



## 760 Ponce

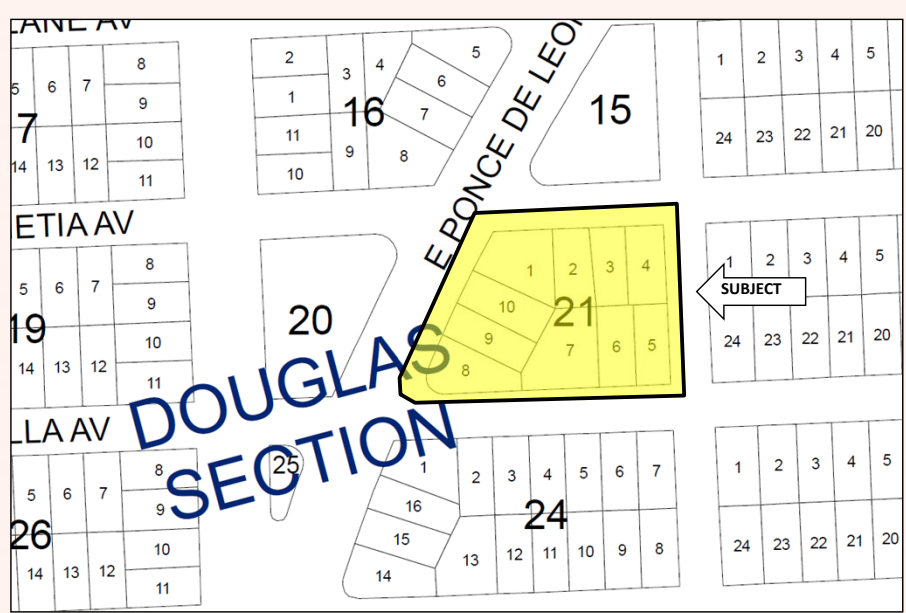
1. SMALL-SCALE COMPREHENSIVE PLAN
2. ZONING CODE MAP AMENDMENT
3. PLANNED AREA DEVELOPMENT (PAD)
4. CONDITIONAL USE

**PLANNING & ZONING BOARD**  
**JUNE 17, 2026**



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## LOCATION



The map displays a grid of lots along Ponce de Leon Avenue and Douglas Street. The subject property is highlighted in yellow and labeled 'SUBJECT'. The map includes lot numbers and street names: Ponce de Leon Avenue, Douglas Street, and Douglas Section. The subject property is located at the intersection of Ponce de Leon Avenue and Douglas Street.

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## LOCATION



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## EXISTING CONDITIONS



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# HISTORY

1967

ORDINANCE NO. 1645

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON "ALL OF BLOCK 21, 'DOUGLAS SECTION', CORAL GABLES, FLORIDA, REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application was made for a change of zoning on subject property being "All of Block 21, 'Douglas Section'", that block bounded on the north by Avenue Phenetia, on the east by Gulliano Street, on the south by Avenue Anitilla, and on the west by East Ponce de Leon Boulevard, Coral Gables, Florida, as follows:

- (a) Lots 2 to 7, inclusive, from A-13 Apartment Use (2427 minimum square foot floor area) to SA-13 Apartment Use (2427 minimum square foot floor area);

- (b) Lots 1, 8, 9 and 10, from A-17 Apartment Use (3409 minimum square foot floor area) to SA-17 Apartment Use (3409 minimum square foot floor area);

The letter symbol "S" to permit use for church purposes including Christian Day School Kindergarten; and

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300') a public hearing was held before the Planning and Zoning Board of the City of Coral Gables, Florida on November 6, 1967, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of November 6, 1967 recommended that the applicant's request be approved as requested;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 5, attached to and by reference made a part hereof, be and the same hereby is amended to show hereafter a change of zoning on subject property as follows:

(a) On Lots 2, 3, 4, 5, 6 and 7 from existing SA-13 Apartment Use (2427 minimum sq. ft. floor area) to SA-13 Apartment Use (2427 minimum sq. ft. floor area);

(b) On Lots 1, 8, 9 and 10 from existing SA-17 Apartment Use (3409 minimum sq. ft. floor area) to SA-17 Apartment Use (3409 minimum sq. ft. floor area);

The letter symbol "S" permits use of subject property for church purposes including Christian Day School Kindergarten. The letter symbol "X" to permit the extended use for a Christian Day School Elementary Grades 1 through 3, located on all of Block 21, "Douglas Section", 110 Avenue Phenetia, Coral Gables, Florida.

