



City of Coral Gables  
CITY COMMISSION MEETING  
November 9, 2021

**ITEM TITLE:**

**Resolution.** 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.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval

**BRIEF HISTORY:**

On October 27, 2015, pursuant to Resolution No. 2015-259, the city entered into a three (3) year lease with Gables Projects, LLC, for their parking lot located on the 300 block of Aragon Avenue (Folio # 03-4108-006-3430). The Gables Projects LLC-owned parking lot is also located in between two City-owned parking lots on Aragon Avenue (Folio # 03-4108-006-3420;03-4108-006-3440). The City consolidated and renovated the three parking lots creating one parking area with pay stations. 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. 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. Recently, Gables Projects, LLC has approached the City regarding their purchase of two properties (Folio # 03-4108-006-3400;03-4108-006-3390) which are adjacent to one of the City-owned parking lots. Gables, LLC has also expressed interest in developing the overall site in partnership with the City.



The City Manager is therefore 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.

**LEGISLATIVE ACTION:**

Date.	Resolution/Ordinance No.	Comments
10/27/2015	2015-259	Lease Approval
9/10/2019	2019-269	Lease Approval

**ATTACHMENT(S):**

- 1. Draft Resolution**