

CITY OF CORAL GABLES

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ADMINISTRATIVE APPROVAL OF CERTAIN MODIFICATIONS OF THE MEDITERRANEAN VILLAGE (N/K/A THE PLAZA CORAL GABLES) PLANNED AREA DEVELOPMENT FOR THE PROPERTY LOCATED AT 2801, 2901, and 3001 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134.

WHEREAS, Agave Ponce, LLC (“Owner”) holds the fee simple title to the land at 2801, 2901, and 3001 Ponce de Leon Boulevard in the City of Coral Gables, Florida (hereinafter the “Property”), which is legally described on the attached **Exhibit “A”**; and

WHEREAS, the City Commission on June 10, 2015, approved a Planned Area Development (“PAD”) on the Property known as Mediterranean Village (the “Project”) pursuant to Ordinance No. 2015-13, attached as **Exhibit “B”**; and

WHEREAS, the Project, now known as “The Plaza Coral Gables,” has been further elaborated and certain modifications to the Project’s plans have been proposed in order to better ensure the preservation of historic structures and neighboring properties, and to provide for additional and larger open space areas, and to better ensure the Project’s economic viability; and

WHEREAS, pursuant to Zoning Code Section 3-2010, the City Manager has reviewed Owner’s Development Agreement dated August 14, 2015, recorded at Book 30093, Page 1483 in the Public Records of Miami-Dade County (the “Development Agreement”), and has determined that the Development Agreement needs to be modified in order to correct the Project’s non-compliance with the Development Agreement constructions schedule and to provide for a mix of uses and Developer’s contributions which will allow for an economically viable project; and

WHEREAS, in an effort to demonstrate good-faith compliance with the terms of the Development Agreement and after meeting with City Staff, Owner acknowledges and City staff agrees that certain modifications to the previously approved PAD and site plan as set forth on **Exhibit “C”**, have become necessary to further the purposes mentioned above and to meet the City’s high standards and to redevelop this vacant and underutilized Property which has been in a deteriorated condition for over ten years (the “Modifications”);

WHEREAS, the Modifications which include, but are not limited to, reduction in maximum building height, reduction in Floor Area and a change to the mix of uses within the Project are all minor amendments and within the scope of changes contemplated and permitted to be approved administratively pursuant to Section 3-507(A) of the City’s Zoning Code; and

WHEREAS, on March 14, 2017, the City Commission reviewed and expressed its support for the proposed Modifications and acknowledged that the Modifications are sufficiently limited in scope, are minor in nature and can be approved administratively; and

WHEREAS, the City finds that the administrative approvals of the Modifications are consistent and compatible with the City's Comprehensive Plan and Zoning Code;

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

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and are hereby made a specific part of this Resolution upon adoption herein.

SECTION 2. The City hereby supports the Modifications to the PAD and conceptual site plan.

SECTION 3. Pursuant to Zoning Code Section 3-507(A) and the Mediterranean Village PAD regulations as set forth in Appendix C of the Zoning Code, the Modifications to amend the Owner's PAD plan are minor amendments, as they do not substantially alter the concept of the PAD.

SECTION 4. The Modifications shall be further reviewed and approved administratively by the Planning and Zoning Division. Prior to approval, the Planning and Zoning Division may request further analyses and studies as part of its administrative review, which may result in further refinements to the site plan.

SECTION 5. The administrative approval of the Modifications is consistent with the City's Comprehensive Plan and compliant with the Zoning Code.

SECTION 6. That this Resolution shall become effective upon the dated of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF MARCH, A.D., 2017

APPROVED:

JIM CASON
MAYOR

ATTEST:

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY:

WALTER J. FOEMAN
CITY CLERK

CRAIG E. LEEN
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

APPROVED PAD ORDINANCE

EXHIBIT "C"

MODIFICATIONS

- FAR: Total overall Project FAR decreases from 4.0 to 3.8
- Maximum Height: Maximum Habitable Height of the Project decreases from 218'6" to 190'-6"
- Elimination of Basement Parking Levels
- New Program: The maximum floor areas and uses for each particular permitted use is adjusted to be as follows:

Use	Original Program	Modified Program
Retail	265,000 square feet	137,000 square feet
Townhouse	15 units	15 units
Multi-Family Residential	214 units	136 units
Hotel	184 rooms	220 rooms
Office	317,000 square feet	474,000 square feet
Restaurant	29,000 square feet	40,000 square feet