

A neighborhood assessment designed to minimize the use of cars



a project of:



urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 14, 2025

richard@urbanfootnotes.com

SERVICES PROXIMITY REPORT

1505 Ponce de Leon, Coral Gables, FL 33134



DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

designed by



WALKABILITY RATING

26 out of **30**

Number of services found within ~ ¼ mile radius (5-7 minute walk)

FOOD & DINING

1 Bar	0.2
1 Cafe/Bakery	0.2
1 Convenience	0.0
1 Grocery	0.2
1 Fast Food	0.0
1 Fine Dining	0.0
2 Restaurant	0.2

RECREATION

1 Basketball Ct.	0.2
0 Bowling Alley	0.9
1 Dog Park	0.0
1 Gym	0.2
1 Park/Greenway	0.2
1 Playground	0.0
1 Swimming Pool	0.0
1 Tennis/P'ball	0.2
1 Yoga Studio	0.2

DISCRETIONARY

1 Gifts/Novelties	0.2
1 Landmarks	0.4
1 Liquor Stores	0.4
1 Car Wash	0.3
1 Gas Station	0.4

PERSONAL CARE

2 Barber Shop	0.1
1 Chiropractic	0.0
1 Clinic	0.0
3 Counseling	0.2
2 Dentist	0.1
5 Hair Salon	0.1
1 Hearing	0.0
1 Massage	0.0
6 Nail Salon	0.1
2 Pharmacy	0.2
4 Physical Therapy	0.2
1 Veterinarian	0.1
1 Vision	0.0

CULTURAL

1 Art Gallery	0.2
0 Library	1.5
0 Live Theater	0.6
0 Movie Cinema	0.6
0 Museum	0.5
1 Music Venue	0.0
0 Zoo/Aquarium/Botanical	3.8

Discretionary items not counted in totals

TRANSPORTATION

8 Public Transit	0.1
1 Bicycle/Scooter	0.0
1 Charging Sta.	0.0
2 Guest Lodging	0.1

EDUCATION

1 Child Care ²⁰	0.0
1 Preschool ²⁰	0.0
1 Kindergarten ²¹	0.2
1 Grade School ²¹	0.2
1 Middle School ²¹	0.2
0 High School	1.8
0 Trade School	1.2
0 College/Univ.	1.2

RELIGIOUS

0 Buddhist	0.7
0 Catholic	0.5
0 East Orthodox	1.0
0 Hindu	2.7
0 Islamic/ Masjid	4.6
0 Kingdom Hall	1.3
0 Mormon / LDS	2.5
1 Protestant	0.2
1 Synagogue ²²	0.2
0 Other	6.8

RETAIL

4 ATM	0.2
2 Bank	0.2
1 Books/Art/Music	0.2
1 Clothing/Footw.	0.1
1 Cosmetics	0.2
1 Electronics/Cell.	0.2
1 Florist	0.2
1 Gardening	0.0
0 Home Goods	0.6
0 Home Improve.	0.9
1 Laundromat	0.0
1 Office Supply	0.2
1 Pet Supply	0.2
0 Post Ofc. (USPS)	0.7
1 Print & Ship	0.2
1 Sporting Goods	0.2

Distances shown are to the nearest instance of that type's location and are in miles

🛒 = May require bag or cart
20 - 22 - See notes on pp.6 to 8

54	NEARBY	out of 74
0	FARTHER	
20	DISTANT	

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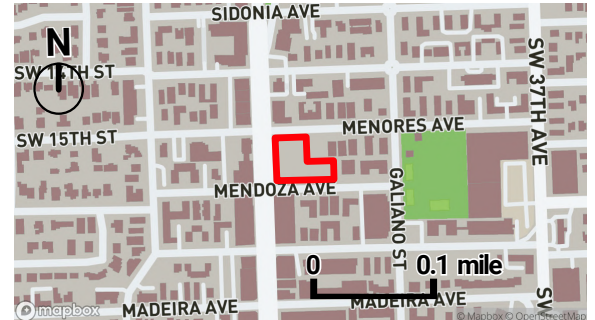
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WALKABILITY REPORT

1505 Ponce de Leon, Coral Gables, FL 33134



The Five Sub-Ratings

Maximum score for each one is 6
WALKABILITY RATING equals the sum of the five (sub-rating) scores below

WALKABILITY RATING **26** out of **30**

Accessibility (Score: 5)



The property is right on the Coral Gables Trolley route that offers free weekday service along a 3.3 mile route running north & south on Ponce de Leon Blvd. This trolley connects to many services including the Douglas Road Metrorail that in turn connects to downtown Miami. Streets are flat with no incline and all businesses are newer construction on ground level that appear to be ADA code compliant.

Street Crossing (Score: 6)



The proposed development will feature a crosswalk at the corner of Ponce de Leon & Mendoza Avenue which will give residents easy access to a major bus route. All other intersections have convenient crossings, albeit not with street lights as the neighborhood experiences mild traffic outside of peak hours. The crosswalks are well marked and have truncated dome mats for the visually impaired.

Vehicle Risk (Score: 5)



The risk from vehicles is moderate due to 35 mph traffic on Ponce de Leon Blvd. There is some risk to pedestrians due to vehicles making quick turns at intersections off of this street, but the new light at Ponce de Leon & Mendoza Ave will address this. The other streets in the neighborhood are side streets with less room which discourages speeding.

Maintenance (Score: 5)



Sidewalks and public spaces are well-maintained, with few visible cracks or obstructions. Regular maintenance ensures that walking paths are clean and accessible. Occasional debris is quickly addressed, contributing to a safe and pleasant walking environment.

Aesthetics (Score: 5)



The neighborhood features lush greenery and well-kept streetscapes, contributing to a visually pleasing environment. Most of the neighborhood consists of beautiful multifamily complexes with new-world Spanish influenced architecture that are maintained by professional landscapers.



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NEIGHBORHOOD REPORT

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DEVELOPMENT PROPOSAL

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Urban Foot Notes

established 2023



Neighborhood History

Coral Gables was founded in 1925 by George Merrick, who envisioned a planned community inspired by Mediterranean Revival architecture. The area around Ponce de Leon Boulevard is rich in history, reflecting Merrick's original vision with its elegant buildings and tree-lined streets that have been preserved for nearly a century.



Proposed Development

The proposed development at this address features a variety of businesses that provide essential goods & services including, food, childcare, and healthcare. Laundry & swimming facilities are available to residents living on site.



Coral Gables Museum

This museum is dedicated to preserving and celebrating the history and culture of Coral Gables. It offers exhibits on local history, architecture, and urban planning, housed in a building that was originally the city's police and fire station.



Miracle Mile

A short distance away, Miracle Mile is a vibrant shopping and dining district known for its boutique stores, art galleries, and upscale restaurants. It serves as the commercial heart of Coral Gables, offering a mix of modern amenities and old-world charm.



Coral Gables Art Cinema

This local art house cinema is known for screening independent, foreign, and classic films. It's a cultural gem within the community, offering a diverse range of films and events that appeal to cinema lovers.



Books & Books

Iconic independent bookstore that has been a cultural hub for decades. It offers a wide selection of books, frequent author events, and a cozy café, making it a beloved spot for locals and visitors alike to gather, read, and enjoy the community atmosphere.

The information provided in this report is intended to be general in nature and should not be relied upon as definitive or exhaustive. Urban Foot Notes has made reasonable efforts to ensure the accuracy of the information contained herein, however makes no representations or warranties regarding the completeness, reliability or current state of such information. Urban Foot Notes expressly disclaims any liability relating to use of this report or information provided herein. By consulting this report, you agree to these terms and assume full responsibility for your use.



