

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2025-\_\_**

**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.**

**WHEREAS**, 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”); and

**WHEREAS**, the Property is uniquely situated across Cordova Street from Salvadore Park; and

**WHEREAS**, 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; and

**WHEREAS**, in April of 2025, the City obtained a second appraisal of the Property by a different MAI certified appraiser; and

**WHEREAS**, 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; and

**WHEREAS**, 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; and

**WHEREAS**, 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); and

**WHEREAS**, 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.

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

**SECTION 1.** That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof

**SECTION 2.** That a Purchase and Sale Agreement, which includes the key terms set forth in **Exhibit B**, is attached hereto as **Exhibit C** and is hereby approved in substantively the attached form, subject to any modifications that may be approved by the City Manager and City Attorney to carry out the City Commission’s intention.

**SECTION 3.** That the City Commission approves the Purchase and Sale Agreement with Eugenia S. Schmid, as Trustee of the Eugenia S. Schmid Declaration of Trust dated August 7, 1998, for the purchase of the property at 1031 Valencia Avenue, Coral Gables, Florida (Folio No. 03-4118-001-1105) for the purpose of establishing or expanding an existing City park.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This Ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

APPROVED:

VINCE LAGO

MAYOR

ATTEST:

BILLY Y. URQUIA

CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRISTINA M. SUÁREZ  
CITY ATTORNEY

**EXHIBIT A**

Legal Description

Lot 21, 22 and 23, Block 12, CORAL GABLES SECTION "A", according to the plat thereof recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County, Florida.

Folio No.: 03-4118-001-1105

Property Address: 1031 Valencia Avenue, Coral Gables, Florida 33134

**EXHIBIT B**

Letter of Intent

**Exhibit C**

**Purchase and Sale Agreement**