

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2014-

RESOLUTION ENTERING INTO A RENEWAL LEASE WITH PLUMER MANAGEMENT, L.L.C., FOR 11 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.

WHEREAS, as authorized by Resolution No. 30051, the City entered into a lease dated August 8, 2001, for twelve (12) parking spaces on City property to Plumer Management, L.L.C. ("Tenant"), at a rate of \$30 per space; and

WHEREAS, as authorized by Resolution No. 2007-92, the City and Tenant entered into a second lease agreement dated June 1, 2007, renewing for an additional year at a rate of \$60 per space; and

WHEREAS, as authorized by Resolution No. 2009-179, the City and Tenant entered into a letter agreement extending the term an additional year at the same \$60 rental rate; and

WHEREAS, as authorized by Resolution No. 2010-98, the City and Tenant entered into a third lease agreement dated May 26, 2010, renewing for an additional year at a rate of \$85 per space; and

WHEREAS, the term of the lease expires on May 31, 2014, and the Tenant desires to extend the lease for an additional three (3) years with a one (1) year option to renew at a rental rate of \$85 per space, which rate may be increased from time to time to a standard rate the City charges for spaces available for individual permit within the general area of the Tenant's spaces, provided that the rate may not increase more than ten percent (10%) annually; and

WHEREAS, on March 19, 2014, the Property Advisory Board reviewed the renewal terms and unanimously recommended that the City enter into a renewal parking lease on the terms set forth in the above whereas clause.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing "Whereas" clauses are here 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 City Commission does hereby authorize the City Manager to execute the Lease Renewal with the Tenant with such modifications to the form 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 3. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS EIGHTH DAY OF APRIL A.D., 2014.

(Moved: / Seconded:)

(Yeas: / Nays:)

(Vote:)

(Agenda Item:)

APPROVED:

JIM CASON
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

WALTER J. FOEMAN
CITY CLERK

CRAIG LEEN
CITY ATTORNEY