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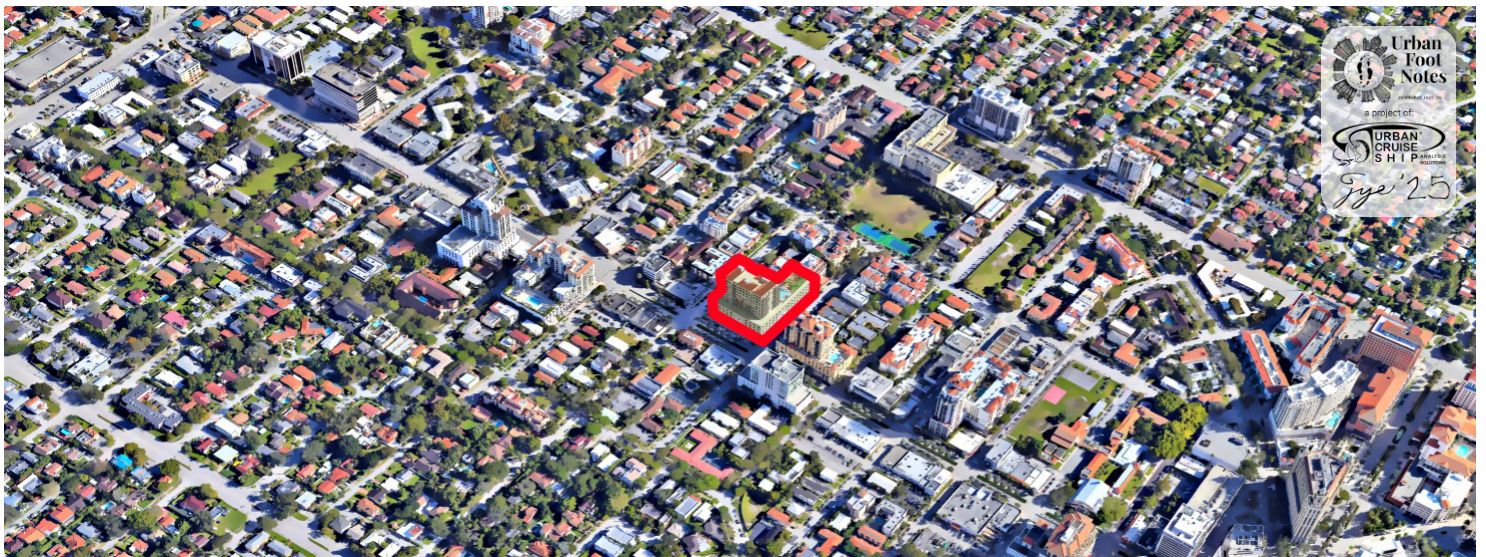
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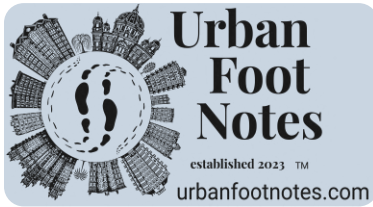
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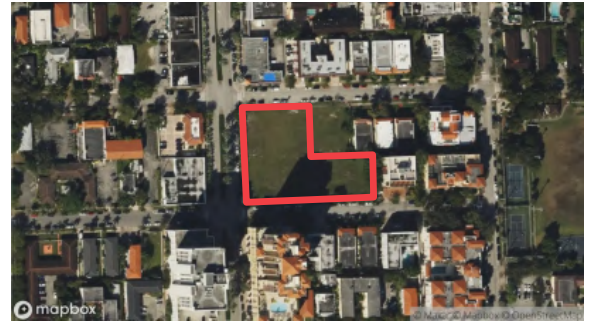
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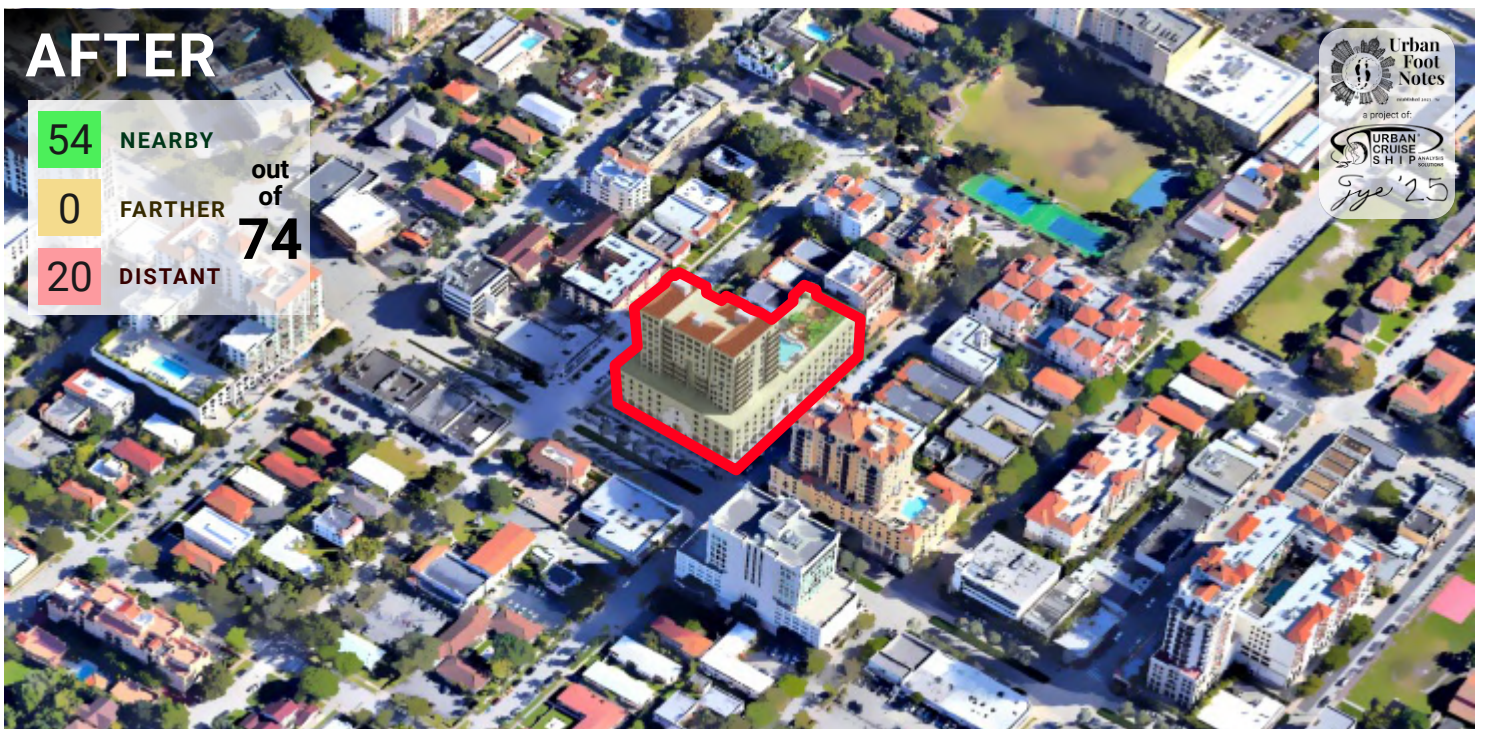
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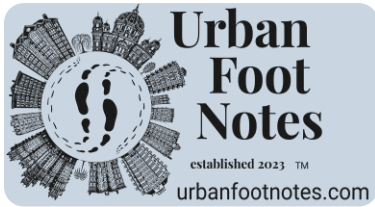
38	NEARBY	out of 74
7	FARTHER	
29	DISTANT	



