

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Agenda - Final

Wednesday, September 17, 2025

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, September 17, 2025 commencing at 6 p.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting in person or 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 agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com.

NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day prior to the Planning & Zoning Board meeting. Any emails received after the deadline will not be read or and will not be distributed during the meeting.

The Meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES**

- C.-1. [25-9682](#) Planning and Zoning Board Meeting Minutes of August 13, 2025.

Attachments: [08 13 25 PZB Minutes](#)

D. CHANGES TO THE AGENDA**E. PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

NEW BUSINESS

Agenda Items E-1 and E-2 are related.

- E.-1. [25-9713](#) An Ordinance of the City Commission of Coral Gables, Florida, amending the Future Land Use 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 or Institutional" to "Multi-Family Low Density" for Lots 15, 16, 17 and 18, Block 33, Coral Gables Biltmore Section (627 and 635 Anastasia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.

Attachments: [09 17 25 - Staff Report - 627-635 Anastasia Ave](#)
[09 17 25 Attachment A - Applicants Submittal Package](#)
[09 17 25 Attachment B - Public Information Meeting Notice](#)
[09 17 25 Attachment C - PZB Staff Powerpoint - 627-635 Anastasia Ave](#)

- E.-2. [25-9715](#) 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," from "Special Use(s)" to "Multi-Family 3 (MF3)" for Lots 16, 17 and 18, Block 33, Coral Gables Biltmore Section (627 and 635 Anastasia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Attachments: [09 17 25 - Staff Report - 627-635 Anastasia Ave](#)
[09 17 25 Attachment A - Applicants Submittal Package](#)
[09 17 25 Attachment B - Public Information Meeting Notice](#)
[09 17 25 Attachment C - PZB Staff Powerpoint - 627-635 Anastasia Ave](#)

Agenda Items E-3 thru E-6 are related.

- E.-3. [25-9739](#) An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use 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 "Commercial Low Rise Intensity" and "Single Family Low Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)

Attachments: [09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[09 17 25 Attachment A - Applicant Combined Submittal Package](#)

- E.-4. [25-9740](#) 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," from "Mixed-use 1" and "Single-Family Residential" to "Multi-Family 3" for the western 36 feet of Lots 1 and 13 through 17, and from "Single-Family Residential" to "Mixed-Use 1" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)

Attachments: [09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[09 17 25 Attachment A - Applicant Combined Submittal Package](#)

- E.-5. [25-9741](#) A Resolution 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 "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

Attachments: [09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[09 17 25 Attachment A - Applicant Combined Submittal Package](#)

- E.-6. [25-9742](#) A Resolution of the City Commission of Coral Gables, Florida, granting approval of the following conditional uses: 1) Special location site plan review, pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow Mediterranean Architectural Bonuses; and 2) Conditional Use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "760 Ponce;" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

Attachments: [09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)
[09 17 25 Attachment A - Applicant Combined Submittal Package](#)

- E.-7. [25-9282](#) An Ordinance of the City Commission of Coral Gables, Florida, amending Article 16, "Definitions," City of Coral Gables Official Zoning Code, by amending the definition of freeboard to modify minimum and maximum freeboard requirements within special flood hazard areas; amending Section 2-101, "Single-family residential (SFR) District, "Subsection (b), "Height," to incorporate required freeboard and floodplain management standards for residences in flood hazard areas; and adding garage floor elevation standards that align with flood-resistant construction requirements; providing for a repealer provision, severability clause, codification, and an effective date.

(This item was deferred from the July 2, 2025 PZB Meeting.)

Attachments: [07 02 25 PZB Staff Report - Freeboard w attachment](#)
[09 17 25 - Staff Report - 760 Ponce w attachments B - D](#)

- E.-8. [24-8338](#) An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code Article 5, "Architecture" Section 5-510, "Trussed Rafters," to provide requirements for metal trusses; providing for repealer provision, severability clause, codification, enforceability, and an effective date.

Attachments: [09 17 25 PZB Staff Report - Trusses](#)

F. ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.