

CITY OF CORAL GABLES

--MEMORANDUM--



**TO:** City Attorney, Craig Leen

**FROM:** Commissioner Vince Lago

**SUBJECT:** Paseo de La Riviera Project Commission Intent **DATE:** February 4, 2016

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During the second reading of Paseo de La Riviera on December 11, 2015 the Commission voted unanimously (5-0) on resolution no. 2015-316 (attached). The intention of this memorandum is to clarify my understanding of the heights established in resolution no. 2015-316 which state:

- i. Maximum habitable building height of the hotel shall be limited to '126.
- ii. Maximum height to the top of the rooftop architectural element of the hotel shall be limited to 151'.
- iii. Maximum habitable building height of the mixed-use residential building shall be limited to 112'.
- iv. Maximum height to the top of the rooftop architectural element of the mixed-use residential building shall be limited to 137'.
- v. The project shall have a maximum habitable building height of 47' within 50' of any property line adjacent to single-family or duplex residential land.

There have been discussions on the architectural elements significantly exceeding the agreed upon habitable building height of the proposed project. It is my view that both the Board of Architects, and the applicant, be mindful of the Commission's intent to minimize the overall height of the proposed project. I do not believe this 'intent' entailed the inclusion of an architectural feature which materially surpasses the proposed habitable building heights beyond that which is needed to hide the air conditioning unit and mechanical items from view.

By way of this memorandum, I would like to request a City Attorney opinion regarding this matter. Once an opinion is issued, please advise the applicant and Board of Architects regarding your interpretation. I expect to bring this matter before the Commission in the near future and would like all interested parties to be prepared for discussion.

Sincerely,  
  
Vince Lago

CC: Honorable Mayor and Members of the Commission

City Manager, Cathy Swanson-Rivenbark