AFTER

54	NEARBY	out of 74
0	FARTHER	
20	DISTANT	





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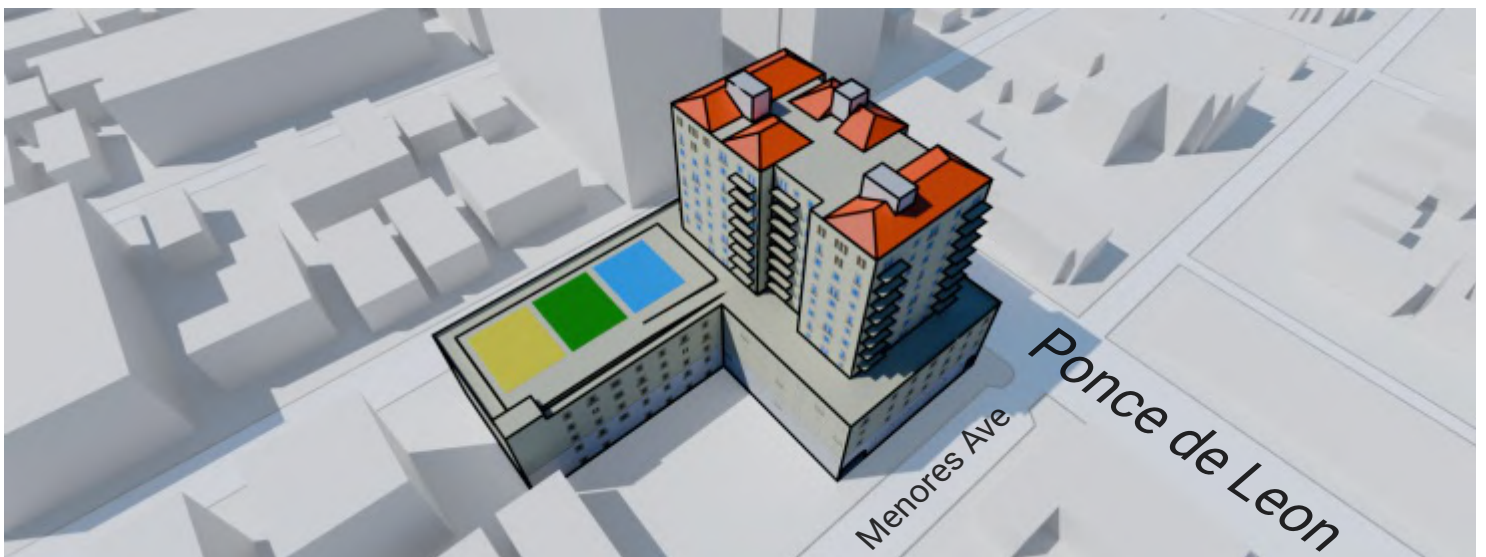
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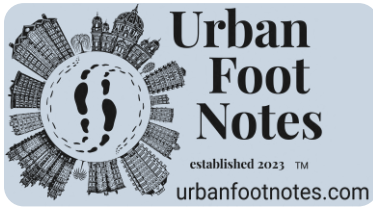
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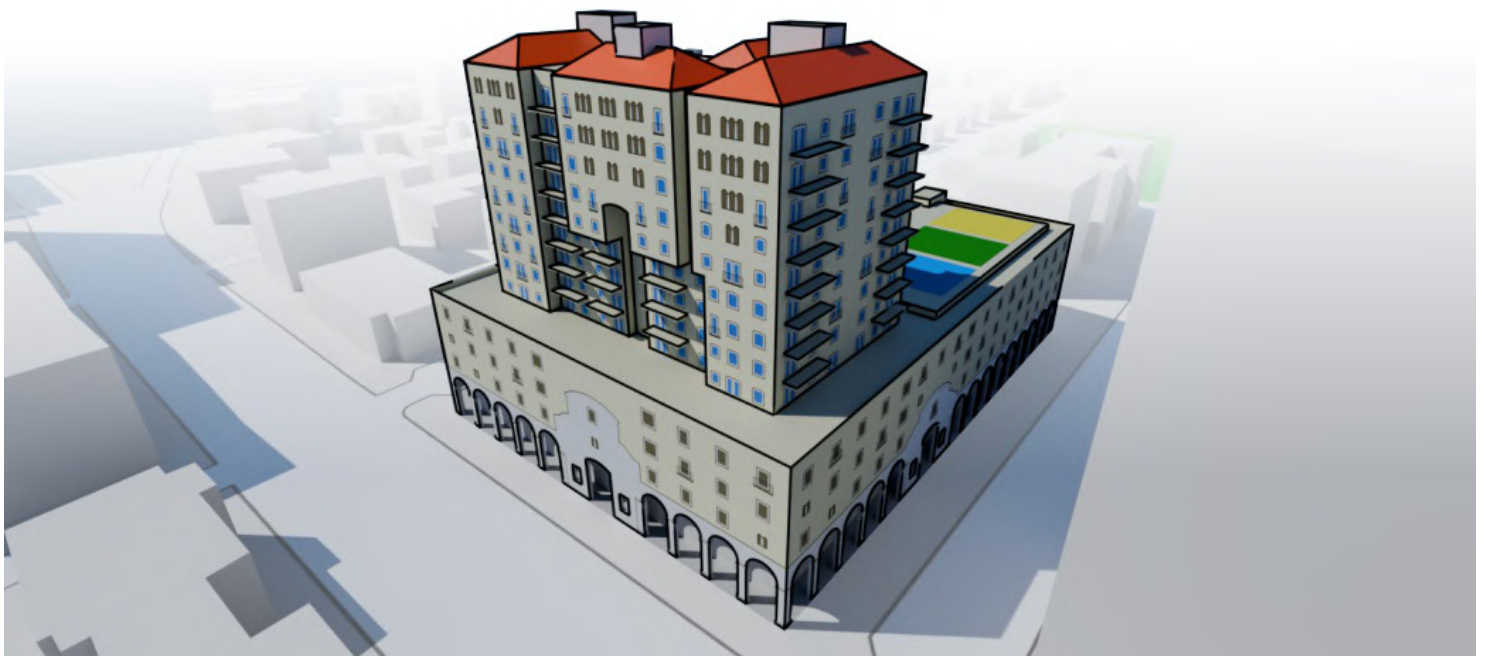
