

THE CITY OF CORAL GABLES

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRS) PURSUANT TO ZONING CODE SECTION 14-204.6, “REVIEW AND APPROVAL OF USE OF TDRS ON RECEIVER SITES,” FOR THE RECEIPT AND USE OF TDRS FOR THE MIXED USE 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, AND 2414 GALIANO), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting receipt of Transfer of Development Rights (TDRs), for receipt and use for the mixed use 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, and 2414 Galiano), Coral Gables, Florida; and,

WHEREAS, the Application has been submitted as a result of the approval of the mixed use site plan as adopted under Resolution 2019-86 for the proposed “100 Miracle Mile” mixed use project; and,

WHEREAS, pursuant to Zoning Code Article 14, “Process”, Section 14-204.6, “Review and approval of use of TDRs on receiver sites” the receipt and use of TDRs shall comply with the public hearing review requirements established in Zoning Code Section 14-203, “Conditional Uses”; and,

WHEREAS, the Applicant is utilizing unused development rights from two (2) historically designated properties located within the North Ponce Conservation District for this project, and, on March 4, 2020, the Historic Preservation Board reviewed and approved maintenance plans for the preservation of each of the historic sending sites as required by the Zoning Code for the transfer of TDRs to a receiver site; and,

WHEREAS, the receiving site is within five hundred (500) feet of a local historic landmark and Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property, and on March 4, 2020 the Historic Preservation Board (HPB) reviewed and approved the proposed receiving site plan; and,

WHEREAS, after notice of a public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 12, 2020, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the November 12, 2021 Planning and Zoning Board meeting, the Board recommended approval (vote: 5-0) of the receipt of Transfer of Development Rights (TDRs) for the receipt and use for the mixed use project referred to as “Miracle Mile”, on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia, and 2414 Galiano), Coral Gables, Florida; and,

WHEREAS, after notice of a public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the City Commission, at which hearing all interested persons were afforded the opportunity to be heard.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, 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 this Resolution upon adoption hereof.

SECTION 2. The Applicant’s request for requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, “Process”, Section 14-204, “Transfer of Development Rights”, Section 14-205.6, “Review and approval of use of TDRs on receiver sites”, for the receipt and use of TDRs for the mixed use 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, and 2414 Galiano), Coral Gables, Florida, is approved, subject to the following conditions:

1. All conditions of approval as required for the “100 Miracle Mile” mixed use project and specified in Resolution No. 2019-86.
2. No building permit for the receiving site at “100 Miracle Mile” shall be issued until the remedial work as identified in the Maintenance Plans of both 111 Salamanca and 235 Majorca is completed.

SECTION 3. 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 4. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2021.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY