



**City of Coral Gables  
CITY COMMISSION MEETING  
April 14, 2026**

**ITEM TITLE:**

**(Ordinance on First Reading)**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA AMENDING ORDINANCE NO. 2022-32, AS AMENDED, WHICH APPROVED A PLANNED AREA DEVELOPMENT FOR THE PROPERTY KNOWN AS “REGENCY PARC” AND LEGALLY DESCRIBED AS LOTS 1-12 AND LOTS 35-46, INCLUDING THE PUBLIC ALLEYWAY LYING IN BETWEEN, BLOCK 10 AND LOTS 1-4, BLOCK 15, CORAL GABLES CRAFTS SECTION (290, 272, 250, 244 VALENCIA AVENUE, 247, 297 ALMERIA AVENUE, AND 2701 SALZEDO STREET), CORAL GABLES, FLORIDA, TO ALLOW FOR THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY PRIOR TO COMPLETION AND CONVEYANCE OF THE PUBLIC PARK TO THE CITY, SUBJECT TO THE TERMS AND CONDITIONS OF A PERFORMANCE BOND**

**BRIEF HISTORY:**

Ordinance No. 2022-32 approved a multi-family mixed used project known as “Regency Parc” and required the conveyance of a constructed public park prior to the issuance of the first Temporary Certificate of Occupancy (TCO) for the project. Regency Parc has submitted a request to amend that requirement. This ordinance amends Ordinance No. 2022-32 to allow for the issuance of the TCO prior to completion and conveyance of the public park provided that Regency Parc provides a surety bond in the amount of \$622,000 to guarantee completion of the park.

**ATTACHMENT(S):**

1. Draft Resolution