



**City of Coral Gables
CITY COMMISSION MEETING
May 5, 2026**

ITEM TITLE:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA AMENDING RESOLUTION NO. 2022-170 AS AMENDED, WHICH APPROVED A MIXED USE SITE PLAN FOR THE PROPERTY KNOWN AS “REGENCY PARC” AND LEGALLY DESCRIBED AS LOTS 1-12 AND LOTS 35-46, INCLUDING THE PUBLIC ALLEYWAY LYING IN BETWEEN, BLOCK 10 AND LOTS 1-4, BLOCK 15, CORAL GABLES CRAFTS SECTION (290, 272, 250, 244 VALENCIA AVENUE, 247, 297 ALMERIA AVENUE, AND 2701 SALZEDO STREET), CORAL GABLES, FLORIDA, TO ALLOW FOR THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY PRIOR TO COMPLETION AND CONVEYANCE OF THE PUBLIC PARK TO THE CITY, SUBJECT TO THE TERMS AND CONDITIONS OF A PERFORMANCE BOND OR LETTER OF CREDIT AGREEMENT, AS APPROVED BY THE CITY MANAGER AND CITY ATTORNEY

BRIEF HISTORY:

Resolution No. 2022-170 approved the mixed use site plan for the property known as “Regency Parc” and included the construction and conveyance of a public park. Regency Parc has submitted a request to amend that Resolution to allow for issuance of the first Temporary Certificate of Occupancy (TCO) prior to the completion and conveyance of a public park the City. This resolution approves an amendment to Resolution No. 2022-170 to allow for the issuance of the TCO prior to completion and conveyance of the public park provided that Regency Parc provides a surety bond or letter of credit in the amount of \$622,000 to guarantee completion of the park. The public park shall be completed within one year of issuance of the Temporary Certificate of Occupancy.

ATTACHMENT(S):

1. Draft Resolution