

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION 2018-**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, APPROVING THE WAIVER OF PAYMENT OF THE PARK IMPACT FEES DUE ON THE PROJECT KNOWN AS “GABLES STATION”, LOCATED AT 215 AND 251 SOUTH DIXIE HIGHWAY, CORAL GABLES, FLORIDA, IN EXCHANGE FOR IMPROVEMENTS IN AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT OF THE PARK IMPACT FEES DUE

**WHEREAS**, on May 24, 2018, the project known as “Gables Station,” located at 215 and 251 South Dixie Highway, Coral Gables, requested in writing that the City Commission approve the wavier of the payment of the Parks Impact Fees due on the project; and

**WHEREAS**, in support of its request for the approval of a waiver, Gables Station asserted that it is making significant contributions, in an amount exceeding \$3.4 million, to the Underline project; and

**WHEREAS**, the improvements being made to the Underline Project by Gables Station include amenities such as a bicycle and pedestrian path, landscaped open space, a large number of additional trees including large shade trees, as well as other landscaping and hardscape improvements, including new parking; and

**WHEREAS**, in Resolution 2017-357, the City Commission expressed its support of the Underline Project and authorized the City Manager to enter into a Memorandum of Understanding with Miami-Dade County to assist in funding the Underline Project by utilizing Park and Mobility Impact Fees attributable to new developments within 1,000 feet of the Underline Project; and

**WHEREAS**, Gables Station has also offered to assist the City in developing a dog park near the project which is important to City residents; and

**WHEREAS**, Section 2-2184 of the City Code, authorizes the City Commission to provide incentives for development that are determined by the commission to fulfill a public purpose through the deferral or waiver of payment of impact fees.

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

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

**SECTION 2.** In accordance with Section 2-2184 of the City Code and in exchange for the significant contributions being made by Gables Station to the Underline Project, in an amount equal to or great than the Park Impact Fees due, the City Commission approves the request for waiver of payment of Park Impact Fees in the amount calculated at the time of the application for the master permit.

**SECTION 3.** The approval is contingent on Gables Station providing proof of the amount of contributions made to the Underline Project in an amount in excess of the required impact fees. Such proof shall be provided to the City’s Public Works Director for approval. In addition, given that the impact fees are being waived in exchange for the improvements made to the Underline Project, all improvements to the Underline Project shall be completed prior to the issuance of a Temporary Certificate of Occupancy for Gables Station.

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

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

(Moved: )

(Yeas:

(Majority : Vote:)

APPROVED:

RAÚLVALDÉS-FAULI  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY