760 Ponce

1. Small-Scale Comprehensive Plan
2. Zoning Code Map Amendment
3. Planned Area Development (PAD)
4. Conditional Use

City Commission
October 28, 2025

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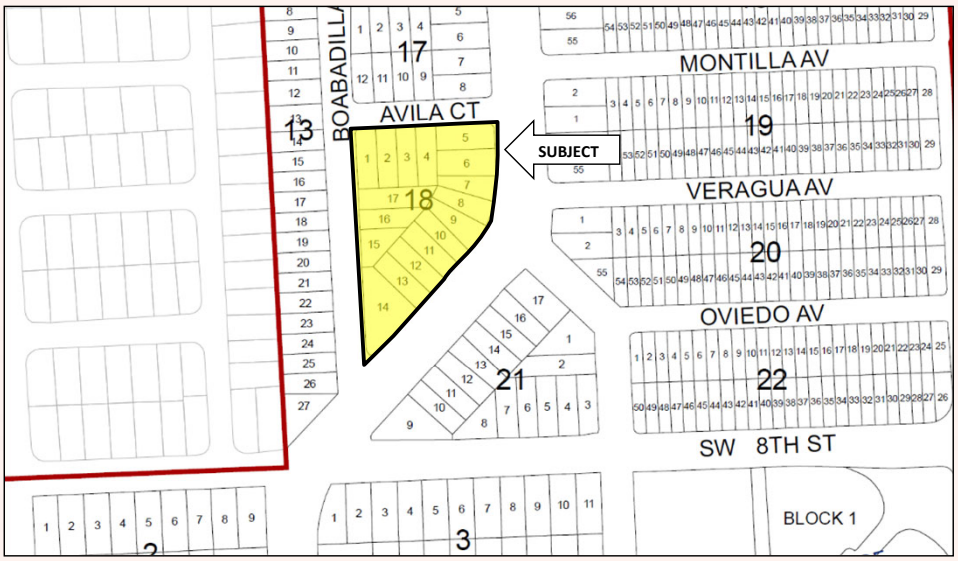
Location



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LOCATION

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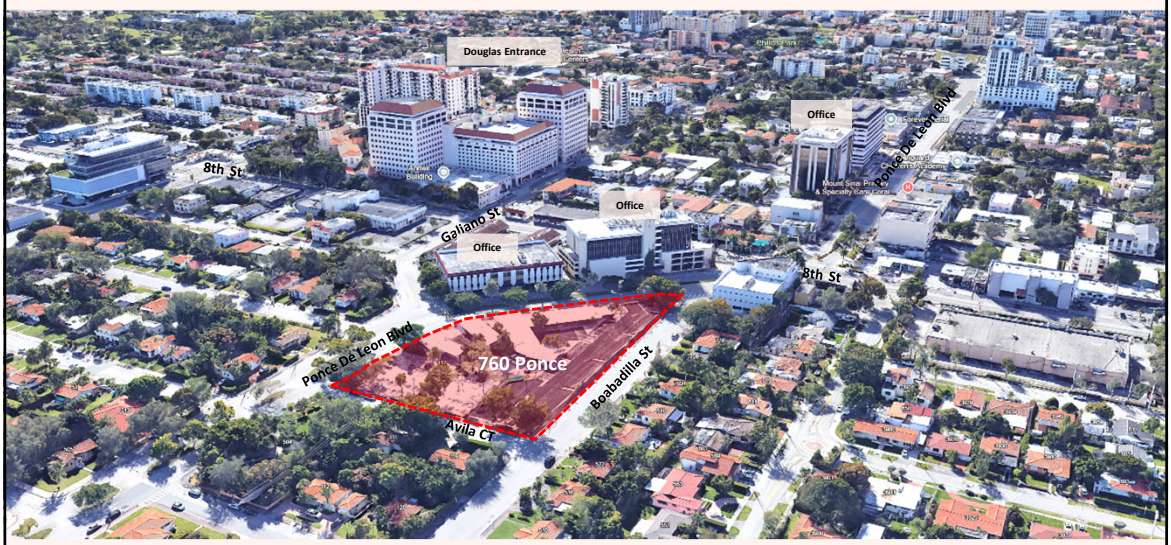
EXISTING CONDITIONS



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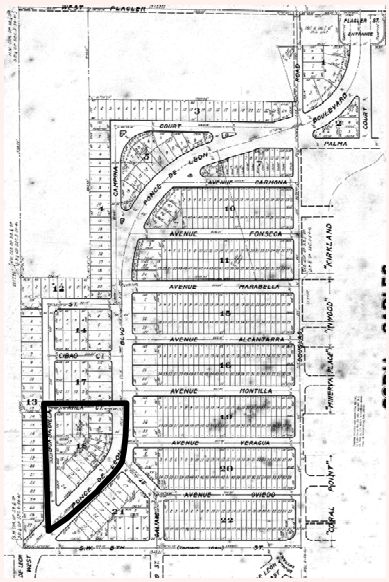
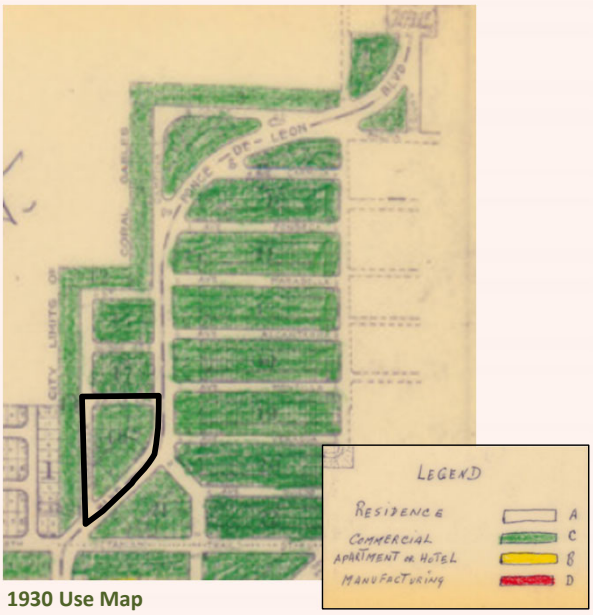
HISTORY



1924 Plat



1930 Use Map

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HISTORY

ORDINANCE NO. 317

AN ORDINANCE AMENDING ORDINANCE NO. 271 OF THE CITY OF CORAL GABLES, KNOWN AS THE ZONING ORDINANCE, SO AS TO PROVIDE FOR R-1, SINGLE FAMILY RESIDENCE, USES IN THOSE AREAS PREVIOUSLY DESIGNATED AS APARTMENT USE AREAS IN THE FLAGLER SECTION.

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

Section 1. That that certain Use District Map attached to and by reference made a part of Ordinance No. 271 of The City of Coral Gables, known as the "Zoning Ordinance", be and the same is hereby amended as to the Flagler Section of Corel Gables, so as to provide for R-1 (single family residences) use for all lots in said section heretofore shorn as "A" (apartment and hotel) use.

Section 2. That that certain Cubic Content District Map attached to and by reference made a part of said Ordinance be and the same is hereby amended so as to show and provide:

"Minimum cubic content of 15,500 cubic feet for all lots having on Ponce de Leon Boulevard heretofore shown as 'A' (apartment and hotel use)

"Minimum cubic content of 11,330 cubic feet for all lots heretofore shown as 'A' (apartment and hotel) use, and amended to R-1 (single family residence) use by Section 1 hereof."

1939 – change most of Flagler Section to Single-Family

ORDINANCE NO. 486

AN ORDINANCE AMENDING ORDINANCE NO. 271. ADOPTED FEBRUARY 16, 1937. KNOWN AS THE "ZONING ORDINANCE" AS TO USE REQUIREMENTS OF LOTS 25, 26 AND 27, BLOCK 13, FLAGLER SECTION.

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

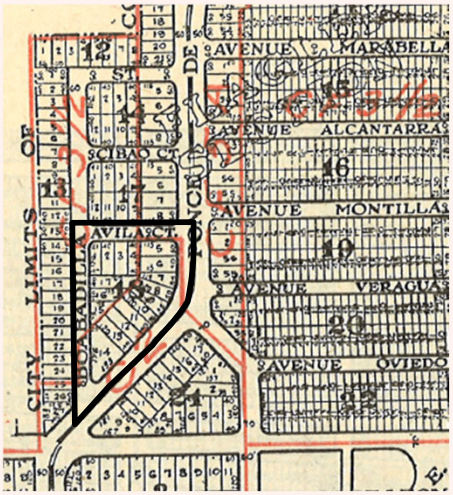
SECTION 1. That that certain building content in area district map be attached to and by reference made a part of Ordinance No. 271 of the City of Coral Gables, adopted February 16, 1937, known as the "Zoning Ordinance", be and the same is hereby amended to show Lots 25, 26 and 27, Block 13, Plagler Section, as C-2 use instead of CP-3½, as now zoned.

1946 - change portion to Commercial

6

6

History



1946 Zoning Map

Current Zoning Map

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Request #1:
Comprehensive Land Use Map Change

Request #2:
Zoning Code Map Change

Request #3:
Planned Area Development (PAD)

Request #4:
Conditional Use

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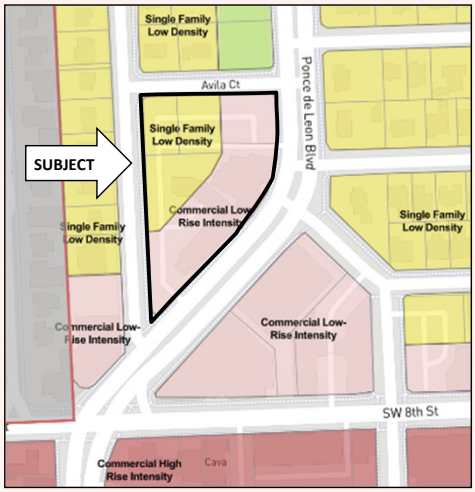
1. Change of Land Use

Current



Proposed

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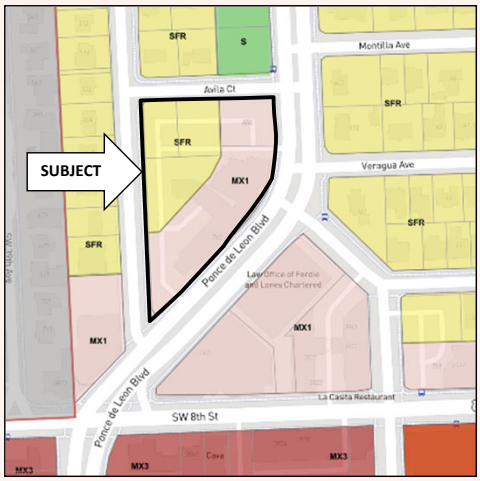
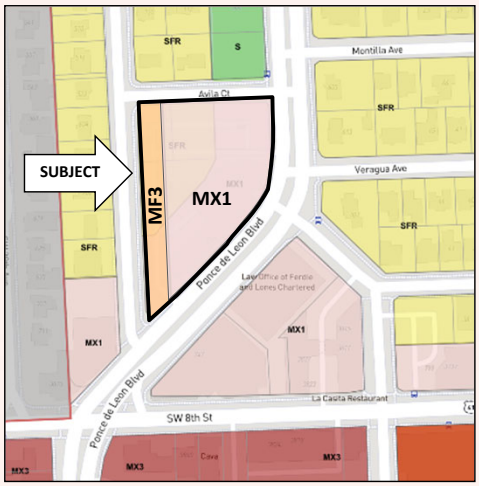
2. Zoning Code Map Change

Current



Proposed



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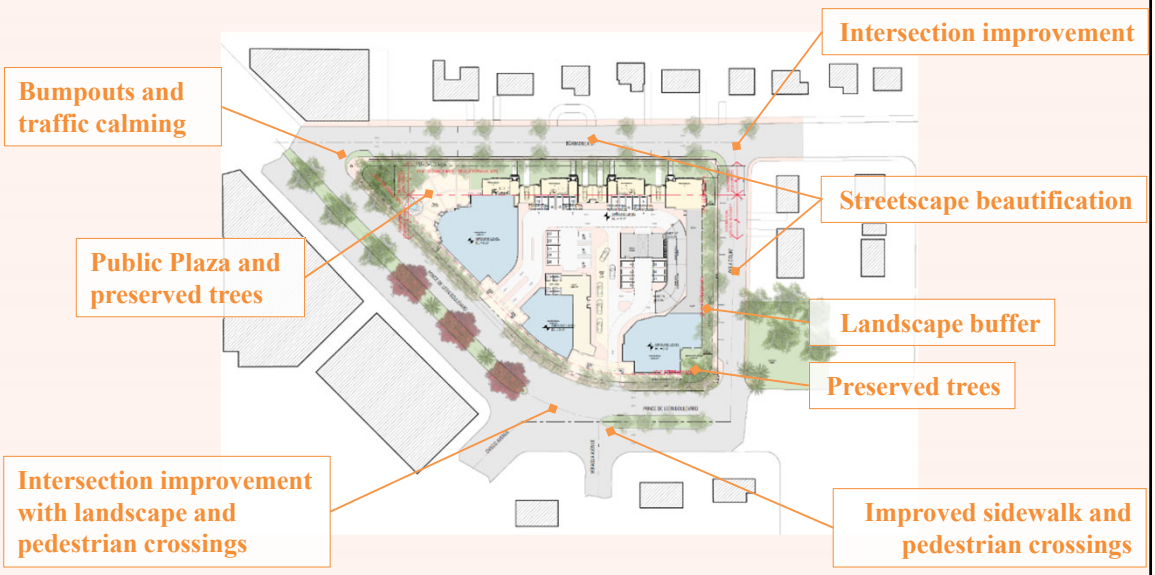
3. Planned Area Development (PAD)



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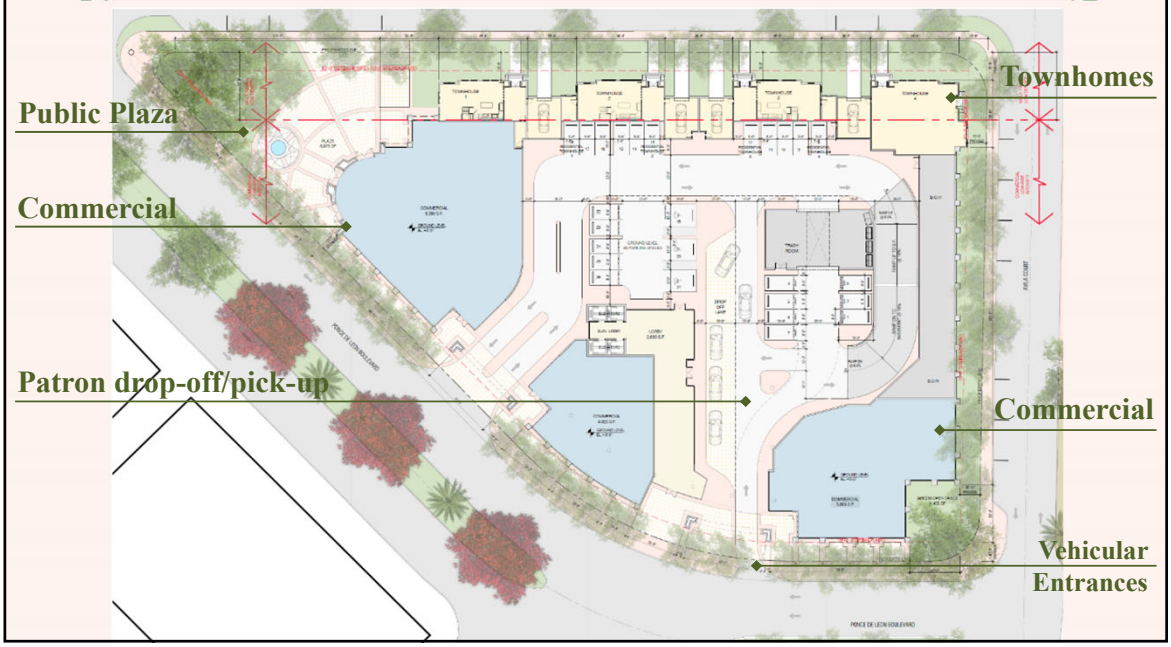
4. Conditional Use – Site Plan



