', 110 Avenue Phoenixia, Coral Gables, Florida.

SECTION 2. That the extended use of subject property for a Christian Day School Elementary Grades 1, 2 and 3 shall be on a year to year basis.

SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY SEVENTH DAY OF APRIL, A. D. 1971.

1991

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2962

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE", AND IN PARTICULAR USE AND AREA MAP PLATE NO. 5, TO EXPAND EXISTING CHURCH SCHOOL USE ON LOTS 1, 8, 9, 10, BLOCK 21, DOUGLAS SECTION, CORAL GABLES, DADE COUNTY, FLORIDA (110 PHOENIXIA AVENUE) BY PERMITTING GRADES 4, 5 AND 6, IN ADDITION TO GRADES K THROUGH 3 CURRENTLY PERMITTED AS AN "X" USE; SETTING FORTH CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 545-P was submitted requesting that Use and Area Map Plate No. 5 be amended to expand the existing church school use by permitting grades 4, 5 and 6, in addition to grades K through 3 currently permitted as an "X" use on LOTS 1 through 10, inclusive, Block 21, Douglas Section; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on September 4, 1991, at which hearing all interested persons were afforded the opportunity to be heard and the Planning and Zoning Board recommended to the City Commission that the applicant's request be approved subject to certain conditions;

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 5, by expanding the existing church school use by permitting grades 4, 5 and 6, in addition to grades K through 3 currently permitted as an "X" use on Lots 1 through 10, inclusive, Block 21, Douglas Section (110 Phoenixia Avenue).

SECTION 2. That said church school is hereby subject to the following conditions and restrictions:

1. That the maximum number of students permitted to attend the school (pre-school through sixth grade) shall be limited to seventy-five (75).
2. That the school shall meet all applicable H.R.S. requirements.
3. That the necessary site improvements shall be adhered to as per submitted drawings.

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REQUEST #1: COMPREHENSIVE LAND USE MAP CHANGE

REQUEST #2: ZONING CODE MAP CHANGE

REQUEST #3: PLANNED AREA DEVELOPMENT (PAD)

