

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COMMISSION APPROVING A SECOND AMENDMENT TO THE LEASE/USE AGREEMENT BETWEEN THE CITY OF CORAL GABLES (LESSOR) AND (LESSEE) VENTAS REALTY, LIMITED PARTNERSHIP FOR THE PROPERTY THAT ADJOINS THE PROPERTY COMMONLY KNOWN AS KINDRED HOSPITAL SOUTH FLORIDA GABLES LOCATED AT NORTH 105.00 FEET OF THE 30 FOOT WIDE RIGHT OF WAY OF WALLACE STREET, AS SHOWN ON THE RECORDED PLAT OF TAMIAMI PLACE, PLAN NO. 3, CORAL GABLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, AT PAGE 90 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY OF S.W. 8TH STREET (ALSO BEING THE NORTH LINE OF TRACTS B AND C OF SAID RECORDED PLAT OF “VENCOR HOSPITALS, SOUTH, INC.); BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT B, TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT C; BOUNDED ON THE WEST BY THE EASTERLY LINE OF SAID TRACT B. FOR AN ADDITIONAL TEN-YEAR TERM (03/29/2026-03/29/2036) FOR THE CONTINUED UTILIZATION OF THE PROPERTY IN CONNECTION WITH THE TENANT’S ADJACENT PARKING FACILITY TO COMPLEMENT THE TENANT’S MEDICAL OBJECTIVES

WHEREAS, the City of Coral Gables (the “Lessor”) has within its control, and under its jurisdiction, said property that is capable of being utilized by Ventas Realty, Limited Partnership’s (the Lessee) programs; and

WHEREAS, the Lessor authorized the lease/use of said lands, with conditions, at the City Commission Meeting on March 29, 1996; and

WHEREAS, Lessee’s predecessor in title, VENCOR HOSPITALS SOUTH, INC., agreed to the conditions and authorized the lease/use of said lands at the Vencor Hospitals South, Inc. Board Meeting held on August 6, 1996; and

WHEREAS, on March 29, 1996, the City of Coral Gables entered into a Lease/Use Agreement and Declaration of Restrictive Covenant (the “Lease”) for a thirty-year term (3/29/1996 – 3/29/2026) with Ventas Realty, Limited Partnership; and

WHEREAS, on February 1, 2001, pursuant to Resolution 29046-1, the City of Coral Gables approved a Consent and Estoppel Certificate dated April 2, 2001 (“First Amendment”) to the Lease/Use Agreement and Declaration of Restrictive Covenant with Ventas Realty, Limited Partnership; and

WHEREAS, the Lessee has continued interest in and is concerned with providing and making available medical facilities and services for the use and benefit of Coral Gables and Miami-Dade County residents; and

WHEREAS, it is desirable and necessary for the Lessee to continue to utilize Lessor’s property in connection with the adjacent parking facility to complement Lessee’s medical objectives; and

WHEREAS, these objectives may be best achieved through continued joint and coordinated action of the Lessor and the Lessee in making the Lessor’s property available for such purposes; and

WHEREAS, the Lessee has substantially improved Lessor’s property to make it usable and safe in conjunction with the adjacent parking purposes in a manner that is aesthetically appealing for the community, while allowing for full and complete ingress and egress accessibility for emergency vehicles; and

WHEREAS, the Lessee has requested, and the Lessor has agreed, to extend the Lease for an additional ten (10) year term (03/29/2026-03/29/2036).

WHEREAS, the Lessee will make commercially reasonable efforts to resurface, restripe and install additional landscaping to the parking facility and demised premises within nine (9) months as mutually agreed upon by Lessee and the City.

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

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 Second Amendment to Lease/Use is hereby approved in substantially the form attached hereto as Exhibit “A.”.

SECTION 3. That the Lease is hereby approved in substantially the form attached hereto as Exhibit “A”, with such modifications as may be approved by the City Manager and City Attorney, consistent with the Commission’s intent.

PASSED AND ADOPTED THIS _____ DAY OF “_____”, A.D., 2026.

(Moved: / Seconded:)
(Yeas: / Nays:)
(Vote:)
(Agenda Item:)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BILLY Y. URQUIA
CITY CLERK

CRISTINA M. SUÁREZ
CITY ATTORNEY