

City of Coral Gables City Commission Meeting
Agenda Items I-1
November 9, 2021
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Asset Manager, Zeida Sardinas

Public Speaker(s)

Agenda Item I-1 [Start: 5:15 p.m.]

A Resolution of the City Commission authorizing the City Manager to evaluate site development options with Gables Projects, LLC regarding 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.

Mayor Lago: Moving onto I-1, City Manager items.

City Attorney Ramos: I-1 is Resolution of the City Commission authorizing the City Manager to evaluate site development options with Gables Projects, LLC regarding 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.

City Manager Iglesias: Our Asset Manager is presenting here.

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Agenda Item I-1 – Resolution authorizing the City Manager to evaluate site Development options with Gables Projects LLC

[Date]

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Commissioner Anderson: I'm conflicted on this, so I'll be not participating.

Mayor Lago: Thank you Commissioner. We'll call you back in a few minutes.

Ms. Sardinas: I'm waiting on IT, the presentation. Good afternoon, Mayor and Commissioners, Zeida Sardinas, Asset Manager, Economic Development. So, the City Manager is requesting authorization from the City Commission to evaluate options for the development with Gables Projects LLC of a site located on the south side of the 300 Block of Aragon Avenue. In 2015, the city entered into a 3-year lease agreement with Gables Projects LLC for their property located on the south side of the 300 Block of Aragon Avenue. The Gables Projects LLC property is in between two city-owned properties. As part of the terms of 2015 lease agreement, the city created an overall parking area that consolidated, renovated and improved the Gables Property with the two city-owned properties. As part of the terms – in 2019, the city and Gables Projects LLC entered into a new lease agreement for the Gables Projects LLC property. The new lease is for five years with an option to renew for an additional five years. The past and existing lease agreements have increased parking capacity to the Central Business District and the overall parking area remains one of the most used and is often filled to capacity. Gables Projects LLC has approached the city regarding their purchase of two additional properties that are located on the corner of LeJeune Road and Aragon Avenue, and which are also directly adjacent to the western most city-owned parking lot. Listed here is the square footage for the two additional properties. So, Gables Projects LLC has also expressed an interest in developing the overall site and partnership with the city. As you can see here, are the square footages for all the properties. The Gables Project properties encompass about 24,974 square feet. In the City of Coral Gables properties encompass 20,000 square feet, for a total combined site would therefore encompass about 44,974 square feet. Since the properties are scattered, options for development are limited to having both parties work together to combine for an overall site.

City Manager Iglesias: Could you please leave that slide just for one second. Notice Mayor and Commissioners that it's a city property, developer property, city property, so we have properties that are – we have to look at, they need us, we need them, basically is what we have there. We have the first property to the east, then there is Gables Projects LLC, then City of Coral Gables property and Gables Projects LLC again, and then to the south property is at LeJeune Road.

Mayor Lago: Are they closed on the south property already?

City Manager Iglesias: I'm not sure. They are looking at, there are some DERM issues there as far as contamination, I believe they are working on.

Mayor Lago: Okay.

Ms. Sardinas: So, we are basically just requesting authorization for us to evaluate the options for development of the site with Gables Projects and bring back.

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Mayor Lago: I'm always willing to listen to any great opportunities. Obviously, ones that can expand our parking in the area, along with potentially maybe offer some commercial space we could use for our staff, offer services to the community, but I want to make sure its something that, again is viable, because we've entered into these semi joint venture agreements in the past and what has been proposed has been out of scale with the city. I want to be very clear that I will not support something that is just massive in nature. I want to do something that is tastefully done that will benefit the community. I know I speak for the whole Commission on that front. I have no issues. I'm always willing to listen, always willing. I'll entertain a motion.

Vice Mayor Mena: I'll move it.

Commissioner Menendez: I'll second.

Mayor Lago: Mr. Clerk.

Commissioner Fors: Yes

Vice Mayor Mena: Yes

Commissioner Menendez: Yes

Mayor Lago: Yes

(Vote: 4-0)

Commissioner Anderson: Recused herself)

Ms. Sardinas: Thank you.

Mayor Lago: Will someone please call Commissioner Anderson, please. Thank you very much. Thank you Zeida.