



City of Coral Gables
CITY COMMISSION MEETING
August 27, 2019

ITEM TITLE:

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA APPROVING THE PURCHASE AND SALE AGREEMENT WITH GRANADA PRESBYTERIAN CHURCH FOR THE PURCHASE OF THREE (3) VACANT LOTS LOCATED AT THE CORNER OF ALAVA AVENUE AND TOLEDO STREET, CORAL GABLES, FLORIDA (FOLIO NUMBERS 03-4119-001-5270; 03-4119-001-5280; 03-4119-001-5290) FOR THE PURPOSE OF ESTABLISHING A NEIGHBORHOOD PARK; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

A neighborhood park generally starts out as an undeveloped space. The departments of Community Recreation and Economic Development routinely search for property/spaces within neighborhoods that may require some development; that are compatible with and encourage other neighborhood recreational uses; and that offer constructive, restorative, and pleasurable human benefits by fostering appreciation and understanding of open space. The focus on the environment, a natural experience, and a continued sense of building spaces where the community can come together and share in outdoor experiences is also what distinguish a neighborhood park.

Based on this understanding, the City departments established three (3) criteria for identifying ideal spaces to become neighborhood parks:

- 1) Safe & Accessible: one must not need to cross a major thoroughfare to reach the park;
- 2) Spacious: the park is of sufficient size to accommodate the surrounding area as a neighborhood park;
- 3) Need: Meets the needs for open space in the area as it pertains to the Community Recreation Department's level of service requirements.

The three (3) vacant lots at the NW Corner of Alava and Toledo are being recommended for acquisition to create a neighborhood park. The three (3) lots are 5,000 SF ea. for a total of 15,000 SF. The projected annual maintenance as a neighborhood park is \$6,000. Because the property is owned by religious organization, it is tax-exempt under Florida law, Chapter 196 and does not represent a tax revenue loss to the City.

The City entered into a contract with the Seller to purchase the property for \$1,137,500 which required a \$53,750 deposit. The contract is contingent on appraisal, City Boards' approvals, neighborhood approvals and City Commission approval. Below is a summary of purchase terms.

Address	Owner	Parcel ID	(3) Lots Total Size	Accepted Offer	Accepted PSF	Accepted Appraisals
		03-4119-001-5270				
		03-4119-001-5280				\$975,000
NW Corner of Alava & Toledo	Granada Presbyterian	03-4119-001-5290	15,000	\$1,137,500	\$75.83	\$1,140,000

The proposed purchase terms were presented at a joint meeting of the Economic Development Board (EDB) and the Property Advisory Board (PAB) on August 14, 2019. The EDB board members unanimously recommend the property's acquisition for the City Commission's approval. The PAB board members also unanimously recommend for approval. The terms were presented to the Budget/Audit Advisory Board on August 21, 2019. Their meeting took place after agenda deadline and the meeting's minutes will be included with agenda back up between first and second reading.

On August 1, 2019, the City's Community Recreation Department presented the recommended purchase to the neighbors at the publically noticed meeting held at the War Memorial Youth Center, 405 University Drive at 7:00 PM. Notices went to homeowners and door hangers were posted within 1,500 feet of the subject property. The meeting yielded a consensus in favor of the purchase.

Pursuant to Section 2-1089 of the Division 12- Purchase, Sale, and Lease of Public Property of the City Code, the City Commission has the authority to waive any condition imposed by the provisions of Division 12 of the Code upon a four-fifths vote 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.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
08/21/2019	Budget/Audit Advisory Board	
08/07/2019	Economic Development Board	Recommended approval of proposed purchase with a recommendation to the City Commission that sidewalks be installed for neighborhood access (vote: 4 out of 4)
08/14/2019	Property Advisory Board	Recommended approval of proposed purchase with a recommendation to the City Commission that sidewalks be installed for neighborhood access (vote: 7 out of 7)

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
c-landprch.1-acquis.land-cgi 390-1500-572-61-00	731,661.00	Impact Fees

c-landprch.1-acquis.land-gci 310-1500-519-61-00	405,839.00	General Capital Improvements
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ATTACHMENT(S):

- 1. Proposed Ordinance with Proposed Sales and Purchase Agreement**
- 2. Presentation from Community Recreation Department provided to residents at the Neighborhood Meeting August 1st, 2019**
- 3. Public Notice to neighbors**
- 4. Appraisals (2) Waronken & Rosen/ Quinlivan Appraisals**
- 5. Excerpt minutes of the Economic Development Board meeting of August 14, 2019**
- 6. Excerpt minutes of the Property Advisory Board meeting of August 14, 2019**