

City of Coral Gables City Commission Meeting
Agenda Item I-2
May 10, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors, Jr.

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Asset Manager, Zeida Sardinias

Public Speaker(s)

Zully Pardo

Agenda Item I-2 [12:47 p.m.]

A Resolution of the City Commission authorizing the approval of an “As-Is” FARBAR Residential Contract for Sale and Purchase as Amended with Coral 37 PDL for the purchase of the property located at 142 SW 37 AVE, Coral Gables, FL 33134 (Folio No. 03-4105-050-0200) for the purposes of establishing a neighborhood park and a City of Coral Gables entrance feature. (Sponsored by Mayor Lago)

Mayor Lago: Quick, let’s go, I-2 and we’re done. I see Zully in the back, and I want to make sure she doesn’t spend half-an-hour here.

City Attorney Ramos: A Resolution of the City Commission authorizing the approval of an “As-Is” FARBAR Residential Contract for Sale and Purchase as Amended with Coral 37 PDL for the purchase of the property located at 142 SW 37 AVE, Coral Gables, FL.

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Asset Manager Sardinas: Good morning again, Mayor and Commissioners, Zeida Sardinas, Asset Manager for Economic Development. So, on August 24th, pursuant to Resolution 2021-227, the City Commission directed the City Manager to explore the potential purchase of the property, located at 142 S.W. 37th Avenue, which is on the corner of Ponce de Leon and Douglas, including obtaining two real estate appraisals. The property borders the City of Miami and serves as a focal point when individuals enter the city. Due to its size and location, the property is of value to the city to serve as a neighborhood park and to eventually provide city residents and visitors with a City of Coral Gables entrance feature. In accordance with the City Commission's direction, pursuant to the Procurement Code, we conducted two MAI real estate appraisals. The seller had conducted their own MAI certified appraisal. The appraisals came in a million-fifteen (\$1,015,000), four hundred and thirty thousand (\$430,000), and seven hundred and ninety thousand (\$790,000). Staff is requesting authorization to execute the FARBAR Residential Contract for sale and purchase as amended to purchase the property, with the following terms. This is an "As-Is" sale at the purchase price of \$750,000, which amounts to \$66.37 a square foot. There is a deposit of \$50,000, the contingencies are that the seller, that we have a 15-day inspection period, that the purchase is contingent upon obtaining City Commission approval by May 31st and that the closing would occur on June 1st. The property's purchase was presented to the Property Advisory Board, the Parks Advisory Board, the Budget and Audit Board, the Landmark Advisory Board, and the Economic Development Board. All five boards recommended unanimously that the City Commission approve the purchase of the property. City staff believes that the purchase price and proposed terms for this purchase reflects market terms and it's valued within the acceptable range of its appraisals. Staff, therefore, is recommending approval.

Mayor Lago: Zeida, thank you very much. First off, I'd like to thank staff for their hard work, as always, the Manager's team, City Attorney, you guys did a wonderful job. I also want to thank Mario Garcia Serra who brought this property to my attention, because of his client. We had a long discussion, and they came to the table, and they understood the importance of this property. This is a win, not only for myself, but this is a win for the city. We are going to focus on being able to do entrance features in Merrick's vision, to deliver on excellence on a beautiful city. This is the beginning of paying this community and this neighborhood, which is a forgotten neighborhood of many times, in the City of Coral Gables, off 37th Avenue near Flagler, it's a forgotten neighborhood; and as I have had many conversations with Zully, we are working on a litany of different things from tree canopy to traffic calming, to addressing issues with sidewalks, and this is one of their main focal points. The main focal point was ensuring that their community was protected from over development, and it was protected and beautified. So, I want to thank staff; you can see how the process works. Today, we sold a property, which only happened, in my opinion, twice since I've been here, in nine years, and we add another property to the record, to our portfolio, excuse me, and we'll continue to add properties. I'm meeting, actually today at 5 o'clock hopefully, if we get out of here by that time, to potentially bring another property into the fold that I'll be negotiating with the Manager, which I think people are going to be very surprised about the quality of this property, but this is an incredible asset to the city, and it's a well-deserved asset for the residents that live in that community who for so long have clamored to be recognized as residents of the City of Coral Gables. So, I want to say thank you for all your hard work, you guys deserve all the credit, staff deserves all the credit, the Manager's team deserves all the credit,

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and thank you for negotiating a great deal. Thank you. Any other questions or public comment?
Zully.

Ms. Pardo: My name is Zully Pardo; I reside in the...historic district located in the Coral Gables Farbar Street Section. The property being considered today is part of the historic district and sits at the gateway corner of Ponce de Leon and Douglas Road. A design green space entrance would be appropriate and support the continued protection and integrity of our historic district. The new entrance would be a worthy reflection of our City Beautiful welcoming residents and visitors alike. I'm not sure if you all know, in 1924 when George Merrick opened the Farbar Street Section, it was to have a Coral Rock entrance near the Douglas and Flagler Street area, designed by renowned artist Denman Fink. The new neighborhood brought the Miami trolley to Coral Way, but the entrance was never realized. Today, thanks to the Mayor's resolution, not only will a long-awaited community vision come to fruition but will advance our city's commitment to protect and broaden its green spaces and landmarks. We just turned 97, so this is a wonderful gift, I feel for all of us. I just want to take this opportunity to thank the Mayor for his unwavering resolve in this, the Commission for unanimously approving our green spaces and landmarks and being in favor of making them, getting more of these, and of course staff for their diligence and really, really hard work. I know they've been the driving force behind all of this, and of course our residents, and our activists, who always inspire us. Thank you so much.

Mayor Lago: Thank you Zully, I appreciate that. Without saying anything else, I'd like to make a motion here, so I'll move it to the Vice Mayor.

Vice Mayor Mena: Alright, Mr. Clerk, any other comments?

City Clerk Urquia: Is there a second?

Commissioner Menendez: I'll second.

Commissioner Fors: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Mayor Lago: Yes

Vice Mayor Mena: Yes

(Vote: 5-0)

Commissioner Anderson: Thank you.

Mayor Lago: We got it done. We got it done.

Commissioner Anderson: Thank you for your persistence.

Vice Mayor Mena: Before I give this back, we're adjourning for lunch.

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