



**City of Coral Gables
CITY COMMISSION MEETING
March 26, 2019**

ITEM TITLE:

Resolution. A Resolution pursuant to section 3-1705 of the Zoning Code providing ratification of the dispute resolution agreement regarding the property located at 701-711 Valencia and legally described as Lots 23, 24, 25, 26, 27, and 28, Block 10, of “Coral Gables Biltmore Section,” according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida, which provides, in part, for an increase to the maximum floor area ration up to 2.7 (from 2.0), subject to additional terms and conditions in the disputes resolution agreement.

BRIEF HISTORY:

On March 12, 2019, the City Commission reviewed and approved the dispute resolution agreement (Resolution No. 2019-84), pursuant to Article 3, Division 17 of the City’s Zoning Code, among Biltmore Development, LLC (the “Owner”), the David William Hotel Condominium Association, Jorge M. Guarch, Jr., and the City of Coral Gables regarding the property located at 701-711 Valencia Avenue, identified by Miami-Dade County Property Tax Folio Identification Nos. 03-4117-059-0010, 03-4117-008-1780 and 03-4117-008-1790, and legally described as:

Lots 23, 24, 25, 26, 27, and 28, Block 10, of "CORAL GABLES BILTMORE SECTION", according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida (the “Valencia Property”).

After approval by the Commission, the City Manager and the other parties executed the dispute resolution agreement, attached hereto as **Exhibit A**. Section 3-1705 of the Zoning Code requires that, once executed by the City Manager, the dispute resolution agreement shall be placed on the next available consent agenda of the City Commission for ratification and shall not be pulled from the consent agenda except by supermajority vote of the entire membership of the City Commission.

ATTACHMENT(S):

1. Draft Resolution
2. Fully Executed Dispute Resolution Agreement