



City of Coral Gables  
 CITY COMMISSION MEETING  
 June 16, 2015

**ITEM TITLE:**

A Resolution authorizing ratification of an amendment to the settlement agreement with Azul and Company, Inc., Maria J. De Caires and Oscar Murphy with regard to city-owned property at 4520 Ponce de Leon Blvd, Coral Gables, FL. (*Passport relocation office*)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval

**BRIEF HISTORY:**

Azul and Company, Inc. (the "Tenant") , a tenant at 4520 Ponce De Leon Blvd. pursuant to a lease dated September 5, 2012 (the "Lease"), entered into a Settlement and Release Agreement with the City dated May 5, 2015 ("Agreement") that was approved by the City Commission on May 12, 2015 (Res. No. 2015- 77).

Under the Agreement, the business, which operates as a furniture store, general contractor and interior design company will vacate the premises as of July 31, 2015. The City plans to use the property for City business, which will include passport operations.

The proposed Resolution would amend the Agreement to add a subsection whereby the Tenant agrees to provide construction management services for renovation of the interior of the premises and have full responsibility for entering into a construction contract with a licensed Florida general contractor (the "General Contractor") pursuant to plans (the "Plans") provided by the City. Staff believes that the Tenant's unique situation will reduce costs and expedite the project.

Under the Amendment, the City shall be responsible, at its sole cost and expense, for the preparation of all plans and specifications for the build out (the Plans;) have reasonable approval over selection of the General Contractor, and shall have approval in its sole discretion over the cost of build out.

**LEGISLATIVE ACTION:**

Date.	Resolution/Ordinance No.	Comments
7/24/12	Res. No. 2012-22	Approval of Lease
5/12/2015	Res. No. 2015-77	Approval of Settlement Agreement

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

Date.	Board/Committee	Comments
N/A		

**FINANCIAL INFORMATION: (If Applicable)**

No.	Amount	Source of Funds
N/A		

**APPROVED BY:**

Department Director	City Attorney	City Manager
		

**ATTACHMENT(S):**

1. Proposed Resolution with Amendment to the Settlement Agreement