CITY OF WEST MIAMI
901 S.W. 62ND AVENUE
WEST MIAMI, FL 33144
WWW.CITYOFWESTMIAMIFL.COM

AGENDA
REGULAR COMMISSION MEETING

WEDNESDAY, AUGUST 21ST, 2019
7:30 P.M.
CITY HALL, COMMISSION CHAMBERS

CITY COMMISSION

MAYOR RHONDA A. RODRIGUEZ
VICE-MAYOR LUCIANO L. SUAREZ
COMMISSIONER CANDIDA BLANCA
COMMISSIONER JUAN M. BLANES
COMMISSIONER ERIC DIAZ-PADRON

CITY MANAGER YOLANDA AGUILAR
CITY ATTORNEY JOSE A. VILLALOBOS
CITY CLERK ANNERY GONZALEZ

1. **INVOCATION:**

2. **PLEDGE OF ALLEGIANCE:**

3. **ROLL CALL:**

4. **PRESENTATION OF MINUTES FOR APPROVAL FOR JULY 17TH, 2019 REGULAR COMMISSION MEETING:**

   MOTION:_____SECOND: _____VOTE:_____

   PRESENTATION OF MINUTES FOR APPROVAL FOR JULY 25TH, 2019 SPECIAL COMMISSION MEETING:

   MOTION:_____SECOND: _____VOTE:_____

   PRESENTATION OF MINUTES FOR APPROVAL FOR JULY 31ST, 2019 SPECIAL COMMISSION MEETING:

   MOTION:_____SECOND: _____VOTE:_____

5. **PUBLIC COMMENTS:**

6. **REPORT OF THE CITY MANAGER:**

7. **REPORT OF THE CITY ATTORNEY:**

8. **REPORT OF THE CITY ENGINEER:**

9. **COMMITTEE REPORTS:**

   REPORT OF THE MAYOR:

10. **UNFINISHED BUSINESS: NONE**

11. **NEW BUSINESS AGENDA ITEMS:**

A) PUBLIC HEARING:

PROPERTY ADDRESS: **6480 SW 8TH ST**
WEST MIAMI, FL 33144

SPECIAL USE PERMIT NUMBER 2019-003

APPLICANT: FRANKS FRESH FRUIT MINI MARKET/ ABREU II LLC 6468 SW 8TH ST, WEST MIAMI, FL 33144

APPLICANT REQUESTS A SPECIAL USE PERMIT FOR THE PROPERTY AT 6480 SW 8TH STREET, WEST MIAMI, FL 33144. THE PROPERTY IS ZONED FOR "C" COMMERCIAL AND THE APPLICANT IS REQUESTING TO RENOVATE EXISTING BUILDING TO ALLOW A PRODUCE MARKET WITH SEATING AREA ALONG THE PERIMETER. APPLICANT WILL REDEVELOP THE PROPERTY FOR PROPOSED MINI MARKET. ZONING ORDINANCE 282, SECTION 2 A.1.

B) A RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA FOR SITE PLAN APPROVAL OF SPECIAL USE PERMIT AS REQUESTED BY THE APPLICANT ABREU II, LLC. 6468 SW 8TH ST, WEST MIAMI, FL 33144 FOR THE OPERATION OF THAT CERTAIN BUSINESS FRANK'S FRESH FRUIT MINI MARKET AT 6480 SW 8TH ST, WEST MIAMI, FL 33144, REVIEWED AND APPROVED BY THE PLANNING AND ZONING BOARD ON JULY 11TH, 2019 AND JULY 23RD, 2019 AND RECOMMENDED BY STAFF; PROVIDING FOR REQUIREMENTS FOR SPECIAL USE PERMIT OF A CERTAIN BUILDING IN THE CITY OF WEST MIAMI; AND REQUIRING CERTAIN IMPROVEMENTS AND OTHER TERMS AND CONDITIONS AS STATED IN THE RECOMMENDATION BY STAFF; PROVIDING FOR EFFECTIVE DATE.

MOTION:_____SECOND: _____VOTE: _____

C) FIRST READING; PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI VACATING, ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #1 LEGAL DESCRIPTION A PARCEL OF LAND PORTION OF THE EASEMENT RESERVED IN THE DECLARATION OF RESTRICTIONS, RECORDED IN DEED BOOK 2648, PAGE 143 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 5.00 FEET OF LOTS 1, 2 AND 3, AND THE NORTH 5.00 FEET OF LOT 16 AND 17, ALL AS MEASURED AT RIGHT ANGLES, AND ALL WITHIN BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS COMPOSITE EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 1, 2, 3, 16 AND 17, BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 44, AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOTS 35 AND 36, BLOCK 2 ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 17, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

MOTION:_____SECOND: _____VOTE:_____

D) FIRST READING; PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI DEDICATING A UTILITY EASEMENT FOR THE ALAMEDA BUILDING #1 LEGAL DESCRIPTION, A PARCEL OF LAND BEING THE WEST 2.00 FEET LESS THE NORTH 5.00 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES, OF LOT 16 OF BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 1, 2, 3, 16 AND 17, BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOTS 35 AND 36, BLOCK 2 OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

MOTION:_____SECOND: _____VOTE: _____

E) FIRST READING; PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI VACATING, ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #2 LEGAL DESCRIPTION A PARCEL OF LAND PORTION OF THE EASEMENT RESERVED IN THE DECLARATION OF RESTRICTIONS, RECORDED IN DEED BOOK 2648, PAGE 143 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 5.00 FEET OF LOT 9, AND THE NORTH 5.00 FEET OF LOT 10, ALL AS MEASURED AT RIGHT ANGLES, AND ALL WITHIN BLOCK 1 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 9 AND 10, BLOCK 1, OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

MOTION:_____SECOND: _____VOTE: _____

F) **FIRST READING; PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI DEDICATING A UTILITY EASEMENT FOR THE ALAMEDA BUILDING #2 LEGAL DESCRIPTION, A PARCEL OF LAND BEING THE EAST 2.00 FEET LESS THE NORTH 5.00 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES, OF LOT 10 OF BLOCK 1 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 9 AND 10, BLOCK 1, OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

MOTION:_____SECOND: _____VOTE: _____

G) **PRESENTATION BY ILLUMINATION TECHNOLOGIES FLORIDA, LLC.**

H) **RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO RENEW THE 10/1/2019 THROUGH 9/30/2020 MEDICAL, DENTAL, VISION AND PRESCRIPTION PROGRAMS WITH THE FLORIDA MUNICIPAL INSURANCE TRUST; PROVIDING FOR EFFECTIVE DATE.**

MOTION:_____SECOND: _____VOTE: _____

I) **RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO ACCEPT A MITIGATION OFFER IN THE AMOUNT OF _____FROM GENERATIONS REAL ESTATE HOLDINGS, LLC. ON CODE ENFORCEMENT LIENS FOR CODE VIOLATIONS AT THE PROPERTY LOCATED AT 6257 SW 16th ST , WEST MIAMI, FL; PROVIDING THAT IF PAYMENT IN FULL IS NOT PAID IN _____THEN THE AMOUNT OWED SHALL REVERT TO THE ORIGINAL AMOUNT; PROVIDING FOR EFFECTIVE DATE.**

MOTION:_____SECOND: _____VOTE: _____

J) **RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO ACCEPT A MITIGATION OFFER IN THE AMOUNT OF _____FROM 103 HOLDINGS, INC. ON CODE ENFORCEMENT LIENS FOR CODE VIOLATIONS AT THE PROPERTY LOCATED AT 6417 SW 11TH ST, WEST MIAMI, FL; PROVIDING THAT IF PAYMENT IN FULL IS NOT PAID IN _____THEN THE AMOUNT OWED SHALL REVERT TO THE ORIGINAL AMOUNT; PROVIDING FOR EFFECTIVE DATE.**

MOTION:_____SECOND: _____VOTE: _____

K) **RESOLUTION BY THE MAYOR AND CITY COMMISSION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT WITH GREATER MIAMI CATERERS, INC. IN CONNECTION WITH THE CATERING SERVICE OFFERED BY THE CITY OF WEST MIAMI FOR CONGREGATE AND HOME DELIVERED MEALS PROGRAM TO THE WEST MIAMI COMMUNITY CENTER ELDERLY PROGRAM, PROVIDING FOR CONGREGATE MEAL UNIT PRICE IN THE AMOUNT OF $ 3.14 AND HOME DELIVERED MEAL PRICE OF $ 4.06 FROM OCTOBER 1ST, 2019 THROUGH SEPTEMBER 30TH, 2021 AND AN UPGRADED PRODUCT QUALITY AND QUANTITY FOR THE NUTRITIONAL CONTENT FOOD PRODUCT FOR HOMEBOUND MEAL AT A PRICE OF $ 4.38 PER MEAL; PROVIDING FOR EFFECTIVE DATE.**

MOTION:_____SECOND: _____VOTE: _____

L) **REPORT AND RECOMMENDATION BY THE OFFICE OF THE CITY MANAGER RE: PROJECT DIRECTOR POSITION FOR WEST MIAMI COMMUNITY CENTER DEPARTMENT.**

M) **RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PURSUANT TO SECTION 4.04 OF THE CITY CHARTER TO RATIFY AND CONFIRM BY MAJORITY RULE OF THE CITY COMMISSION, THE APPOINTMENT OF EVELYN MAYO-PAZ AS PROJECT DIRECTOR OF THE CITY OF WEST MIAMI COMMUNITY CENTER;PROVIDING FOR EFFECTIVE DATE.**

MOTION:_____SECOND: _____VOTE: _____

N) **REPORT AND RECOMMENDATION BY THE OFFICE OF THE CHIEF OF POLICE/CITY MANAGER RE: CONTRACT BETWEEN THE CITY OF WEST MIAMI AND THE MDCPS SYSTEM FOR THE POSITION OF SCHOOL RESOURCE OFFICER AT SYLVANIA HEIGHTS ELEMENTARY SCHOOL FOR THE 2019-2020 SCHOOL YEAR.**

O) RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY ON BEHALF OF MIAMI-DADE SCHOOLS POLICE DEPARTMENT AND THE CITY OF WEST MIAMI FOR THE PLACEMENT OF A SCHOOL-BASED LAW ENFORCEMENT OFFICER (SBLEO) AT SYLVANIA HEIGHTS ELEMENTARY SCHOOL; PROVIDING FOR EFFECTIVE DATE.

MOTION:_____SECOND:_____VOTE: _____

P) RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI URGING PRESIDENT DONALD J. TRUMP AND SECRETARY OF STATE MIKE POMPEO, AND THE SECRETARY OF HOMELAND SECURITY TO REENACT THE CUBAN MEDICAL PROFESSIONAL PAROLE PROGRAM; URGING FLORIDA GOVERNOR DESANTIS TO ENACT THE READY 2 HELP PROGRAM, PROVIDING FOR EFFECTIVE DATE. (SPONSORED BY COMMISSIONER DIAZ-PADRON)

MOTION:_____SECOND: _____VOTE: _____

Q) DISCUSSION RE: POSSIBLE AMENDMENT TO SHORT TERM RENTAL ORDINANCE FROM $500 ANNUAL REGISTRATION TO AN AMOUNT OF $2,000 (SPONSORED BY COMMISSIONER BLANES) (DISCUSSED AT THE JUNE 19TH, 2019 COMMISSION MEETING AND AGREED TO BRING AT THIS MEETING (AFTER AUGUST 16TH, 2019 – ONE YEAR AFTER SHORT TERM RENTAL ORDINANCE WAS ADOPTED)

R) ANNUAL EVALUATION OF CITY MANAGER AND CITY CLERK

12. CONSENT AGENDA ITEMS: NONE

13. GOOD OF THE ORDER:

ADJOURNMENT:
MOTION TO ADJOURN BY: SECOND BY:
MEETING ADJOURNS:

NOTE:

* Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based. (F.S.286.0105)
* Any person wishing to address the City Commission on any item on the agenda shall register with the City Clerk prior to the item being heard. Prior to making a statement, please state your name and address for the record.
* Any person requiring special accommodations for participation in the meeting should contact the City Clerk at 305 266-1122, with requests for auxiliary aids or services at least two business days before the meeting.

CITY OF WEST MIAMI
COMMISSION MEETING MINUTES

REGULAR COMMISSION MEETING
PRELIMINARY BUDGET SUBMITTAL 2019-2020

WEDNESDAY, JULY 17TH, 2019
7:30 PM
COMMISSION CHAMBERS
901 S.W. 62ND AVENUE
WEST MIAMI, FLORIDA

1. **INVOCATION.** City Manager Yolanda Aguilar gave the Invocation.

2. **PLEDGE OF ALLEGIANCE.** State Representative Javier E. Fernandez led the Pledge of Allegiance.

3. **ROLL CALL.** The City Commission for the City of West Miami met in regular session on Wednesday, July 17th, 2019 beginning at 7:35 P.M. in the City Commission Chambers, 901 S.W. 62nd AVE, West Miami, FL 33144.
   Present were: Mayor Rhonda A. Rodriguez Vice-Mayor Luciano L. Suarez, Commissioner Candida Blanca, Commissioner Juan M. Blanes and Commissioner Eric Diaz-Padron.
   Also in attendance were: City Manager Yolanda Aguilar and City Attorney Jose A. Villalobos and City Clerk Annery Gonzalez.

4. **PRESENTATION OF MINUTES FOR APPROVAL FOR JUNE 19TH, 2019 REGULAR COMMISSION MEETING.** Commissioner Blanca motioned to approve the Minutes as presented. The motion was seconded by Vice-Mayor Suarez. All voted in favor.

NOTE FOR THE RECORD: The Mayor requested taking Items 11 E) and D) out of order**.**

5. **PUBLIC COMMENTS.** None.

6. **REPORT OF THE CITY MANAGER.** The City Manager presented a verbal report in regards to the Potable Water System and a Miami- Dade County mitigation program, intended to provide assistance after a storm.

7. **REPORT OF THE CITY ATTORNEY.** The City Attorney asked to be excused for a few minutes. The Mayor instructed the City Clerk to continue with the Agenda and hear from the City Attorney upon his return.
   No report was submitted.

8. **REPORT OF THE CITY ENGINEER.** The City Engineer reported on the Drainage Project, which will be going to bid soon. Also the City Engineer provided a status report of the Citywide Traffic Study.

9. COMMITTEE REPORTS. The Mayor reported that in keeping with the procedural agreement she asked for support of a Resolution renaming a portion of SW 58th AVE between SW 8th ST and 9th ST after Ortelio Cardenas, known as "El Mago de las Fritas", which in September of this year will celebrate the 35th Anniversary since established. The City Attorney stated he will research the matter. All were in agreement.

NOTE FOR THE RECORD: Item 7 (Report of the City Attorney) was heard.

10. UNFINISHED BUSINESS:

A) FOLLOW-UP FEMA – HURRICANE IRMA REIMBURSEMENT (OFFICE OF THE CITY MANAGER). The City Manager reported FEMA has reimbursed the City for the damages from Hurricane Irma. Following the stipulated procedure the City will comply with the deadline to pay off the loan with City National Bank.

11. NEW BUSINESS AGENDA ITEMS:

A) SECOND READING; PUBLIC HEARING: AN ORDINANCE OF THE CITY OF WEST MIAMI, FLORIDA, AMENDING SECTIONS 5.5, 5.6 AND 5.7, ARTICLE I OF CHAPTER 5, OF THE WEST MIAMI CODE, PROVIDING FOR INCREASES IN CITY PERMITS FEES AND PROVIDING FOR SERVICE CHARGE FEE FOR STARTING WORK WITHOUT PERMIT AND PROVIDING FOR BOND REQUIREMENTS PROVIDING SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR PENALTY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR A 08/01/2019 EFFECTIVE DATE. The City Clerk informed this Public Hearing had been advertised on a newspaper of general circulation following statutory requirements. The Director of Planning and Zoning presented the highlights of the proposed legislation.

The Mayor opened the Public Hearing. There being no comments in favor or against, the Mayor closed the Public Hearing.

A discussion ensured in regards to the fees. Vice-Mayor Suarez motioned for amending the proposed fees from $ 20.00 to $ 40.00 and from $ 100.00 to $ 130.00. Seconded by Commissioner Blanca. The vote was as follows: Commissioner Blanca, Vice-Mayor Suarez and Mayor Rodriguez voted yes, Commissioners Blanes and Diaz-Padron voted no. This item passed by 3/2 voice vote.

B) PUBLIC HEARING:

PROPERTY ADDRESS: **14XX S.W. 66TH AVENUE**
WEST MIAMI, FL 33144

TENTATIVE PLAT INDEX NUMBER 2019-0001

APPLICANT: ELITE HOMES 14XX CORPORATION

APPLICANT REQUESTS A TENTATIVE PLAT FOR PLAN DEVELOPMENT FOR THE PROPERTY AT 14XX SW 66 AVENUE, WEST MIAMI, FLORIDA 33144. THE PROPERTY IS ZONED FOR R2 DUPLEX AND THE APPLICANT IS REQUESTING TO DIVIDE THE LOT INTO TWO PARCELS TO DEVELOP THE PROPERTY FOR THE CONSTRUCTION OF TWO (2) NEW TWO-FAMILY TWO STORY DUPLEX. PARCEL IS ZONED FOR "R2"DUPLEX. APPLICANT IS REQUIRED TO DEDICATE LANDS FOR RIGHT-OF-WAY AND MEET CONCURRENCY WITH ALL UTILITIES AND ROADWAY. CITY OF WEST MIAMI CODE SECTION 12 AND ZONING ORDINANCE 282 SECTION 2B.1. The Director of Planning and Zoning presented the highlights of the project and recommended some amendments to the proposed Resolution. The Mayor opened the Public Hearing. There being no comments in favor or against, the Public Hearing was closed.

Simon Ferro, Esq. from Avila Rodriguez Hernandez Mena and Ferri, LLC. 2525 Ponce de Leon Blvd, PH 1235, Coral Gables, FL 33134 spoke on behalf of the applicant. A discussion ensued in regards to the project and the procedure to follow once the Plat application is approved.

C) A RESOLUTION OF THE CITY OF WEST MIAMI, FLORIDA, GRANTING A "TENTATIVE PLAT" FOR ELITE HOMES 14 XX CORPORATION FOR THE PROPERTY AT 14XX SW 66 AVENUE ALSO KNOWN AS FOLIO NUMBER 15-4012-041-0161 ALLOWING TWO (2) LOTS WHERE ONE EXISTS, BOTH LOTS TO BE FIFTY-THREE (53') FEET BY ONE HUNDRED SEVENTEEN (117') FEET EACH HAVING 6,225 SQUARE FEET, REQUIRING CERTAIN IMPROVEMENTS TO THE RIGHT-OF-WAY OF SW 66 AVENUE BETWEEN SW 14 STREET AND SW 15 STREET IN THE CITY OF WEST MIAMI AND IN LIEU OF THEREOF, REQUIRING CERTAIN IMPROVEMENTS, DEDICATIONS AND OTHER TERMS AND CONDITIONS. Upon motion by Vice-Mayor Suarez, second by Commissioner Blanca and unanimous 5/0 voice vote, the foregoing Resolution was approved and entered into the record.

D) PRESENTATION BY REPRESENTATIVE JAVIER E. FERNANDEZ, FLORIDA HOUSE OF REPRESENTATIVES, DISTRICT 114. Representative Fernandez presented a report of the highlights of the past legislative session emphasizing on the issues affecting our City.

NOTE FOR THE RECORD: The Mayor instructed the City Clerk to proceed with the regular order of the agenda, with Item 5.

E) PRESENTATION OF COMMENDATION LETTER TO OFFICERS HADRIAN RODRIGUEZ AND VICTOR RODRIGUEZ FOR THEIR OUTSTANDING POLICE WORK. (MAYOR RODRIGUEZ / COMMISSIONER BLANCA – CHAIR WMPD COMMITTEE). The Chief of Police provided details of the case leading to the arrest of individuals in connection to credit card fraud at one of the local gas stations. A video was played. The Mayor Rodriguez, Commissioner Blanca, as West Miami Police Department Committee Chair and the West Miami City Commission presented commendation letters to Officers Hadrian Rodriguez and Victor Rodriguez together with fellow officers, staff and the public.

F) RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO EXECUTE A TWO YEAR CONTRACT BETWEEN THE CITY OF WEST MIAMI AND DR. LOURDES MARTINEZ, M.S.R.D.L.D. REGISTERED INDEPENDENT DIETICIAN TO THE WEST MIAMI COMMUNITY CENTER PROGRAM, PROVIDING FOR A TWO YEAR CONTRACT COMMENCING OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2021 AT A RATE OF $66.95 PER HOUR FOR THE FIRST YEAR AND $ 68.95 PER HOUR THE SECOND YEAR, SAID FUNDS TO BE BUDGETED IN THE CITY OF WEST MIAMI COMMUNITY CENTER BUDGET FOR THE DURATION OF THE CONTRACT WITH THE CONDITION THAT HER SERVICE TO THE CENTER KEEPS WITH THE MANDATES OF THE ALLIANCE FOR AGING AND THE DEPARTMENT OF ELDER AFFAIRS; PROVIDING FOR EFFECTIVE DATE. The City Manager recommended approval. Vice-Mayor Suarez motioned to approve the Resolution as presented. The motion was seconded by Commissioner Blanca. All voted in favor.

G) A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA AUTHORIZING THE CITY MANAGER TO ADVERTISE A REQUEST FOR QUALIFICATIONS TO OBTAIN GOVERNMENTAL REPRESENTATION AND CONSULTING SERVICES IN TALLAHASSEE, FLORIDA AND TO EXERCISE ALL OTHER RIGHTS CONTAINED THEREIN; NAMING YOLANDA AGUILAR, CITY MANAGER AS THE CHAIR OF THE SELECTION COMMITTEE; DELEGATING AUTHORITY TO THE CHAIRPERSON OF THE SELECTION COMMITTEE TO APPOINT TWO (2) MEMBERS TO THE EVALUATION COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE. The City Manager yielded to the City Attorney, who provided details of the RFQ (Request for Qualifications). The City Attorney recommended holding a Pre-Proposal Conference. A discussion ensued regarding the compensation and the term. The City Manager recommended a 2 year contract with the option to renew for another 2 years. Vice-Mayor Suarez made a friendly amendment to contract for 1 year, to which the City Attorney recommended, as reflected on the RFQ, a contract for 1 year with the option to renew for 3 additional terms of 1 year at the will of the Commission. Commissioner Blanca motioned in favor of the Vice-Mayor and Attorney's recommendation. The motion was seconded by Vice-Mayor Suarez. All voted in favor.

H) DISCUSSION AND REQUEST FOR RESOLUTION DESIGNATING PREFERENTIAL VETERAN PARKING SPACE IN ALL CITY PROPERTIES FOR ALL BRANCHES OF THE MILITARY (COMMISSIONER DIAZ-PADRON). Commissioner Diaz-Padron spoke in support of the item and presented a conceptual sign. There was a brief discussion in regards to enforcement. Mr. Diaz-Padron explained this is based on an honor code, something symbolic. Mayor Rodriguez offered her parking space in front of City Hall to be used for Veteran's Parking. The City Manager also offered the parking space designated for the City Manager for the same purpose. Commissioner Diaz-Padron recommended hearing a follow-up report within 45 days of the effective date of this Resolution stating the cost and means of implementing a designated parking program for veterans at facilities owned and operated by the City of West Miami.

I) RESOLUTION DIRECTING THE CITY MANAGER OR DESIGNEE TO IDENTIFY AVAILABLE PARKING SPACES FOR USE AS VETERANS ONLY PREFERENTIAL PARKING; ENCOURAGING OTHER LOCAL GOVERNMENTS AND PRIVATE BUSINESS TO CREATE PREFERENTIAL PARKING SPACES FOR VETERANS PROVIDING FOR EFFECTIVE DATE. (COMMISSIONER DIAZ-PADRON). Vice-Mayor Suarez motioned to approve the Resolution as presented. The motion was seconded by Commissioner Blanca. All voted in favor.

J) RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE INTERDEPARTMENTAL TRANSFERS BEFORE THE END OF THE FISCAL YEAR 9/30/2019 AS PRESCRIBED BY CHARTER SECTION 5-10 TITLED; TRANSFER OF FUNDS BETWEEN DEPARTMENTS. Upon motion by Vice-Mayor Suarez, second by Commissioner Blanca and unanimous 5/0 voice vote, the foregoing Resolution was adopted.

NOTE FOR THE RECORD: The Mayor called for a break at 9:25 P.M. The meeting was called back to order by the Mayor at 9:35 P.M.

PRELIMINARY BUDGET FY 2019-2020 SUBMITTAL

K) SUBMISSION OF THE PRELIMINARY CITY BUDGETS FOR FISCAL YEAR 2019-2020. Presented by City Manager.

L) RESOLUTION OF THE CITY OF WEST MIAMI, FLORIDA ESTABLISHING THE 2019 TENTATIVE MILLAGE RATES UPON ALL REAL AND PERSONAL PROPERTY WITHIN THE CITY LIMITS FOR THE PAYMENT OF THE AMOUNTS APPROPRIATED IN THE 2019-2020 PRELIMINARY BUDGET. Commissioner Blanca motioned to approve the Resolution as presented, seconded by Vice-Mayor Suarez. All voted in favor.

M) RESOLUTION OF THE CITY OF WEST MIAMI, FLORIDA ADOPTING THE 2019-2020 PRELIMINARY BUDGET. Vice-Mayor Suarez made a motion to approve the Resolution as presented. Commissioner Blanca seconded the motion. All voted in favor.

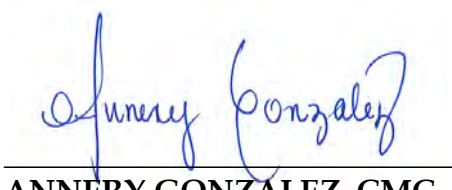
N) RESOLUTION OF THE CITY OF WEST MIAMI FLORIDA ADOPTING THE PRELIMINARY WATER ENTERPRISE FUND BUDGET FOR THE YEAR 2019-2020 IN THE SUM OF ONE MILLION EIGHT HUNDRED THIRTY-EIGHT THOUSAND ONE HUNDRED EIGHTY DOLLARS ($ 1,838,180.00). Vice-Mayor Suarez made a motion to approve the Resolution as presented. Commissioner Blanca seconded the motion. All voted in favor.

12. **CONSENT AGENDA ITEMS:** None.

13. **GOOD OF THE ORDER:** Mayor Rodriguez thanked her colleagues of the City Commission for giving the budget the time and respect by meeting with the City Manager for the benefit of the public.

ADJOURNMENT. There being no further business before the City Commission the meeting was declared adjourned at 10:08 P.M.

