

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA APPROVING A LEASE BETWEEN THE CITY OF CORAL GABLES, AS TENANT, AND 475 BILTMORE MOB, LLC AS LANDLORD REGARDING THE PROPERTY LOCATED AT 475 BILTMORE WAY, SUITES 305 AND 306, CORAL GABLES, FLORIDA FOR A PERIOD OF THREE (3) YEARS AND (2) MONTHS FOR THE PURPOSE OF ACCOMMODATING DEVELOPMENT SERVICES CODE ENFORCEMENT STAFF

WHEREAS, to accommodate new hires and relocate Development Services Code Enforcement Staff, the City (the “Tenant”) has identified office space located at 475 Biltmore Way, Suites 305 and 306 (the “Premises”); and

WHEREAS, the Premises consists of approximately 1,518 square feet of office space; and

WHEREAS, Tenant and Landlord have negotiated terms for lease of the Premises, included in the proposed Lease in substantially the form attached as Exhibit “A”, which include the following key terms:

- a three (3) year and (2) month term commencing on December 1, 2025 with one three (3) year renewal option at market rate;
- an annual base rent of \$57,557.50 (\$45.50 PSF) escalating by three percent (3.0%) each year;
- no security deposit; and
- payment of pro rata share of any increases in the buildings operating expenses, using 2026 as the base year, with controllable expenses adjusted to reflect not less than a 95% occupied Building.

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 Lease is hereby approved in substantially the form attached hereto as Exhibit “A”, with such modifications as may be approved by the City Manager and City Attorney, consistent with the Commission’s intent.

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

PASSED AND ADOPTED THIS _____ DAY OF NOVEMBER, A.D., 2025.

(Moved: / Seconded:)

(Yeas: / Nays:)

(Vote:)

(Agenda Item:)

APPROVED:

VINCE C. LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

CRISTINA M. SUAREZ
CITY ATTORNEY