

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE APPROVAL OF A SECOND AMENDMENT TO LEASE 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 AN ADDITIONAL THREE (3) MONTHS (05/01/23-07/31/23) FOR THE LOCATION OF THE ADMINISTRATIVE OFFICES OF THE CITY'S PARKING DEPARTMENT.

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 temporarily; and

WHEREAS, the City's long-term plan is to permanently relocate the Parking Department's offices within City Municipal (the "Minorca Garage"), located at 254 Minorca Avenue, Coral Gables, FL 33134; and

WHEREAS, in March-April of 2021, the City Hall Annex space was needed to relocate Development Services personnel due to the commencement of the construction/renovation project at the City's 427 Biltmore Way, Coral Gables, FL 33134 building; and

WHEREAS, on May 1, 2021, pursuant to Resolution 2021-71, the City of Coral Gables (the "Tenant") entered into a Lease Agreement (the "Lease") for a one-year term (05/01/21- 4/30/22), with 338 Minorca Law Center, LLC (the "Landlord") for the first floor of 338 Minorca Avenue, Coral Gables, FL 33134 (the "Premises") to temporarily relocate the Parking Department offices; and

WHEREAS, the Premises are ½ block from the PFHQ and the Minorca Garage site and across the street from the City's Municipal Parking Lot #18 where the Department's patrons/visitors have been able to park and ample street parking also continues to be available right in front of the Premises; and

WHEREAS, on April 11, 2022, pursuant to Resolution No. 2022-61, Landlord and Tenant amended the Lease for an additional one-year term (05/01/22-4/30/23) which allowed for early termination after January 3, 2023, by providing sixty (60) days written notice, and increased the Base Rent to \$2,266.00 per month; and

WHEREAS, to allow for the City’s completion of the Minorca Garage’s construction, the Tenant requested, and Landlord agreed, to extend the Lease for an additional three (3) months (05/01/23-7/31/23); and

WHEREAS, the three month extension term allows for early termination by providing a sixty (60) day written notice, and the Base Rent remains at \$2,266.00 per month; and

WHEREAS, upon completion of the Minorca Garage’s construction, the City’s Parking Department will permanently move its offices to the garage.

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 first amendment to lease is hereby approved in substantially the form attached hereto as Exhibit “A.”.

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

PASSED AND ADOPTED THIS FOURTEENTH DAY OF FEBRUARY, A.D., 2023.

(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