

CORAL GABLES

THE CITY BEAUTIFUL

Property Advisory Board

Meeting Minutes

Wednesday | April 13, 2022 | 8:30 a.m.

Location: Zoom and Police and Fire Headquarters (PFHQ), Community Meeting Room A
2151 Salzedo Street, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	J	J	A	S	O	N	D	
	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	
Nancy Pastor Chair	P	E	P	E									Mayor Vince Lago
Jack Lowell Vice-Chair	P	P	P	P									Commissioner Kirk R. Menendez
Alberto Manrara	P	P	P	P									Commission as a Whole
Edmund Mazzei	P	P	P	E									City Manager Peter Iglesias
Frank Maderal	P	P	P	P									Vice Mayor Michael Mena
Michelle Dunaj	E	P	P	P									Commissioner Rhonda Anderson
Manuel Niebla	E	P	P	P									Commissioner Jorge Fors, Jr.

A=Absent E=Excused Absence P=Present X=No Meeting Ph=Present by Phone Z=Zoom - =Former Board Member

Staff and Guests:

Julian H. Perez, AICP, CFM Director, Economic Development Department
Zeida Sardiñas, Asset Manager, Economic Development Department
Yenisis Gomez, Administrative Assistant, Economic Development Department
Gloria Serrano, Office Assistant, Economic Development Department
Imelys Sansores, Agenda Coordinator, City Clerk's Office

Property Advisory Board Vice-Chair Mr. Jack Lowell brought the meeting to order at 8:32 a.m.

1. Excuse Board member absences

Mr. Maderal made a motion to excuse today's absence for Ms. Pastor and Mr. Mazzei. Mr. Niebla seconded the motion, which passed unanimously. There was no discussion regarding the absences.

2. Review and approval of February 9, 2022, Property Advisory Board Amended Meeting Minutes.

Mr. Maderal made a motion to not accept the requested modification by Ms. Dunaj instead approve the meeting minutes as originally submitted at the March 9, 2022 meeting and Mr. Manrara seconded the motion, which passed unanimously. There was no discussion regarding the minutes.

3. Review and approval of March 9, 2022, Property Advisory Board Meeting Minutes.

Mr. Maderal made a motion to approve the meeting minutes and Mr. Niebla seconded the motion, which passed unanimously. There was no discussion regarding the minutes.

4. Presentation by City Clerk’s Office – Meeting Minutes

Ms. Sansores informed the Board regarding the procedure for City Commission approval of Board minutes. Due to the Commission’s desire to have the Board minutes placed on the City Commission agenda as soon as possible, even in “Draft” form, the Board’s meeting minutes may be approved in “DRAFT” form by the City Commission prior to the Board’s approval of those minutes. If the City Commission approves the “Draft” form minutes, and at their subsequent meeting, the Board feels that changes need to be made or corrected (such as grammatical errors, spelling typos, etc.), the corrected meeting minutes do not need to be re-placed on an upcoming Commission agenda for Commission re-approval. However, if the Board finds that a drastic change needs to be made to the “DRAFT form minutes that were approved by the City Commission (a motion was inadvertently left out), then the meeting minutes will be re-placed on a City Commission agenda for their re-approval.

The Board conducted a question-and-answer session with Ms. Sansores.

5. City Purchase 142 SW 37th Avenue Vacant Lot

A Resolution of the City Commission authorizing the approval of an “As-Is” FARBAR Residential Contract for Sale and Purchase as Amended with Coral 37 PDL for the purchase of the property located at 142 SW 37 AVE, Coral Gables, FL 33134 (Folio No. 03-4105-050-0200) for the purposes of establishing a neighborhood park.

Pursuant to the requirements of **Division 12 of the Procurement Code, Section 2-1094 -Analysis for Purchase, Sale or Lease of City Property-** the proposed purchase is being presented to the Property Advisory Board for its recommendation to the City Commission.

BRIEF HISTORY AND PROPOSED PURCHASE TERMS:

The City of Coral Gables (the “City”) previously amended the goals, objectives, and policies of the Recreation and Open Space element of the comprehensive plan and adopted the Community Recreation Department (the “Department”) Master Plan to improve existing parks, and to acquire additional properties, as these become available, that will be used as neighborhood parks. The purchase of additional properties for neighborhood parks will enhance the level of service that the Department provides to Coral Gables residents throughout the City.

On August 24, 2021, pursuant to Resolution No. 2021-227, the City Commission directed the City Manager to explore the potential purchase of the property located at 142 SW 37 AVE, Coral Gables, FL 33134 (Folio No. 03-4105-050-0200) (the “Property”), which is on the corner of Ponce de Leon Blvd. and Douglas Road, including obtaining two real estate appraisals.

The property borders the City of Miami and serves as a focal point when individuals enter the City. Due to its size and location, the property is of value to the City to serve as a neighborhood park and to eventually provide City residents and visitors with a City of Coral Gables entrance feature.



In accordance with the City Commission’s direction and pursuant to City’s Code of Ordinances, Chapter 2- Administration, Article VIII- Procurement Code, Division 12- Purchase, Sale, or Lease of Public Property, Section 2-1092, two real estate appraisals were requested from MAI certified appraisers to estimate market value. Coral 37 PDL (the “Seller”) had their own appraisal conducted as well.

