

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

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)

WHEREAS, an application was submitted requesting review of conditional use: 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; and

WHEREAS, the application has been submitted concurrently with a proposed Comprehensive Plan Land Use map amendment, Zoning Code Map Amendments, and Planned Area Development (PAD); and

WHEREAS, Staff finds that the procedures for reviewing and recommending on proposed Conditional Uses are provided in: 1) Zoning Code Article 5, Section 5-201, "Coral Gables Mediterranean style design standards," for Special location site plan review, and 2) Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for mixed-use site plan review. The proposed Conditional Uses have met those criteria and standards; and

WHEREAS, after notice of public hearing duly published and notifications of all

property owners of record within one-thousand and five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on September 17, 2025, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the September 17, 2025 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval of the proposed Conditional Uses (vote: 5 – 0); and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on October 28, 2025, at which hearing all interested persons were afforded the opportunity to be heard and this application for Conditional Uses was approved on first reading; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on second reading; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for Conditional Uses review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public; and,

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

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. The proposed mixed-use site plan for the mixed-use project referred to as “760 Ponce” on property legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida, shall be and is hereby approved subject to conditions, provided in Attachment A, attached.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 14-203.10, “Changes to an approved conditional use.”

SECTION 4. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 5. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____ A.D., 2025.

APPROVED:

VINCE C. LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY