

*City-owned Leased Property  
Condition Report*

OCTOBER 9, 2023

CORAL  
GABLES  
THE CITY BEAUTIFUL

# City-owned/Leased Commercial Property Inspection - Maintenance - Compliance Process

WHO PERFORMS	QUALIFICATIONS	COST	WHEN	COMMENTS 10/9/23
City-contracted, independent Building Inspection Company Property Inspector	Building Inspection Company inspectors specializing in commercial inspections are State of Florida Certified Inspectors	Asset Manager procures building inspection company to conduct commercial property inspections. (FY 23-34 Budget- \$15,000)	Annually	Independent third-party commercial property inspection company conducted annual property inspections in September 2023, inspecting for general conditions, electrical, plumbing, roofing, windows/doors, and HVAC. Depending on lease responsibilities, either the Tenants and/or Public Works General Services addressed the maintenance issues identified by the inspector.
Coral Gables Fire Prevention Department Fire Safety Inspector	Coral Gables Fire Prevention Department inspectors are State of Florida Certified Fire Safety Inspectors	Tenants pay a fee for the Coral Gables Fire Prevention Department annual fire inspections.	Annually	Coral Gables Fire Prevention Department conducted annual fire inspections at city-owned commercial properties and copied the Asset Manager on the reports.
Coral Gables Code Compliance Officer	Code Compliance Officers	Included as part of Code Compliance's duties.	Code Compliance monitors landscaping/ROW maintenance at commercial properties on an on-going basis.	Asset Manager monitors any Code Compliance violations on City properties to ensure clearance/compliance.
Asset Manager	Property/Asset Management Experience	Included as part of Asset Management duties.	On-going reviews of Coral Gables Fire Department, Miami-Dade County, and State of Florida agencies (Department of Professional Regulation; Health Department) reports.	Asset Manager reviews and monitors reports, conducts site visits, and works with Tenants and/or Public Works General Services to ensure that any property maintenance repairs, clearance/compliance is achieved for any issues identified in at city-owned leased properties.

# City-owned/Leased Commercial Property Land Leases/P3

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 10/9/23
	<b>Land Lease/P3</b>					
1	Brookfield Properties (Merrick Shops)	358 San Lorenzo Ave	365,904	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance monitors Landscaping/ROW Maintenance for commercial properties on an on-going basis.	<ul style="list-style-type: none"> <li>➤ Merrick Shops/Brookfield Properties is undertaking Landscape/Property Improvements that include improved groundcover and irrigation for several ROW areas.</li> <li>➤ PW Greenspace Management has provided input and monitoring to ensure compliance.</li> </ul>
2	Merrick Center, Ltd. (Gables Grand)	Aragon & Le Jeune	582,400	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance monitors Landscaping/ROW Maintenance for commercial properties on an on-going basis.	<ul style="list-style-type: none"> <li>➤ No current Landscaping/ROW Maintenance issues noted.</li> </ul>
3	The Palace Management Group (The Palace)	1 Andalusia	279,535	Lessee Responsible for all Interior/Exterior Maintenance including Landscaping/ROW	Code Compliance monitors Landscaping/ROW Maintenance for commercial properties on an on-going basis.	<ul style="list-style-type: none"> <li>➤ No current Landscaping/ROW Maintenance issues noted.</li> <li>➤ Tenant completed repairs to sidewalk Adult Activity Center Garage entrance.</li> </ul>

# City-owned/Leased Commercial Property

## Hotel/Banquet/Garden Club

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 10/9/23
	<b>Hotel/Banquet</b>					
4	Biltmore Hotel Limited Partnership	1200 Anastasia Ave	438,980	Tenant Responsible for Interior and Exterior Property Maintenance	<ul style="list-style-type: none"> <li>➤ Asset Manager reviewed Department of Business and Professional Regulation (DBPR) and Health Department (HD) reports.</li> <li>➤ Coral Gables Fire Prevention Inspections September 2023 and on-going.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Department of Business and Professional Regulation (DBPR):               <ul style="list-style-type: none"> <li>• Boiler Inspection Renewal Completed November 2022- Valid through November 2024.</li> <li>• Biltmore Balconies Repairs completed DBPR Certificate Renewal October 2023.</li> </ul> </li> <li>➤ Health Department:               <ul style="list-style-type: none"> <li>• Pool Repairs have conducted awaiting Health Department inspection for Pool Permit Renewal.</li> </ul> </li> <li>➤ Fitness Center Ceiling Work Completed.</li> <li>➤ Tenant addressed Fire Prevention Inspection issues. Three minor issues Pending.</li> <li>➤ 19th Hole Restaurant going through permitting-construction process for renovation.</li> </ul>
5	Coral Gables Garden Club	Biltmore Guard House 1200 Anastasia Ave	620	Biltmore is responsible for Exterior Property; the City is responsible for Interior Property Maintenance	<ul style="list-style-type: none"> <li>➤ Coral Gables Development Services Department permitted and inspected Garden Club Biltmore Guardhouse Renovation projects.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Public Works Completed               <ul style="list-style-type: none"> <li>• Walkway/ADA Access Project.</li> </ul> </li> <li>➤ The Garden Club wants to fund a more extensive landscape project for the Garden Center exterior.</li> <li>➤ Public Works Greenspace Management completed the Landscape Plan for the project; Contractor pricing being obtained. Maintenance provision being discussed with the Biltmore.</li> </ul>

# City-owned/Leased Commercial Property

## Retail - Garage 6 - Aragon/Galiano/Merrick Way

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 10/9/23
		Garage 6				<ul style="list-style-type: none"> <li>➤ Fire Prevention Inspection issues addressed by Public Works:               <ul style="list-style-type: none"> <li>• Annual fire inspection conducted. All fire alarm, sprinklers, and fire extinguisher testing, and maintenance repairs completed.</li> </ul> </li> <li>➤ Garage Generator project plans and permitting underway; generator will be replaced November/December 2023.</li> <li>➤ New trash room will be created for Sra. Martinez Restaurant.</li> <li>➤ Galiano curb expansion for valet service completed.</li> <li>➤ FL Licensed Pigeon Pest Control Company under contract maintains pigeon eradication at Garage.</li> </ul>
6	Graziano's Market	2301 Galiano	6,613	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection September 2023.</li> <li>➤ Coral Gables Fire Prevention Inspection September 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Public Works:               <ul style="list-style-type: none"> <li>• Assessment of baseboards and cabinets.</li> </ul> </li> <li>➤ Commercial Inspection issues addressed by Tenant:               <ul style="list-style-type: none"> <li>• Tenant advised of end-of-life water heater that need replacement.</li> <li>• Tenant advised and in the process of making required Electrical and Plumbing repairs.</li> </ul> </li> <li>➤ Fire Prevention Inspection issues addressed by Tenant and Public Works:               <ul style="list-style-type: none"> <li>• Annual fire inspection conducted. All fire alarm, sprinklers, and fire extinguisher testing, and maintenance repairs completed.</li> </ul> </li> </ul>
7	Fritz and Franz Bier Haus	60 Merrick Way	3,618	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection September 2023.</li> <li>➤ Coral Gables Fire Prevention Inspection June 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Public Works:               <ul style="list-style-type: none"> <li>• Assessment of interior walls.</li> <li>• Front Exterior door seal replacement.</li> </ul> </li> <li>➤ Commercial Inspection issues addressed by Tenant:               <ul style="list-style-type: none"> <li>• Replacement of missing/damaged bathroom fixture.</li> <li>• Tenant advised of end-of-life HVAC units and water heater that need replacement.</li> <li>• Tenant advised and in the process of making required Electrical and Plumbing repairs.</li> </ul> </li> <li>➤ Fire Prevention Inspection issues addressed by Tenant:               <ul style="list-style-type: none"> <li>• Annual fire inspection conducted. All fire alarm, sprinklers, and fire extinguisher testing, and maintenance repairs completed.</li> </ul> </li> </ul>
8	Sra. Martinez	2325 Galiano	4,111	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Under Construction Interior Restaurant Build-out.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Restaurant under construction for interior build-out and complete renovation. Estimated completion December- January 2024. Opening by February 2024.</li> </ul>

# City-owned/Leased Commercial Property

## Retail - Garage 2 - Aragon/Museum Garage

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 10/9/23
		<b>Garage 2</b>				<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Public Works:               <ul style="list-style-type: none"> <li>• Garage Pressure Washing of building façade and exterior areas.</li> </ul> </li> <li>➤ Fire Prevention Inspection issues addressed by Public Works:               <ul style="list-style-type: none"> <li>• Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed.</li> </ul> </li> <li>➤ Greenspace Management conducted several projects to beautify ROW areas and a project is in the works to beautify the Garage's Paseo.</li> </ul>
9	No Boundaries	220 Aragon	4,211	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection September 2023.</li> <li>➤ Coral Gables Fire Prevention Inspection August 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Tenant:               <ul style="list-style-type: none"> <li>• Tenant advised of end-of-life HVAC that need replacement.</li> <li>• Tenant advised and in the process of making required Plumbing repairs</li> </ul> </li> <li>➤ Annual fire inspection conducted did not reveal any issues.</li> </ul>
10	Patio & Things	240 Aragon	2,987	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection September 2023.</li> <li>➤ Coral Gables Fire Prevention Inspection May 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Tenant:               <ul style="list-style-type: none"> <li>• Tenant is conducting repairs on Electrical Systems.</li> </ul> </li> <li>➤ Annual fire inspection conducted did not reveal any issues.</li> </ul>
11	Coral Gables Cinema	260 Aragon	5,780	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection September 2023.</li> <li>➤ Coral Gables Fire Prevention Inspection September 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Tenant:               <ul style="list-style-type: none"> <li>• Tenant completed repairs on Electrical and HVAC Systems.</li> <li>• Tenant is in the process of conducting Plumbing repairs which include submittal of DERM permit application to replace a grease interceptor system that is inoperable.</li> <li>• Tenant is obtaining quotes for replacing cabinets in the Concession area.</li> </ul> </li> <li>➤ Annual fire inspection conducted. Minor issues being addressed by Tenant and Public Works.</li> </ul>

# City-owned/Leased Commercial Property

## Retail - Miracle Mile

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 10/9/23
		Miracle Mile				
12	Starbucks	292 Miracle Mile	2,250	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection September 2023.</li> <li>➤ Coral Gables Fire Prevention Inspection May 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Tenant: <ul style="list-style-type: none"> <li>• Working to complete HVAC System drainage connections into roof drains.</li> <li>• Tenant conducting Roof Hatch Project to access HVAC for Maintenance purposes from inside the store.</li> </ul> </li> <li>➤ Annual fire inspection conducted did not reveal any issues.</li> </ul>
13	Francesco Restaurant	278 Miracle Mile	3,147	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Under Construction Interior Restaurant Build-out.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Restaurant under construction for interior build-out and complete renovation. Estimated completion February 2024. Opening by February 2024.</li> </ul>
14	Haagen Dazs	286 Miracle Mile	873	Tenant Responsible for Interior and some Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection September 2023.</li> <li>➤ Coral Gables Fire Prevention Inspection June 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> <li>• Public Works to conduct repairs on HVAC System drainage and pipes.</li> </ul> </li> <li>➤ Commercial Building Inspection issues addressed by Tenant: <ul style="list-style-type: none"> <li>• Completed repairs on Electrical, Plumbing, and HVAC Systems.</li> </ul> </li> <li>➤ Fire Prevention Inspection issues addressed by Tenant: <ul style="list-style-type: none"> <li>• Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed.</li> </ul> </li> </ul>
15	Ben & Guiles	290 Miracle Mile	850	City Responsible for Interior and Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection November 2022.</li> <li>➤ Coral Gables Fire Prevention Inspection May 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Public Works: <ul style="list-style-type: none"> <li>• Completed repairs on HVAC System.</li> </ul> </li> <li>➤ Fire Prevention Inspection issues addressed by Public Works: <ul style="list-style-type: none"> <li>• Annual fire inspection conducted did not reveal any issues.</li> </ul> </li> </ul>
16	Actors Playhouse (Miracle Theater)	280 Miracle Mile	36,779	City Responsible for Some Interior and Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Coral Gables Fire Prevention Inspection September 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ CIP is conducting a roof replacement project.</li> <li>➤ A new HVAC Chiller project is in procurement for 2023.</li> <li>➤ Fire Prevention Inspection issues addressed by Tenant and Public Works: <ul style="list-style-type: none"> <li>• Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed. Minor issue being addressed by Tenant.</li> </ul> </li> </ul>

# City-owned Leased Property

	TENANT	LOCATION	SF	LEASE ESTABLISHED RESPONSIBILITY	COMMENTS	COMMENTS 10/9/23
		<b>Museum</b>				
17	Coral Gables Museum	285 Aragon	25,114	City Responsible for Some Interior and Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Commercial Building Property Inspection November 2022.</li> <li>➤ Coral Gables Fire Prevention Inspection September 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Commercial Building Inspection issues addressed by Public Works:                             <ul style="list-style-type: none"> <li>• Re-Roof Project Completed.</li> </ul> </li> <li>➤ Fire Prevention Inspection issues addressed by Public Works:                             <ul style="list-style-type: none"> <li>• Annual fire inspection conducted. Fire alarm, sprinklers, and fire extinguisher testing, and maintenance completed. Public Works addressing issues regarding annual fire inspection.</li> </ul> </li> <li>➤ City established a priority list to address maintenance issues at the Museum.</li> <li>➤ Public Works procuring Waterproofing for Coral Rock walls as well as for resealing the windows and doors.</li> </ul>
		<b>Library</b>				
18	Coral Gables Library	3443 Segovia	34,203	Miami-Dade County Library System (MDCPLS) Responsible for Interior and Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Miami-Dade County Public Library System (MDCPLS) completed interior renovation.</li> <li>➤ Coral Gables Library reopened May 22, 2023.</li> </ul>	<ul style="list-style-type: none"> <li>➤ MDCPLS staff met with City staff to address plans for landscaping, parking lot approaches, and additional exterior upgrades/maintenance to the property.</li> <li>➤ MDCPLS staff hired landscape architect to develop landscape plan for the library's exterior.</li> <li>➤ MDCPLS maintenance group worked with a Contractor to do a deep pruning and clean up of the site, the majority of which is complete. Landscape Architect reviewed the conditions now that areas were more accessible, and the pruning allows light into the butterfly garden.</li> </ul>
		<b>Waste Transfer Facility</b>				
19	Miami-Dade County	2900 SW 72 Ave	52,315	Miami-Dade County Department of Solid Waste Management Responsible for Interior and Exterior Maintenance	<ul style="list-style-type: none"> <li>➤ Undergoing 40-year recertification funded by Miami-Dade County Department of Solid Waste Management.</li> </ul>	<p>Miami Dade County Department of Solid Waste Management addressed the following maintenance and forty-year re-certification issues:</p> <ul style="list-style-type: none"> <li>➤ Metal Push Wall Repair: Completed.</li> <li>➤ Admin Roof Repair: Completed.</li> <li>➤ Forty (40)-Year Re-Certification Repairs: Construction started. Expected to be completed by December 2023.</li> </ul>



*The End*



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