



City of Coral Gables
CITY COMMISSION MEETING
December 9, 2025

ITEM TITLE:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA APPROVING AN AGREEMENT TO PROVIDE PARKING MANAGEMENT BETWEEN THE CITY OF CORAL GABLES AND ASTA PARKING, INC. FOR TWO CITY-OWNED SURFACE PARKING LOTS LOCATED ON THE 300 BLOCK OF ARAGON AVENUE AND ADJACENT TO TWO PRIVATELY-OWNED LOTS FOR THE PURPOSE OF CONSOLIDATING THE PARCELS TO BE MANAGED AND MAINTAINED BY ASTA PARKING, INC. AND WAIVING THE COMPETITIVE PROCESS OF THE PROCUREMENT CODE PURSUANT TO SECTION 2-691 "SPECIAL PROCUREMENT/BID WAIVER" OF THE CITY'S PROCUREMENT CODE.

BRIEF HISTORY:

On November 9, 2021, pursuant to Resolution No. 2021-339, the City Commission authorized the City Manager to evaluate site development options with Gables Projects, LLC regarding the 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.

The City owns parking lots at 330 Aragon Avenue (Folio No. 03-4108-006-3440) and 350 Aragon Avenue (Folio No. 03-4108-006-3420) and Gables Projects, Inc. owns the lot located in between the City-owned lots (Folio No. 03-4108-006-3430) and at the time Resolution No. 2021-339 was adopted, was in the process of acquiring additional lots on the corner of the 300 block of Aragon Avenue. Pursuant to a lease agreement with Gables Projects, LLC, the three lots had been improved and consolidated by the City and operated as one parking area with pay stations pursuant to Resolution 2019-269, the City and Gables Projects, LLC had entered into a new lease for a five-year term with an option to renew for an additional five years, at the discretion of Gables Projects, LLC. The lease agreements enabled the City to address parking needs in the Central Business District.

Subsequent to the Commission's adoption of Resolution No. 2021-339, Gables Projects 2, LLC acquired the corner lots located at 2341 Le Jeune Road (Folio No. 03-4108-006-3400) and at 2435 Le Jeune Road (Folio No. 04-4108-006-3390). While the City Manager and Gables Projects, LLC engaged in preliminary negotiations, they were not finalized. Upon expiration of the five-year term, the lease between the City and Gables Projects, LLC was not renewed and, accordingly, the City has separated its lots and is operating them independent of the lots owned by Gables Projects.

There is mutual interest between the City and Asta Parking, Inc., Operator of the lots owned by Gables Projects, Inc., and Gables Projects 2, LLC in managing and maintaining the two

City-owned surface parking lots.

Given that Asta Parking, Inc. is already the operator of the two privately-owned lots on either side of the City-owned lots, an unusual or unique circumstance exists that makes the competitive process of the Procurement Code contrary to the public interest and the proposed resolution determined that it is in the best interest of the City to enter into an Agreement to Provide Parking Management with Asta Parking, Inc. in order to consolidate the parcels for purposes of managing as one surface parking lot.

ATTACHMENT(S): Proposed Resolution

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.			
Total:			
Fiscal Impact: TBD			

BUSINESS IMPACT:

N/A