SECTION 2. That the extended use of subject property for a Christian Day School Elementary Grades 1, 2 and 3, shall be on a year to year basis.

SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY SEVENTH DAY OF APRIL, A. D. 1971.

1971

ORDINANCE NO. 1590

AN ORDINANCE DEALING WITH A CHANGE OF ZONING ON LOTS 1 TO 10, INCLUSIVE, BLOCK 21, "DOUGLAS SECTION", PERMITTING ON A YEAR TO YEAR BASIS A SPECIAL USE FOR CHURCH PURPOSES; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, an application was made by St. James By. Lutheran Church, Owner for a change of zoning on subject property as follows:

- (a) On Lots 2, 3, 4, 5, 6 and 7 from existing SA-13 Apartment Use (2427 minimum sq. ft. floor area) to SA-13 Apartment Use (2427 minimum sq. ft. floor area);

- (b) On Lots 1, 8, 9 and 10 from existing SA-17 Apartment Use (3409 minimum sq. ft. floor area) to SA-17 Apartment Use (3409 minimum sq. ft. floor area);

The letter symbol "S" permits use of subject property for church purposes including Christian Day School Kindergarten. The letter symbol "X" to permit the extended use for a Christian Day School Elementary Grades 1 through 3, located on all of Block 21, "Douglas Section", 110 Avenue Phenetia, Coral Gables, Florida; and

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning Board of the City of Coral Gables, Florida on March 15, 1971, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning Board at its regular meeting of March 15, 1971 recommended that the request for change of zoning be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 5, attached to and by reference made a part hereof, be and the same hereby is amended to show hereafter a change of zoning on subject property as follows:

- (a) On Lots 2, 3, 4, 5, 6 and 7 from existing SA-13 Apartment Use (2427 minimum sq. ft. floor area) to SA-13 Apartment Use (2427 minimum sq. ft. floor area);

- (b) On Lots 1, 8, 9 and 10 from existing SA-17 Apartment Use (3409 minimum sq. ft. floor area) to SA-17 Apartment Use (3409 minimum sq. ft. floor area);

The letter symbol "S" permits use of subject property for church purposes including Christian Day School Kindergarten. The letter symbol "X" to permit the extended use for a Christian Day School Elementary Grades 1 through 3, located on all of Block 21, "Douglas Section", 110 Avenue Phenetia, Coral Gables, Florida.

SECTION 2. That the extended use of subject property for a Christian Day School Elementary Grades 1, 2 and 3, shall be on a year to year basis.

SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY SEVENTH DAY OF APRIL, A. D. 1971.

1991

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2962

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE", AND IN PARTICULAR USE AND AREA MAP PLATE NO. 5, TO EXPAND EXISTING CHURCH SCHOOL USE ON LOTS 1, 10, BLOCK 21, DOUGLAS SECTION, CORAL GABLES, DADE COUNTY, FLORIDA (110 PHENETIA AVENUE) BY PERMITTING GRADES 4, 5 AND 6, IN ADDITION TO GRADES K THROUGH 3 CURRENTLY PERMITTED AS AN "X" USE; SETTING FORTH CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 545-P was submitted requesting that Use and Area Map Plate No. 5 be amended to expand the existing church school use by permitting grades 4, 5 and 6, in addition to grades K through 3 currently permitted as an "X" use on Lots 1 through 10, inclusive, Block 21, Douglas Section; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on September 4, 1991, at which hearing all interested persons were afforded the opportunity to be heard and the Planning and Zoning Board recommended to the City Commission that the applicant's request be approved subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 5, by regarding the existing church school use by permitting grades 4, 5 and 6, in addition to grades K through 3 currently permitted as an "X" use on Lots 1 through 10, inclusive, Block 21, Douglas Section (110 Phenetia Avenue).

SECTION 2. That said church school is hereby subject to the following conditions and restrictions:

1. That the maximum number of students permitted to attend the school (pre-school through sixth grade) shall be limited to seventy-five (75).
2. That the school shall meet all applicable H.R.S. requirements.
3. That the necessary site improvements shall be adhered to as per submitted drawings.

## REQUEST #1: COMPREHENSIVE LAND USE MAP CHANGE

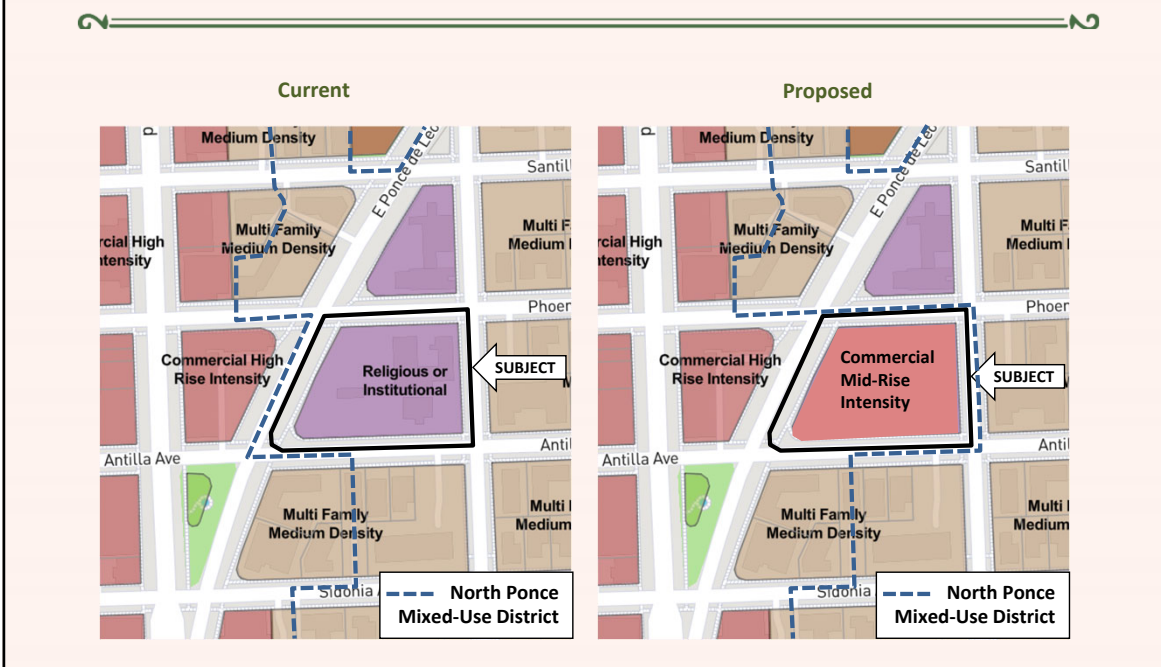
## REQUEST #2: ZONING CODE MAP CHANGE

## REQUEST #3: PLANNED AREA DEVELOPMENT (PAD)

## REQUEST #4: CONDITIONAL USE

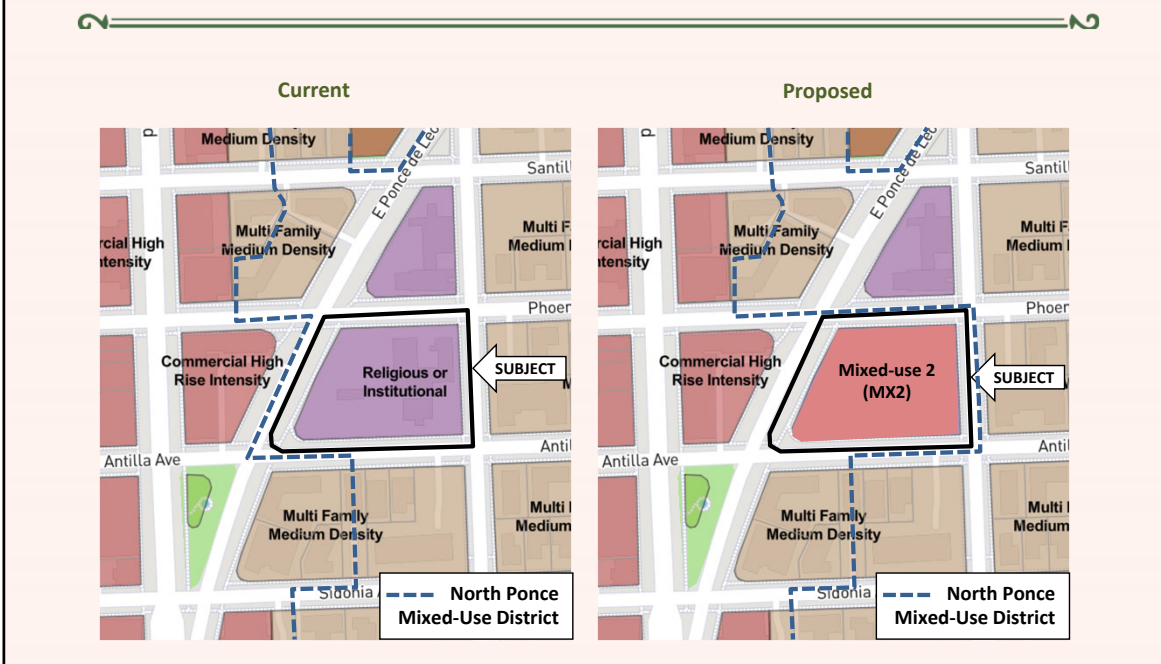
- MIXED USE SITE PLAN
- PRIVATE SCHOOL
- LIVE/WORK UNITS
- ENCROACHMENT AGREEMENT

# 1. CHANGE OF LAND USE



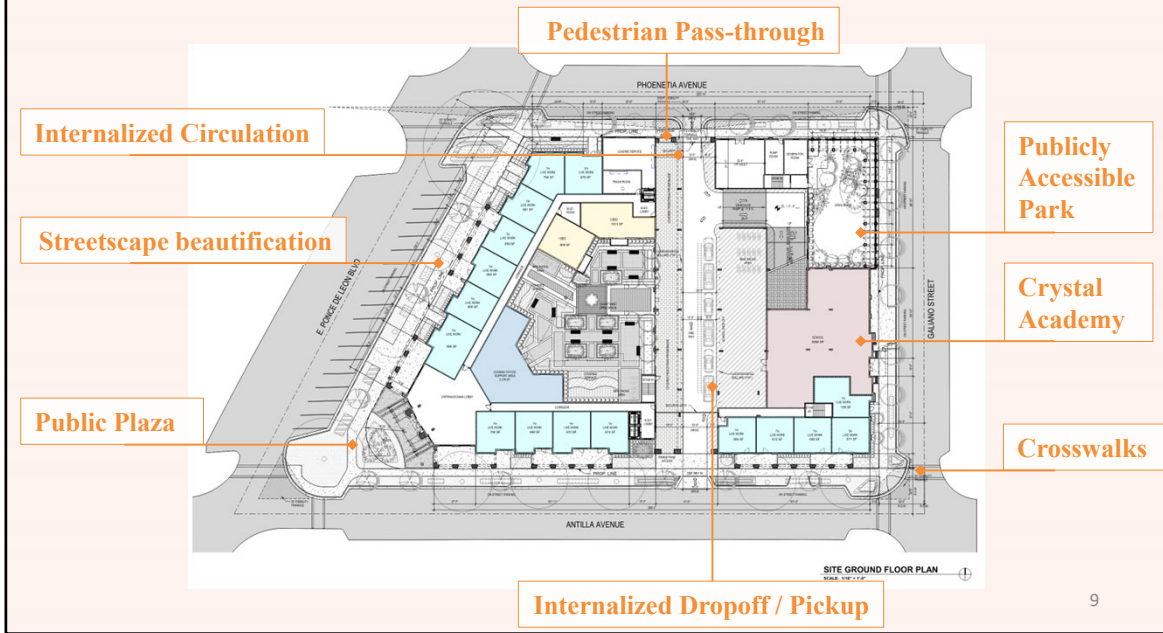
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# 2. ZONING CODE MAP CHANGE