Appraiser		Amount	SQ.FT.	PSF
Quinlivan Appraisal	CG	\$1,015,000	11,300	\$89.82
Integra Realty Resources	CG	\$430,000	11,300	\$38.05
Slack, Johnston, Magenheimer	Coral 37 PDL	\$790,000	12,176*	\$64.88

*Sq. Ft. discrepancy is noted but does not affect the purchase price considered for the property.

Proposed Terms:

Premises: “As is” condition.

Purchase Price: \$750,000 (\$66.37 PSF)

Deposit: \$50,000

Closing Date: June 1, 2022

Contingencies:

- The FARBAR Residential Contract for Sale and Purchase as Amended is contingent upon City Commission approval by May 31, 2022.
- Seller will close all open or expired permits and cure any and all code violations or citations and pay all fees in connection therewith prior to Closing.
- The Seller will have a 15-day inspection period.

The Community Recreation Department routinely recommends for the City to invest in outdoor spaces that foster interaction between nature, families, and its overall community. The City’s founders clearly understood and championed this idea, as evidenced by the emphasis on the beautiful green landscapes that help define the character of City today. The purchase of the Property will contribute to the City’s tradition of creating constructive, restorative, and pleasurable experiences that help to build community and enhance quality of life by fostering appreciation and understanding of green open spaces.

City staff believes that the purchase price and proposed terms for the purchase of the Property is a reflection of a market terms and value which is within an acceptable range of its appraisals. City staff

is therefore recommending the purchase of the Property for the purposes of establishing a neighborhood park and eventually including a City of Coral Gables entrance feature.

Pursuant to the requirements of Division 12 of the Procurement Code, Section No. 2-1094 - Analysis for Purchase, Sale or Lease of City Property, the proposed Resolution will be presented to:

- The Parks & Recreation Advisory Board on April 14, 2022, for its recommendation to the City Commission.
- The Budget and Audit Advisory Board on April 27, 2022, for its recommendation to the City Commission.
- The Landmark Advisory Board on May 3, 2022, for its recommendation to the City Commission.
- The Economic Development Board on May 4, 2022, for its recommendation to the City Commission.

Pursuant to the requirements of Division 12 of the Procurement Code, Section No. 2-1094 - Analysis for Purchase, Sale or Lease of City Property- the Property Advisory Board provides answers to the following three (3) questions (suggested answers are below):

1. Does the proposed use conform to the city's comprehensive plan and is it compatible with the surrounding neighborhood?

Yes, the use of the site for a neighborhood park is consistent with the City's goals, objectives, and policies of the Recreation and Open Space element of the comprehensive plan. Yes, a neighborhood park is a compatible and complementary use to the surrounding residential area that it is meant to serve.

2. Analyze the positive or negative impacts on adjacent property including, but not limited to, open space, traffic, access considerations, noise level, property values, improved development patterns and provision for necessary services including municipal utilities and other infrastructure systems and the needs and costs associated with the needed improvements. To the extent needed, traffic studies and other professional studies required shall be the responsibility of the proposed purchaser, developer, or lessee.

The proposed Purchase keeps within market terms and values. This property will be enhanced as a neighborhood park and will positively impact the quality of life and property values of surrounding properties, neighborhoods, and the City as a whole. Although a formal traffic study has not been conducted, creating a neighborhood park is not expected to have a significant impact to traffic in the area since the primary users will be the surrounding neighborhood residents.

Categories	Positive Impacts	Negative Impacts
Open Space	Enhances Previous Use	N/A
Traffic	N/A	N/A
Access	Existing	N/A
Noise Level	Same as Previous Use	No Impacts
Property Values	Increase	N/A

Improved Development Patterns	N/A	N/A
Municipal Services	Enhances Previous Use	N/A

3. Are the terms and conditions of the proposed purchase, sale, or lease of city property; or the proposed purchase or lease by the city of non-city property based on market terms and value?

The City engaged Quinlivan Appraisal and Integra Realty Resources to conduct the appraisals for the property which were completed with market values of \$1,015,000 and \$430,000 respectively. The property owner, Coral 37 PDL, conducted its own appraisal for \$790,000. The proposed purchase price for this property which will serve to create a neighborhood park is \$750,000. As such, City staff believes that the purchase price of the property is a reflection of a market terms and value which is within an acceptable range of its appraisals.

After several discussions and questions, the Board agreed with the responses mentioned above.

A motion was made by Mr. Maderal to approve the Board's interest for the purchase of an "As-Is" FARBAR Residential Contract for Sale and Purchase as Amended with Coral 37 PDL for the purchase of the property located at 142 SW 37 AVE, Coral Gables, FL 33134 (Folio No. 03-4105-050-0200) for the purposes of establishing a neighborhood park. The motion was seconded by Mr. Niebla. The motion was voted upon and adopted unanimously.

6. Asset Management Report

a) Rent Report

Ms. Sardiñas provided the Board with a copy of the Rent Report and informed the Board there are no issues.

b) Unsolicited Bids- No unsolicited Bids received.

7. Other Business

Mr. Lowell inquired regarding the status of the lease for the Coral Gables Country Club.

Ms. Sardiñas advised that the space has left the purview of our department and the Board. It now falls under the Parks Department since it is no longer a leased property. Additionally, the renovations for the Pro Shop have commenced and it will take approximately 7 months.

8. Closing Remarks

There being no further discussion, the meeting was adjourned at 9:10 a.m.

Respectfully submitted,

Yenesis Gomez, Administrative Assistant, Economic Development Department.