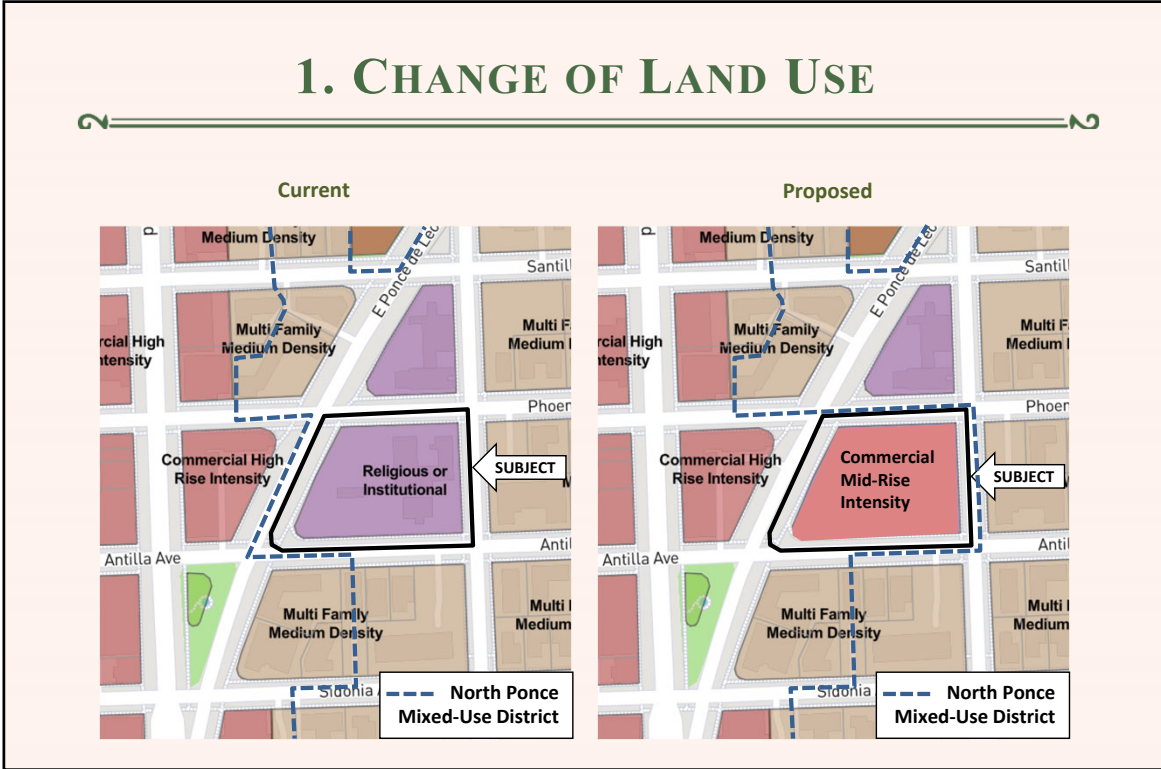
REQUEST #4: CONDITIONAL USE

- MIXED USE SITE PLAN
- PRIVATE SCHOOL
- LIVE/WORK UNITS
- ENCROACHMENT AGREEMENT

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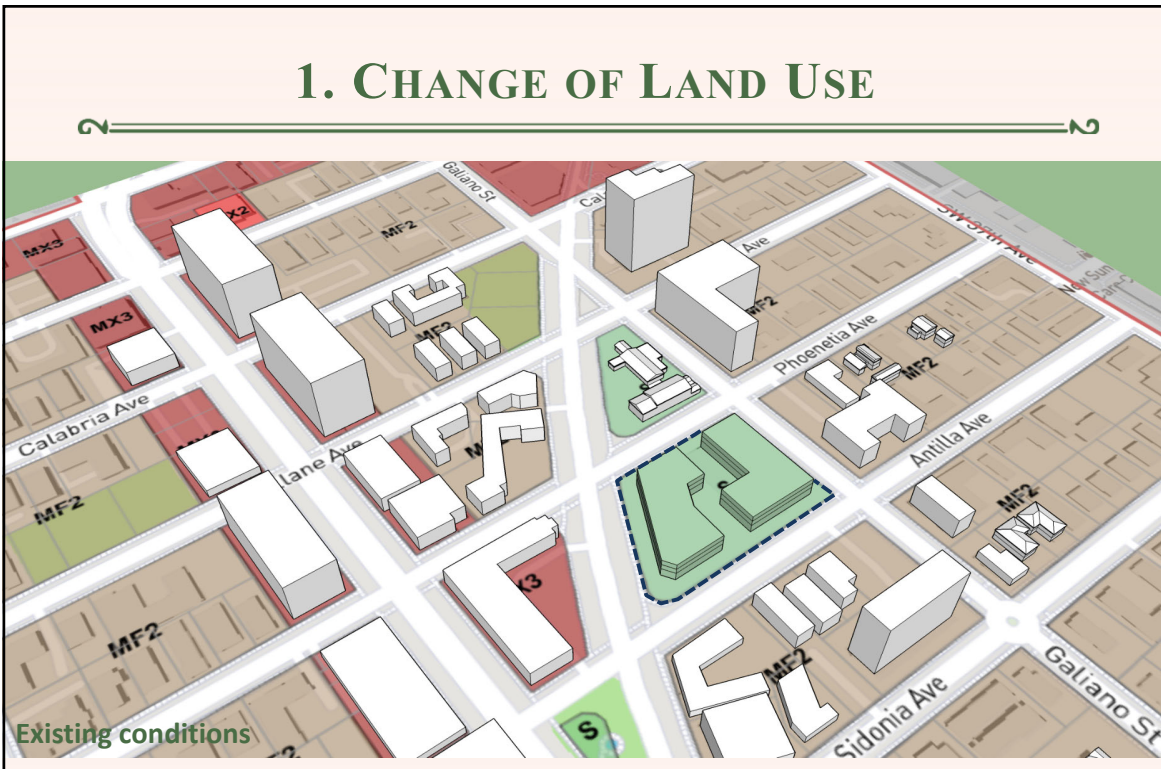
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1. CHANGE OF LAND USE



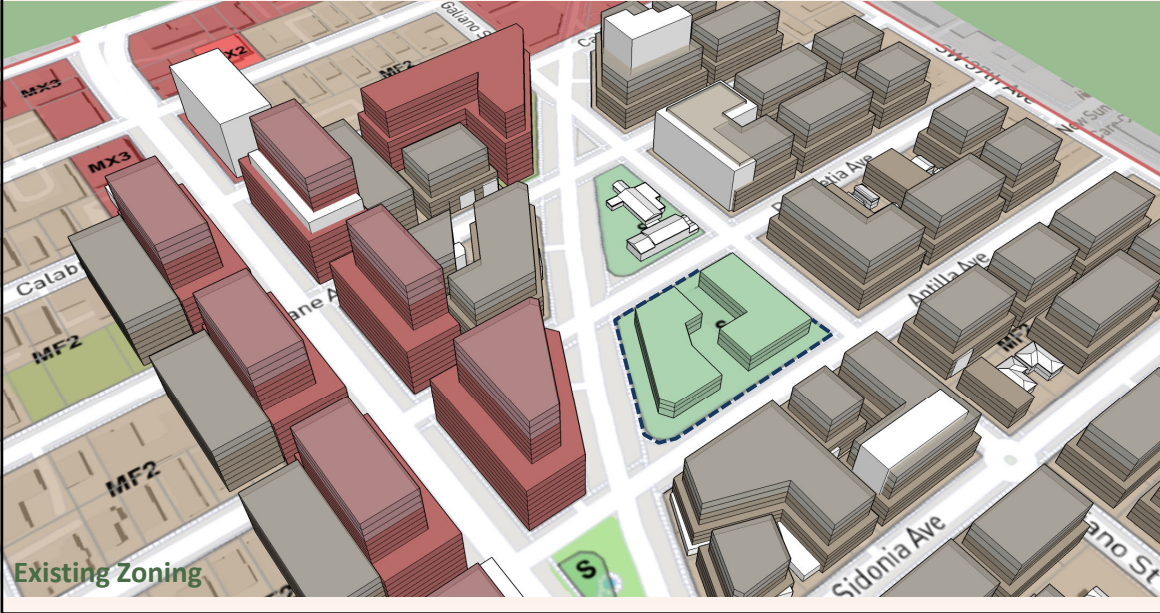
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1. CHANGE OF LAND USE



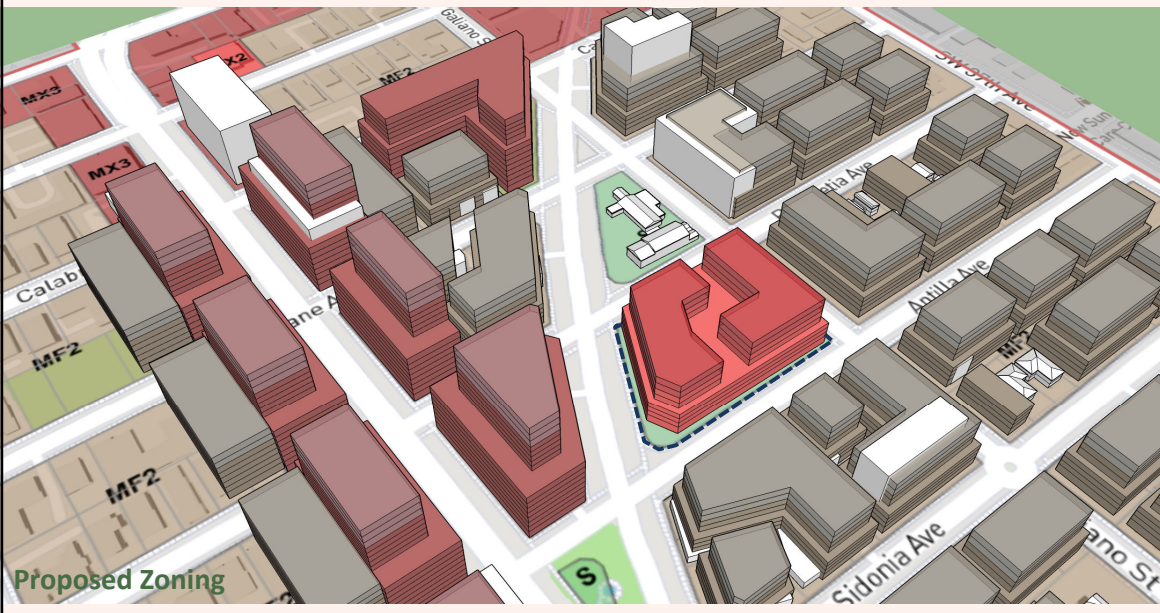
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1. CHANGE OF LAND USE



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1. CHANGE OF LAND USE



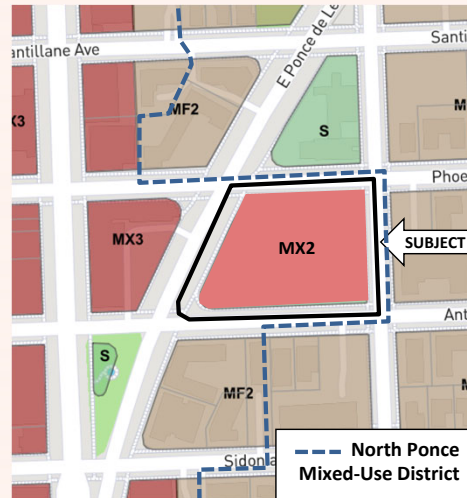
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2. ZONING CODE MAP CHANGE



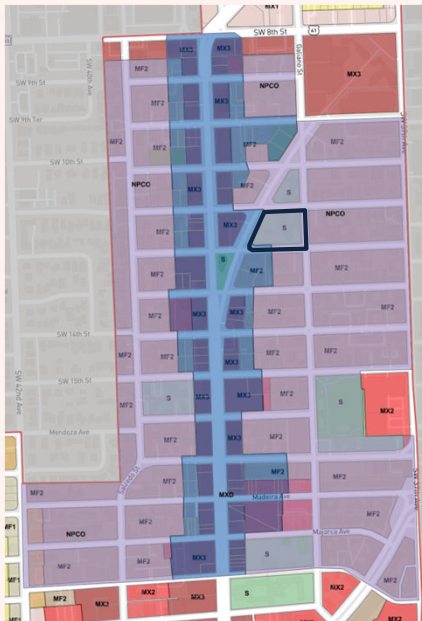
Current

Proposed



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2. ZONING CODE MAP CHANGE

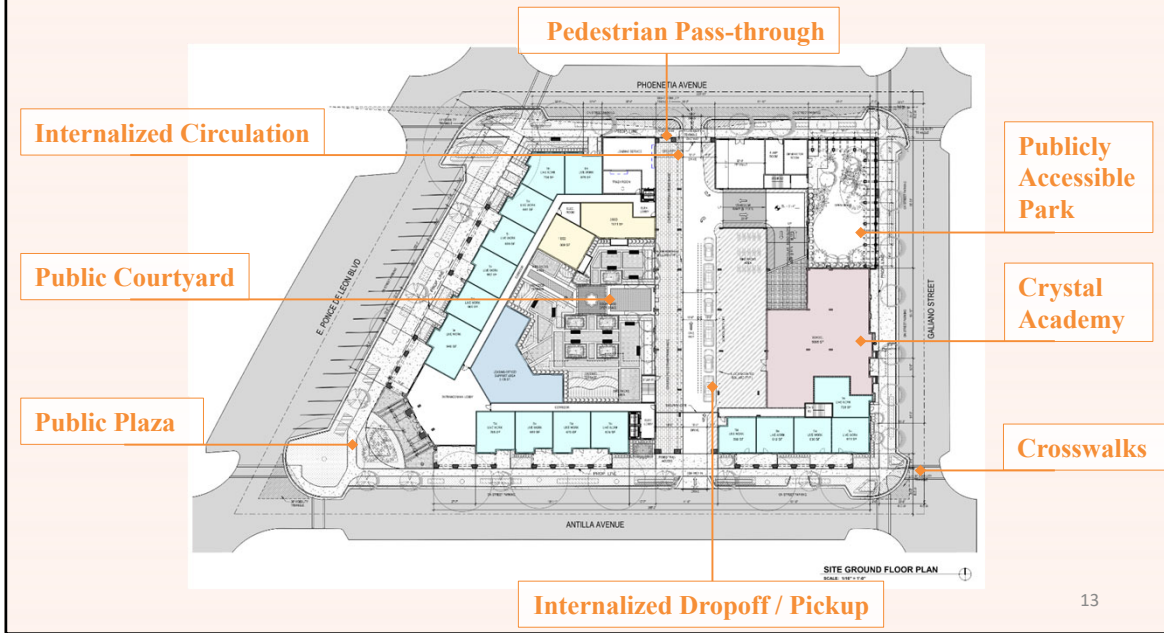


NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT OVERLAY:

- Additional **uses**, and **conditional uses** for designated historic properties
- **Historic Preservation Benefits Program** for parking, TDR sending sites, and signage
- **Garden Apartment Conservation Benefits Program** for variance requests and required parking
- Additional **landscape requirements for front yards** (no walls/fences, driveway width limitations, and parking setback behind habitable space)
- No other limitations for new construction (Zoning district's height, FAR, density, setbacks, etc still apply)

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3. PLANNED AREA DEVELOPMENT (PAD)



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3. PLANNED AREA DEVELOPMENT (PAD)

CODE DEVIATIONS:

- **Building stories:** 9 stories on East Ponce de Leon
- **Ground floor transparency:** 27% on Phoenetia

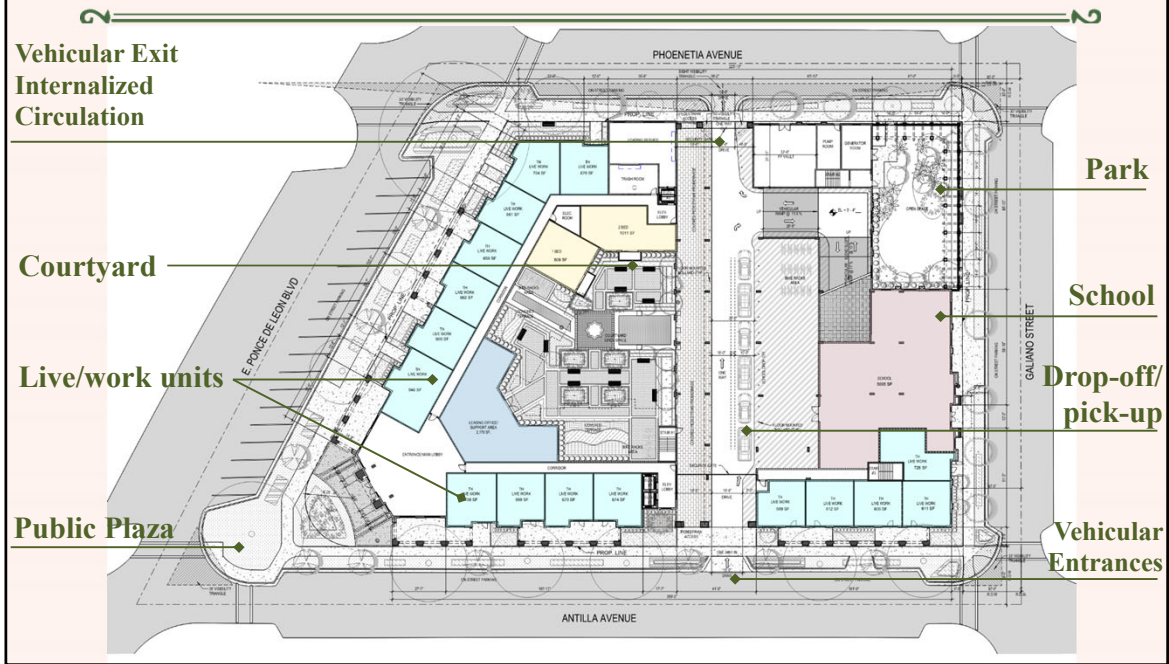
PUBLIC BENEFIT:

