

Miami Beach landlord wins \$8 million lawsuit against restaurant operator



A view of the famous Collins Avenue from the rooftop pool.

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Story Highlights

- Miami Beach landlord won nearly \$8 million judgment against restaurant.
- Minoan LLC failed to pay rent from August through November.

- Judge ordered Minoan LLC and guarantor to pay damages.

A landlord in Miami Beach has won a nearly \$8 million judgment against a restaurant operator for defaulting on its lease.

In an Aug. 1 judgment, Miami-Dade Circuit Court Judge Antonio Arzola ordered defendants Minoan LLC and Vassilios “Billy” Dimotakis, the entity’s guarantor, to pay \$7,959,197.05 in damages, plus post-judgment interest, to plaintiff Regal 2000 Collins Retail Holdings LLC.

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In a complaint filed Jan. 13 and amended Feb. 14, Regal 2000 Collins Retail Holdings accused Minoan of failing to pay rent in violation of a commercial lease agreement for the space at 2000 Collins Ave. in Miami Beach. Regal 2000 Collins Retail Holdings is the landlord and owner of the premises.

Minoan, the tenant doing business as Koi Sushi & Krudo by Dojo, failed to pay monthly rent from August 2024 to November 2024, according to the amended complaint.

The 10-year lease agreement, as included in the amended complaint, set base rent for the 7,336-square-foot retail space at \$33,012 a month, with a 3% annual increase after the first year, plus operating costs.

The lease, signed in November 2022, was modified in July 2024, when Minoan was already in arrears totaling \$443,395.43 through the end of March 2024. The modified lease allowed Minoan to apply a \$513,520 tenant improvement allowance to offset the outstanding rent, plus rents to be due in June and July 2024.

That meant full rent payments would resume in August 2024, according to the modified lease.

Regal 2000 Collins Retail Holdings issued a notice of default to Minoan in August 2024, followed by a notice of termination of the lease and notice of eviction in November 2024, according to the amended complaint.

Negotiations in or around November 2024 led to a settlement agreement, which laid out a timeline for the tenant to pay back the outstanding rent, the amended complaint said.

But, as of Feb. 14, the tenant had neither paid the outstanding rent nor vacated the premises, according to the amended complaint.

In a March 6 filing, Minoan and Dimotakis alleged as an affirmative defense that Regal 2000 Collins Retail Holdings had acted in bad faith by misrepresenting the condition of the premises and failing to disclose known defects.

Since the judge's ruling, Regal 2000 Collins Retail Holdings moved to garnish the damages owed from the defendants' bank account, according to a writ of garnishment filed Oct. 23.

Roger Slade, of Miami-based Haber Law, served as Regal 2000 Collins Retail Holdings' attorney. He did not immediately respond to a *Business Journal* request for comment.

Alexander Karantzalis, of Weston-based Echelon Legal, served as Minoan's attorney. He also did not return a request for comment.