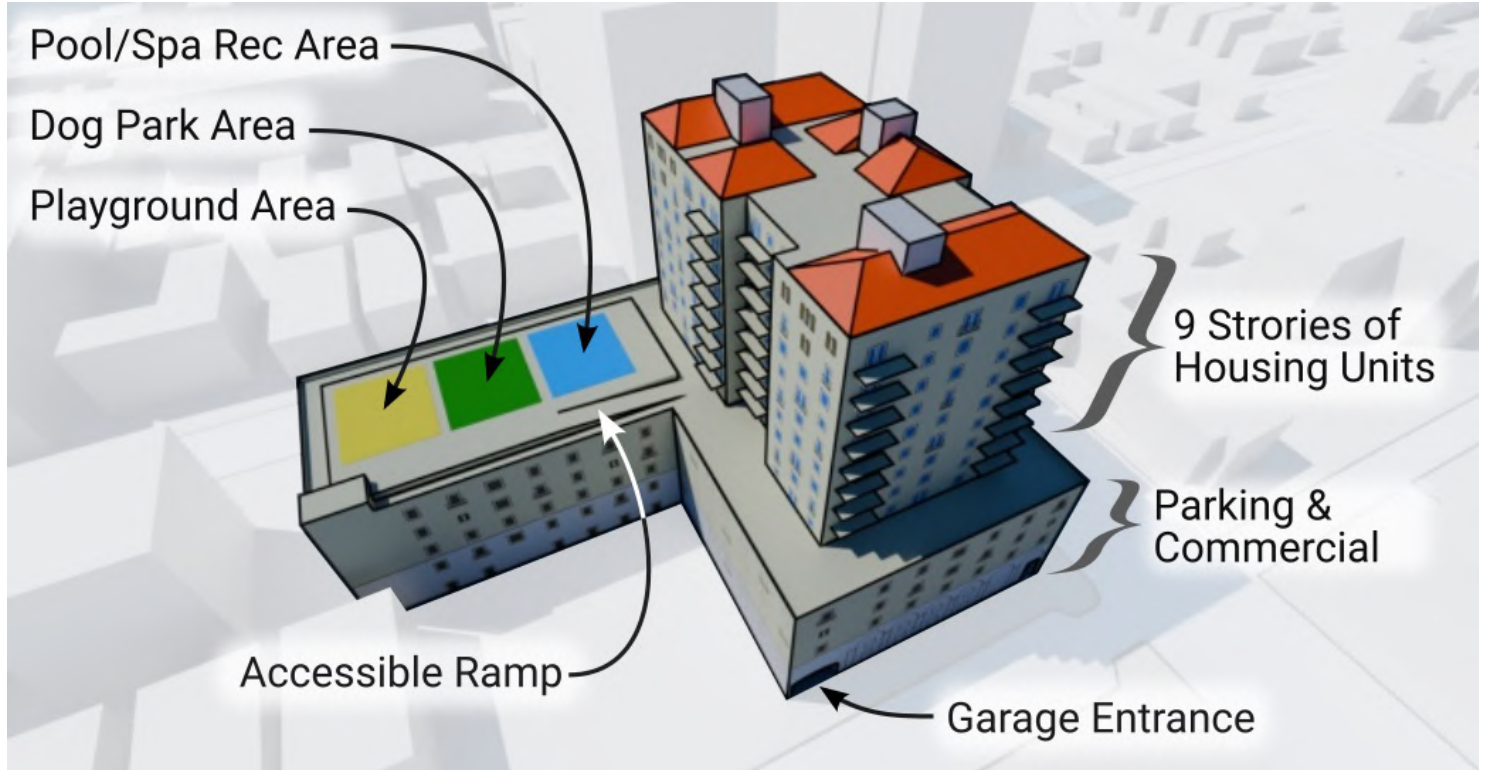
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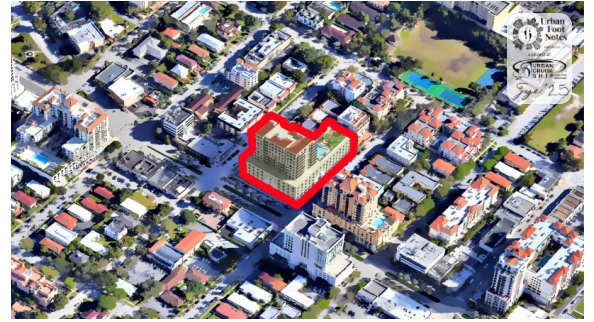
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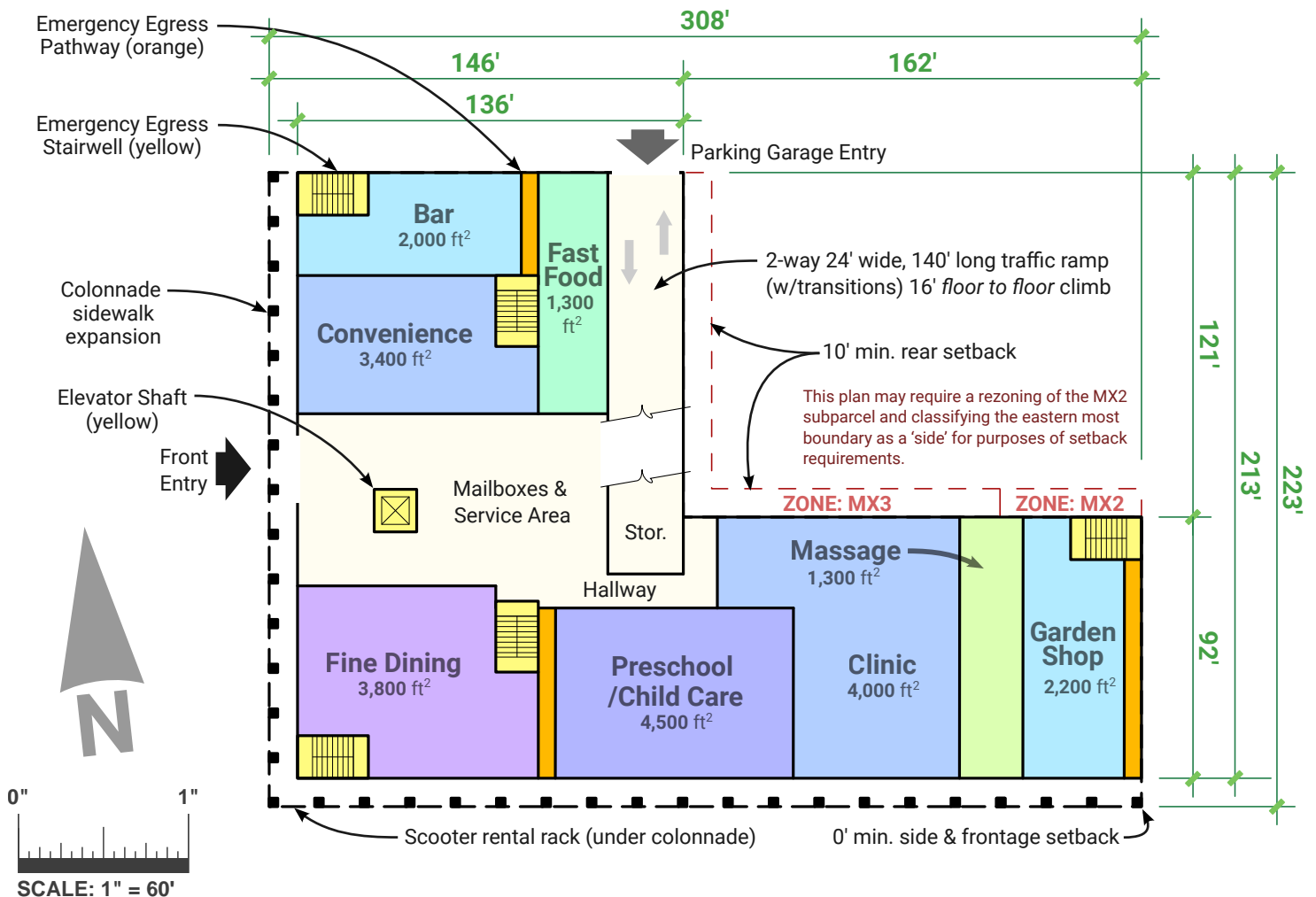
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WALKABILITY RATING

