

# CORAL GABLES

THE CITY BEAUTIFUL

## Economic Development & Property Advisory Joint Board Meeting Minutes EXCERPT Minutes for PAB

Wednesday | August 14, 2019 | 8:00 a.m.

Location: Coral Gables Museum, Sister Cities International Room  
285 Aragon Avenue, Coral Gables, FL 33134

EDB MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTING ENTITY
	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	
Julio Grabiell	-	-	-	-	-	E	X	P					Mayor Raúl Valdés-Fauli
Olga Ramudo, Chair	P	P	P	P	P	P	X	P					Commissioner Michael Mena
Stuart McGregor	P	P	P	P	P	E	X	E					Commissioner Patricia Keon
Bradley Barreto	-	-	-	-	-	P	X	P					Vice Mayor Vince Lago
Manuel Niebla	-	-	-	-	-	P	X	P					Commissioner Jorge Fors, Jr.

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

PAB MEMBERS	J	F	M	A	M	2M	J	A	S	O	N	D	APPOINTING ENTITY
	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	
Valerie Quemada Chair	P	E	P	P	P	Ph	P	P					Vice Mayor Vince Lago
Jack Lowell Vice-Chair	P	P	P	P	P	P	P	P					Commissioner Patricia Keon
Alberto Manrara	P	P	P	P	P	P	P	P					Commission as a Whole
Edmund Mazzei	P	P	P	P	P	P	P	P					City Manager Peter Iglesias
Jonathan Leyva	P	E	P	P	P	P	P	P					Commissioner Michael Mena
Nancy Pastor	-	-	-	-	-	-	P	P					Mayor Raúl Valdés-Fauli
Richard Barbara	-	-	-	-	-	-	P	P					Commissioner Jorge Fors, Jr.

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### Staff and Guests:

- Pamela Fuertes, Director, Economic Development Department
- Belkys Perez, Marketing Coordinator, Economic Development Department
- Francesca Valdes, Business Development Coordinator, Economic Development Department
- Zeida Sardiñas, Asset Manager, Economic Development Department
- Leticia Perez, International Business Development Coordinator, Economic Development Department
- Jordan Hernandez, Office Assistant, Economic Development Department
- Fred Couceyro, Director, Community Recreation Department

Raimundo Rodulfo, Director, Information Technology Department  
Paulson Jean, IT Network Analyst II, Information Technology Department  
Mariana Price, Administrative Assistant, Economic Development Department

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**Meeting Motion Summary:**

**A motion by the Property Advisory Board to approve the Proposed Purchase Terms of the three vacant lots on the northwest corner of Alava Avenue and Toledo Street, along with a recommendation to the City Commission that sidewalks be installed in the neighborhood for access, passed unanimously.**

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Mr. Manrara brought the meeting to order at 8:05 a.m.

- 1. Asset Manager Report**
  - a. Proposed Purchase of Three Vacant Lots**

**City of Coral Gables Proposed Purchase  
Three (3) Vacant Lots NW corner of Alava Avenue and Toledo Street  
Proposed Purchase Terms**

**Background:**

The City of Coral Gables continues to invest in neighborhoods with the purpose of improving quality of life for its residents. The City amended its comprehensive plan and is in the process of re-working its Community Recreation Master Plan to not only improve existing parks, but also to acquire properties that will be used as neighborhood parks to enhance the level of service that the Community Recreation Department is providing to its residents. Specific investments are being made in neighborhood parks.

**Description:**

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.

As such, in order to continue to invest property that can be used to create a neighborhood park, the City identified three (3) vacant lots, each having 5,000 sq. ft. for a total of 15,000 sq. ft. at the NW corner of Alava Avenue and Toledo Street. The three lots were listed for sale by the owner, Granada Presbyterian Church, on the Southeast Florida Multiple Listing System at an asking price of \$450,000 per lot, for a total of \$1,350,000.

In accordance with City's Code of Ordinances, Chapter 2- Administration, Article VIII- Procurement Code, Division 12- Purchase, Sale, or Lease of Public Property, Section 2-1092, two real estate appraisals were requested from MAI certified appraisers to estimate market value. The seller had their own appraisal conducted as well.

