

**CITY OF CORAL GABLES**

**- MEMORANDUM -**

**TO:** DIANA GOMEZ  
FINANCE DIRECTOR

**DATE:** May 14, 2018

**FROM:** LEONARD ROBERTS  
ECONOMIC DEVELOPMENT  
INTERIM DIRECTOR

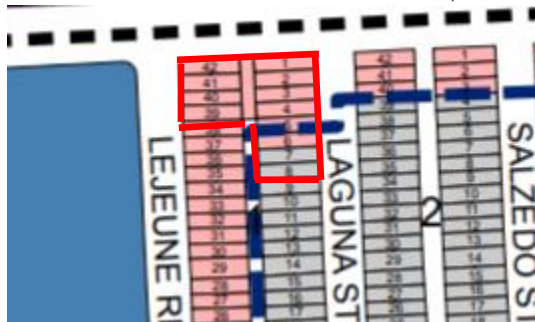
**SUBJECT:**  
GABLES LIVING ENCROACHMENT

**Background:**

The City of Coral Gables vacant parcel of land located at 4010 Laguna St, Coral Gables (the “Lot”) is 4,049 square feet (SF), located between a larger tract of land north of the site, 390 Bird Road (Developer’s North Lot) that is 21,670 SF, and south of the City Lot is another vacant parcel that is 5,951 SF (Developer’s South Lot). These two non-adjacent parcels are owned by the same company, Century Laguna, LLC (the Developer). The City Lot is currently used as parking for Café Vialetto located at 4019 Le Jeune Road, Coral Gables, FL. The Developer would like to develop his lots as one project, but needs access to the City Lot in order to assemble a development project. The Developer would like to City to provide the development rights and create an easement over the Lot in order to build his proposed development called, Gables Living.

**Analysis**

The current land use of the Lot and Developer’s North Lot is commercial low rise while the land use the Developer’s South Lot is mixed use overlay/industrial. The FAR allowed on this site with Mediterranean Bonus would be 14,171.5 SF (4049 x 3.5 FAR).



The City Lot allows the Developer’s North Lot to connect to the Developer’s South Lot. The Developer’s South Lot is too small for many commercial uses, but by allowing the City’s Lot to connect the two Developer sites would allow a larger commercial use; hence, increasing the value of the City’s Lot to the developer vs. to another user. The land value per the County’s property appraisal website as of 2017 is \$809,800 or \$200/PSF. Based on a pending sale and existing sales in the area the City believes the fee simple value would range between \$850,000 and \$1,250,000. Since the City would retain ownership of the City Lot and is only selling the

development rights the value should be adjusted downward. Based on discussion the understanding of value of Transferable Development Rights (TDR's) and value of development rights range on a newere developments the value of the City Lot would be between \$500,000 and \$990,000 (\$35 PSF to \$70 PSF). As the City's Asset Manager, noting no appraisal was performed, I would value of the development rights to be approximately \$700,000 (or \$50 PSF).



Thanks,

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cc:  
Ramon Trias