



City of Coral Gables Planning and Zoning Staff Report

Property: 760 Ponce de Leon Boulevard, 112 and 120 Avila Court

Applicant: 760 Ponce De Leon Blvd. LLC

Application: Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendment, Planned Area Development (PAD), and Conditional Use

Public Hearing: Planning and Zoning Board

Date & Time: September 17th, 2025, 6:00 – 9:00 p.m.

Location: City Commission Chambers, City Hall
405 Biltmore Way, 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 with medical clinic use referred to as "760 Ponce" located at 760 Ponce de Leon Boulevard, 112 and 120 Avila Court.

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low Rise Intensity" and "Single Family Low Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)*
2. *An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed-use 1" and "Single-Family Residential" to "Multi-Family 3" for the western 36 feet of Lots 1 and 13 through 17, and from "Single-Family Residential" to "Mixed-Use 1" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)*
3. *A Resolution of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

4. *A Resolution of the City Commission of Coral Gables, Florida, granting approval of the following conditional uses: 1) Special location site plan review, pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow Mediterranean Architectural Bonuses; and 2) Conditional Use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "760 Ponce," on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

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 760 Ponce De Leon Blvd. LLC to the City of Coral Gables for Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendments, Planned Area Development (PAD), and Conditional Use approval for a mixed-use site plan with Mediterranean style design incentives.

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

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

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

- Lot Area is 89,142 square feet (2.05 acre)
- Building height is 5 stories at 61'-8" to the roof level
- Total square footage 119,150 square feet
- 4 townhome units
- 18,300 square feet of ground floor commercial space
- 88,000 square feet of medical clinic / office space
- 20,745 square feet (23.2%) of total open space, including the 8,975 square-foot public plaza
- 545 total parking spaces

The first two requests relate to the residential portion of the proposed project and are intended to establish a transition along the west edge of the site between the single-family residences on Boabadilla and the mixed-use area. The western portion is proposed to be designated as Multi-Family Low Density on the Future Land Use Map and rezoned to Multi-Family 3 (MF3) to encompass the proposed townhouses of the site plan. The remainder of the project site is proposed to be designated as Commercial Low-Rise Intensity on the Future Land Use Map and

correspondingly rezoned Mixed-Use 1 (MX1) for the proposed project containing ground floor commercial space, medical clinic / offices and garage.

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

The fourth request includes two Conditional Use approvals:

1. Special location site plan review pursuant to Zoning Code Article 5, "Architecture," Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from an SFR or MF1 District, in order to allow Mediterranean Architectural Bonuses. This review requires preliminary design approval from the Board of Architects, a recommendation from the Planning and Zoning Board, and approval of the bonuses from the City Commission.
2. Conditional Use approval pursuant to Article 14, "Process," Section 14-203, "Conditional Uses," for the proposed mixed-use project

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

Project Location

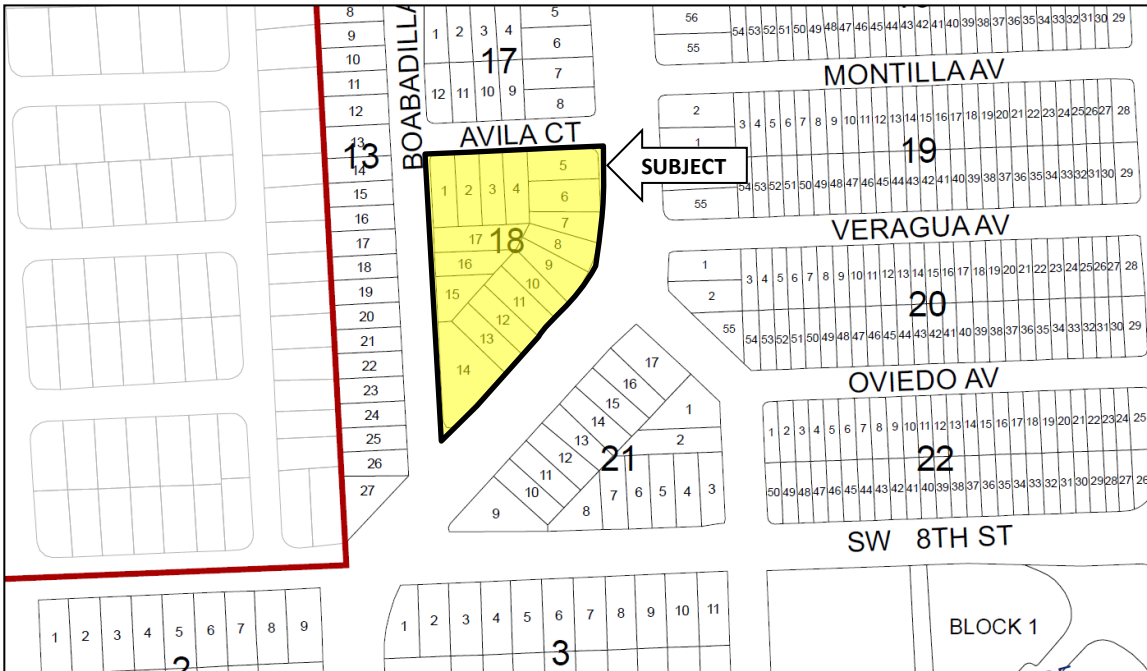
The property is located at 760 Ponce de Leon Boulevard and 112 and 120 Avila Court, north of SW 8th Street, bounded by Boabadilla Street, Avila Court, and Ponce de Leon Boulevard. The site is situated between the commercial corridor of SW 8th Street and the adjacent Flagler single-family residential neighborhood.

The project is within walking and biking distance of neighborhood-serving uses, including restaurants, retail shops, health care providers, and office centers along the SW 8th Street corridor. The property is also well-served by transit, with multiple Coral Gables Trolley stops along Ponce de Leon Boulevard/Oviedo and additional Miami-Dade County Metrobus stops within a short walking distance.

Context information exhibited below.



Ariel Map



Lot, Subdivision, and Plat Map

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

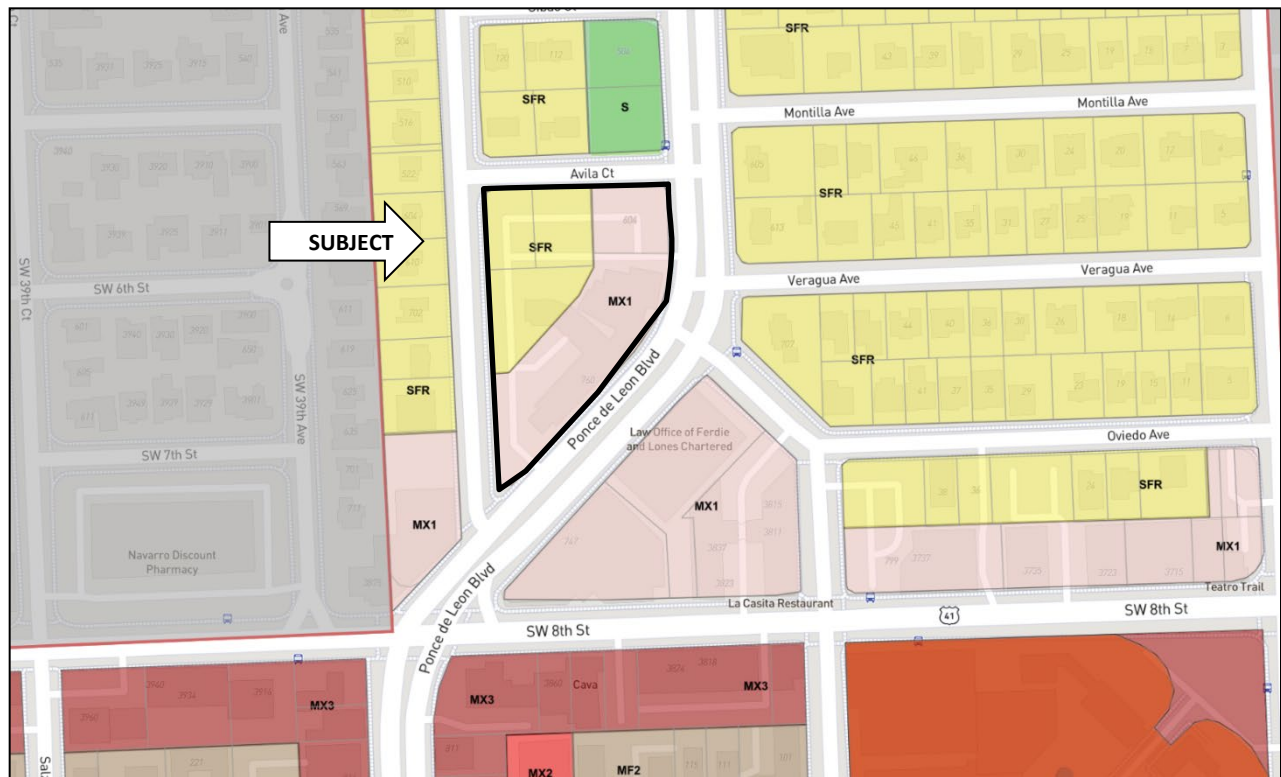
Existing Property Designations

Future Land Use Map designation	760 Ponce de Leon Boulevard: <u>Commercial Low-Rise Intensity, Single-Family Low Density</u> 112 and 120 Avila Court: <u>Single-Family Low Density</u>
Zoning Map designation	760 Ponce de Leon Boulevard: <u>Mixed-Use 1 (MX1), Single-Family Residential (SFR)</u> 112 and 120 Avila Court: <u>Single-Family Residential (SFR)</u>

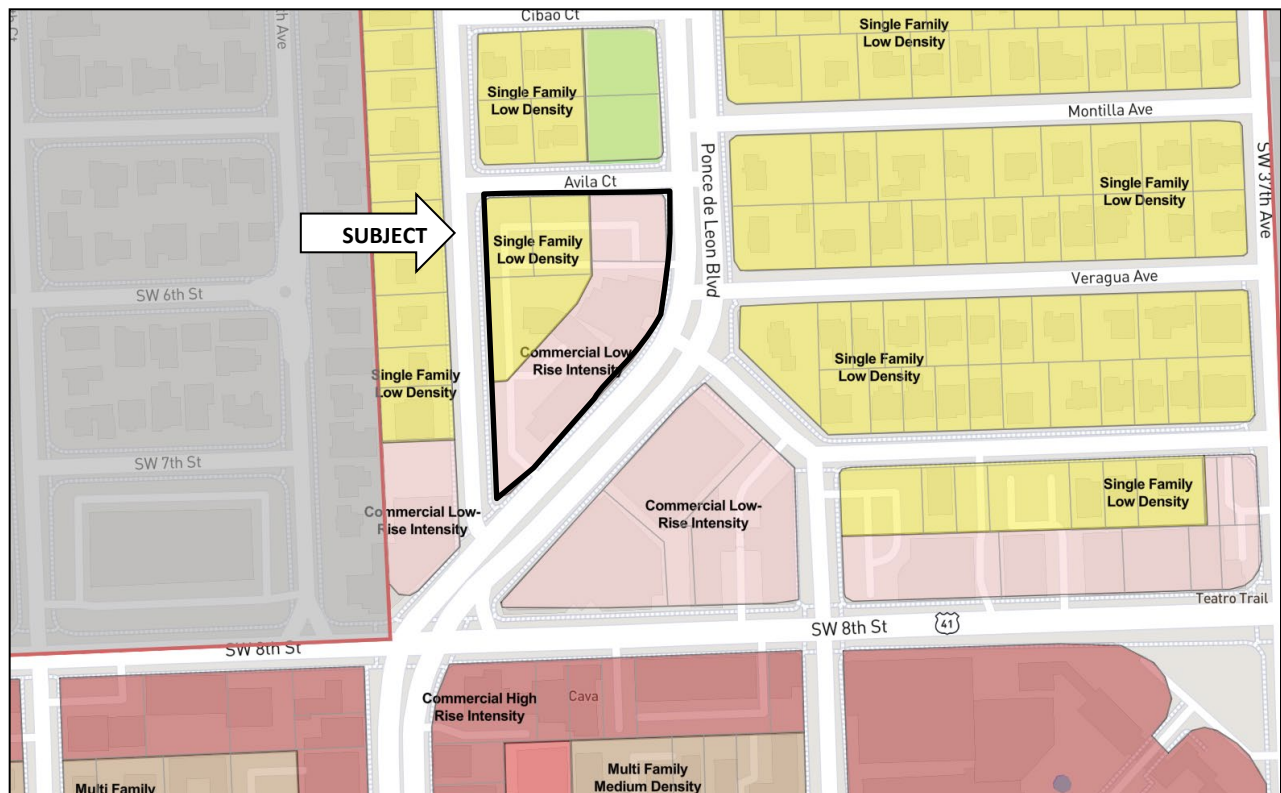
Surrounding Land Uses

LOCATION	EXISTING LAND USES	FLUM DESIGNATIONS	ZONING DESIGNATIONS
North	Residential; Rotary Park	Single-Family Low Density; Parks and Recreational Use;	Single-Family Residential; Special;
South	Office	Commercial Low-Rise Intensity;	Mixed Use 1 (MX1) District
East	Office; Residential	Commercial Low-Rise Intensity; Single-Family Low Density	Mixed Use 1 (MX1) District; Single-Family Residential
West	Office; Residential	Commercial Low-Rise Intensity; Single-Family Low Density	Mixed Use 1 (MX1) District; Single-Family Residential

Existing Zoning Map



Existing Future Land Use Map



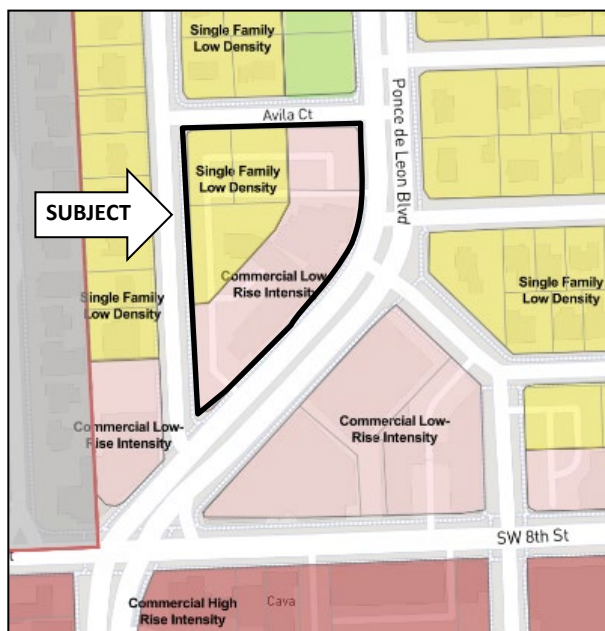
3. FINDINGS OF FACT

A. Comprehensive Plan Map Amendment

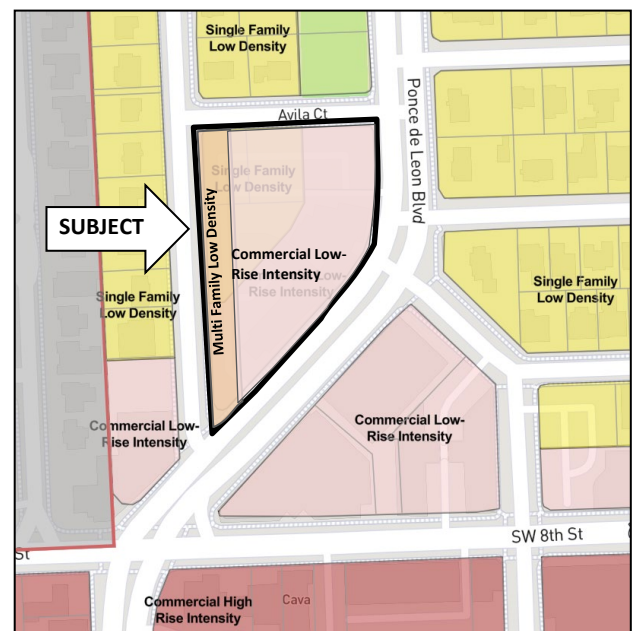
This section of the report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other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

The project proposes to establish a residential transition along the west edge of the site between the single-family neighborhood and the mixed-use area. To achieve this, the request is to amend the Future Land Use Map for the western 36 feet of Lots 1 and 13 through 17 from "Commercial Low-Rise Intensity" and "Single-Family Low Density" to "Multi-Family Low Density." The remainder of the project site is proposed to be designated as "Commercial Low-Rise Intensity," requiring an amendment to Comprehensive Plan for the remaining eastern portion of Lots 1 and 15 through 17, together with all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), from Single-Family Low Density to Commercial Low-Rise Intensity.

