



City of Coral Gables
CITY COMMISSION MEETING
May 25, 2010

ITEM TITLE:

Resolution entering into a renewal lease with Plumer Management, L.L.C. for 12 parking spaces on City property behind 5915 Ponce de Leon Boulevard, Coral Gables, FL, for a period of three (3) years with a one (1) year option.

RECOMMENDATION OF THE CITY MANAGER:

Approval

BRIEF HISTORY:

Resolution No. 30051 passed and adopted on February 27, 2001, authorized a three (3) year lease for twelve (12) parking spaces on City property to Plumer Management, L.L.C. ("Tenant"), 5915 Ponce de Leon Boulevard at a rate of \$30 per month. The City and Tenant entered into a Lease/Use Agreement dated August 8, 2001.

Resolution No. 2007-92 passed and adopted May 22, 2007, authorized a renewal of the lease for an additional year at a rate of \$60 per space, and the parties entered into a Lease/Use Agreement dated June 1, 2007.

Resolution No. 2009-179 passed and adopted on July 7, 2009, authorized the extension of the term for an additional one year period at a rate of \$60 per space, and the parties signed a letter agreement to that effect. The current term expires June 1, 2010, with no further extensions.

Tenant is desirous of renewing the lease for a period of three years from June 1, 2010 through May 31, 2013, with a one (1) year renewal. Rent shall be increased to \$85 per space, which rent may be increased from time to time to the standard rate the City charges for those spaces available for individual permit within 200 feet of the Tenant's spaces, provided that the rate may not increase more than ten percent (10%) annually.

This current renewal will be documented on the City's new lease form, adapted to a parking use, and the renewal terms are supported by the Property Advisory Board, which recommended approval at their May 19, 2010 meeting.

LEGISLATIVE ACTION:

Date	Resolution/Ordinance No.	Comments
July 7, 2009	Res. 2009-179	Renewal of lease agreement
May 22, 2007	Res. 2007-92	Renewal Lease
Feb. 27, 2001	Res. 30051	Authorization to execute lease

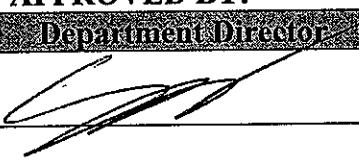
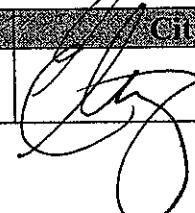
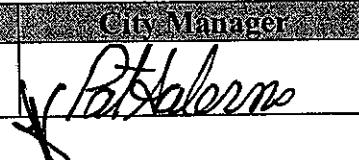
ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments
May 19, 2010	Property Advisory Board	Approval of proposed renewal terms

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
N/A		

APPROVED BY:

Department Director	City Attorney	City Manager
		

ATTACHMENT(S):

1. Draft Resolution
2. Draft Parking Lease
3. Excerpt minutes of the Property Advisory Board meeting of May 19, 2010
4. Resolution 30051
5. Original Parking Lease 8/8/01
6. Resolution 2007-92
7. Renewal Lease 6/1/07
8. Resolution 2009-179
9. Letter Renewal 10/14/09