

## **CITY OF CORAL GABLES, FLORIDA**

### **RESOLUTION NO. 2017-234**

A RESOLUTION AUTHORIZING THE CITY MANAGER TO MARKET THE CITY OWNED PARCEL LOCATED AT 7350 CORAL WAY, MIAMI, FL 33155 TO SELL FOR THE HIGHEST AND BEST PRICE, AND WAIVING PROVISIONS OF THE PROCUREMENT CODE IN ACCORDANCE WITH SECTION 2-2011 AND 2-583 THEREOF.

**WHEREAS**, pursuant to Resolution 30255 passed and adopted on February 5, 2002, the City entered into a lease dated June 27, 2002 with the Police Benevolent Association, Inc (PBA), a Florida Not-for-profit entity for the City owned property located at 7350 Coral Way, Miami, FL 33155 (the "Lot") for a term of 30 years; and

**WHEREAS**, pursuant to Resolution 29901 passed and adopted on February 8, 2000, the City entered into the Waterway Neighborhood Agreement with the Waterway Neighborhood Association to establish certain operational restrictions for the City's use of a portion of its Public Works facility used for automotive purpose located at 2800 SW 72 Ave, Miami, FL 33155, and part of the exchange included the City offering parking on its Lot; and

**WHEREAS**, pursuant to Resolution 2003-169, the City entered into an Interlocal Agreement with Miami-Dade County dated October 9, 2006 to make available 80 parking spaces on the Lot for the non-exclusive use of the County's Park (the "Park") located at 7360 Coral Way, Miami, FL 33155 as agreed upon in the Waterway Neighborhood Agreement; and

**WHEREAS**, the Lot was recently appraised by Slack Magenheiner, Inc. resulting in a value of \$11,700,000 for the 180,580 square foot lot; the appraisal did not take into consideration of the 80 parking spaces required under the Interlocal Agreement nor the lead contamination resulting from the PBA's use of the Lot as a gun range; and

**WHEREAS**, the City would like to direct its Staff to market the site for 6 months to sell at an asking price of \$12,000,000 or better offer with the understanding that the potential purchaser will have to remediate the site and provide 80 non-exclusive parking spaces for visitors of the Park as long as the Park exists; if an agreement cannot be reached in 6 months the City Commission authorizes staff to hire a real estate broker to market the Lot for sale; and

**WHEREAS**, Section 2-2011 of the Procurement Code authorizes the City Commission to waive any provisions of Article VIII, Division 12 of the Procurement Code relating to the purchase, sale or lease of public lands or buildings upon a four-fifths vote where it finds that

the public interest would be served by such waiver, which is also consistent with the general waiver provision in section 2-583 of the Procurement Code which allows waivers in the best interest of the city upon a 4/5 vote; and

**WHEREAS**, the City Commission finds that the public interest would be served and it is in the best interests of the city to waive the requirements of the Procurement Code with regard to this transaction to expedite the marketing and potential sale of the Lot;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

**SECTION 2.** That the City Commission does hereby authorize the City Manager to market the City owned parcel located at 7350 Coral Way, Miami, FL 33155 to sell for the highest and best price, with the understanding that the purchaser will have to remediate the site and provide 80 non-exclusive parking spaces for visitors to the Park as long as the Park exists.

**SECTION 3.** That the City Commission does hereby waive provisions of the Procurement Code in accordance with Section 2-2011 and 2-583 thereof.

**SECTION 4.** That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-NINTH DAY OF AUGUST, A.D., 2017.

(Moved: Keon / Seconded: Lago)

(Yeas: Keon, Lago, Mena, Quesada, Valdes-Fauli)

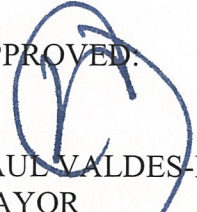
(Unanimous: 5-0 Vote)

(Agenda Item: I-4)

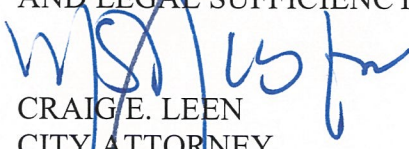
ATTEST:

  
WALTER J. FOEMAN  
CITY CLERK

APPROVED:

  
RAUL VALDES-FAULI  
MAYOR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
CRAIG E. LEEN  
CITY ATTORNEY