26

out of 30

GROUND FLOOR COMMERCIAL



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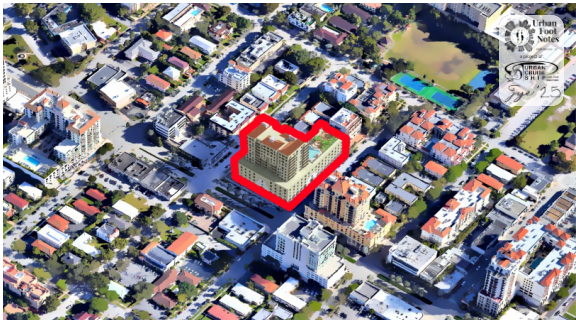
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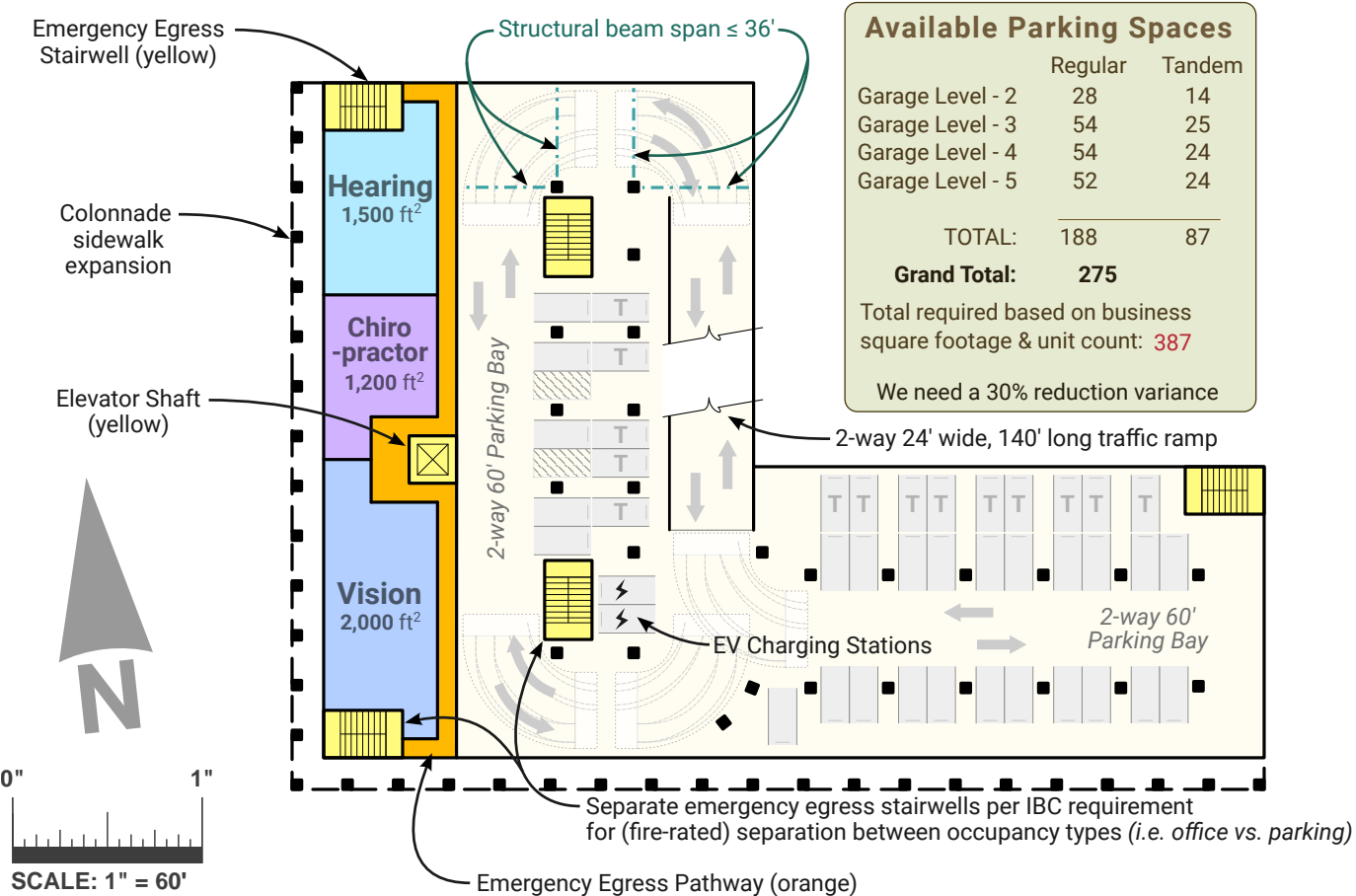
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2nd FLOOR OFFICES & PARKING



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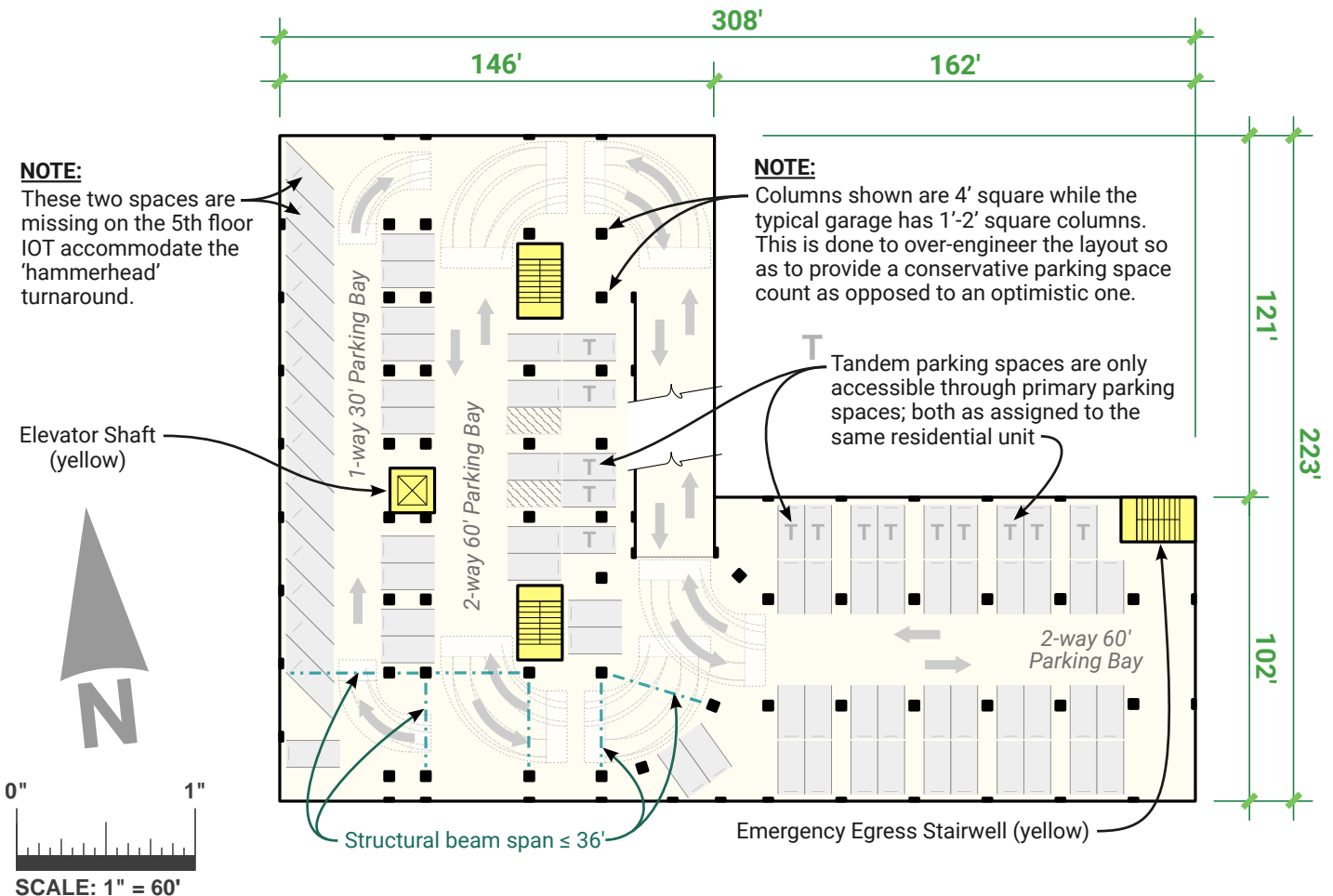
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3rd, 4th, & 5th FLOOR PARKING

