



City of Coral Gables
CITY COMMISSION MEETING
November 12, 2024

ITEM TITLE:

Resolution. A Resolution of the City Commission authorizing the approval of a Lease Agreement between the City of Coral Gables, a municipal corporation of the State of Florida, and Agave Plaza Retail, LLC, a Florida limited liability company, for a retail suite located within the Plaza Coral Gables Retail Element at 3005 Ponce de Leon Blvd. Suite 145, Coral Gables, FL, 33134 to relocate the City’s Police Bike Patrol Unit Office for a term of ten (10) years with one five-year option to renew.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

The City of Coral Gables (the “Tenant”) staff is requesting approval of a Lease Agreement (the “Lease”) with Agave Plaza Retail, LLC, (the “Landlord”) to relocate the City of Coral Gables Police Bike Patrol Unit Office.

Premises: A 913 sq. ft. retail suite located within the Plaza Coral Gables Retail Element at 3005 Ponce de Leon Blvd. Suite 145, Coral Gables, FL, 33134.

Landlord Improvements: Landlord shall perform at Landlord's sole cost and expense will construct, furnish and equip all minimum base building shell and core which will include:

1. Storefront; double door and locking hardware.
2. Concrete slab-on grade-exposed polished finish concrete.
3. Partition Walls sealed and painted white.
4. Exposed ceiling except ACT or GWB ceilings in locker and toilet room.
5. Standard commercial fluorescent lights fixtures.
6. Minimum required fire sprinkler system.
7. Plumbing and fixtures for (1) bike wash station, (1) toilet, (1) sink.
8. Plumbing preparations for (1) coffee/kitchenette sink.
9. Infrastructure conduits for low voltage/Tele Data.
10. Fire alarm system.
11. HVAC unit.
12. Electrical and data outlets.

Term: Ten (10) years commencing on Rent Commencement.

Renewal: Tenant will have one option to renew for five (5) additional years.

Base Rent: An annual Base Rent of \$10.00 for each Lease Year during the Term.

Lease and Rent Commencement Date: Will be on date upon which Landlord delivers the Premises to Tenant following substantial completion of Landlord's Work (the "Delivery Date").

Operating Expense Rent: Tenant's Percentage Share of Operating Expenses paid or incurred by Landlord for the Plaza Coral Gables Retail Element. Operating Expenses shall not increase more than five percent (5%) per year of the Term on a non-cumulative basis.

Security: No security deposit shall be required of the Tenant under this Lease.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
460-8300-545-49-90	\$10.00	Other Miscellaneous Expense

ATTACHMENT(S):

- 1. Draft Resolution**
- 2. Executed Lease**