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4. Conditional Use – Site Plan

Type	Allowed/Required	Proposed
Area existing lot	20,000 sq. ft.	89,142 sq. ft. (approx. 2 acres)
FAR	MX 1: 3.0, or 3.5 (Med Bonus II)	MX 1: 1.49 FAR, or 108,807 sq. ft.
	SFR: NA	MF 3: NA/ 9,963 sq. ft.
Building height	MX 1: 45 ft., 77 feet (Med Bonus II)	MX 1: 61ft -8in
	SFR: 25 ft	MF 3: 33ft – 8in
Number of stories	MX 1: 6 stories (Med Bonus II)	MX 1: 5 stories
	SFR: 2 stories	MF 3: 2 stories
Proposed Uses:		
Residential	MX 1: Density: 125 units/acre	MX1: NA
	SFR: Density: 6 units/acre	MF 3: 7 units/acre 4 units
Ground Floor Commercial		18,300 sq. ft. (16.8%)
Office / Medical Clinic		88,000 sq. ft. (80.8%)
Parking		545 spaces
Townhomes @ 2 space/unit	8 spaces (4 units)	
Medical Clinic Office @ 1 space/200 + 1 PS/FTE	480 spaces (88,000 sq. ft./200 + 40 FTE)	
Commercial @ 1 space/300	61 spaces (18,300 sq. ft./ 300)	
Total Parking	545 spaces	
Open Space at ground level	PAD: 18,049 sq. ft. (20%) of the site area	20,745 sq. ft. (23%)

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4. Conditional Use – Special Location

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Review Timeline

1	Development Review Committee: 09.22.23
2	Board of Architects:07.18.24, 08.22.24
3	Neighborhood Meetings: 06.26.24, 09.03.25
4	Planning and Zoning Board: 09.17.25
5	City Commission – First Reading: 10.28.25
6	City Commission – Second Reading: TBD

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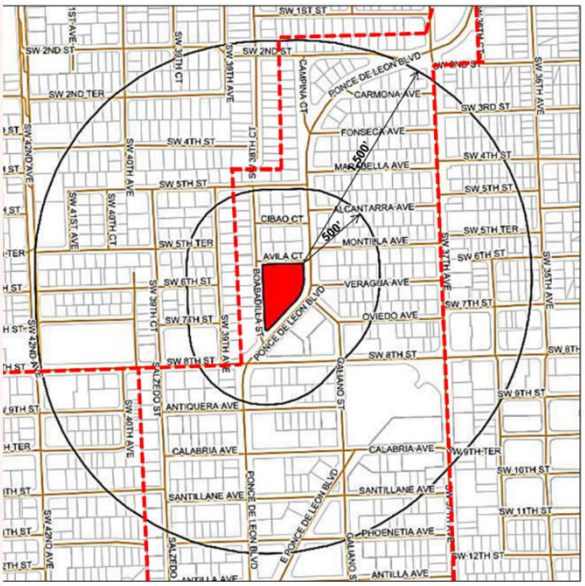
Letters to Property Owners (1,500 ft)



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Public Notification

4 times	**Letters to Property Owners** 2 neighborhood Meetings, PZB, CC
4 times	**Property Posting** DRC, BOA, BOA, PZB
5 times	**Website Posting** DRC, BOA, BOA, PZB, CC
1 time	**Newspaper Advertisement** PZB

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Comprehensive Plan Consistency

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 **5 stories/61ft – 8in**
- **4 townhome units** on Boabadilla
- **Public Plaza** located at Ponce de Leon Boulevard and Boabadilla St.
- **Intersection improvements** on Boabadilla at Avila/Ponce and at Ponce de Leon Blvd/Oviedo/Veragua
- **Pedestrian crossings** across Ponce de Leon Boulevard
- Speed table / cushion on Boabadilla
- **Streetscape beautification** on adjacent streets

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