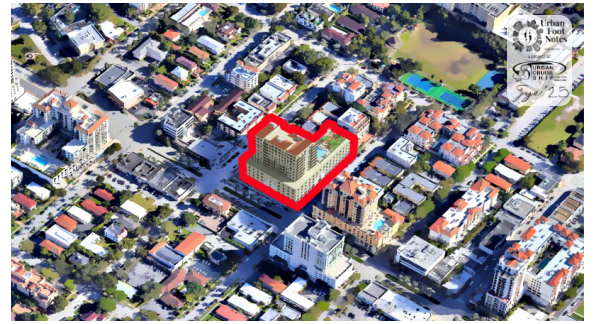




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The site plan shows a 6-story residential building with a total footprint of 96' by 173'. The building is divided into several units and common areas:

- Units:**
 - 3 BDRM, 1,250 ft² (top left)
 - 1 BDRM, 875 ft² (middle left)
 - 1 BDRM, 875 ft² (middle left)
 - 2 BDRM, 1,000 ft² (middle left)
 - 3 BDRM, 1,600 ft² (bottom left)
 - STUDIO, 600 ft² (top middle)
 - 3 BDRM, 1,125 ft² (top right)
 - 2 BDRM, 1,000 ft² (middle right)
 - 2 BDRM, 1,000 ft² (bottom middle)
- Common Areas:**
 - COMMUNITY ROOM, 1,700 ft² (bottom right)
 - STORAGE (bottom right)

The building is surrounded by a common area that will open to a tripartite rooftop recreation zone. The recreation zone is divided into three sections, each approximately 50' wide:

- Pool/Spa Rec Area (light blue)
- Dog Park Area (green)
- Playground Area (yellow)

The recreation zone is approximately 99' deep. The building has a total of 173' of depth and 96' of width. The recreation zone is located to the right of the building, with a total width of approximately 150' (3 x 50').

Annotations include:

- 6th floor residential units have private patio decks separated by wall/fences
- The common area will open to a tripartite rooftop recreation zone that will accommodate the three activities below
- Emergency egress corridor off of west side of recreation area

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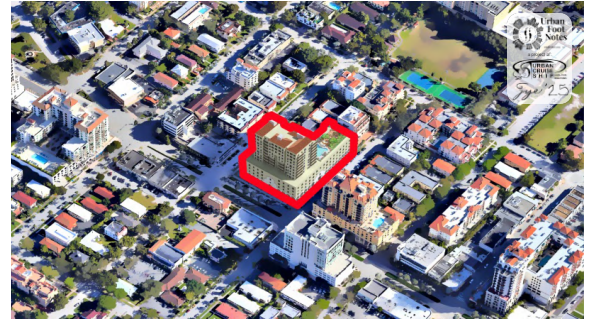
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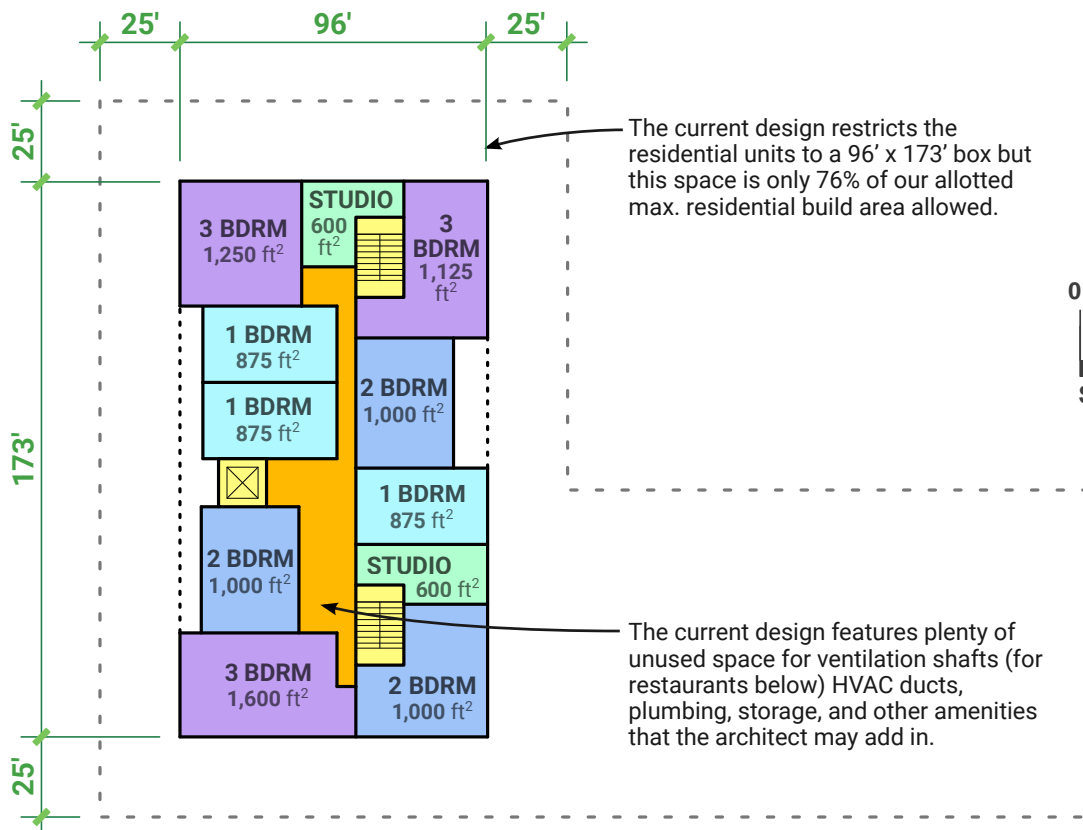
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WALKABILITY RATING

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7th-14th FLOOR RESIDENTIAL UNITS (9 FLOORS)



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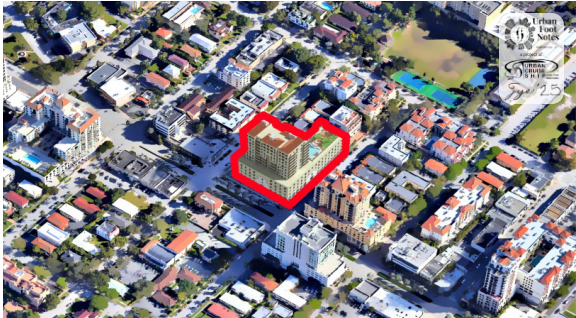
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Numbers at a Glance

Total Residential Space	89,425 ft ²
Total Business Space	28,900 ft ²
Total Parking Area	174,080 ft ²
Ground Floor Mail & Extra space	7,395 ft ²
Total Circulation & Egress	19,172 ft ²
Total Stairwell Egress	12,000 ft ²
Total Elevator Space	3,150 ft ²
Total Building Footprint	49,151 ft ²
Total Lot Area	51,392 ft ²

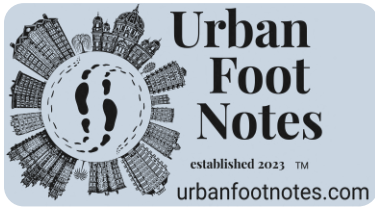


[click here for parcel data](#)

Zoning Requirements Scorecard



	Required	Translation	Available
Maximum Lot Coverage:	0, 90%		94.7
Residential Density:	0, 125.00 Du / Acre	allowed 145 units	96
Maximum Building Height:	150 ft		180
Maximum Height - Stories:	4, 15		14
Floor Area Ratio (FAR):	0, 3.00	Max Floor Area = 154,176 ft ²	Way over FAR
Maximum Built Area Allowed:	153,081 ft ²		Way past cap
Maximum Building Footprint:	45,925 ft ²		49151 ft ²
Minimum Open Space:	0, 10.00%	10% × 51,392 = 5,139 ft ²	11,731 ft ²
Maximum Residential Area Allowed:	116,260 ft ²		89,425
Maximum Residential Units Allowed:	147		96
Maximum Commercial Area Allowed:	61,232.4 ft ²		28,900
Maximum Office Area Allowed:	130,118.85 ft ²		Way under
Minimum Primary Frontage Setback:	0 ft		Yes
Minimum Secondary Frontage Setback:	0 ft		Yes
Minimum Side Setback:	0 ft		Yes
Minimum Rear Setback:	10.00 ft		Possible Variance
Lot Area - Public Records:	51,392 ft²		
Lot Area - GIS:	51,027 ft ²		
Parcel ID:	341080093690		



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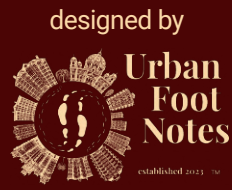
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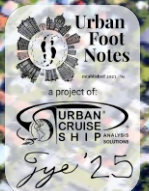
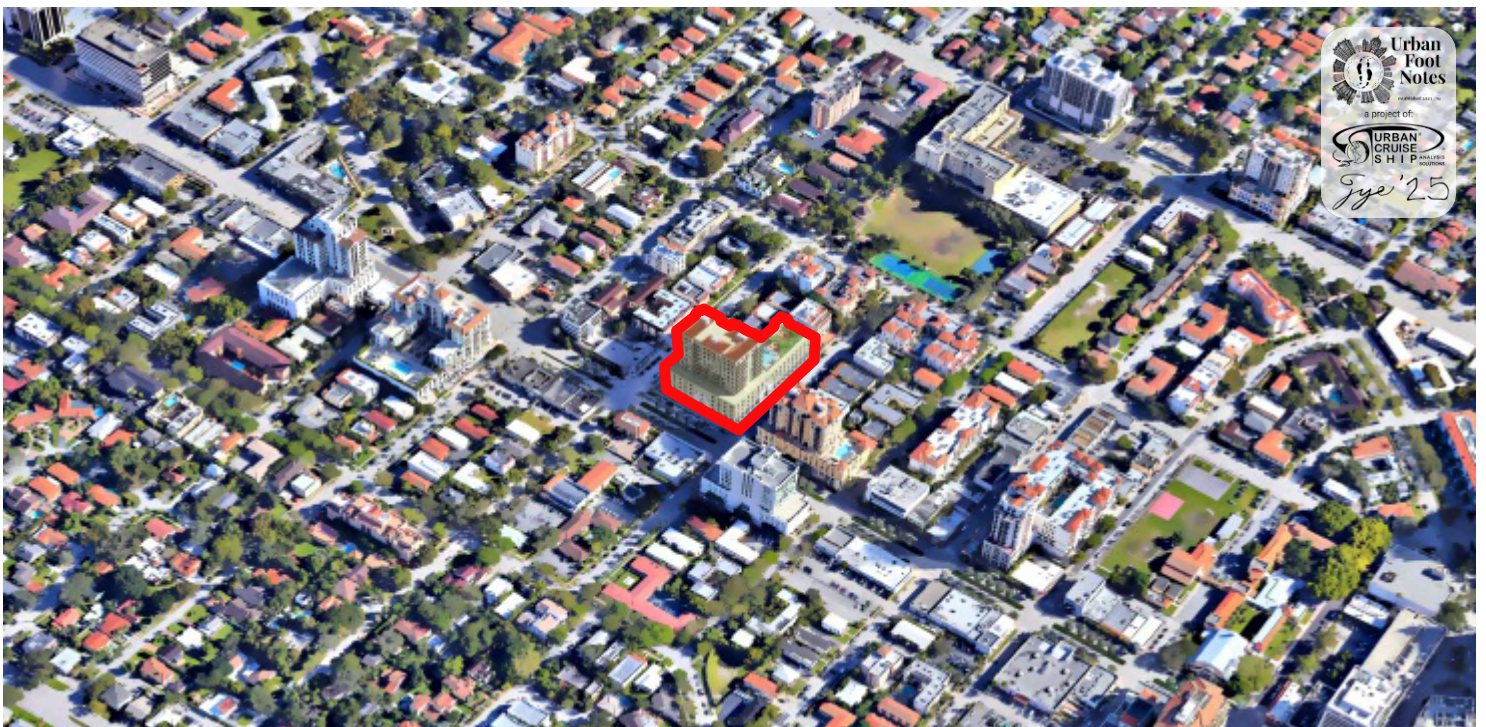
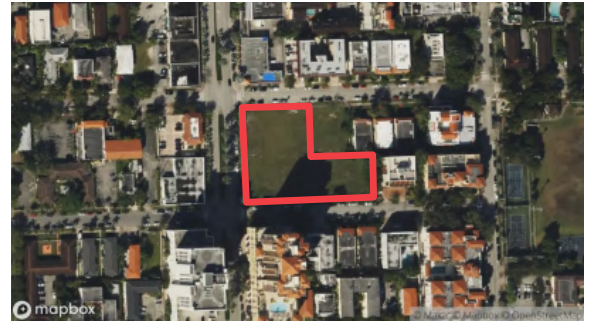


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SERVICES SELECTION REPORT 1505 Ponce de Leon, Coral Gables, FL 33134

DEVELOPMENT PROPOSAL

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Explanation of Services Included in Our Development Set

Each entry below shows the percent of U.S. residents who visit the corresponding location type in a 12 month period or more. If you are viewing the PDF version of this document, the percentages in blue boxes () are links that can be clicked on so that you will be taken to the corresponding source material. The percentages in black boxes () are

based on models built by the UFN team. These models rely on multiple data points from a variety of sources. A few percentages are still unknown but yet estimated to be high enough so as to warrant inclusion. Footnotes at the bottom of this page contain information discussing relevant variables, and how they were used in the final calculations.

FOOD & DINING

- >51% Bar
- 36% Cafe/Bakery
- 64% Convenience
- 89% Grocery
- 95% Fast Food
- 14% Fine Dining
- 72% Restaurant

RECREATION

- 8% Basketball Court
- 25% Bowling Alley
- 1 45% Dog Park
- 20% Gym
- 84% Park/Greenway
- 2 16% Playground
- 28% Swimming Pool
- 7% Tennis/Pickleball
- 10% Yoga Studio

19 DISCRETIONARY

- ?% Car Wash
- ?% Community Ctr.
- 45% Costco
- ?% Farmer's Markets
- 72% Gas Station
- 30% Gifts/Novelties

PERSONAL CARE

- 3 18% Barber Shop
- 14% Chiropractic
- 34% Clinic
- 23% Counseling
- 75% Dentist
- 3 51% Hair Salon
- 21% Hearing
- 21% Massage
- 37% Nail Salon
- 66% Pharmacy
- 15% Physical Therapy
- 14% Veterinarian
- 48% Vision

CULTURAL

- 18% Art Gallery
- 48% Library
- 10% Live Theater
- 41% Movie Cinema
- 28% Museum
- 55% Music Venue
- 4 >54% Zoo/Aquarium Botanical

TRANSPORTATION

- 13% Public Transit
- 5 15% Bicycle/Scooter
- 1% Charging Station
- 56% Guest Lodging

6,7 EDUCATION

- 20 6% Child Care
- 20 12% Preschool
- 21 6% Kindergarten
- 21 38% Grade School
- 21 20% Middle School
- 40% High School
- 5% Trade School
- 5% College/Univ.

8 RELIGIOUS

- 0.5% Buddhist
- 10% Catholic
- 0.6% Hindu
- 0.3% Islamic/ Masjid
- 15% Protestant
- 22 1.4% Synagogue
- 1.6% Mormon / LDS
- 0.16% East Orthodox
- 0.3% Kingdom Hall
- ?% Other

RETAIL

- 40% ATM
- 9 29% Bank (Teller/Branch)
- 23% Books/Art/Music
- 10 40% Clothing/Footwear
- 33% Cosmetics
- 11 12% Electronics/Cellular
- >22% Florist
- 55% Gardening
- 12 18% Home Goods
- 13 45% Home Improvement
- 14 <20% Laundromat
- ?% Office Supply
- 15 66% Pet Supply
- 16 >31% Post Office (USPS)
- 17 ?% Print & Ship
- 18 41% Sporting Goods

- 18% Hiking Trails
- 5% Hospital
- 3.4% Ice Skating Rink
- ?% Landmarks
- 49% Liquor Store
- ?% Sam's Club
- 46% Sports Stadium
- ?% Target
- 30% Tobacco/Vape
- 95% Walmart



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SERVICES SELECTION REPORT

1505 Ponce de Leon, Coral Gables, FL 33134



1. This is the percentage of households that own a dog, and thus, would probably use a dog park if one were available.
2. Based on the estimated percentage of U.S. households that have children between the ages of 2 to 5 years old.
3. If there is a single unisex haircutting establishment nearby, we double count it in the Hair Salon and Barber Shop Categories to indicate that both requirements are met. Whenever there are multiple barber shops or hair salons nearby we count them separately in their respective categories. This shows the scope of selection available at such addresses.
4. An estimated 183 million visit U.S. Zoos in the U.S. each year; given the population (183 million) this is 54%. When adding in botanical gardens this number is >54%. Botanical gardens are dedicated to the collection, cultivation, preservation, and display of a wide range of plant species for conservation, research, and/or educational purposes. It has become fashionable for public park spaces to be labeled as 'botanical' gardens because they have a few labeled bushes somewhere on the premises, but such locations are not included in the Botanical Garden category.
5. These include establishments that sell bicycles & scooters, as well as rental establishments and even rental kiosks that are outside and not connected with an indoor business address. The latter is common in dense urban areas.
6. These values consider U.S. households, and not individual residents, that have one or more children in one of the following school systems. The variables considered are census data on total children in various age groups and estimated numbers of households with children in various age brackets. The primary source for this data were provided by statistica [here](#) and the Federal Interagency Forum on Child and Family Statistics [here](#).
7. School types correspond to the U.S. school system. Exact grade levels offered in each school type will vary from state to state. Property reports outside of the U.S. will include schools that correspond to their closest U.S. Counterpart. For example, a UK secondary school receives 11 to 16 year old students, so it would be labeled as a High School which receives 14-18 year old students in the U.S. The same UK secondary school would also count as a Middle School as well because in the U.S. system, middle schools typically receive 11 to 14 year old students.
8. These values factor in the percentage of U.S. residents who identify as members of various religious cohorts, then look at research data on the participation rates in those same cohorts as compared to the overall [U.S. population](#). A major contributing source is the participation data collect by [Pew Research](#) on various religions as well as U.S. census data. The **East Orthodox** category includes [Oriental Orthodox churches](#). The **Protestant** category includes Christian denominations that would self identify as such, and excludes non-denominational or evan-gelical churches that are classified in the **Other** cate-gory. **Other** is a catch-all that includes Sikh [gurdwaras](#) and [Jain](#) temples. The **Mormon / LDS** category includes de-nominations such as the liberal [Community of Christ](#). Islamic/ Masjid includes both Sunni and Shia mainline branches but excludes hetero-dox cohorts such as the [Bahá'í](#) or [Druze](#) which would fall under the **Other** category. **Other** also includes western-ized Dharmic faiths like the [Self Realization Fellowship](#).



a project of:



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SERVICES SELECTION REPORT

1505 Ponce de Leon, Coral Gables, FL 33134

DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

designed by

Urban Foot Notes

established 2023



9. As of 2022, 78% of adults in the U.S. prefer to bank via a mobile app or website, but 29% of Americans still prefer to bank in person.
10. Almost everyone wears shoes & clothes and about 40% of U.S. residents say clothing, accessory, & shoe stores are their favorite small business destinations
11. This is based on the percentage of people who upgrade their phones at least once a year which requires a visit to a brick & mortar store for data transfer.
12. Includes items within a residence's space and built-in cabinetry, regardless of size.
13. According to [USAFacts.org](https://www.usafacts.org), 65.8% of Americans were home owners in 2022. According to [LendingTree.com](https://www.lendingtree.com), 68% of homeowners started or completed home improvement projects in the past 12 months.
14. More than 80% of U.S. households own a washer and/or dryer, thus, the percentage of households requiring an external laundromat is somewhere less than 20%. If the address being analyzed already has a washer/dryer unit inside of it, we count that property as having '1' laundromat.
15. Based on the fact that about 66% of U.S. households have a pet
16. According to Fig. 2.3 of the USPS's [Household Diary Survey](https://www.usps.com/household-diary) from 2022, 31% of U.S. households visit a post office 1-2 times in the past month.
17. The U.S. market for this category is dominated by FedEx and UPS. Both offer several locations where customers can both print documents and ship mail parcels. This is convenient for both holiday and tax seasons when people need both services, but do not utilize these services on a regular basis throughout the year. Many countries outside the U.S. have few such establishments, or none at all.
18. A rough estimate based on [how many people take part](https://www.pewresearch.org) in sports & fitness along with the industry's [percent of offline business](https://www.pewresearch.org).
19. The five closest, and/or most relevant Discretionary service types on the left are featured on p.1 of this report. Clients have the option to select their own five service types from this list, or name their own service types which they think might be of interest to their residents. Discretionary locations are not counted in the scoring totals on the lower right-hand side of p.1 of this report.

Additional Notes Specific to this Address

20. This is the *Vanguard Children's Academy* on Ponce de Leon (boulevard) which offers child care from 12 months and up and preschool for children up to 5 years of age.
21. This is the *Coral Gables Preparatory Academy* public school. It has a grades K-4 campus on Minorca Avenue and a grades 5-8 campus on Zamora Avenue. Both campuses are roughly 0.2 miles away from the property.
22. This is the Chabad center on Ponce de Leon (boulevard) that hosts weekly religious services in addition to cultural events.