

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2021-53

A RESOLUTION OF THE CITY COMMISSION PURSUANT TO SECTION 14-214.5 OF THE ZONING CODE, PROVIDING RATIFICATION OF THE AMENDED AND RESTATED 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, THAT THE OWNER IS ENTITLED TO DEVELOP THE PROPERTY WITH A MAXIMUM RESIDENTIAL DENSITY OF 65 UNITS PER ACRE, CONSISTING OF 25 RESIDENTIAL DWELLING UNITS, SUBJECT TO ADDITIONAL TERMS AND CONDITIONS IN THE DISPUTE RESOLUTION AGREEMENT.

WHEREAS, on March 9, 2021, the City Commission reviewed and approved the amended and restated dispute resolution agreement, pursuant to Section 14-214.5 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");
and

WHEREAS, after approval by the Commission, the City Manager and the other parties executed the amended and restated dispute resolution agreement, attached hereto as **Exhibit A**; and

WHEREAS, Section 14-214.5 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; and

WHEREAS, the executed dispute resolution was placed on the March 23, 2021 consent agenda and was not pulled from the consent agenda;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That 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 the adoption hereof.

SECTION 2. That the Executed Amended and Restated Dispute Resolution agreement attached as **Exhibit A** is ratified by the City Commission.

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

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF MARCH, A.D., 2021.
(Moved: Mena/ Seconded: Lago)
(Unanimous Voice Vote)
(Agenda Item: E-10)

APPROVED:



RAUL VALDES-FAULI
MAYOR

ATTEST:



BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS
CITY ATTORNEY

This instrument is prepared by
(and after recording)
please return this instrument to:
City Attorney
405 Biltmore Way, Second Floor
Coral Gables, Florida 33134

Folio 03-4117-059-0010;
03-4117-008-1780;
03-4117-008-1790
Reserved for Recording

AMENDED AND RESTATED DISPUTE RESOLUTION AGREEMENT

This Amended and Restated Dispute Resolution Agreement (hereinafter the "Agreement") is made and entered into by and among the David William Hotel Condominium Association, Inc. and Jorge M. Guarch, Jr. ("Plaintiffs"), BILTMORE DEVELOPMENT, LLC ("Owner"), and the CITY OF CORAL GABLES, a Florida municipality ("City") (Plaintiffs, Owner and City are collectively referred to herein as the "Parties").

WITNESSETH

WHEREAS, the Owner owns certain real 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"); and

WHEREAS, the David William Hotel Condominium Association, Inc. is the association for the condominium located at 700 Biltmore Way and Jorge M. Guarch, Jr. lives and resides at 700 Biltmore Way Unit 1201 (collectively, the "700 Biltmore Way Property");

WHEREAS, in 2017, the zoning on the Valencia Property was Multi-Family Special Area ("MFSA") District pursuant to the City of Coral Gables Zoning Map; and

WHEREAS, the City Attorney's Office has opined that the site specific regulations govern the permissible height that can be developed on the Valencia Property, such that the maximum height is 150 feet (see history of opinion at CAO 2017-13); and

WHEREAS, as reconfirmed in CAO 2017-13, Owner relied on an official Zoning Verification Letter issued by the City on March 23, 2007, in purchasing the Valencia

Property in 2015-16 (under the same zoning classifications as described in the Zoning Verification Letter) for an excess of \$2.5 million and thereafter engaged several professionals to design an 11-story, 124-foot high condominium project based on the opinion determining a maximum height of 150 feet; and

WHEREAS, the City of Coral Gables Board of Architects subsequently approved Owner's proposed design for the Valencia Property; and

WHEREAS, a dispute arose between the City and Plaintiffs regarding development approvals related to Owner's proposed project on the Valencia Property; and

WHEREAS, Plaintiffs filed a lawsuit against the City styled David William Hotel Condominium Association and Jorge M. Guarch, Jr. v. City of Coral Gables, Case No. 2018-26167 CA 34 for a writ of mandamus, or in the alternative, for declaratory judgment and injunctive relief (the "Litigation"); and

WHEREAS, the City denied all of the allegations and claims made against it by Plaintiffs, but nonetheless, Plaintiffs and the City desired to amicably resolve the Litigation to avoid the uncertainties and expense of further litigation; and

WHEREAS, pursuant to discussions with Plaintiffs and the City, Owner agreed to redesign the proposed project to reduce the height of the building, however, Owner alleged and continues to maintain that reducing the project's height would disproportionately and inordinately burden the Owner's property rights in violation of Section 14-214¹ of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes; and

WHEREAS, Article 14², Section 14-214 of the City of Coral Gables Zoning Code ("Section 14-214") entitled, "Protection of Landowners' Rights; Relief from Inordinate Burdens," is intended to protect landowners' rights and provide relief from inordinate burdens; and

WHEREAS, pursuant to Section 14-214.2(B) of the City of Coral Gables Zoning Code, City Staff initiated this procedure to settle this pending Litigation; and

WHEREAS, pursuant to Section 14-214.1 of the City of Coral Gables Zoning Code, the City may grant relief pursuant to this section when it is demonstrated that the applicant for said relief has been unfairly, disproportionately, or inordinately burdened by a final order of the City; and

WHEREAS, pursuant to Section 14-214.1(A) of the City of Coral Gables Zoning Code, if the City demonstrates that a settlement would avoid, mitigate, or remedy an unfair,

¹ Previously Division 17 of the City of Coral Gables Zoning Code.

² Previously Article 3 of the City of Coral Gables Zoning Code.

disproportionate, or inordinate burden to a property owner, the City Commission may grant appropriate relief; and

WHEREAS, pursuant to Section 14-214.3(B) of the City of Coral Gables Zoning Code, the decision to grant such relief rests in the sound discretion of the City Commission in the exercise of its inherent sovereign powers to settle legitimate disputes; and

WHEREAS, pursuant to Section 14-214.3(B) of the City of Coral Gables Zoning Code, the City's policy is to fashion a proposal for resolving a dispute based on a considered balance of the following factors: (1) the degree of burden suffered by the applicant or property owners; (2) the nature and significance of the public interest that is served by the application of the regulation to the property; and (3) the likelihood of litigation, and its likely cost, the City's potential exposure, the uncertainty of the outcome, the timetable for resolving disputes, and whether there is a perceived need for a judicial determination of the issues raised by the application; and

WHEREAS, pursuant to Section 14-214.3(B) of the City of Coral Gables Zoning Code, all relief granted pursuant to Section 14-214 is conditioned upon the execution of a release of all claims that may arise from or relate to the application of the land development regulations that allegedly created the unfair, disproportionate or inordinate burden; and

WHEREAS, the Bert J. Harris, Jr. Private Property Protection Act (the "Bert J. Harris Act") as codified in Section 70.001 of the Florida Statutes defines the term "inordinately burden" to include the use of real property such that the property owner is unable to obtain reasonable, investment-backed expectations for the use of the subject property; and

WHEREAS, Owner agreed, as part of the settlement, to reduce the height of the building so that it will not exceed seventy-five (75) feet with a limitation of 10 feet for the enclosed architectural feature, in exchange for an increase in the floor area ratio ("FAR") from what is currently allowed, 2.0, to 2.7; and

WHEREAS, the City Commission found sufficient evidence in the record to justify a settlement pursuant to Section 14-214 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes; and

WHEREAS, pursuant to Section 14-214 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes, the Parties entered into a prior dispute resolution agreement to settle the Litigation (the "Original Agreement"); and

WHEREAS, on March 12, 2019 the City Commission reviewed and approved the Original Agreement (attached hereto as Exhibit A), after public hearing, and on March 26, 2019, the City Commission ratified the Original Agreement, pursuant to Section 14-214.5 of the City of Coral Gables Zoning Code, which was then recorded on April 3, 2019 at Official Records Book 31388, Page 4108 of the Miami-Dade County Public Records; and

WHEREAS, upon approval of the Original Agreement, Owner filed with the City a permit application to build a structure that is less than seventy-five (75) feet in height and with an FAR that is lower than 2.7, consisting of 25 residential dwelling units; and

WHEREAS, Owner relied on various City Staff written confirmations that the Coral Gables Mediterranean Style residential density bonus of an additional fifteen (15) units was available for a total of seventy-five (75) units per acre in the MFSA (see history of City Staff communications) in accepting the Original Agreement and hiring professionals to prepare revised plans; and

WHEREAS, the City Attorney and current City Staff determined that prior City interpretations were incorrect and that the applicable residential density was only sixty (60) units per acre, such that the Valencia Property could only have 23 units and not the 25 units proposed by Owner; and

WHEREAS, the loss of these two (2) dwelling units would significantly diminish Owner's reasonable anticipated benefits and investment-backed expectations in pursuing this investment and the Valencia Property, thereby constituting an additional claim for relief by Owner under the Bert J. Harris Act, and the City Commission determines that Owner has a good faith belief in such claims; and

WHEREAS, the Parties collectively desire and deem it in their best interests to amend and restate the Original Agreement in its entirety on the terms and conditions set forth in this Agreement, in order to better reflect the history and nature of Owner's investment in the Valencia Property, the external conditions surrounding the Original Agreement, and the settlement of the Litigation, and this Agreement shall supersede and replace the Original Agreement upon becoming effective as set forth herein; and

WHEREAS, on March 9, 2021 the City Commission reviewed and approved this Agreement in substantial form, after public hearing, pursuant to Section 14-214.5 of the City of Coral Gables Zoning Code; and

WHEREAS, Owner and the City have reached an agreement as to this additional dispute and they desire to fully and finally resolve any and all claims against each other and their respective agents, employees, officers, elected and appointed officials, independent contractors, and representatives concerning, relating to, or in any way arising out of their dispute, and entered into this Agreement to completely settle and dispose of all claims or disputes of whatever kind or nature, including, but not limited to, the Bert J. Harris Act claim, any takings or property rights claim, any petitions for certiorari, or any other matter regarding the subject matter of this Agreement whether actually asserted by Owner, or as may have been asserted, whether known or unknown, against the City; and

WHEREAS, this Agreement between the Parties shall fully resolve all of Owner's claims pursuant to Section 14-214 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes, which were, or could

have been noticed, plead, or initiated, and any other matters described and/or defined herein.

WHEREAS, this Agreement between the Parties shall fully resolve all of Plaintiffs' claims against the City arising out of or relating to the Litigation, Plaintiffs and City have agreed to fully and irrevocably settle all claims and disputes between them arising out of or relating to the Litigation in accordance with the terms and conditions set forth herein, in reliance upon the promises, representations, acknowledgments, agreements and warranties of the Parties contained herein and for other consideration.

NOW, THEREFORE, in consideration of the mutual promises contained herein, it is agreed between the Parties as follows:

1. The foregoing recitals are true and correct and incorporated herein as if fully set forth.
2. The Parties and all signatories hereto represent and warrant that they have full authorization and legal authority to establish the legally binding rights, obligations, and duties as expressed herein or contemplated hereby.
3. Owner hereby agrees that the maximum height of any development on the Valencia Property shall be no greater than seventy-five (75) feet exclusive of architectural features set forth in City Zoning Code Section 5-201(B)(1).
4. Owner agrees that the additional rooftop architectural features permitted by the City Zoning Code Section 5-201(B)(1) shall not be greater in height than 10 feet. This limitation shall not apply to the elevator shaft and associated equipment.
5. Owner agrees that the rooftop architectural feature shall be limited to an enclosed cabana which shall be no more than 2,500 square feet. This enclosure shall not count as part of the building's FAR.
6. The City, hereby agrees, pursuant to Section 14-214.3(A)(2) of the City of Coral Gables Zoning Code, that Owner is entitled to develop the Valencia Property with an FAR of up to 2.7 and a maximum residential density of 65 units per acre, consisting of 25 residential dwelling units.
7. Owner shall not request or apply for any bonuses for height, setbacks, or stepbacks pursuant to City Zoning Code Section 5-201 or any other applicable section of the City Zoning Code.
8. Owner agrees that any proposed development on the Valencia Property shall be subject to all reviews, including review by the Development Review Committee, Board of Architects, and all other applicable reviews. Plaintiffs reserve all rights otherwise afforded to them to participate in the review process

for the revised project on the Valencia Property as set forth herein. The City recognizes that the Owner has experienced delays and will use its best efforts to expedite all such applicable reviews.

9. This Agreement settles and resolves all disputes, disagreements, claims, and conflicts between the Parties arising out of or relating to the Litigation. Plaintiffs, collectively and individually, and their respective successors and assigns, administrators, executors, heirs, affiliates, parent, related entities and any persons or business entities they represent or acting by and through them do hereby completely, unconditionally and irrevocably remise, release, discharge, satisfy and forever acquit City, and its respective employees, officers, directors, managers, agents, trustees, fiduciaries, representatives, insurers, guarantors, indemnitors, attorneys, and administrators, of and from any and all actions, causes of action, claims, suits and debts, sums of money, accounts, bonds, bills, covenants, contracts, breaches of fiduciary duty, fraud, tortious interference, breach of duty of good faith, settlements, promises, variances, damages, judgments, executions and demands, whatsoever, in law or in equity, whether known or unknown, suspected or unsuspected which any of the parties, or any one or more of them, ever has, had or now has or which they or any personal representative, successor, heir or assign thereof hereafter can, shall or may have, arising out of any event, action, viable contract, settlement, matter, omission or thing connected with or derived from the Litigation, which has occurred as of the date of this Agreement, or previously existed. Notwithstanding anything contained in this Agreement to the contrary, none of the Parties are released from their obligations under this Agreement. Upon the City's approval and execution of this Agreement and expiration of applicable appeal periods, Plaintiffs shall dismiss the Litigation with prejudice.
10. The Parties understand and agree that no Party admits liability of any sort by reason of the above incidents, acts, casualties, actions, events, representations, omissions, conduct, or interpretation.
11. As required by Section 14-214.3(E) of the Coral Gables Zoning Code, the Owner hereby releases the City of Coral Gables, including its agents, employees, officers, elected and appointed officials, independent contractors, and representatives for any claims concerning, relating to, or in any way arising out of their dispute, including, but not limited to, the Bert J. Harris Act claim, any takings or property rights claim, any petition for certiorari, or any matter regarding the subject matter of this Agreement, whether actually asserted by Owner, or as may have been asserted, and whether known or unknown.
12. The Parties warrant and represent that they have not sold, assigned, transferred, conveyed, or otherwise disposed of any of the claims, demand, obligations, or causes of action referred to in this Agreement. Further, the Parties recognize that this matter is solely unique to the circumstances arising from any potential claims pursuant to the Bert J, Harris Act and/or Section 14-214 of the City of

Coral Gables Zoning Code, and Owners may not assign, transfer, convey, or otherwise dispose of their obligations under this Agreement.

