

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2020-87**

A RESOLUTION OF THE CITY COMMISSION APPROVING A SECOND SIX (6) MONTH EXTENSION OF TIME FOR PONCECAT 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.

**WHEREAS**, on March 26, 2019, pursuant to Resolution No. 2019-86, attached as Exhibit A, 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; and

**WHEREAS**, one of the conditions in Resolution No. 2019-86 provides that Poncecat 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; and

**WHEREAS**, on October 8, 2019, pursuant to Resolution No. 2019-300, attached as Exhibit B, the City Commission found that the Applicant demonstrated good cause and approved a six (6) month extension of the time to obtain the TDRs which was set to expire on September 26, 2019 (“First Extension Request”); and

**WHEREAS**, 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; and

**WHEREAS**, due the world-wide pandemic in connection with COVID-19, the Mayor declared a State of Emergency and the City suspended all quasi-judicial board meetings, including the April Planning and Zoning Board meeting; and

**WHEREAS**, on April 8, 2019, the Applicant submitted an additional request for an extension of time due to delays associated with the ongoing COVID-19 pandemic (“Second Extension Request”); and

**WHEREAS**, the City Commission finds that the Applicant has demonstrated good cause sufficient to warrant an additional six (6) month extension of the time period to obtain the TDRs;

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

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

**SECTION 2.** That the City Commission approves a six-month extension of time, from April 8, 2020, the deadline set forth in Resolution No. 2019-300 for Poncecat Miracle Mile, LLC to obtain the TDRs necessitated by the approval of the mixed-use site plan.

**SECTION 3.** This Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIRST DAY OF APRIL, A.D., 2020.  
(Moved: Lago / Seconded: Keon)  
(Yeas: Mena, Fors, Jr., Keon, Lago, Valdes-Fauli)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-6)

APPROVED:



RAUL VALDES-FAULI  
MAYOR

ATTEST:



BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS  
CITY ATTORNEY