

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE CITY MANAGER TO EVALUATE SITE DEVELOPMENT OPTIONS WITH GABLES PROJECTS, LLC REGARDING SURFACE PARKING LOTS OWNED BY THE CITY AND GABLES PROJECTS, LLC, THAT ARE ADJACENT TO EACH OTHER AND LOCATED ON THE 300 BLOCK OF ARAGON AVENUE AND PROVIDE RECOMMENDATIONS TO THE CITY COMMISSION REGARDING THE SITE'S POTENTIAL FOR DEVELOPMENT.

WHEREAS, on October 27, 2015, pursuant to Resolution No. 2015-259, the city entered into a three (3) year lease with Gables Projects, LLC, for the parking lot located on the 300 block of Aragon Avenue (Folio No. 03-4108-006-3430); and

WHEREAS, the Gables Projects LLC-owned parking lot was also located in between two City-owned parking lots on Aragon Avenue (Folio No.03-4108-006-3420 and No. 03-4108-006-3440); and

WHEREAS, the City conducted improvements to consolidate and renovate the three parking lots to create one parking area with pay stations; and

WHEREAS, on September 10, 2019, pursuant to Resolution No. 2019-269, the City and Gables Projects, LLC entered into a new Lease for five (5) years with an option to renew for an additional five (5) years at the discretion of Gables Projects, LLC; and

WHEREAS, the past and existing lease agreements have enabled the city to address the City's parking needs in the Central Business District (CBD) where the overall parking area remains as one of the most used and is often filled to capacity; and

WHEREAS, Gables Projects, LLC has approached the City regarding their purchase of two properties (Folio No. 03-4108-006-3400 and No. 03-4108-006-3390), which are adjacent to one of the City-owned parking lots; and

WHEREAS, Gables, LLC has also expressed interest in developing the overall site in partnership with the City; and

WHEREAS, the City Manager is requesting authorization to evaluate site development options with Gables Projects, LLC in order to provide recommendations to the City Commission regarding the overall site's potential for development.

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

SECTION 1. That the foregoing “Whereas” clauses are here 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. The City Commission does hereby authorize the City Manager to evaluate site development options with Gables Projects, LLC regarding City-owned parking lots and Gables Projects, LLC-owned properties located on the 300 block of Aragon Avenue and provide recommendations to the City Commission regarding the site’s potential for development.

SECTION 3. That this resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS NINTH DAY OF NOVEMBER, A.D., 2021.

(Moved: / Seconded:)
(Yeas: / Nays:)
(Vote:)
(Agenda Item:)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY