

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2024-**

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND AGAVE PLAZA RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR A RETAIL SUITE LOCATED WITHIN THE PLAZA CORAL GABLES RETAIL ELEMENT AT 3005 PONCE DE LEON BLVD. SUITE 145, CORAL GABLES, FL, 33134 TO RELOCATE THE CITY'S POLICE BIKE PATROL UNIT OFFICE FOR A TERM OF TEN (10) YEARS WITH ONE OPTION TO RENEW FOR A FIVE-YEAR RENEWAL TERM.

**WHEREAS**, the City of Coral Gables' (the "Tenant") Police Department desires to relocate the Police Department's Bike Patrol Unit Office from its present location at Garage #6 to the Plaza Coral Gables Retail Element and enter into a Lease Agreement (the "Lease") with Agave Plaza Retail, LLC, (the "Landlord") for the Bike Patrol Unit's relocation; and

**WHEREAS**, the Premises consist of a 913 sq. ft. retail suite located within the Plaza Coral Gables Retail Element at 3005 Ponce de Leon Blvd. Suite 145, Coral Gables, FL, 33134 (the "Premises"); and

**WHEREAS**, the Landlord shall at its sole cost and expense construct, furnish and equip an all minimum base building shell and core for the Premises which will include a storefront, double door and locking hardware, concrete slab-on grade-exposed polished finish concrete, sealed, white partition walls, exposed ceilings throughout, ACT or GWB ceilings in locker and toilet room, standard commercial fluorescent lights fixtures, fire sprinkler system, plumbing and fixtures for (1) bike wash station, (1) toilet, (1) sink, plumbing for (1) coffee/kitchenette sink, infrastructure conduits for low voltage/Tele Data, a fire alarm system, HVAC unit, electrical outlets, data outlets; and

**WHEREAS**, the date upon which Landlord delivers the Premises to Tenant following substantial completion of Landlord's Improvements (the "Delivery Date") will also be the date of Lease Commencement and Rent Commencement; and

**WHEREAS**, the Lease will be for ten (10) years (the "Lease Term") commencing on the Rent Commencement date with the Tenant having one option to renew for an additional five (5)-year term (the "Renewal Term"); and

**WHEREAS**, annual Base Rent will be \$10.00 for each Lease Year during the Lease Term and the Renewal Term; and

**WHEREAS**, Tenant will pay its Percentage/Proportionate Share of Operating Expenses paid or incurred by Landlord for the Plaza Coral Gables Retail Element; and

**WHEREAS**, Operating Expenses shall not increase more than five percent (5%) per year of the Lease Term on a non-cumulative basis; and

**WHEREAS**, no security deposit shall be required of the Tenant under this Lease.

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

**SECTION 3.** The City Commission does hereby authorize the City Manager to execute the Lease with the Tenant with such modifications to the forms attached hereto as Exhibit “A” as may be approved by the City Manager and City Attorney that are necessary to implement the intent of this Resolution.

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

PASSED AND ADOPTED THIS TWELFTH DAY OF NOVEMBER, A.D., 2024.

(Moved:            / Seconded:        )  
(Yeas:            / Nays:                )  
(Vote:                            )  
(Agenda Item:                )

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BILLY Y. URQUIA  
CITY CLERK

CRISTINA SUAREZ  
CITY ATTORNEY