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



Future Land Use Map



Proposed Future Land Use Map

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.	Yes. While the proposed amendment does not advance a specific policy, the project addresses the Plan's goals to redevelop underutilized sites, strengthen neighborhood compatibility through appropriate transitions in land use intensity, and incorporate community amenities such as public

	open spaces and pedestrian-friendly streetscapes. The amendment facilitates the establishment of effective buffers between residential and commercial areas, emphasizing land use compatibility, while allowing the remainder of the property to be developed in a manner that serves broader community needs.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes. The amendment creates a coherent land use pattern by assigning Multi-Family Low Density to face the existing Single-Family, and Commercial Low-Rise Intensity to the remainder. This dual designation ensures appropriate buffering between single-family areas and commercial corridors, consistent with Comprehensive Plan objectives that call for land use compatibility and logical transitions between intensities. It eliminates fragmented designations that currently divide the site, thereby enhancing internal consistency within the Comprehensive Plan.
3. Its effect on the level of service of public infrastructure.	Yes. The project is designed to minimize impacts on public infrastructure. By locating jobs and services near housing and transit, it reduces automobile dependence and supports alternative transportation modes. Situated at the edge of the SW 8th Street commercial corridor—an area already served by established public infrastructure—the redevelopment of this underutilized site improves the efficiency and utilization of existing systems.
4. Its effect on environmental resources.	Yes. The project preserves existing mature trees, integrates new landscaping, and dedicates more than 23% of the site to open space, including a large public plaza. These elements contribute to the City's resilience and sustainability objectives, improve drainage, and provide additional green infrastructure. The project enhances the public realm while reducing impervious surfaces relative to the existing surface parking lot.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	Yes. While the project does not specifically target income-restricted affordable housing, the addition of four townhouses advances the Comprehensive Plan's housing diversity by delivering new infill residential units in proximity to employment, transit, and services. This mix contributes to the City's broader housing strategy of enabling residents to live near where they work.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	Yes. Related to this application, the Applicant is also requesting a Zoning Code map amendment and mixed-use site plan approval, which will restrict the building height to the proposed 61ft -8in.

Staff's Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the proposed future land use map amendment to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17 and to "Commercial Low-Rise Intensity" for the eastern portion of Lots 1 and 15 through 17, together with all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section. The proposed "Multi-Family Low Density" would provide a transition between the commercial uses on Ponce de Leon Boulevard and the

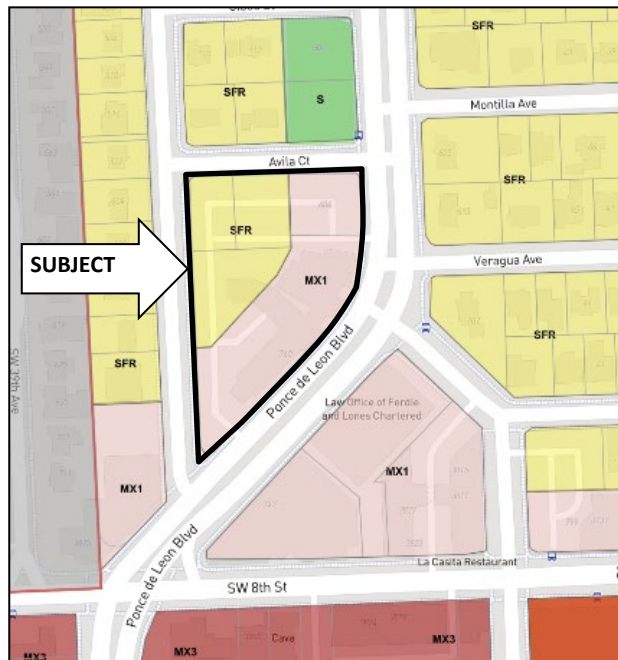
single-family residences on Boabadilla and Avila. Staff review finds that the proposed plans and Staff's recommended approval, together with the conditions of approval for related requests, which incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

B. Zoning Code Map Amendment

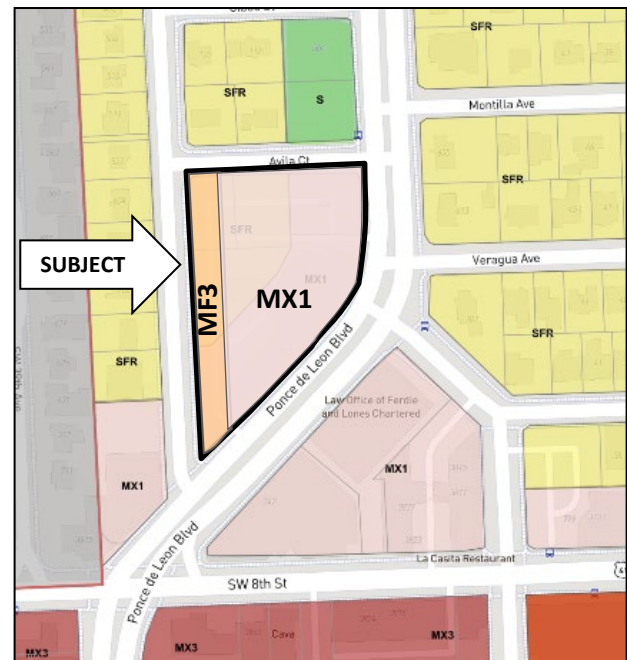
This section of the report presents City Staff's evaluation of the Application and Findings of Facts for the requested Zoning Map amendments.

The project proposes a corresponding Zoning Map Amendment to align with the Future Land Use Map changes. The western 36 feet of Lots 1 and 13 through 17 are proposed to be rezoned from Single-Family Residential (SFR) and Mixed-Use 1 (MX1) to Multi-Family 3 (MF3), consistent with the proposed Multi-Family Low Density designation. The remainder of the project site, including the eastern portion of Lots 1 and 15 through 17 and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), is proposed to be rezoned from Single-Family Residential (SFR) to Mixed-Use 1 (MX1), consistent with the proposed Commercial Low-Rise Intensity designation.

Existing Zoning Map



Proposed Zoning Map



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	Yes. The proposed Zoning Map Amendment does not permit uses that are prohibited in the corresponding future land use categories. The amendment is intended to align zoning with the proposed Future Land

parcel proposed for development.	Use Map designations, thereby ensuring consistency between the two and creating a balanced and compatible transition with the surrounding neighborhood.
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 Zoning Map Amendment does not authorize densities or intensities beyond what is permitted under the applicable Future Land Use Map designations. The project is designed well below the maximum FAR permitted within the Mixed-Use 1 (MX1) district under the Commercial Low-Rise Intensity future land use category. The residential portion, proposed as Multi-Family 3 (MF3), similarly complies with the standards of the Multi-Family Low Density category.
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 proposed Zoning Map Amendment will not cause a decline in the level of service for public infrastructure below the minimum requirements of the Comprehensive Plan. Situated at the edge of the SW 8th Street commercial corridor, which is already served by established public infrastructure, the redevelopment of this underutilized site improves both the efficiency and utilization of existing systems.
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	Yes. The proposed amendment furthers policies that call for compatible land use transitions, reinvestment in underutilized sites, enhancement of pedestrian environments, and integration of residential and commercial uses in close proximity to transit. By aligning zoning designations with the amended Future Land Use Map, the project ensures consistency with the City's long-term planning framework.
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.	Yes. The project improves mobility by introducing a mixed-use project on a transit-accessible site. With multiple Coral Gables Trolley stops and additional Miami-Dade Metrobus stops within walking distance, the project encourages use of alternative modes such as transit, walking, and bicycling. By co-locating housing and jobs, it reduces the need for automobile trips and supports an internal trip capture rate consistent with Comprehensive Plan mobility objectives.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property	Yes. The project replaces an outdated medical office building and surface parking lot with a new mixed-use development, including upgraded medical facilities, townhomes, and landscaped public plazas. These enhancements elevate the quality of development in the area and are not expected to decline the character or value of surrounding properties,

values.	consistent with the City's redevelopment goals.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	Yes. The project introduces new housing in the form of four townhomes, expanding the range of housing options available within the City. While the townhomes are not designated as income-restricted affordable housing, they contribute to the Comprehensive Plan's objective of broadening housing diversity and providing infill housing near employment, transit, and services.
d. Implement specific objectives and policies of the Comprehensive Plan.	Yes. The project implements Comprehensive Plan objectives by: supporting land use compatibility through appropriate transitions, and delivering public realm improvements such as plazas, underground utilities, and landscaped sidewalks. Together, these elements advance the City's goals for walkability, neighborhood character, and sustainable redevelopment.
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 Zoning Map Amendment will not cause a substantial diminution as stated. The project incorporates two-story townhomes that mirror the residential character of Boabadilla Street and completes the east side of this block to preserve compatibility with the single-family neighborhood, while directing commercial intensity and vehicular access toward Ponce de Leon Boulevard. Public realm enhancements, including a large plaza, widened sidewalks, and new landscaping, are expected to improve the attractiveness of the area and contribute positively to surrounding property values.