RESPECTFULLY SUBMITTED BY:



ANNERY GONZALEZ, CMC
CITY CLERK

CITY OF WEST MIAMI
COMMISSION MEETING MINUTES

SPECIAL COMMISSION MEETING

THURSDAY, JULY 25TH, 2019
9:30 AM
COMMISSION CHAMBERS
901 S.W. 62ND AVENUE
WEST MIAMI, FLORIDA

1. **PLEDGE OF ALLEGIANCE.** Acting Mayor Luciano L. Suarez led the Pledge of Allegiance.

2. **ROLL CALL.** The Mayor called the meeting to order at 9:30 A.M. Present were Vice-Mayor Luciano L. Suarez Acting as Mayor, Commissioner Candida Blanca, Commissioner Juan M. Blanes and Commissioner Eric Diaz-Padron. Mayor Rhonda A. Rodriguez was excused.

   Also in attendance were: City Manager Yolanda Aguilar and City Attorney Jose A. Villalobos and City Clerk Annery Gonzalez.

3. **CITIZEN PRESENTATIONS.** No presentations.

4. **NEW BUSINESS SPECIAL AGENDA ITEMS:**

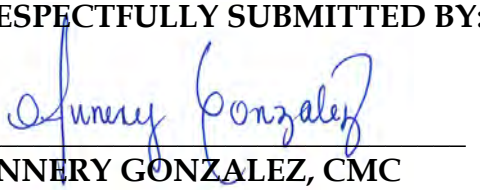
A) **The request by Vice Mayor Luciano Suarez as acting Mayor to hold an executive session is for the purpose of advising that the attorney for the League of Cities representing the City of West Miami in the case of Sosa vs. West Miami, case number 2018-012322 CA 01 in and for the Eleventh Judicial Circuit, have reached a tentative settlement that must be approved by the City Commission. The City Attorney must request an executive session in order for the League attorney representing the city to advise the City Commission in an open meeting regarding the settlement negotiations and litigation expenditures.** The City Attorney provided explanation of the procedure to follow. A discussion ensued. Acting Mayor Suarez called for a break at 9:48 A.M. The meeting was called back to order by the Vice-Mayor at 9:57 A.M. Commissioner Blanca motioned to hold an Executive Session on **July 31st, 2019 at 7:30 P.M**. The motion was seconded by Commissioner Diaz-Padron. All voted in favor by a 4/0 voice vote. The City Attorney informed the Executive Session will be properly advertised on a newspaper of general circulation.

Acting Mayor Suarez inquired to the City Attorney if a Special Commission meeting can be held subsequent to the Executive Session. The City Attorney answered yes. All were in favor to hold a Special Commission meeting on **July 31st, 2019 at 8:30 P.M.**

5. **GOOD OF THE ORDER.** None.

ADJOURNMENT. There being no further business before the City Commission Commissioner Diaz-Padron motioned to adjourn the meeting, seconded by Commissioner Blanca. All voted in favor and the meeting was declared adjourned at 10:30 P.M.

RESPECTFULLY SUBMITTED BY:



ANNERY GONZALEZ, CMC
CITY CLERK

CITY OF WEST MIAMI
COMMISSION MEETING MINUTES

SPECIAL COMMISSION MEETING

WEDNESDAY, JULY 31ST, 2019
8:30 PM
COMMISSION CHAMBERS
901 S.W. 62ND AVENUE
WEST MIAMI, FLORIDA

1. **PLEDGE OF ALLEGIANCE.** Police Captain Pedro Delgado led the Pledge of Allegiance.

2. **ROLL CALL.** The Mayor called the meeting to order at 8:30 P.M. Present were Mayor Rhonda A. Rodriguez, Vice-Mayor Luciano L. Suarez, Commissioner Candida Blanca, Commissioner Juan M. Blanes and Commissioner Eric Diaz-Padron.

3. **CITIZEN PRESENTATIONS.** No presentations.

4. **NEW BUSINESS SPECIAL AGENDA ITEMS:**

A) **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA APPROVING, ACCEPTING AND ADOPTING THE RECOMMENDATION OF MICHAEL R. PIPER, TRIAL ATTORNEY FOR THE CITY OF WEST MIAMI, AS RETAINED BY THE FLORIDA LEAGUE OF CITIES, INSURANCE CARRIER FOR THE CITY, IN THE CASE OF SOSA V. CITY OF WEST MIAMI; PROVIDING FOR AN EFFECTIVE DATE.** Michael R. Piper, on behalf of Johnson Anselmo Murdoch Piper and Hochman, PA, 2455 E Sunrise Blvd # 1000, Fort Lauderdale, FL 33304 provided a report of the case and recommended approval. The Mayor opened the table for questions to counsel. After a brief discussion Vice-Mayor Suarez motioned to approve the Resolution as presented. The motion was seconded by Commissioner Blanes. All voted in favor by a 5/0 voice vote. The foregoing Resolution was approved and entered into the record.

5. **GOOD OF THE ORDER.** None.

ADJOURNMENT. There being no further business before the City Commission Commissioner Blanca motioned to adjourn the meeting, seconded by Commissioner Blanes. All voted in favor and the meeting was declared adjourned at 10:08 P.M.

RESPECTFULLY SUBMITTED BY:

Annery Gonzalez

ANNERY GONZALEZ, CMC
CITY CLERK

To: Mayor & City Commission

From: Yolanda Aguilar, City Manager

Re: Report of the City Commission Meeting 8/21/2019

Date: August 21, 2019

My report for this meeting includes the following items:

Tentative Budget Hearing:

The Tentative Budget Hearing for the 2019-2020 Fiscal Year is scheduled for Tuesday, September 3rd, 2019 at 7:30 pm. Every property owner will be receiving a "Proposed Notice of Property Tax" in the coming days.

This said, we have sent out calendars to meet with you early next week in our budget last go around. Therefore, any projects that you would like include that have not been identified for next year should be entertained next week during our meetings.

Thank you in advance for your time in preparation for the budget hearings.

2019 HALLOWEEN:

In response to the Mayor's expressed interest in hosting a Halloween event we have done preliminary work for a carnival at Cooper Park this year on October 31st starting at 5:30 pm.

Attached hereto is a memorandum issued by my assistant, Cary who also assists with coordinating Special Events. The anticipated event cost is $7,500.00. This amount has been factored into the 2019-2020 Budget in the City of West Miami Recreation Center Enterprise Fund 572-428 account.

Please advise as to which way this office should proceed in terms of planning.

2019-2020 INSURANCE RENEWAL:

The City budgeted a 10% increase for the estimated increase in connection with the medical plan. The renewal came in with a 9.1% increase. This said, and in anticipation of the insurance rising costs, the Office of the City Manager will be presenting options for passing on the increase to the ***Users*** of the program.

This item is contemplated in the agenda however, I wanted for you to know that we have identified this item for further review.

PBA COLLECTIVE BARGAINING AGREEMENT:

The City concluded CBA negotiations. The membership will be voting on a 3 year contract on August 29th, 2019.

If approved, the ratification will either come for a Commission vote and Resolution approval on September 3rd, or September 18th, 2019, depending on the time requested by the Office of the City Attorney for the language preparation.

LABOR DAY HOLIDAY:

City Hall will be closed on Monday, September 2nd, 2019 in observance of Labor Day. We will publish notices as customary on the City website/Facebook Page and we will send an email out to the residents who have shared their email addresses with the City.

VETERAN PREFERRED PARKING SPACES:

As a follow-up to Commissioner Diaz-Padron's Veterans Preferred Parking Spaces Mr. Pena and I agree that Preferred Parking should be limited to 1 space per location each adjacent to the Disabled Parking designated areas as follows:

(1) Space at City Hall
(1) Space at the Recreation Center
(1) Space at Cooper Park
(1) Space at Garden Club Park

All of these spots sit next to the handicapped designated spaces. The costs for the signs are roughly $500. These will be charged and funded by the City's streets department.

Mr. Quintana worked on perfecting the model illustrated by the Commissioner to insure that we get quality.

Please advise if we can proceed with the ordering of the signs. Once received, we can designate the unveiling of the signs as requested by Mayor Rodriguez and Commissioner Diaz-Padron.

Cc: City Clerk (8/21/2019 agenda)
City Manager File

MEMORANDUM

To: Mayor & City Commission

Cc: Yolanda Aguilar, City Manager

From: Cary Acosta, Adm. Assistant to the City Manager

Re: 2019 Halloween Event – Projected Expenses

Date: August 21, 2019

The City of West Miami is entertaining the idea of hosting its **1st Annual Halloween Trick or Treat Event** to be held at Cooper Park on Thursday, October 31st, 2019 from 5:30 to 9:00 pm.

This event will be funded from the City's Special Expense Account at an amount of $7,500.00 for the upcoming Fiscal Year. If this event is approved, we will contact our customary sponsors to see if they are interested in participating (sponsors will provide tent/table/chairs, etc.) however, we will request them to donate candy. Food trucks will be selling food, drinks, and desserts.

At the request of the Mayor, the following is a list of the estimated expenses necessary to host this event:

▪ Carnival rides	$ 4,550.00
▪ Decorations	$ 1,200.00
▪ Flyers	$ 450.00
▪ Entertainment	$ 500.00
▪ Public Works/Police/Rec Center	$ 800.00
TOTAL	$7,500.00

Thanking you in advance for your consideration. If approved, we will keep you updated of any changes as we advance with the preparations of said event.

/ca

Cc: City Clerk (Agenda 8/21/19 City Manager Report)
2019 Halloween Event file

Memorandum

To: Yolanda Aguilar, City Manager

From: Cary Acosta, Adm. Assistant to the City Manager

Re: 2019 Fourth of July – Donation/Expense Report

Date: August 7, 2019

As requested, below is the list of sponsors who contributed to our ***"2019 Fourth of July Celebration"*** along with the expenses incurred.

Donations

• Baptist Health South Florida	$ 5,000.00
• MDC District 6 Vice Chair Sosa	3,000.00
• The Estate Companies	1,500.00
• Interamerican Bank	1,500.00
• TY Lin International	750.00
• Florida Education Institute	750.00
• Intercredit Bank	500.00
• City National Bank	300.00
• **Total**	**$13,300.00**

❖ In-kind contribution approved by Greater Miami Caterers consists of 250 hot dogs and 250 hamburgers. Also in-kind contribution by Publix Supermarkets to include watermelons, water bottles, sodas, and juices and Baptist Health South Florida will donate water bottles.

Expenses *(estimated)*

• Fireworks Displays Unlimited	$10,000.00
• Jump and Party *(face painting, carnival rides, concession popcorn, cotton candy)*	1,575.00
• Rainbow Circus (entertainment)	500.00
• Refrigerator truck	388.98
• Evolutions Graphics & Design (flyers/ banners)	943.00
• IT Department	176.00
• Public Works	1,658.76
• Rec Center	823.70
• Police Department	1,065.16
• Barricades	75.00
• Sodas/Sandwich crew (Public Works)	244.37
• **Total**	**$17,449.97**

The difference between expenses and donations in the amount of $4,149.97 will be paid from Special Events account (572-428).

/ca

Cc: Mayor and City Commission
City Clerk (Agenda 8/21/19 City Manager Report)
2019 Fourth of July file

MEMORANDUM

To: Mayor & City Commission

Cc: Yolanda Aguilar, City Manager

From: Cary Acosta, Adm. Assistant to the City Manager

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TOTAL	$7,500.00

Thanking you in advance for your consideration. If approved, we will keep you updated of any changes as we advance with the preparations of said event.

/ca

Cc: City Clerk (Agenda 8/21/19 City Manager Report)
2019 Halloween Event file

CITY OF WEST MIAMI
NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of West Miami will hold a Public Hearing on Thursday, July 11th, 2019, at 7:30 P.M. at the City of West Miami Commission Chambers, 2nd Floor, located at 901 S.W. 62nd Avenue, West Miami, Florida. All recommendations will be heard by **the City Commission of the City of West Miami at a Public Hearing on Wednesday, August 21st, 2019, at 7:30 P.M. at the City of West Miami Commission Chambers, 2nd** Floor, located at 901 S.W. 62nd Avenue, West Miami, Florida, to hear views of interested persons on the agenda listed below. Following the hearing the City Commission will then render a decision on the application.

Public Hearing Agenda Item number 2 Property address: 6480 S.W. 8th Street
Special Use Permit West Miami, FL 33144

Franks Fresh Fruit Mini Market/ Abreu II LLC. 6468 SW 8 Street, West Miami, Florida 33144

Applicant requests a Special Use Permit for the property at 6480 SW 8 Street, West Miami, Florida 33144. The property is zoned for "C" Commercial and the applicant is requesting to renovate existing building to allow a produce market with seating areas along the perimeter. Applicant will redevelop the property for proposed mini-market.
Special Use Permit Index Number 2019-003
Zoning Ordinance 282 Sec.2A.1



NOTE: Information relative to this application is available for review by the public at the City of West Miami Planning and Zoning Department, 901 S.W. 62nd Avenue, West Miami, Florida 33144 from 8:30 A.M. to 4:00 P.M., Monday thru Friday, or telephone (305) 266-4214

NOTE: All interested persons are advised that if a person decides to appeal any decision made by the City Commission or Planning and Zoning Board with respect to any matter considered at these hearings, such person will need a record of the proceedings, and that for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

MEMORANDUM

PLANNING AND ZONING DEPARTMENT

To: Yolanda Aguilar
City Manager

From: Juan Pena
Director of Planning and Zoning

Date: August 15th, 2019

Subj. Evaluation by staff on 6480 SW 8 Street, Abreu II LLC / Frank's Fresh Fruit Mini Market

We have reviewed and evaluated the proposed Special Use Permit for a Mini Market /cafeteria at 6480 SW 8 Street, West Miami, Florida 33144, for compliance with our Zoning ordinance 282. The plans as submitted show the proposed layout of the interior space to allow be redistributed for the display of fresh fruits and vegetables for consumption. Also under the proposed overhang there will be approximately 17 tables with 4 chairs for seating and consumption of same products. The property has 19 parking spaces for the whole building consisting of a single retail use. The space consists of approximately 2,027 square feet of dining area, restrooms and preparation area.

The "use" if allowed would operate from 7:00AM to 12:00AM. The applicant is also requesting to allow outdoor seating as shown on the submitted drawings.

This application can be considered for a recommendation approve or denial to the City Commission with the applicant assenting to the following conditions:

- Maintain all patrons inside the property with no outdoor loud music.
- No loitering in or around the parking lot areas.
- No music or loud conversations in the parking lots
- Parking lot must have required outdoor lighting per City's ordinance.
- Owner to provide a detailed map of layout of the interior space by a registered engineer or architect and provide maximum occupancy not to exceed the allowed by the Miami Dade Fire Department.
- Applicant must meet the Miami Dade County and Florida Department of Transportation Safety Barrier for outdoor seating along SW 8 Street.

Any additional requirements by the City Commission will be incorporated.

Date of Application 06-26-2019 Index Number 2019-003

CITY OF WEST MIAMI
PLANNING AND ZONING BOARD

RECOMMENDATION TO CITY COMMISSION ON SPECIAL USE PERMIT REQUEST

Applicant: FRANK'S FRESH FRUIT MINI MARKET
Property Address: 6480 SW 8 STREET
Proposed Use: COMMERCIAL FRESH FRUIT MINI MARKET RESTAURANT

Planning and Zoning Board Recommends X Approval __ Denial
Conditions of Approval: Yes X No _____
Conditions or Remarks: The board recommended approval as presented with a conditions as stipulated by Zoning Director.

Vote of Planning and Zoning Board in this matter on a motion to approve with conditions.

Hearing Date 07-23-2019

For	Against
J. Paz	_____
D. Rio	_____
Gonzalez E.	_____
_____	_____

Juan Pena for Joe Paz
Chairman

Distributed and Forwarded to City Commission on 8/16/2019

Special Use Permit Application
Index Number _____
Date of Application 6/26/19

CITY OF WEST MIAMI
APPLICATION FOR SPECIAL USE PERMIT

Within the City generally, and within certain zoning districts, certain structures, uses, and/or occupancies specified in this Ordinance are of a nature requiring special and intense review to determine whether or not they should be permitted in specific locations, and if so, the special limitations, conditions, and safeguards which should be applied as reasonably necessary to promote the general purpose of this zoning ordinance, and, in particular to protect the joining properties and neighborhood from avoidable potentially adverse effects. It is further intended that the expertise and judgment of the City Commission be exercised in making such determinations, in accordance with the rules, considerations, and limitations relating to Special Use Permits.

Formal public notice and hearing are mandatory for Special Use Permits.

The City Commission shall be solely responsible for determinations on Application for Special Use Permits. All applications for Special Use Permit shall be referred to the Planning and Zoning Board for recommendations and the City Commission may make further referrals pursuant to Section 2A of this Ordinance.

I/We FRANK'S FRESH Fruit MINI MARKET
hereby apply to the City of West Miami City Commission for approval of a Special Use Permit for property located at: 6480 SW 8 ST, West Miami, Florida. 33144
(Legal Description of Property)

Lot (s) 1, 2, 3 and 4 Block (s) FAIR LAWN
Subdivision Section B
Plat Book No. 13 Plat Book Page 35
Proposed use (be specific):

The following is required in support or explanation of this application:

___ (a) Statements of ownership and control of the proposed development or activity (attach affidavit disclosing ownership and control, see Page 4 for owner. Tenant to supply separate affidavit)

___ (b) Statement describing in detail the character and intended use of the development or activity (attach separate sheet). Two story addition
Fruit STAND
Food Sales/Preparation
Wine and Beer.

_____ (c) General location map, showing relation of the site or activity for which special use permit is sought to major streets, schools, existing utilities, shopping areas, important physical features in and adjoining the project or activity and the like.

_____ (d) A site plan containing the title of the project and names of the project planner and developer, date, and north arrow and, based on an exact survey of the property drawn to a scale of sufficient size to show _____ boundaries of the project, any existing streets, water courses, easements, and section lines; _____ exact location of all buildings and structures; _____Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic _____ off-street parking and off-street loading areas; _____ recreation facilities locations; _____ all screens and buffers; _____ refuse collection areas; and _____ access to utilities and points of utilities hookups.

*_____ (e) Tabulations of total gross acreage in the project and the percentages thereof proposed to be devoted to (1) the various permitted uses; and (2) ground coverage by structures, landscaped areas and pavement.

*_____ (f) Tabulation showing (1) the derivation of numbers of off-street parking and off-street loading spaces shown in (d) above; and (2) total project density in dwelling units per acre.

_____ (g) If common facilities (such as recreation areas or structures, private streets, common open space, etc.) are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained: Such statements may take the form of proposed deed restrictions, deeds of trust, home owners associations, surety arrangements, or other legal instruments providing adequate guarantees to the City that such common facilities will not become a future liability for the City.

N/A

N/A _____ (h) Storm drainage and sanitary sewerage plans.

*_____ (i) Architectural definitions for buildings in the development; exact number of commercial and/or dwelling units, sizes and types, together with typical floor plans of each type.

N/A _____ (j) Plans for signs, if any.

*_____ (k) Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions of irrigation and future maintenance.

N/A _____ (l) Plans for recreational facilities, if any, including location and general description of buildings for such use.

_____ (m) Such additional data, maps, plans, or statements as may be required for the particular use or activity involved. (attach sheet).

_____ (n) Such additional data as the applicant may believe pertinent to the proper consideration of the site and development plan.

Items (c), (d), (k) and (i) above shall be prepared by a registered surveyor, engineer, architect, landscape architect or certified planner as may be appropriate to the particular item.

NOTE: Special Use Permit and Special Use Permit for Planned Development applications must be submitted in set as follows:

- One (1) original set of all forms, documents and plans.
- Seven (7) copied sets of all forms, documents and plans.

Special Instructions:

Signature of Owner or Authorized Agent

CARLOS ARIAS

Name (Please Print)

6468 SW 8 ST

Address

MIAMI FL 33144

City State Zip

305-970-5008

Telephone

STATE OF FLORIDA)
ss
COUNTY OF DADE)

CARLOS ARIAS, being duly sworn, deposes and says that he is the (Owner) (Authorized Agent) of the real property described above; that he has read the foregoing answers and that the same are true and correct, and (if acting as Agent for Owner) that he has authority to execute this Application Form on behalf of the Owner.

SWORN TO AND SUBSCRIBED
before me this _____ day
of _____ 20 _____

MIRTA PEDROSA
Notary Public - State of Florida
Commission # GG 235314
My Comm. Expires Aug 23, 2022
Bonded through National Notary Assn.

Notary Public State of Florida

My commission expires: _____

DISCLOSURE OF OWNERSHIP

1.- Legal description and street address of subject real property:

Lot 1, 2, 3 and 4 of FAIR LAWN Section B according to the Plat thereof, as recorded in Plat Book 13, Page 55 of the Public Records of MIAMI-Dade County Florida

2.- Owner(s) of subject real property and percentage of ownership.

ABREU II LLC 100%

3.- Legal description and street address of any real property (a) owned by any party listed in answer to question #2, and (b) located within 500 feet of the subject real property.

ABREU INC
Lot 5 & 6 Lot Size 50.0 X 120
OR 18323-2561 1098 1
Lot 7 & 8
Lot Size 50.0 X 120 OR
12433-1619 1096 6.

STATE OF FLORIDA)
ss
COUNTY OF DADE)

CARLOS ABREU, being duly sworn, deposes and says that he is the (Owner) (Attorney for Owner) of the real property described in answer to question #1, above; that he has read the foregoing answers and same are true and complete; and (if acting as attorney for owner) that he has authority to execute this Disclosure of Ownership form on behalf of owner.

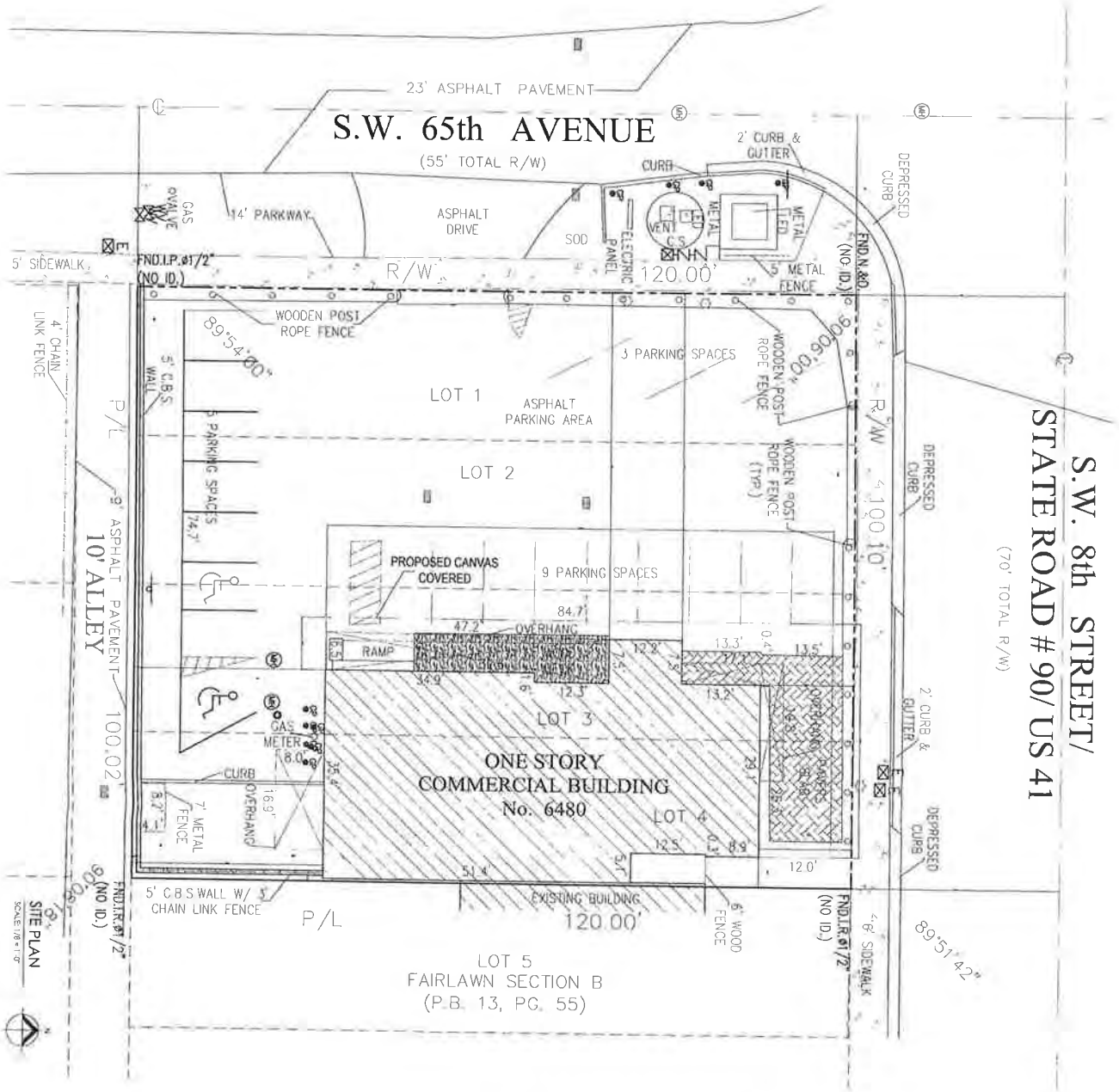
Owner or Attorney for Owner

SWORN TO AND SUBSCRIBED
before me this _____ day
of_____, 20___.

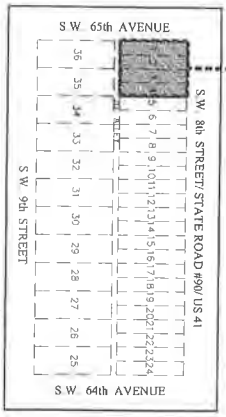
My commission expires:

MIRTA PEDROSA
Notary Public - State of Florida
Commission = GG 235314
My Comm. Expires Aug 23, 2022
Bonded through National Notary Assn.

Notary Public State of Florida



PROJECT LOCATION



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

FAIRLAWN SEC B PB 13-55

PROJECT INFORMATION

ZONING INFORMATION:

OWNER: MIDAN III LLC

LOCATION: 6480 SW 8 ST WEST MIAMI FL OWNER

ZONING CLASSIFICATION: COMMERCIAL

EXISTING CONSTRUCTION: RESTAURANT OR CAFETERIA - RETAIL 7-11 ET

SCOPE OF WORK:

NEW CANOP

RENOVATION OF THE FACADE

SITE INFORMATION

LOTE SIZE: 12,024.35 Sq Ft

ADJUSTED AREA 7,027 Sq Ft

DARK INC NUMBERS 1 SPACES

HANDICAP PARKING 2 SPACES

TOTAL PARKING 15 SPACES

GREEN AREA 448 SQ Ft

INDEX OF DRAWINGS

ARCHITECTURAL

A-0.0 LOCATION PLAN, SCOPE OF THE WORK, GENERAL NOTES

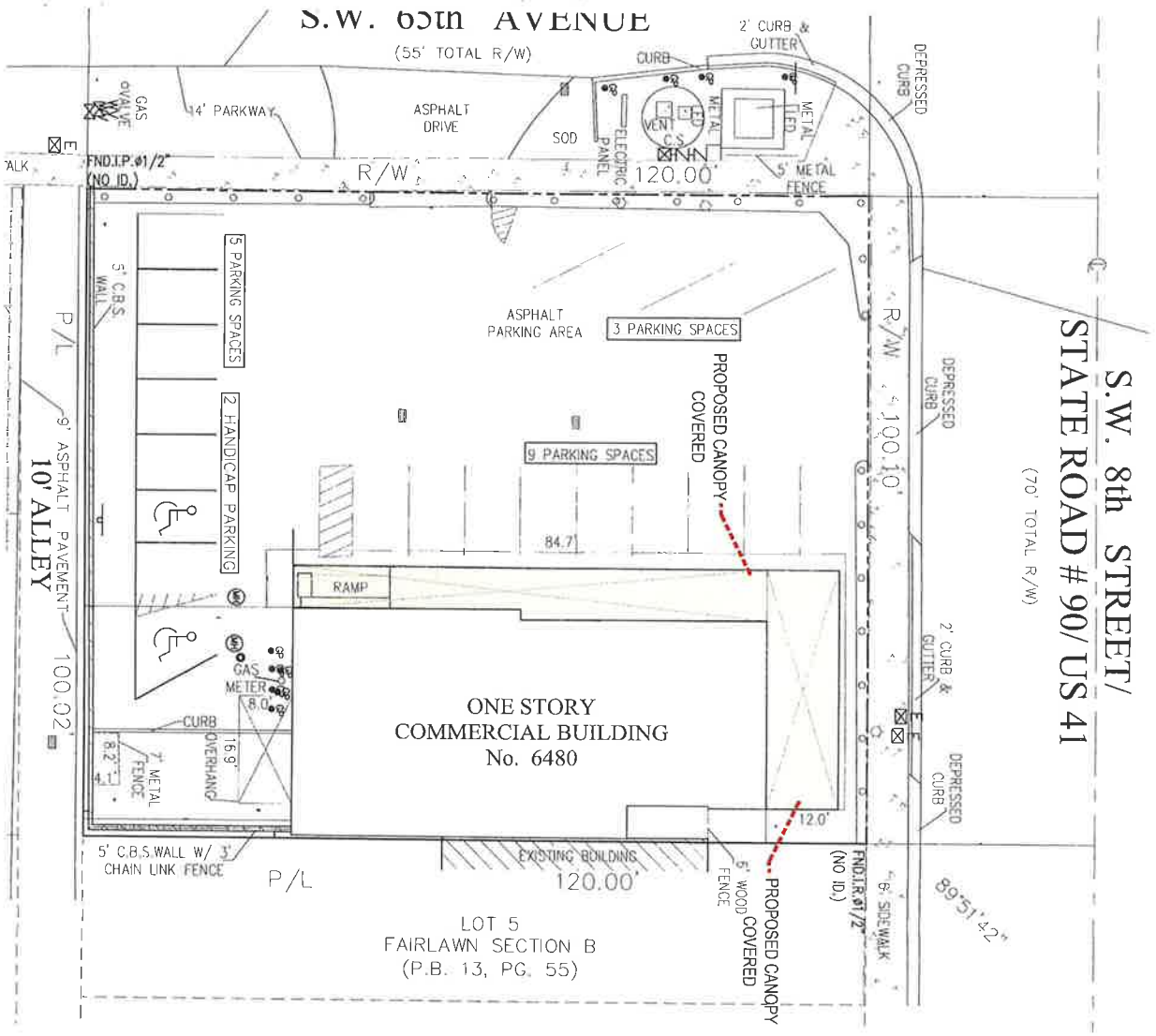
A-1.0 SITE PLAN

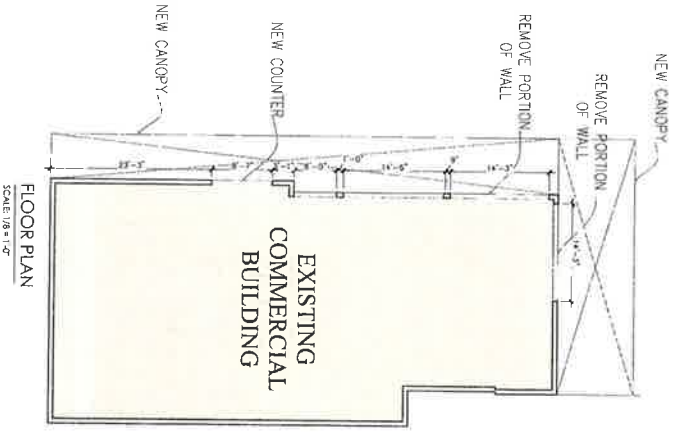
A-2.0 ELEVATION

A-0.0	Scale: As Shown	Date: 06/13/2019	Drawn By: R P	Revisions	SITE PLAN SCOPE NOTES

FRANK'S FRESH FRUIT
MINI MARKET
6480 SW 8 ST
WEST MIAMI FL 33181

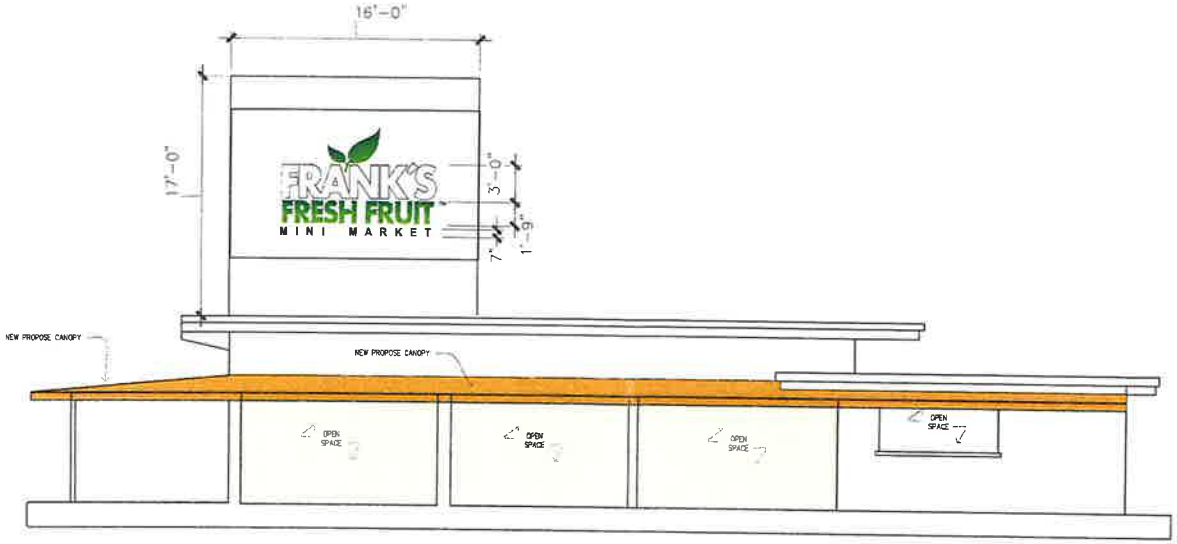
Chico's Contractors, INC
CGC:1518829
TEL:786-853-5897







A-1.0	Sheet	SITE PLAN, SCOPE, NOTES	FRANK'S FRESH FRUIT MINI MARKET 6480 SW 8 ST WEST MIAMI, FL. 33181	Chico's Contractors, INC CGC:1518829 TEL:786-853-5897
	Date: 06/13/2019			
	Scale: As Shown			
	Drawn By: R.P.			
	Revision			



FRONT VIEW
N.T.S



CONCEPT GENERAL SKETCH
N.T.S

Chico's Contractors, INC
CGC:1518829
TEL:786-853-5897

FRANK'S FRESH FRUIT
MINI MARKET
6480 SW 8 ST
WEST MIAMI, FL 33181

ELEVATIONS

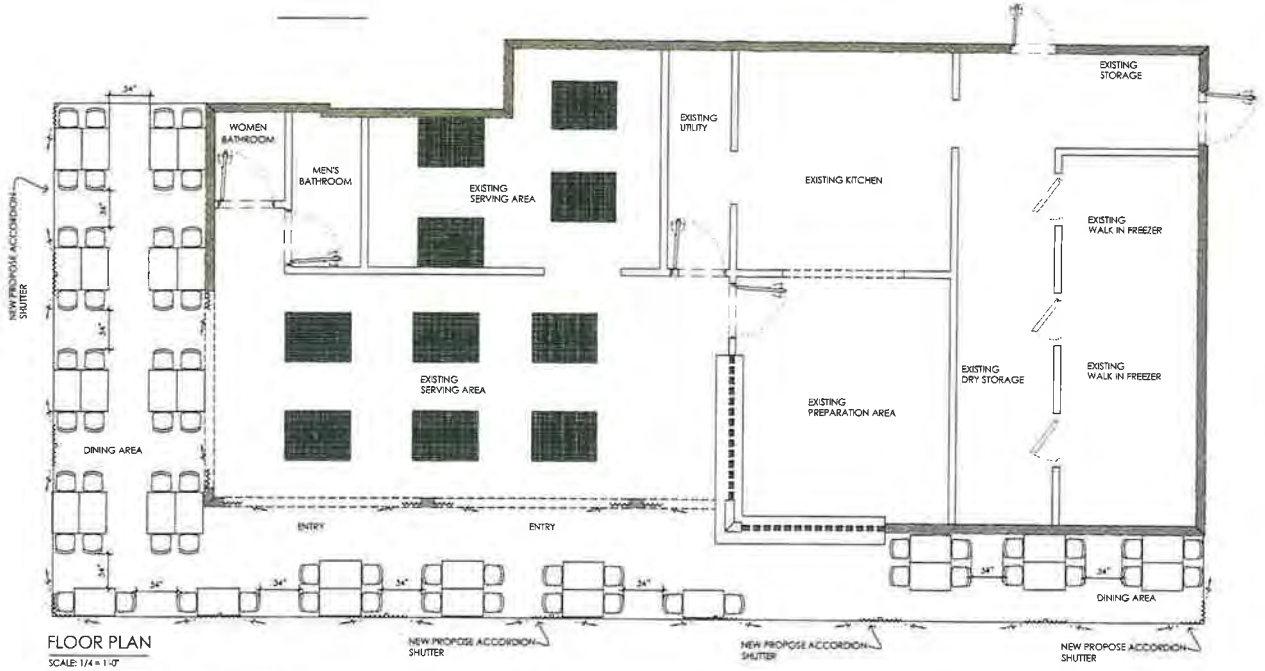
Revision

R.P.

06/13/2019

As Shown

A-2.0



FLOOR PLAN

SCALE: 1/4 = 1'-0"



FRONT VIEW

SCALE: 1/4 = 1'-0"

Chico's Contractors, INC
CGC:1518829
TEL:786-853-5897

FRANK'S FRESH FRUIT
MINI MARKET
6180 SW 8 ST
WEST MIAMI FL 3314

FLOOR PLAN ELEVATIONS

Revision

Drawn By: R.P.

Checked:

Date: 05/13/2019

Scale: As Shown

Sheet: A-3.0



CONCEPT GENERAL SKETCH

N.T.S

Chico's Contractors, INC
CGC:1518829
TEL:786-853-5897

FRANK'S FRESH FRUIT
MINI MARKET
[illegible] SW 8 ST
WEST MIAMI, FL 33[illegible]

CONCEPT GENERAL SKETCH

Revision

Drawn By: R.P.

Date: 06/13/2019

Scale: As Shown

Sheet: A-4.0

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF WEST MIAMI - ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #1 - AUG. 21ST, 2019

SEE ATTACHED

in the XXXX Court,
was published in said newspaper in the issues of

08/08/2019

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
8 day of AUGUST, A.D. 2019

Barbara Thomas

(SEAL)
GUILLERMO GARCIA personally known to me

BARBARA THOMAS
Commission # GG 121171
Expires November 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF WEST MIAMI
NOTICE OF PUBLIC HEARING

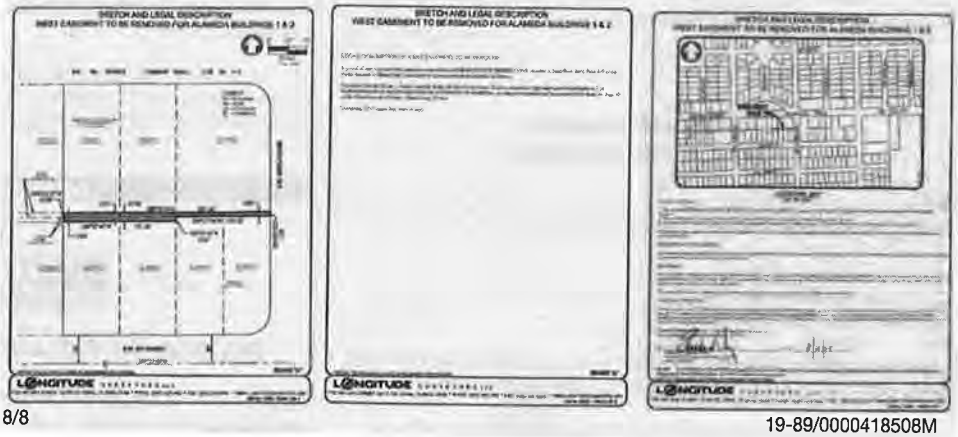
On Wednesday, August 21st, 2019, at 7:30 P.M. the City of West Miami City Commission will hold a Public Hearing at the City of West Miami Commission Chambers, 2nd Floor, 901 S.W. 62nd Avenue, West Miami, Florida on the Agenda Item listed below:

FIRST READING; FIRST PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI VACATING, ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #1 LEGAL DESCRIPTION A PARCEL OF LAND PORTION OF THE EASEMENT RESERVED IN THE DECLARATION OF RESTRICTIONS, RECORDED IN DEED BOOK 2648, PAGE 143 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 5.00 FEET OF LOTS 1, 2 AND 3, AND THE NORTH 5.00 FEET OF LOT 16 AND 17, ALL AS MEASURED AT RIGHT ANGLES, AND ALL WITHIN BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS COMPOSITE EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 1, 2, 3, 16 AND 17, BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 44, AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOTS 35 AND 36, BLOCK 2 ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 17, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

* Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based. (F.S.286.0105)

* Any person requiring special accommodations for participation in the meeting should contact the City Clerk at 305 266-1122, with requests for auxiliary aids or services at least two business days before the meeting.

ANNERY GONZALEZ, CMC
CITY CLERK



8/8

19-89/0000418508M

2/2

ORDINANCE # 2019-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI VACATING, ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #1 LEGAL DESCRIPTION A PARCEL OF LAND PORTION OF THE EASEMENT RESERVED IN THE DECLARATION OF RESTRICTIONS, RECORDED IN DEED BOOK 2648, PAGE 143 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 5.00 FEET OF LOTS 1, 2 AND 3, AND THE NORTH 5.00 FEET OF LOT 16 AND 17, ALL AS MEASURED AT RIGHT ANGLES, AND ALL WITHIN BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS COMPOSITE EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 1, 2, 3, 16 AND 17, BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 44, AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOTS 35 AND 36, BLOCK 2 ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 17, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the above-captioned easement description was dedicated for the exclusive use of a water line serving the described parcels, and

WHEREAS, the portion of the easement to the east of the parcel described above will remain as a water utility easement to serve the adjacent properties, and

WHEREAS, 6320 Holdings LLC filed an application to close that portion of Utility Easement in the property represented by Folio # 15-4012-021-0150, as described in the sketch and survey filed with the Application to Close Public Alley attached hereto as **Composite Exhibit A**, and

WHEREAS, the applicant has rerouted the water lines from east to west to north to south at their own expense; and

WHEREAS, properties to the east of the application will not be prejudiced by the rerouting of the water lines and /or new easement, and

WHEREAS, no interference to the interest and convenience of the public or individual rights shall occur out of the vacation as described in this ordinance, and

WHEREAS, the vacation, abandoning and closing such easement will serve a public purpose and benefit the public without violating property rights, and

WHEREAS, there are no other utilities presently serving the vacated easement, and

WHEREAS, a subsequent ordinance to be heard by the City Commission will entertain the creation of a new north to south water utility easement.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA AS FOLLOWS:

SECTION 1. The above recitals are herein adopted as if fully stated herein.

SECTION 2. The City Commission found that this action will serve a public purpose and benefit the public without violating private property rights.

SECTION 3. That the Utility Easement at the property at 6320 SW 8 Street, as described in the sketch and legal description attached herein as **Composite Exhibit A** is hereby vacated, abandoned and closed and all rights of the City of West Miami and the private land in and to said location are hereby renounced and disclaimed and any and all costs shall be borne by the Applicant.

SECTION 4. Applicant 6320 Holdings LLC shall hold the City of West Miami harmless and will indemnify the City in the event of any litigation against the City of West Miami or cost incurred in the vacating, abandoning and closing of the easement.

SECTION 5. That the procedure used in the adoption of this Ordinance is expressly ratified and approved.

SECTION 6. That the City Clerk is hereby directed to publish notice of the adoption of this Ordinance one time within thirty (30) days hereafter in a newspaper of general circulation in the City of West Miami.

SECTION 7. This ordinance shall become effective upon its passage.

SIGNATURE PAGE FOLLOWS

PASSED AND ADOPTED this 21ST, day of August, 2019.

Approved:

_____
Mayor Rhonda A. Rodriguez

Attest:

_____
Annery Gonzalez,
City Clerk, CMC

Approved as to form and sufficiency:

_____
Jose A. Villalobos,
City Attorney

Roll Call:

Mayor Rhonda A. Rodriguez	_____
Vice-Mayor Luciano L. Suarez	_____
Commissioner Candida Blanca	_____
Commissioner Juan M. Blanes	_____
Commissioner Eric Diaz Padron	_____

SKETCH AND LEGAL DESCRIPTION
WEST EASEMENT TO BE REMOVED FOR ALAMEDA BUILDINGS 1 & 2

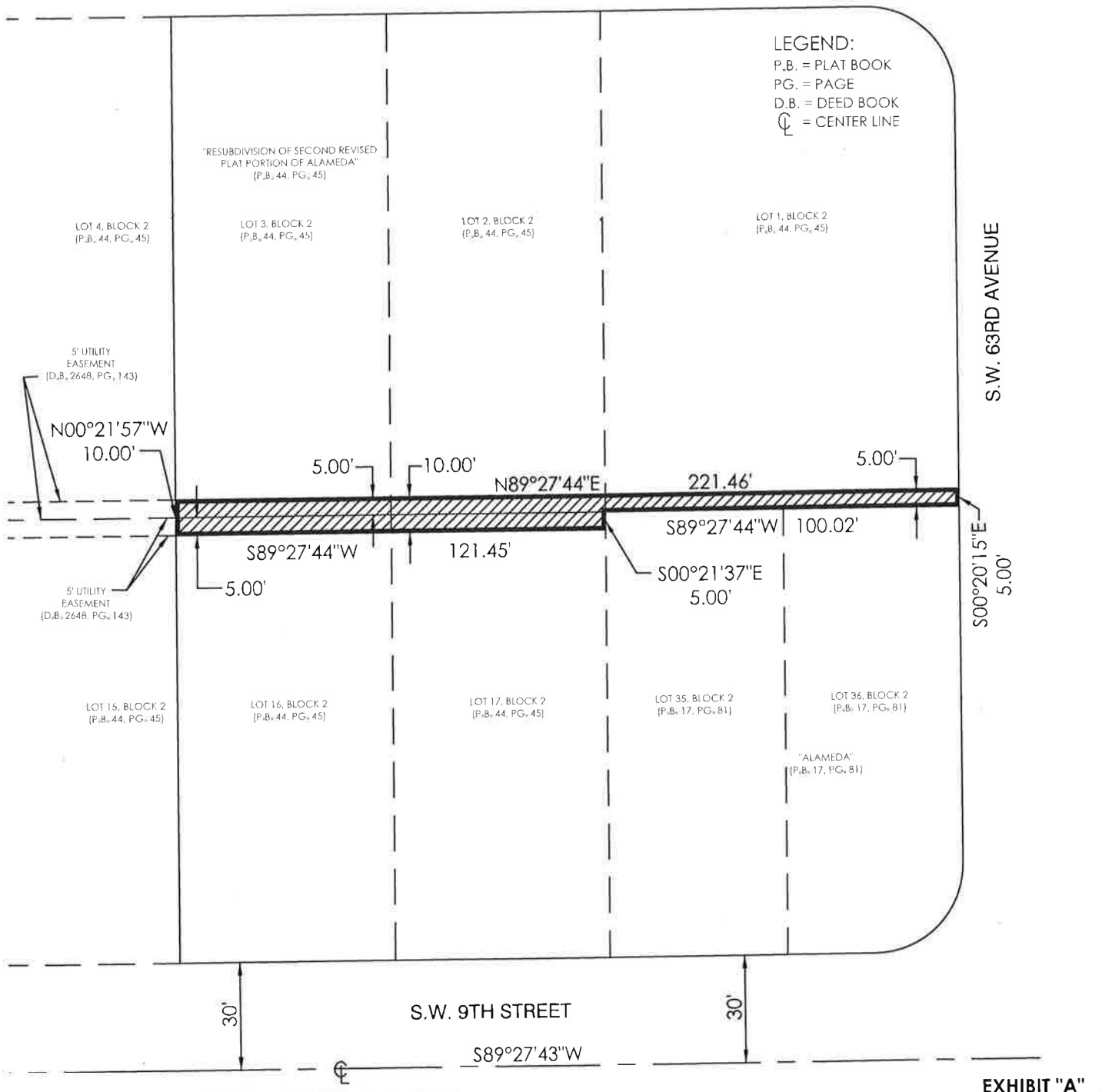


EXHIBIT "A"

NOTICE: This document is not valid, full and complete without all pages.

LONGITUDE SURVEYORS, LLC
7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM

SKETCH AND LEGAL DESCRIPTION
WEST EASEMENT TO BE REMOVED FOR ALAMEDA BUILDINGS 1 & 2

LEGAL DESCRIPTION OF WEST EASEMENT TO BE REMOVED

A parcel of land a portion of the easement reserved in the DECLARATION OF RESTRICTIONS, recorded in Deed Book 2648, Page 143 of the Public Records of Miami-Dade County and being more particularly described as follows:

The South 5.00 feet of Lots 1, 2 and 3, and the North 5.00 feet of Lots 16 and 17, all as measured at right angles, and all within Block 2 of RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, according to the plat thereof as recorded in Plat Book 44, Page 45 of the Public Records of Miami - Dade County, Florida.

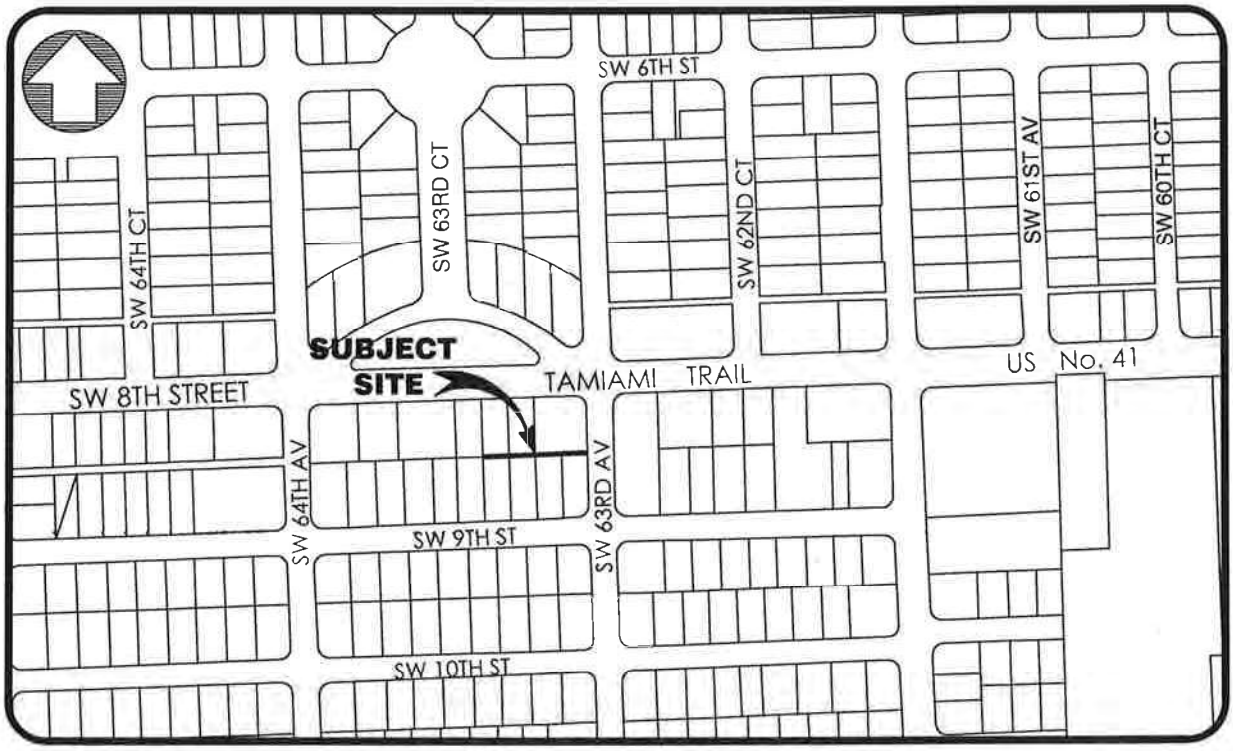
Containing 1,714 square feet, more or less.

NOTICE: This document is not valid, full and complete without all pages.

