



City of Coral Gables Planning and Zoning Staff Report

Property: 110 Phoenetia Avenue

Applicant: FRC Realty, LLC

Application:

1. Small Scale Comprehensive Plan Map Amendments
2. Zoning Code Map Amendments
3. Planned Area Development (PAD)
4. Conditional Use – Mixed-use Site Plan, Private School, Live/Work Units, and Encroachment Agreement

Public Hearing: Planning and Zoning Board

Date & Time: June 17, 2026, 6:00 – 9:00 p.m.

Location: Community Meeting Room, Police and Fire Headquarters,
2151 Salzedo Street, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The Application requests are for Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendments, Planned Area Development (PAD), and Conditional Use for a mixed-use project referred to as "Crystal Residences" located at 110 Phoenetia Avenue.

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.

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.*

The application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings.

2. APPLICATION SUMMARY

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 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.

The application package submitted by the Applicant is provided as Attachment A.

Project Location

The subject property is located at 110 Phoenetia Avenue and is bounded by Phoenetia Avenue, Antilla Avenue, Galiano Street, and East Ponce de Leon Boulevard. The site occupies a transitional location between the established mixed-use corridor along Ponce de Leon Boulevard and the adjacent Douglas Section multi-family residential neighborhood. The surrounding area includes a range of mid- to high-rise residential and office developments, reflecting the corridor's evolving urban character.

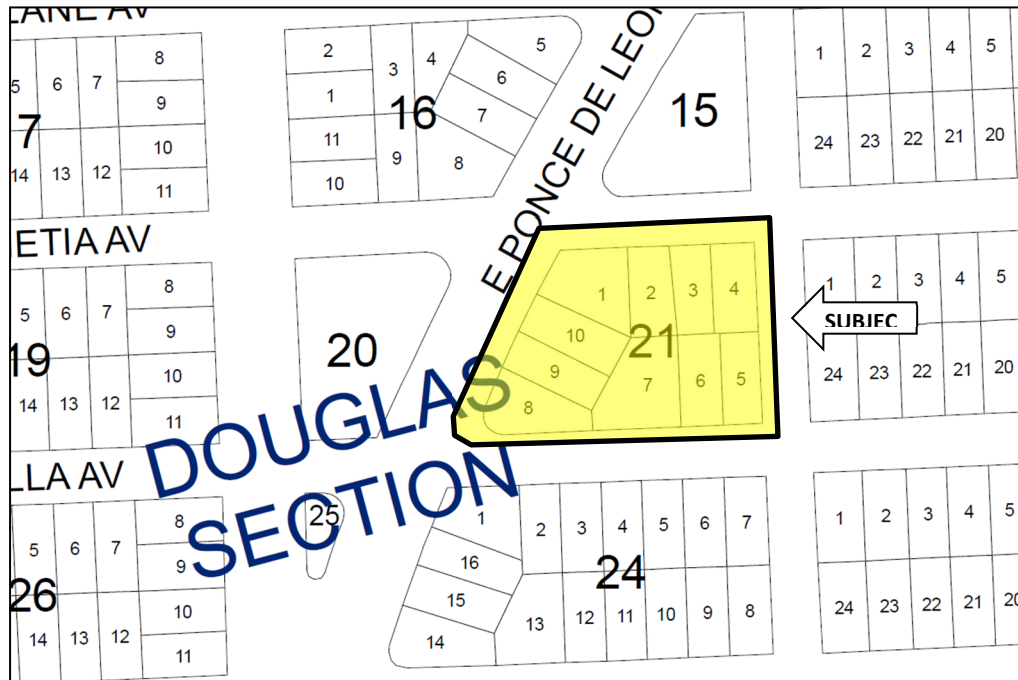
The surrounding area is characterized by a mix of residential, institutional, and commercial uses. The Ponce de Leon Boulevard and SW 8th Street corridors provide access to neighborhood-serving retail, dining, office, and service uses within walking and biking distance of the site. The property is also served by public transit, including Coral Gables Trolley routes along Ponce de Leon Boulevard and nearby Miami-Dade County Metrobus stops, supporting multimodal accessibility.

Additionally, the property is located within the Residential Infill Regulations Overlay District (RIR), which encourages greater housing opportunities within close proximity to transit, employment centers, parks and schools. Given its location along a major corridor and proximity to existing mixed-use development, the site is positioned to support a transition in land use intensity while maintaining compatibility with adjacent residential areas.

Context information exhibited below.

Aerial Map





Lot, Subdivision, and Plat Map

Site Data and Surrounding Uses. The following tables provide the subject property's designations and surrounding land uses:

