

City of Coral Gables City Commission Meeting
Agenda Items F-4, F-13, F-14 and F-15
March 9, 2021
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

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

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia

Public Speaker(s)

Agenda Items F-4, F-13, F-14 and F-15 [Start: 2:14 p.m.]

An Ordinance of the City of Coral Gables, Florida amending Ordinance No. 2016-43 (Amended), which approved a Planned Area Development (PAD) for the project known as “Gables Station” providing for amended conditions of approval; providing for a repealer provision; severability clause; codification; and providing for an effective date.

Mayor Valdes-Fauli: F-4 – Gables Station, and F-4 is related to F-13, 14, and 15.

City Attorney Ramos: Yes Mayor. F-4 is an Ordinance of the City of Coral Gables, Florida amending Ordinance No. 2016-43 (Amended), which approved a Planned Area Development (PAD) for the project known as “Gables Station” providing for amended conditions of approval; providing for a repealer provision; severability clause; codification; and providing for an effective date. – 13, 14, and 15 are on for your information, but not for vote today. Mr. Clerk, please swear in anyone wishing to speak on this item.

Mayor Valdes-Fauli: Anyone wishes to speak?

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City Clerk Urquia: Not at this time, Mr. Mayor.

Mayor Valdes-Fauli: Alright, Mr. City Manager.

City Manager Iglesias: Mayor, what we've done on this project is gone back to the park impact fee of \$1.179 million dollars. It will be providing that park impact fee, because we cannot provide the TCO unless either the Underline was done or the impact fee was actually paid. This goes in line with the \$7 million dollars that we have already approved through resolution for the Underline. So instead of having – we've rounded off to \$2.2, instead of having \$4.8 million, so we have the full \$7 million to provide the Underline. In addition, the dog park, which we have designed and had it ready about a year and-a-half to two years ago, will be part of the Underline project. We've already sent those drawings to the Underline and we will be funding our portion, the park as the Underline project. The issue is that the dog park uses some of the Underline property to make it a better facility. So besides that, we have looked at 40 cars that will be provided in Gables Station for our Passport Office, and we have worked out – there is also an issue concerning art in which the artist would like to come and install the art, because they have various projects where the artist was not there, and it was not installed properly. So we've moved a number of these issues to the CO, Certificate of Occupancy, and remove them from a TCO requirement, the Temporary Certificate of Occupancy. The TCO is valid for a maximum of 180 and it can be reinstated by the Building Official, so the TCO is not an ongoing CO, it's a temporary CO. We feel that to get this project moving, we feel this is a good plan right now.

Vice Mayor Lago: Mayor, if I may?

Mayor Valdes-Fauli: Yes sir.

Vice Mayor Lago: First off, I want to say thank you to the ACM and the City Manager. We've been dealing with this, I know the ACM wants to come up here and talk about it. We've been dealing with this, I think, about almost two years now, bringing the full \$7 million and who had the responsibility for the additional funding. And it was a very arduous task and it was tedious at certain points, in regards to who between the county, City of Coral Gables, and the developer, so its great to see this finally, another major issue finally put to rest. But I also want to give credit to Commissioner Mena, he has been advocating for a dog park in this area for a long time and I think its great that we are going to finally see this come to fruition, because we are seeing so many people in the community really, not only advocate, but really request an area man's best friend to roam free. So, I just wanted to make sure within the Underline, we have the Underline approved, its ready to go, its not coming from taxpayer dollars, its coming from impact fees. And another

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great amenity that's going to be attached to that is going to be the park, which is going to be, I think a world class opportunity and facility for all our residents and our guests.

City Manager Iglesias: And let me be clear, we have not forgotten the dog park.

Vice Mayor Lago: I know.

City Manager Iglesias: The only issue is that we have incorporated...

Vice Mayor Lago: We are waiting for the settlement.

City Manager Iglesias: We needed some land from the Underline to really have a first class dog park and so, we have been ready for a year and-a-half to two years to get this thing moving, but it has not, so now we have incorporated into the Underline work and we will fund the dog park as part of the Underline project. That is not part of the \$7 million dollars, that's additional monies that we will use to fund the actual dog park. So, we have not forgotten about it, we just needed to incorporate it within the Underline to really get a better facility, because of the width.

Commissioner Mena: Just real quick. I asked the City Manager and staff yesterday to just sort of commit to me, and they did, that this is not going to derail our project, that that project will move forward as expeditiously as possible, with the plans that we already have, have been approved, we've had resident input. We've had those meetings at the Youth Center. I recall going to a meeting, at least a year, maybe two years ago, with the Vice Mayor at the Youth Center, where we got a lot of resident feedback and it was incorporated, and so, we just want to deliver. The residents are really excited about this. They've been very patient, frankly. Its taken longer than we all would have liked, and so, I just want to make sure that we get to the finish line on that. But separate and apart from that, I think that the general, sort of solution being proposed here and getting this property, the TCO, and then moving forward with all these things is a good solution, and I'm happy to move forward.

City Manager Iglesias: And the good thing, Commissioner Mena, is that the Underline has federal funding, it has limits on the time that needs to be spent, so hopefully this will incorporate everything in one project.

Vice Mayor Lago: Another good thing too, is that, like you mentioned, Commissioner Mena, the TCO. The TCO gets its property on the tax roll.

Commissioner Mena: Right.

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Vice Mayor Lago: Which is critical, so its important. It's a lot of money.

City Manager Iglesias: That's correct, Vice Mayor.

Mayor Valdes-Fauli: Will you make the motion Commissioner Mena.

Commissioner Mena: So moved.

Vice Mayor Lago: Second.

City Attorney Ramos: Do we have any public comments on this Mr. Clerk?

City Clerk Urquia: No ma'am. The attorney is on the line, if you would like to hear from him.

Commissioner Keon: Its fine.

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

City Clerk Urquia: I'm sorry, who made the motion, sir?

Vice Mayor Lago: Commissioner Mena and I seconded.

Commissioner Mena: Yes

Commissioner Fors: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

Mayor Valdes-Fauli: Now what do we do with 13, 14, and 15?

City Attorney Ramos: Those are just for your information and we'll come back at the next meeting.

Mayor Valdes-Fauli: Okay.