

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2022-310

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE CITY MANAGER TO EVALUATE OPTIONS AND BEGIN NEGOTIATIONS FOR THE SALE AND/OR DEVELOPMENT OF THE CITY-OWNED SURFACE PARKING LOT AT 234 NAVARRE AVENUE, FL 33134 WITH LOCATION ACQUISITIONS, LLC AND PROVIDE RECOMMENDATIONS TO THE CITY COMMISSION.

WHEREAS, on January 28, 2022, Location Acquisitions, LLC provided a Letter of Intent (the “LOI”) to the city regarding their desire to enter into a long-term lease for the city-owned surface parking lot at 234 Navarre Avenue, Coral Gables, Florida, Folio #03-4108-006-1100, (the “Property”); and

WHEREAS, Location Acquisitions, LLC owns several properties adjacent to the Property and has developed a site plan for developing the overall site that would require the City’s Property for the execution of the development project and its parking requirements; and

WHEREAS, City staff evaluated the long-term lease proposal for the Property and after careful review of the LOI, and the site plan materials provided, the City Manager determined that the long-term lease proposal was not in the City’s best interest; and

WHEREAS, the City’s Minorca Garage (the “Garage”) is under construction, and public parking needs for the Minorca-Navarre area will be met once the Garage becomes operational; and

WHEREAS, the City Manager also decided to evaluate the Property’s “as-is,” best-use, market value using an appraisal in order to decide whether the city will surplus the Property using the public advertising process pursuant to Section 2-1091 of Division 12 of the City’s Procurement Code; and

WHEREAS, Location Acquisitions, LLC has also expressed an interest in purchasing the Property; and

WHEREAS, the City Manager is requesting authorization to evaluate site development options and begin negotiations with Location Acquisitions, LLC in order to provide recommendations to the City Commission regarding the Property’s overall potential for sale and/or development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:


SECTION 1. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. The City Commission does hereby authorize the City Manager to evaluate the options and begin negotiations for the sale and/or site development options with Location Acquisitions, LLC regarding the Property and provide recommendations to the City Commission regarding the site’s potential for sale and/or development.


SECTION 3. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF DECEMBER, A.D., 2022.
(Moved: Anderson / Seconded: Menendez)
(Yeas: Menendez, Anderson, Mena)
(Abstentions: Lago)
(Unanimous: 3-0 Vote)
(Agenda Item: I-3)


APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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MIRIAM SOLER RAMOS
CITY ATTORNEY