

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 2, “ZONING DISTRICTS” SECTION 2-408, “UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY,” FOR A PROPOSED MIXED-USE PROJECT REFERRED TO AS “THE MARK” ON THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF TRACT A, TOGETHER WITH LOTS 27 THROUGH 31, AND TOGETHER WITH THAT PORTION OF THE 45-FOOT PLATTED ALLEY, BLOCK 156, RIVIERA SECTION PART 8 (1250 S DIXIE HIGHWAY), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE (LEGAL DESCRIPTION ON FILE).

WHEREAS, an Application was submitted requesting Conditional Use Review for Mixed-Use Site Plan pursuant to Zoning Code Section 14-203 for a proposed mixed-use project referred to as “The Mark” on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that Portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; and

WHEREAS, the City initiated and adopted the University Station Rapid Transit District Overlay on January 27, 2026, which includes the subject property; and

WHEREAS, as part of the overlay adoption, the land use designation for the property was amended from Commercial Low-Rise Intensity to Commercial High-Rise Intensity, and the zoning district was amended from Mixed-Use 1 (MX-1) to Mixed-Use 3 (MX-3). Additionally, proposed buildings within the District are subject to administrative review by City staff, followed by City Commission review; and

WHEREAS, the City Architect reviewed and approved the design review administratively on behalf of the Board of Architects prior to the City Commission’s consideration of the site plan pursuant to Section 2-408 “University Station Rapid Transit District Overlay;” and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand (1,000) feet, from the subject property, a public hearing was held before the City Commission of the City of Coral Gables on April 14, 2026, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on April 14, 2026, approved the requested conditional use with site plan (vote: _- _); and,

WHEREAS, a public hearing has been completed as indicated herein by the Coral Gables

City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

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. The proposed conditional use with site plan review for the mixed-use project referred to as “The Mark” on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that Portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida shall be and is hereby approved subject to all of the following conditions:

- 1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:**
 - a. The Applicant’s submittal package prepared by Behar Font dated 04/06/2026 to include:
 - i. Maximum building heights shall not exceed 105’
 - ii. 3.46 FAR (477,026 sq. ft.), not to exceed 3.5 FAR
 - iii. 393 dwelling units, not to exceed 125 units per acre
 - iv. 16,462 square feet of commercial space
 - v. 43,619 sq. ft. of open space
 - b. All representations proffered by the Applicant’s representatives as a part of the review of the Application at public hearings.

- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

- 3. Prior to applying for the first Building Permit,** Applicant shall secure City Commission approval to abandon and vacate the existing 45-foot platted alley, Block 156, Riviera Section Part 8 pursuant to Section 14-211 of the Official Zoning Code.

- 4. Prior to issuance of the first Building Permit,** Applicant shall:
 - a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **Off-site and Public Realm Improvements.**
 - i. **Miami-Dade County approval.** All traffic flow modifications, including the pedestrian crosswalk at Mariposa Ct and Madruga Ave, bike boulevard markings

along Mariposa Ave, and other applicable street design changes, shall require a “Dry-Run” approval or written conceptual approval of Miami-Dade County and the City prior to the issuance of the master building permit for vertical construction. All Miami-Dade County submittals shall be simultaneously provided to the Public Works Department. In the case that the traffic modifications are not approved by Miami-Dade County, the Applicant shall provide similar street improvements of equal cost, as determined by the Public Works Director.

- ii. .
- iii. **Traffic Impact Study.** The Applicant shall submit request with Miami-Dade County Traffic and Signal Division (TSS) for signal retiming at the Mariposa Court and US1 intersection, to be completed prior to final Certificate of Occupancy. The Applicant shall also update the Loading Operations Plan prior to the issuance of the first building permit for vertical construction.
- c. **Art in Public Places.** The Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, the Applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9.
- d. **On-street parking.** Payment shall be provided by the Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
- e. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.
- f. **Encroachment Agreement and Covenant.** All encroachments illustrated in the Applicant’s submittal package, including special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting, and any other encroachments into, onto, under and over the right of way as shown in the site plan are approved by the City Commission in in the Site Plan approval and a Hold Harmless agreement must be executed approving the encroachments. Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- g. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- h. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
- i. **Construction Staging.** A construction staging plan shall be submitted and approved by the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and vehicle circulation

along all streets with all sidewalks on US1 and Mariposa Ct to remain open throughout construction.

