



**City of Coral Gables
CITY COMMISSION MEETING**

ITEM TITLES:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, EXPRESSING SUPPORT FOR THE CREATION OF THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT BY THE MIAMI-DADE COUNTY COMMISSION FOR THE AREA DESCRIBED IN EXHIBIT "A" AND PROVIDING FOR AN EFFECTIVE DATE.


BACKGROUND:

On July 11, 2006, per Resolution No. 2006-144, the Coral Gables City Commission authorized the City Manager to commence negotiations with the Palace Group for a senior housing facility at 45 and 50 Andalusia Avenue following a competitive selection process. A Memorandum of Understanding between the City of Coral Gables and the Palace Group was approved on January 23, 2007 per Resolution No. 2007-15 and an update of the lease negotiations was presented on July 17, 2007. This update included a detailed summary of a potential Community Development District Bond Financing Program which was later incorporated as an exhibit of the Final Lease Agreement approved on November 13, 2007. (See Attachment 1). As noted in the document, the purpose of establishing the Community Development District is to fund, through special assessment, the construction of the Public Parking component of the project. The Resolution currently before the City Commission is an important preliminary step as the Palace Group moves to petition Miami-Dade County to consider an Ordinance to establish the Palace at Coral Gables Community District, pursuant to Chapter 190, Florida Statutes, Article VIII, Section 6(1) of the Florida Constitution, and the Miami-Dade County Home Rule Charter, for the area described as Exhibit A, also referred to as the future site of the Palace at Coral Gables.

LEGISLATIVE ACTION:

Date	Resolution/Ordinance No.	Comments
February 28, 2006	Resolution No. 2006-38	Authorization to issue Senior Housing RFP
July 11, 2006	Resolution No. 2006-144	Authorization to negotiate with Palace Group
July 17, 2007	n/a	Update of negotiations including proposed CDD
November 13, 2007	Resolution 2007-36	Authorization to execute long term lease agreement between City and Palace Group.

APPROVED BY:

Development Director	City Manager	City Attorney
 Cathy Swanson-Rivenbark	David L. Brown	Elizabeth M. Hernandez

ATTACHMENTS: Resolution
Exhibit A: Boundary Description
Attachment 1- CDD Summary