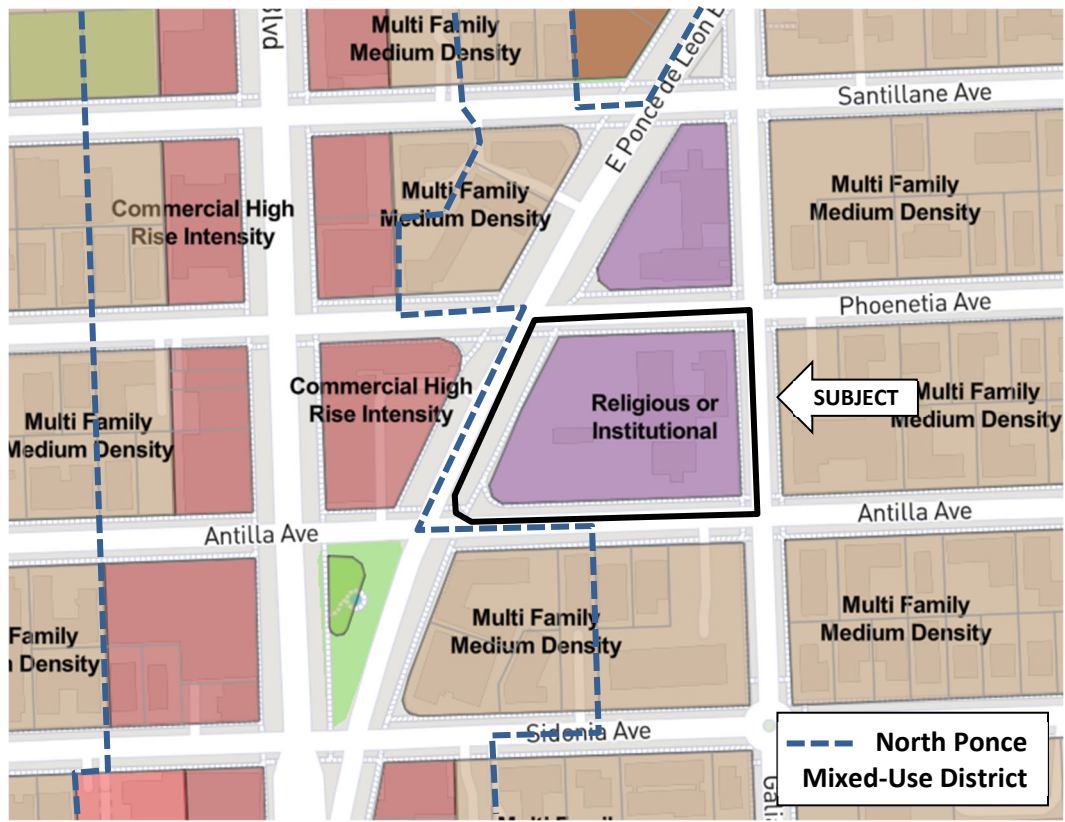
Existing Property Designations

Future Land Use Map designation	Religious or Institutional
Zoning Map designation	Special Use (S)

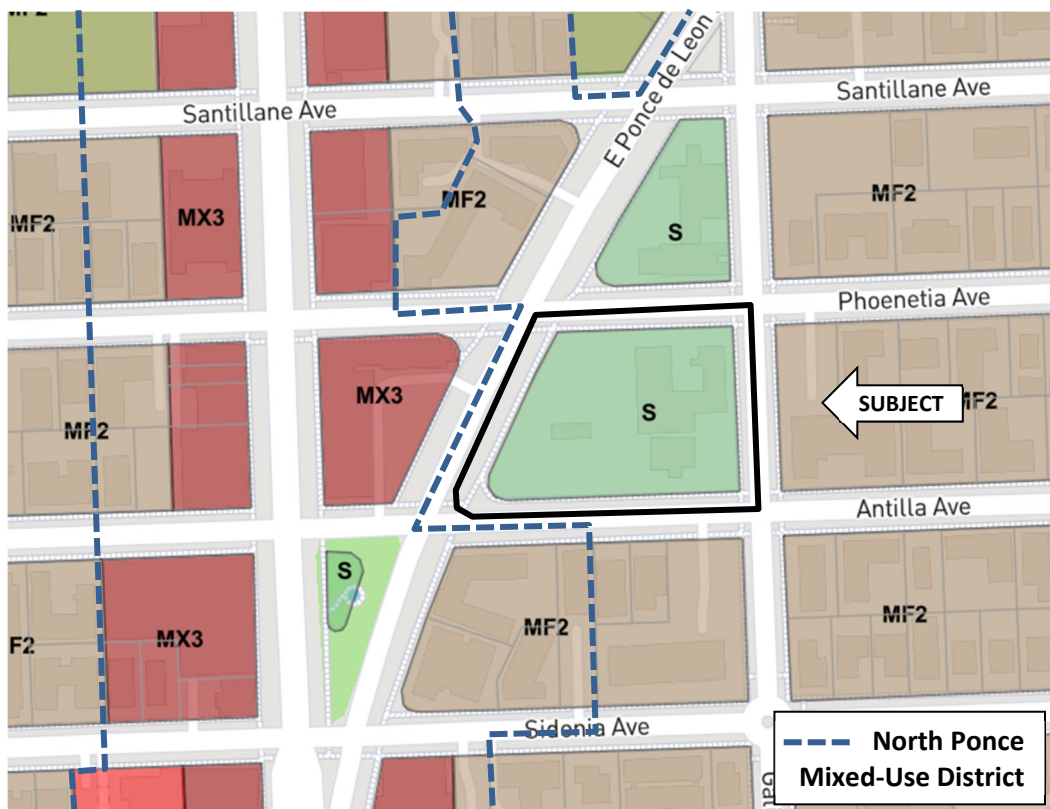
Surrounding Land Uses

LOCATION	EXISTING LAND USES	FLUM DESIGNATIONS	ZONING DESIGNATIONS
North	Coral Gables Woman's Club	Religious or Institutional	Special Use (S)
South	Residential	Multi Family Medium Density	Multi-Family 2 (MF2)
East	Residential	Multi Family Medium Density	Multi-Family 2 (MF2)
West	Retail, Hotel	Commercial High-Rise Intensity	Mixed-Use 3 (MX3)

Existing Future Land Use Map



Existing Zoning Map



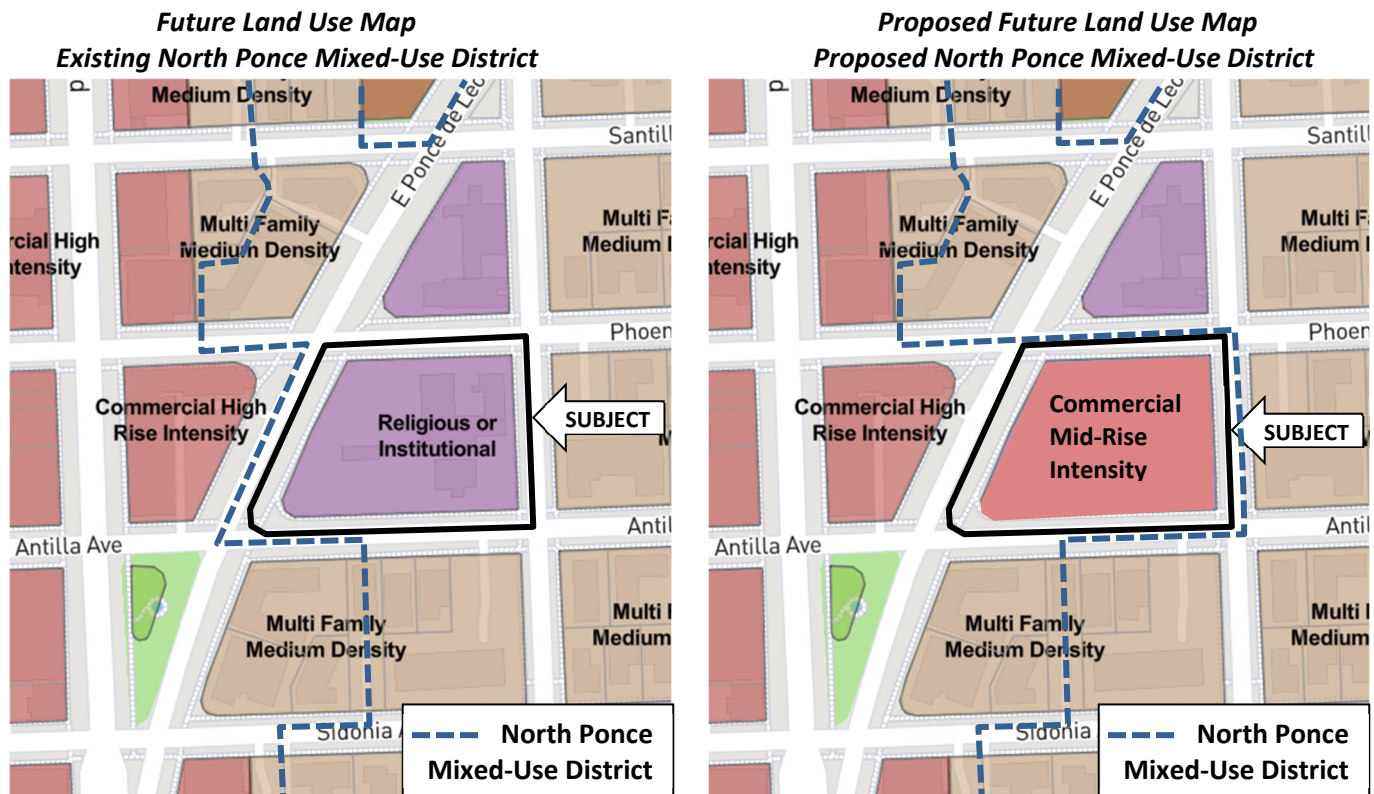
3. FINDINGS OF FACT

A. Comprehensive Plan Map Amendment

This section of the report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

The application proposes a Small-Scale Comprehensive Plan/Future Land Use Map Amendment from "Religious/Institutional" to "Commercial Mid-Rise Intensity". Additionally property is proposed to be incorporated into the North Ponce Mixed Use District Overlay on the Mixed-Use Overlay District Map.

A comparison of the property's existing Future Land Use Map designations and the Applicant's requested designation is shown on the following maps:



Findings of Fact – Land Use Map Amendment

Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The requested amendment to "Commercial Mid-Rise Intensity" allows for increased building height and additional uses (such as multi-family, commercial, and the school as a principal use). Although there are existing multi-family land uses immediately adjacent on the south and

	east side of the subject property, the map amendment advances multiple objectives and policies by facilitating redevelopment of the site to provide a mix of residential, neighborhood-serving uses, and the established school. The subject property is located adjacent to the Ponce de Leon Boulevard corridor, which is characterized by medium- to higher-intensity development, and its proximity to transit supports a more efficient land use pattern and reinforces the City's planning objectives for infill redevelopment. The proposed amendment supports the evolution of this corridor by allowing a more intensive, pedestrian-oriented development pattern that incorporates residential and institutional components. The project includes the continuation of an existing educational use, which contributes to the policy of locating community-serving facilities within proximity to surrounding neighborhoods.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed "Commercial Mid-Rise Intensity" designation is consistent with the Comprehensive Plan's framework for directing moderate- to higher-intensity development toward Ponce de Leon Boulevard and transitioning areas appropriately to the east or west with "Commercial Mid-Rise Intensity" classifications. The subject property is situated between an established mixed-use corridor and adjacent multi-family residential areas, and functions as a transitional site. The amendment aligns with the Comprehensive Plan's policies promoting compact development, walkability, and a mix of uses in proximity to transit and employment centers. In addition, the proposed commercial land use classification would permit the existing school to remain as a principal use. As such, the amendment is internally consistent with the goals, objectives, and policies of the Comprehensive Plan.
3. Its effect on the level of service of public infrastructure.	The subject property is located within an urbanized area with access to existing roadway infrastructure, public utilities, and transit services, including Coral Gables Trolley routes and Miami-Dade County bus routes. The proposed development is expected to generate additional traffic growth and trips that may have a nominal increase in traffic demands and delays. However, the traffic impact study shows most of the intersections will operate with an acceptable level of service and that the development will not have a negative impact on the surrounding roadway network after implementation of the report's recommendations (which are included as conditions of approval). Based on preliminary concurrency review, the proposed development is anticipated to meet applicable level-of-service standards. Any infrastructure improvements required will be addressed during subsequent stages of review. Therefore, the amendment is not expected to adversely impact the level of service of public infrastructure below the minimum standards established in the Comprehensive Plan.
4. Its effect on environmental resources.	The proposed amendment facilitates redevelopment of an already developed site and is not expected to adversely impact environmental resources. The project incorporates landscaped open space areas and is anticipated to include tree preservation and replacement in accordance

	with City regulations. Additionally, the site's proximity to transit and neighborhood services supports reduced reliance on vehicular travel, which may contribute to reduced emissions over time. As such, no significant negative impacts to environmental resources are anticipated.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	While the Application does not include a designated workforce or affordable housing component, the addition of residential units in a transit-accessible and mixed-use environment may support broader housing availability within the City. The inclusion of live-work units may also provide opportunities for individuals to both reside and work within the same location, potentially reducing overall living and transportation costs.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	The proposed amendment enables redevelopment of a site that currently contains aging institutional structures with a project that integrates residential and educational uses. A notable component of the proposal is the retention and enhancement of the existing educational institution (Crystal Academy), which serves as a community resource.

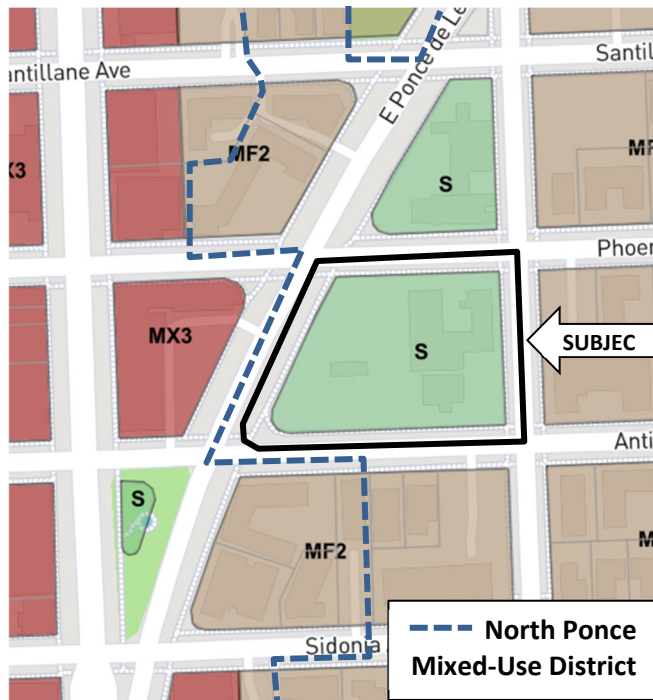
Staff's Findings: Based upon the Findings of Fact provided herein, Staff finds that the Application satisfies the provisions of the Zoning Code for the proposed Future Land Use Map amendment from "Religious/Institutional" to "Commercial Mid-Rise Intensity," and is consistent with the applicable review standards of the Comprehensive Plan.

B. Zoning Code Map Amendment

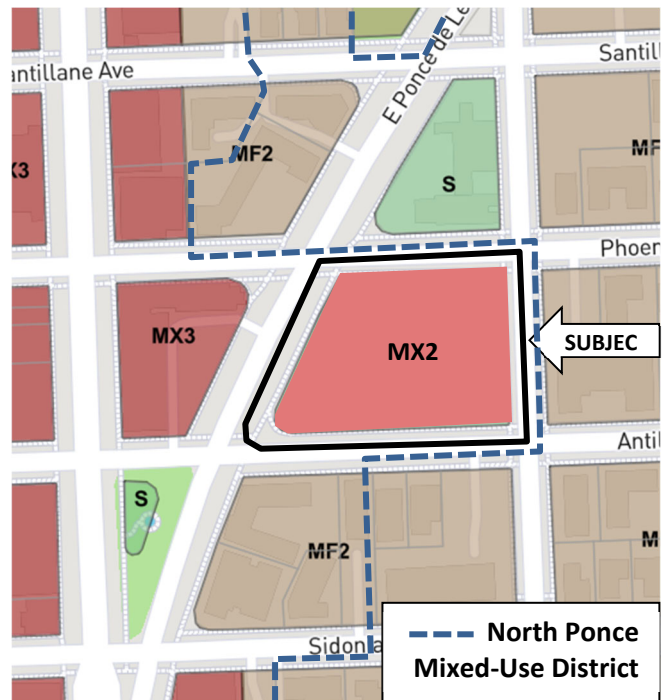
This section of the report presents City Staff's evaluation of the Application and Findings of Facts for the requested Zoning Map amendments.

The project proposes a corresponding Zoning Map Amendment to align with the Future Land Use Map changes. The amendments include 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.

A comparison of the property's existing Zoning Map and the Applicant's request proposal is shown on the following maps:



Existing Zoning Map
Existing North Ponce Mixed-Use District



Proposed Zoning Map
Proposed North Ponce Mixed-Use District

Findings of Fact – Zoning Map Amendment

Zoning Code Section 14-212.4 provides review standards for Zoning Code Map amendments:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	Yes. The proposed Zoning Map Amendment of rezoning to Mixed Use-2 (MX2) does not permit uses that are prohibited in the corresponding Commercial Mid-Rise Intensity future land use category. The amendment is intended to align zoning with the proposed Future Land Use Map designation, thereby ensuring consistency between the two. The proposed development program- which includes residential, live-work, and educational uses - is consistent with and permitted under the proposed Future Land Use designation and Zoning district. Therefore, the rezoning does not introduce uses that would be prohibited.

b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	Yes. The proposed MX2 zoning district establishes density and intensity standards that are consistent with the proposed Land Use category. Based on the plans submitted, the proposed residential unit count, floor area, and building height are within the allowable limits of the MX2 district and applicable overlay standards. Accordingly, the rezoning does not permit densities or intensities exceeding those allowed under the Comprehensive Plan.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.	Yes. The subject property is located within an urbanized area with access to existing roadway infrastructure, public transit, and utilities. Based on preliminary concurrency review and the site's proximity to transit corridors, the proposed development is anticipated to meet applicable level-of-service standards. Any required infrastructure improvements will be addressed at subsequent stages of review. Therefore, the rezoning is not expected to result in a decline in public infrastructure levels of service below adopted standards.
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	Yes. The proposed rezoning supports multiple Comprehensive Plan objectives, including promoting mixed-use development patterns, enhancing walkability, and encouraging redevelopment in appropriate infill locations. The site's location adjacent to a major corridor and existing mixed-use development supports the transition to a more urban, mixed-use designation. The rezoning is therefore consistent with and does not conflict with the Comprehensive Plan.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives	
a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by: i. Balancing land uses in a manner that reduces vehicle miles traveled; ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent; iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	The proposed mixed-use development introduces residential, live-work, and educational uses within a walkable urban context, in proximity to transit services along Ponce de Leon Boulevard. While the internal capture rate is less than 20%, the integration of uses on-site and within the surrounding area is expected to reduce reliance on single-occupancy vehicle trips. Additionally, the site's accessibility to trolley and bus routes supports alternative transportation modes, thereby contributing to reduced vehicle miles traveled.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	Yes. The Application proposes the redevelopment of an existing institutional site with a mixed-use project that incorporates structured parking, open space, and pedestrian-oriented design features. The proposed Mediterranean architectural design and integrated site planning are consistent with the City's design objectives and are expected to enhance the visual quality and functionality of the site. The

	rezoning would facilitate redevelopment that is compatible with the surrounding urban context of North Ponce.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	Yes. The Application includes a range of residential unit types - which will introduce additional housing supply in a transit-accessible location - may contribute to broader housing availability within the City.
d. Implement specific objectives and policies of the Comprehensive Plan.	Yes. The proposed rezoning advances several Comprehensive Plan objectives, including encouraging infill development, promoting mixed-use land use patterns, enhancing multimodal mobility, and supporting neighborhood-serving uses. The integration of residential and non-residential uses within a walkable environment is consistent with adopted planning policies.
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.	Yes. The proposed rezoning to MX2 is consistent with the existing development pattern along the Ponce de Leon Boulevard corridor, which includes a mix of mid- and high-density residential and commercial uses. The subject property functions as a transitional site between the corridor and adjacent residential areas. The proposed zoning designation and development intensity are compatible with surrounding uses and are not anticipated to negatively impact adjacent property values or suitability.

Staff comments. The request for a Zoning Code Map Amendment is connected to the requests for the requested Comprehensive Land Use Map Amendments. Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the proposed Zoning Code Map Amendments.

C. Planned Area Development (PAD)

Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development while providing substantial additional public benefit. In addition, PAD provides some flexibility in terms of massing, design, location of paseos and open spaces, etc. PAD site is a contiguous unified parcel with a minimum lot width of two hundred (200) feet and minimum lot depth of one hundred (100) feet and a minimum site area of no less than an acre.

Purpose and Objectives

Section 2-500 of the Zoning Code states the purpose of the PAD is as follows:

- a. *Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
- b. *Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
- c. *Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
- d. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*

- e. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

The project, proposed as a Planned Area Development (PAD), will provide public benefits, including enhanced landscaped open space, improved pedestrian circulation and streetscape design, and the coordinated integration of residential and educational uses within a unified site plan. A notable component of the proposal is the retention and enhancement of the existing educational institution, Crystal Academy, which serves as a community resource.

Findings of Fact – Planned Area Development (PAD)

Section 14-206 of the Zoning Code states the required findings for a proposed PAD project are as follows:

Standard	Staff Evaluation
1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.	The proposed PAD is consistent with the purpose and intent of the PAD regulations, which are intended to allow flexibility in site planning to achieve a more coordinated and high-quality development. The project incorporates an integrated site design with residential and educational uses, internalized parking, and enhanced pedestrian-oriented features, including landscaped open spaces and improved streetscape elements. Additionally, the PAD framework facilitates the retention and enhancement of the existing Crystal Academy, allowing for the continuation of a community-serving institutional use within a redeveloped site. Overall, the proposed plan reflects a coordinated development approach with context-sensitive massing, open space integration, and improved pedestrian connectivity.
2. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.	The Applicant is proposing a PAD designation to allow flexibility in the requirements of the underlying zoning district of Mixed Use (MX2): • Building Stories: The project proposes 9 stories with a maximum height of 93 ft, whereas the MX2 district with Mediterranean Bonus II allows up to 8 stories with a height of 97 ft. The proposed building remains below the maximum permitted height and incorporates step-backs and tiered massing to reduce perceived scale and provide a transition toward adjacent properties. The additional flexibility allows for a more efficient building layout and contributes to the provision of open space and integrated site design. It also allows the Project to incorporate active liner uses to screen the internal parking garage along all frontages. • Ground floor transparency: Approximately 27% ground floor is glazed with windows along the Phoenetia Avenue frontage, which is below the 60% transparency requirement for the underlying zoning district. The reduced transparency is limited to a single frontage and is associated with back-of-house, service, access, and operational functions. The remaining frontages incorporate active uses and pedestrian-oriented design elements, maintaining an overall