- j. Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all new and existing utilities on and off-site along Madruga Avenue and Mariposa Ct adjacent to the property, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning, utility providers, and any private property owner required to provide easements. Relocation or undergrounding of utility pole at southwest corner of Madruga Ave and Mariposa Ct may be required for proposed sidewalk.
- k. Enhanced Landscape Requirements.** Applicant shall provide an ISA certified arborist's report for explaining the conditions of all trees onsite and in the right-of-way, with the tree disposition and protection plan for Staff review and approval. All underground utilities must be shown on the tree planting plans to ensure there are no tree planting conflicts. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, three-and-a-half (3.5) inch caliper, and regularly spaced at 25 to 35 feet on-center. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by Public Works Greenspace Management Division. Silva cells will be required below pavements in the drip line of large tree species at 32" minimum in depth within the public right-of-way and subject property. Structural soil may be used adjacent to medium and small trees in lieu of silva cells.
- l. Building Illumination.** External illumination and lighting of buildings shall be limited to the ground floor and rooftop, consistent with Article 12 of the Official Zoning Code.

5. Prior to issuance of the first Temporary Certificate of Occupancy or Temporary Certificate of Completion, Applicant shall:

- a. Green Building Requirements.** The building shall meet the standards of Leadership in Energy and Environmental Design (LEED) Silver certification under the latest applicable version of the LEED Green Building Rating System of the US Green Building Council (USGBC), Silver certification by the Florida Green Building Coalition (FGBC), or National Green Building Standards (NGBS) Silver certification with Energy Star Certification; however, final certification requirements will be determined by the City Manager.
- b. Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required to be completed, at the Applicant's expense.
- c. Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. Bicycle/Pedestrian Plan.** The bicycle and pedestrian multi-use path on Mariposa Ct, between Madruga Ave and Mariposa Ave shall comply with the City's Bicycle Pedestrian Master Plan to be designed as a sidewalk-level multi-use path and be reviewed and approved by the Public Works Director. Sidewalks along Madruga Ave behind Gables One Tower shall provide a separated connection for pedestrians between the subject property and the Paseo de la Riviera project, be approved by Public Works. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway to create a pedestrian-friendly environment. As voluntarily proffered by the Applicant, bike boulevard or "sharrow" pavement markings shall be installed along

Mariposa Ave/Hardee Rd/Caballero Blvd/Maynada per the Pedestrian & Bicycle Master Plan and the Comprehensive Plan’s Bicycle Facilities map

- e. **Right-of-way and public realm improvements.** Install all right-of-way improvements, including the pedestrian crosswalk at Mariposa Ct and Madruga Ave, speed cushion on Hardee at Madruga Ave, and street design with landscape improvements on Madruga Ave, Mariposa Ct, and US1, subject to review and approval by Public Works Department and the Planning and Zoning Division. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any improvements that require easements from private property owners or are in unreasonable conflict with underground utilities shall not be required. The construction of all Improvements shall be exclusively performed by the Applicant prior to temporary Certificate of Occupancy.

6. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Vehicle Delivery.** All vehicle delivery shall be limited to within the building, or the designated area along Mariposa Court. The Applicant shall coordinate with the Parking Department to provide “No Parking,” “No Vehicle Delivery/Drop-off,” and other similar signage or pavement markings on Madruga Avenue and Mariposa Court as reviewed and approved by the Parking Director. Idling or stopped vehicles are prohibited within travel lanes.
- b. **Loading Operations.** The Applicant shall adhere to the updated and approved Loading Operations Plan.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 14-203.10, “Changes to an approved conditional use.”

SECTION 4. That this development shall comply with all other permitting requirements of the City of Coral Gables.

SECTION 5. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

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

PASSED AND ADOPTED THIS FOURTEENTH DAY OF APRIL, A.D., 2026.

(Moved:)

(Yeas:)

(Unanimous: _ - _ Vote)

(Agenda Item:)

APPROVED:

VINCE C. LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY