



City of Coral Gables
CITY COMMISSION MEETING
February 25, 2020

ITEM TITLE:

Resolution. A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES AMENDING RESOLUTION NO. 2015-316 (AS AMENDED), WHICH APPROVED A MIXED-USE SITE PLAN FOR THE PROJECT REFERRED TO AS “PASEO DE LA RIVIERA” ON THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF TRACT A, RIVIERA SECTION PART B (1350 SOUTH DIXIE HIGHWAY), PROVIDING FOR THE REQUIREMENT TO RECEIVE LEED OR EQUIVALENT CERTIFICATION WITHIN ONE YEAR OF ISSUANCE OF THE TEMPORARY CERTIFICATE OF OCCUPANCY FOR ANY INDIVIDUAL BUILDING, AND ABSENT SUCH CERTIFICATION, A REQUIREMENT TO EITHER (1) PROVIDE THE CITY WITH A PERFORMANCE BOND, CASH, OR IRREVOCABLE LETTER OF CREDIT PAYMENT IN THE AMOUNT OF 3% OF THE MASTER BUILDING PERMIT CONSTRUCTION COST VALUE WITHIN ONE YEAR OF ISSUANCE OF THE TEMPORARY CERTIFICATE OF OCCUPANCY, SUCH BOND BEING SUBJECT TO SECTIONS 5-1302.C.2-3 OF THE ZONING CODE, OR (2) VACATE THE BUILDING; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

BRIEF HISTORY:

Ordinance No. 2015-38, approving a PAD for the project referred to as Paseo de la Riviera, was approved prior to the adoption of the City’s Green Building Bond requirements codified in Section 5-1302.B. of the City’s Zoning Code. LEED or equivalent certification requires completion and operation for one year of a building. Applicant has requested the proposed amendment and the City desires to amend Ordinance No. 2015-38 to require issuance of LEED or equivalent certification within one year of Temporary Certificate of Occupancy or, alternatively, provide the City with a performance bond, cash, or irrevocable letter of credit payment in the amount of 3% of the master building permit construction cost value at any point in time within one year of issuance of the Temporary Certificate of Occupancy. In the event that neither is achieved, Applicant shall vacate the building within 60 days from the one-year date and the Temporary Certificate of Occupancy will be revoked.

An amendment to the Ordinance also requires an amendment to Resolution No. 2015-316 which approved the site plan for this project.

ATTACHMENT(S):

1. Draft Resolution amending Mixed-Use Site Plan approval (Resolution No. 2015-316)
2. Draft Ordinance
3. Draft Amendment to Declaration of Restrictions