



City of Coral Gables  
CITY COMMISSION MEETING  
March 23, 2021

**ITEM TITLE:**

**RESOLUTION.** A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AUTHORIZING AN AMENDMENT TO THE DECLARATION OF RESTRICTIONS ENTERED INTO FOR THE GABLES STATION PROJECT LOCATED AT 211-237 SOUTH DIXIE HIGHWAY; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**BRIEF HISTORY:**

In Ordinance No. 2016-43 (as amended), the City Commission approved a Planned Area Development (PAD), including required conditions of approval, for the “Gables Station” project. At that time, a certain Declaration of Restrictions dated December 29, 2017 recorded in Book 30815, Page 1893, of the Public Records of Miami-Dade County, Florida, was proffered in order to comply with the conditions included the ordinance. Since that time, unforeseeable delays due to subsurface conditions, namely the discovery of environmental contamination in the Underline area adjacent to the Gables Station project, have prevented compliance with certain of the required conditions of approval. In addition, other unforeseen delays and complications require that certain other conditions of approval be modified.

This resolution authorizes an amendment to the Declaration of Restrictions, regarding the following conditions of approval:

- Responsibilities relating to the buildout of The Underline and related conditions.
- Payment and amount of impact fees.
- Sign plan.
- Approval of ground floor design.
- Provision of parking spaces in project garage for City’s use.
- Conditions relating to improvements to MacFarlane Linear Park.
- Compliance requirements for LEED certification and Ponce de Leon Crosswalk.
- Compliance requirements for Art in Public Places requirements.

**Related Ordinance:**

An Ordinance of the City Commission of Coral Gables amending Ordinance No. 2016-43 (Amended), providing for Amended conditions of approval for the “Gables Station” project; providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Related Resolutions:**

1. A Resolution of the City Commission of the City of Coral Gables, Florida, amending Resolution No. 2018-171, which approved the waiver of payment of the park impact fees due on the project known as “Gables Station,” located at 211-237 South Dixie Highway, Coral Gables, Florida, providing for a repealer provision, severability clause, and providing for an effective date.
2. A Resolution of the City Commission amending Resolution No. 2016-172 (Amended), which approved a mixed-use site plan for the project known as “Gables Station,” providing for amended conditions of approval; providing for a repealer provision, severability clause, and providing for an effective date.

**1. Draft Resolution**