



City of Coral Gables
CITY COMMISSION MEETING
May 19, 2026

ITEM TITLE:

Update regarding Live Local Act application located at 3808 SW 8th Street referred to as “Ponce 8.”

PLANNING AND ZONING BOARD RECOMMENDATION:

Not Applicable.

BRIEF HISTORY:

The Florida Live Local Act, originally enacted in 2023 (SB 102) and subsequently amended in 2024 (SB 328) and in 2025 (SB 1730), is a statewide affordable and workforce housing law that preempts certain local zoning regulations for qualifying developments. Under the Act, qualifying developments must be allowed at a height up to the highest currently permitted within one mile, density up to the highest allowed anywhere in the city, and floor area ratio (FAR) up to 150% of the highest permitted FAR. Forty percent of the residential units must be rented as affordable housing and are eligible for parking reductions of 15% if statutory conditions are met.

Coral Gables Implementing Order No.: 2026-002 – which amended Implementation Order No.: 2024-001 - establishes a process for qualifying developments to seek review and approval for affordable housing projects consistent with recent changes to State Law.

The Application, referred to as “Ponce 8,” is a mixed-use building for a 16-story development located at 3808 SW and 3850 SW 8th Street, including 200 residential units and ground-floor commercial/retail space, proposed as a Live Local Act application. The property consists of approximately 36,000 square feet (0.89 acres) and is currently improved with two one-story retail buildings and a surface parking lot.

The application was reviewed by the Development Review Committee (DRC) on August 29, 2025, and was provided with written comments and recommendations online with EnerGov process #DERC-25-08-0061. In response, the Applicant submitted written responses and three revised submittal packages to the Planning and Zoning Division addressing the DRC’s comments.

The application was reviewed by the Board of Architects on April 16, 2026, for Conceptual Review with EnerGov process # CORE-26-04-0036 and on April 30, 2026, with EnerGov process #BOAR-26-04-1433. The Board of Architects subsequently approved granting the Mediterranean design bonus (vote: 5-0) and the preliminary design (vote: 5-0) of the project. In accordance with Coral Gables Implementing Order No. 2026-002, the “Ponce 8” project may now proceed to building permit review and approval.

The Applicant’s revised submittal package, dated April 7, 2026, and prepared by Pascual Perez Kiliddjian Starr Architects & Planners, includes the following:

1. Building height is 16 stories at 175’-0”
2. Total square footage 179,842 square feet

3. 200 Residential Units
4. 10% of total square footage for Commercial/ Co-working / Amenities
5. 294 off-street parking spaces
6. 6,275 sq. ft. (17.4%) open space

Under the recent Implementation Order of the City Manager, the City Manager may provide an update of the proposed Live Local Act application to the City Commission after the BOA approval. Below summarizes the proposed site plan:

PROJECT DATA		
Standard	Current/Allowed/Required	Proposed
Lot Area	20,000 sq. ft.	36,000 sqft. (0.83 Acres)
Zoning	Mixed-Use 3 (MX3)	Mixed-Use 3 (MX3)
Land Use	Commercial High-Rise Intensity	Commercial High-Rise Intensity
Total FAR	Live Local Act 5.0 (3.5+1.5) 180,000 SF	5.0 179,842 SF
Building height	190'-6" / 16 stories (w/. Med Bonus)	175'-0" / 16 stories (w/. Med Bonus)
Proposed Uses:		
<i>Residential</i>	Live Local Act Density: Unlimited (As allowed for Central Business District and Design & Innovation District Overlays)	200 units 242 DU/Acre
<i>Non-residential</i>	Live Local Act: 10% max. of non-residential	10% (approx. 18,000 SF)
Parking		
<i>Residential Units (200 units)</i>		
<i>Studio, 58 x1 space</i>	60 spaces	
<i>1BR, 76 units x 1 space</i>	72 spaces	
<i>2BR, 58 units x 1.75 space</i>	109 spaces	
<i>3BR, 8 units x 2.25 space</i>	14 spaces	
<i>Restaurant/Retail/Commercial</i>		
<i>@ 13,427 sqft. / 300 sqft.</i>	45 spaces	
Total Parking <i>w/. Live Local Act Reduction</i>	300 * 15% reduction 255 spaces required	294 spaces provided
Open Space	3,600 sf (10%)	6,228 sf (17.3%)
Setbacks		
<i>Front Setback</i>	0' -0"	4'-0"
<i>Rear Setback</i>	10' -0"	10' -0"
<i>Interior Setback</i>	0' -0"	0' -0"
Stepbacks		
<i>Front Stepback</i>	10' -0"	10' -0"
<i>Rear Stepback</i>	10' -0"	10' -0"
<i>Side Interior Stepback</i>	15' -0"	15' -0"

The submitted package by the Applicant is provided as Exhibit A. Implementing Order No.: 2026-002 is provided as Exhibit B.

PUBLIC NOTIFICATION(S):

1730	Form of Notification
08.15.25	DRC meeting agenda posted on City webpage.
08.20.25	DRC posted property.
04.13.26	BOA meeting agenda posted on City webpage.
04.23.26	BOA posted property.
04.27.26	BOA meeting agenda posted on City webpage.
05.12.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. BOA Approval submittal.
- B. Implementing Order No.: 2026-002
- C. PowerPoint Presentation.