

# Memorandum



**Date:** November 6, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Coral Reef Commons

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The following information is provided regarding development of the proposed Coral Reef Commons project in south Miami-Dade in the vicinity of Zoo Miami.

The Coral Reef Commons project relates to private development on approximately 138 acres of property located at the southwest corner of SW 152<sup>nd</sup> Street and SW 124<sup>th</sup> Avenue. The property has been owned by the University of Miami since the early 1980's and received Community Zoning Appeals Board (CZAB) approval (Resolution No. CZAB14-10-13) for a multifamily residential and retail development on October 17, 2013.

Subsequent to the CZAB approval, on September 11, 2014, the U.S. Fish and Wildlife Service (USFWS) listed new endangered species and designated critical habitat for these species within the Richmond Pineland complex, which includes the proposed Coral Reef Commons Project site. The federal government has indicated that the developers' plans for the property may result in harm to newly listed endangered species. As has been publicized in the media, the developer had announced that certain activities on the site were on hold pending negotiations with the USFWS. More recently, the developer had communicated a willingness to coordinate with the County regarding future site activities.

In light of the recent federal action and in an abundance of caution, should the County fail to reach agreement with all interested parties for voluntary cessation of activities, the County would take appropriate steps to suspend any existing County authorizations for activities on the site. This suspension will be in effect until the developer reaches agreement with other governmental entities, including but not limited to USFWS, and obtains any necessary authorization pursuant to the Endangered Species Act. Reinstatements will be considered as progress is made with USFWS on allowable actions.

Please note that other areas of the County may also be affected by the new federal designation, including the Zoo Miami Entertainment Area (ZMEA). We have designated a team composed of multi-disciplinary County professionals to guide development in those areas in accordance with federal requirements.

We will continue to keep the Board apprised of actions related to these sites. Please do not hesitate to contact Jack Osterholt, Deputy Mayor/Director, Department of Regulatory and Economic Resources (RER), at 305-375-5695 should you have any further questions.

c: Office of the Mayor Senior Staff  
R. A. Cuevas, Jr., County Attorney  
Department Directors  
RER Senior Staff