

CITY OF CORAL GABLES
Property Advisory Board
Meeting Minutes

Wednesday, November 8, 2017, 8:30 a.m.

2121 Ponce de Leon Blvd., Suite 720, Coral Gables, Florida 33134

PAB MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTING ENTITY
	'18	'18	'18	'18	'18	'18	'18	'18	'18	'17	'17	'17	
Alberto Manrara										P	P		Mayor Raúl J. Valdés-Fauli
Jonathan Leyva										P	P		Commissioner Michael Mena
Vacant										-	-		Vice Mayor Patricia Keon
Valerie Quemada										P	P		Commissioner Vince Lago
Tony Gonzalez										E	P		Commissioner Frank Quesada
Edmund Mazzei										P	P		City Manager Swanson-Rivenbark
Andrea Molina Vice Chair										P	P		City Commission as a Whole

A = Absent E = Excused Absence P = Present X = No Meeting Ph = Present by Phone - =Former Board Member

STAFF AND GUESTS:

Javier Betancourt, Director, Economic Development Department
Leonard Roberts, Assistant Director, Economic Development Department
Mariana Price, Administrative Assistant, Economic Development Department

Meeting Motion Summary:

- A motion to approve the minutes of the August 9, 2017 meeting passed unanimously.**
- A motion to approve the minutes of the October 11, 2017 meeting passed unanimously.**
- A motion to accept the considerations for a potential purchase of the property located at 7000 Old Cutler Road to function as the City’s Fire Station IV passed unanimously.**
- A motion for the Property Advisory Board to review, once obtained, three appraisals of the 7000 Old Cutler Road site, and for the City to continue to pursue other locations concurrently passed unanimously.**

Mr. Betancourt brought the meeting to order at 8:29 a.m.

1. Special Guest, Mayor Raúl Valdés-Fauli

The Mayor spoke to the Property Advisory Board about his vision for the City of Coral Gables. He explained that the elected officials who won in this election had one thing in common that being for “right-size” development in Coral Gables. The Mayor stated he believed that the Doctors Hospital Lot 24 could have been sold for \$3 million. Despite the City selling property, it could use those profits to buy more seats for Gables residents at West Lab. He would like to do more to attract younger families and more affordable housing to Coral Gables. He is for being creative and cited Merrick Park and how it was once used as a site for garbage trucks. Coral Gables High School has only 14% of its students from the City of Coral Gables. West Lab has 18% by comparison, though it is highly sought after by

residents. He expressed his desire to annex Little Gables, and that the annexation of Ponce Davis/High Pines and Little Gables should be handled separately. The Mayor also discussed how the City will be hosting an art installation from Carlos Cruz Diez, the world renown Venezuelan artist, and it will be featured as an official Art Basel event. He expressed displeasure over the placement of the George Merrick statue in front of City Hall, stating that it should have its own important place. The Mayor supports the developments alongside US-1, including the UnderLine, and acknowledged that something needs to be done about traffic and parking. He stated his and the City's interest in the property on the same block as City Hall, which may be up for sale in the foreseeable future.

2. Review of the August and October meeting minutes (Action)

Mr. Mazzei made a motion to approve the minutes of the August 9, 2017 Board meeting. Ms. Quemada seconded the motion, which passed unanimously.

Mr. Mazzei made a motion to approve the minutes of the October 11, 2017 Board meeting. Mr. Gonzalez seconded the motion, which passed unanimously.

3. Review of FY 2016-17 Property Advisory Board Annual Report (Action)

Mr. Mazzei made a motion to approve the Annual Report. Mr. Leyva seconded the motion, which passed unanimously. Board Chair Alberto Manrara signed the Annual Report.

4. Proposed Acquisition of Fire Station #4 and Park (Action)

Mr. Roberts shared the following information with the Property Advisory Board members:

The City is exploring the possibility of locating a fire station between Fire Station 2 (currently located at U.S. 1 and Riviera Blvd.) and Fire Station 3 (located at 11911 Old Cutler Rd), with the objective of enhancing response times. Historically, response to this central area of the City has been challenging due to travel distances and access limitation caused by traffic congestion and lack of alternate travel routes. The fire station is projected to enhance response times to the south end business district, as well as the surrounding communities, such as Coco Plum, Gables Estates, Hammock Lakes, and the west end of the University of Miami.

The Fire Department has provided the following criteria in search for a new location:

- A location near Sunset Drive to enhance East/West travel routes south of US-1 where access to communities such as Coco Plum, Gables Estates, and Hammock Lakes has been challenging;
- The location should narrow the 5-mile gap between Fire Station 2 and Fire Station 3;
- The location should provide alignment of resources within a set boundary without creating duplication of efforts. In other words, each area of the City has response resources within a set response district with no duplication of efforts;
- A site that provides for a response time enhancement with minimal impact to the neighborhood.

The Economic Development & Fire Department has analyzed the criteria and has reviewed several possible sites including city-owned sites, commercial, residential and green spaces.

Based on the City's search, the City has identified 7000 Old Cutler Road which meets the criteria established above. The lot is 32,716 SF and includes a house built in 1936 that is 3,381 SF. The property lies adjacent to approximately 16,000 SF of City right of way (ROW), and has three entrances: Old Cutler Road, Coco Plum Plaza and Sunset Drive. In addition, there are 136 trees that obstruct the view of the structure from all three streets and the neighboring homes.



This location not only provides an opportunity for a Fire Station, but also creates synergy for the potential use of green space due to its proximity to Ingraham Park, Cartegena Park, and the Old Cutler Trail. The City would operate a Fire Station hub in one of the three existing structures and have one fire truck on site to minimize the cost. The City’s Historical Resources department has determined the site is not historically significant.

In accordance with Section 2-2014 of the Procurement Code, two real estate appraisals were conducted with regard to the Lot. The appraisals were done by MAI certified appraisers’ Blazejack & Company and Waronker & Rosen, Inc. The appraisers valued the site based on its current allowed used and a hypothetical institutional use.

	Residential			Institutional			Premium
	Value	Structure	Lot	Value	Structure	Lot	
	Value PSF of			Value PSF of			
Waronker and Rosen	\$1,300,000	\$384.50	\$39.74	\$1,800,000	\$532.39	\$55.02	38.46%
Blazejack	\$3,400,000	\$1,005.62	\$103.92	\$3,900,000	\$1,153.50	\$119.21	14.71%
Appraisal Difference	(\$2,100,000)			(\$2,100,000)			

Due to the significant difference in values, the City has ordered a third appraisal

The proposed terms would be as follows:

- The Owner conveys title to the City;
- The purchase price would be tied to appraisal;
- The City would order a thorough inspection during a reasonable due diligence period;
- Contingent on neighborhood and commission review;
- No Broker involvement.

The procurement code requires a deal to be presented to the Property Advisory Board but since no price has been determined the following suggested responses have been provided.

Questions for the Property Advisory Board, and suggested answers:

1. Does the proposed use conform to the city’s comprehensive plan and is it compatible with the surrounding neighborhood?

The property is zoned residential and the use of the park is compatible to the neighboring Cartegena Park, Ingraham Park and the Old Cutler trail. In order for the City to enhance

its fire rescue response time and meet the criteria established by Public Safety the use would have to be changed by the City Commission's approval.

2. Analyze the positive or negative impacts on adjacent property.

The park use would complement the neighboring green space. A fire station would enhance the Fire department's services to the surrounding communities (e.g., Coco Plum) allowing them to respond to residents in a timelier manner. The neighboring property owners could view a "fire station" as a negative impact to their home values; in addition, they may be concerned with sound from sirens at any given time. The City would use the current house as the "fire station," the trees would block any view of vehicles parked on site, and the sirens would be turned on after the fire trucks leave the property. Some residents may still have concerns with the concept of a "fire station" so close to their homes. Overall, the general criteria for a new fire station would occur in a residential area so the concern of having a fire station in a neighborhood would be identical to another potential site.

3. Are the terms and conditions of the proposed sales based on market terms and value?

City has ordered two appraisals and is pending a third appraisal. The purchase price should be tied to the appraisal and the proper due diligence should be taken to minimize significant capital cost after purchase.

Board members reviewed the considerations for the potential purchase of the property located at 7000 Old Cutler Road to function as Fire Station IV for the City. With this new location, response time would be cut down by 2-3 minutes. The location is well-hidden behind foliage on all fronts. The board members discussed the value of the property, considering the cottage and expensive ponytail palms on site. Mr. Roberts explained that a park with parking (attached to the bike trail) could also be placed on the property.

Mr. Mazzei made a motion to accept the suggested answers to the three questions for the proposal terms of the property located at 7000 Old Cutler Road to function as the City's Fire Station IV. Mr. Leyva seconded the motion, which passed unanimously.

Mr. Mazzei made a motion for the board to review the three appraisals combined, and for the City to continue to pursue the other locations concurrently along with this [7000 Old Cutler Road] site. Mr. Leyva seconded the motion, which passed unanimously.

5. Other City Business

At the beginning of the meeting, Mr. Betancourt informed the rest of the board that Luba DeWitt had resigned from her position. Vice Mayor Keon would appoint the new board member.

The meeting was adjourned at 9:53 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department