13. The Parties declare and represent that they were not induced to enter into this Agreement by any representations respecting the nature and extent of any damages, legal liability, or financial responsibility made by any Party or their representatives.
14. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
15. The Parties acknowledge that this Agreement constitutes the entire Agreement entered into by the Parties. The Parties further acknowledge that they have read it and understand it; that the terms and conditions of this Agreement were arrived at in arm's-length negotiations between the Parties with all Parties provided the opportunity to seek the advice of legal counsel; that each Party's legal counsel did or could have reviewed this Agreement; and that each of the Parties have given due and full consideration to the legal position of the other in regard to the provisions contained herein.
16. This Agreement sets forth the entire Agreement and understanding among the Parties relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. This Agreement may be amended or modified by written instrument signed by both Parties.
17. As established in Section 14-214.6 of the Coral Gables Zoning Code, this Agreement shall not become effective until the Agreement is executed by the City Manager, ratified by the City Commission, and executed by an authorized representative of the Owner.
18. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as FedEx) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City: City Mayor
 Office of the Mayor
 405 Biltmore Way, Second Floor
 Coral Gables, Florida 33134

With Copies to: City Manager
 405 Biltmore Way, First Floor
 Coral Gables, Florida 33134

If to the Owner: Biltmore Development, LLC
9100 S. Dadeland Boulevard, Suite 901
Miami, Florida 33156

With Copies to: Augusto Maxwell, Esq.
Akerman LLP
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131

If to the Plaintiffs: The David William Hotel Condominium Association, Inc.
700 Biltmore Way
Coral Gables, Florida 33134

With Copies to: Amanda Quirke Hand, Esq.
AQH Law
1395 Brickell Avenue, Suite 800
Miami, Florida 33131

19. This Agreement shall be construed, enforced, and interpreted in accordance with the laws of the State of Florida. In the event that an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if crafted jointly by each of the Parties hereto and no presumptions or burdens of proof shall arise favoring any party by virtue of the authorship of any of the provisions of the Agreement. The Parties jointly conclude that, should this Agreement be challenged by any of the Parties, venue to bring such challenges shall be proper in Miami-Dade County, Florida.
20. The Parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Agreement. None of the Parties intends to directly or substantially benefit a third party by this Agreement. The Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against any of the Parties based upon this Agreement. Nothing herein shall be construed as consent by either of the Parties to be sued by third parties in any manner arising out of this Agreement, or other obligations, whether known or unknown to the Parties.
21. For breach of any provision of this Agreement, the Parties shall provide notice, a reasonable time to cure, and will have such remedies and rights as are available at law or in equity.
22. The waiver by any Party of a breach of any provision of this Agreement by any other Party shall not operate or be interpreted as a waiver of any later breach of that provision or any other provision.

23. The Parties agree that if any provision of this Agreement is held to be invalid, illegal or unenforceable, either legislatively or judicially, that provision will be severed from the Agreement and the remainder of this Agreement shall not be effected thereby and will continue to be valid and enforceable to the fullest extent permitted by law, unless such determination of invalidity shall deprive any party of the substantial benefit of this bargain.
24. The term Owner shall include the Owner, its heirs, successors, and assigns. The term Plaintiffs shall include the Plaintiffs, their successors and assigns.
25. **Covenant Running with the Land.** This Agreement shall constitute a covenant running with the Valencia Property and shall be recorded, by the Owner and at Owner's expense, in the Public Records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the Owner, and its successors and assigns until such time as the Agreement is terminated, modified or released.
26. **Term of Covenant.** The provisions of this Agreement shall become effective upon its recordation in the Public Records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, and shall be automatically renewed for successive 10 year periods unless Owner gives written notice of the non-renewal within 30 days of the expiration of the Agreement.
27. **Modification, Amendment, Release.** This Agreement may be modified, amended or released solely by the City, after a public hearing before the City Commission. Owner agrees that in addition to any required notice provided by the City, notice of any public hearing to modify, amend, or release this Agreement shall be mailed by Owner at least 10 days prior to the public hearing to Plaintiffs.

WHEREFORE, on the effective date as established in paragraph 17 and Section 14-214.6 of the Zoning Code, the Parties and signatories hereto acknowledge this Agreement and represent and warrant their authority to enter into this Agreement and do so jointly and severally for all purposes specified.

[Signature pages to follow]

The City's execution of this Dispute Resolution Agreement is subject to Ratification by the City Commission pursuant to Section 14-214.5(D) of the City of Coral Gables Zoning Code.

CITY

ATTEST:

CITY OF CORAL GABLES

By: _____
Billy Y. Urquia
City Clerk

By: _____
Peter J. Iglesias, P.E.
City Manager

Dated ____ day of _____, 2021

Approved as to form and legal sufficiency:

By: _____
Miriam Soler Ramos
City Attorney



WITNESSES

OWNER

BILTMORE DEVELOPMENT, LLC

[Signature]
Signature
ODALYS TORRES
Print Name

[Signature]
By: Luis Arevalo
Authorized Member

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of February, 2021, by Luis Arevalo, as Authorized Member of Biltmore Development, LLC, a Florida limited liability company, on behalf of the Owner, who is personally known to me or who has produced FL DRIVERS license as identification.

[NOTARIAL SEAL]



[Signature]
Print Name: ODALYS TORRES
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

[Handwritten mark]

WITNESSES

[Signature]
Signature
BRAD WILLIAMS
Print Name

Jorge M. Guarch

[Signature]

STATE OF FLORIDA)
) ss:
) MCARDIE
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of February, 2021, by Jorge M. Guarch, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



VAnn B. Kostick
Comm. #HH035544
Expires: Sept 21, 2024
Bonded Thru Aaron Notary

VAnn B. Kostick
Print Name: VAnn B. Kostick
Notary Public, State of Florida
Commission #: HH035544
My Commission Expires: 9/21/24

EXHIBIT A
Original Agreement

See attached.

A handwritten signature or set of initials, possibly 'AS', written in dark ink in the bottom right corner of the page.

50
Pl.



CFN 2019R0207098
OR BK 31382 Pgs 4108-4117 (10Pgs)
RECORDED 04/03/2019 11:06:45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument is prepared by
(and after recording)
please return this instrument to:
City Attorney
405 Biltmore Way, Second Floor
Coral Gables, Florida 33134

Folio 03-4117-059-0010;
03-4117-008-1780;
03-4117-008-1790
Reserved for Recording

DISPUTE RESOLUTION AGREEMENT

This Dispute Resolution Agreement (hereinafter the "Agreement") is made and entered into by and between the David William Hotel Condominium Association, Inc. and Jorge M. Guarch, Jr. ("Plaintiffs"), BILTMORE DEVELOPMENT, LLC ("Owner"), and the CITY OF CORAL GABLES, a Florida municipality (the "City") (collectively referred to as the "Parties").

WITNESSETH

WHEREAS, the Owner owns certain real 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"); and

WHEREAS, the David William Hotel Condominium Association, Inc. is the association for the condominium located at 700 Biltmore Way and Jorge M. Guarch, Jr. lives and resides at 700 Biltmore Way Unit 1201 (collectively, the "700 Biltmore Way Property");

WHEREAS, the Valencia Property is currently zoned as Multi-Family Special Area ("MFSA") District pursuant to the City of Coral Gables Zoning Map; and

WHEREAS, the City Attorney's Office has opined that the site specific regulations govern the permissible height that can be developed on the Valencia Property, such that the maximum height is 150 feet (see history of opinion at CAO 2017-13); and

WHEREAS, Owner is seeking to develop the Valencia Property and the Board of Architects approved Owner's proposed design for an 11-story, 124-foot high condominium project; and

WHEREAS, a dispute has arisen between the City and Plaintiff's regarding their ability to appeal the determination of the Board of Architects, CAO 2017-13, as well as the appropriateness of any development approvals related to Owner's proposed project on the Valencia Property; and

WHEREAS, Plaintiffs filed a lawsuit against the City styled David William Hotel Condominium Association and Jorge M. Guarch, Jr. v. City of Coral Gables, Case No. 2018-26167 CA 34 for a writ of mandamus, or in the alternative, for declaratory judgment and injunctive relief (the "Litigation"); and

WHEREAS, the City denies all of the allegations and claims made against it by Plaintiffs, but nonetheless, Plaintiffs and the City desire to amicably resolve the Litigation to avoid the uncertainties and expense of further litigation; and

WHEREAS, pursuant to discussions with Plaintiffs and the City, Owner has agreed to redesign the proposed project to reduce the height of the building, however, Owner alleges that reducing the project's height would disproportionately and inordinately burden the Owner's property rights in violation of Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes; and

WHEREAS, Article 3, Division 17 of the City of Coral Gables Zoning Code ("Division 17") entitled, "Protection of Landowners' Rights; Relief from Inordinate Burdens," is intended to protect landowners' rights and provide relief from inordinate burdens; and

WHEREAS, pursuant to Section 3-1702(B) of the City of Coral Gables Zoning Code, City Staff may initiate this procedure and file an application at any time to settle a pending dispute or litigation; and

WHEREAS, pursuant to Section 3-1701 of the City of Coral Gables Zoning Code, the City may agree to a settlement to mitigate the burden where a party to a settlement agrees in the settlement to bear a disproportionate burden of a government use that benefits the public; and

WHEREAS, pursuant to Section 3-1703(A) of the City of Coral Gables Zoning Code, if the City demonstrates that a settlement would avoid, mitigate, or remedy an unfair, disproportionate, or inordinate burden to a property owner, the City Commission may grant appropriate relief; and

WHEREAS, pursuant to Section 3-1703(B) of the City of Coral Gables Zoning Code, the decision to grant such relief rests in the sound discretion of the City Commission in the exercise of its inherent sovereign powers to settle legitimate disputes; and

WHEREAS, pursuant to Section 3-1703(B) of the City of Coral Gables Zoning Code, the City's policy is to fashion a proposal for resolving a dispute based on a considered balance of the following factors: (1) the degree of burden suffered by the applicant or property owners; (2) the nature and significance of the public interest that is served by the application of the regulation to the property; and (3) the likelihood of litigation, and its likely cost, the City's potential exposure, the uncertainty of the outcome, the timetable for resolving disputes, and whether there is a perceived need for a judicial determination of the issues raised by the application; and

WHEREAS, pursuant to Section 3-1703(B) of the City of Coral Gables Zoning Code, all relief granted pursuant to Division 17 is conditioned upon the execution of a release of all claims that may arise from or relate to the application of the land development regulations that allegedly created the unfair, disproportionate or inordinate burden; and

WHEREAS, the Bert J. Harris, Jr. Private Property Protection Act (the "Bert J. Harris Act") as codified in Section 70.001 of the Florida Statutes defines the term "inordinately burden" to include the use of real property such that the property owner is unable to obtain reasonable, investment-backed expectations for the use of the subject property; and

WHEREAS, Owner has agreed, as part of the settlement, to reduce the height of the building so that it will not exceed seventy - five (75) feet with a limitation of 10 feet for the enclosed architectural feature, in exchange for an increase in the floor area ratio ("FAR") from what is currently allowed, 2.0, to 2.7; and

WHEREAS, the City Commission finds sufficient evidence in the record to justify a settlement pursuant to Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes; and

WHEREAS, pursuant to Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes, the Parties wish to enter into a dispute resolution agreement; and

WHEREAS, on March 12, 2019 the City Commission reviewed and approved this Agreement in this substantial form, after public hearing, pursuant to Section 3-1705 of the City of Coral Gables Zoning Code; and

WHEREAS, Owner and the City have reached an agreement as to their dispute and they desire to fully and finally resolve any and all claims against each other and their respective agents, employees, officers, elected and appointed officials, independent contractors, and representatives concerning, relating to, or in any way arising out of their dispute, and entered into this Agreement to completely settle and depose of all claims or disputes of whatever kind or nature, including, but not limited to, the Bert J. Harris Act claim, any takings or property rights claim, any petitions for certiorari, or any other matter regarding the subject matter of this Agreement whether actually asserted by Owner, or as may have been asserted, whether known or unknown, against the City; and

WHEREAS, this Agreement between the Parties shall fully resolve all of Owner's claims pursuant to Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes, which were, or could have been noticed, plead, or initiated, and any other matters described and/or defined herein.

WHEREAS, this Agreement between the Parties shall fully resolve all of Plaintiffs' claims against the City arising out of or relating to the Litigation, Plaintiffs and City have agreed to fully and irrevocably settle all claims and disputes between them arising out of or relating to the Litigation in accordance with the terms and conditions set forth herein, in reliance upon the promises, representations, acknowledgments, agreements and warranties of the Parties contained herein and for other consideration

NOW, THEREFORE, in consideration of the mutual promises contained herein, it is agreed between the Parties as follows:

1. The foregoing recitals are true and correct and incorporated herein as if fully set forth.

2. The Parties and all signatories hereto represent and warrant that they have full authorization and legal authority to establish the legally binding rights, obligations, and duties as expressed herein or contemplated hereby.
3. Owner hereby agrees that the maximum height of any development on the Valencia Property shall be no greater than seventy-five (75) feet exclusive of architectural features set forth in City Zoning Code Section 5-604(B)(1).
4. Owner agrees that the additional rooftop architectural features permitted by the City Zoning Code Section 5-604(B)(1) shall not be greater in height than 10 feet. This limitation shall not apply to the elevator shaft and associated equipment.
5. Owner agrees that the rooftop architectural feature shall be limited to an enclosed cabana which shall be no more than 2,500 square feet. This enclosure shall not count as part of the building's FAR.
6. The City, hereby agrees, pursuant to Section 3-1703(A)(2) of the Zoning Code, that Owner is entitled to develop the Valencia Property with an FAR of up to 2.7.
7. Owner shall not request or apply for any bonuses for height, setbacks, or stepbacks pursuant to City Zoning Code Section 5-604 or any other applicable section of the City Zoning Code.
8. Owner agrees that any proposed development on the Valencia Property shall be subject to all reviews, including review by the Development Review Committee, Board of Architects, and all other applicable reviews. Plaintiffs reserve all rights otherwise afforded to them to participate in the review process for the revised project on the Valencia Property as set forth herein. The City recognizes that the Owner has experienced delays and will use its best efforts to expedite all such applicable reviews.
9. This Agreement settles and resolves all disputes, disagreements, claims, and conflicts between the Parties arising out of or relating to the Litigation. Plaintiffs, collectively and individually, and their respective successors and assigns, administrators, executors, heirs, affiliates, parent, related entities and any persons or business entities they represent or acting by and through them do hereby completely, unconditionally and irrevocably remise, release, discharge, satisfy and forever acquit City, and its respective employees, officers, directors, managers, agents, trustees, fiduciaries, representatives, insurers, guarantors, indemnitors, attorneys, and administrators, of and from any and all actions, causes of action, claims, suits and debts, sums of money, accounts, bonds, bills, covenants, contracts, breaches of fiduciary duty, fraud, tortious interference, breach of duty of good faith, settlements, promises, variances, damages, judgments, executions and demands, whatsoever, in law or in equity, whether known or unknown, suspected or unsuspected which any of the parties, or any one or more of them, ever has, had or now has or which they or any personal representative, successor, heir or assign thereof hereafter can, shall or may have, arising out of any event, action, viable contract, settlement, matter, omission or thing connected with or derived from the Litigation, which has occurred as of the date of this Agreement, or previously existed. Notwithstanding anything contained in this Agreement to the contrary, none of the Parties are released from their obligations under this Agreement. Upon the

City's approval and execution of this Agreement and expiration of applicable appeal periods (which period is 30 days from the Effective Date of the Agreement), Plaintiffs shall dismiss the Litigation with prejudice.

10. The Parties understand and agree that no Party admits liability of any sort by reason of the above incidents, acts, casualties, actions, events, representations, omissions, conduct, or interpretation.
11. As required by Section 3-1703(E) of the Coral Gables Zoning Code, the Owner hereby releases the City of Coral Gables, including its agents, employees, officers, elected and appointed officials, independent contractors, and representatives for any claims concerning, relating to, or in any way arising out of their dispute, including, but not limited to, the Bert J. Harris Act claim, any takings or property rights claim, any petition for certiorari, or any matter regarding the subject matter of this Agreement, whether actually asserted by Owner, or as may have been asserted, and whether known or unknown.
12. The Parties warrant and represent that they have not sold, assigned, transferred, conveyed, or otherwise disposed of any of the claims, demand, obligations, or causes of action referred to in this Agreement. Further, the Parties recognize that this matter is solely unique to the circumstances arising from any potential claims pursuant to the Bert J. Harris Act and/or Division 17 of the City of Coral Gables Zoning Code, and Owners may not assign, transfer, convey, or otherwise dispose of their obligations under this Agreement.
13. The Parties declare and represent that they were not induced to enter into this Agreement by any representations respecting the nature and extent of any damages, legal liability, or financial responsibility made by any Party or their representatives.
14. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
15. The Parties acknowledge that this Agreement constitutes the entire Agreement entered into by the Parties. The Parties further acknowledge that they have read it and understand it; that the terms and conditions of this Agreement were arrived at in arm's-length negotiations between the Parties with all Parties provided the opportunity to seek the advice of legal counsel; that each Party's legal counsel did or could have reviewed this Agreement; and that each of the Parties have given due and full consideration to the legal position of the other in regard to the provisions contained herein.
16. This Agreement sets forth the entire Agreement and understanding among the Parties relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. This Agreement may be amended or modified by written instrument signed by both Parties.
17. As established in Section 3-1706 of the Coral Gables Zoning Code, this Agreement shall not become effective until the Agreement is executed by the City Manager.

ratified by the City Commission, and executed by an authorized representative of the Owner.

18. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as FedEx) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City: City Mayor
Office of the Mayor
405 Biltmore Way, Second Floor
Coral Gables, Florida 33134

With Copies to: City Manager
405 Biltmore Way, First Floor
Coral Gables, Florida 33134

If to the Owner: Biltmore Development, LLC
9100 S. Dadeland Boulevard, Suite 901
Miami, Florida 33156

With Copies to: Augusto Maxwell, Esq.
Akerman LLP
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131

If to the Plaintiffs: The David William Hotel Condominium Association, Inc.
700 Biltmore Way
Coral Gables, Florida 33134

With Copies to: Amanda Quirke Hand, Esq.
Lehtinen Schultz Riedi de la Fuente
Sabadell Financial Center
1111 Brickell Avenue, Suite 2200
Miami, Florida 33131

19. This Agreement shall be construed, enforced, and interpreted in accordance with the laws of the State of Florida. In the event that an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if crafted jointly by each of the Parties hereto and no presumptions or burdens of proof shall arise favoring any party by virtue of the authorship of any of the provisions of the Agreement. The Parties jointly conclude that, should this Agreement be challenged by any of the Parties, venue to bring such challenges shall be proper in Miami-Dade County, Florida.
20. The Parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Agreement. None of the Parties intends to directly or substantially benefit a third party by this Agreement.

The Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against any of the Parties based upon

this Agreement. Nothing herein shall be construed as consent by either of the Parties to be sued by third parties in any manner arising out of this Agreement, or other obligations, whether known or unknown to the Parties.

21. For breach of any provision of this Agreement, the Parties shall provide notice, a reasonable time to cure, and will have such remedies and rights as are available at law or in equity.
22. The waiver by any Party of a breach of any provision of this Agreement by any other Party shall not operate or be interpreted as a waiver of any later breach of that provision or any other provision.
23. The Parties agree that if any provision of this Agreement is held to be invalid, illegal or unenforceable, either legislatively or judicially, that provision will be severed from the Agreement and the remainder of this Agreement shall not be effected thereby and will continue to be valid and enforceable to the fullest extent permitted by law, unless such determination of invalidity shall deprive any party of the substantial benefit of this bargain.
24. The term Owner shall include the Owner, its heirs, successors, and assigns. The term Plaintiffs shall include the Plaintiffs, their successors and assigns.
25. **Covenant Running with the Land.** This Agreement shall constitute a covenant running with the Valencia Property and shall be recorded, by the Owner and at Owner's expense, in the Public Records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the Owner, and its successors and assigns until such time as the Agreement is terminated, modified or released.
26. **Term of Covenant.** The provisions of this Agreement shall become effective upon its recordation in the Public Records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, and shall be automatically renewed for successive 10 year periods unless Owner gives written notice of the non-renewal within 30 days of the expiration of the Agreement.
27. **Modification, Amendment, Release.** This Agreement may be modified, amended or released solely by the City, after a public hearing before the City Commission. Owner agrees that in addition to any required notice provided by the City, notice of any public hearing to modify, amend, or release this Agreement shall be mailed by Owner at least 10 days prior to the public hearing to Plaintiffs.

