

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2026-\_\_\_\_\_**

A RESOLUTION OF THE CITY COMMISSION AMENDING RESOLUTION NO. 2024-107, AS AMENDED BY RESOLUTION NO. 2025-463, WHICH APPROVED THE MIXED-USE SITE PLAN AND ENCROACHMENT PLAN FOR THE PROJECT REFERRED TO AS “PONCE PARK RESIDENCES” ON A PROPERTY LEGALLY DESCRIBED AS LOTS 8 THROUGH 21, LESS THE WEST ½ OF LOT 8, BLOCK 29, CRAFTS SECTION, TOGETHER WITH THAT PORTION OF THE 20-FOOT PLATTED ALLEY LYING EAST OF LOTS 11 AND 19, OF SAID BLOCK 29; (3000 PONCE DE LEON BLVD, 216 & 224 CATALONIA AVE, 203 UNIVERSITY DR, AND 225 MALAGA AVE), CORAL GABLES, FLORIDA, BY SPECIFICALLY AMENDING CONDITION NO. 3 TO REFLECT AN INCREASE IN THE ESTIMATED COSTS OF THE PONCE CIRCLE PARK PROJECT, AN INCREASE IN THE AMOUNT OF THE CITY CONTRIBUTION TOWARD SUCH COSTS, AND AN INCREASE IN THE PROFFERED APPLICANT CONTRIBUTION, WHICH IS SUBJECT TO CERTAIN CONDITIONS, TOWARD SUCH COSTS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City and Applicant have substantially advanced the plans for the improvements to Fred B. Hartnett Ponce Circle Park (the “Park Improvements”) contemplated in condition no. 3 of the Resolution No. 2024-107, adopted on May 21, 2024 (the “Site Plan Resolution”); and

**WHEREAS**, the estimated cost of the Park Improvements has increased since the adoption of the Site Plan Resolution; and

**WHEREAS**, the Applicant wishes to proffer and the City wishes to accept additional funding from the Applicant to help meet the increased costs of the Park Improvements and match the City’s own increased contribution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**Section 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**Section 2.** Condition No. 3 of the Site Plan Resolution is hereby amended and restated as follows:

3. **Ponce Circle Park.** The Ponce Circle Park project costs of two phases: 1) a series of designed and permitted roadway improvements surrounding the Ponce Circle Park; and 2) the off-street improvements to the park itself. The

estimated costs of the roadway and park improvements total approximately \$11.2 million, of which the roadway improvements total an estimated \$\_\_ million and the park improvements total an estimated \$\_\_ million. The City has approved funding of \$8.2 million for the Ponce Circle Park project (the “City Contribution”). The Applicant has proffered to contribute \$3 million toward the funding of the Ponce Circle Park, subject to the terms and conditions of an amendment to the Development Management Agreement to be approved by the City Commission.

- a. **Roadway Improvements:** The Applicant shall construct the permitted roadway improvements as permitted by the City. The Applicant shall also work with the City Manager to coordinate the execution of the improvements to, the maximum extent feasible, minimize traffic disruption on Ponce de Leon Boulevard.
- b. **Park Improvements:** The park improvements design shall be developed in coordination with the City. The Applicant shall then construct and complete the park improvements consistent with the approved design.

**Section 3.** Except as modified by this resolution, the Site Plan Resolution and all covenants, agreements, terms, provisions and conditions thereof shall remain in full force and effect and are hereby ratified and affirmed.

**Section 4.** This resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF JULY, A.D. 2026.

(Moved: \_\_\_\_\_ / Seconded: \_\_\_\_\_)

(Yeas: \_\_\_\_\_ / Nos: \_\_\_\_\_)

(\_\_\_\_\_ Vote)

(Agenda Item: \_\_\_\_\_)

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

CRISTINA M. SUAREZ  
CITY ATTORNEY