



City of Coral Gables  
CITY COMMISSION MEETING  
August 27, 2019

**ITEM TITLE:**

**Ordinance on First Reading.** AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, APPROVING A THIRD AMENDMENT TO THE PURCHASE AND SALE AGREEMENT RELATED TO A LAND EXCHANGE WITH C/LEJEUNE, LLC, INVOLVING THE CITY'S CURRENT PUBLIC SAFETY BUILDING LOCATED AT 2801 SALZEDO STREET AND THE VACANT PARCEL LOCATED AT 250 MINORCA AVENUE, THAT WILL BE IMPROVED WITH A NEW PUBLIC SAFETY BUILDING AND A PUBLIC MIXED USE PARKING GARAGE STRUCTURE, AND INVOLVING THE PARCELS LOCATED AT 290, 272, 250, AND 244 VALENCIA AVENUE AND AT 297 AND 247 ALMERIA AVENUE, ALLOWING FOR THE CONVEYANCE OF THE SALZEDO PARCEL TO THE OWNERS OF THE VALENCIA/ALMERIA PARCELS.

**BRIEF HISTORY:**

On March 28, 2017, pursuant to Ordinance No. 2017-08, the City Commission authorized the City Manager and City Attorney to negotiate and enter into a Purchase and Sale Agreement related to a land exchange involving the parcels at 2801 Salzedo Street and 250 Minorca Avenue for the purpose of constructing a new public safety building for the City of Coral Gables. Said Agreement was executed by the parties on April 6, 2017.

In October and November of 2017, a First Amendment and Second Amendment to the Purchase and Sale Agreement were executed each extending the possession date for the parcel on Minorca.

Recently, the Developer approached the City about the possibility of further amending the Purchase and Sale Agreement to allow for an additional land exchange relating to certain real properties on Valencia Avenue and Almeria Avenue. Consequently, the City and Developer negotiated the terms for a Third Amendment to the Purchase and Sale Agreement amending the following sections:

- Right of First Offer
- Permitted and Restricted Uses
- Impact Fee Credit
- Central Business District (CBD)
- Development Rights

- Direct Conveyance
- Closing Date

**ATTACHMENT(S):**

- 1. Draft Ordinance**
- 2. Draft Third Amendment to Purchase and Sale Agreement**