



**City of Coral Gables  
CITY COMMISSION MEETING  
October 8, 2019**

**ITEM TITLE:**

**Resolution.** A Resolution of the City Commission of Coral Gables, Florida approving a six (6) month extension of time for Poncecat Miracle Mile, LLC to obtain all transfer of development rights necessitated by the approval of a mixed-use site plan, pursuant to Resolution No. 2019-86, for the proposed project referred to as “100 Miracle Mile” on the property legally described as lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia avenue, and 2414 Galiano Street), Coral Gables, Florida.

**BRIEF HISTORY:**

On March 26, 2019, pursuant to Resolution No. 2019-86, the City Commission approved a mixed-use site plan for a project referred to as “100 Miracle Mile” for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue, and 2414 Galiano Street), Coral Gables, Florida, subject to certain conditions set forth in Resolution No. 2019-86. One of the conditions in Resolution No. 2019-86 provides that Poncecat Miracle Mile, LLC (the “Applicant”) is required to obtain all Transfer of Development Rights (“TDRs”) necessitated by the approval of the site plan from a private source within six (6) months from the date of the resolution, but that the City Commission may extend such time upon a demonstration of good cause by the Applicant.

On September 18, 2019, the Applicant submitted a request (“Extension Request”), attached, to extend the six-month time period to obtain the TDRs which was set to expire on September 26, 2019.

The Extension Request explains that since approval of Resolution No. 2019-86, (1) the Applicant successfully identified two (2) sending sites that have sufficient TDRs available (111 Salamanca Avenue and 235 Majorca Avenue) and has entered into purchase and sale agreements with the property owners for the TDRs; (2) the Applicant has been working closely with the Historic Preservation Officer and the Historical Resources and Cultural Arts Department to prepare and finalize the required submittals; (3) the Applicant has engaged the Martinez Alvarez architecture firm to assist with the required submittals; and (4) the Applicant anticipates completing the TDR application packages for submittal by the end of September 2019.

The proposed resolution includes a finding by the City Commission that the Applicant has demonstrated good cause and approves a six (6) month extension of the time period to obtain the TDRs.

**ATTACHMENT(S):**

1. Draft Resolution
2. Resolution No. 2019-86
3. Applicant’s Extension request