EXHIBIT "A"

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SKETCH AND LEGAL DESCRIPTION
WEST EASEMENT TO BE REMOVED FOR ALAMEDA BUILDINGS 1 & 2



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA:

1. Plat of "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA", recorded in Plat Book 44, at Page 45 of the Public Records of Miami-Dade County, Florida.
2. Plat of "ALAMEDA", recorded in Plat Book 17, at Page 81 of the Public Records of Miami-Dade County, Florida.
3. Declaration of Restrictions (reserving easement), recorded in Deed Book 2648, at Page 143 of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the centerline of S.W. 9th Street, with an assumed bearing of S89°27'43"W, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other that what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

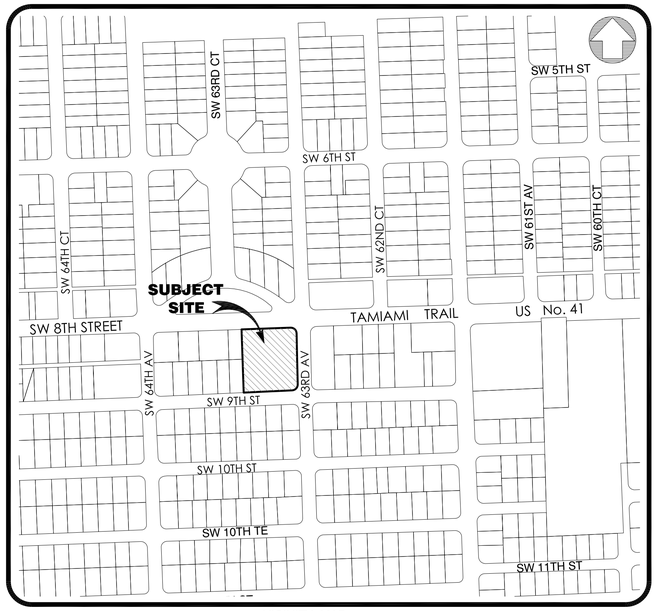
By: _____ Date: 8/10/18
Eduardo M. Suarez, PSM,
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.
NOTICE: This document is not valid, full and complete without all pages.

ALTA / ACSM LAND TITLE SURVEY

LOTS 1, 2, 3, 16 & 17, BLOCK 2 OF "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA ", RECORDED IN PLAT BOOK 44, AT PAGE 45, AND LOTS 35 & 36, BLOCK 2 OF "ALAMEDA", RECORDED IN PLAT BOOK 17, AT PAGE 81, BOTH RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 12, TOWNSHIP 54 SOUTH, RANGE 40 EAST, CITY OF WEST MIAMI, MIAMI-DADE COUNTY, FLORIDA

SECTION 12 - TOWNSHIP 54 SOUTH - RANGE 40 EAST



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

LONGITUDE SURVEYORS
7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15285 **DRAWN BY: R.O.C.**
FIELD BOOK: EFB **SHEET 1 OF 2**

C:\2015 JOB'S\15285 6320 SW 8th Street, West Miami, Florida\DWG Survey\15285 ALTA 11x17.dwg, 11/5/2015 3:09:08 PM, EST

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on May 11, 2015.
Revision 1: This Map of Survey was revised on July 14, 2015 to add specific items from Table "A" of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

LEGAL DESCRIPTION:

Lots 1, 2, 3, 16 and 17, Block 2, of "RESUBDIVISION OF SECOND REVISED PLAT OF ALAMEDA", according to the Plat thereof, as recorded in Plat Book 44, at Page 45, of the Public Records of Miami-Dade County, Florida.

AND

Lots 35 and 36, Block 2, of "ALAMEDA", according to the Plat thereof, as recorded in Plat Book 17, at Page 81 of the Public Records of Miami-Dade County, Florida.

(Exhibit "A" of Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Order No. 5265571, with an effective date of May 5, 2015).

Containing 58,665 Square Feet or 1.35 Acres (Net Area), more or less, and 83,262 Square Feet or 1.91 Acres (Gross Area), more or less, by calculations.

Property Address:

6320 SW 8 Street, West Miami, Florida 33144
Folio No.: 15-4012-021-0150

ZONING INFORMATION:

Zoning Designations:
C (Commercial / Mixed Use District)

(Zoning designation was based upon the City of West Miami Official Zoning Map, last dated on January 31, 2013 and the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

The following information was provided by the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

4.3 "C" USE DISTRICTS (87-04)
(As defined in Ordinance No. 282):

4.31 In the "C" district no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, enlarged or altered, which is designed, arranged or intended to be used for any purpose, unless a Special Use Permit is obtained under Section 2A, except one or more of the following uses:

1. Accounting offices
2. Administration offices
3. Advertising agency, detective agency
4. Air conditioning Sales & Service
5. Antique and curio shops
6. Architects offices
7. Art Gallery
8. Attorneys-at-law offices
9. Bakery (retail sales on premise)
10. Banks and stock exchange offices
11. Barber shops and beauty parlors
12. Bicycle sales and repairs, new and used (non-motorized)
13. Bond or investment dealers
14. Cabinet Maker
15. Carpet Cleaning
16. Ceramic Shop
17. Clothiers, Tailors, retail clothing stores
18. Coin Dealer
19. Coffee Bar
20. Collection Agency
21. Confectionery and ice cream and beverage stores (nonalcoholic)
22. Cosmetics
23. Data Processing service
24. Delivery Service (Messenger)
25. Drafting Service
26. Dry Cleaning Agency (no work on premises)
27. Electrical supply store
28. Electronic Sale
29. Engineering offices
30. Ethical pharmacy
31. Fabric Store
32. Financial Planning Consultants
33. Floor, wall & ceiling coverings
34. Florist
35. Food Market (except live animals or poultry)
36. Foreign Currency Exchange offices
37. Furniture sales (retail store)
38. Glass & Mirror Sales including cutting, fitting and framing
39. Gunsmith and repairs (retail sales)
40. Hardware store (retail sales)
41. Home appliance store (retail sales & repair)
42. Insurance offices
43. Interior decorating, costuming, draperies (retail sales)
44. Jewelry and watch repair (retail sales)
45. Locksmith
46. Luggage (retail sales)
47. Marine Hardware (no installation or repairs on premises)
48. Medical and Dental Office
49. Medical Equipment & Supplies Sales-Rental Service
50. Mobile Telephone Sales & Service
51. Mortgage Broker offices
52. Mortgage Company offices
53. Music stores, radio and television (retail sales & repair)
54. Optical Sales
55. Pet Grooming (no overnight boarding or services)
56. Photo processing
57. Printer
58. Real estate broker and sales offices
59. Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty percent (50%) of the floor area of the building.
60. Rug and carpet (retail sales)
61. Savings and Loan Association
62. Secretarial Service
63. Sewing Machine Sales & Service
64. Shoe repair shops
65. Shoe stores (retail sales)
66. Sporting goods (retail sales)
67. Stamp Dealer
68. Stationery and office supplies (retail sales)
69. Telephone Sales & Service
70. Tool repair
71. Toy Store
72. Travel agency
73. Upholsterers

ORDINANCE #2005 -02, amends previous sections of Ordinance 282 as described as follows:

"C" Commercial District:
Zoned commercial properties for development of apartments, condominiums, commercial offices and or a mixed use of the categories described above are allowed as follows:

1. Building Height:
Ninety (90) feet of building height with five (5) foot of parapet including all equipment and ornamental features shall be the established height.

a. All buildings in the "C" Commercial shall have a maximum of eight-story structure.
i. This includes roof system. It excludes a basement located completely below grade (grade to be established by the height of the existing sidewalk).
a. There shall be a maximum height of ninety-five (95') feet measured from the sidewalk to the highest point of the structure. The required arcade and the roof shall have a minimum height of thirteen (13') feet: the balance of the ninety-five (95') feet shall be distributed as determined by the Architect, Florida Building Code and the City Design Guide.

b. The roof shall be a Mansard design with a sixty-degree angle or as approve by the Design Guide as meeting the design intent.

c. The roof systems shall include a dormer type of window, which aligns with the vertical alignment of the windows directly below.

4. Off-Street Parking:
a. One level of underground parking is permitted.

b. Off-Street Parking shall meet all concurrency requirements and shall implement the Miami- Dade County Off-Street Parking Ordinance.

c. All developments shall require a "traffic study" as part of the Off-Street Parking requirements. Traffic study must meet all concurrency issues with traffic, curb cut locations and transit related issues of State and County agencies.

d. All off-street parking shall meet the parking table in the Zoning Ordinance 282 Section 5.

e. The overall height of the parking garage shall not exceed Fifty (50') feet in a Commercial or Apartment District and thirty five (35') feet in an R5 (commercial off-street parking) District.

f. The setback for the parking garage in Commercial and Apartment District shall be twentyfive (25') feet from the property line abutting any R1, R2, R3 and R4 Districts. The setback for parking garage in an R5 (commercial off-street parking) district shall be twenty five (25') feet from the property line abutting any R1 and R2 District.

g. A twenty-five (25') feet service alley shall be required on parcels abutting to the rear of R1, R2 and Apartment Districts.

h. A fifteen (15') feet landscape buffer shall be required in the twenty-five feet setback for "R5" district.

i. All buildings shall not encroach into the vertical plane established by the intersection of the building's vertical wall and a 60-degree angle beginning at the top of roof elevation of the portion of building facing R1, R2, R3, R4 and A Districts at the corresponding setbacks which dimension shall not exceed thirty-five (35') feet in height.

4.34. No front setback beyond the zoned street line, no rear setback beyond the utility easement, and no side setbacks will be required; provided, however, that whenever any single family dwelling, duplex dwelling, or multi-family dwelling is constructed in a "C" Use District, front, side and rear setbacks will be required as follows:

(a) For single family dwellings and duplex dwellings setbacks shall be required as provided in Section 4.15 of this Ordinance.
(b) For multi-family dwellings of more than two dwelling units, setbacks shall be required as provided in Section 4.25 of this Ordinance.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk area: (Linear 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of S.W. 8th Street with an assumed bearing of N89°28'12"E, said line to be considered a well established and monumented line.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark Used: F-238;
Elevation 11.44 Feet (NGVD 29)
Description: US Coast & Geodetic brass disc in north face of wall of a grocery store building located at SW 8th Street (54' South of South curb & SW 63rd AVENUE (330' SW of center of intersection).

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120662 (City of West Miami), Panel No. 0293, Suffix L, Map Revised Date: September 11, 2009.

Plat of "RESUBDIVISION OF SECOND REVISED PLAT OF ALAMEDA", recorded in Plat Book 44 at Page 45, Public Records of Miami-Dade County Florida.

Plat of "ALAMEDA", recorded in Plat Book 17 at Page 81, of the Public Records of Miami-Dade County, Florida.

Warranty Deed, recorded on November 15, 2007, in Official Records Book 29033, at Page 870 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities.
- Electricity: Florida Power & Light Company
- Telephone: AT&T, ATT-Uverse, Comcast
- Water & Sewer: Miami-Dade County Water and Sewer Department

STATEMENT OF ENCROACHMENTS:

This survey shows the location of all buildings, structures and other improvements situated on the attached premises, There are no visible encroachments on the subject property, or upon adjacent land abutting the property, except as follows:

1. One inch Building encroachment, at its Southeast corner, along the West Boundary Line of the Subject Site.

SCHEDULE B II DOCUMENT'S REVIEW COMMENTS:

Subject to the following exceptions of Schedule B, Section II of the Title Commitment prepared by Fidelity National Title Insurance Company, Order No: 5265571, with an effective search date covering up to May 5, 2015 at 11:00 P.M. and furnished to the undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1 through # 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of ALAMEDA as recorded in Plat Book 17, Page 81.
Affects the Subject Property and, If applicable, as shown on the Map of Survey.

Item # 5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA as recorded in Plat Book 44, Page 45.
Affects the Subject Property and, If applicable, as shown on the Map of Survey.

Item # 6. Declaration of Restrictions recorded in Deed Book 2648, Page 143.
Unable to locate this record document.

Item # 7. Covenant running with the land in favor of Metropolitan Dade County recorded March 6, 1985 in Official Records Book 12812, Page 1870.
Contains blanket conditions that affect the Subject Property.

Item # 8. Terms and provisions set forth in Lease by and between First Kos, Inc., landlord, and Jack Eckerd Corporation, a Delaware corporation, tenant, as evidenced by Short Form Lease recorded October 3, 1989 in Official Records Book 14277, Page 2816.
Contains blanket conditions that affect the Subject Property.

Item # 9. Terms and provisions set forth in Notice of Filing Lease Agreement recorded February 3, 1999 in Official Records Book 18461, Page 2333.
Contains blanket conditions that affect the Subject Property.

Item # 10. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
This item not addressed.

Item # 11. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
This item not addressed.

SURVEYOR'S CERTIFICATE:

To:
6320 Holdings LLC., a Florida limited liability company
Florida Community Bank, N.A., its successors and/or assigns
Fidelity National Title Insurance Company
Holland & Knight, LLP
Steven M. Lee, PA

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items from Items 1, 2, 3, 4, 6(b) (as provided by the City of West Miami and Miami-Dade County Property Appraiser's Office Web Site), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 18 and 19 of Table A thereof.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(iii) The subject property is the same as the property described in the Exhibit "A" of the Title Commitment cited on this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Longitude Surveyors, LLC search efforts and I have otherwise noted their effect on the subject property.

(iv) The subject property has direct access to SW 63rd Avenue and SW 8th Street, all dedicated public roads.

(v) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vi) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction otherwise shown in Map of Survey.

(vii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(viii) There is no observed evidence of Wetlands in the Subject Site.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Jose Senas, PSM Signature Date:
Registered Surveyor and Mapper LS5938
State of Florida

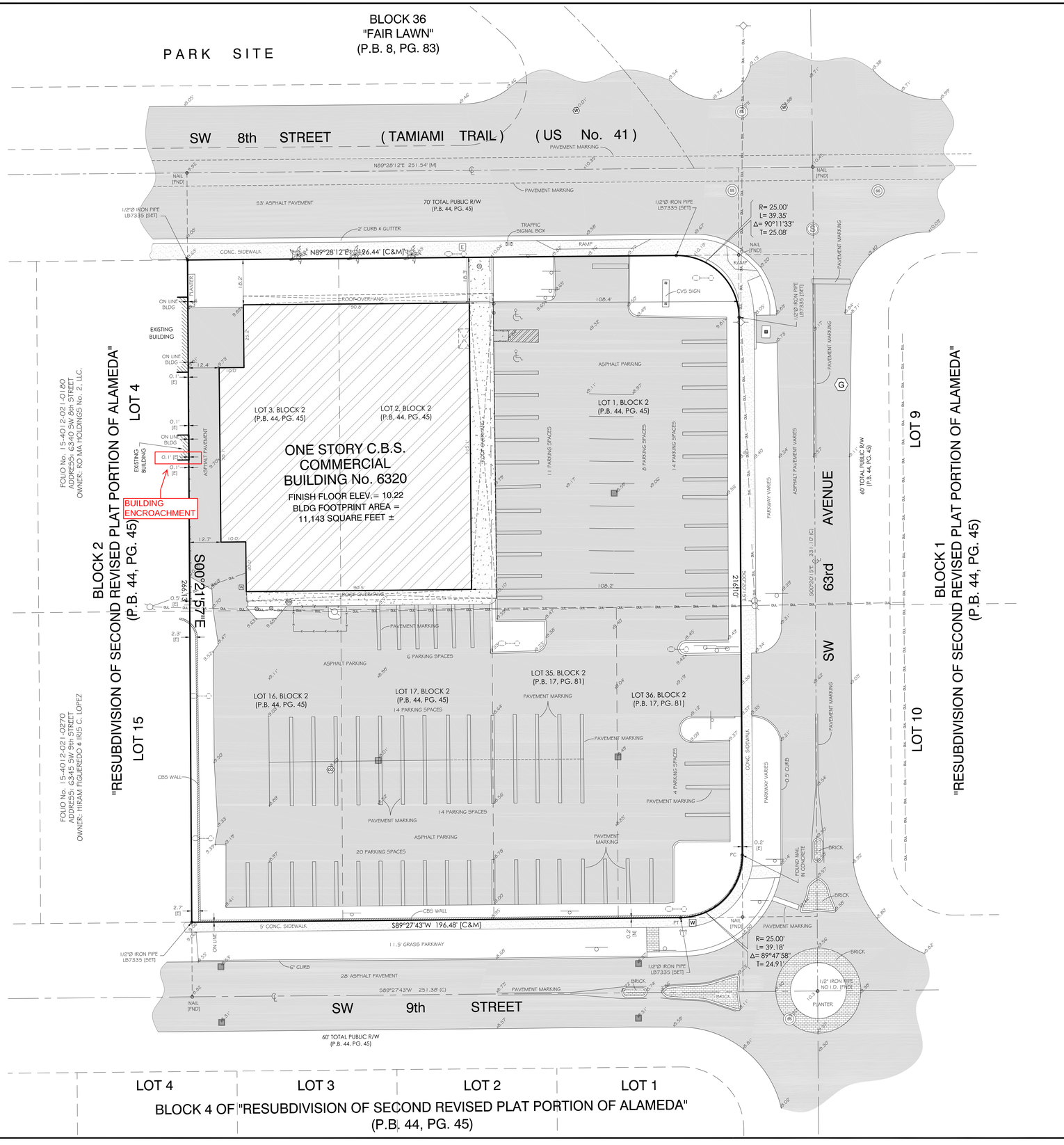
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

ALTA / ACSM LAND TITLE SURVEY

LOTS 1, 2, 3, 16 & 17, BLOCK 2 OF "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA ", RECORDED IN PLAT BOOK 44, AT PAGE 45, AND LOTS 35 & 36, BLOCK 2 OF "ALAMEDA", RECORDED IN PLAT BOOK 17, AT PAGE 81, BOTH RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 12, TOWNSHIP 54 SOUTH, RANGE 40 EAST, CITY OF WEST MIAMI, MIAMI-DADE COUNTY, FLORIDA

LEGEND

CONC. = CONCRETE	M = MONUMENT LINE
R = RECORDED VALUE	OHL = OVERHEAD WIRE
M = MEASURED VALUE	W = WATER VALVE
(C) = CALCULATED	WM = WATER METER
C.B.S. = CONCRETE BLOCK STUCCO	= FIRE HYDRANT
℄ = CENTERLINE	= TEMPORARY SITE BENCHMARK
P.B. = PLAT BOOK	= HEDGE OR LANDSCAPED AREA
PG. = PAGE	= CLEAN OUT
M.F. = METAL FENCE	S = SANITARY SEWER MANHOLE
= WOOD POWER POLE	SD = STORM DRAINAGE MANHOLE
= GUY ANCHOR	UM = UNKNOWN MANHOLE
= CONCRETE POWER POLE	FPL = FPL MANHOLE
= ORNAMENTAL PLANT	C.L.F. = CHAIN LINK FENCE
= BOLLARD	M.F. = METAL FENCE
= SIGN	W.F. = WOOD FENCE
= PALM TREE	= MAILBOX
= TREE	= SIGNAL MAST ARM
= CHAIN LINK FENCE	= STREET LIGHT SIGNAL
= WOOD FENCE	= BRICK
= METAL FENCE	= CONCRETE
= COLUMN	= PAVER
= GAS VALVE	= TILE
= CATCH BASIN	= STAMPED CONCRETE
LP = ORNAMENTAL LIGHT	= ASPHALT
= ORNAMENTAL LIGHT POLE	A = ARC
= LIGHT POLE	L = LENGTH
= FLAG POLE	Δ = ANGLE OF THE CURVE
R = RADIUS	= ORNAMENTAL LIGHT POLE
ID. = IDENTIFICATION	
LP = LIGHT POLE	



NOTE :

There exist 91 regular parking spaces and 2 handicaped parking spaces on the subject property.

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

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DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15285 **DRAWN BY:** R.O.C.
FIELD BOOK: EFB **SHEET** 2 OF 2

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF WEST MIAMI - DEDICATING A UTILITY EASEMENT
FOR THE ALAMEDA BUILDING #1 - AUG. 21ST. 2019

SEE ATTACHED

in the XXXX Court,
was published in said newspaper in the issues of

08/08/2019

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
8 day of AUGUST A.D. 2019

Barbara Thomas

(SEAL)
GUILLERMO GARCIA personally known to me

BARBARA THOMAS
Commission # GG 121171
Expires November 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF WEST MIAMI
NOTICE OF PUBLIC HEARING

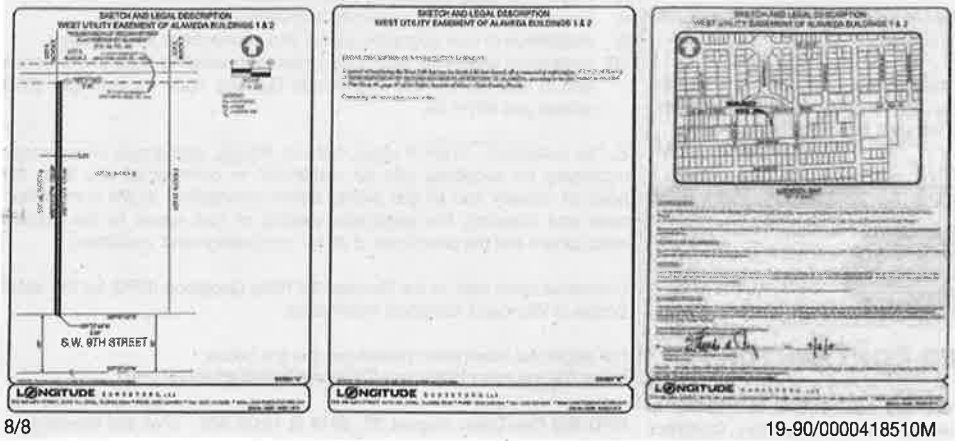
On Wednesday, August 21st, 2019, at 7:30 P.M. the City of West Miami City Commission will hold a Public Hearing at the City of West Miami Commission Chambers, 2nd Floor, 901 S.W. 62nd Avenue, West Miami, Florida on the Agenda Item listed below :

FIRST READING; FIRST PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI DEDICATING A UTILITY EASEMENT FOR THE ALAMEDA BUILDING #1 LEGAL DESCRIPTION, A PARCEL OF LAND BEING THE WEST 2.00 FEET LESS THE NORTH 5.00 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES, OF LOT 16 OF BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 1, 2, 3, 16 AND 17, BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 44, AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOTS 35 AND 36, BLOCK 2 ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORED IN PLAT BOOK 17, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

* Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based. (F.S.286.0105)

* Any person requiring special accommodations for participation in the meeting should contact the City Clerk at 305 266-1122, with requests for auxiliary aids or services at least two business da ys before the meeting.

ANNERY GONZALEZ, CMC
CITY CLERK



8/8

19-90/0000418510M

2/2

ORDINANCE # 2019-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI DEDICATING A UTILITY EASEMENT FOR THE ALAMEDA BUILDING #1 LEGAL DESCRIPTION, A PARCEL OF LAND BEING THE WEST 2.00 FEET LESS THE NORTH 5.00 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES, OF LOT 16 OF BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 1, 2, 3, 16 AND 17, BLOCK 2 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOTS 35 AND 36, BLOCK 2 OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORED IN PLAT BOOK 17, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by Ordinance number _____ the City Commission vacated, abandoned and closed that certain utility easement described in said ordinance which is incorporated by reference as **Composite Exhibit C,** and

WHEREAS, That certain easement vacated, abandoned and closed by action of the City Commission will be rerouted north to south according to a sketch attached herein as **Composite Exhibit A**, and

WHEREAS, the north to south utility will service properties to the east and west of the new utility easement, and

WHEREAS, 6320 Holdings LLC filed an application to dedicate that portion of Utility Easement in the property represented by Folio # 15-4012-021-0150, as described in the sketch filed with the Application to Dedicate Public Alley attached hereto as **Composite Exhibit A**, and

WHEREAS, applicant to this next easement dedication will perform necessary work at their sole expense, and

WHEREAS, no interference to the interest and convenience of the public or individual rights shall occur.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA AS FOLLOWS:

SECTION 1. The above recitals are herein adopted as if fully stated herein.

SECTION 2. The City Commission found that this action will serve a public purpose and benefit the public without violating private property rights.

SECTION 3. That the application to dedicate a Utility Easement at the property at 6320 SW 8 Street, as filed by the applicant is hereby granted.

SECTION 4. That Applicant shall reroute that certain easement as described in **Composite Exhibit B** at their own expense.

SECTION 5. Applicant 6320 Holdings LLC shall hold the City of West Miami harmless and will indemnify the City in the event of any litigation against the City of West Miami or cost incurred in the dedication of the easement.

SECTION 6. That the procedure used in the adoption of this Ordinance is expressly ratified and approved.

SECTION 7. That the City Clerk is hereby directed to publish notice of the adoption of this Ordinance one time within thirty (30) days hereafter in a newspaper of general circulation in the City of West Miami.

SECTION 8. This ordinance shall become effective upon its passage.

SIGNATURE PAGE FOLLOWS

PASSED AND ADOPTED this 21ST, day of August, 2019.

Approved:

_____
Mayor Rhonda A. Rodriguez

Attest:

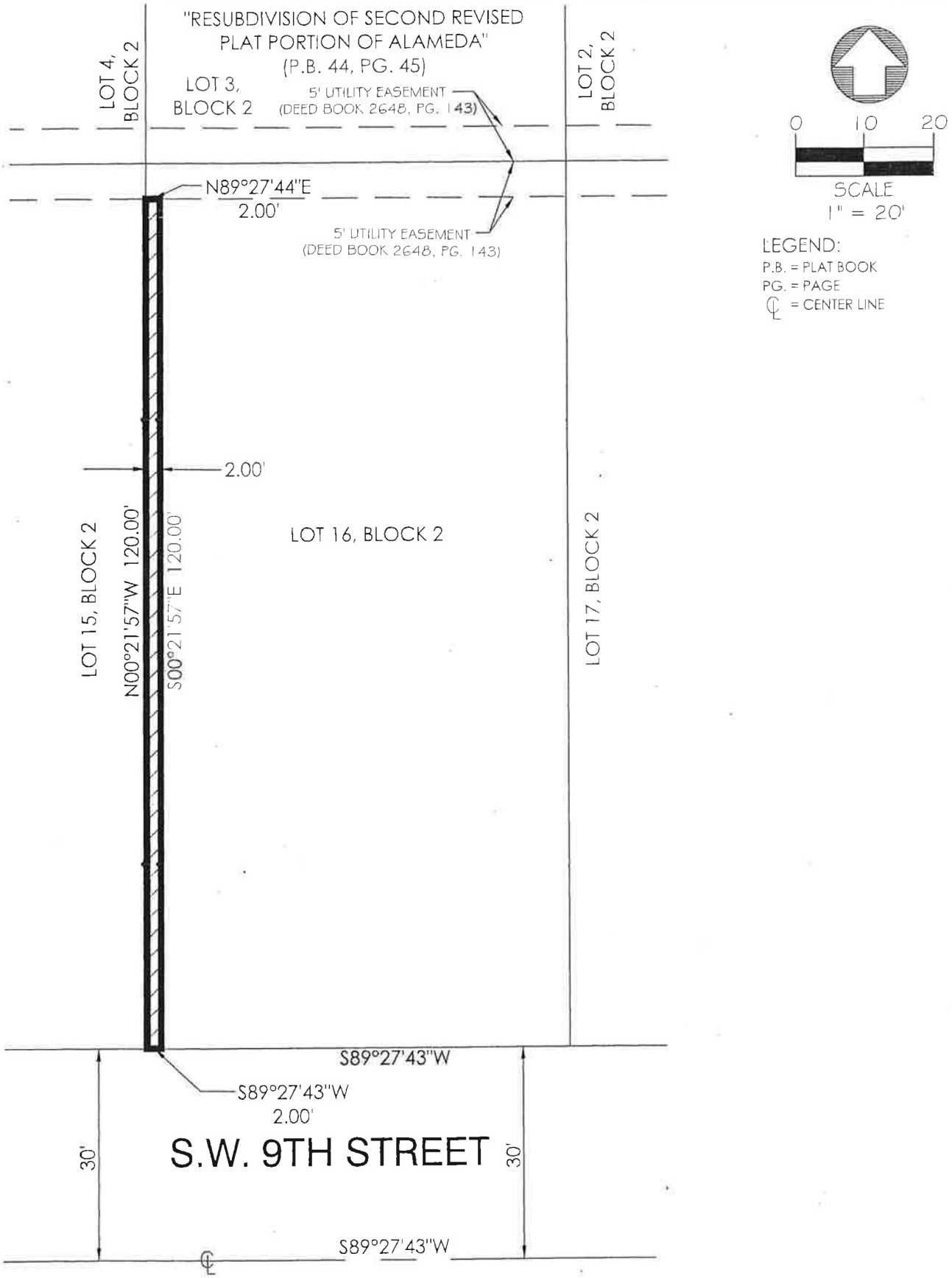
_____
Annery Gonzalez,
City Clerk, CMC

Approved as to form and sufficiency:

_____
Jose A. Villalobos,
City Attorney

Roll Call:
Mayor Rhonda A. Rodriguez _____
Vice-Mayor Luciano L. Suarez _____
Commissioner Candida Blanca _____
Commissioner Juan M. Blanes _____
Commissioner Eric Diaz Padron _____

SKETCH AND LEGAL DESCRIPTION
WEST UTILITY EASEMENT OF ALAMEDA BUILDINGS 1 & 2



NOTICE: This document is not **valid**, full and **complete** without all **pages**.

EXHIBIT "A"

LONGITUDE SURVEYORS, LLC

7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM

SKETCH AND LEGAL DESCRIPTION
WEST UTILITY EASEMENT OF ALAMEDA BUILDINGS 1 & 2

LEGAL DESCRIPTION OF WEST UTILITITY EASEMENT:

A parcel of land being the West 2.00 feet less the North 5.00 feet thereof, all as measured at right angles, of Lot 16 of Block 2 of RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, according to the plat thereof as recorded in Plat Book 44, page 45 of the Public Records of Miami - Dade County, Florida.

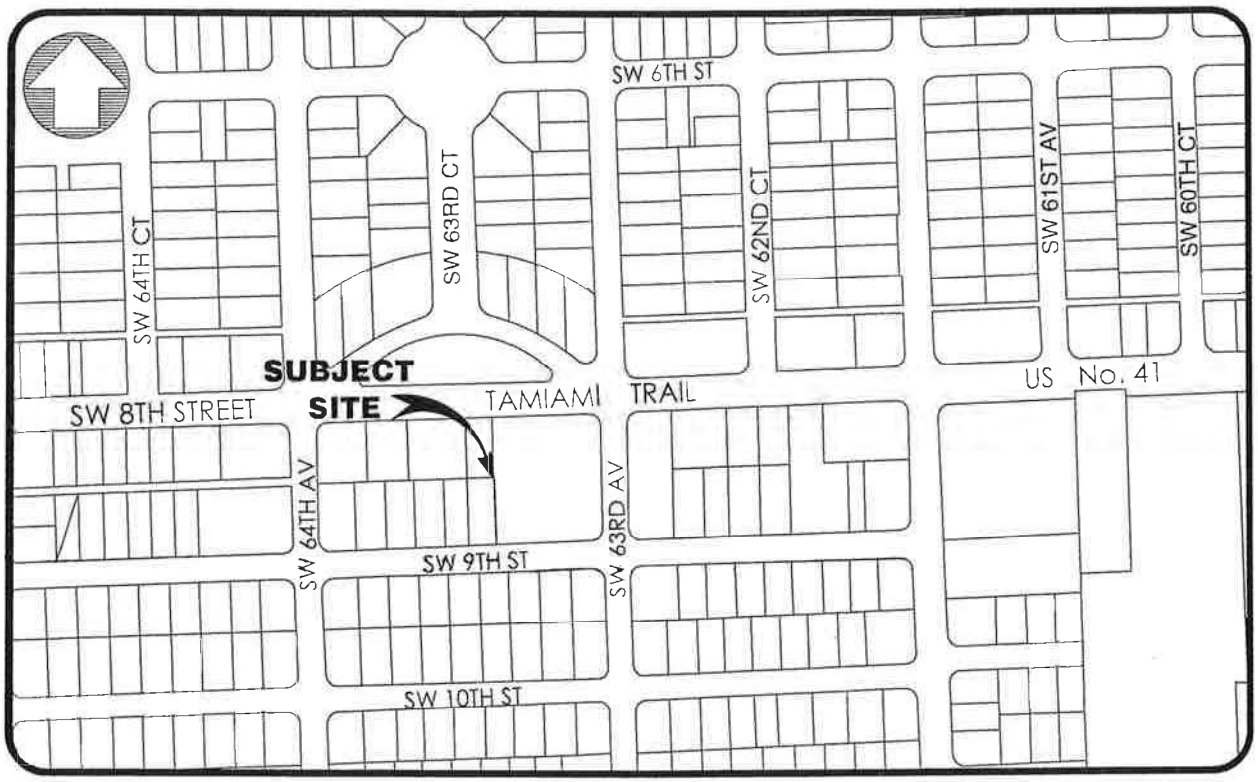
Containing 240 square feet, more or less.

EXHIBIT "A"

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SKETCH AND LEGAL DESCRIPTION
WEST UTILITY EASEMENT OF ALAMEDA BUILDINGS 1 & 2



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA:

1. Plat of "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA", recorded in Plat Book 44, at Page 45 of the Public Records of Miami-Dade County, Florida.
2. Declaration of Restrictions (reserving easement), recorded in Deed Book 2648, at Page 143 of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the centerline of S.W. 9th Street, with an assumed bearing of S89°27'43"W, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other that what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____ Date: 7/18/18
Eduardo M. Suarez, PSM,
Registered Surveyor and Mapper LS6313
State of Florida

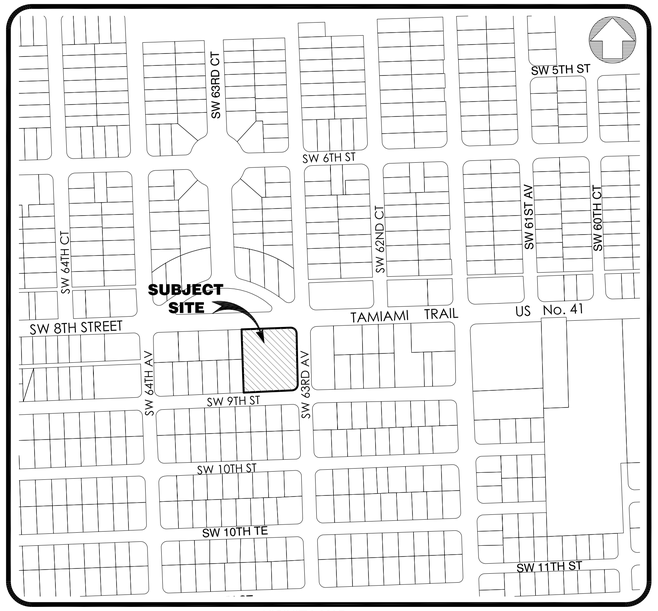
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ALTA / ACSM LAND TITLE SURVEY

LOTS 1, 2, 3, 16 & 17, BLOCK 2 OF "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA ", RECORDED IN PLAT BOOK 44, AT PAGE 45, AND LOTS 35 & 36, BLOCK 2 OF "ALAMEDA", RECORDED IN PLAT BOOK 17, AT PAGE 81, BOTH RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 12, TOWNSHIP 54 SOUTH, RANGE 40 EAST, CITY OF WEST MIAMI, MIAMI-DADE COUNTY, FLORIDA

SECTION 12 - TOWNSHIP 54 SOUTH - RANGE 40 EAST



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

NOTICE:
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DORAL, FLORIDA 33166
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WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15285 **DRAWN BY: R.O.C.**
FIELD BOOK: EFB **SHEET 1 OF 2**

C:\2015 JOB'S\15 JOB Folders\15285 6320 SW 8th Street, West Miami, Florida\ALTA\15285 ALTA.dwg, 7/14/2015 3:09:08 PM, EST

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on May 11, 2015.
Revision 1: This Map of Survey was revised on July 14, 2015 to add specific items from Table "A" of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

LEGAL DESCRIPTION:

Lots 1, 2, 3, 16 and 17, Block 2, of "RESUBDIVISION OF SECOND REVISED PLAT OF ALAMEDA", according to the Plat thereof, as recorded in Plat Book 44, at Page 45, of the Public Records of Miami-Dade County, Florida.

AND

Lots 35 and 36, Block 2, of "ALAMEDA", according to the Plat thereof, as recorded in Plat Book 17, at Page 81 of the Public Records of Miami-Dade County, Florida.

(Exhibit "A" of Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Order No. 5265571, with an effective date of May 5, 2015).

Containing 58,665 Square Feet or 1.35 Acres (Net Area), more or less, and 83,262 Square Feet or 1.91 Acres (Gross Area), more or less, by calculations.

Property Address:

6320 SW 8 Street, West Miami, Florida 33144
Folio No.: 15-4012-021-0150

ZONING INFORMATION:

Zoning Designations:
C (Commercial / Mixed Use District)

(Zoning designation was based upon the City of West Miami Official Zoning Map, last dated on January 31, 2013 and the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

The following information was provided by the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

4.3 "C" USE DISTRICTS (87-04)
(As defined in Ordinance No. 282):

4.31 In the "C" district no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, enlarged or altered, which is designed, arranged or intended to be used for any purpose, unless a Special Use Permit is obtained under Section 2A, except one or more of the following uses:

1. Accounting offices
2. Administration offices
3. Advertising agency, detective agency
4. Air conditioning Sales & Service
5. Antique and curio shops
6. Architects offices
7. Art Gallery
8. Attorneys-at-law offices
9. Bakery (retail sales on premise)
10. Banks and stock exchange offices
11. Barber shops and beauty parlors
12. Bicycle sales and repairs, new and used (non-motorized)
13. Bond or investment dealers
14. Cabinet Maker
15. Carpet Cleaning
16. Ceramic Shop
17. Clothiers, Tailors, retail clothing stores
18. Coin Dealer
19. Coffee Bar
20. Collection Agency
21. Confectionery and ice cream and beverage stores (nonalcoholic)
22. Cosmetics
23. Data Processing service
24. Delivery Service (Messenger)
25. Drafting Service
26. Dry Cleaning Agency (no work on premises)
27. Electrical supply store
28. Electronic Sale
29. Engineering offices
30. Ethical pharmacy
31. Fabric Store
32. Financial Planning Consultants
33. Floor, wall & ceiling coverings
34. Florist
35. Food Market (except live animals or poultry)
36. Foreign Currency Exchange offices
37. Furniture sales (retail store)
38. Glass & Mirror Sales including cutting, fitting and framing
39. Gunsmith and repairs (retail sales)
40. Hardware store (retail sales)
41. Home appliance store (retail sales & repair)
42. Insurance offices
43. Interior decorating, costuming, draperies (retail sales)
44. Jewelry and watch repair (retail sales)
45. Locksmith
46. Luggage (retail sales)
47. Marine Hardware (no installation or repairs on premises)
48. Medical and Dental Office
49. Medical Equipment & Supplies Sales-Rental Service
50. Mobile Telephone Sales & Service
51. Mortgage Broker offices
52. Mortgage Company offices
53. Music stores, radio and television (retail sales & repair)
54. Optical Sales
55. Pet Grooming (no overnight boarding or services)
56. Photo processing
57. Printer
58. Real estate broker and sales offices
59. Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty percent (50%) of the floor area of the building.
60. Rug and carpet (retail sales)
61. Savings and Loan Association
62. Secretarial Service
63. Sewing Machine Sales & Service
64. Shoe repair shops
65. Shoe stores (retail sales)
66. Sporting goods (retail sales)
67. Stamp Dealer
68. Stationery and office supplies (retail sales)
69. Telephone Sales & Service
70. Tool repair
71. Toy Store
72. Travel agency
73. Upholsterers

ORDINANCE #2005 -02, amends previous sections of Ordinance 282 as described as follows:

"C" Commercial District:
Zoned commercial properties for development of apartments, condominiums, commercial offices and or a mixed use of the categories described above are allowed as follows:

1. Building Height:
Ninety (90) feet of building height with five (5) foot of parapet including all equipment and ornamental features shall be the established height.

a. All buildings in the "C" Commercial shall have a maximum of eight-story structure.
i. This includes roof system. It excludes a basement located completely below grade (grade to be established by the height of the existing sidewalk).
a. There shall be a maximum height of ninety-five (95') feet measured from the sidewalk to the highest point of the structure. The required arcade and the roof shall have a minimum height of thirteen (13') feet: the balance of the ninety-five (95') feet shall be distributed as determined by the Architect, Florida Building Code and the City Design Guide.

b. The roof shall be a Mansard design with a sixty-degree angle or as approve by the Design Guide as meeting the design intent.

c. The roof systems shall include a dormer type of window, which aligns with the vertical alignment of the windows directly below.

4. Off-Street Parking:
a. One level of underground parking is permitted.

b. Off-Street Parking shall meet all concurrency requirements and shall implement the Miami- Dade County Off-Street Parking Ordinance.

c. All developments shall require a "traffic study" as part of the Off-Street Parking requirements. Traffic study must meet all concurrency issues with traffic, curb cut locations and transit related issues of State and County agencies.

d. All off-street parking shall meet the parking table in the Zoning Ordinance 282 Section 5.

e. The overall height of the parking garage shall not exceed Fifty (50') feet in a Commercial or Apartment District and thirty five (35') feet in an R5 (commercial off-street parking) District.

f. The setback for the parking garage in Commercial and Apartment District shall be twentyfive (25') feet from the property line abutting any R1, R2, R3 and R4 Districts. The setback for parking garage in an R5 (commercial off-street parking) district shall be twenty five (25') feet from the property line abutting any R1 and R2 District.

g. A twenty-five (25') feet service alley shall be required on parcels abutting to the rear of R1, R2 and Apartment Districts.

h. A fifteen (15') feet landscape buffer shall be required in the twenty-five feet setback for "R5" district.

i. All buildings shall not encroach into the vertical plane established by the intersection of the building's vertical wall and a 60-degree angle beginning at the top of roof elevation of the portion of building facing R1, R2, R3, R4 and A Districts at the corresponding setbacks which dimension shall not exceed thirty-five (35') feet in height.

4.34. No front setback beyond the zoned street line, no rear setback beyond the utility easement, and no side setbacks will be required; provided, however, that whenever any single family dwelling, duplex dwelling, or multi-family dwelling is constructed in a "C" Use District, front, side and rear setbacks will be required as follows:

(a) For single family dwellings and duplex dwellings setbacks shall be required as provided in Section 4.15 of this Ordinance.
(b) For multi-family dwellings of more than two dwelling units, setbacks shall be required as provided in Section 4.25 of this Ordinance.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk area: (Linear 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of S.W. 8th Street with an assumed bearing of N89°28'12"E, said line to be considered a well established and monumented line.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark Used: F-238;
Elevation 11.44 Feet (NGVD 29)
Description: US Coast & Geodetic brass disc in north face of wall of a grocery store building located at SW 8th Street (54' South of South curb & SW 63rd AVENUE (330' SW of center of intersection).

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120662 (City of West Miami), Panel No. 0293, Suffix L, Map Revised Date: September 11, 2009.

Plat of "RESUBDIVISION OF SECOND REVISED PLAT OF ALAMEDA", recorded in Plat Book 44 at Page 45, Public Records of Miami-Dade County Florida.

Plat of "ALAMEDA", recorded in Plat Book 17 at Page 81, of the Public Records of Miami-Dade County, Florida.

Warranty Deed, recorded on November 15, 2007, in Official Records Book 29033, at Page 870 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities.
- Electricity: Florida Power & Light Company
- Telephone: AT&T, ATT-Uverse, Comcast
- Water & Sewer: Miami-Dade County Water and Sewer Department

STATEMENT OF ENCROACHMENTS:

This survey shows the location of all buildings, structures and other improvements situated on the attached premises, There are no visible encroachments on the subject property, or upon adjacent land abutting the property, except as follows:

1. One inch Building encroachment, at its Southeast corner, along the West Boundary Line of the Subject Site.

SCHEDULE B II DOCUMENT'S REVIEW COMMENTS:

Subject to the following exceptions of Schedule B, Section II of the Title Commitment prepared by Fidelity National Title Insurance Company, Order No: 5265571, with an effective search date covering up to May 5, 2015 at 11:00 P.M. and furnished to the undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1 through # 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of ALAMEDA as recorded in Plat Book 17, Page 81.
Affects the Subject Property and, If applicable, as shown on the Map of Survey.

Item # 5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA as recorded in Plat Book 44, Page 45.
Affects the Subject Property and, If applicable, as shown on the Map of Survey.

Item # 6. Declaration of Restrictions recorded in Deed Book 2648, Page 143.
Unable to locate this record document.

Item # 7. Covenant running with the land in favor of Metropolitan Dade County recorded March 6, 1985 in Official Records Book 12812, Page 1870.
Contains blanket conditions that affect the Subject Property.

Item # 8. Terms and provisions set forth in Lease by and between First Kos, Inc., landlord, and Jack Eckerd Corporation, a Delaware corporation, tenant, as evidenced by Short Form Lease recorded October 3, 1989 in Official Records Book 14277, Page 2816.
Contains blanket conditions that affect the Subject Property.

Item # 9. Terms and provisions set forth in Notice of Filing Lease Agreement recorded February 3, 1999 in Official Records Book 18461, Page 2333.
Contains blanket conditions that affect the Subject Property.

Item # 10. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
This item not addressed.

Item # 11. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
This item not addressed.

SURVEYOR'S CERTIFICATE:

To:
6320 Holdings LLC., a Florida limited liability company
Florida Community Bank, N.A., its successors and/or assigns
Fidelity National Title Insurance Company
Holland & Knight, LLP
Steven M. Lee, PA

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items from Items 1, 2, 3, 4, 6(b) (as provided by the City of West Miami and Miami-Dade County Property Appraiser's Office Web Site), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 18 and 19 of Table A thereof.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(iii) The subject property is the same as the property described in the Exhibit "A" of the Title Commitment cited on this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Longitude Surveyors, LLC search efforts and I have otherwise noted their effect on the subject property.

(iv) The subject property has direct access to SW 63rd Avenue and SW 8th Street, all dedicated public roads.

(v) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vi) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction otherwise shown in Map of Survey.

(vii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(viii) There is no observed evidence of Wetlands in the Subject Site.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Jose Senas, PSM Signature Date:
Registered Surveyor and Mapper LS5938
State of Florida

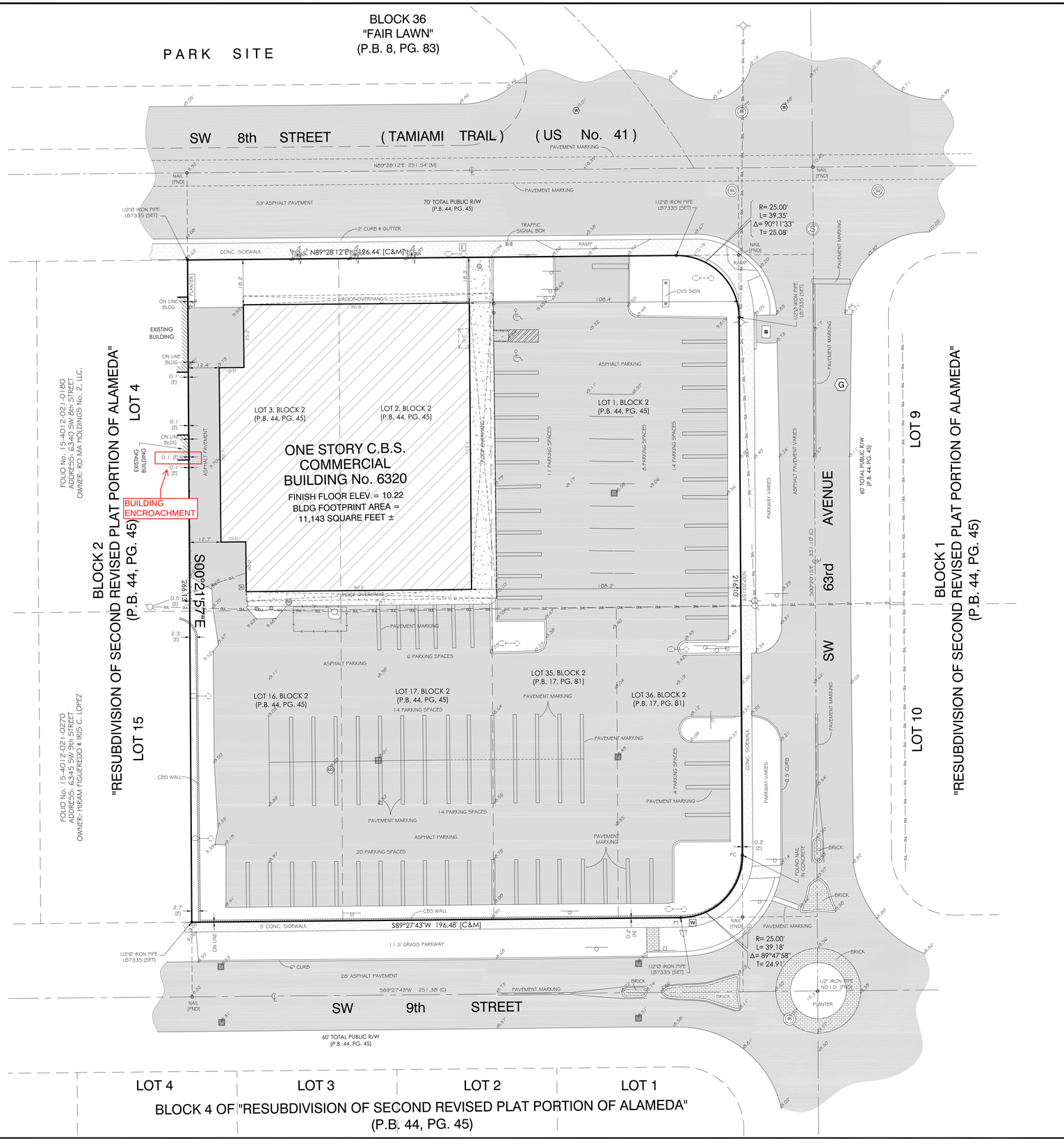
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

ALTA / ACSM LAND TITLE SURVEY

LOTS 1, 2, 3, 16 & 17, BLOCK 2 OF "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA ", RECORDED IN PLAT BOOK 44, AT PAGE 45, AND LOTS 35 & 36, BLOCK 2 OF "ALAMEDA", RECORDED IN PLAT BOOK 17, AT PAGE 81, BOTH RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 12, TOWNSHIP 54 SOUTH, RANGE 40 EAST, CITY OF WEST MIAMI, MIAMI-DADE COUNTY, FLORIDA

LEGEND

CONC. = CONCRETE	M = MONUMENT LINE
R = RECORDED VALUE	OHL = OVERHEAD WIRE
M = MEASURED VALUE	W = WATER VALVE
(C) = CALCULATED	WM = WATER METER
C.B.S. = CONCRETE BLOCK STUCCO	= FIRE HYDRANT
℄ = CENTERLINE	= TEMPORARY SITE BENCHMARK
P.B. = PLAT BOOK	= HEDGE OR LANDSCAPED AREA
PG. = PAGE	= CLEAN OUT
M.F. = METAL FENCE	S = SANITARY SEWER MANHOLE
= WOOD POWER POLE	SD = STORM DRAINAGE MANHOLE
= GUY ANCHOR	UM = UNKNOWN MANHOLE
= CONCRETE POWER POLE	FPL = FPL MANHOLE
= ORNAMENTAL PLANT	C.L.F. = CHAIN LINK FENCE
= BOLLARD	M.F. = METAL FENCE
= SIGN	W.F. = WOOD FENCE
= PALM TREE	= MAILBOX
= TREE	= SIGNAL MAST ARM
= CHAIN LINK FENCE	= STREET LIGHT SIGNAL
= WOOD FENCE	= BRICK
= METAL FENCE	= CONCRETE
= COLUMN	= PAVER
= GAS VALVE	= TILE
= CATCH BASIN	= STAMPED CONCRETE
LP = ORNAMENTAL LIGHT	= ASPHALT
= ORNAMENTAL LIGHT POLE	A = ARC
= LIGHT POLE	L = LENGTH
= FLAG POLE	Δ = ANGLE OF THE CURVE
R = RADIUS	= ORNAMENTAL LIGHT POLE
ID. = IDENTIFICATION	
LP = LIGHT POLE	



NOTE :

There exist 91 regular parking spaces and 2 handicaped parking spaces on the subject property.

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

LONGITUDE SURVEYORS
7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15285 **DRAWN BY:** R.O.C.
FIELD BOOK: EFB **SHEET** 2 OF 2

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF WEST MIAMI - VACATING, ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #2 - AUG 21ST, 2019

SEE ATTACHED

in the XXXX Court,
was published in said newspaper in the issues of

08/08/2019

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
8 day of AUGUST A.D. 2019

Barbara Thomas

(SEAL)
GUILLERMO GARCIA personally known to me

BARBARA THOMAS
Commission # GG 121171
Expires November 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF WEST MIAMI
NOTICE OF PUBLIC HEARING

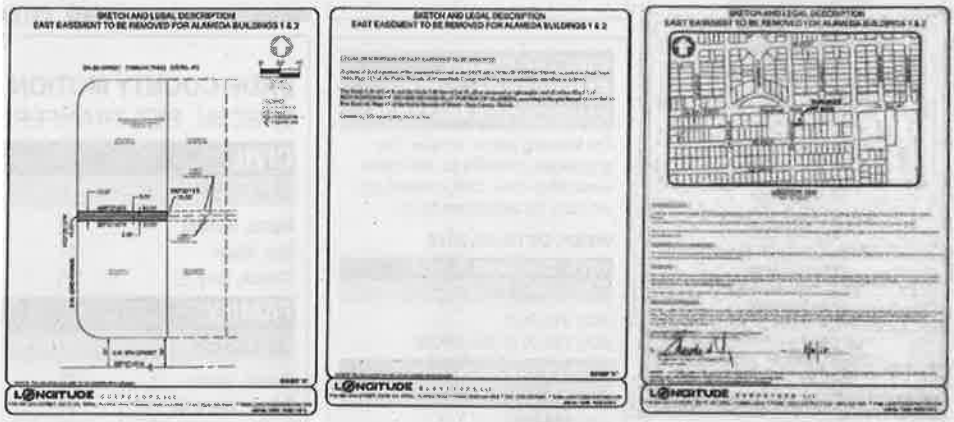
On Wednesday, August 21st, 2019, at 7:30 P.M. the City of West Miami City Commission will hold a Public Hearing at the City of West Miami Commission Chambers, 2nd Floor, 901 S.W. 62nd Avenue, West Miami, Florida on the Agenda Item listed below:

FIRST READING; FIRST PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI VACATING, ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #2 LEGAL DESCRIPTION A PARCEL OF LAND PORTION OF THE EASEMENT RESERVED IN THE DECLARATION OF RESTRICTIONS, RECORDED IN DEED BOOK 2648, PAGE 143 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 5.00 FEET OF LOT 9, AND THE NORTH 5.00 FEET OF LOT 10, ALL AS MEASURED AT RIGHT ANGLES, AND ALL WITHIN BLOCK 1 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 9 AND 10, BLOCK 1, OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

* Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based. (F.S.286.0105)

* Any person requiring special accommodations for participation in the meeting should contact the City Clerk at 305 266-1122, with requests for auxiliary aids or services at least two business days before the meeting.

ANNERY GONZALEZ, CMC
CITY CLERK



8/8 19-91/0000418509M

2/2

ORDINANCE # 2019-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI VACATING, ABANDONING AND CLOSING THE PUBLIC EASEMENT FOR THE ALAMEDA BUILDING #2 LEGAL DESCRIPTION A PARCEL OF LAND PORTION OF THE EASEMENT RESERVED IN THE DECLARATION OF RESTRICTIONS, RECORDED IN DEED BOOK 2648, PAGE 143 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 5.00 FEET OF LOT 9, AND THE NORTH 5.00 FEET OF LOT 10, ALL AS MEASURED AT RIGHT ANGLES, AND ALL WITHIN BLOCK 1 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 9 AND 10, BLOCK 1, OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the above-captioned easement description was dedicated for the exclusive use of a water line serving the described parcels, and

WHEREAS, parcels 9 and 10 of the above-described properties were purchased by the same owners who presently will file the appropriate Unity of Title, and

WHEREAS, the portion of the easement to the east of the parcel described above will remain as a water utility easement to serve the adjacent properties, and

WHEREAS, Alameda Holdings LLC filed an application to close that portion of Utility Easement in the property represented by Folio # 15-4012-021-0060, as described in the sketch and survey filed with the Application to Close Public Alley attached hereto as **Composite Exhibit A**, and

WHEREAS, the applicant has rerouted the water lines from east to west to north to south at their own expense; and

WHEREAS, properties to the east of the application will not be prejudiced by the rerouting of the water lines and /or new easement, and

WHEREAS, no interference to the interest and convenience of the public or individual rights shall occur out of the vacation as described in this ordinance, and

WHEREAS, the vacation abandoning and closing such easement will serve a public purpose and benefit the public without violating property rights, and

WHEREAS, there are no other utilities presently serving the vacated easement, and

WHEREAS, a subsequent ordinance to be heard by the City Commission will entertain the dedication of a new north to south water utility easement.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA AS FOLLOWS:

SECTION 1. The above recitals are herein adopted as if fully stated herein.

SECTION 2. The City Commission found that this action will serve a public purpose and benefit the public without violating private property rights.

SECTION 3. That the Utility Easement at the property at 6290 SW 8 Street, as described in the sketch and legal description attached herein as **Composite Exhibit A** is hereby vacated, abandoned and closed and all rights of the City of West Miami and the private land in and to said location are hereby renounced and disclaimed and any and all costs shall be done by the Applicant.

SECTION 4. Applicant Alameda Holdings LLC shall hold the City of West Miami harmless and will indemnify the City in the event of any litigation against the City of West Miami or cost incurred in the vacating, abandoning and closing of the easement.

SECTION 5. That the procedure used in the adoption of this Ordinance is expressly ratified and approved.

SECTION 6. That the City Clerk is hereby directed to publish notice of the adoption of this Ordinance one time within thirty (30) days hereafter in a newspaper of general circulation in the City of West Miami.

SECTION 7. This ordinance shall become effective upon its passage.

SIGNATURE PAGE FOLLOWS

PASSED AND ADOPTED this 21st, day of August, 2019.

Approved:

Mayor Rhonda A. Rodriguez

Attest:

Annery Gonzalez,
City Clerk, CMC

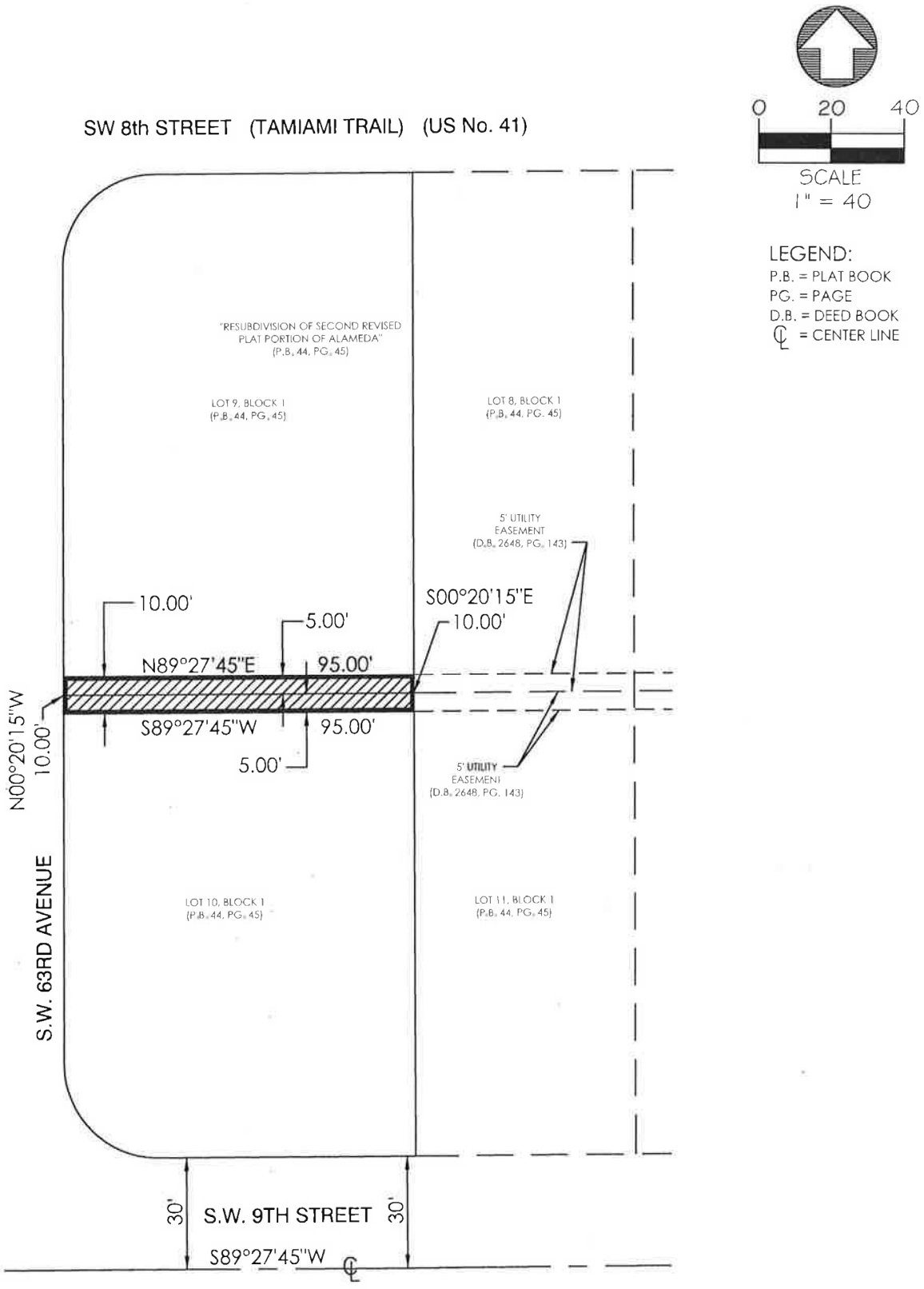
Approved as to form and sufficiency:

Jose A. Villalobos,
City Attorney

Roll Call:

Mayor Rhonda A. Rodriguez	_____
Vice-Mayor Luciano L. Suarez	_____
Commissioner Candida Blanca	_____
Commissioner Juan M. Blanes	_____
Commissioner Eric Diaz Padron	_____

SKETCH AND LEGAL DESCRIPTION
EAST EASEMENT TO BE REMOVED FOR ALAMEDA BUILDINGS 1 & 2



NOTICE: This document is not valid, full and complete without all pages.

EXHIBIT "A"

LONGITUDE SURVEYORS, LLC
7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM

SKETCH AND LEGAL DESCRIPTION
EAST EASEMENT TO BE REMOVED FOR ALAMEDA BUILDINGS 1 & 2

LEGAL DESCRIPTION OF EAST EASEMENT TO BE REMOVED

A parcel of land a portion of the easement reserved in the DECLARATION OF RESTRICTIONS, recorded in Deed Book 2648, Page 143 of the Public Records of Miami-Dade County and being more particularly described as follows:

The South 5.00 of Lot 9, and the North 5.00 feet of Lot 10, all as measured at right angles, and all within Block 1 of RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, according to the plat thereof as recorded in Plat Book 44, Page 45 of the Public Records of Miami - Dade County, Florida.

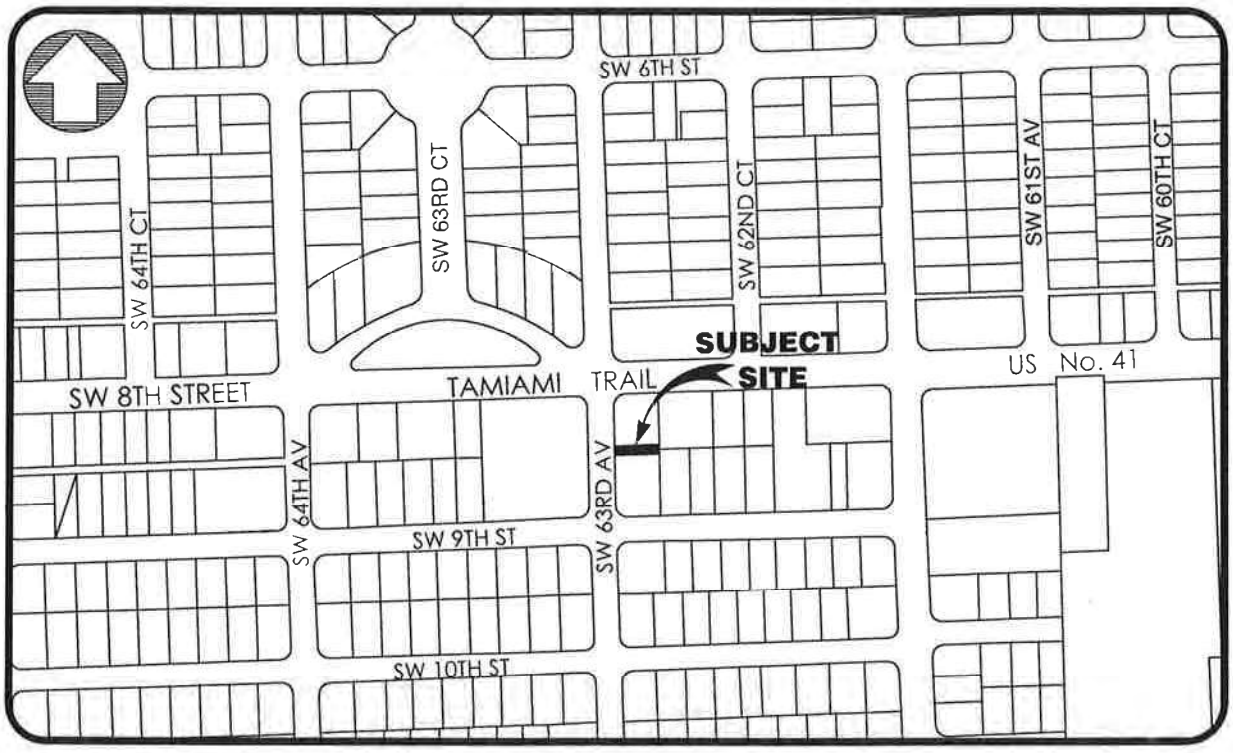
Containing 950 square feet, more or less.

NOTICE: This document is not valid, full and complete without all pages.

EXHIBIT "A"

LONGITUDE SURVEYORS, LLC
7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM

SKETCH AND LEGAL DESCRIPTION
EAST EASEMENT TO BE REMOVED FOR ALAMEDA BUILDINGS 1 & 2



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA:

1. Plat of "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA", recorded in Plat Book 44, at Page 45 of the Public Records of Miami-Dade County, Florida.
2. Declaration of Restrictions (reserving easement), recorded in Deed Book 2648, at Page 143 of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the centerline of S.W. 9th Street, with an assumed bearing of S89°27'45"W, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other that what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

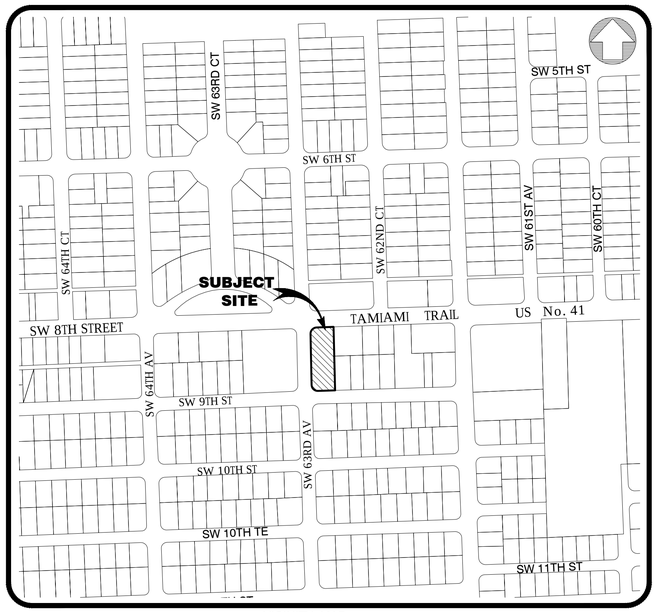
By: _____ Date: 8/10/17
Eduardo M. Suarez, PSM,
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.
NOTICE: This document is not valid, full and complete without all pages.

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ALTA / ACSM LAND TITLE SURVEY

SECTION 12 - TOWNSHIP 54 SOUTH - RANGE 40 EAST



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

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7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15572 DRAWN BY: JS
FIELD BOOK: EFB SHEET 1 OF 2

LEGEND

CONC.	= CONCRETE	℄	= MONUMENT LINE
R	= RECORDED VALUE	OHW	= OVERHEAD WIRE
M	= MEASURED VALUE	WV	= WATER VALVE
(C)	= CALCULATED	WM	= WATER METER
C.B.S.	= CONCRETE BLOCK STUCCO	FH	= FIRE HYDRANT
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P.B.	= PLAT BOOK		= HEDGE OR LANDSCAPED AREA
PG.	= PAGE	CO	= CLEAN OUT
M.F.	= METAL FENCE	SMH	= SANITARY SEWER MANHOLE
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	= GUY ANCHOR	UMH	= UNKNOWN MANHOLE
	= CONCRETE POWER POLE	FH	= FIR. MANHOLE
	= ORNAMENTAL PLANT	C.L.F.	= CHAIN LINK FENCE
	= BOLLARD	M.F.	= METAL FENCE
	= SIGN	W.F.	= WOOD FENCE
	= PALM TREE		= MAILBOX
	= TREE		= SIGNAL MAST ARM
	= CHAIN LINK FENCE		= STREET LIGHT SIGNAL
	= WOOD FENCE		= BRICK
	= METAL FENCE		= CONCRETE
	= COLUMN		= PAVER
GV	= GAS VALVE		= TILE
	= CATCH BASIN		= STAMPED CONCRETE
	= ORNAMENTAL LIGHT		= ASPHALT
	= ORNAMENTAL LIGHT POLE	A	= ARC
	= LIGHT POLE	L	= LENGTH
	= FLAG POLE	Δ	= ANGLE OF THE CURVE
R	= RADIUS		= ORNAMENTAL LIGHT POLE
ID.	= IDENTIFICATION		
LP	= LIGHT POLE		

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on May 11, 2015. (CVS Pharmacy Site).
The date of completion of the original field Survey was on December 1, 2015. (Ambassador Site).
The completion of the Map of Survey was on December 4, 2015.
Revision 1: Additional topographic information was added on December 29, 2015 as per Client's request.
Revision 2: This Map of Survey was revised on April 5, 2016 to combine the Boundary Surveys prepared for the CVS Pharmacy and the Ambassador Sites.
Revision 3: Survey was revised to reflect new title commitment on June, 25 2018.

LEGAL DESCRIPTION:

Parcel 2:

Lots 9 and 10, Block 1, RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, according to the Plat thereof as recorded in Plat Book 44, Page 45, Public Records of Miami-Dade County, Florida.

(Exhibit "A" of Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Commitment No. 583434, with an effective date of May 7, 2018).

Containing 25,010 Square Feet or 0.57 Acres (Net Area), more or less, and 41,386 Square Feet or 0.95 Acres (Gross Area), more or less, by calculations.

Property Addresses and Property Tax Folio Numbers:

6290 SW 8 Street, West Miami, Florida 33144
Folio No. 15-4012-021-0160

ZONING INFORMATION:

Zoning Designation:
C (Commercial / Mixed Use District)
Existing Land Use: Motel

(Zoning designation was based upon the City of West Miami Official Zoning Map, last dated on January 31, 2013 and the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

The following information was provided by the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

4.3 "C" USE DISTRICTS (87-04)
(As defined in Ordinance No. 282):

4.31 In the "C" district no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, enlarged or altered, which is designed, arranged or intended to be used for any purpose, unless a Special Use Permit is obtained under Section 2A, except one or more
of the following uses:

1. Accounting offices
2. Administration offices
3. Advertising agency, detective agency
4. Air conditioning Sales & Service
5. Antique and curio shops
6. Architects offices
7. Art Gallery
8. Attorneys-at-law offices
9. Bakery (retail sales on premise)
10. Banks and stock exchange offices
11. Barber shops and beauty parlors
12. Bicycle sales and repairs, new and used (non-motorized)
13. Bond or investment dealers
14. Cabinet Maker
15. Carpet Cleaning
16. Ceramic Shop
17. Clothiers, Tailors, retail clothing stores
18. Coin Dealer
19. Coffee Bar
20. Collection Agency
21. Confectionery and ice cream and beverage stores (nonalcoholic)
22. Cosmetics
23. Data Processing service
24. Delivery Service (Messenger)
25. Drafting Service
26. Dry Cleaning Agency (no work on premises)
27. Electrical supply store
28. Electronic Sale
29. Engineering offices
30. Ethical pharmacy
31. Fabric Store
32. Financial Planning Consultants
33. Floor, wall & ceiling coverings
34. Florist
35. Food Market (except live animals or poultry)
36. Foreign Currency Exchange offices
37. Furniture sales (retail store)
38. Glass & Mirror Sales including cutting, fitting and framing
39. Gunsmith and repairs (retail sales)
40. Hardware store (retail sales)
41. Home appliance store (retail sales & repair)
42. Insurance offices
43. Interior decorating, costuming, draperies (retail sales)
44. Jewelry and watch repair (retail sales)
45. Locksmith
46. Luggage (retail sales)
47. Marine Hardware (no installation or repairs on premises)
48. Medical and Dental Office
49. Medical Equipment & Supplies Sales-Rental Service
50. Mobile Telephone Sales & Service
51. Mortgage Broker offices
52. Mortgage Company offices
53. Music stores, radio and television (retail sales & repair)
54. Optical Sales
55. Pet Grooming (no overnight boarding or services)
56. Photo processing
57. Printer
58. Real estate broker and sales offices
59. Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building: the floor area of the residential use shall not exceed fifty percent (50%) of the floor area of the building.
60. Rug and carpet (retail sales)
61. Savings and Loan Association
62. Secretarial Service
63. Sewing Machine Sales & Service
64. Shoe repair shops
65. Shoe stores (retail sales)
66. Sporting goods (retail sales)
67. Stamp Dealer
68. Stationery and office supplies (retail sales)
69. Telephone Sales & Service
70. Tool repair
71. Toy Store
72. Travel agency
73. Upholsterers

ORDINANCE #2005 -02, amends previous sections of Ordinance 282 as described as follows:

"C" Commercial District:
Zoned commercial properties for development of apartments, condominiums, commercial offices and or a mixed use of the categories described above are allowed as follows:

1. Building Height:
Ninety (90) feet of building height with five (5) foot of parapet including all equipment and ornamental features shall be the established height.

a. All buildings in the "C" Commercial shall have a maximum of eight-story structure.
i. This includes roof system. It excludes a basement located completely below grade (grade to be established by the height of the existing sidewalk).
a. There shall be a maximum height of ninety-five (95') feet measured from the sidewalk to the highest point of the structure. The required arcade and the roof shall have a minimum height of thirteen (13') feet; the balance of the ninety-five (95') feet shall be distributed as determined by the Architect, Florida Building Code and the City Design Guide.

b. The roof shall be a Mansard design with a sixty-degree angle or as approve by the Design Guide as meeting the design intent.

c. The roof systems shall include a dormer type of window, which aligns with the vertical alignment of the windows directly below.

4. Off-Street Parking:
a. One level of underground parking is permitted.

b. Off-Street Parking shall meet all concurrency requirements and shall implement the Miami- Dade County Off-Street Parking Ordinance.

c. All developments shall require a "traffic study" as part of the Off-Street Parking requirements. Traffic study must meet all concurrency issues with traffic, curb cut locations and transit related issues of State and County agencies.

d. All off-street parking shall meet the parking table in the Zoning Ordinance 282 Section 5.

e. The overall height of the parking garage shall not exceed Fifty (50') feet in a Commercial or Apartment District and thirty five (35') feet in an R5 (commercial off-street parking) District.

f. The setback for the parking garage in Commercial and Apartment District shall be twentyfive (25') feet from the property line abutting any R1, R2, R3 and R4 Districts. The setback for parking garage in an R5 (commercial off-street parking) district shall be twenty five (25') feet from the property line abutting any R1 and R2 District.

g. A twenty-five (25') feet service alley shall be required on parcels abutting to the rear of R1, R2 and Apartment Districts.

h. A fifteen (15') feet landscape buffer shall be required in the twenty-five feet setback for "R5" district.

i. All buildings shall not encroach into the vertical plane established by the intersection of the building's vertical wall and a 60-degree angle beginning at the top of roof elevation of the portion of building facing R1, R2, R3, R4 and A Districts at the corresponding setbacks which dimension shall not exceed thirty-five (35') feet in height.

4.34. No front setback beyond the zoned street line, no rear setback beyond the utility easement, and no side setbacks will be required; provided, however, that whenever any single family dwelling, duplex dwelling, or multi-family dwelling is constructed in a "C" Use District, front, side and rear setbacks will be required as follows:

(a) For single family dwellings and duplex dwellings setbacks shall be required as provided in Section 4.15 of this Ordinance.
(b) For multi-family dwellings of more than two dwelling units, setbacks shall be required as provided in Section 4.25 of this Ordinance.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk area: (Linear 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of S.W. 8th Street with an assumed bearing of N89°28'12"E, said line to be considered a well established and monumented line.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark Used: F-238
Elevation: 11.44 Feet (NGVD 29)
Description: US Coast & Geodetic brass disc in north face of wall of a grocery store building located at SW 8th Street (54' South of South curb & SW 63rd AVENUE (330' SW of center of intersection).

This property appears to be located in Flood Zone 'X', as per Federal Emergency Management Agency (FEMA) Community Number 120662 (City of West Miami), Panel No. 0293, Suffix L, Map Revised Date: September 11, 2009.

Plat of "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA", recorded in Plat Book 44, at Page 45, of the Public Records of Miami-Dade County Florida.

Plat of "ALAMEDA", recorded in Plat Book 17, at Page 81, of the Public Records of Miami-Dade County, Florida.

Plat of "FAIR LAWN", recorded in Plat Book 8, at Page 83, of the Public Records of Miami-Dade County, Florida.

Corporation Certificate, recorded on September 12, 2014, in Official Records Book 29306, at Page 2872 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities.
- Electricity: Florida Power & Light Company
- Telephone: AT&T, ATt-Uverse, Comcast
- Water & Sewer: Miami-Dade County Water and Sewer Department

STATEMENT OF ENCROACHMENTS:

This survey shows the location of all buildings, structures and other improvements situated on the attached premises. There are no visible encroachments on the subject property, or upon adjacent land abutting the property, except as follows:

1. One inch Building encroachment, at its Southeast corner, along the West Boundary Line of the Subject Site.

SCHEDULE B II DOCUMENT'S REVIEW COMMENTS:

Subject to the following exceptions of Schedule B, Section II of the Title Commitment prepared by Old Republic National Title Insurance Company, Order No: 583434, with an effective search date covering up to May 7, 2018 at 11:00 P.M. and furnished to the undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1 through # 4, #15, #20-#22, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 5. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of ALAMEDA, as recorded in Plat Book 17, Page 81, Public Records of Miami-Dade County, Florida. (Parcel 1)
Does not affect.

Item # 6. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of RESUBDIVISON OF SECOND REVISED PLAT PORTION OF ALAMEDA, as recorded in Plat Book 44, Page 45, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 7. Easement reserved in the Declaration of Restrictions recorded in Deed Book 2648, Page 143, release of Deed Restrictions recorded in O.R. Book 7444, Page 947, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Contains blanket conditions that affect the Subject Property. Easements and restrictions were further released by record instrument (O.R.B. 7444, Pg. 947).

Item # 8. Easement reserved in instrument recorded in Deed Book 1115, Page 174, Release of Reverter recorded in Deed Book 4298, Page 94, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Contains blanket conditions that affect the Subject Property. However the easements dedicated by this instrument were automatically abandoned and vacated by virtue of the replat of said lands.