Staff comments. The request for a Zoning Code Map Amendment is connected to the requests for the requested Comprehensive Land Use Map Amendments. The entire block is currently used for commercial purposes, including the surface parking lot located on the single-family zoned portion of the site. The proposed Zoning Code Map Amendment would maintain this existing commercial use while also introducing a residential transition along the western edge to provide an appropriate interface with the adjacent residential neighborhood. As aforementioned, Staff review finds that the proposed plans and Staff's recommended approval, together with the conditions of approval for related requests, which incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

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 sites are 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 being proposed as a PAD area will provide public benefits on:

Findings of Fact – Planned Area Development (PAD)

Section 14-206 of the Zoning Code states the required findings for a proposed PAD project is 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 stated purpose of the regulations. It allows for more creative and integrated site planning than conventional zoning, delivering public benefits including over 23% open space with a public plaza, and landscaped pedestrian connections. The design also preserves mature trees, provides for street and public realm improvements, and introduces townhomes to provide a scaled residential transition.
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 (MX1) and Multi Family 3(MF3): • Vehicular Entrance on Front Street: The project proposes the vehicular entrances at the front of the site, instead of the rear or side street as required. Limiting the vehicular entrances to Ponce de Leon Boulevard keeps traffic away from residential streets. • Pedestrian pass-throughs / Paseos: The project does not provide pedestrian pass-throughs or paseos, as required for any building length greater than 250 feet. This code deviation mitigates potential impacts on the adjacent single-family residential neighborhood. • Height Limitation: The project includes portions of the building exceeding the forty-five (45) feet in height limitation when within one hundred (100) feet of adjacent SFR properties. The 100-foot right-of-way of Ponce de Leon Boulevard is a significant corridor in the city that provides a separation and buffer from the adjacent neighborhood. • Transparency: A reduction of the required 60% ground-floor transparency is proposed along the north side of the building.

	Because the site is bounded by only three public streets and lacks a rear frontage, and this adjustment reduces potential visual and activity impacts on the adjacent residential neighborhood to the north. • Townhomes garage entrance: Townhome garage entrances are provided from the front instead of the rear as required. In response to public comments and community engagement, the townhomes are designed in a style consistent with surrounding single-family houses, including front-facing driveways and garages. • Rear Setback: As the townhomes are attached to the larger complex, a separate rear setback will not be provided. Consistent with the garage entrance design, the townhomes do not include rear access and are integrated directly into the overall building configuration. • Pedestrian access: A minimum of one pedestrian entrance is required on Avila within the MX1 portion of the building frontage. In response to public comments and community engagement, the Avila frontage does not provide commercial activity and access on the residential street.
3. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.	The project does not provide pedestrian pass-throughs or paseos in order to mitigate potential impacts on the adjacent single-family residential neighborhood.
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 includes an internal parking garage with 533 spaces, internalized drop-off/loading areas, and vehicular access limited to Ponce de Leon Boulevard, thereby protecting adjacent residential streets from traffic impacts. The Applicant has proffered significant streetscape improvements for traffic calming, such as reduction of asphalt with street trees and intersection improvements. The project dedicates over 23% of the Property to publicly-accessible open spaces, preserving light, air, and visual relief. Enhanced sidewalks, shaded pedestrian routes, and landscaped setbacks contribute to overall community enjoyment and safety.
5. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.	The PAD provides compatibility by orienting the highest building mass toward Ponce de Leon Boulevard and introducing two-story townhomes along Boabadilla Street to transition to the single-family residences. Front yards of the townhomes and streetscape landscaping on both sides of the neighborhood streets further provide compatibility. The project's architectural style is consistent with Coral Gables Mediterranean standards, reinforcing neighborhood character while upgrading the quality of development along Ponce de Leon Boulevard.
6. The desirability of the proposed PAD to physical development of	The proposed PAD is desirable to the City's physical development as it transforms an underutilized block into an improved mixed-use site that

the entire community.	integrates housing, employment, health services, and community gathering spaces. By concentrating intensity along established commercial corridors and creating pedestrian-friendly design, it enhances connectivity, supports transit, and contributes to a more sustainable urban form.
7. The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.	The proposed PAD conforms with the Comprehensive Plan by aligning with the Future Land Use Map Amendments to establish Multi-Family Low Density along the western edge and Commercial Low-Rise Intensity along the remainder of the site. It advances Comprehensive Plan goals for land use compatibility, housing diversity, mobility and transit-supportive development, and high-quality design with public realm amenities.

Staff's Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Planned Area Development (PAD). 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.

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.

This request includes two Conditional Use approvals:

1. Special location site plan review pursuant to Zoning Code Article 5, "Architecture," Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from an SFR or MF1 District, in order to allow Mediterranean Architectural Bonuses. This review requires approval from the Board of Architects, a recommendation from the Planning and Zoning Board, and approval from the City Commission.
2. Conditional Use approval pursuant to Article 14, "Process," Section 14-203, "Conditional Uses," for a proposed mixed-use project that meets the threshold of 20,000 square feet.

Special Location Site Plan Review

The proposed project site is located across public rights-of-way from an SFR District. Pursuant to Zoning Code Article 5, "Architecture," Section 5-201, "Coral Gables Mediterranean Style Design Standards," the project is subject to Special Location Site Plan review and approval for the application of Mediterranean Architectural Bonuses.

The review process shall require Conditional Use review and approval as follows:

- i. Submit for Conceptual Mediterranean Review by the Board of Architects.
- ii. Submit an application and secure Board of Architects preliminary review and approval.
- iii. Submit an application with the Planning and Zoning Division for special location site plan review.
- iv. Secure special location site plan review and recommendation for approval from the Planning and Zoning Board and approval from the City Commission.
- v. Secure Board of Architects final review and approval for architecture prior to issuance of a building permit.

Zoning Code Section 5-102.7 provides review criteria for Special Location Site Plan review:

Standard	Staff Evaluation
1. 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.	As noted in the evaluation for the Planned Area Development (PAD) request, the project includes design deviations from certain zoning code requirements related to vehicular entrances, pedestrian pass-throughs/paseos, height limitations, townhome garage entrances, rear setbacks, and other aspects. The PAD designation provides flexibility to accommodate these deviations. This approach allows the project to deliver public benefits, including enhanced transitions to adjacent neighborhoods, significant public open space, and improved pedestrian and mobility features.
2. The physical design of the site plan and the manner in which said design does or does not make adequate provision for public services, parking, provide adequate control over vehicular traffic, provide for and protect designated public open space areas, and further the amenities of light and air, recreation and visual enjoyment.	The physical design incorporates an internal parking garage with 533 spaces, internalized drop-off and loading areas, and vehicular access restricted to Ponce de Leon Boulevard, thereby protecting adjacent residential streets from traffic impacts. Over 23% of the site is dedicated to publicly accessible open spaces, which preserve light, air, and visual relief. Enhanced sidewalks, shaded pedestrian routes, and landscaped setbacks further contribute to public safety, enjoyment, and connectivity.
3. The compatibility of the proposed building with reference to building height, bulk, and mass with the contiguous and adjacent properties.	The proposed project achieves compatibility by concentrating the tallest building elements along Ponce de Leon Boulevard and incorporating two-story townhomes along Boabadilla Street as a transition to the single-family neighborhood. Stepbacks, tiered heights, and landscaping provide compatibility with the adjacent residential properties.
4. The conformity of the proposed site plan with the Goals, Objectives and Policies of the Comprehensive Plan (CP).	The proposed project conforms with the Comprehensive Plan. It advances Comprehensive Plan goals for land use compatibility, housing diversity, mobility and transit-supportive development, and high-quality design with public realm amenities.
5. That the site plan and associated improvements provides public realm improvements, public open space, and pedestrian amenities for the public benefit.	Enhanced sidewalks, shaded pedestrian pathways, and landscaped setbacks further contribute to community enjoyment, walkability, and safety. The project dedicates more than 23% of the property to publicly accessible open spaces, which preserve light, air, and visual relief while providing recreational amenities. In addition, the undergrounding of utilities will improve the overall quality and aesthetic character of the surrounding neighborhood.
6. Those actions, designs, construction or other solutions	The project proposes to provide front-facing vehicular entrances and restrict pedestrian pass-throughs in order to mitigate potential impacts

of the site plan if not literally in accord with these special regulations, satisfy public purposes and provide a public benefit to at least an equivalent degree.

on the adjacent single-family residential neighborhood. The attached townhomes are designed in response to public comments and community engagement to be consistent with surrounding single-family houses across Boabadilla, and therefore includes front-facing driveways and garages, and does not provide a rear setback.

Site Plan Information:

The project's lot area meets the threshold of 20,000 square feet to require 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
Area existing lot	20,000 sq. ft.	89,142 sq. ft.
FAR	MX 1: 3.0, or 3.5 (Med Bonus II)	MX 1: 1.49 FAR, or 108,807 sq. ft.
	SFR: NA	MF 3: NA/ 9,963 sq. ft.
Building height	MX 1: 45 ft., 77 feet (Med Bonus II)	MX 1: 61ft -8in
	SFR: 25 ft	MF 3: 33ft – 8in
Number of stories	MX 1: 6 stories (Med Bonus II)	MX 1: 5 stories
	SFR: 2 stories	MF 3: 2 stories
Proposed Uses:		
<i>Residential</i>	MX 1: Density: 125 units/acre	MX1: NA
	SFR: Density: 6 units/acre	MF 3: 7.4 units/acre 4 units
<i>Ground Floor Commercial</i>		18,300 sq. ft. (16.8%)
<i>Office</i>		88,000 sq. ft. (80.8%)
Parking		
<i>Townhomes @ 2 space/unit</i>	8 spaces (4 units)	
<i>Medical Clinic Office @ 1 space/200 + 1 PS/FTE</i>	480 spaces (88,000 sq. ft./200 + 40 FTE)	
<i>Commercial @ 1 space/300</i>	61 spaces (18,300 sq. ft./ 300)	
Total Parking	545 spaces	545 spaces
Open Space at ground level	18,049 sq. ft. (20%) of the site area	20,745 sq. ft. (23%)

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

Setbacks	Permitted/Required		Proposed	
	MX 1	SFR	MX 1	MF3
North street (Avila Court)	0 ft. 10 ft above 45 ft	Front 25 ft. Side Street 15 ft.	10 ft.	10 ft.

Findings of Fact – Mixed-Use Site Plan

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. It integrates medical services, employment, retail, and housing within a single development, furthers policies promoting underutilized sites, land use compatibility and neighborhood transitions, and provides public open space amenities. These features align with Comprehensive Plan goals for sustainable redevelopment, mobility, and community livability.
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 use is appropriate for the property and compatible with existing and planned uses in the area. The site is currently developed with medical office and parking uses and is surrounded by a mix of commercial and residential development. The project continues established medical office uses while adding neighborhood-serving retail and townhomes that complement the surrounding residential fabric.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	Yes. The project does not conflict with the needs or character of the neighborhood or the City. Instead, it incorporates design features that preserve neighborhood character, including two-story townhomes along Boabadilla Street that resemble single-family homes with front-facing garages and driveways. Landscaped buffers and setbacks along

	residential edges provide transition, while higher building mass is oriented toward Ponce de Leon Boulevard and expressed with Mediterranean architectural style and detailing.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The proposed conditional use will not adversely or unreasonably affect the use of other properties in the area. The site will continue to accommodate medical office use, consistent with its current function, while also introducing a residential component along Boabadilla Street. Design features such as internalized parking, vehicular access limited to Ponce de Leon Boulevard, and public open space further reduce potential impacts on adjacent residential properties and support compatibility with surrounding development.
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 project is compatible with adjacent uses through its scale, orientation, and design. Townhomes create an appropriate transition with single-family homes, a land use pattern found in other areas of the city, while medical office and retail uses are located along established commercial corridors. Landscaping, setbacks, and architectural treatments further reduce potential conflicts with neighboring buildings and structures.
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The property, at approximately 2.05 acres and occupying a full city block, is adequate in size and shape to accommodate the proposed mixed-use development. The configuration allows for integration of medical office, retail, residential, parking, and open space components in a coordinated manner.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed development is not detrimental to health, safety, or general welfare. On the contrary, it enhances community well-being by providing new medical facilities, safe and shaded pedestrian circulation, and public open spaces. The design limits traffic intrusion into residential streets and contributes positively to overall neighborhood quality of life.
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 to promote safe and efficient vehicular and pedestrian movement. All parking (533 spaces), loading, and drop-off areas are internalized within the garage structure, and vehicular access is limited to Ponce de Leon Boulevard to reduce impacts on the adjacent neighborhood. Wide sidewalks, pedestrian lighting, and landscaped pathways 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	Yes. The mix of uses, proximity to transit, and pedestrian-oriented design will contribute to reduce overall traffic impacts. Water, sewer, and stormwater capacity are expected to remain within adopted level-of-service standards, and will be reviewed further by Public Works with the submittal of developed plans during the permitting approval process. Improvements to public facilities may be required to satisfy concurrency standards.

manner.

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	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
2	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
3	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
4	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
5	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
6	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
7	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	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	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	
8	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
9	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
10	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
11	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
12	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.	
13	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

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 760 Ponce project is consistent with the Comprehensive Plan's goals, objectives, and policies as determined by Staff.

Per the Mobility goals, objectives, and policies listed above, 760 Ponce revitalizes the underutilized medical office and surface parking lots into a 5-story mixed-use building and corner public plaza. It furthers the Mobility policies by locating jobs and services near housing and transit, thereby reducing automobile dependence and encouraging walking, biking, and transit use.

The proposed 760 Ponce project also meets the above-mentioned Future Land Use goals, objectives, and policies of the Comprehensive Plan. The surrounding area will benefit from this mixed-use development that has health services, commercial spaces, and residential units. The project adds to the vision of Coral Gables as a “placemaker” and complements surrounding developments that provide residential, retail, employment, and transit components.

Lastly, the proposed project satisfies the Design goals, objectives and policies above. As determined by the Board of Architects on July 18, 2024, the project meets Mediterranean Bonus Level I. The purpose of the Mediterranean Bonus standards is to encourage public realm improvements and pedestrian amenities that strengthen the urban fabric. This project provides those improvements through the public plaza, pedestrian lighting, intersection improvements, seating, landscaped bumpouts on both sides of the streets with trees, and other public realm enhancements.

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	09.22.23
Board of Architects	07.18.24, 08.22.24
Planning and Zoning Board	09.17.25
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Department	DRC 09.22.23	Board of Architects 07.18.24, 08.22.24	Comments Provided
Historical Resources and Cultural Arts	X		Y
Art in Public Places	X		Y
Parking	X		Y
Police	X		N
Fire	X		Y
Public Works Engineering	X		Y
Public Works Utilities	X		Y
Public Works (Transportation)	X		N
Public Works Greenspace Management	X		Y

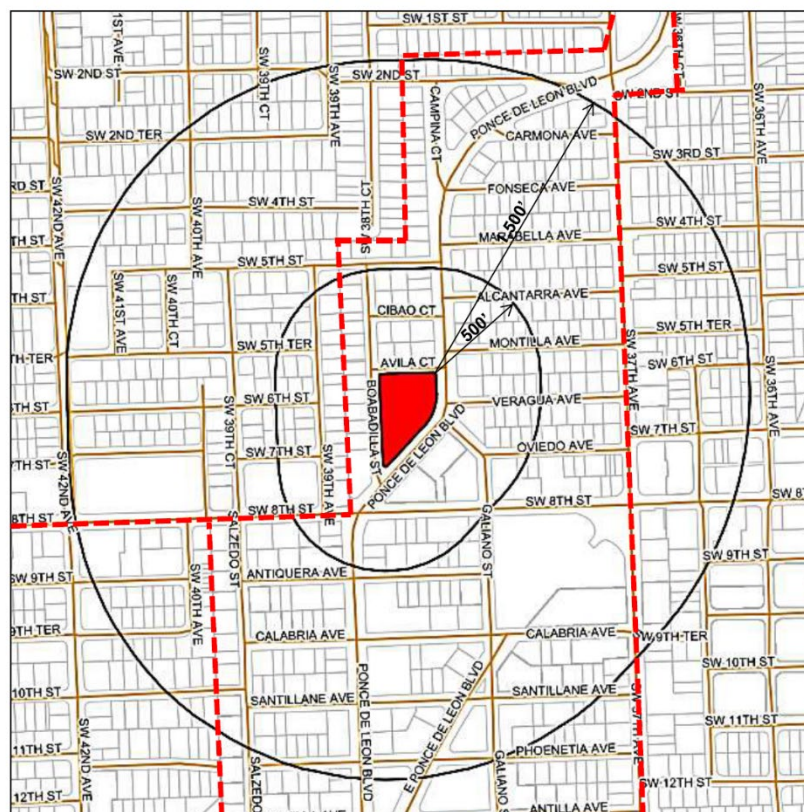
Zoning	X		Y
Planning	X		Y
City Architect	X	X	Y
Building	X		Y

Public Notification and Comments

The Applicant held two neighborhood meetings on June 26th, 2024 and September 3, 2025, 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 1,223 notices, including 5 internationally mailed on September 4, 2025 to notify property owners of the Planning and Zoning Board meeting. A copy of the legal advertisement and notice are 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 prior to Board of Architects	06.26.24
Applicant neighborhood meeting prior to Planning & Zoning Board	09.03.25
Mailed Notification for PZB meeting	09.04.25
Sign posting of property	09.08.25
Legal advertisement	09.05.25
Posted Staff report on City web page	09.12.25

5. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low Rise Intensity" and "Single Family Low Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)*

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," from "Mixed-use 1" and "Single-Family Residential" to "Multi-Family 3" for the western 36 feet of Lots 1 and 13 through 17, and from "Single-Family Residential" to "Mixed-Use 1" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)*

Staff recommends **Approval.**

3. *A Resolution of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

Staff recommends **Approval, with conditions.**

4. *A Resolution of the City Commission of Coral Gables, Florida, granting approval of the following conditional uses: 1) Special location site plan review, pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow Mediterranean Architectural Bonuses; and, 2) Conditional Use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a*

proposed mixed-use project referred to as “760 Ponce;” on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

