

City of Coral Gables City Commission Meeting
Agenda Item H-3
December 9, 2025
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Asset Manager, Page Perez

Public Speaker(s)

Agenda Item H-3 [Start: 11:39 a.m.]

A Resolution of the City Commission 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.

Mayor Lago: H-3.

City Attorney Suarez: H-3 is a Resolution of the City Commission 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

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by Asta Parking Inc., and waiving the competitive process of procurement code pursuant to Section 2-691 Special Procurement Bid Waiver of the City's Procurement Code.

Mayor Lago: Good morning.

Asset Manager Perez: Good morning, Mayor, Vice Mayor, Commissioners, Page Perez, Asset Manager. Asta Parking Inc., the lessee, together with the City of Coral Gables, seek approval to enter into a lease agreement that would allow for the consolidation and management of two city-owned surface parking lots located at 330 and 350 Aragon Avenue, along with two privately owned lots at 340 Aragon Avenue and the adjoining property bordering South LeJeune Road for the purpose of integrating all of them into a single, efficiently managed operation that supports the current and future parking needs of the City's Central Business District. The proposed term is five years, with the option for an additional five-year renewal. The work required for the consolidation will be split into two phases. Phase 1 will require Asta Parking Inc. to restripe the parking lots, install parking stops, signage, and utilize the existing curb cuts to restore the configuration to one similar to how the lot previously operated. Upon completion of this phase, the tenant will begin remitting monthly payments to the City with a total annual amount of \$300,000. Phase 2 will involve coordinated efforts with the City to unify the initial three parcels to the remaining property bordering South LeJeune Road. Following the successful completion of this phase, the tenant's monthly rental payments will increase with a total annual amount of \$360,000. We have a few slides to share with you that highlight the current deficiencies and limited capacity of the City's parcels. So here we see the City's East parking lot. It provides for only 10 parking spaces. Here's the privately middle owned lot, which as you can see is currently blocked by concrete planters and not in use. This is the present condition of the City's West parking lot, which offers limited parking for only 14 vehicles. This is a drawing of Phase 1, and this drawing illustrates how the site will appear after the proposed improvements, resulting in approximately 86 parking stalls. And lastly, our last slide depicts a complete cohesive site with approximately 119 parking spaces, and five of those are ADA accessible. Thank you.

Mayor Lago: May I ask you a quick question?

Asset Manager Perez: Yes.

Mayor Lago: What is the revenue generation on this project?

City Manager Iglesias: It will initially be \$300,000. Once the LaSalle property is done, it will go up to \$360,000. This is basically a lease, so we don't have any maintenance or any other cost as far as the facility is concerned.

Mayor Lago: Mr. Manager, I just want to thank you and your team for putting this together. This was an absolute debacle that occurred while you weren't here. I spoke to the owners of the

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properties adjacent to the City. Communication with the previous City Manager just from one day to the next just basically halted. That's why there was no other choice but to basically just cut up the four parcels. I've spoken to all the business owners on that street from one day to the next. Their parking scenario became dire. People were very upset about it. I tried to set up meetings with the previous City Manager, Mr. Amos Rojas, and no meetings were set up. This was a catastrophe of epic proportion. I want to thank you. I spoke to the owner, which is the same owner of the parcels. He thanked staff. He thanked you and the City Attorney for coming to a negotiation and using common sense and business terms and being able to put something together that is a triple benefit in my opinion. Number one benefits the property owner, the gentleman who owns those two lots. Benefits the City of Coral Gables, which owns the other two lots. And more importantly, it benefits the community. You know how many businesses on Miracle Mile called me and told me, Vince, this is a disaster for my business. We even had restaurants that have closed as a result of it, all because of a lack of leadership and inability to understand simple business sense by our previous City Manager. This is going to make us possibly about \$400,000 a year. Right now, what was it making the City? Not much. What were we making, would you say?

City Manager Iglesias: It was making about \$300,000 because the parking was working at 40% increase because there was no parking. As soon as new parking comes in, it will drop down to about \$240,000 and we're making \$360,000 without any maintenance.

Mayor Lago: Yep. So, I just want to thank you. I thank the Manager for finally getting this done. This was a heavy lift. To our Director, thank you for getting this done. I commend you for your hard work. And I know that the business owners are going to be incredibly relieved. Both the shop owners, the restaurants, the people who come, people at Abrachi, everybody here, everybody on this Commission received phone calls in regard to Abrachi losing basically all their parking. So, thank you for this. Madam Vice Mayor.

Vice Mayor Anderson: I'm just going to mirror some of what you said because, I also got the same calls from business owners and it was evident from the lack of foot traffic also in that block, the true impact that it had on the business community. And I too tried to have that conversation with the prior administration, but by the time we were brought into the know, it was too late. The ship had sailed. The contracts had been, you know, there was no bringing it back. The parties had parted ways. So, I appreciate your leadership on this and working so hard to undo a very complex situation and bring it back so our business community can thrive again. Thank you. I'll move it.

Mayor Lago: Mr. Manager?

City Manager Iglesias: Through the Mayor. Yes. Mayor, thank you. It is also very important because when we start the Mobility Hub, this will bring back 119 cars. We'll be taking about 270

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cars offline because of Parking Garage One. So, this provides an additional 120 cars and a very efficient parking layout to really carry us through and help carry us through the construction of the Mobility Hub.

Mayor Lago: Thank you very much.

Commissioner Fernandez: Mr. Manager, regarding the LaSalle Cleaners lot. I know there's a process. What are we looking at as far as time frame for them to actually do the process of, I guess, they have to do cleanup before they can actually set it up?

City Manager Iglesias: Commissioner, they don't have to do cleanup anymore because we can drain it on our side. So, they will dry pipe it to our side and it should go through DERM very, very quickly. Whereas right now, it's depot injection, which is a long-term process.

Mayor Lago: So, we have a motion. Do we have a second?

Commissioner Fernandez: I second.

Mayor Lago: Okay, second. Mr. Clerk, do you have any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: All right.

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Lara: Yes

Vice Mayor Anderson: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: Thank you. I appreciate staff. Thank you, Mr. Manager. You deserve all the credit for this very complicated issue that you resolved. Very complicated issue.