

City of Coral Gables City Commission Meeting
Agenda Item F-3
January 14, 2020
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Jorge Fors, Jr.
Commissioner Pat Keon
Commissioner Michael Mena

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Deputy Development Services Director, Devin Cejas

Public Speaker(s)

Agenda Item F-3 [9:38:01 a.m.]

An Ordinance of the City Commission of Coral Gables amending Ordinance No. 2015-38, which approved a Planned Area Development (PAD) for the project referred to as “Paseo De La Riviera,” property legally described as a portion of Tract A, Riviera Section Part 8 (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.

Mayor Valdes-Fauli: F-3.

City Commission Meeting
January 14, 2020

[Date]

1

City Attorney Ramos: F-3 is an Ordinance of the City Commission of Coral Gables amending Ordinance No. 2015-38, which approved a Planned Area Development (PAD) for the project referred to as “Paseo De La Riviera,” property legally described as a portion of Tract A, Riviera Section Part 8 (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. Mr. Cejas.

Deputy Development Services Director Cejas: Good morning Mayor, Commissioners, Devin Cejas, Deputy Development Services Director, here answering questions with regards to this item. What it essentially does, it modifies the approved ordinance to allow for the bond certificate to be provided in one year of TCO.

Mayor Valdes-Fauli: Say a motion.

Vice Mayor Lago: Yes, just a quick question. We are not amending, I thought what we were going to do was amend the ordinance that I wrote in reference to LEED. Do we really need to write a whole new ordinance?

City Manager Iglesias: This was done through a development order prior to that ordinance. It is not – I would have a problem if this building was any kind of condo, because it could be sold under TCO.

Vice Mayor Lago: This is a one-time exception.

City Manager Iglesias: One-time exception – and in addition to that part of it is that they would vacate the building if they don’t have it within a year or provide some type of bond or some type of cash bond as far as that’s concerned.

Vice Mayor Lago: I’ll make the motion. I don’t have an issue with it. The reason why I wrote this ordinance, because obviously to continue our legacy of sustainability and lead the way. I want to make it easy for people who are making a large investment in the City. They already have to follow our LEED ordinance or equivalent. I want you to take a look, maybe we should start applying this across the board, again, being very careful of the condo situation and I completely respect that and

*City Commission Meeting
January 14, 2020*

I understand that, but I want to make it easy. I think we are going to continue to run into this, because any building over 20,000 square feet after my ordinance is going to be required to be LEED, and we may have several land use attorneys who are here, I don't see anybody, but I'd like their feedback, maybe their feedback doesn't have to be on the record or their feedback could be to staff, but I just don't want to keep bringing this up if we don't have to, maybe we could just codify it and move forward. I don't want to make more work for you guys and have to keep doing this over and over and over again.

City Attorney Ramos: One important point is that this PAD ordinance predated the LEED ordinance, OK, so that's why we have to kind of go back and correct it.

City Manager Iglesias: And the problem, Vice Mayor, if you don't use TCO in a condo everybody can move in.

Vice Mayor Lago: I agree with you.

City Manager Iglesias: And at that time, we are almost powerless because we'd have to vacate the entire building.

Vice Mayor Lago: I don't want to do one-off pieces of legislation over and over again. That's it. I made a motion Devin.

Mayor Valdes-Fauli: Second?

Commissioner Keon: I'll second it.

Mayor Valdes-Fauli: Will you call the roll please.

Commissioner Mena: Yes

Commissioner Fors: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

Vice Mayor Lago: Thank you.

[End: 9:41:12 a.m.]

City Commission Meeting
January 14, 2020

*City Commission Meeting
January 14, 2020*

[Date]

4

*Agenda Item F-3 – Ordinance amending Ordinance No. 2015-38, which approved a
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