



**City of Coral Gables
CITY COMMISSION MEETING
September 10, 2025**

ITEM TITLE:

Resolution. Final Plat.

A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

HISTORIC PRESERVATION BOARD RECOMMENDATION:

At the January 24, 2024 meeting, the Historic Preservation Board recommended approval of the Historic City Plan amendment to revise the University Drive curve (vote: 5 - 0).

PLANNING AND ZONING BOARD RECOMMENDATION:

At the December 13, 2023 meeting, the Planning and Zoning Board recommended approval of the tentative plat (vote: 4-2).

BRIEF HISTORY:

The subject property is on the corner of University Drive and Ponce de Leon Boulevard, within walking distance of Ponce Circle Park. Javier E. Fernandez, Esq. submitted an Application on behalf of RC Acquisitions, LLC and P&J Enterprise Holdings, Inc. (the "Applicant") for the review of a proposed redevelopment with a mixed-use building to be located fronting Ponce de Leon Boulevard, Catalonia Avenue, University Drive, and Malaga Avenue.

On May 21, 2024, the City Commission approved the Tentative Plat for the subject property. The Final Plat was prepared from the Tentative Plat and has been reviewed for form by the Miami-Dade County Subdivision Department and the City's Public Works Department. The Final Plat requires a final review and approval in Resolution form by the City Commission. If approved by the City Commission, the Applicant will have to file the Final Plat with Miami-Dade County.

The Final Plat is provided as Exhibit A. The Draft Resolution is provided as Exhibit B.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.20.23	Sign posting for Development Review Committee (DRC) meeting.
08.07.23	Board of Architects
12.01.23	Legal advertisement for Planning & Zoning Board.
12.01.23	Mailed notice for PZB meeting.
12.01.23	Sign posting of property for PZB meeting.
12.08.23	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
01.19.24	Historic Preservation Board meeting agenda and staff report on City web page/City Hall.
02.16.24	Historic Preservation Board meeting agenda and staff report on City web page/City Hall.
02.27.24	Mailed notice for City Commission First Reading.
03.05.24	City Commission meeting agenda posted on City webpage.
04.02.24	Mailed notice for City Commission First Reading.
04.09.24	City Commission meeting agenda posted on City webpage.
05.06.24	Legal advertisement for Second Reading.
05.08.24	Mailed notice for City Commission Second Reading.
05.14.24	City Commission meeting agenda posted on City webpage.
08.28.25	Mailed updated notice for City Commission Meeting.
08.29.25	Legal advertisement.
09.03.25	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Final Plat.
- B. Draft Resolution – Final Plat.
- C. Miami-Dade County Notice of Action.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: The approval of the final plat will not have a direct fiscal impact on the City.			