City of Coral Gables
CITY COMMISSION MEETING
November 18, 2025

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment, Zoning Map Amendment, and Planned Area Development (PAD) designation.

1. **Change of Land Use.** 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)

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," 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)

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 "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)

Resolution. Conditional Use Review for Special Location Site Plan review and Mixed-Use Site Plan. (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

4. **Conditional Use.** 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)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 09.17.25 meeting recommended approval of: 1) the Comprehensive Plan Map Amendment (vote: 5-0); 2) the Zoning Map Amendment (vote: 5-0); and 3) the Planned Area Development (PAD) (vote: 5-0); and 4) Conditional Use (vote: 5-0).

BRIEF HISTORY:

The Application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of 760 Ponce De Leon Blvd. LLC to the City of Coral Gables for Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendments, Planned Area Development (PAD), and Conditional Use approval for a mixed-use site plan with Mediterranean style design incentives.

The application was originally scheduled on the October 28, 2025, City Commission, but was deferred to a date certain of November 18, 2025.

The Applicant is proposing a mixed-use project, referred to as "760 Ponce," on a site comprising approximately 2.05 acres located at 760 Ponce de Leon Boulevard, 112 and 120 Avila Court. The property occupies a full city block within the Flagler Street Section and is currently improved with a medical office building that is primarily one story with a partial two-story section, along with a commercial surface parking lot.

The properties at 112 and 120 Avila Court with the commercial surface parking lot have a Future Land Use designation of Single-Family Low Density and are zoned Single-Family Residential (SFR). Meanwhile, the property at 760 Ponce de Leon Boulevard has dual designations on the Future Land Use Map, with a portion designated as Single-Family Low Density and another portion designated as Commercial Low-Rise Intensity, and the zoning map reflects this with part zoned Single-Family Residential (SFR) and part zoned Mixed-Use 1 (MX1).

The proposed project is a 5-story mixed-use project with ground floor commercial space, upper-level medical office space, 2-story townhomes, public plaza and garage, which includes:

- Lot Area is 89,142 square feet (2.05 acre)
- Building height is 5 stories at 61'-8" to the roof level
- Total square footage 119,150 square feet
- 4 townhome units

- 18,300 square feet of ground floor commercial space
- 88,000 square feet of medical clinic / office space
- 20,745 square feet (23.2%) of total open space, including the 8,975 square-foot public plaza
- 545 total parking spaces

The first two requests relate to the residential portion of the proposed project and are intended to establish a transition along the west edge of the site between the single-family residences on Boabadilla and the mixed-use area. The western portion is proposed to be designated as Multi-Family Low Density on the Future Land Use Map and rezoned to Multi-Family 3 (MF3) to encompass the proposed townhouses of the site plan. The remainder of the project site is proposed to be designated as Commercial Low-Rise Intensity on the Future Land Use Map and correspondingly rezoned Mixed-Use 1 (MX1) for the proposed project containing ground floor commercial space, medical clinic / offices and garage.

The third request seeks Planned Area Development (PAD) approval. The PAD designation would provide the design flexibility needed to deliver a context-sensitive mixed-use development that responds to the surrounding neighborhood.

The fourth request includes two Conditional Use approvals:

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 an SFR or MF1 District, in order to allow Mediterranean Architectural Bonuses. This review requires preliminary design approval from the Board of Architects, a recommendation from the Planning and Zoning Board, and approval of the bonuses from the City Commission.
2. Conditional Use approval pursuant to Article 14, "Process," Section 14-203, "Conditional Uses," for the proposed mixed-use project

Below summarizes the proposed site plan:

Type	Allowed/Required	Proposed
Area existing lot	20,000 sq. ft.	89,142 sq. ft.
FAR	MX 1: 3.0, or 3.5 (Med Bonus II)	MX 1: 1.49 FAR, or 108,807 sq. ft
	SFR: NA	MF 3: NA/ 9,963 sq. ft.
Building height	MX 1: 45 ft., 77 feet (Med Bonus II)	MX 1: 61ft -8in
	SFR: 25 ft	MF 3: 33ft – 8in
Number of stories	MX 1: 6 stories (Med Bonus II)	MX 1: 5 stories
	SFR: 2 stories	MF 3: 2 stories
Proposed Uses:		
Residential	MX 1: Density: 125 units/acre	MX1: NA
	SFR: Density: 6 units/acre	MF 3: 7.4 units/acre 4 units
Ground Floor Commercial		18,300 sq. ft. (16.8%)
Office		88,000 sq. ft. (80.8%)
Parking		
Townhomes @ 2 space/unit	8 spaces (4 units)	

Medical Clinic Office @ 1 space/200 + 1 PS/FTE	480 spaces (88,000 sq. ft./200 + 40 FTE)	
Commercial @ 1 space/300	61 spaces (18,300 sq. ft./ 300)	
Total Parking	545 spaces	545 spaces
Open Space at ground level	18,049 sq. ft. (20%) of the site area	20,745 sq. ft. (23%)

Setbacks	Permitted/Required		Proposed	
	MX 1	SFR	MX 1	MF3
Primary street frontages (Ponce De Leon Boulevard)	0 ft. 10 ft above 45 ft	NA	10 ft.	10 ft.
West street (Boabadilla Street)	0 ft. 10 ft above 45 ft	Front 25 ft. Side Street 15 ft.	NA	15 ft.
North street (Avila Court)	0 ft. 10 ft above 45 ft	Front 25 ft. Side Street 15 ft.	10 ft.	10 ft.

Planning & Zoning Board

At the September 17, 2025, Planning and Zoning Board meeting, the Board reviewed and discussed the proposed project. Board members noted that the project has been significantly improved to address long-standing comments and suggestions from surrounding neighbors. As discussed during the presentation and public comments, the project incorporates traffic improvements to the site and surrounding streets and includes compatible design elements that better integrate with the existing neighborhood context. Questions regarding specific traffic improvements at intersections and the proposed traffic-calming table were addressed by the applicant and City staff from the Public Works Department.

Following the discussion, the Board recommended approval based on the staff's recommendation for the following requests:

1. Comprehensive Plan Map Amendment (vote: 5-0);
2. Zoning Map Amendment (vote: 5-0);
3. Planned Area Development (PAD) (vote: 5-0); and
4. Conditional Use (vote: 5-0).

The Traffic Impact Study for the 760 Ponce project, prepared by CHA Consulting, Inc., was finalized after the Planning and Zoning Board meeting and has been reviewed and accepted by Public Works staff. The approval conditions were revised since the Planning & Zoning Board to incorporate the recommendations outlined in the study. The Traffic Impact Study is provided as Exhibit B.

The application package submitted by the applicant is provided as Exhibit A, and the draft ordinances for each request are provided as Exhibits C through F.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
09.22.23	Development Review Committee	
07.18.24, 08.22.24	Board of Architects	Recommend to grant Mediterranean Bonus

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.26.24	Applicant neighborhood meeting prior to Board of Architects.
09.04.25	Mailed Notification for PZB meeting.
09.08.25	Posted property for PZB.
09.05.25	PZB Legal Advertisement.
09.12.25	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.15.25	Mailed notice for City Commission meeting.
10.21.25	City Commission meeting agenda posted on City webpage.
10.28.25	Application deferred to date certain of November 18, 2025.
11.13.25	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

A. Application Submittal Package.
B. Traffic Impact Study.
C. Draft Ordinance - Comprehensive Plan Map Amendment.
D. Draft Ordinance – Zoning Map Amendment.
E. Draft Ordinance – Planned Area Development (PAD).
F. Draft Resolution – Conditional Use.
G. 09 17 25 Planning and Zoning Board Staff Report w attachments B-D.
H. Excerpt of 09 17 25 Planning and Zoning Board Meeting Minutes.
I. PowerPoint Presentation.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	$0		
2.	$0		
Total:	$0		
Fiscal Impact: The proposed mixed-use building with commercial and office uses may result in additional tax revenue generated from the additional commercial square footage.			