

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2020-184

A RESOLUTION OF THE CITY COMMISSION AMENDING THE APPROVED RECOMMENDATION PROVIDED IN RESOLUTION NO. 2018-222 IN ORDER TO AUTHORIZE THE CITY MANAGER TO RELOCATE THE ECONOMIC DEVELOPMENT DEPARTMENT (“DEPARTMENT”) TO THE H. GEORGE FINK STUDIO (“FINK STUDIO”), LOCATED AT 2506 PONCE DE LEON BOULEVARD, CORAL GABLES, FL 33134, UPON COMPLETION OF THE CITY’S HISTORIC RESTORATION OF THE BUILDING.

WHEREAS, on February 10, 2016, the City of Coral Gables purchased the original studio of Architect H. George Fink (“Subject Property”), located at 2506 Ponce de Leon Blvd, Coral Gables, FL 33134; and

WHEREAS, the Fink Studio remains a model for Mediterranean architecture and is listed in the City’s Register of Historic Places; and

WHEREAS, in 2018, the City created a Selection Committee (“Committee”) made up of representatives from the Economic Development, Property, Budget, Historic Preservation, and Cultural Advisory Boards to assist in selecting a prospective tenant for the Subject Property. The Committee recommended the Centro Cultural Español (“CCE Miami”); and

WHEREAS, on August 28, 2018, pursuant to Resolution 2018-222, the City Commission authorized the City Manager to negotiate and draft a lease agreement with CCE Miami. In addition, the City Manager was directed that if an agreement could not be reached, the City would negotiate with the second-place prospective tenant (Società Dante Alighieri (aka Italian Cultural Center) in collaboration with Alliance Francaise (French Cultural Center), and Goethe-Institut (German Cultural Center), hereafter the “Dante Collaboration;” and

WHEREAS, in March of 2019, Martinez Alvarez Urban Design, Architecture & Interior Design Inc. (“Design Professionals”) completed a comprehensive Building Assessment and Recommendations Report; and

WHEREAS, on June 19, 2019, pursuant to Resolution 2019-167, the City Commission directed staff to begin initial design work, and determine a source of funding for the Subject Property’s restoration; and

WHEREAS, on October 22, 2019, pursuant to Resolution No. 2019-315, the City approved a professional services work order with the Design Professionals for basic services, historic restoration, repairs, and tenant improvements at the Fink Studio; and

WHEREAS, on July 14, 2020, pursuant to Resolution No. 2020-154, the City Commission allocated the proceeds of the sale of the city-owned property located at 3501 Granada Boulevard, Coral Gables, FL 33134, for the restoration of the Fink Studio; and

WHEREAS, given changes in circumstances due to the COVID-19 pandemic, and after careful consideration and negotiation, the City has been unable to reach an agreement with CCE Miami; and

WHEREAS, given the passage of time, the COVID-19 pandemic, and the May 31, 2021 expiration of the Economic Development Department's ("Department") lease at 2121 Ponce de Leon Blvd, Suite 720, Coral Gables, FL 33134, City Staff recommends that the City Commission amend the approval and direction provided in Resolution 2018-222; and

WHEREAS, instead of negotiating with the second-place prospective tenant Dante Collaboration, the City Commission wishes to authorize the City Manager to relocate the Department to the Fink Studio upon completion of the building's historic renovation; and

WHEREAS, the Department's use of the premises will enable staff to showcase the City's historic distinction to any potential company looking to relocate to Coral Gables; and

WHEREAS, the Fink Studio's location is also optimal for the Department's offices since it is in the business district's epicenter and only a block away from the City's future Garage 1 Mobility Hub where staff and visitors will park; and

WHEREAS, having the Department occupy the Fink Studio will enable the building to remain a public space and the City will be able to use the Fink's Studio to hold community workshops, rotating art exhibits, meetings, and city-sponsored events;

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

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 City Commission does hereby amend the approved recommendation and direction provided in Resolution No. 2018-222 and authorizes the City Manager to relocate the Department to the H. George Fink Studio, located at 2506 Ponce de Leon Boulevard, Coral Gables, FL 33134, upon completion of the City's historic restoration of the building.

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

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF AUGUST, A.D., 2020.

(Moved: Keon / Seconded: Lago)

(Yeas: Mena, Fors, Jr., Keon, Lago, Valdes-Fauli)

(Unanimous: 5-0 Vote)

(Agenda Item: H-6)

APPROVED:



RAUL VALDES-FAULI
MAYOR

ATTEST:



BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



MIRIAM SOLER RAMOS
CITY ATTORNEY