

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2011-187

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS WITH ASTOR DEVELOPMENT REGARDING A LAND SWAP OF 4133 LEJEUNE ROAD (THE TROLLEY FACILITY) WITH PROPERTY ON DOUGLAS ROAD THAT WOULD BE IMPROVED WITH A NEW TROLLEY FACILITY.

WHEREAS, in the Spring of 2011, Astor Development (“Astor”) approached the City in connection with its development of properties owned by Astor and its affiliates, which are located at 4031 and 4111 LeJeune Road, 4102, 4110 and 4120 Laguna Avenue, and 301 Altara Avenue (the “Development”); to request that in order to enhance the quality of the Development proposed that the City transfer its property located at 4133 LeJeune Road, currently improved as the City’s Trolley Facility, which property includes tax parcels 03-4120-017-0180 (approx. 5,880 sf), 03-4120-017,0190 (approx. 2,450 sf), 03-4120-017-0200 (approx. 2,450 sf), and vacation of an alley area of approximately 4,650 square feet (sf), such alley to be relocated if approved pursuant to applicable law (collectively the “City Parcel”); and

WHEREAS, Astor proposed the transfer of a site located at 3723 Frow Avenue (tax parcel 01-4120-006-0560 of approx. 5,000 sf), 3320 Douglas Road (tax parcel 01-4120-006-0540 of approx. 3,360 sf), 3340 Douglas Road (tax parcel 01-4120-006-0550 of approx. 7,600 sf), 3724 Oak Avenue (tax parcel 01-4120-006-0750 of approx. 4,400 sf), and 3722 Oak Avenue (tax parcel 01-4120-006-0530 of approx. 5,065 sf) (collectively the “Douglas Road Property”) as a swap for the City Parcel, which would be conveyed to the City in fee simple and be improved with a new Trolley Facility according to specifications acceptable to the City (the “New Trolley Facility”); and

WHEREAS, Astor would compensate the City for its costs incurred in having to temporarily relocate its Trolley Facility to a temporary location while both the Development and the New Trolley Facility are under construction, and would reimburse the City’s attorneys’ and consultants’ fees and expenses incurred in considering and negating such an arrangement;

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. That the City Manager is hereby authorized to enter into negotiations with Astor for the swap of the City Parcel for the New Trolley Facility, with such negotiations to be non-binding unless and until a final document is presented to the City Commission and is approved, provided that Astor reimburses the City for its attorneys' and consultants' fees and expenses incurred during this process, whether or not an agreement is reached.

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

PASSED AND ADOPTED THIS NINETEENTH DAY OF JULY, A.D., 2011.

(Moved: Anderson / Seconded: Kerdyk)

(Yeas: Quesada, Anderson, Cabrera, Kerdyk, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: H-6)

APPROVED:


JIM CASON
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


CRAIG E. LEEN
CITY ATTORNEY