



City of Coral Gables
CITY COMMISSION MEETING
April 26, 2016

ITEM TITLE:

A Resolution approving the Agreement of Sale and Purchase with Fernandra Properties, LLC, and the City for the residential lot located at 807 Catalonia Ave, Coral Gables, Florida as part of the Neighborhood Renaissance Program (NRP) for purpose of a neighborhood park and waiving the requirements of the Procurement Code, pursuant to Section 2-5483(d).

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

In 2011, the City of Coral Gables adopted Resolution No. 2011-139 and No. 2011-70 to begin the Neighborhood Renaissance Program (NRP) with the purpose of improving quality of life by investing in the City's neighborhoods. The NRP requirements include specific investment dollars in right of way improvements, passive parks improvements, restoration of historic features and other beautification and quality of life projects with a majority of the funds to be spent by mid-2016. On January 26, 2016, the City amended the existing NRP to allow some of the proceeds to be used for a broader spectrum of neighborhood enhancement projects, which include not only improving existing passive parks, but acquiring neighborhood properties to be used for parks and public use (e.g. passive park).

A passive park is generally defined as a public space that requires minimal development; is compatible with and encourages passive uses; and offers constructive, restorative, and a pleasurable public benefit by fostering appreciation and understanding of natural space.

Based on the above understanding, the departments of Public Service, Parks & Recreation and Economic Development set out to find neighborhood locations that are:

1. Safe and Accessible: one must not need to cross a busy road to reach the park;
2. Spacious: the park is of sufficient size to accommodate the surrounding area as an open space park;
3. Need: demands for open space area.

The property at 807 Catalonia Avenue is being recommended for acquisition as part of the NRP. The 13,464 SF lot is located on the corner of Catalonia Avenue and Anderson Road. Abutting the property are homes to the west and north. The projected annual maintenance as a passive park is \$6,000. The 2015 total real estate taxes is \$10,270.22 and the City

portion is \$2,588.75.

The City entered into a contract with the Seller to purchase the property for \$950,000 which requires a \$95,000 security deposit. The contract is contingent on appraisal, City Board approvals, Neighborhood approvals and City Commission approval. Below, please find a summary of purchase terms.

Address	Owner	Parcel ID	Lot Size	Accepted Offer	Accepted PSF	Appraisal
807 Catalonia Ave	Fernandra Properties, LLC	03-4118-004-0740	13,464	\$950,000	\$70.56	\$915,000

The proposed purchase terms were presented to the Budget/Audit Advisory Board on March 31, 2016 who unanimously recommended the City Commission's approval. The terms were presented to the Economic Development Board (EDB) on April 6, 2016 with 3 out of 4 Board members voted for approval. On April 13, 2016 the Property Advisory Board (PAB) had 3 out of 5 Board members voted for approval. On April 15, 2016 the terms were presented to the Parks and Recreation Advisory Board who chose to defer a decision until April 22, 2016.

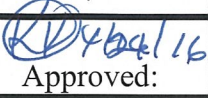
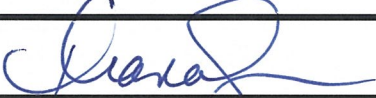
On April 18, 2016, the City presented the recommended purchase to the neighbors at the publically noticed meeting held at the War Memorial Youth Center, 405 University Drive. More than 1,000 mailed notices went to homeowners within 1500 feet of the subject property. At the end of a meeting, there were 33 votes in favor of the purchase, including 5 adjacent owners; 5 against; and 7 undecided. In addition, emails/letters were received from residents unable to attend which have been included in the public record.

Pursuant to Section 2-583(d) of the Procurement Code, the City Commission has the authority to waive any condition imposed by the provisions of the Procurement Code upon a four-fifths vote where it finds such a waiver to be necessary in order to precede with a contract, which is in the best interest of the City.

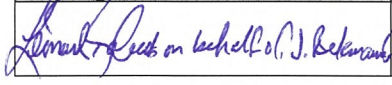
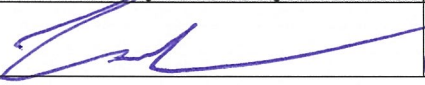
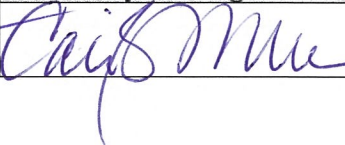
ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
3/31/16	Budget/Audit Advisory Board	Recommended approval of proposed purchase (vote: unanimous)
4/6/16	Economic Development Board	Recommended approval of proposed purchase (vote: 3 out of 4)
4/13/16	Property Advisory Board	Recommended approval of proposed purchase (vote: 3 out of 5)
4/15/16	Parks and Recreation Advisory Board	Deferred

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
320-1500-572-61-00	\$950,000	NRP
	 Approved:	

APPROVED BY:

Department Director	City Attorney	City Manager
		

ATTACHMENT(S):

1. Proposed Resolution with Proposed Sales and Purchase Agreement
2. Map of property in relation to existing passive parks
3. Public Notice to neighbors and comments
4. Appraisal
5. Excerpt minutes of the Budget Advisory Board meeting of March 31, 2016
6. Excerpt minutes of the Economic Development Board meeting of April 6, 2016
7. Excerpt minutes of the Property Advisory Board meeting of April 13, 2016
8. Excerpt Minutes of the Parks and Recreation Advisory Board meeting of April 15, 2016