	activated streetscape. The placement of these functions along Phoenetia Avenue helps minimize impacts on primary frontages and supports a more cohesive site design. The historic Women's Club building located across the street similarly places its loading and back-of-house operations along Phoenetia Avenue. Accordingly, the proposed reduced transparency along this limited frontage is consistent with the existing context and maintains neighborhood compatibility.
3. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.	The proposed PAD meets the applicable requirements and standards of the PAD regulations. The project presents a coordinated site plan that integrates residential and educational uses, structured parking, and enhanced open space of 31% within a unified development. The design reflects a comprehensive planning approach, incorporating pedestrian-oriented features, landscaped areas, and context-sensitive building massing.
4. The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.	The physical design of the proposed PAD provides for adequate public services, vehicular circulation, and open space. Access is consolidated and designed to minimize conflicts between vehicles and pedestrians, while internalized parking reduces visual impacts along street frontages. The project includes landscaped open space areas, pedestrian pathways, and streetscape improvements that enhance walkability and the overall public realm. The site design also accommodates operational needs, including pick-up and drop-off activities for the school, within the property, reducing potential impacts on adjacent streets.
5. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.	The proposed PAD is compatible with the surrounding neighborhood context, which includes a mix of medium- to higher-intensity residential, office, and mixed-use development along the Ponce de Leon Boulevard corridor. The subject property serves as a transition between this corridor and adjacent residential areas. The project's scale, building height, and massing are generally consistent with nearby development, and design features such as step-backs and landscaping support compatibility with surrounding properties.
6. The desirability of the proposed PAD to physical development of the entire community.	The proposed PAD contributes positively to the physical development of the community by facilitating the redevelopment of underutilized and aged buildings with a more integrated and higher-quality project. The development enhances the site through improved open space, pedestrian-oriented design, and a coordinated mix of uses. In addition, the project includes the retention and improvement of the on-site educational institution, which will be provided with updated facilities, supporting its continued operation as a community-serving use.
7. The conformity of the proposed PAD with the goals and	The proposed PAD conforms with the Comprehensive Plan and the requested Future Land Use Map designation of "Commercial Mid-Rise

objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.

Intensity.” The project supports the Plan’s objectives related to infill development, mixed-use land use patterns, and multimodal accessibility. The site’s location along a major corridor and in proximity to transit supports an efficient land use pattern and reinforces the City’s planning objectives.

Staff’s Findings: Based upon the Findings of Fact provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Planned Area Development (PAD). The proposed PAD is consistent with the applicable review standards, provides a coordinated and context-sensitive site design, and results in public benefits, including enhanced open space, improved pedestrian circulation, and the integration of residential and educational uses.

D. Conditional Use

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for the requested conditional uses. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Mediterranean Architectural Style

The proposed project was reviewed by the Board of Architects several times. The design received preliminary approval which included Mediterranean architectural style approval on October 19, 2023.

Traffic Impact Study

The Applicant’s Trip Generation Analysis was reviewed by Public Works. The trip rates and resulting peak hour trip estimates in the statement are consistent with the ITE Trip Generation calculations. The results indicate that the peak hour trips would increase by more than 50 trips. As such, additional traffic impact analysis has been completed and accepted by Public Works on October 14, 2022, and is attached hereto. The results of the corridor and intersection capacity analyses determined that the proposed development traffic will not have a negative impact on the adjacent roadway network.

Encroachments

As reflected on the Applicant’s submittal package to PZB prepared by Corwil Architects, the Project includes limited building encroachments along the southeast portion of Galiano Street. Specifically, the school’s entrance canopy projects approximately 4’5” into the sidewalk and is elevated at a height of 15’8”, thereby maintaining adequate clearance for pedestrian access and circulation along the public sidewalk.

Live/Work Units

As reflected on the Applicant’s submittal package to PZB prepared by Corwil Architects, the Project includes sixteen (16) ground floor live-work units. As the site plan is developed, these live-work units will comply with the requirements of Section 3-210 of the Zoning Code.

Site Plan Information:

The project composed of a private school and live/work units meets the threshold of a lot exceeding 20,000 square feet requiring Conditional Use Review for the proposed mixed-use site plan. The purpose of the Mixed-Use District

is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables.

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

Findings of Fact

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, "Purpose and Applicability" provides for the following:

"The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved."

A Conditional Use review must comply with Zoning Code Section 14-203.8, "Standards for Review" as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. The proposed mixed-use project is consistent with and advances the Comprehensive Plan. The project supports infill redevelopment along a major corridor, promotes a mix of uses, and enhances walkability and multimodal accessibility. The development also incorporates a community-serving educational use, which contributes to the provision of institutional services within the surrounding area.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed uses of residential, live/work, and the school are appropriate for the property and compatible with existing and planned uses in the area. The site is located along the Ponce de Leon Boulevard corridor, which is characterized by a mix of residential, office, and commercial uses. The integration of residential and educational components is consistent with the surrounding development pattern and planned land use framework. Specifically, the North Ponce Community Vision identifies a portion of the project site for a future neighborhood park, as proposed by the Applicant in the northeast corner of the site plan.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	Yes. The proposed conditional use is consistent with the needs and character of the neighborhood and the City to provide landscaped front yards. The project also introduces a coordinated development that enhances the site while maintaining compatibility with the surrounding context. The inclusion of pedestrian-oriented design features and open space supports the character of the area and contributes to the overall urban environment.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The proposed conditional use is not expected to adversely or unreasonably affect the use of surrounding properties. The project is designed with consideration of adjacent uses, and features such as internalized parking, controlled access points, and site planning help

minimize potential impacts on neighboring properties.

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| E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures. | Yes. The proposed development is compatible with the nature and scale of adjacent uses, buildings, and structures. The project's building height and massing are generally consistent with nearby development, and design elements such as step-backs and landscaping support a transition to surrounding properties. Landscaped front yards on Antilla and Galiano are compatible with the apartment buildings across the street. |
| F. The parcel proposed for development is adequate in size and shape to accommodate all development features. | Yes. The subject property is adequate in size and shape to accommodate the proposed development. The approximately 1.5-acre site allows for the integration of building structures, parking, access, open space, and circulation in a manner that supports a cohesive and functional development plan. |
| G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community. | Yes. The proposed conditional use is not detrimental to the health, safety, or general welfare of the community. The project incorporates appropriate site design, circulation, and operational features that support safe access and functionality. The inclusion of an educational use and pedestrian-oriented design further contributes to the overall community benefit. |
| H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation. | Yes. The design of driveways, circulation patterns, and parking is well-defined and supports both vehicular and pedestrian movement. Access is consolidated to improve circulation efficiency, and internalized parking reduces conflicts along public frontages. Pedestrian pathways and streetscape improvements further enhance walkability and connectivity. |
| I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner. | Yes. Based on preliminary review, the project is not expected to adversely burden public facilities, including the traffic-carrying capacity of adjacent streets, in an unreasonable or disproportionate manner. Any required improvements will be addressed during subsequent stages of review. |
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Staff's Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Mixed-Use Site Plan. Staff review finds that the proposed plans and Staff's recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.	Complies
2	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	Objective FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: • Surrounding land use compatibility • Historic resources • Neighborhood identity • Public facilities including roadways • Intensity/density of the use • Access and parking • Landscaping and buffering	Complies
4	Policy FLU-1.10.2. The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.	Complies
5	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
7	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
8	Goal HOU-1. Provide a supply of housing that addresses the City’s needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City’s social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
9	Objective HOU-1.5. Support the infill of housing in association with mixed use development	Complies
10	Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.	
11	Policy HOU-1.2.7. New housing shall be designed and located that ensures the preservation of the unique character of the City's existing neighborhoods.	Complies
12	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
13	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
14	Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.	Complies
15	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies

