

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2018-

A RESOLUTION APPROVING GENERAL TERMS AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE A PURCHASE AND SALES AGREEMENT WITH CAL ROSENBAUM FOR THE PURCHASE OF THIS RESIDENTIAL PROPERTY LOCATED AT 7000 OLD CUTLER ROAD, CORAL GABLES, FL ON THE WEST CORNER OF CARTAGENA PLAZA FOR PURPOSE OF PRESERVING LANDSCAPED OPEN SPACE AND RENOVATING THE EXISTING HOUSE FOR USE AS A FIRE STATION TO ENHANCE FIRE RESCUE RESPONSE TIME TO THE SURROUNDING NEIGHBORHOOD. *(THE PURCHASE AND SALES AGREEMENT TO COME BACK TO COMMISSION FOR APPROVAL)*

WHEREAS, the City wants to increase the fire rescue response time for its communities between Fire Station II (“FSII”), located between U.S.1 and Riviera Blvd, and Fire Station III (“FSIII”), located at 11911 Old Cutler Rd, due to the travel distance and access limitation caused by traffic congestion and lack of alternate travel routes; and

WHEREAS, a need for a fire station between FSII and FSIII that would align resources within these set boundaries without creating duplication of efforts; narrow the 5-mile gap between the 2 stations; and have minimal impact to the surrounding neighborhoods; and

WHEREAS, the City identified 7000 Old Cutler Road (the “Property”) as part of its criteria which includes a 3,381 SF non-historic house on a 32,716 SF lot that is contiguous to 16,000 SF of vegetated City right-of-way (ROW); has entrances/exits on Cartagena Plaza, Sunset Dr, and Old Cutler Road; and 136 trees creating visual barrier from all three streets and neighboring properties; and

WHEREAS, the City will do some renovations for fire station operations within the existing home and incorporate the ROW with the property to allow open green space and FSIV to operate; and

WHEREAS, the Property was originally appraised by three MAI certified appraisers, Waronker & Rosen, Blazejack & Company, and Slack Johnston Magenheimer, as having values of \$1,300,000, \$3,400,000, and \$1,900,000, respectively; and

WHEREAS, the business terms include the purchase to be “as is” at \$4,000,000, convey title to City; provide a leasehold interest to seller for 2 years, provide a due diligence period for City to inspect, City maintain capital cost during tenancy, seller responsible for routine repairs and maintenance; a \$20,000 monthly penalty for City’s delay in closing; and contingent on City Commission and neighborhood approval; and

WHEREAS, the Budget Advisory Board on June 28, 2018 approved the purchase with a majority vote; on May 9, 2018 the Economic Development Board approved the purchase contingent on state grant secured to be used towards the open green space, and on May 2, 2018 the Property Advisory Board proposed a sale price of \$3 million and requested the City recommend an alternate site established within the criteria noted above; and

WHEREAS, the City Commission finds that it serves the public interest and is in the best interests of the City to allow the City Manager to further negotiate the terms of a Purchase and Sales Agreement and present the final proposed terms to the City Commission at a later date.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. That the foregoing “Whereas” clauses are here 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 Commission does hereby authorize the City Manager to negotiate a Purchase and Sales Agreement with Cal Rosenbaum for the purchase of this residential property located at 7000 Old Cutler Road, Coral Gables, FL on the west corner of Cartagena Plaza for purpose of preserving landscaped open space and renovating the existing house for a fire station (Fire Station IV) to enhance fire rescue response time to the surrounding neighborhood.

SECTION 3. In accordance with Section 2-1097 of the City Code, this resolution must be adopted by a four-fifths vote as the estimated market value of the property exceeds \$1,000,000.00.

SECTION 4. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF AUGUST, A.D.,
2018.

(Moved: / Seconded:)
(Yeas: / Nays:)
(Vote:)
(Agenda Item:)

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

WALTER J. FOEMAN
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY