

## CITY OF CORAL GABLES

### OFFICE OF THE CITY ATTORNEY

#### -MEMORANDUM-

**TO:** CITY COMMISSION

**DATE:** November 5, 2008

**FROM:** \_\_\_\_\_

Elizabeth M. Hernandez  
City Attorney

**SUBJECT:** Interlocal Agreement  
Coral Gables and Miami  
Publix Supermarket, Inc.

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Lourdes Alfonsin Ruiz  
Assistant City Attorney

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Attached hereto please find an amended Interlocal Agreement and an amended proposed Resolution authorizing the City Manager to execute said Interlocal Agreement with the City of Miami concerning the property owned by Publix Supermarket, Inc. The property is located within the municipal boundaries of both the City of Coral Gables and the City of Miami. Specifically, the property is located at 114 Ponce de Leon Boulevard in Coral Gables, Florida and 3690 West Flagler Street in Miami, Florida.

This item came before the City Commission on December 11, 2007, when it was owned by Ponce Medical Plaza, LLC, who wished to develop the combined properties as one integrated development and building structure. Since that time, the property has changed ownership and the new owner wishes to develop a Publix Supermarket which will consist of a total Building Foot Print Lot Coverage of 67,156 square feet which will be allocated as follows:

49,240 square feet in Coral Gables  
17,916 square feet in Miami

The changes in lot allocation have required modifications to the terms of the Interlocal Agreement which are as follows:

The Coral Gables property would contain a total of 73% of the total FAR of the combined properties while the Miami property would contain 27%, which is an increase in Coral Gables of 21%. Therefore, the sum of the ad valorem tax revenue collected by Coral Gables shall be a total of 73%.

Finally, the City of Coral Gables Police and Fire Departments shall now provide primary and first response services to the combined properties, but shall alert Miami of any fire or law enforcement emergency or situations affecting the Miami property.

Attachments.