



City of Coral Gables
CITY COMMISSION MEETING
July 7, 2026

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendments, Zoning Map Amendments, 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 and Mixed Use Overlay District 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/Institutional" to "Commercial Mid-Rise Intensity" and to include within the boundaries of the North Ponce Mixed Use District Overlay, Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.
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:" 1) from "Special Use" to "Mixed Use 2", and 2) to include within the boundaries of the North Ponce Mixed Use District Overlay, Block 21 Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.
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 "Crystal Residences," including a private school, on property legally described as Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; superseding Ordinance No. 1909 and Ordinance No. 2962; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Resolution. Conditional Use Review. (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, requesting Mixed-Use Site Plan Review and an Encroachment Agreement pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project, referred to as "Crystal Residences," including a private school and live/work units; on property legally described as Block 21, Revised Plat of Coral Gables Douglas Section (110 Phoenetia Avenue), Coral Gables, Florida; superseding Ordinance No. 1909 and Ordinance No. 2962, to permit the current accessory school as a principal use; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 06.17.26 meeting recommended approval of: 1) the Comprehensive Plan Map Amendments (vote: 4-3); 2) the Zoning Map Amendments (vote: 5-2); 3) the Planned Area Development (PAD) (vote: 6-1); and 4) Conditional Use (vote: 6-1).

BRIEF HISTORY:

The Application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A., on behalf of FRC Realty, LLC (the “Applicant”), requesting Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendments, Planned Area Development (PAD), and Conditional Use approval for a mixed-use development referred to as “Crystal Residences.”

The subject property is located at 110 Phoenetia Avenue and consists of approximately 1.47 acres (64,337 square feet), occupying a full city block within the Douglas Section. The property is designated “Religious/Institutional” on the Future Land Use Map and is zoned Special Use (S). It is also located within the North Ponce Neighborhood Conservation District Overlay (NPCO) and directly abuts the North Ponce Mixed Use District (MXD) Overlay.

The site is currently occupied by the Church of St. James Evangelical Lutheran, Crystal Academy, and associated facilities and landscaped areas. In 1971, pursuant to Ordinance No. 1909, the zoning classification of the subject property was changed to permit church purposes, including a day school. Subsequently, in 1991, Ordinance No. 2962 approved the expansion of the school with conditions on the property.

The Applicant proposes to redevelop the Property with a 9-story mixed-use project incorporating ground-floor live-work units, upper-level residential units, and dedicated educational space for Crystal Academy. Key components of the proposal include:

- Lot Area is 64,337 square feet (1.47 acre)
- Building height is 9 stories at 93 ft
- Total square footage is 226,193 square feet
- Sixteen (16) ground floor live-work units
- Approximately 5,000 square feet ground floor educational space for Crystal Academy
- 184 upper-level residential units
- 20,508 square feet (31.6%) of total open space
- 301 total parking spaces

To facilitate the proposed development, the Applicant requests:

- (i) a Future Land Use Map amendment from “Religious/Institutional” to “Commercial Mid-Rise Intensity,” and incorporation into the North Ponce Mixed Use District Overlay,
- (ii) a rezoning from Special Use (S) to Mixed Use-2 (MX2), inclusion within the North Ponce Mixed Use District Overlay, and removal from the North Ponce Neighborhood Conservation District Overlay (NPCO), in which the property is currently located,

- (iii) approval of a Planned Area Development (PAD) to allow design flexibility and integrated site planning,
- (iv) Conditional Use approval for the proposed mixed-use project including a private school, live/work units, and encroachment request.

Below summarizes the proposed site plan:

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:			
<i>Residential</i>		186 units	184 units
		125 DU/acre	123.5 DU/acre
<i>Live/Work</i>			16 units
<i>Ground Floor School</i>			5,000 sq. ft
Parking			
<i>Live/Work</i> @ 1/unit+1/350 sq. ft		32	
<i>Residential Units</i>			
1BR, 88 units @1/unit		88	
2BR, 72 units @1.75/unit		126	
3BR, 24 units @2.25/unit		54	
<i>School @ 1/FTE</i>		40	
Total Parking		340	
Total Parking w/ Shared Parking Reduction		272	301
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%)

Setbacks	Current Zoning	Proposed Zoning	Proposed Project
	Special Use (S)	Mixed Use 2 (MX2)	Mixed Use 2 (MX2)
<i>Primary street frontages</i> <i>(E Ponce De Leon Boulevard)</i>	25 ft. NA	0 10 ft above 45 ft	10 ft. 10 ft above 45 ft
<i>East street</i> <i>(Galiano Street)</i>	15 ft. NA	0 10 ft above 45 ft	9 inch 10 ft above 45 ft
<i>North street</i> <i>(Phoenetia Ave)</i>	15 ft. NA	0 10 ft above 45 ft	0 10 ft above 45 ft
<i>South street</i> <i>(Antilla Ave)</i>	15 ft. NA	0 10 ft above 45 ft	8 inch 10 ft above 45 ft

Planning & Zoning Board

At its June 17, 2026 meeting, the Planning and Zoning Board reviewed and discussed the proposed Crystal Residences project. The Applicant presented the project and was joined by representatives of Crystal Academy, who provided information regarding the school's operations and community role. All members of the public who signed up to speak were provided an opportunity to present comments to the Board. Some residents expressed concerns regarding the scale of the proposed development, including its height and overall massing, the loss of existing on-site green space, and the harmony of the proposed rezoning within the surrounding neighborhood context. Other residents voiced support for the opportunity to redevelop the school facility, noting its contribution to the community and its potential to bring new vibrancy and economic development to the local area.

City staff and the traffic impact study consultant responded to questions from Board members regarding traffic and circulation impacts associated with the project. During the discussion, Board members acknowledged the proposed improvements to Crystal Academy, as well as the inclusion of publicly accessible open space elements, including the park, plaza, and courtyard areas. The Board also discussed the design and orientation of the proposed park and explored potential alternative configurations with the Applicant.

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

1. Comprehensive Plan Map Amendment (vote: 4-3);
2. Zoning Map Amendment (vote: 5-2);
3. Planned Area Development (PAD) (vote: 6-1); and
4. Conditional Use (vote: 6-1).

The recommendations for the Planned Area Development (PAD) and Conditional Use approvals were subject to the conditions recommended by City staff. In addition, the Board recommended that the Applicant rotate the proposed park from a north-south orientation to an east-west orientation, if determined to be feasible.

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

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
01.28.22	Development Review Committee	
12.15.22	Board of Architects	Grant Mediterranean Bonus
02.29.23		
04.27.23		
06.29.23		
10.19.23		

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.04.26	Applicant neighborhood meeting.
06.04.26	Mailed Notification for PZB meeting.
06.05.26	Legal advertisement.
06.05.26	Sign posting of property.
06.12.26	Posted Staff report on City web page.
06.24.26	Mailed notice for City Commission meeting.
06.24.26	Sign posting of property.
06.30.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Application Submittal Package.
- B. Draft Ordinance – Comprehensive Plan Map Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. Draft Ordinance – Planned Area Development (PAD).
- E. Draft Resolution – Conditional Use.
- F. Applicant Proffered Covenant.
- G. 06 17 26 Planning and Zoning Board Staff Report w/ attachments B - F.
- H. 06 17 26 PZB Meeting Minutes w/ additional comments submitted by the public.
- 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 may result in additional tax revenue generated from the additional commercial square footage. A notable component of the proposal is the retention and enhancement of the existing educational institution (Crystal Academy), which serves as a community resource.			