



City of Coral Gables
CITY COMMISSION MEETING
April 8, 2014

ITEM TITLE:

Resolution entering into a renewal lease with Plumer Management, L.L.C., for 11 parking spaces on City property behind 5915 Ponce De Leon Boulevard, Coral Gables, FL, for a period of three (3) years with a one (1) year option.

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

Resolution No. 30051 passed and adopted on February 27, 2001, authorized a three (3) year lease for twelve (12) parking spaces on City property to Plumer Management, L.L.C. ("Tenant"), 5915 Ponce de Leon Boulevard at a rate of \$30 per month. The City and Tenant entered into a Lease Agreement dated August 8, 2001.

Resolution No. 2007-92 passed and adopted May 22, 2007, authorized a renewal of the lease for an additional year a rate of \$60 per space, and the parties entered into a Lease Agreement dated June 1, 2007.

Resolution No. 2009-179 passed and adopted on July 7, 2009, authorized the extension of the term for an additional one year period at a rate of \$60 per space, and the parties signed a letter agreement to that effect.

Resolution No. 2010-98 passed and adopted on May 26, 2010, authorized a renewal of an additional three (3) years with a one (1) year option to renew at a rental rate of \$85 per space and the lease expires May 31, 2014.

Public Work's surveyor reviewed the site and determined the parking spaces needed to be reduced from twelve (12) to eleven (11) to allow proper access to alley by service and emergency vehicles.

Tenant is interested in renewing the lease for a period of three (3) years from June 1, 2014 to May 31, 2017, with a one (1) year renewal for the eleven (11) spaces. Rental shall remain at \$85 per space which may be increased from time to time to the standard rate the City charges for those spaces available for individual permit within the general area of the Tenant's spaces, provided that the rate may not increase more than ten percent (10%) annually.

The Property Advisory Board unanimously recommended approval at their meeting on March 19, 2014.

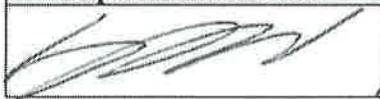
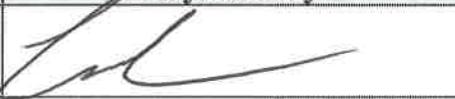
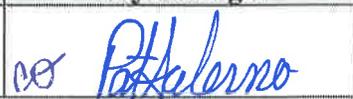
LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
2/27/01	Resolution No. 30051	Approval of Lease
5/22/07	Resolution No. 2007-92	Approval of Lease Renewal
2/27/01	Resolution No 2009-179	Approval of Lease Renewal
5/25/10	Resolution No. 2010-98	Approval of Lease Renewal

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
3/19/14	Property Advisory Board	Recommended approval of proposed renewal terms

APPROVED BY:

Department Director	City Attorney	City Manager
		cc 

ATTACHMENT(S):

1. Proposed Resolution
2. Proposed Renewal Lease Agreement
3. Excerpt Minutes