WHEREFORE, on the effective date as established in paragraph 13 and Section 3-1706 of the Zoning Code, the Parties and signatories hereto acknowledge this Agreement and represent and warrant their authority to enter into this Agreement and do so jointly and severally for all purposes specified

purposes specified.

[Signature pages to follow]

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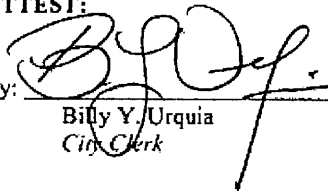
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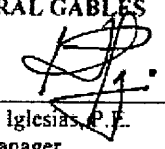
The City's execution of this Dispute Resolution Agreement is subject to Ratification by the City Commission pursuant to Section 3-1705(D) of the City of Coral Gables Zoning Code.

CITY

ATTEST:

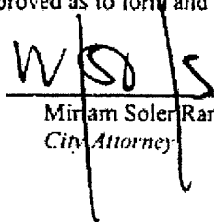
By: 
Billy Y. Urquia
City Clerk

CITY OF CORAL GABLES

By: 
Peter J. Iglesias, P.E.
City Manager

Dated ____ day of _____, 2019

Approved as to form and legal sufficiency:

By: 
Miriam Soler Ramos
City Attorney

WITNESSES

OWNER

Nesrene Watson
Signature
Nesrene Watson
Print Name

Luis Arvalo

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 13 day of March, 2019, by Luis Arvalo who is personally known to me or produced as identification, and acknowledged that they did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

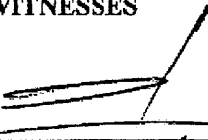
Amanda Miguel
Notary Public, State of Florida

Print Name: Amanda Miguel



OR BK 31388 PG 4117
LAST PAGE

WITNESSES



Signature
Print Name KARL STROEDER

David William Hotel Condominium
Assoc., Inc.




STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of MARCH, 2019, by Alejandro Garcia who is personally known to me or produced identification, and acknowledged that they did execute this instrument freely and voluntarily for the purposes stated herein.

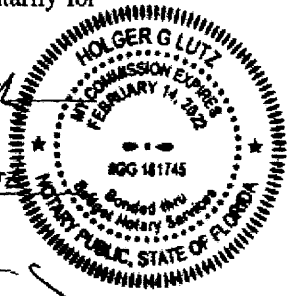
My Commission Expires:



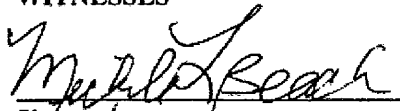
Notary Public, State of Florida

Print Name: HOLGER G. LUTZ

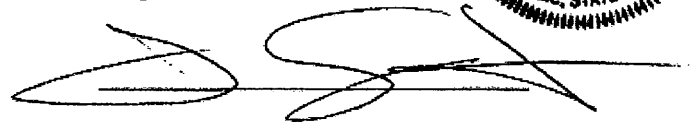
Jorge M. Guarch



WITNESSES



Signature
Print Name MICHELE L. BEACH

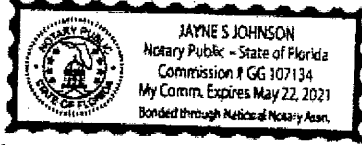


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 14 day of March, 2019, by Jorge M. Guarch who is personally known to me or produced personally known as identification, and acknowledged that they did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires: 5-22-21



48282657;1

Jayne S. Johnson
Notary Public, State of Florida
Print Name: Jayne S. Johnson

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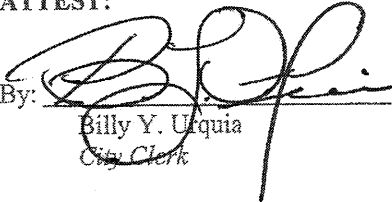
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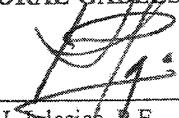
The City's execution of this Dispute Resolution Agreement is subject to Ratification by the City Commission pursuant to Section 14-214.5(D) of the City of Coral Gables Zoning Code.

CITY

ATTEST:

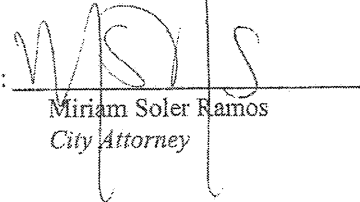
By: 
Billy Y. Urquia
City Clerk

CITY OF CORAL GABLES

By: 
Peter J. Iglesias, P.E.
City Manager

Dated 16th day of March, 2021

Approved as to form and legal sufficiency:

By: 
Miriam Soler Ramos
City Attorney

