



City of Coral Gables  
CITY COMMISSION MEETING  
June 2, 2009

**ITEM TITLE:**

Resolution authorizing the negotiation and execution of a lease agreement with Bijan Coral Gables, d/b/a Monty's Coral Gables, for approximately 3,905 square feet of space located on the ground floor of Coral Gables Garage No. 6, at 2325 Galiano Street, Coral Gables, Florida.

**RECOMMENDATION OF THE CITY MANAGER:**

Approval.

**BRIEF HISTORY:**

ZBA, LLC d/b/a Flow Dining and Ultra Lounge is a Subleasee of Grillfish of Coral Gables, LLC, Lease, 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.

On February 24, 2009 a new tenant, Rumi Mediterranean Kitchen & Bar (Rumi), was brought before the City Commission for approval to enter into a new lease agreement. While the Commission approved the moving forward with the proposed new tenant, as referenced in R-2009-46, subsequent complications between the former tenant and the proposed new tenant did not permit a lease agreement to come to fruition.

With a strong desire to move forward, the original tenant has brought to the City a new tenant who is willing to accept the exact same Lease terms as previously approved for Rumi by the City's Economic Development Board on January 7, 2009, Budget/Audit Advisory Board on February 12, 2009, Property Advisory Board on February 18, 2009, and the City Commission on February 24, 2009. Further, the proposed tenant is eager to move forward with the lease and in order to expedite the process, staff would like the flexibility to further negotiate the conditions of the lease.

The new proposed tenant, Bijan I. Nakhjavan, is an experienced restaurateur. Mr. Nakhjavan has been involved with both Monty's in Coconut Grove and Monty's in South Beach, and his intention is to create the same concept restaurant in Coral Gables. The theme proposed will offer simple cuisine at reasonable pricing in a comfortable upscale setting. The menu will have heavy emphasis on fresh local seafood, and will be open at least 6 days a week.

**APPROVED BY:**

Assistant City Manager	City Attorney	City Manager

**ATTACHMENT(S):**

1. Resolution
2. Letter from Samuel A. Rubert, Attorney for ZBA, LLC dated May 27, 2009
3. Draft Lease Agreement
4. R-2009-46