

City of Coral Gables City Commission Meeting
Agenda Item H-2
February 24, 2026
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez
Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez
City Manager, Peter Iglesias
City Clerk, Billy Urquia
Deputy City Manager, Joe Gomez
Acting Development Service Director, Doug Ramirez

Public Speaker(s)

Agenda Item H-6 [Start: 11:04 a.m.]

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. Lobbyist: N/A

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Agenda Item H-6 – Resolution approving a Second Amendment to the Lease/Use Agreement Between the City of Coral Gables (Lessor) and (Lessee) Ventas Realty Limited Partnership – Kindred Hospital

Mayor Lago: Moving on to item H-6.

City Attorney Suarez: H-6 is a resolution of the City Commission approving a second amendment to the lease use agreement.

Mayor Lago: Thank you very much.

City Attorney Suarez: 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 feet of the 30-foot-wide right-of-way of Wallace Street as shown on the recorded plot of Tamiami Place. Plan number three, Coral Gables, according to the plot thereof, as recorded in Plot Book 146 at page 90 of the public records of Miami-Dade County being bounded as follows, bounded by the north or on the north by the south right-of-way of Southwest 8th Street, bounded by the south or on the south by the easterly extension of the south line of said track B to its intersection with the westerly line of said track C, bounded on the west by the easterly line of said track B for an additional 10-year term for the continued utilization of the property in connection with the tenant's adjacent parking facility to complement the tenant's medical objectives.

Mayor Lago: Thank you. Madam Director, how are you?

Asset Manager Perez: Good morning. Mayor, Vice Mayor, Commissioners, Page Perez, Asset Manager. Today for your approval, we are presenting a second amendment to the lease agreement under which Ventas Realty Limited Partnership serves as Lessee to the City of Beautiful and as a landlord to Kindred Hospital South Florida. This amendment would extend the lease term for an additional 10 years and will allow for the continued use of the demised premises adjacent to the hospital's surface parking area, which provides convenient and safe access for patients, visitors, and staff traveling to and from the hospital. In addition, under the amended lease terms, the tenant, in coordination with the City, will complete certain improvements. These include resurfacing and restriping the parking facility and lease premises, as well as installing new landscaping within nine months of the amendment's execution unless otherwise agreed to by the city in a separate agreement. The Lessee will also remain fully responsible for the ongoing maintenance of the parking site, including the asphalt surface, parking steps, irrigation system, and overall health of all plant material. Thank you.

Mayor Lago: Thank you, Madam Director. So, just before we vote on this item, I want to talk a little bit about, I have some slides there from the Clerk that I'd like to show. So, we've been working on this area, and we've made probably about three site visits to the area with staff and with the residents. We've met with probably about a dozen residents there. By the last time we were there, it was maybe about a month ago, and the Chief was there with us. Chief of Police came with us in

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regard to Kindred Hospital, because they were having some issues there in regards to just concerns about people walking through the neighborhood and in the backyards and different things like that, and there's a lot of trash and garbage, and also beautification in regard to there was no landscaping, there was no irrigation. So, just to give you an idea of what we've been working on, and I think that we have it already pretty much buttoned up, as part of this agreement, we'll be addressing, obviously, the issue with the camera. The camera is forthcoming, or I think it's already been, has it been installed or not yet? Mr. DCM, you were there at the meeting also.

Deputy City Manager Gomez: Good morning, Mayor. Joe Gomez, Deputy City Manager. The plans that include the camera also include closing the pedestrian gate. Those plans are due for bids this coming Thursday. We expect to start construction sometime in May and be completed by August.

Mayor Lago: Perfect. So, this is right off 8th Street, the dead-end street, but again, it's one of those gates, and there's a lot of traffic as a result of Kindred Hospital, again. We love Kindred Hospital. We're great to have them here in the city, but I want to make sure that they keep it beautiful, keep it clean, and keep it safe. We were very clear. We will fine them. We will fine them. They do not follow our standards, and do not ensure that the residents feel safe, and that people are not dumping trash, and that, again, the landscaping has to be up to our standard. There's no landscaping right now, as you know. I think we've done two or three, we did two or three.

Deputy City Manager Gomez: Yeah, they've already started addressing a lot of the violations that we had on file. We've closed all of them, and I believe, Doug, we provided some photos. Do you have those photos, Billy?

City Manager Iglesias: Through the Mayor.

Mayor Lago: Yes, sir.

City Manager Iglesias: Mayor, the new contract, the new agreement is very strict on maintenance of the entire area, from landscaping to irrigation to asphalt.

Acting Development Service Director: Good morning. Doug Ramirez, Acting Development Service Director. Yes, we've worked, as Deputy City Manager Gomez said, we've worked with the hospitals so that they could address the landscaping concerns. They also had gravel on the swale, trash, commercial property maintenance issues, dirty sidewalks, signs on right-of-ways. Over the years, we've been there multiple times. I'm happy to report that, at this moment, it does look up to our standards, and we have some photos that were shared earlier today. I'm not sure if they were able to make it to the –

City Clerk Urquia: Yeah, we're bringing them up right now.

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Mayor Lago: Those are what we did on walk-through.

City Clerk Urquia: No, but we have different photos.

Deputy City Manager Gomez: Oh, we have different – yes, yes.

Acting Development Service Director: The photos that we're sharing were taken this morning.

Mayor Lago: Okay, good.

Acting Development Service Director: Yes, sir.

Deputy City Manager Gomez: You'll see a lot of refreshing.

City Clerk Urquia: If cable TV could please put up my screen.

Mayor Lago: Ah, they painted. They painted. It looks good.

Deputy City Manager Gomez: Oh, that's actually a rendering –

Mayor Lago: Oh, rendering.

Deputy City Manager Gomez: That's a rendering of the –

Mayor Lago: Good rendering.

Deputy City Manager Gomez: Of the coming gate closure.

Acting Development Service Director: That was not taken today.

Deputy City Manager Gomez: That was not taken today. That's the plans that are actually in bid.

Mayor Lago: Okay.

Deputy City Manager Gomez: If you notice in the photograph, you'll see some new mulching that's already been placed. If you could continue. These are just the plans. I apologize. I don't think they put the photos. However, the team did go out, Mayor, and we took photos. They cleaned the sidewalk. They pressure cleaned the sidewalk. They mulched the areas. They pretty much complied and closed out all the outstanding violations at this time.

Mayor Lago: Thank you very much. Mr. Manager?

City Manager Iglesias: Through the Mayor. One of the things that we did, we tightened up the agreement very much as far as maintenance and maintaining that area as a very suitable end to

Wall Street. We have to understand that that's a closure, and that will never happen again as far as the county is concerned.

Mayor Lago: But I want to make sure that we vote on this today that Kindred Hospital is under strict understanding that if they don't keep this up and they don't maintain the landscape and the irrigation, the camera is not kept in place.

City Manager Iglesias: It could be a default on the agreement.

Mayor Lago: Yes, it could be a default on the agreement. All right. I've been working on this for probably over two years now, and this is, again, the residents are going to be incredibly happy in this area that we're able to finally deliver on this. Mr. Clerk, do we have a motion? Not yet, right?

City Clerk Urquia: Not yet, sir.

Mayor Lago: Do we have a motion?

Commissioner Fernandez: I'll move it.

Vice Mayor Anderson: Second.

Mayor Lago: Do we have any public comment, Mr. Clerk?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: All right.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes.

Mayor Lago: Yes. Mr. DCM, Mr. Manager, Mr. Ramirez, thank you for your work on this, along with your staff. I know Raimundo played a role in, obviously, public works and everything like that.