



City of Coral Gables
CITY COMMISSION MEETING
June 10, 2025

ITEM TITLE:

Ordinance on Second Reading:

An Ordinance of the City of Coral Gables, Florida, approving a purchase and sale agreement to include certain key terms with Eugenia S. Schmid, as trustee of the Eugenia S. Schmid Declaration of Trust dated August 7, 1998 for the purchase of an undeveloped parcel of land located at 1031 Valencia Avenue; waiving certain requirements pursuant to Section 2-1089 of Division 12 of the Procurement Code; providing for a severability clause and an effective date.

BRIEF HISTORY:

In early 2025, the City identified a property for acquisition at 1031 Valencia Avenue (Folio No. 03-4118-001-1105), legally described in **Exhibit A** (the "Property"), owned by Eugenia S. Schmid, as Trustee of the Eugenia S. Schmid Declaration of Trust dated August 7, 1998 (the "Seller"). The Property is uniquely situated across Cordova Street from Salvadore Park.

In March of 2025, in accordance with Chapter 2, Article VIII, Division 12 of the City Code titled "Purchase, Sale, and Lease of Public Property," the City obtained an appraisal of the Property by an MAI certified appraiser. In April of 2025, the City obtained a second appraisal of the Property by a different MAI certified appraiser. City Staff recommends that the City Commission waive certain requirements in Division 12 of the Procurement Code to facilitate the purchase of the Property, given its unique location.

Pursuant to Section 2-1089 of the City Code, the City Commission, upon a four-fifths vote, has the authority to waive any provision of Chapter 2, Article VIII where it finds such a waiver to be necessary in order to proceed with a purchase, sale, or lease which is in the best interest of the City, and where such waiver would serve the public interest to the extent that any provision of this section was not complied with, the City Commission waives said provision in the best interest of the City. Pursuant to Section 2-1097 of the City Code, this Ordinance requires a four-fifths vote because the purchase exceeds One Million Dollars (\$1,000,000.00).

This Ordinance provides that the City Commission finds that the purchase of the Property serves the public interest and that it is in the best interest of the City to authorize the City Attorney and City Manager to execute a Purchase and Sale Agreement in accordance with the terms prescribed herein.

This Ordinance was passed by the City Commission on first reading. Since first reading, the Purchase and Sale Agreement was negotiated, based upon the key terms set forth in the letter of intent, and is attached here as Exhibit C. The Ordinance has been revised to reflect this.

ATTACHMENT(S):

Ordinance

Exhibit A – Description of Property

Exhibit B – Letter of Intent

Exhibit C – Purchase and Sale Agreement

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$3,100,000.00	TBD	Capital Improvement Fund – Purchase of Land for Parks
Total:			
Fiscal Impact: This Ordinance would authorize the City’s expenditure of Three Million One Hundred Thousand and 00/100 Dollars (\$3,100,000.00) to acquire 1031 Valencia Avenue, Coral Gables, Florida.			