

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE RETROACTIVE APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY OF CORAL GABLES AND 338 MINORCA LAW CENTER, LLC FOR THE PROPERTY LOCATED AT 338 MINORCA AVENUE, FIRST FLOOR, CORAL GABLES, FL 33134 FOR A ONE (1) YEAR PERIOD WITH THE OPTION OF TWO (2) ADDITIONAL THREE-MONTH EXTENSION PERIODS FOR THE TEMPORARY RELOCATION OF THE CITY'S PARKING DEPARTMENT ADMINISTRATIVE OFFICE.

WHEREAS, after the sale of the 2801 Salzedo Public Safety Building on March 23, 2021, the City's Parking Department administrative staff was temporarily relocated to the City Hall Annex Building; and

WHEREAS, the City plans to permanently house the Parking Department's offices within the City's Municipal Garage #7 once the garage is built; and

WHEREAS, City Municipal Garage #7 is already designed and awaiting procurement of construction contractor services; and

WHEREAS, due to the commencement of the construction/renovation project at the City's 427 Biltmore Way, Coral Gables, FL 33134 building, the Development Service Department's Planning & Zoning, Board of Architects, and Code Compliance Divisions were relocated from the 427 building to the 3rd floor of City Hall; and

WHEREAS, after the Development Services relocation took place, the City determined that it was necessary to relocate a portion of the 3rd floor personnel to the City Hall Annex Building due to work and personnel space constraints; and

WHEREAS, the City determined that it was necessary to relocate the Parking Department Administrative offices from the City Hall Annex Building to other temporary office space; and

WHEREAS, the City did not have any office space available to accommodate the Parking Department administrative staff and there were time constraints to carry out the personnel relocations; and

WHEREAS, the City of Coral Gables (the "Tenant") identified temporary office space at 338 Minorca Avenue, First Floor, Coral Gables Florida, 33134 (the "Premises") and

entered into a lease with 338 Minorca Law Center, LLC (the “Landlord”) for a period of one (1) year with the option of two (2) additional three-month extension periods; and

WHEREAS, the execution of the lease agreement allows for the time necessary for both the procurement of construction contractor services as well as for the construction of the garage to take place; and

WHEREAS, the Parking Department will be permanently located in Garage #7 after the construction is completed; and

WHEREAS, the Premises are ½ block from the PFHQ and the future Garage #7 site; and

WHEREAS, the Premises have ample street parking available and are also located across the street from the City’s Municipal Parking Lot # 18 where the Department’s patrons/visitors will be able to park when conducting business with the Parking Department;

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 Lease is hereby approved in substantially the form attached hereto as Exhibit “A.”

SECTION 3. That the City Commission does hereby retroactively approves the Lease attached hereto as Exhibit “A.”

SECTION 4. That this resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF MAY, A.D., 2021.

(Moved: / Seconded:)

(Yeas: / Nays:)

(Vote:)

(Agenda Item:)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY