



City of Coral Gables  
**CITY COMMISSION MEETING**  
February 24, 2009

**ITEM TITLE:**

A Resolution authorizing the Interim City Manager to execute a 7-year, 4-month lease agreement, (beginning March 1, 2009) plus one 3-year option for Rumi Mediterranean Corp., d/b/a/ Rumi Mediterranean Kitchen & Bar for approximately 3,905 square feet of space located at 2325 Galiano Street located on the ground floor of the Coral Gables Garage 6.

**RECOMMENDATION OF THE CITY MANAGER:**

It is recommended that the City Commission authorize the Interim City Manager to execute the attached lease.

**BRIEF HISTORY:**

ZBA, LLC d/b/a Flow Dining and Ultra Lounge is a Subleasee of Grillfish of Coral Gables, LLC, Leasee, who entered into a lease agreement with the City for the tenant space located at 2325 Galiano Street, Parking Garage No. 6.

The prior tenant was in litigation with the City and both parties agreed that it was the appropriate time to secure a new tenant for the space. The new tenant is a family-owned and run business with one restaurant in Ohio and another in Fort Lauderdale. (The Fort Lauderdale restaurant is called Ferdos). The concept proposed is a Mediterranean restaurant with heavy emphasis on grilled foods, open at least 6 days a week.


In order to accomplish the transaction, staff has recommended that the prior tenant's business terms be honored but that a new lease be executed with the new template, conditions and protections.

Staff is recommending that a 4-month rent abatement be provided to the new tenant and discounted permit parking be provided. It is further recommended that 3-months back rent be waived from the prior tenant (December 2008, January 2009, February 2009) provided back taxes (2008) are paid and mutual releases are signed.

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
January 7, 2009	Economic Development Board	Presented
February 12, 2009	Budget Advisory Board	Presented
February 18, 2009	Property Advisory Board	Presented

**APPROVED BY:**

Department Director	City Attorney	City Manager
		

**ATTACHMENT(S):**

1. Draft Lease Agreement
2. Resolution