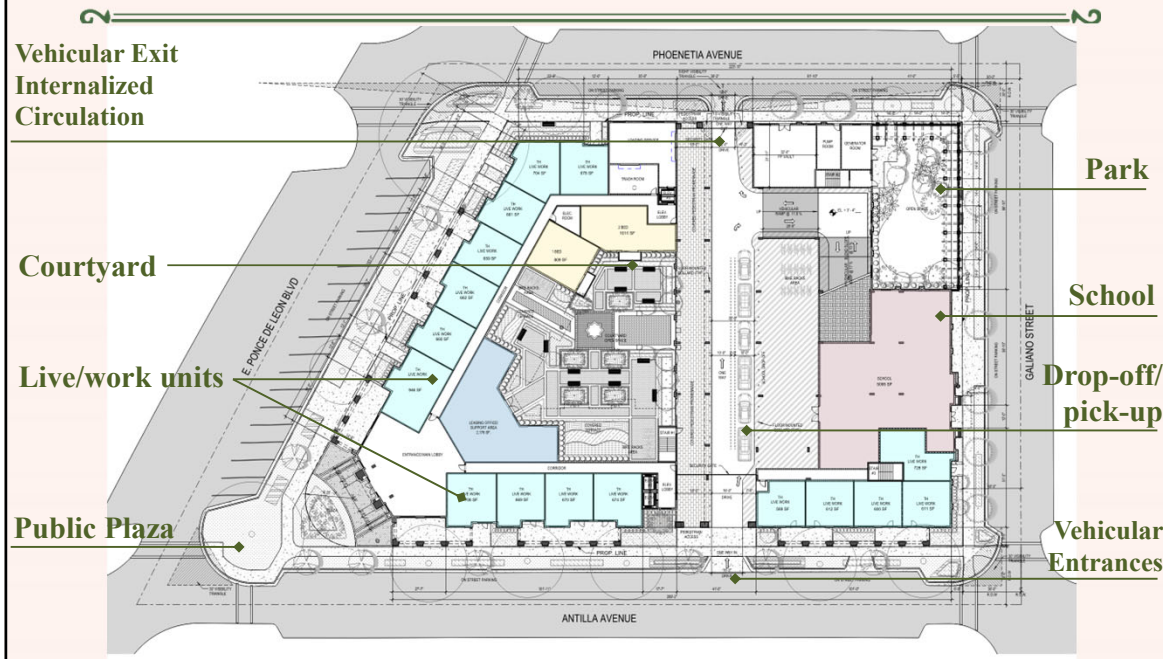
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### 3. PLANNED AREA DEVELOPMENT (PAD)



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### 4. CONDITIONAL USE



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## 4. CONDITIONAL USE

| Type                                   | Allowed/Required                        | Proposed Zoning                            | Proposed Project             |
|--|---|--|------------------------------|
| <b>Area existing lot</b>               |   |  | 1.49 acres or 64,778 sq. ft. |
| <b>FAR</b>                             | 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   |
| <b>Building height</b>                 | 45'                                     | 97' (w/ Med Bonus)                         | 93'                          |
| <b>Number of stories</b>               | 3 stories                               | 8 stories                                  | 9 stories                    |
| <b>Proposed Uses:</b>                  |   |  |                              |
| <b>Residential</b>                     |   | 186 units                                  | 184 units                    |
|  |   | 125 DU/acre                                | 123.5 DU/acre                |
| <b>Live/Work</b>                       |   |  | 16 units                     |
| <b>Ground Floor School</b>             |   |  | 5,000 sq. ft                 |
| <b>Total Parking</b>                   |   | 340  | 301                          |
| <b>Total Parking w/ Shared Parking</b> |   | 272  |                              |
| <b>Open Space at ground level</b>      | 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%)       |

