



City of Coral Gables
CITY COMMISSION MEETING
April 21, 2020

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables, Florida approving a second six (6) month extension of time for Ponccat 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.

BRIEF HISTORY:

On March 26, 2019, pursuant to Resolution No. 2019-86, 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, subject to certain conditions set forth in Resolution No. 2019-86. One of the conditions in Resolution No. 2019-86 provides that Ponccat 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.

On October 8, 2019, pursuant to Resolution No. 2019-300, the City Commission found that the Applicant demonstrated good cause and approved a six-month extension of time to obtain the TDRs which was set to expire on September 26, 2019 (“First Extension Request”).

Applicant has submitted a second request for an additional six-month extension of time (the “Second Extension Request”), explaining that since approval of the First Extension Request: (1) the Historic Preservation Board approved the Certificates of Transfer for the transfer of TDRs from the identified sending sites to the 100 Miracle Mile project; (2) the Applicant submitted a complete application package for the review and approval of the TDRs before the Planning and Zoning Board and the City Commission; and (3) the public hearing that was tentatively scheduled for the April 2020 Planning and Zoning Board was canceled due to the communicable nature of the Coronavirus Disease-2019 (“COVID-19”), which has led to declarations of state of emergency by the State, Miami-Dade County, and the City.

The proposed resolution includes a finding by the City Commission that the Applicant has demonstrated good cause and approves a six (6) month extension of the time period to obtain the TDRs.

ATTACHMENT(S):

1. Draft Resolution
2. Resolution No. 2019-86
3. Resolution No. 2019-300
4. Applicant’s Extension request