

City of Coral Gables City Commission Meeting
Agenda Item F-11
May 10, 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)

Agenda Item F-11 [12:41 p.m.]

A Resolution of the City Commission of the City of Coral Gables, Florida amending Resolution No. 2021-56 which amended Resolution No. 2016-172 (Amended) which approved a mixed-use site plan for the project known as “Gables Station” located at 211-237 South Dixie Highway, providing for amended conditions of approval to allow for certain off-site improvements to be completed and to allow for payment of the remaining Art in Public Places Fee after the issuance of the Certificate of Occupancy as provided in an Escrow Agreement and amending Resolution No. 2021-57 which authorized an amendment to the Declaration of Restrictions entered into for the Project. (Sponsored by Mayor Lago)

Mayor Lago: And one last one, F-11, and we’ll move to lunch after.

City Attorney Ramos: F-11 is A Resolution of the City Commission of the City of Coral Gables, Florida amending Resolution No. 2021-56 which amended Resolution No. 2016-172 (Amended)

City Commission Meeting

May 10, 2022

Agenda Item F-11 – Resolution amending R-2021-56 which amended R-2016-172 (As Amended)
Which approved a mixed-use site plan known as “Gables Station”

[Date]

1

which approved a mixed-use site plan for the project known as “Gables Station” located at 211-237 South Dixie Highway, providing for amended conditions of approval to allow for certain off-site improvements to be completed and to allow for payment of the remaining Art in Public Places Fee after the issuance of the Certificate of Occupancy as provided in an Escrow Agreement and amending Resolution No. 2021-57 which authorized an amendment to the Declaration of Restrictions entered into for the Project. This is a public hearing item. Ms. Suarez.

Mayor Lago: Mr. Clerk, are there any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Before we get into the presentation, what is the total amount of additional Art in Public Places fee?

Deputy City Attorney Suarez: The total amount, the additional fee that’s owed is \$642,062.

Mayor Lago: And how about for parks? – is there also a fee for parks?

Deputy City Attorney Suarez: There is not an item here related to parks. If you want, I can go through the three things that these addresses. This would be an amendment to the conditions of approval for the project. The developer has asked that the COB issued prior to completion of some of these items. There was a condition of approval in the site plan approval was a crosswalk that’s to be constructed along Ponce de Leon and certain signalization; and so, what the developer proposed was putting funds in an escrow account \$350,000 to allow the CO to issue, and then they will construct the crosswalk and the funds will be released at the 50 percent point, 74 percent completion, and then finally when they are completely done. If of course, they don’t construct and complete the sidewalk then the city can have those funds and do it. The other item is a ceiling panel improvement that needs to be done, and there is \$95,000 being put into escrow for that similar situation. With respect to the remaining Art in Public Places fee, they want the CO to issue and then pay that within 10 days.

Mayor Lago: Okay. Quick question. Just worse case scenario, which I don’t think it will happen. Do you think, Mr. Manager, \$350,000 is sufficient for the crosswalk?

City Manager Iglesias: It should be Mayor, it’s a signalized crosswalk, its about what we paid for, for the signalization at the Public Safety Building. However, its more confined and they didn’t have to go to Salzedo and Ponce. So, we feel it’s in line.

Mayor Lago: We have an idea when they are proposing to finalize to construct that?

City Manager Iglesias: If they don’t construct it...

Mayor Lago: But do we have an idea of when they are planning of doing it, because I’d rather have them do this.

City Commission Meeting

City Manager Iglesias: They are going for permitting, so...

Deputy City Attorney Suarez: I believe, Mr. Manager, I believe they have their permit in hand.

Mayor Lago: So, what's holding them back from starting?

Deputy City Attorney Suarez: My understanding is why it wasn't done before, and I don't know if they are here to explain.

Mayor Lago: Like coordination of some sort.

Deputy City Attorney Suarez: It was coordination with the county, so the crosswalk, I guess needs to line up with a certain improvement with the Underline, and then the Underline, of course hasn't been completed, and so they were waiting on the county and waiting on the county, they finally, I guess coordinated all that and they got the go ahead to just go ahead and do it, even though the Underline isn't designed yet.

Mayor Lago: This is a reasonable request at the end of the day. The money is there and we're waiting for the Underline to do things the right way and they have to do it probably two or three times over.

City Manager Iglesias: I think what they have is some minor issues in permitting that should be done quickly, Mayor.

Mayor Lago: Just want to make sure we stay on top of it at the end of the day. Okay. Perfect. Are there any other questions, any other concerns, any comments from the Commission?

Commissioner Anderson: Is there a deadline built in for them to do it?

Mayor Lago: Well, the Underline basically is the issue.

Commissioner Anderson: I understand, but I mean.

Deputy City Attorney Suarez: There is a deadline. Just to clarify, I don't think that they are waiting. At this point, they've already coordinated with the county, and they are not waiting for the Underline. They've got the go ahead to go ahead and do it, and then, I guess the Underline will need to do their design to catch up.

Mayor Lago: I think the Commissioner makes a good point. She's like, either they do it or they don't. When do we get the check?

Deputy City Attorney Suarez: There is a deadline built into the escrow agreement, if you just give me a chance to – final completion on the crosswalk improvements will be 180 days from the effective date of the escrow agreement.

City Commission Meeting

[Date]

3

May 10, 2022

Agenda Item F-11 – Resolution amending R-2021-56 which amended R-2016-172 (As Amended)
Which approved a mixed-use site plan known as "Gables Station"

Mayor Lago: I'll entertain a motion, is there any further comment?

Commissioner Anderson: I'll move it.

Commissioner Menendez: I'll second.

Commissioner Anderson: Yes

Commissioner Fors: Yes

Vice Mayor Mena: Yes

Commissioner Menendez: Yes

Mayor Lago: Yes

(Vote: 5-0)