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## 4. CONDITIONAL USE

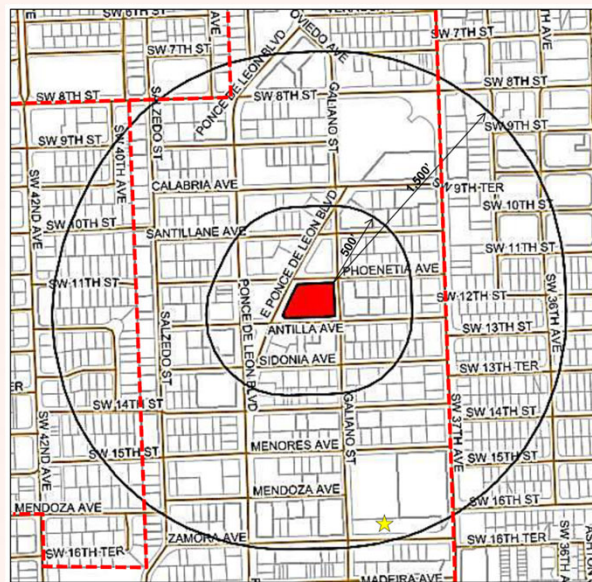


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## REVIEW TIMELINE

|          |  |
|----------|--|
| <b>1</b> | <b>DEVELOPMENT REVIEW COMMITTEE: 01.28.22</b>                                |
| <b>2</b> | <b>BOARD OF ARCHITECTS: 12.15.22, 02.29.23, 04.27.23, 06.29.23, 10.19.23</b> |
| <b>3</b> | <b>NEIGHBORHOOD MEETINGS: 05.04.26</b>                                       |
| <b>4</b> | <b>PLANNING AND ZONING BOARD: 06.17.26</b>                                   |
| <b>5</b> | <b>CITY COMMISSION – FIRST READING: TBD</b>                                  |
| <b>6</b> | <b>CITY COMMISSION – SECOND READING: TBD</b>                                 |

## LETTERS TO PROPERTY OWNERS (1,500 FT)



| <b>PUBLIC NOTIFICATION</b> |  |
|----------------------------|--|
| <b>2 TIMES</b>             | <b>LETTERS TO PROPERTY OWNERS</b><br>NEIGHBORHOOD MEETING, PZB |
| <b>8 TIMES</b>             | <b>PROPERTY POSTING</b><br>DRC, 6 BOA, PZB                     |
| <b>8 TIMES</b>             | <b>WEBSITE POSTING</b><br>DRC, 6 BOA, PZB                      |
| <b>1 TIME</b>              | <b>NEWSPAPER ADVERTISEMENT</b><br>PZB                          |

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**COMPREHENSIVE PLAN CONSISTENCY**

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STAFF’S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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## STAFF RECOMMENDATIONS

### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,  
SUBJECT TO CONDITIONS OF APPROVAL.

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## CONDITIONS OF APPROVAL

- MAXIMUM HEIGHT NOT TO EXCEED **9 STORIES/93FT**
- APPROX. 5,000SF FOR **CRYSTAL ACADEMY**
- **75 STUDENTS** MAX AND CONFORM TO SCHOOL SITE OPERATIONS
- **REMOVE ARCADE** TO PROVIDE **STOOPS/PORCHES W/ YARDS**
- INCORPORATE LANDSCAPE SETBACK ON NORTH (PHOENETIA)
- **PUBLIC COURTYARD, COVERED WALKWAY, AND PARK**
- **OFF-SITE IMPROVEMENTS:** INTERSECTION IMPROVEMENTS, PEDESTRIAN CROSSWALKS, AND STREETScape BEAUTIFICATION

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## *760 Ponce*

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