



City of Coral Gables
CITY COMMISSION MEETING
March 9, 2021

ITEM TITLE:

Ordinance on First Reading: AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING ORDINANCE NO. 2016-43 (AMENDED), WHICH APPROVED A PLANNED AREA DEVELOPMENT (PAD) FOR THE PROJECT KNOWN AS “GABLES STATION” PROVIDING FOR AMENDED CONDITIONS OF APPROVAL; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

BRIEF HISTORY:

In 2016, Ordinance No. 2016-43 (as amended) approved a Planned Area Development (PAD), including required conditions of approval, for the “Gables Station” project on the property located at 211-237 South Dixie Highway. 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 ordinance amends 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.

This ordinance travels along with three resolutions that are anticipated to be considered by the City Commission at the March 23rd City Commission meeting, when this ordinance is expected to be heard on second reading.

Related Resolutions:

1. A Resolution of the City Commission amending Resolution No. 2018-171, which approved the waiver of payment of the Park Impact Fee 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.
3. A Resolution of the City Commission 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.

1. Draft Ordinance