- 5,000 square-foot educational facility for **Crystal Academy** (or future non-profit)
- School facility built at **no cost** to the school and **rent-free for 99 years**
- **4,000 square-foot park** for daytime outdoor learning and public use after school hours
- Additional **public pedestrian pass-through and courtyard**

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4. CONDITIONAL USE



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4. CONDITIONAL USE

Type	Allowed/Required	Proposed Zoning	Proposed Project
Area existing lot			1.49 acres or 64,778 sq. ft.
FAR	Special Use (S)	Mixed Use 2 (MX2)	Mixed Use 2 (MX2)
	FAR 1.0	FAR 3.5 (w/ Med Bonus)	FAR 3.5, or 226,193 sq. ft
Building height	45'	97' (w/ Med Bonus)	93'
Number of stories	3 stories	8 stories	9 stories
Proposed Uses:			
Residential		186 units 125 DU/acre	184 units 123.5 DU/acre
Live/Work			16 units
Ground Floor School			5,000 sq. ft
Total Parking		340	301
Total Parking w/ Shared Parking		272	
Open Space at ground level	22,672.3 sq. ft. (35%) of the site area	12,955.6 sq. ft (20%) of the PAD site area	20,508 sq. ft. (31.6%)

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4. CONDITIONAL USE



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REVIEW TIMELINE

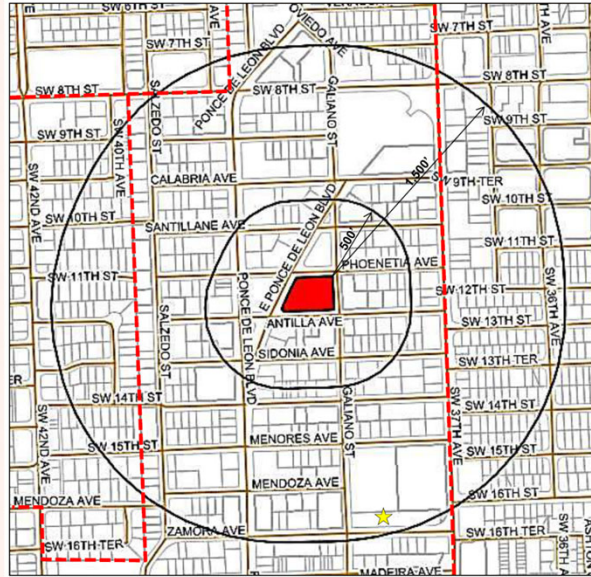
1	DEVELOPMENT REVIEW COMMITTEE: 01.28.22
2	BOARD OF ARCHITECTS: 12.15.22, 02.29.23, 04.27.23, 06.29.23, 10.19.23
3	NEIGHBORHOOD MEETING: 05.04.26
4	PLANNING AND ZONING BOARD: 06.17.26
5	CITY COMMISSION – FIRST READING: 07.07.26
6	CITY COMMISSION – SECOND READING: TBD

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LETTERS TO PROPERTY OWNERS (1,500 FT)

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PUBLIC NOTIFICATION

3 TIMES

LETTERS TO PROPERTY OWNERS
NEIGHBORHOOD MEETING, PZB, CC

9 TIMES

PROPERTY POSTING
DRC, 6 BOA, PZB, CC

9 TIMES

WEBSITE POSTING
DRC, 6 BOA, PZB, CC

1 TIME

NEWSPAPER ADVERTISEMENT
PZB

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COMPREHENSIVE PLAN CONSISTENCY



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

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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.

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CONDITIONS OF APPROVAL

- MAXIMUM HEIGHT NOT TO EXCEED 9 STORIES/93FT
- APPROX. 5,000SF FOR CRYSTAL ACADEMY W/ 75 STUDENTS
- ROTATE PROPOSED CORNER PARK TO BE EAST/WEST
- REMOVE ARCADE TO PROVIDE STOOPS/PORCHES W/ YARDS
- INCORPORATE LANDSCAPE SETBACK ON NORTH (PHOENETIA)
- PUBLIC COURTYARD, COVERED WALKWAY, AND PARK
- OFF-SITE IMPROVEMENTS: INTERSECTION IMPROVEMENTS, PEDESTRIAN CROSSWALKS, AND STREETScape BEAUTIFICATION

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