Staff Comments: The above evaluation indicates that requests for Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendment, Planned Area Development (PAD), and Conditional Use for the Crystal Residences project are consistent with the Comprehensive Plan's goals, objectives, and policies as determined by Staff.

Specifically, the project supports Goal FLU-1 by contributing to a vibrant community through the integration of residential, educational, and open space components. It advances Objective FLU-1.1 and related policies by promoting compatible land use patterns, enhancing site design, and maintaining appropriate levels of service. The proposal is also consistent with Objective DES-1.1 and Policy DES-1.2.1, as it incorporates high-quality design, Mediterranean architectural character, and pedestrian-oriented features that enhance the public realm.

In addition, the project furthers housing-related goals and policies (Goal HOU-1 and Objective HOU-1.5) by contributing to the supply of housing in an infill location and ensuring compatibility with surrounding residential areas. It supports mobility policies (Policies MOB-1.1.1, MOB-1.1.2, and MOB-1.1.4) by promoting mixed-use development, walkability, and proximity to transit, thereby encouraging reduced vehicle reliance. The project also aligns with Policy MOB-1.1.5 by enhancing streetscape elements and pedestrian amenities that improve the overall public environment.

Therefore, Staff's determination is that this application is consistent with the Comprehensive Plan Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff and proffered by the Applicant.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	01.28.22
Board of Architects	12.15.22 02.29.23 04.27.23 06.29.23 10.19.23
Planning and Zoning Board	06.17.26
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Department	DRC 01.28.22	Board of Architects 12.15.22, 02.29.23, 04.27.23, 06.29.23, 10.19.23	Staff Meeting 03.31.26	Comments Provided
Historical Resources and Cultural Arts	X		X	Y
Art in Public Places	X		X	Y
Parking	X		X	Y
Police	X		X	Y
Fire	X		X	Y
Public Works Engineering	X		X	Y
Public Works Utilities	X		X	Y
Public Works (Transportation)	X		X	Y
Public Works Greenspace Management	X		X	Y
Zoning	X		X	Y
Planning	X		X	Y
City Architect	X	X		Y
Building	X			Y

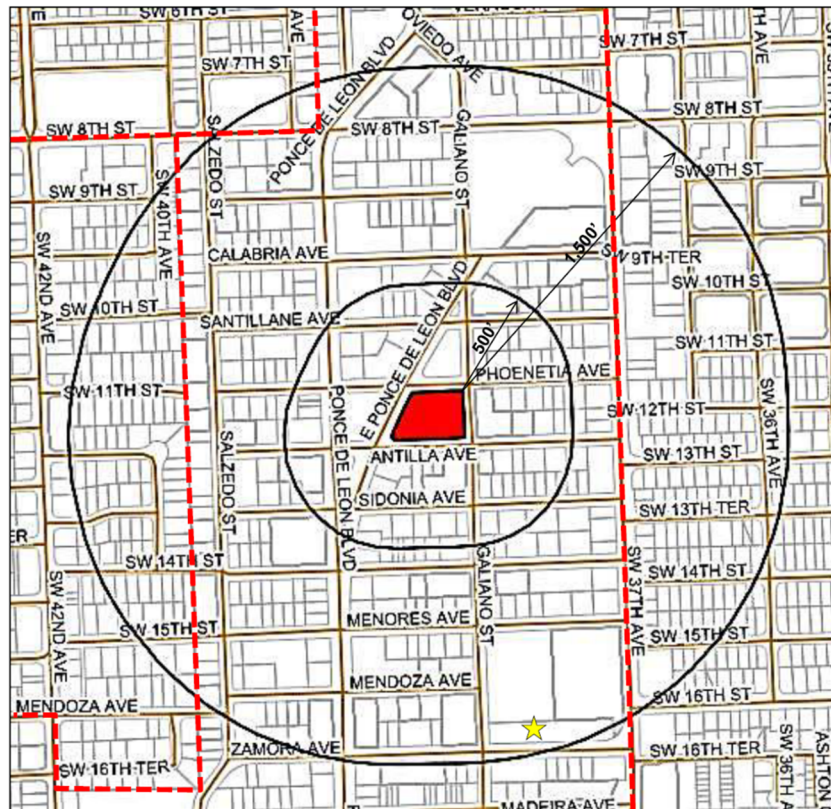
Public Notification and Comments

The Applicant held neighborhood meetings on May 4, 2026, with notification to all property owners within 1,500 feet of the property. A copy of each meeting invitation and attendance list is on file with the Planning Division. Summaries of the meetings are provided under Attachment A.

Article 15, “Notices,” Section 15-100 of the Zoning Code requires notification be provided to all property owners

within 1,500 feet of the property within City limits, and within a five hundred (500) foot radius of the property beyond the City limits. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed; and provides for an opportunity to submit comments. There were 2,346 notices, including 9 internationally mailed on June 4, 2026 to notify property owners of the Planning and Zoning Board meeting. A copy of the notice is provided as Attachment C. A map of the notice radius is provided below, with the City limits illustrated in a dashed red line.

Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	05.04.26
Mailed Notification for PZB meeting	06.04.26
Legal advertisement	06.05.26
Sign posting of property	06.05.26
Posted Staff report on City web page	06.12.26

4. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

1. *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.

Staff recommends **Approval**.

2. *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.*

Staff recommends **Approval**.

3. *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.*

Staff recommends **Approval, with conditions**.

4. *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.*

Staff recommends **Approval, with conditions**.

Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

1. **Application/Supporting Documentation. Construction of the proposed project shall be in substantial conformance with all of the following:**
 - a. The Applicant’s submittal package to PZB prepared by Corwil Architects. to include:

- i. Maximum building height shall not exceed 9 stories/93ft.
 - ii. Total square footage 226,193 square feet
 - iii. Sixteen (16) ground floor live-work units
 - iv. Approximately 5,000 square feet ground floor educational space for Crystal Academy
 - v. 184 upper-level residential units
 - vi. 20,508 square feet (31.6%) of total on-site open space
 - vii. 301 total parking spaces
 - b. Applicant shall coordinate with the City Architect to revise the frontage type on Antilla Avenue from arcade/loggia design to stoops/porches with front yards.
 - c. Applicant shall provide 18" minimum setback along Phoenetia Avenue for landscaping.
 - d. All representations preferred by the Applicant's representatives as a part of the review of the Application at public hearings.
2. **Restrictive covenant.** The Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission prior to building permit issuance. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
3. **Prior to issuance of the first Building Permit,** Applicant shall:
- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **Off-site improvements and landscape requirements.** Provide all necessary plans and documents for proposed off-site and public realm improvements, subject to Miami-Dade County approval. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, three-and-a-half (3.5) inch caliper, and regularly spaced at 25 to 35 feet on-center. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by the Greenspace Management Division. Silva cells under sidewalks near proposed trees shall be provided at 32" minimum in depth within the public right-of-way and subject property.
 - c. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9-103(B).
 - d. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking spaces as a result of the project. Payment for loss of on-street parking as a result of the proposed off-site bumpouts will not be required.
 - e. **Parking Garage Design.** The parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.
 - f. **Ground Floor Design.** The ground floor of all sides of all buildings shall continue to be designed to optimize pedestrian activity and access with a continuous and leveled sidewalk through the proposed curbcuts and driveways. Front yards shall be designed consistent with the landscape standards of the North Ponce Neighborhood Conservation District Overlay with maximum landscape area. Fences, walls, and hedges will be prohibited.
 - g. **Drainage.** All stormwater runoff must be retained on site, and drainage improvements within the right-of-way may be required at the Applicant's expense.

- h. **Encroachment Agreement and Covenant.** All encroachments illustrated in the Applicant's submittal package, including the southwest corner roof overhang, special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting, and any other encroachments into, onto, under and over the right of way as shown in the site plan are approved by the City Commission in the Site Plan approval and a Hold Harmless agreement must be executed approving the encroachments. Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
 - i. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property under construction, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
 - j. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
 - k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - l. **Construction staging.** Submit a construction staging plan to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Ponce de Leon Boulevard. No equipment, outriggers, tracks, tires, RTU or vehicles permitted within the sidewalk area at any time.
 - m. **Electric Vehicle Charging.** As voluntarily proffered, the Applicant shall provide a minimum of 10 of the required off-street parking spaces to be equipped with an electric vehicle (EV) charging station. Additionally, 25 of the required off-street parking spaces shall be "EV-Ready," and 30 Capable shall be "EV-Capable." The remaining parking spaces shall have sleeving to allow for future installation of EV charging infrastructure.
 - n. **Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all utilities abutting to the property, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning.
4. **Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy / Completion, Applicant shall:**
- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
 - b. **Underground utilities.** Complete the undergrounding of all utilities, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning.
 - c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
 - d. **Bicycle/Pedestrian Plan.** The bicycle routes on Ponce de Leon Boulevard shall comply with the City's Bicycle Pedestrian Master Plan to be designed as a Bike Lane, to be reviewed and approved by the Public Works Director. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway to create a pedestrian-friendly environment.

Proposed crosswalk(s) across Ponce de Leon Boulevard shall be installed to increase pedestrian safety.

- e. **Right-of-way and public realm improvements.** Install all right-of-way improvements, including the intersection improvements, pedestrian crossings, and streetscape beautification, subject to review and approval by Public Works Department and the Planning and Zoning Division. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.
 - f. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for the corner park, the covered walkway and the courtyard. The Easement Agreement shall include the following:
 - i. The courtyard and covered walkway shall be accessible to the public from dawn to dusk, daily and the corner park shall be accessible to the public after school hours.
 - ii. All open spaces and any associated park furniture and amenities shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.
 - iii. Hammock use and any other associated lines are not permitted.
5. **Following issuance of the first Certificate of Occupancy, Applicant shall:**
- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve Green Building certification per Section 7-102 of the Zoning Code.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion unless extended by the City Manager for good cause; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
 - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion or such extended period as approved by the City Manager, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
 - b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director, in an amount not to exceed \$200,000.
 - c. **School Operation.** The school is subject to the following conditions and restrictions:
 - i. That the maximum number of students permitted to attend the school shall be limited to seventy-five (75).
 - ii. That the school shall meet all applicable requirements of Florida Law.
 - iii. That the school shall operate in substantial conformance with the School Site Operations map prepared by Kimley-Horn, as provided by the Applicant and approved by the City.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Traffic Impact Study.
- C. Ordinance No. 1909 & Ordinance No. 2962.
- D. Notice mailed to all property owners within 1,500 feet of the property.
- E. Public Comments.
- F. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida