

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE APPROVAL OF A FIRST AMENDMENT TO LEASE BETWEEN THE CITY OF CORAL GABLES AND 338 MINORCA LAW CENTER, LLC FOR THE PROPERTY LOCATED AT 338 MINORCA AVENUE, FIRST FLOOR, CORAL GABLES, FL 33134 FOR AN ADDITIONAL ONE (1) YEAR PERIOD (05/01/22-04/30/23) FOR THE CITY'S PARKING DEPARTMENT ADMINISTRATIVE OFFICE LOCATION.

WHEREAS, after the sale of the 2801 Salzedo Public Safety Building on March 23, 2021, the City's Parking Department administrative staff was temporarily relocated to the City Hall Annex Building temporarily; and

WHEREAS, the City's long-term plan is to permanently locate the Parking Department's offices within City Municipal (the "Minorca Garage"), located at 254 Minorca Avenue, Coral Gables, FL 33134; and

WHEREAS, the Minorca Garage is under construction and expected to be completed in early 2023; and

WHEREAS, in March-April of 2021, the City Hall Annex space was needed to relocate Development Services personnel due to the commencement of the construction/renovation project at the City's 427 Biltmore Way, Coral Gables, FL 33134 building (the "427 building"); and

WHEREAS, on May 1, 2021, the City of Coral Gables (the "Tenant") entered into a lease agreement (the "Agreement") with 338 Minorca Law Center, LLC (the "Landlord") for the first floor of 338 Minorca Avenue, Coral Gables, FL 33134 (the "Premises") to temporarily relocate the Parking Department offices; and

WHEREAS, the Premises are ½ block from the PFHQ and the Minorca Garage site and across the street from the City's Municipal Parking Lot #18 where the Department's patrons/visitors have been able to park. Ample street parking also continues to be available right in front of the Premises; and

WHEREAS, the lease term was for a period of one (1) year (May 1, 2021-April 30, 2022) with the option of two (2) three-month extension periods; and

WHEREAS, the Agreement is currently set to expire on April 30, 2022, and while it provides for two (2) three-month-extensions, the Tenant has requested, and the Landlord has

agreed, to enter into a first amendment to lease to extend the term for one (1) additional year; and

WHEREAS, the first amendment to lease also allows for the early termination after January 1, 2023, by providing sixty (60) days written notice; and

WHEREAS, the execution of this first amendment to lease will also allow for the time necessary for the City's completion of the Minorca Garage construction, at the end of which, the Parking Department will move to its permanent location at the garage; and

WHEREAS, the Premises are ½ block from the PFHQ and the future Garage #7 site; and

WHEREAS, the Premises have ample street parking available and are also located across the street from the City's Municipal Parking Lot # 18 where the Department's patrons/visitors will be able to park when conducting business with the Parking Department.

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

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 first amendment to lease is hereby approved in substantially the form attached hereto as Exhibit "A."

SECTION 3. That the City Commission does hereby retroactively approves the Lease attached hereto as Exhibit "A."

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

PASSED AND ADOPTED THIS TWENTY-NINTH DAY OF MARCH, A.D., 2022.

(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