

CITY OF CORAL GABLES

OFFICE OF THE CITY ATTORNEY

-MEMORANDUM-

TO: CITY COMMISSION

DATE: May 16, 2008

FROM: _____
Elizabeth M. Hernandez
City Attorney

SUBJECT: ZBA, L.L.C. d/b/a KARMA
Authority to file a claim

Lourdes Alfonsin Ruiz
Assistant City Attorney

The City of Coral Gables and ZBA, L.L.C. d/b/a KARMA have a lease agreement for property located at 2325 Galiano, known as Merrick Place Shops and Parking. The tenant has failed to produce proof of insurance as required under the terms of the lease agreement. Furthermore, pursuant to the terms of the lease, the tenant may not cease the continual operation of the business for 15 continuous days. The tenant has, in fact, been out of operation for more than 15 continuous days and has failed to keep the premises open for business for a minimum of six (6) days. Based on the aforementioned breach of contract, we request authority to allow the City Attorney's office to file an action for possession against ZBA, LLC and for further relief necessary to represent the interests of the City.