

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-467

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA APPROVING AN AGREEMENT TO PROVIDE PARKING MANAGEMENT BETWEEN THE CITY OF CORAL GABLES AND ASTA PARKING, INC. FOR TWO CITY-OWNED SURFACE PARKING LOTS LOCATED ON THE 300 BLOCK OF ARAGON AVENUE AND ADJACENT TO TWO PRIVATELY-OWNED LOTS FOR THE PURPOSE OF CONSOLIDATING THE PARCELS TO BE MANAGED AND MAINTAINED BY ASTA PARKING, INC. AND WAIVING THE COMPETITIVE PROCESS OF THE PROCUREMENT CODE PURSUANT TO SECTION 2-691 “SPECIAL PROCUREMENT/BID WAIVER” OF THE CITY’S PROCUREMENT CODE.

WHEREAS, on November 9, 2021, pursuant to Resolution No. 2021-339, the City Commission authorized the City Manager to evaluate site development options with Gables Projects, LLC regarding the 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; and

WHEREAS, the City owns parking lots at 330 Aragon Avenue (Folio No. 03-4108-006-3440) and 350 Aragon Avenue (Folio No. 03-4108-006-3420) and Gables Projects, Inc. owns the lot located in between the City-owned lots (Folio No. 03-4108-006-3430) and at the time Resolution No. 2021-339 was adopted, was in the process of acquiring additional lots on the corner of the 300 block of Aragon Avenue; and

WHEREAS, pursuant to a lease agreement with Gables Projects, LLC, the three lots had been improved and consolidated by the City and operated as one parking area with pay stations pursuant to Resolution 2019-269, the City and Gables Projects, LLC had entered into a new lease for a five-year term with an option to renew for an additional five years, at the discretion of Gables Projects, LLC; and

WHEREAS, the lease agreements enabled the City to address parking needs in the Central Business District; and

WHEREAS, subsequent to the Commission’s adoption of Resolution No. 2021-339, Gables Projects 2, LLC acquired the corner lots located at 2341 Le Jeune Road (Folio No. 03-4108-006-3400) and at 2435 Le Jeune Road (Folio No. 04-4108-006-3390); and

WHEREAS, while the City Manager and Gables Projects, LLC engaged in preliminary negotiations, they were not finalized; and

WHEREAS, upon expiration of the five-year term, the lease between the City and Gables Projects, LLC was not renewed and, accordingly, the City has separated its lots and is operating them independent of the lots owned by Gables Projects; and

WHEREAS, there is mutual interest between the City and Asta Parking, Inc., Operator of the lots owned by Gables Projects, Inc., and Gables Projects 2, LLC in managing and maintaining the two City-owned surface parking lots; and

WHEREAS, under Section 2-691 of the Procurement Code, entitled “Special Procurement/Bid Waiver,” a special procurement may be initiated when an unusual or unique circumstance exists that makes the application of all requirements of the competitive solicitation process contrary to the public interest; and

WHEREAS, given that Asta Parking, Inc. is already the operator of the two privately-owned lots on either side of the City-owned lots, an unusual or unique circumstance exists that makes the competitive process of the Procurement Code contrary to the public interest and the City Commission has determined that it is in the best interest of the City to enter into an Agreement to Provide Parking Management with Asta Parking, Inc. in order to consolidate the parcels for purposes of managing as one surface parking lot; and

WHEREAS, the City and Asta Parking, Inc. have negotiated lease terms for the two City-owned Parcels included in the proposed Agreement to Provide Parking Management, in substantially the form attached as Exhibit “A”, which includes the following key terms:

- a five (5) year term commencing upon the issuance of a Business Tax and/or Occupational License from the City, permitting Tenant to commence the use of the Property as a pay-for-parking lot with one five (5) year renewal option increasing by three percent (3%) over the Rent payable during the final year of the Initial Term, and thereafter, Rent shall increase annually by three percent (3%).
- monthly base rent upon commencement in the amount of \$25,000
- monthly base rent upon completion of Phase II in the amount of \$30,000

**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 adoption hereof.

SECTION 2. That the Agreement to Provide Parking Management is hereby approved in substantially the form attached hereto as Exhibit “A,” with any modifications as may be approved by the City Manager and City Attorney consistent with the City Commission’s intent in adopting this Resolution..

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS NINTH DAY OF DECEMBER, A.D., 2025.

(Moved: Anderson / Seconded: Fernandez)

(Yea: Castro, Fernandez, Lara, Anderson, Lago)

(Unanimous: 5-0 Vote)

(Agenda Item: H-3)

APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY