



City of Coral Gables
CITY COMMISSION MEETING
March 9, 2010

ITEM TITLE:

An Ordinance of the City Commission of Coral Gables authorizing the negotiation and execution of a lease agreement with Wine & Fashion Florence Café, Corp. at 220 Aragon Avenue, Coral Gables, Florida; authorizing pursuant to Division 12, Section 2-2011 of the City Code to waive the application of the provisions of Division 12 to this transaction; and further providing for waiver of requirement that said Ordinance be read on two separate days pursuant to Section 13 of the City of Coral Gables Charter; providing for severability; providing for codification; and providing for an effective date.

RECOMMENDATION OF THE CITY MANAGER:

Approval

BRIEF HISTORY:

As you may recall, in November 2009, the Beacon Council and the Coral Gables Chamber of Commerce helped sponsor Wine & Fashion Florence at the Biltmore Hotel, which brought a variety of dignitaries, artisans, art, fashion, wine, and food from Tuscany to Coral Gables. The proposed tenant for the premises at 200 Aragon is an off shoot of that effort. After considering another community, they have decided to locate here in Coral Gables. The proposed tenant plans to provide a high fashion retail showroom selling fashion, accessories, and other quality goods produced in the Tuscany Region of Italy, along with monthly fashion shows and a café selling wine, coffee and high end tapas, appetizers, and other Tuscan delicacies.

It is recommended that the City Commission authorize the City Manager to negotiate and enter into a 5 year lease agreement, plus three 5 year options with Wine & Fashion Florence Café, Corp. for 4,211 square feet of retail/café space and 639 square feet of storage space located at 220 Aragon Avenue on the following terms and conditions:

Base Rent:

For retail/café space:

Months 1-5	\$0
Months 6-12	\$23 psf
Months 13-24	\$24 psf
Months 25-36	\$26.69 psf
Months 37-48	\$27.48 psf
Months 49-60	\$28.31 psf

For Storage Area:

Months 1-5	\$0
Months 6-60	\$5 psf

First Renewal Option, Rent to escalate annually by 3%
Second and Third Renewal Options, at market rent.

Security Deposit – 2 months of rent to be held by Landlord paid at signing
Prepaid Rent – 8 months of rent, 4 months paid at signing, 4 months paid at the earlier of (i) opening and (ii) the 6th month.

Taxes and Insurance – tenant to pay its proportionate share.

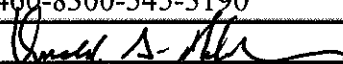
Tenant responsible for HVAC, trash and utilities and build out. Landlord to deliver Premises as is.

Tenant will obtain all required governmental approvals required to use the adjacent paseo area to place four tables with chairs.

The City to pay a 4% brokerage on base rent for the initial five (5) year period to The Keyes Company.

As the proposed tenant has a short timeline, desiring to quickly commence construction in order to open in August 2010, it is further recommended that in accordance with Section 2-2011 of Division 12 of the Procurement Code the City Commission waive the provisions of Division 12 of the Procurement Code as such waiver is in the public interest. In addition, it is recommend that because of the tight timeline that the Commission declare an emergency and waive the second reading of the Ordinance.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
Brokerage Fee	\$20,781.14	460-8300-545-3190
	Approved by:	

APPROVED BY:

Department Director	City Attorney	City Manager
		

ATTACHMENT(S):

1. Ordinance
2. Draft Lease