

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-11**  
**June 28, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors, Jr.**

**Commissioner Kirk Menendez**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Deputy City Attorney, Cristina Suarez**

**Public Speaker(s)**

**Mario Garcia-Serra**

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Agenda Item F-11 [Start: 2:26 p.m.]

An Ordinance of the City Commission amending Ordinance No. 2017-04 which approved a Planned Area Development for the property legally described as Lots 24-38, Block 7, Biltmore Section and located at 501-525 Valencia Avenue, to allow for the completion of certain offsite improvements and drainage improvements to be completed prior to the issuance of the final Certificate of Occupancy, instead of prior to the issuance of the Temporary Certificate of Occupancy, pursuant to the terms and conditions set forth in the Agreement for Issuance of Temporary Certificate of Occupancy Prior to Full Completion of Certain Off Site Improvements and Drainage Improvements, providing for a repealer provision, severability clause, and providing for an effective date.

Mayor Lago: Moving onto item F-11. I want to read a quick statement onto the record. I'll be recusing myself from the following items due to a potential conflict and/or a potential appearance of bias, because I'm part of a property located across the street from the proposed project. And

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[Date]

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additionally, the property has been leased to an entity owned by a principal of the applicant. So, the following items are F-11, which has nothing to do with this item; F-12, F-14, F-18, and like I said, F-11. Mr. Vice Mayor.

Vice Mayor Mena: And after that we'll take a lunch break, then we'll reconvene. F-11.

Deputy City Attorney Suarez: Mr. Vice Mayor, I don't know if you want to start with F-11 or the one that was time certain which was F-12.

Vice Mayor Mena: That's fine. We can do F-12 first.

[Note: Item F-12 is under separate cover. F-11 resumed]

Vice Mayor Mena: F-11.

Deputy City Attorney Suarez: F-11 is an Ordinance of the City Commission amending Ordinance No. 2017-04 which approved a Planned Area Development for the property legally described as Lots 24-38, Block 7, Biltmore Section and located at 501-525 Valencia Avenue, to allow for the completion of certain offsite improvements and drainage improvements to be completed prior to the issuance of the final Certificate of Occupancy, instead of prior to the issuance of the Temporary Certificate of Occupancy, pursuant to the terms and conditions set forth in the Agreement for Issuance of Temporary Certificate of Occupancy Prior to Full Completion of Certain Off Site Improvements and Drainage Improvements, providing for a repealer provision, severability clause, and providing for an effective date. This is also a public hearing item and a quasi-judicial hearing. So, any witnesses must be sworn in.

City Clerk Urquia: Those speaking on this item please stand and raise your right hand. Is anyone going to present on this item?

Deputy City Attorney Suarez: I believe Mr. Garcia-Serra is on Zoom.

Mr. Garcia-Serra: I am the key representative doing the presentation. Vivian Bonet who I think is in the audience might be called upon to answer questions, so perhaps she should be sworn in, if she is there.

Vice Mayor Mena: She is.

City Clerk Urquia: Do you swear or affirm that the testimony you'll provide today will be the truth and nothing but the truth? Thank you.

Vice Mayor Mena: Alright, Mr. Garcia-Serra.

Mr. Garcia-Serra: Good afternoon again, Mr. Vice Mayor and Commissioners, Mario Garcia-Serra representing 515 Valencia SPE LLC, the owner and developer of the Villa Valencia Project. The Villa Valencia Project, as was indirectly mentioned before in our previous item, is a project of

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which we should all be proud. It is a low-density, high-quality development, which has been setting sales records in the city and which has considerable public benefit in the form of a...public park and a public dog park. We are nearing completion of the construction but need a little more time to complete certain offsite improvements and drainage improvement, which we need moved at the time of the performance from temporary certificate of occupancy to final certificate of occupancy. In order to secure performance of these obligations, we have already proffered a \$900,000 cash bond to the city. We are just asking for additional time to be able to comply with and complete these conditions of approval.

Vice Mayor Mena: Does staff have anything else?

Development Services Director Cabrera: Its basically just that. Moving the conditions from TCO to CO and we do have a bond that should well cover any of the items, if not completed by the developer.

Vice Mayor Mena: Mr. Clerk was there any public comment?

City Clerk Urquia: No sir.

Vice Mayor Mena: Thoughts, comments. Take a motion.

Commissioner Anderson: I'll move it.

Commissioner Menendez: I'll second.

Commissioner Fors: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Vice Mayor Mena: Yes

(Vote: 4-0)

(Mayor Lago: Recused himself)