

City of Coral Gables City Commission Meeting
Agenda Item F-9
August 27, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Jorge Fors, Jr.
Commissioner Pat Keon
Commissioner Michael Mena

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Police Chief, Ed Hudak

Public Speaker(s)

Agenda Item F-9 [2:56:25 p.m.]

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 and at 297 and 247 Almeria Avenue, allowing for the conveyance of the Salzedo parcel to the owners of Valencia/Almeria parcels.

Mayor Valdes-Fauli: F-9

City Attorney Ramos: Yes, there are individuals present for that item.

Mayor Valdes-Fauli: OK. Let's pick it up.

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City Attorney Ramos: F-9 is 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 and at 297 and 247 Almeria Avenue, allowing for the conveyance of the Salzedo parcel to the owners of Valencia/Almeria parcels. As you remember, we entered into an agreement, to have essentially a land swap, for our Public Safety Building with Codina. This is an amendment to that agreement that allows an additional swap of land. There are a number of different things that are enumerated in the resolution which highlight the changes. I'm going to let Ms. Cuevas talk first about the right of first refusal and then I'll speak about the other item.

Ms. Cuevas: The right of first refusal that we are mentioning is actually something that was already negotiated in the other contract. The only thing that we are doing is, instead of having the right of first refusal, to be able to repurchase the existing Public Safety Building, it will now be what we are calling the Mercedes parcels, Valencia and Almeria parcels. So, it's the same terms, if they sell within twelve months, the terms are the same. They have to put it to us, we have sixty days. If they don't close, we still have that right for the future, so long as its within the twelve months. Its just a matter of swapping land.

Mayor Valdes-Fauli: [Inaudible]

Ms. Cuevas: OK. And then there are a few others, but I'll let...

City Attorney Ramos: Alright. That is true as well for the permit and restricted uses, basically. The restrictions are what originally placed on the parcel which are, any business or enterprise primarily related to the sale or lease of servicing of repair or storage of motor vehicles, automobiles, motorcycles or other automotive vehicles; a standalone retail use, or a retail discount store. Those were not permitted. Those are now moving with the Codina ownership and there is no restriction on the Salzedo parcel any longer under this change. In addition, the impact fee credit that the developer was going to use in connection with the Salzedo parcel can now be used on the Almeria parcel. In addition, there is an acknowledgement that Valencia/Almeria is in the CBD...an acknowledgement that Salzedo was in the CBD for purpose of the agreement. Its vesting Mercedes would be the intended use, which is a luxury sale vehicle essentially; and if the developer acquires Valencia/Almeria prior to the Salzedo closing, then the City shall convey the Salzedo parcel to Mercedes directly on the Salzedo closing date. And in addition, they've agreed to extend the closing date from December 23, 2020 to February 23, 2021. This is a third extension and we just want to be appreciative of the developer for being willing to do that, in addition. I'm sorry.

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Ms. Cuevas: Without a cost.

City Attorney Ramos: Without any cost, correct. Those are essentially to the agreement.

Commissioner Keon: I'll move it.

Vice Mayor Lago: Second.

Mayor Valdes-Fauli: Will you call the roll please.

Commissioner Fors: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

City Attorney Ramos: And I'll note for the record that there was no one present that wish to speak.

[End: 2:59:47 p.m.]