

City of Coral Gables City Commission Meeting
Agenda Item F-3 and F-5 are related
February 25, 2020
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, Jr.

City Staff

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

Public Speaker(s)

Agenda Item F-3 and F-5 are related [9:27:52 a.m.]

F-3: 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.

F-5: 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

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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 and F-5

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. That ordinance is on Second Reading, it travels with resolution F-5, which is 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. The public hearing can be consolidated for these two items. There has been no change between First and Second on the ordinance.

Mayor Valdes-Fauli: I didn’t hear that very well. Could you repeat it.

[Laughter]

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Mayor Valdes-Fauli: Presentation?

City Manager Iglesias: I don't think this has to do with the LEED ordinance. Actually, these two projects came in prior to the LEED ordinance. The LEED requirements are part of the development agreement. They are not a condominium and either commercial or rental, or residential, excuse me. So, I don't see any issue for this particular case, and actually, according to the City Attorney, no precedent on ordinance.

Mayor Valdes-Fauli: Do I hear a motion.

Commissioner Keon: I'll move it.

City Attorney Ramos: For clarification, the ordinance is not an ordinance of general application. It simply amends the PAD. Its already come to you on First, there has been no changes between First and Second, that's as to F-3. F-5 is the mixed-use site plan also has to be amended, that resolution, and it's the exact same language that's in the ordinance.

Mayor Valdes-Fauli: A motion on F-3.

Commissioner Keon: I'll move it.

City Manager Iglesias: And our current ordinance which requires a prior to TCO does not change and should not change, because you can actually sell units prior to getting LEED and that could be a problem for the home owners association instead of for the developer.

Mayor Valdes-Fauli: Very good. F-3 has been moved, is there a second?

Vice Mayor Lago: Second.

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

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Commissioner Fors: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

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Mayor Valdes-Fauli: F-5 – do I hear a motion?

Commissioner Keon: I'll move it.

Vice Mayor Lago: I'll second.

Mayor Valdes-Fauli: Its been seconded. Will you call the roll please?

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Commissioner Fors: Yes

Commissioner Keon: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

City Attorney Ramos: Mr. Clerk for the record, there were no speaker cards on that item, correct?

City Clerk Urquia: Correct.

[End: 9:31:17 a.m.]