

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2019-300**

A RESOLUTION OF THE CITY COMMISSION 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, 33134.

**WHEREAS**, on March 26, 2019, pursuant to Resolution No. 2019-86, attached as Exhibit A, 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 33134, subject to certain conditions set forth in Resolution No. 2019-86; and

**WHEREAS**, 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; and

**WHEREAS**, on September 18, 2019, the Applicant submitted a request ("Extension Request"), attached as Exhibit B, to extend the six-month time period to obtain the TDRs which was set to expire on September 26, 2019; and

**WHEREAS**, 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, Florida 33134) 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; and

**WHEREAS**, the City Commission finds that the Applicant has demonstrated good cause sufficient to warrant a six (6) month extension of the time period to obtain the TDRs;

**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.** That the City Commission approves a six-month extension of time, from September 26, 2019, the deadline set forth in Resolution No. 2019-86 for Poncecat Miracle Mile, LLC to obtain the TDRs necessitated by the approval of the mixed-use site plan.

**SECTION 3.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS EIGHTH DAY OF OCTOBER, A.D., 2019.

(Moved: Lago / Seconded: Mena)

(Yeas: Lago, Mena, Keon, Valdes-Fauli)

(Absent: Fors, Jr.)

(Majority: 4-0)

(Agenda Item: F-13)

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:



BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS  
CITY ATTORNEY