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 Behar Font & Partners, P.A. to include:
 - i. Maximum building height shall not exceed 5 stories/61ft -8in.
 - ii. Total square footage 119,150 square feet
 - iii. 4 townhome units
 - iv. 545 parking spaces
 - v. 20,745 sq. ft. (23.2%) open space
- b. Off-site and public realm improvements to include:
 - i. Intersection improvements, including a 3-way stop and raised intersection on Boabadilla at Avila, a 3-way stop at Boabadilla/Cibao, and an intersection improvement and asphalt reduction at Ponce de Leon Boulevard/Oviedo/Veragua, subject to Miami-Dade County approval.
 - ii. Pedestrian crossings, including a crosswalk across Ponce de Leon Boulevard at the proposed building’s entrance at Oviedo, and a crosswalk to access Rotary Park at Ponce de Leon Boulevard and Montilla/Cibao, subject to Miami-Dade County approval.
 - iii. Speed table or cushion on the 700 Block of Boabadilla.
 - iv. Streetscape beautification, including landscaped planting areas and bumpouts with shade trees on both sides of Boabadilla and Avila Court; asphalt reduction and landscaped bumpouts at the intersection of Boabadilla and Ponce de Leon Boulevard; and bumpouts on Oviedo and Veragua at Douglas Road.
- c. All representations preferred by the Applicant’s representatives as a part of the review of the Application at public hearings.
- d. If any components of the proposed modifications are not approved, additional community involvement may be required.

2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, 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 and the voluntarily proffered covenant to restrict the building height. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. 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 Landscape 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.
- 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 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.** Applicant shall provide a minimum of five percent (5%) of the required off-street parking spaces to be equipped with an electric vehicle (EV) charging station. Additionally, fifteen percent (15%) of the required off-street parking spaces shall "EV-Ready," and twenty percent (20%) 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 of Temporary Certificate of Occupancy, 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 public plaza located at the south corner. The Easement Agreement shall include the following:
 - i. The Public Plaza shall be accessible to the public from dawn to dusk, daily.
 - 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. Pets are permitted in designated areas only. Where allowed, pets must be kept on a hand-held leash no longer than 6 feet and be well behaved. Service animals are welcome in all areas of the park. Pet owners are responsible for any waste.
 - iv. Hammock use and any other associated lines are not permitted.

Following issuance of the first Certificate of Occupancy, Applicant shall:

- g. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - 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; 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, 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.
- h. **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.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Notice mailed to all property owners within 1,500 feet of the property.
- C. Public Works Memorandum.
- D. 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

	City of Coral Gables Public Hearing Notice	
Applicant:	760 Ponce De Leon Blvd. LLC	
Application:	1. Small Scale Comprehensive Plan Map Amendment 2. Zoning Map Amendment 3. Planned Area Development (PAD) 4. Conditional Use	
Property:	760 Ponce de Leon Boulevard, 112 and 120 Avila Court	
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Wednesday, September 17, 2025, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board will conduct a Public Hearing on **Wednesday, September 17, 2025** at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of 760 Ponce De Leon Blvd. LLC (the "Applicant") to the City of Coral Gables, requesting review of a 5-story mixed-use building along Ponce De Leon Boulevard that includes 9,910 square feet of ground floor commercial space, 96,770 square feet of upper-level medical space, and 533 internalized parking spaces. The Project also incorporates four 2-story townhomes and a 8,975 square-foot public plaza. The proposed building is 61'-8" tall.

The following 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.

1. **Change of Land Use.** *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low Rise Intensity" and "Single Family Low Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)*

2. **Change of Zoning.** *An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed-use 1" and "Single-Family Residential" to "Multi-Family 3" for the western 36 feet of Lots 1 and 13 through 17, and from "Single-Family Residential" to "Mixed-Use 1" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)*
3. **Planned Area Development (PAD).** *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
4. **Conditional Use.** *A Resolution of the City Commission of Coral Gables, Florida, granting approval of the following conditional uses: 1) Special location site plan review, pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow Mediterranean Architectural Bonuses; 2) Conditional Use approval pursuant to Article 3, "Uses" Section 3-101, "Conditional Uses," for a proposed Medical Clinic use; and, 3) Conditional Use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "760 Ponce;" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

Additional information may be found at www.coralgables.com. Please forward to other interested parties.

The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to planning@coralgables.com prior to the meeting.

Sincerely,

City of Coral Gables, Florida

CITY OF CORAL GABLES

- MEMORANDUM -

TO: JENNIFER GARCIA
ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES FOR PLANNING AND ZONING

DATE: SEPTEMBER 12, 2025

FROM: MELISSA DE ZAYAS, P.E.
ASSISTANT PUBLIC WORKS DIRECTOR – TRANSPORTATION DIVISION

SUBJECT: 760 PONCE

Proposed Development: 760 Ponce de Leon – Mixed-Use Building

Contents of Development: 5-story mixed-use building with ground floor commercial space, upper-level medical office space, 2-story townhomes, public plaza and garage

Proposed Location: 760 Ponce de Leon Blvd, Coral Gables, Florida

Resolution

A traffic study for the proposed mixed-use redevelopment located at 760 Ponce de Leon will be completed by CHA Consulting, Inc. prior to final approval. The City of Coral Gables Public Works Department will review the information in the report, provide comments, and request revisions if necessary. Should the project not meet the concurrency requirements once the traffic impact study is finalized, mitigation measures will be required. All requirements stated within City of Coral Gables Ordinance 2018-09 and applicable TIS Standards will be met prior to final approval.

Additionally, prior to the issuance of the first Building Permit, the following improvements must be made subject to Miami-Dade County approval:

- A 3-way stop at the intersection of Avila Ct and Boabadilla Street
- A 3-way stop at Cibao Ct and Boabadilla Street
- An intersection improvement at Oviedo Avenue / Veragua Avenue / Ponce de Leon Blvd
- Pedestrian crossing at the intersection of Oviedo Avenue and Ponce de Leon Blvd
- Pedestrian crossing between Cibao Ct / Montilla Avenue and Ponce de Leon Blvd
- A speed table on the 700 Block of Boabadilla Street

Should there be any changes or questions, please contact the Assistant Public Works Director, Melissa De Zayas at mdezayas@coralgables.com