Appraisal Company	Appraisal Amount	Total Sq. Ft.	PSF
Waronker and Rosen	\$ 975,000	15,000	\$65.00
Quinlivan Appraisal	\$1,140,000	15,000	\$76.00
J. R. Hickson, III SRA	\$1,200,000	15,000	\$80.00

**Terms:**

Based on the criteria and staff review, the following properties are recommended for purchase:

Address: NW corner of Alava Avenue and Toledo Street, Coral Gables, Florida (Folio Numbers 03-4119-001-5270; 03-4119-001-5280; 03-4119-001-5290)

Original Offer Price	Lot Size	Offer PSF	Accepted Offer	Accepted PSF
\$1,075,000	3 lots 5,000 sq. ft. ea. 15,000 sq. ft. total	\$71.66	\$1,137,500	\$75.83

Further deal terms include 5% deposit, a 90-day due diligence period, neighborhood approval, and City Commission approval. Closing would occur within 10 days after the 90-day due diligence period is completed.

**Purchase Funding Source, On-going Maintenance, Tax Revenue:**

The funding to acquire and maintain the site will come from existing Park Impact Fee Funds (\$731,661.00) and General Capital Improvement Funds (\$405,839.00). Annual maintenance expenses are estimated to be approximately \$6,000 for the entire 15,000 SF site. The three (3) lots are currently tax exempt because Florida law, Chapter 196, provides property tax exemption(s) to eligible, religious, not-for-profit organizations that own and operate real estate and/or tangible business property. As such, the purchase of these lots will not result in a loss of existing tax revenue to the City.

**Conclusion:**

William Shakespeare said,

*"One touch of nature makes the whole world kin".*

This insight captures the essence of what the outdoors can do for the human spirit, and for building community. It is especially important that a city invests outdoor spaces that foster interaction between nature, families, and the overall community. Our City founders clearly understood and championed this idea, as evidenced by the emphasis on the beautiful green landscapes that helps define the character of Coral Gables today. City staff is recommending the purchase of the neighborhood park in keeping with the City's tradition of creating constructive, restorative, and pleasurable experiences that help to build community and enhance quality of life by fostering appreciation and understanding of open spaces.

### **i. Property Advisory Board**

#### **Questions for the Property Advisory Board:**

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

**Yes, the use of the site for a neighborhood park is consistent with the City's comprehensive plan. Yes, a neighborhood park is a compatible and complementary use to the surrounding residential area that it is meant to serve.**

2. Analyze the positive or negative impacts on adjacent property including, but not limited to, open space, traffic, access considerations, noise level, property values, improved development patterns and provision for necessary services including municipal utilities and other infrastructure systems and the needs and costs associated with the needed improvements. To the extent needed, traffic studies and other professional studies required shall be the responsibility of the proposed purchaser, developer, or lessee?

**This neighborhood park will positively impact the quality of life and property values of surrounding properties, neighborhoods, and the City as a whole. Although a formal traffic study has not been conducted, creating a neighborhood park is not expected to have a significant impact to traffic in the area. Municipal utilities are available at the property to develop the neighborhood park. The purchase was presented for neighborhood approval, at a community meeting that was advertised and noticed with door hangers to all neighborhood homes within 1,500 feet of the property. The meeting took place on August 1<sup>st</sup>, 2019 at the Coral Gables Youth Center, 405 University Drive, at 7:00 PM and had a favorable neighborhood approval outcome.**

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

**The three vacant lots were listed for sale on the Southeast Florida Multiple Listing System at an asking price of \$450,000 per lot for a total of \$1,350,000. The City engaged Waronker & Rosen to conduct the initial appraisal for the property and it was completed with a market value of \$975,000. Granada Presbyterian Church conducted its own appraisal for \$1,200,000. The City engaged Quinlivan Appraisal to conduct the second appraisal and it was completed with a market value of \$1,140,000. The proposed purchase price for this property which will serve to create a neighborhood park is \$1,137,500. Therefore, the City's staff believes that the purchase price is a reflection of a market terms and value which is within an acceptable range of its appraisals.**

Board members discussed the Proposed Purchase Terms and voiced their concerns over accessibility to the park. Discussion took place about procedure, the order in which matters are

brought to the board for a vote, and whether it would be appropriate to vote for the purchase of the parks without a process for accessibility already in place. Board members also brought up that despite the presence of sidewalks, many residents still opt to walk on the streets, even if they have children with them. After more discussion, board members of both boards decided to approve the proposed purchase terms with a recommendation to the City Commission that sidewalks are installed for neighborhood access.

**On behalf of the Property Advisory Board, Mr. Manrara made a motion to approve the Proposed Purchase Terms with a recommendation to the City Commission that sidewalks be installed for neighborhood access. Mr. Barbara seconded the motion, which passed unanimously.**

There being no further discussion the meeting was adjourned at 9:32 a.m.

Respectfully submitted,  
Mariana Price, Administrative Assistant, Economic Development Department.

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