760 Ponce

1. SMALL-SCALE COMPREHENSIVE PLAN

2. ZONING CODE MAP AMENDMENT

3. PLANNED AREA DEVELOPMENT (PAD)

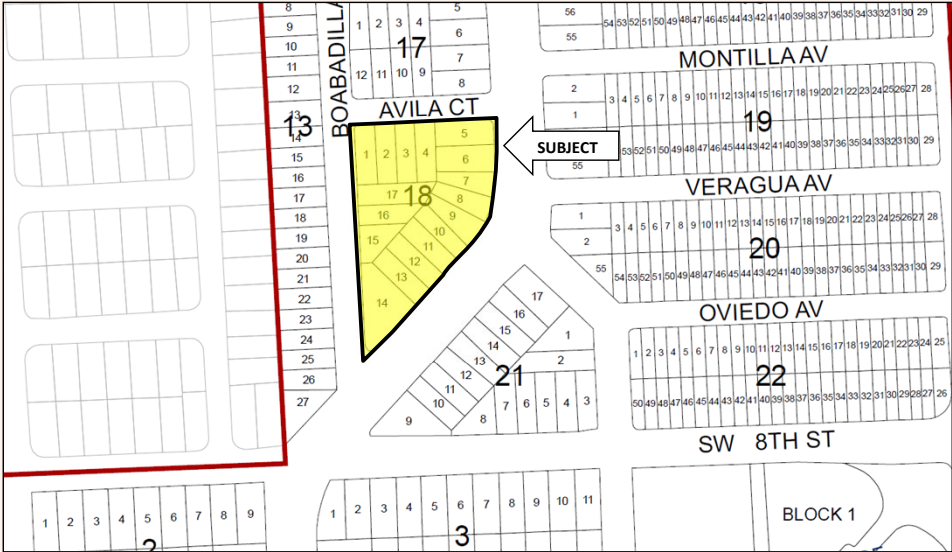
4. CONDITIONAL USE

PLANNING & ZONING BOARD

SEPTEMBER 17, 2025

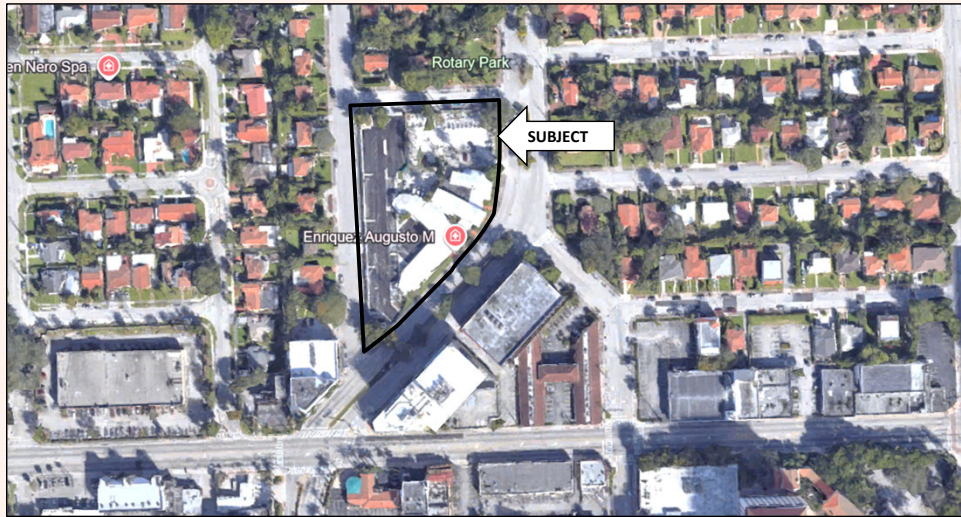


LOCATION



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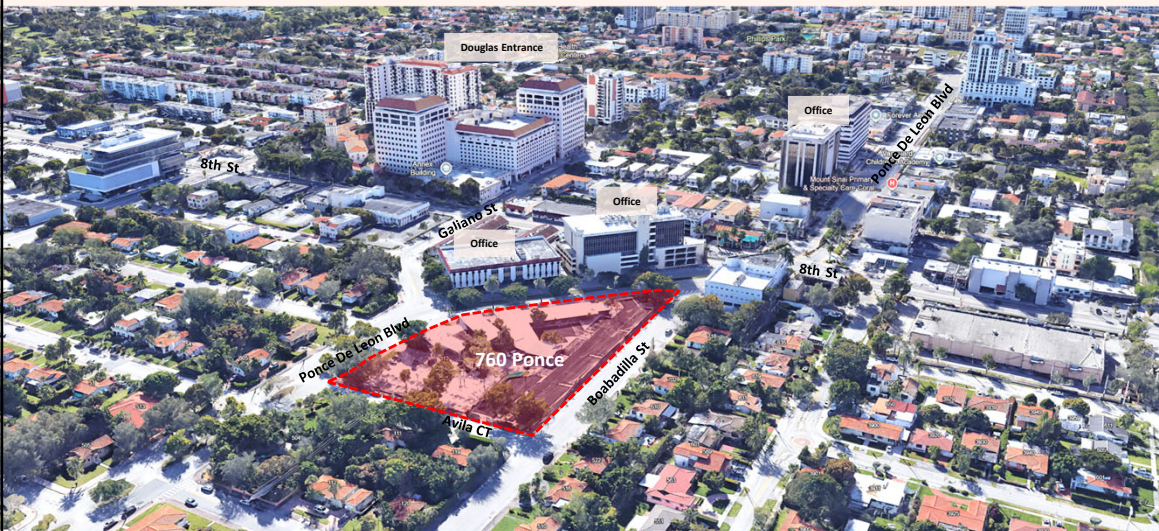
LOCATION



3

3

EXISTING CONDITIONS



4

4

HISTORY



1924 Plat



1930 Use Map

LEGEND

RESIDENCE	A
COMMERCIAL	C
APARTMENT OR HOTEL	B
MANUFACTURING	D

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HISTORY

ORDINANCE NO. 337

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 Coral Gables, so as to provide for R-1 (single family residences) use for all lots in said section heretofore shown 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 11,500 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. 408

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, Flagler Section, as C-2 use instead of CP-2, as now zoned.

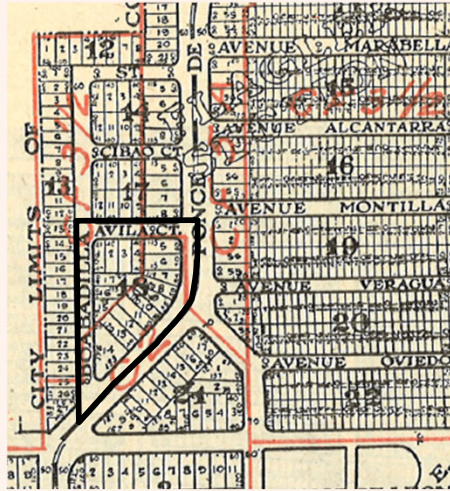
1946 - change portion to Commercial

6

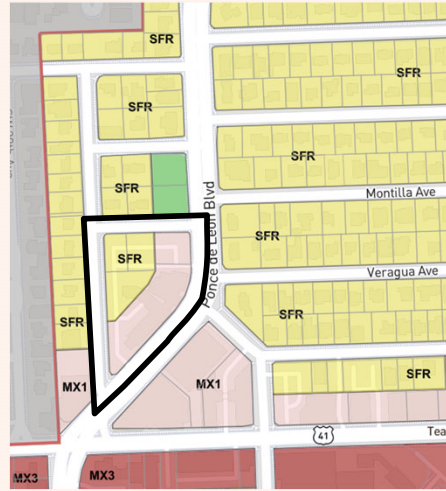
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HISTORY

2



1946 Zoning Map



2025 Zoning Map

7

7

REQUEST #1:
COMPREHENSIVE LAND USE MAP CHANGE

REQUEST #2:
ZONING CODE MAP CHANGE

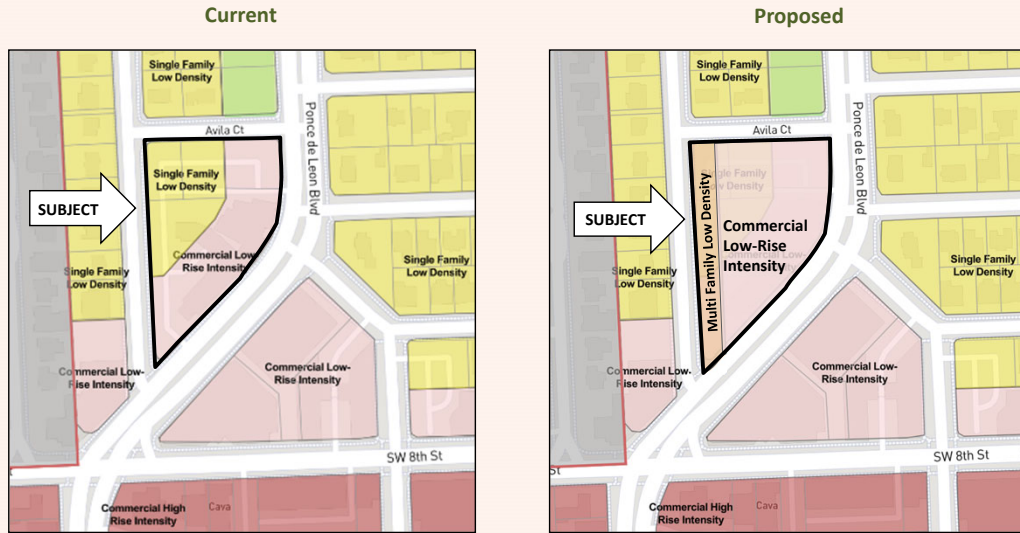
REQUEST #3:
PLANNED AREA DEVELOPMENT (PAD)

REQUEST #4:
CONDITIONAL USE

8

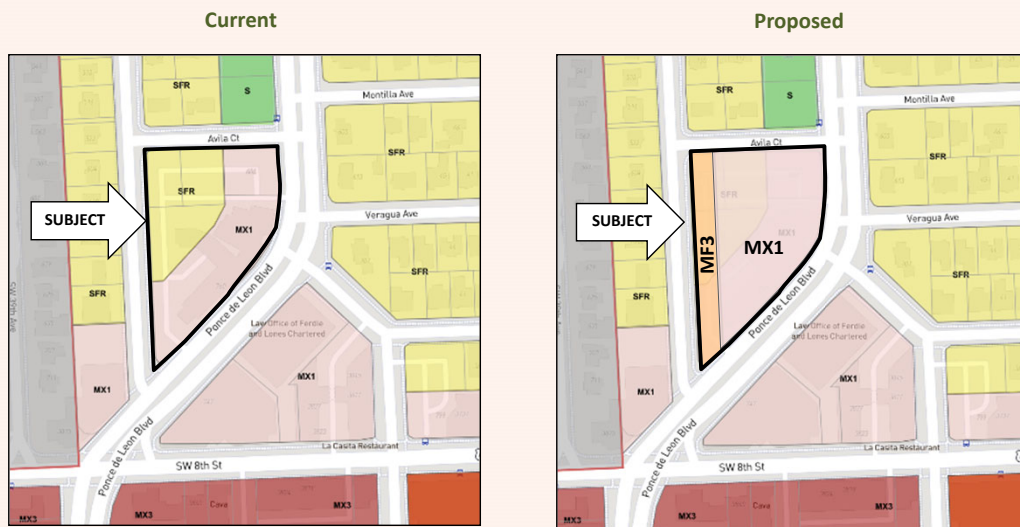
8

1. CHANGE OF LAND USE



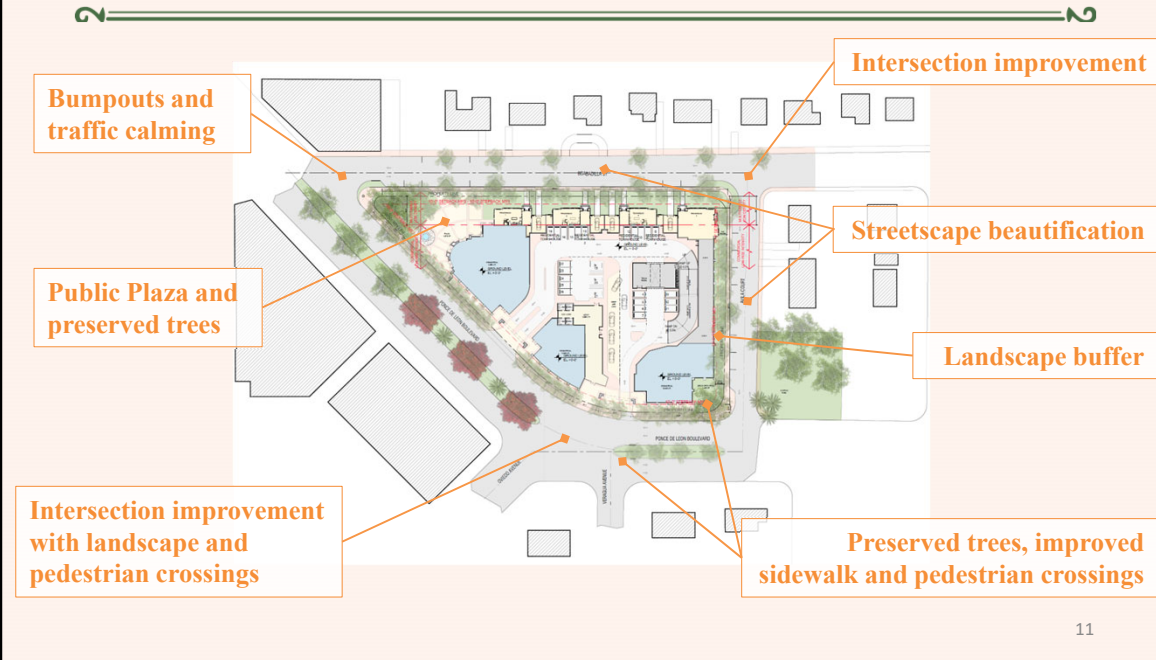
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2. ZONING CODE MAP CHANGE



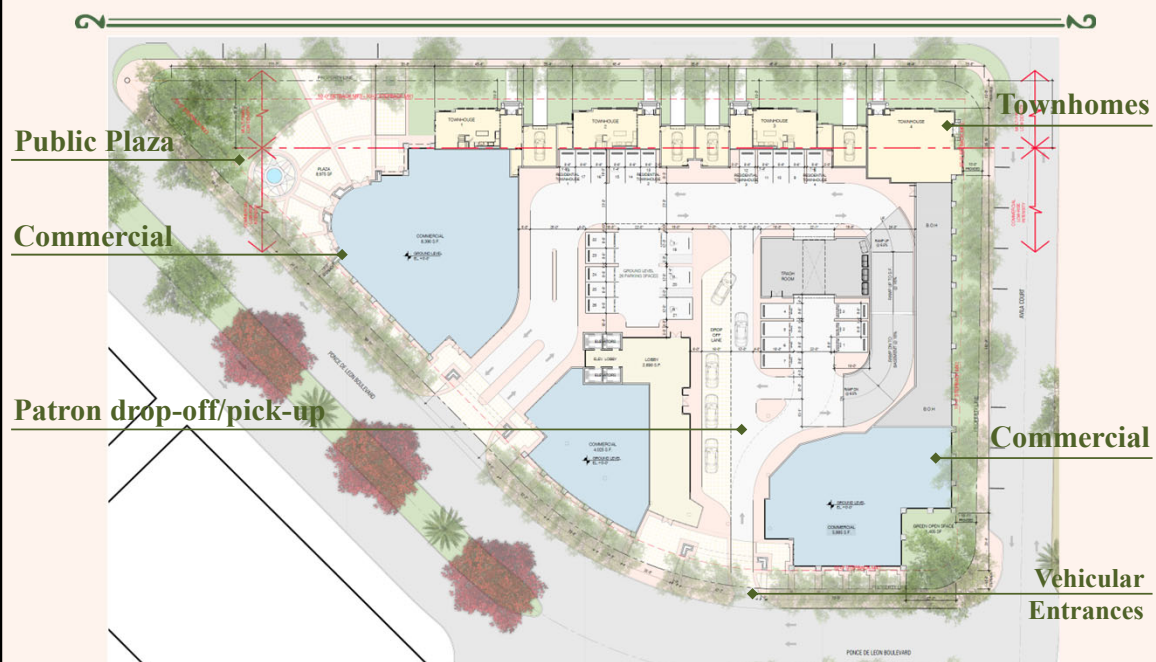
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3. PLANNED AREA DEVELOPMENT (PAD)



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4. CONDITIONAL USE – 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.
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		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%)

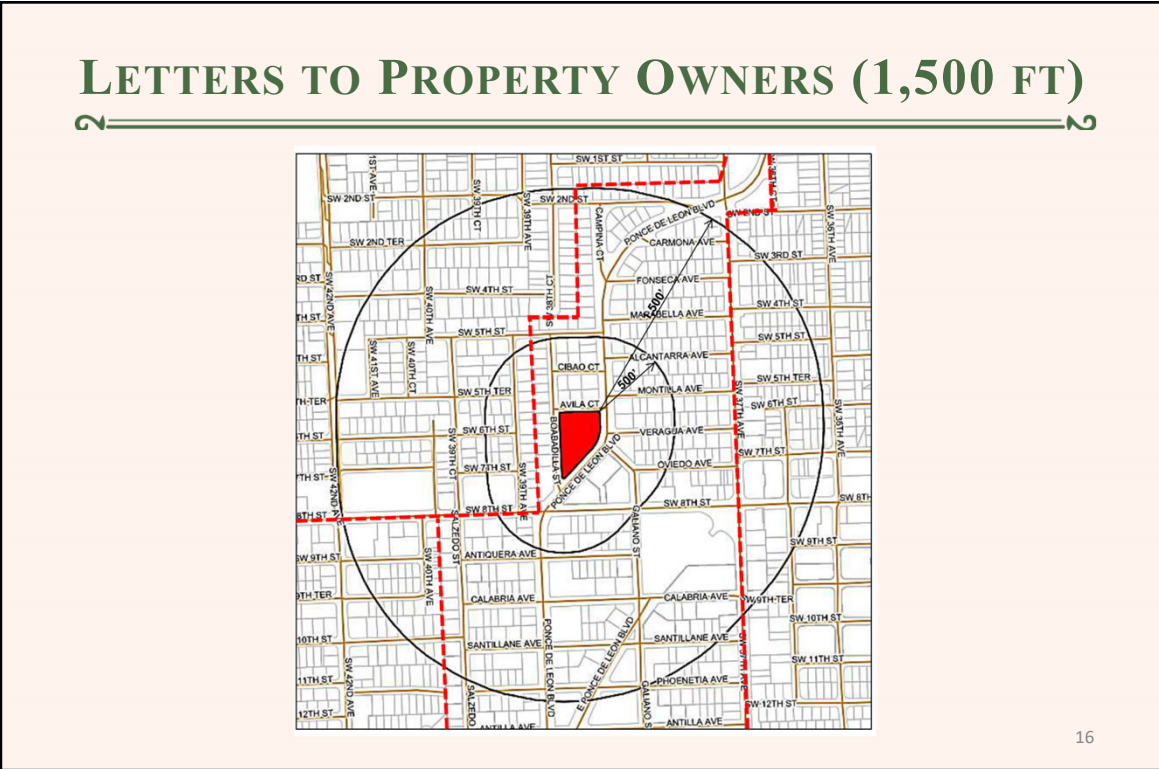
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4. CONDITIONAL USE – SPECIAL LOCATION



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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: TBD
6	CITY COMMISSION: TBD
15	



PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS 2 NEIGHBORHOOD MEETINGS, PZB
4 TIMES	PROPERTY POSTING DRC, BOA, BOA,PZB
4 TIMES	WEBSITE POSTING DRC, BOA, BOA,PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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COMPREHENSIVE PLAN CONSISTENCY STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> 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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760 Ponce

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**PLANNING & ZONING BOARD
SEPTEMBER 17, 2025**