Item # 9. All of the terms and provisions set forth and contain in that certain Lease between First Kos, Inc., as Landlord, and Jack Eckerd Corporation, as Tenant, as referenced by Short Form of Lease by and between First Kos, Inc., as Landlord, and Jack Eckerd Corporation, as Tenant, dated September 1, 1989, recorded October 3, 1989, in Official Records Book 14277, Page 2816, Public Records of Miami-Dade County, Florida. (Parcel 1) This exception may be deleted upon compliance with number 8 in B-I.

Does not affect.

Item # 10. Notice of Filing Lease Agreement between Eckerd Drugs (Lessor) and First American Telecommunications Corporation (Lessee) recorded in O.R. Book 18461, Page 2333, Public Records of Miami-Dade County, Florida. (Parcel 1) This exception may be deleted upon compliance with number 9 in B-I.

Does not affect.

Item # 11. Resolution #2016-16 vacating, abandoning and closing the Street of SW 63 Avenue between SW 9 Street and SW 8 Street recorded in O.R. Book 30276, Page 2564, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 12. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30910, Page 3548, Public Records of Miami-Dade County, Florida. (Parcel 1)

Does not affect.

Item # 13. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30935, Page 4500, Public Records of Miami-Dade County, Florida. (Parcel 1)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 14. Overhead wires encroaching onto the Land appearing on that certain ALTA/ACSM Survey from Royal Point Surveyors, Inc., under Job No. O7-L184. (Parcel 1)

Does not affect.

Item # 16. Agreement and Unity of Title recorded in Deed Book 3954, Page 239, Public Records of Miami-Dade County, Florida. (Parcel 2)

Affects, Not Plottable.

Item # 17. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30918, Page 2858, Public Records of Miami-Dade County, Florida. (Parcel 2)

Affects, Not Plottable.

Item # 18. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30935, Page 4472, Public Records of Miami-Dade County, Florida. (Parcel 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 19. Five feet utility easement on the North side of Lot 10, Block 1; Encroachment of asphalt parking and wood fence onto five feet utility easement on the North side of lot 10 Block 1; Wood fence extending beyond property lines on the Southeast side of Lot 9 Block 1, as shown by that certain survey dated April 27, 2004, prepared by Aniano J. Garcia, P.L.S.M., job # 04-0798. (Parcel 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

SURVEYOR'S CERTIFICATE:

To:
6320 Holdings, LLC, a Delaware limited liability company (Parcel 1)
Alameda Holdings LLC, a Delaware limited liability company doing business in the State of Florida as Alameda Holdings Casastudio LLC (Parcel 2)
Old Republic National Title Insurance Company
Sanchez-Medina, Gonzalez, Quesada, Lage, Gomez & Machado L.L.P.

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b) (as provided by the City of West Miami and Miami-Dade County Property Appraiser's Office Web Site), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18 and 19 of Table A thereof.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(iii) The subject property is the same as the property described in the Exhibit "A" of the Title Commitment cited on this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Longitude Surveyors, LLC search efforts and I have otherwise noted their effect on the subject property.

(iv) The subject property has direct access to SW 63rd Avenue, SW 8 Street and SW 9 Street, both dedicated public roads.

(v) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vi) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction otherwise shown in Map of Survey.

(vii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(viii) There is no observed evidence of Wetlands in the Subject Site.

(ix) That the building setbacks and building heights are in compliance with the zoning requirements and the zoning designation.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

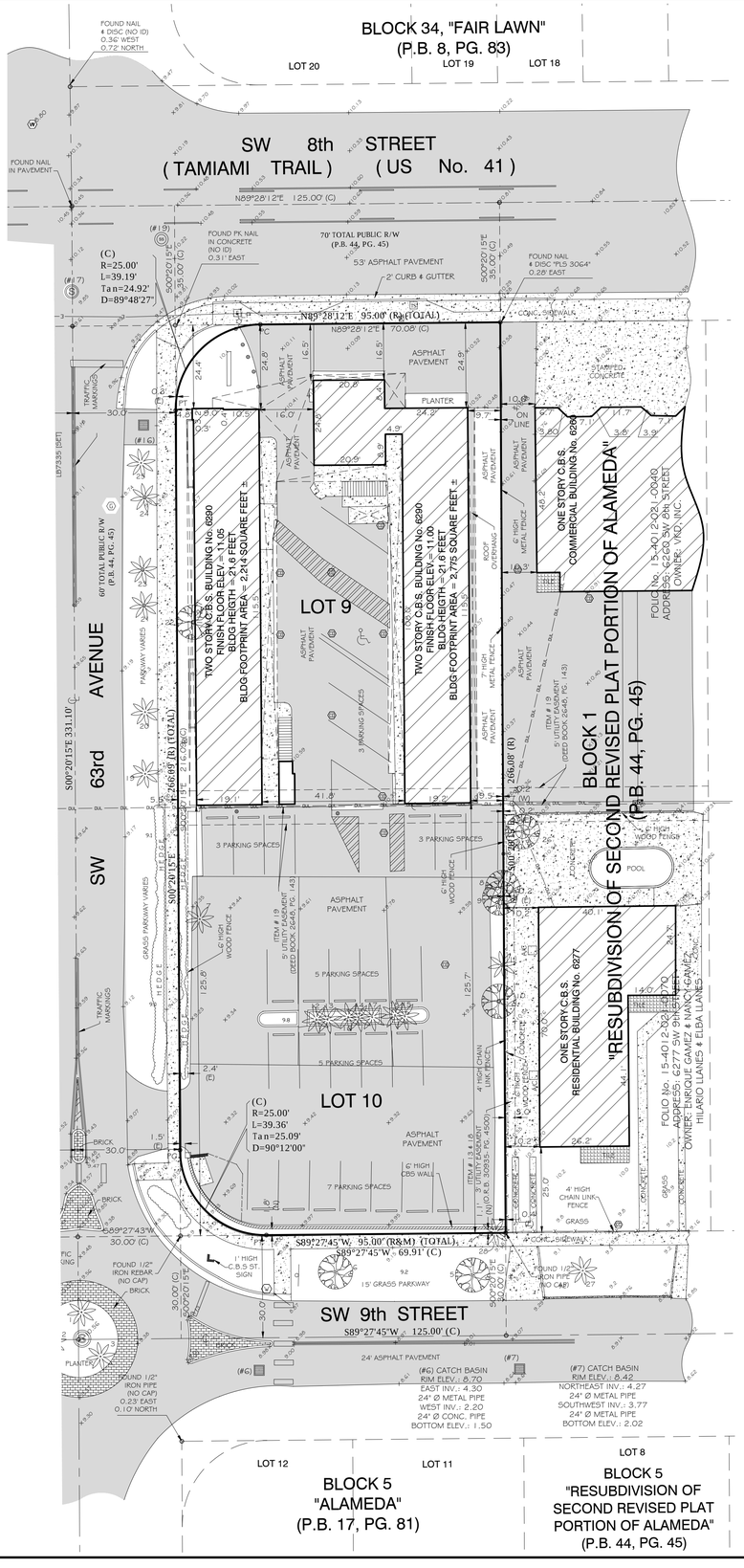
By: _____
Eduardo M. Suarez, PSM Signature Date:
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

ALTA / ACSM LAND TITLE SURVEY

TREE TABLE

No.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD
1	UNKNOWN	PALM CLUSTER	5"	12'	6'
2	UNKNOWN	PALM CLUSTER	5"	12'	6'
3	UNKNOWN	PALM CLUSTER	5"	12'	6'
4	UNKNOWN	PALM	5"	15'	6'
5	UNKNOWN	TREE	10"	35'	30'
6	UNKNOWN	PALM	12"	40'	30'
7	UNKNOWN	TREE	12"	45'	5'
8	UNKNOWN	TREE	7"	25'	15'
9	UNKNOWN	TREE	12"	20'	15'
10	UNKNOWN	TREE	10"	25'	20'
11	UNKNOWN	PALM	4"	25'	10'
12	UNKNOWN	PALM	12"	50'	6'
13	COCOS NUCIFERA	COCONUT PALM	9"	40'	18'
14	COCOS NUCIFERA	COCONUT PALM	9"	40'	18'
15	COCOS NUCIFERA	COCONUT PALM	9"	25'	18'
16	UNKNOWN	PALM	10"	25'	15'
17	WODYETIA BIFURCATA	PALM TRUNK	10"	7'	
18	WODYETIA BIFURCATA	PALM TRUNK	10"	7'	
19	UNKNOWN	PALM	5"	14'	5'
20	UNKNOWN	PALM CLUSTER	5"	14'	5'
21	UNKNOWN	PALM CLUSTER	5"	14'	5'
22	UNKNOWN	TREE	4"	17'	8'
23	UNKNOWN	PALM	8"	15'	8'
24	UNKNOWN	PALM CLUSTER		9'	7'
25	UNKNOWN	PALM	10"	20'	10'
26	CITRUS X SINENSIS	ORANGE TREE	6"	15'	15'
27	UNKNOWN	PALM	4"	14'	10'
28	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM TREE	6"	10'	10'
29	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
30	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
31	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
32	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
33	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
34	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE	4"	9'	9'
35	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
36	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
37	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	8"	5'	5'
38	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE	4"	10'	10'
39	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE	4"	10'	10'
40	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (3)	3"	10'	10'
41	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
42	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (2)	4"	10'	10'
43	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (2)	4"	10'	10'
44	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (3)	4"	10'	10'
45	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
46	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
47	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
48	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
49	SWIETENIA MACROPHYLLA	MAHOGANY	8"	20'	20'
50	SWIETENIA MACROPHYLLA	MAHOGANY	8"	20'	20'
51	UNKNOWN	PALM	18"	10'	10'
52	UNKNOWN	PALM	18"	10'	10'
53	UNKNOWN	PALM	18"	10'	10'
54	UNKNOWN	PALM	18"	10'	10'
55	UNKNOWN	PALM	18"	10'	10'
56	QUERCUS ALBA	OAK TREE	8"	15'	10'
57	BUCIDA BUCERAS	BLACK OLIVE	7"	10'	15'
58	BUCIDA BUCERAS	BLACK OLIVE	6"	10'	10'
59	QUERCUS ALBA	OAK TREE	24"	20'	35'
60	QUERCUS ALBA	OAK TREE	10"	15'	15'
61	QUERCUS ALBA	OAK TREE	11'	15'	20'
62	BUCIDA BUCERAS	BLACK OLIVE	11"	15'	15'
63	BUCIDA BUCERAS	BLACK OLIVE	10"	15'	10'
64	QUERCUS ALBA	OAK TREE	6"	10'	10'
65	QUERCUS ALBA	OAK TREE	12"	20'	30'
66	QUERCUS ALBA	OAK TREE	6"	10'	10'
67	PACHYPODIUM LAMEREI	MADAGASCAR PALM	5"	18'	5'
68	PACHYPODIUM LAMEREI	MADAGASCAR PALM	5"	18'	5'
69	QUERCUS ALBA	OAK TREE	48"	25'	30'
70	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	48"	20'	30'
71	QUERCUS ALBA	OAK TREE	12"	20'	20'
72	VANILLA PLANIFOLIA	VANILLA BLANCA	5"	10'	10'
73	COCOS NUCIFERA	COCONUT PALM	7"	22'	10'
74	COCOS NUCIFERA	COCONUT PALM	10"	20'	10'
75	COCOS NUCIFERA	COCONUT PALM	10"	20'	10'
76	COCOS NUCIFERA	COCONUT PALM	8"	20'	10'
77	COCOS NUCIFERA	COCONUT PALM	7"	22'	10'
78	BRAHEA ARMATA	MEXICAN BLUE PALM	11'	20'	10'
79	BRAHEA ARMATA	MEXICAN BLUE PALM	11'	20'	10'
80	BRAHEA ARMATA	MEXICAN BLUE PALM	11'	20'	10'



NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

LONGITUDE SURVEYORS
7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15572 DRAWN BY: JS
FIELD BOOK: EFB SHEET 2 OF 2

J:\JOBS\15572 SW 8th Street, Doral, FL 33166\Survey\2019 ALTA 15572.dwg, 10/30/2019 1:59:52 PM, EST

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF WEST MIAMI - DEDICATING A UTILITY EASEMENT
FOR THE ALAMEDA BUILDING #2 - AUG. 21ST. 2019

SEE ATTACHED

in the XXXX Court,
was published in said newspaper in the issues of

08/08/2019

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
8 day of AUGUST A.D. 2019

Barbara Thomas

(SEAL)
GUILLERMO GARCIA personally known to me

BARBARA THOMAS
Commission # GG 121171
Expires November 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF WEST MIAMI
NOTICE OF PUBLIC HEARING

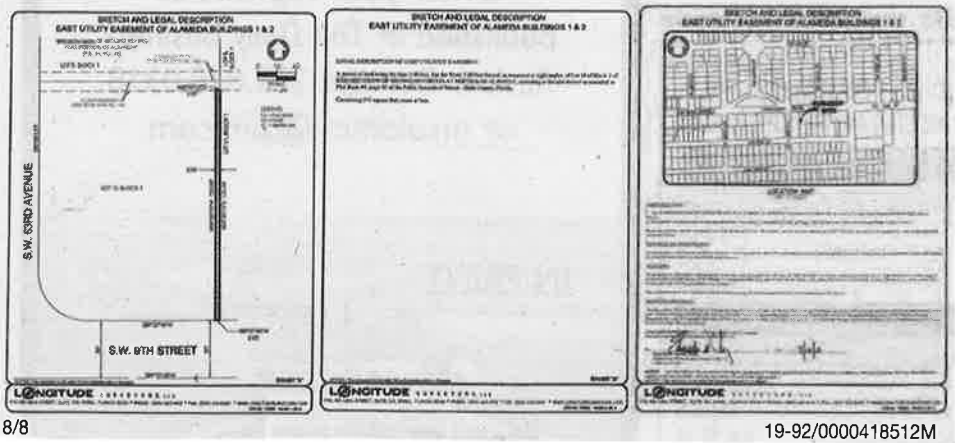
On Wednesday, August 21st, 2019, at 7:30 P.M. the City of West Miami City Commission will hold a Public Hearing at the City of West Miami Commission Chambers, 2nd Floor, 901 S.W. 62nd Avenue, West Miami, Florida on the Agenda Item listed below:

FIRST READING; FIRST PUBLIC HEARING: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI DEDICATING A UTILITY EASEMENT FOR THE ALAMEDA BUILDING #2 LEGAL DESCRIPTION, A PARCEL OF LAND BEING THE EAST 2.00 FEET, LESS THE NORTH 5.00 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES, OF LOT 10 OF BLOCK 1 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 9 AND 10, BLOCK 1, OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

* Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based. (F.S.286.0105)

* Any person requiring special accommodations for participation in the meeting should contact the City Clerk at 305 266-1122, with requests for auxiliary aids or services at least two business days before the meeting.

ANNERY GONZALEZ, CMC
CITY CLERK



8/8

19-92/0000418512M

2/2

ORDINANCE # 2019-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI DEDICATING A UTILITY EASEMENT FOR THE ALAMEDA BUILDING #2 LEGAL DESCRIPTION, A PARCEL OF LAND BEING THE EAST 2.00 FEET LESS THE NORTH 5.00 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES, OF LOT 10 OF BLOCK 1 OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA AS DESCRIBED IN THE SKETCH ATTACHED HERETO AS EXHIBIT A; A SURVEY OF THE PROPERTY IS ATTACHED HERETO AS COMPOSITE EXHIBIT B AND HAS THE LEGAL DESCRIPTION LOTS 9 AND 10, BLOCK 1, OF RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by Ordinance number _____ the City Commission vacated, abandoned and closed that certain utility easement described in said ordinance which is incorporated by reference as **Composite Exhibit C**, and

WHEREAS, That certain easement vacated, abandoned and closed by action of the City Commission will be rerouted north to south according to a sketch attached herein as **Composite Exhibit A**, and

WHEREAS, the north to south utility will service properties to the east and west of the new utility easement, and

WHEREAS, Alameda Holdings LLC filed an application to dedicate that portion of Utility Easement in the property represented by Folio # 15-4012-021-0060, as described in the sketch filed with the Application to Dedicate Public Alley attached hereto as **Composite Exhibit A**, and

WHEREAS, applicant to this next easement dedication will perform necessary work at their sole expense, and

WHEREAS, no interference to the interest and convenience of the public or individual rights shall occur.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA AS FOLLOWS:

SECTION 1. The above recitals are herein adopted as if fully stated herein.

SECTION 2. The City Commission found that this action will serve a public purpose and benefit the public without violating private property rights.

SECTION 3. That the application to dedicate a Utility Easement at the property at 6290 SW 8 Street, as filed by the applicant is hereby granted.

SECTION 4. That Applicant shall reroute that certain easement as described in **Composite Exhibit A** at their own expense.

SECTION 5. Applicant Alameda Holdings LLC shall hold the City of West Miami harmless and will indemnify the City in the event of any litigation against the City of West Miami or cost incurred in the dedication of the easement.

SECTION 6. That the procedure used in the adoption of this Ordinance is expressly ratified and approved.

SECTION 7. That the City Clerk is hereby directed to publish notice of the adoption of this Ordinance one time within thirty (30) days hereafter in a newspaper of general circulation in the City of West Miami.

SECTION 8. This ordinance shall become effective upon its passage.

PASSED AND ADOPTED this 21st, day of August, 2019.

SIGNATURE PAGE FOLLOWS

Approved:

Mayor Rhonda A. Rodriguez

Attest:

Annery Gonzalez,
City Clerk, CMC

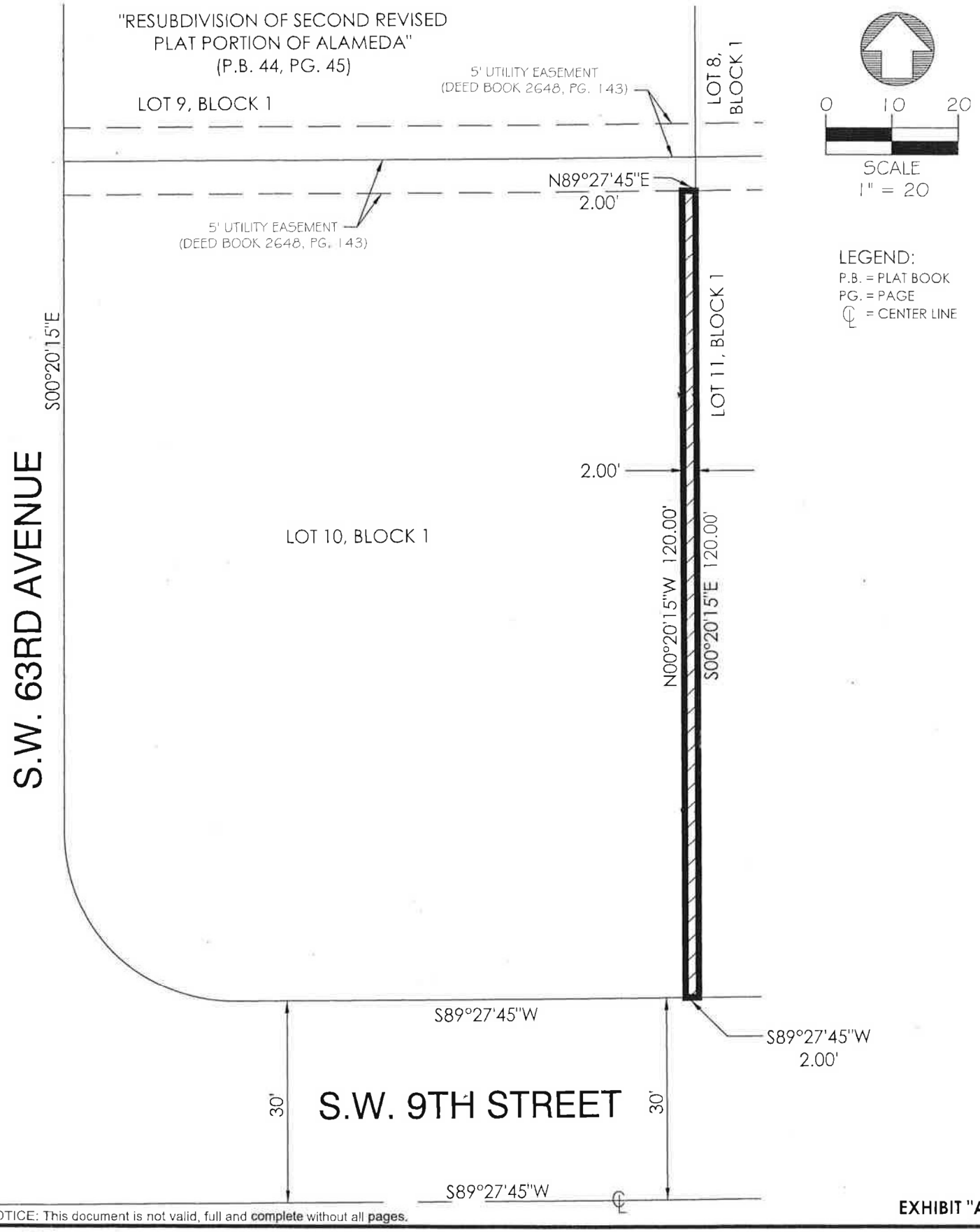
Approved as to form and sufficiency:

Jose A. Villalobos,
City Attorney

Roll Call:

Mayor Rhonda A. Rodriguez	_____
Vice-Mayor Luciano L. Suarez	_____
Commissioner Candida Blanca	_____
Commissioner Juan M. Blanes	_____
Commissioner Eric Diaz Padron	_____

SKETCH AND LEGAL DESCRIPTION
EAST UTILITY EASEMENT OF ALAMEDA BUILDINGS 1 & 2



NOTICE: This document is not valid, full and complete without all pages.

EXHIBIT "A"

LONGITUDE SURVEYORS, LLC
7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM

SKETCH AND LEGAL DESCRIPTION
EAST UTILITY EASEMENT OF ALAMEDA BUILDINGS 1 & 2

LEGAL DESCRIPTION OF EAST UTILITITY EASEMENT:

A parcel of land being the East 2.00 feet, less the North 5.00 feet thereof, as measured at right angles, of Lot 10 of Block 1 of RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, according to the plat thereof as recorded in Plat Book 44, page 45 of the Public Records of Miami - Dade County, Florida.

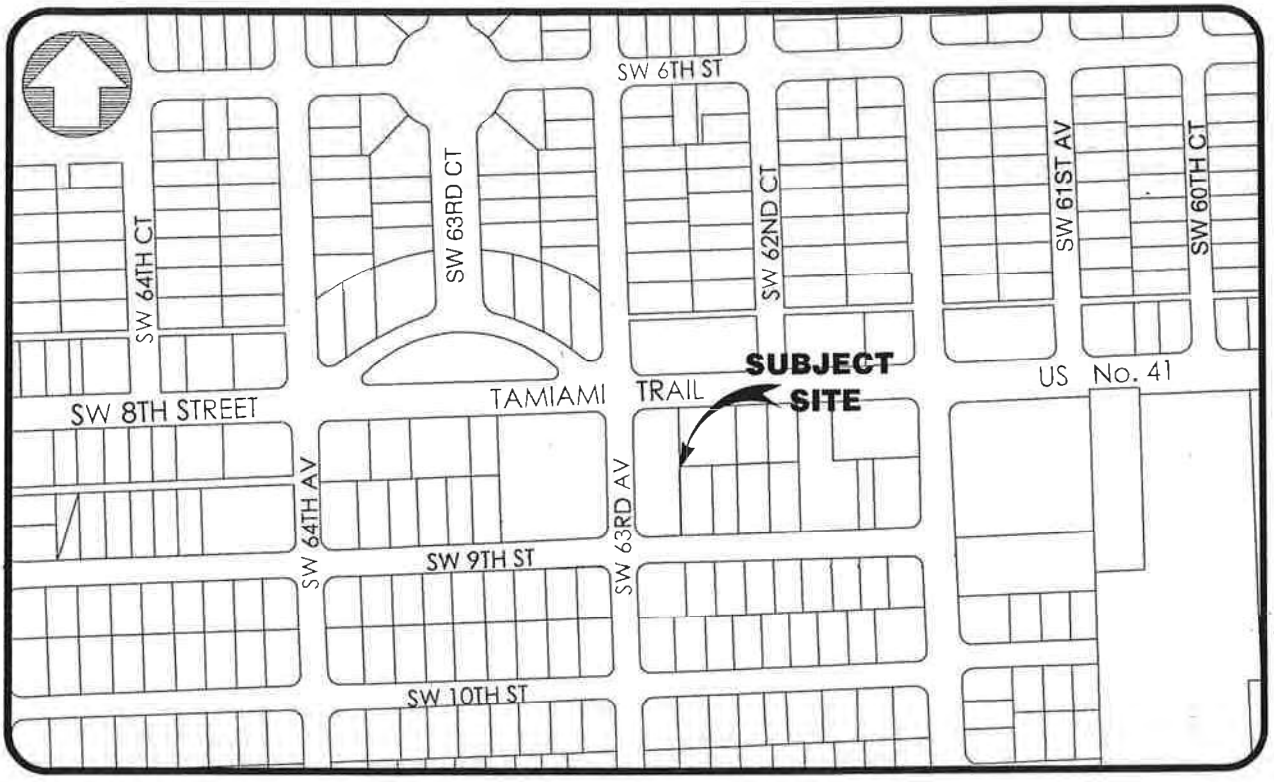
Containing 240 square feet, more or less.

NOTICE: This document is not valid, full and complete without all pages.

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SKETCH AND LEGAL DESCRIPTION
EAST UTILITY EASEMENT OF ALAMEDA BUILDINGS 1 & 2



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA:

1. Plat of "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA", recorded in Plat Book 44, at Page 45 of the Public Records of Miami-Dade County, Florida.
2. Declaration of Restrictions (reserving easement), recorded in Deed Book 2648, at Page 143 of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the centerline of S.W. 9th Street, with an assumed bearing of S89°27'45"W, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other that what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

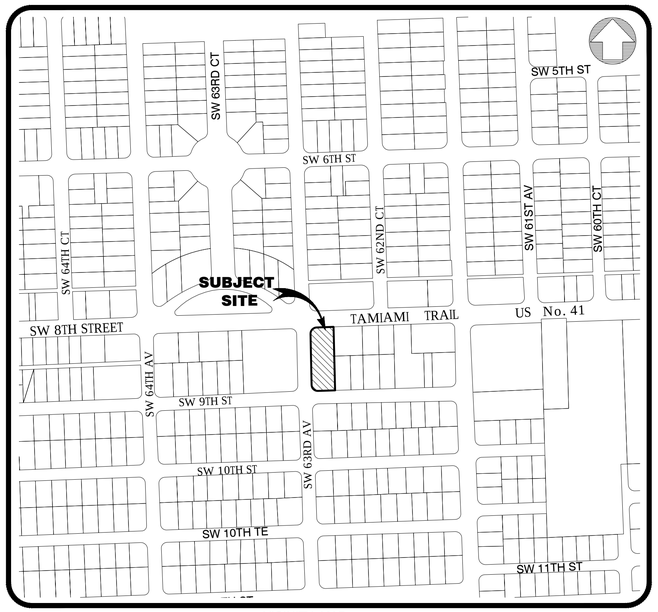
LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____ Date: 7/18/17
Eduardo M. Suarez, PSM,
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.
NOTICE: This document is not valid, full and complete without all pages.

ALTA / ACSM LAND TITLE SURVEY

SECTION 12 - TOWNSHIP 54 SOUTH - RANGE 40 EAST



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

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DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15572 DRAWN BY: JS
FIELD BOOK: EFB SHEET 1 OF 2

LEGEND

CONC.	= CONCRETE	℄	= MONUMENT LINE
R	= RECORDED VALUE		= OVERHEAD WIRE
M	= MEASURED VALUE		= WATER VALVE
(C)	= CALCULATED		= WATER METER
C.B.S.	= CONCRETE BLOCK STUCCO		= FIRE HYDRANT
℄	= CENTERLINE		= TEMPORARY SITE BENCHMARK
P.B.	= PLAT BOOK		= HEDGE OR LANDSCAPED AREA
PG.	= PAGE		= CLEAN OUT
M.F.	= METAL FENCE		= SANITARY SEWER MANHOLE
	= WOOD POWER POLE		= STORM DRAINAGE MANHOLE
	= GUY ANCHOR		= UNKNOWN MANHOLE
	= CONCRETE POWER POLE		= FPL MANHOLE
	= ORNAMENTAL PLANT	C.L.F.	= CHAIN LINK FENCE
	= BOLLARD	M.F.	= METAL FENCE
	= SIGN	W.F.	= WOOD FENCE
	= PALM TREE		= MAILBOX
	= TREE		= SIGNAL MAST ARM
	= CHAIN LINK FENCE		= STREET LIGHT SIGNAL
	= WOOD FENCE		= BRICK
	= METAL FENCE		= CONCRETE
	= COLUMN		= PAVER
	= GAS VALVE		= TILE
	= CATCH BASIN		= STAMPED CONCRETE
	= ORNAMENTAL LIGHT		= ASPHALT
	= ORNAMENTAL LIGHT POLE	A	= ARC
	= LIGHT POLE	L	= LENGTH
	= FLAG POLE	Δ	= ANGLE OF THE CURVE
R	= RADIUS		= ORNAMENTAL LIGHT POLE
ID.	= IDENTIFICATION		
LP	= LIGHT POLE		

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on May 11, 2015. (CVS Pharmacy Site).
The date of completion of the original field Survey was on December 1, 2015. (Ambassador Site).
The completion of the Map of Survey was on December 4, 2015.
Revision 1: Additional topographic information was added on December 29, 2015 as per Client's request.
Revision 2: This Map of Survey was revised on April 5, 2016 to combine the Boundary Surveys prepared for the CVS Pharmacy and the Ambassador Sites.
Revision 3: Survey was revised to reflect new title commitment on June, 25 2018.

LEGAL DESCRIPTION:

Parcel 2:

Lots 9 and 10, Block 1, RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA, according to the Plat thereof as recorded in Plat Book 44, Page 45, Public Records of Miami-Dade County, Florida.

(Exhibit "A" of Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Commitment No. 583434, with an effective date of May 7, 2018).

Containing 25,010 Square Feet or 0.57 Acres (Net Area), more or less, and 41,386 Square Feet or 0.95 Acres (Gross Area), more or less, by calculations.

Property Addresses and Property Tax Folio Numbers:

6290 SW 8 Street, West Miami, Florida 33144
Folio No. 15-4012-021-0160

ZONING INFORMATION:

Zoning Designation:
C (Commercial / Mixed Use District)
Existing Land Use: Motel

(Zoning designation was based upon the City of West Miami Official Zoning Map, last dated on January 31, 2013 and the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

The following information was provided by the City of West Miami Ordinance No. 282, passed and adopted on February 1, 1967 and Ordinance No. 2005-02, passed and adopted on March 16, 2005).

4.3 "C" USE DISTRICTS (87-04)
(As defined in Ordinance No. 282):

4.31 In the "C" district no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, enlarged or altered, which is designed, arranged or intended to be used for any purpose, unless a Special Use Permit is obtained under Section 2A, except one or more
of the following uses:

1. Accounting offices
2. Administration offices
3. Advertising agency, detective agency
4. Air conditioning Sales & Service
5. Antique and cuno shops
6. Architects offices
7. Art Gallery
8. Attorneys-at-law offices
9. Bakery (retail sales on premise)
10. Banks and stock exchange offices
11. Barber shops and beauty parlors
12. Bicycle sales and repairs, new and used (non-motorized)
13. Bond or investment dealers
14. Cabinet Maker
15. Carpet Cleaning
16. Ceramic Shop
17. Clothiers, Tailors, retail clothing stores
18. Coin Dealer
19. Coffee Bar
20. Collection Agency
21. Confectionery and ice cream and beverage stores (nonalcoholic)
22. Cosmetics
23. Data Processing service
24. Delivery Service (Messenger)
25. Drafting Service
26. Dry Cleaning Agency (no work on premises)
27. Electrical supply store
28. Electronic Sale
29. Engineering offices
30. Ethical pharmacy
31. Fabric Store
32. Financial Planning Consultants
33. Floor, wall & ceiling coverings
34. Florist
35. Food Market (except live animals or poultry)
36. Foreign Currency Exchange offices
37. Furniture sales (retail store)
38. Glass & Mirror Sales including cutting, fitting and framing
39. Gunsmith and repairs (retail sales)
40. Hardware store (retail sales)
41. Home appliance store (retail sales & repair)
42. Insurance offices
43. Interior decorating, costuming, draperies (retail sales)
44. Jewelry and watch repair (retail sales)
45. Locksmith
46. Luggage (retail sales)
47. Marine Hardware (no installation or repairs on premises)
48. Medical and Dental Office
49. Medical Equipment & Supplies Sales-Rental Service
50. Mobile Telephone Sales & Service
51. Mortgage Broker offices
52. Mortgage Company offices
53. Music stores, radio and television (retail sales & repair)
54. Optical Sales
55. Pet Grooming (no overnight boarding or services)
56. Photo processing
57. Printer
58. Real estate broker and sales offices
59. Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building: the floor area of the residential use shall not exceed fifty percent (50%) of the floor area of the building.
60. Rug and carpet (retail sales)
61. Savings and Loan Association
62. Secretarial Service
63. Sewing Machine Sales & Service
64. Shoe repair shops
65. Shoe stores (retail sales)
66. Sporting goods (retail sales)
67. Stamp Dealer
68. Stationery and office supplies (retail sales)
69. Telephone Sales & Service
70. Tool repair
71. Toy Store
72. Travel agency
73. Upholsterers

ORDINANCE #2005 -02, amends previous sections of Ordinance 282 as described as follows:

"C" Commercial District:
Zoned commercial properties for development of apartments, condominiums, commercial offices and or a mixed use of the categories described above are allowed as follows:

1. Building Height:
Ninety (90) feet of building height with five (5) foot of parapet including all equipment and ornamental features shall be the established height.

a. All buildings in the "C" Commercial shall have a maximum of eight-story structure.
i. This includes roof system. It excludes a basement located completely below grade (grade to be established by the height of the existing sidewalk).
a. There shall be a maximum height of ninety-five (95') feet measured from the sidewalk to the highest point of the structure. The required arcade and the roof shall have a minimum height of thirteen (13') feet; the balance of the ninety-five (95') feet shall be distributed as determined by the Architect, Florida Building Code and the City Design Guide.

b. The roof shall be a Mansard design with a sixty-degree angle or as approve by the Design Guide as meeting the design intent.

c. The roof systems shall include a dormer type of window, which aligns with the vertical alignment of the windows directly below.

4. Off-Street Parking:
a. One level of underground parking is permitted.

b. Off-Street Parking shall meet all concurrency requirements and shall implement the Miami- Dade County Off-Street Parking Ordinance.

c. All developments shall require a "traffic study" as part of the Off-Street Parking requirements. Traffic study must meet all concurrency issues with traffic, curb cut locations and transit related issues of State and County agencies.

d. All off-street parking shall meet the parking table in the Zoning Ordinance 282 Section 5.

e. The overall height of the parking garage shall not exceed Fifty (50') feet in a Commercial or Apartment District and thirty five (35') feet in an R5 (commercial off-street parking) District.

f. The setback for the parking garage in Commercial and Apartment District shall be twentyfive (25') feet from the property line abutting any R1, R2, R3 and R4 Districts. The setback for parking garage in an R5 (commercial off-street parking) district shall be twenty five (25') feet from the property line abutting any R1 and R2 District.

g. A twenty-five (25') feet service alley shall be required on parcels abutting to the rear of R1, R2 and Apartment Districts.

h. A fifteen (15') feet landscape buffer shall be required in the twenty-five feet setback for "R5" district.

i. All buildings shall not encroach into the vertical plane established by the intersection of the building's vertical wall and a 60-degree angle beginning at the top of roof elevation of the portion of building facing R1, R2, R3, R4 and A Districts at the corresponding setbacks which dimension shall not exceed thirty-five (35') feet in height.

4.34. No front setback beyond the zoned street line, no rear setback beyond the utility easement, and no side setbacks will be required; provided, however, that whenever any single family dwelling, duplex dwelling, or multi-family dwelling is constructed in a "C" Use District, front, side and rear setbacks will be required as follows:

(a) For single family dwellings and duplex dwellings setbacks shall be required as provided in Section 4.15 of this Ordinance.
(b) For multi-family dwellings of more than two dwelling units, setbacks shall be required as provided in Section 4.25 of this Ordinance.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk area: (Linear 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of S.W. 8th Street with an assumed bearing of N89°28'12"E, said line to be considered a well established and monumented line.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark Used: F-238
Elevation: 11.44 Feet (NGVD 29)
Description: US Coast & Geodetic brass disc in north face of wall of a grocery store building located at SW 8th Street (54' South of South curb & SW 63rd AVENUE (330' SW of center of intersection).

This property appears to be located in Flood Zone 'X', as per Federal Emergency Management Agency (FEMA) Community Number 120662 (City of West Miami), Panel No. 0293, Suffix L, Map Revised Date: September 11, 2009.

Plat of "RESUBDIVISION OF SECOND REVISED PLAT PORTION OF ALAMEDA", recorded in Plat Book 44, at Page 45, of the Public Records of Miami-Dade County Florida.

Plat of "ALAMEDA", recorded in Plat Book 17, at Page 81, of the Public Records of Miami-Dade County, Florida.

Plat of "FAIR LAWN", recorded in Plat Book 8, at Page 83, of the Public Records of Miami-Dade County, Florida.

Corporation Certificate, recorded on September 12, 2014, in Official Records Book 29306, at Page 2872 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities.
- Electricity: Florida Power & Light Company
- Telephone: AT&T, ATT-Uverse, Comcast
- Water & Sewer: Miami-Dade County Water and Sewer Department

STATEMENT OF ENCROACHMENTS:

This survey shows the location of all buildings, structures and other improvements situated on the attached premises. There are no visible encroachments on the subject property, or upon adjacent land abutting the property, except as follows:

1. One inch Building encroachment, at its Southeast corner, along the West Boundary Line of the Subject Site.

SCHEDULE B II DOCUMENT'S REVIEW COMMENTS:

Subject to the following exceptions of Schedule B, Section II of the Title Commitment prepared by Old Republic National Title Insurance Company, Order No: 583434, with an effective search date covering up to May 7, 2018 at 11:00 P.M. and furnished to the undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1 through # 4, #15, #20-#22, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 5. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of ALAMEDA, as recorded in Plat Book 17, Page 81, Public Records of Miami-Dade County, Florida. (Parcel 1)
Does not affect.

Item # 6. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of RESUBDIVISON OF SECOND REVISED PLAT PORTION OF ALAMEDA, as recorded in Plat Book 44, Page 45, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 7. Easement reserved in the Declaration of Restrictions recorded in Deed Book 2648, Page 143, release of Deed Restrictions recorded in O.R. Book 7444, Page 947, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Contains blanket conditions that affect the Subject Property. Easements and restrictions were further released by record instrument (O.R.B. 7444, Pg. 947).

Item # 8. Easement reserved in instrument recorded in Deed Book 1115, Page 174, Release of Reverter recorded in Deed Book 4298, Page 94, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Contains blanket conditions that affect the Subject Property. However the easements dedicated by this instrument were automatically abandoned and vacated by virtue of the replat of said lands.

Item # 9. All of the terms and provisions set forth and contain in that certain Lease between First Kos, Inc., as Landlord, and Jack Eckerd Corporation, as Tenant, as referenced by Short Form of Lease by and between First Kos, Inc., as Landlord, and Jack Eckerd Corporation, as Tenant, dated September 1, 1989, recorded October 3, 1989, in Official Records Book 14277, Page 2816, Public Records of Miami-Dade County, Florida. (Parcel 1) This exception may be deleted upon compliance with number 8 in B-I.

Does not affect.

Item # 10. Notice of Filing Lease Agreement between Eckerd Drugs (Lessor) and First American Telecommunications Corporation (Lessee) recorded in O.R. Book 18461, Page 2333, Public Records of Miami-Dade County, Florida. (Parcel 1) This exception may be deleted upon compliance with number 9 in B-I.

Does not affect.

Item # 11. Resolution #2016-16 vacating, abandoning and closing the Street of SW 63 Avenue between SW 9 Street and SW 8 Street recorded in O.R. Book 30276, Page 2564, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 12. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30910, Page 3548, Public Records of Miami-Dade County, Florida. (Parcel 1)

Does not affect.

Item # 13. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30935, Page 4500, Public Records of Miami-Dade County, Florida. (Parcel 1)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 14. Overhead wires encroaching onto the Land appearing on that certain ALTA/ACSM Survey from Royal Point Surveyors, Inc., under Job No. O7-L184. (Parcel 1)

Does not affect.

Item # 16. Agreement and Unity of Title recorded in Deed Book 3954, Page 239, Public Records of Miami-Dade County, Florida. (Parcel 2)

Affects, Not Plottable.

Item # 17. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30918, Page 2858, Public Records of Miami-Dade County, Florida. (Parcel 2)

Affects, Not Plottable.

Item # 18. Covenant for Construction within Right of Way/City Utility Easement recorded in O.R. Book 30935, Page 4472, Public Records of Miami-Dade County, Florida. (Parcel 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 19. Five feet utility easement on the North side of Lot 10, Block 1; Encroachment of asphalt parking and wood fence onto five feet utility easement on the North side of lot 10 Block 1; Wood fence extending beyond property lines on the Southeast side of Lot 9 Block 1, as shown by that certain survey dated April 27, 2004, prepared by Aniano J. Garcia, P.L.S.M., job # 04-0798. (Parcel 2)

Affects the Subject Property and, if applicable, as shown on the Map of Survey.

SURVEYOR'S CERTIFICATE:

To:
6320 Holdings, LLC, a Delaware limited liability company (Parcel 1)
Alameda Holdings LLC, a Delaware limited liability company doing business in the State of Florida as Alameda Holdings Casastudio LLC (Parcel 2)
Old Republic National Title Insurance Company
Sanchez-Medina, Gonzalez, Quesada, Lage, Gomez & Machado LLP.

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b) (as provided by the City of West Miami and Miami-Dade County Property Appraiser's Office Web Site), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18 and 19 of Table A thereof.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(iii) The subject property is the same as the property described in the Exhibit "A" of the Title Commitment cited on this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Longitude Surveyors, LLC search efforts and I have otherwise noted their effect on the subject property.

(iv) The subject property has direct access to SW 63rd Avenue, SW 8 Street and SW 9 Street, both dedicated public roads.

(v) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vi) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction otherwise shown in Map of Survey.

(vii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(viii) There is no observed evidence of Wetlands in the Subject Site.

(ix) That the building setbacks and building heights are in compliance with the zoning requirements and the zoning designation.

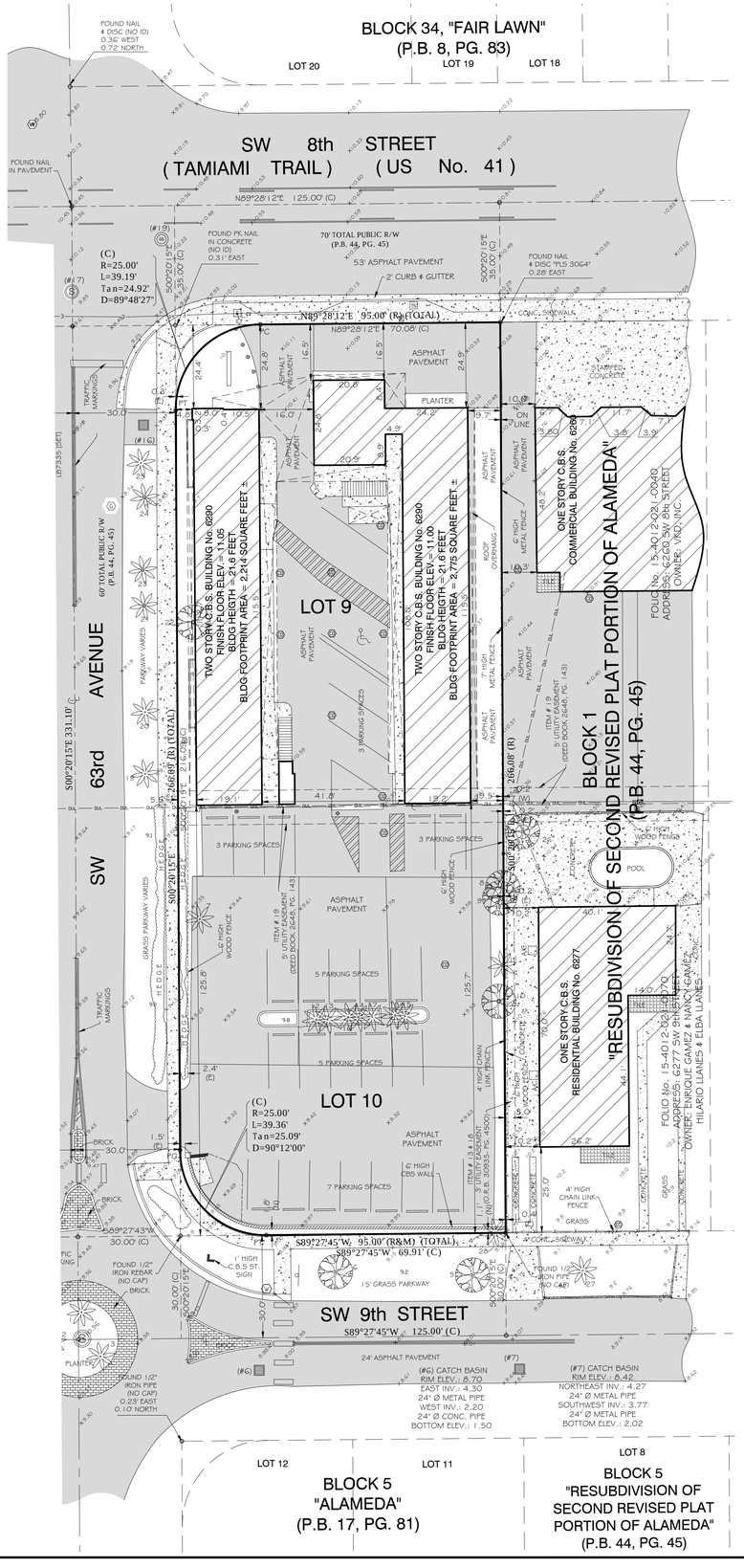
LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM Signature Date:
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

ALTA / ACSM LAND TITLE SURVEY

		TREE TABLE			
No.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD
1	UNKNOWN	PALM CLUSTER	5"	12'	6'
2	UNKNOWN	PALM CLUSTER	5"	12'	6'
3	UNKNOWN	PALM CLUSTER	5"	12'	6'
4	UNKNOWN	PALM	5"	15'	6'
5	UNKNOWN	TREE	10"	35'	30'
6	UNKNOWN	PALM	12"	40'	30'
7	UNKNOWN	TREE	12"	45'	5'
8	UNKNOWN	TREE	7"	25'	15'
9	UNKNOWN	TREE	12"	20'	15'
10	UNKNOWN	TREE	10"	25'	20'
11	UNKNOWN	PALM	4"	25'	10'
12	UNKNOWN	PALM	12"	50'	6'
13	COCOS NUCIFERA	COCONUT PALM	9"	40'	18'
14	COCOS NUCIFERA	COCONUT PALM	9"	40'	18'
15	COCOS NUCIFERA	COCONUT PALM	9"	25'	18'
16	UNKNOWN	PALM	10"	25'	15'
17	WODYETIA BIFURCATA	PALM TRUNK	10"	7'	
18	WODYETIA BIFURCATA	PALM TRUNK	10"	7'	
19	UNKNOWN	PALM	5"	14'	5'
20	UNKNOWN	PALM CLUSTER	5"	14'	5'
21	UNKNOWN	PALM CLUSTER	5"	14'	5'
22	UNKNOWN	TREE	4"	17'	8'
23	UNKNOWN	PALM	8"	15'	8'
24	UNKNOWN	PALM CLUSTER		9'	7'
25	UNKNOWN	PALM	10"	20'	10'
26	CITRUS X SINENSIS	ORANGE TREE	6"	15'	15'
27	UNKNOWN	PALM	4"	14'	10'
28	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM TREE	6"	10'	10'
29	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
30	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
31	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
32	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
33	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
34	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE	4"	9'	9'
35	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
36	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
37	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	8"	5'	5'
38	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE	4"	10'	10'
39	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE	4"	10'	10'
40	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (3)	3"	10'	10'
41	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
42	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (2)	4"	10'	10'
43	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (2)	4"	10'	10'
44	CARPENTARIA ACUMINATA	CARPENTARIA PALM TREE (3)	4"	10'	10'
45	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
46	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
47	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
48	HYOPHORBE LAGENICAULIS	BOTTLE PALM TREE	12"	8'	8'
49	SWIETENIA MACROPHYLLA	MAHOGANY	8"	20'	20'
50	SWIETENIA MACROPHYLLA	MAHOGANY	8"	20'	20'
51	UNKNOWN	PALM	18"	10'	10'
52	UNKNOWN	PALM	18"	10'	10'
53	UNKNOWN	PALM	18"	10'	10'
54	UNKNOWN	PALM	18"	10'	10'
55	UNKNOWN	PALM	18"	10'	10'
56	QUERCUS ALBA	OAK TREE	8"	15'	10'
57	BUCIDA BUCERAS	BLACK OLIVE	7"	10'	15'
58	BUCIDA BUCERAS	BLACK OLIVE	6"	10'	10'
59	QUERCUS ALBA	OAK TREE	24"	20'	35'
60	QUERCUS ALBA	OAK TREE	10"	15'	15'
61	QUERCUS ALBA	OAK TREE	11'	15'	20'
62	BUCIDA BUCERAS	BLACK OLIVE	11"	15'	15'
63	BUCIDA BUCERAS	BLACK OLIVE	10"	15'	10'
64	QUERCUS ALBA	OAK TREE	6"	10'	10'
65	QUERCUS ALBA	OAK TREE	12"	20'	30'
66	QUERCUS ALBA	OAK TREE	6"	10'	10'
67	PACHYPODIUM LAMEREI	MADAGASCAR PALM	5"	18'	5'
68	PACHYPODIUM LAMEREI	MADAGASCAR PALM	5"	18'	5'
69	QUERCUS ALBA	OAK TREE	48"	25'	30'
70	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	48"	20'	30'
71	QUERCUS ALBA	OAK TREE	12"	20'	20'
72	VANILLA PLANIFOLIA	VANILLA BLANCA	5"	10'	10'
73	COCOS NUCIFERA	COCONUT PALM	7"	22'	10'
74	COCOS NUCIFERA	COCONUT PALM	10"	20'	10'
75	COCOS NUCIFERA	COCONUT PALM	10"	20'	10'
76	COCOS NUCIFERA	COCONUT PALM	8"	20'	10'
77	COCOS NUCIFERA	COCONUT PALM	7"	22'	10'
78	BRAHEA ARMATA	MEXICAN BLUE PALM	11'	20'	10'
79	BRAHEA ARMATA	MEXICAN BLUE PALM	11'	20'	10'
80	BRAHEA ARMATA	MEXICAN BLUE PALM	11'	20'	10'



NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

LONGITUDE SURVEYORS
7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15572 DRAWN BY: JS
FIELD BOOK: EFB SHEET 2 OF 2

J:\JOBS\15572 W 8th Street, Doral, FL 33166\Survey\2019 ALTA 15-24-21.dwg, 10/30/2019 1:59:52 PM, EST

ILLUMINATION
TECHNOLOGIES



Municipal Public Safety Solutions

Security Surveillance & Crime Prevention

City of West Miami

August 2019

ILLUMINATION TECHNOLOGIES

Who We Are:

- Based in Coral Gables, Florida & Calistoga, California
- Sister organization of the largest private telecom infrastructure provider in Latin America
- Partnerships with over 5,000 municipalities in Central & South America, South Africa and the Philippines



Peru: Agreement with AMPE (Association of Municipalities of Peru)
1,835 municipalities; 1,500+ sites developed



Colombia: Agreement with FCM (Colombian Federation of Municipalities)
1,100 municipalities



Mexico: Framework Agreement with FENAMM (National Federation of Municipalities of Mexico)
1,538 municipalities



What We Deliver

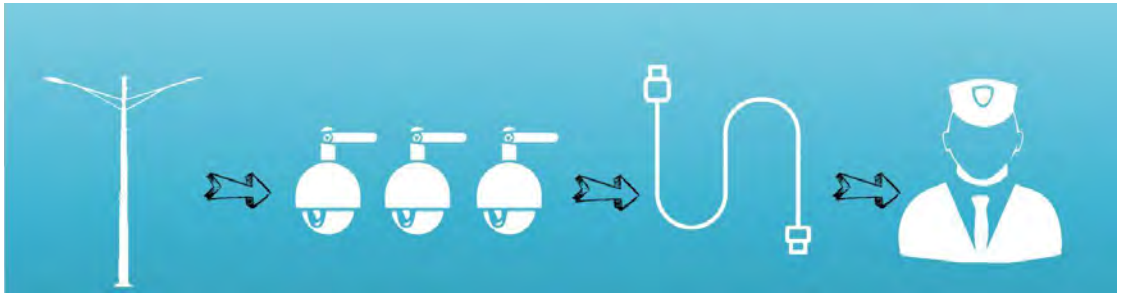
Public Safety Solutions at zero cost to the city.

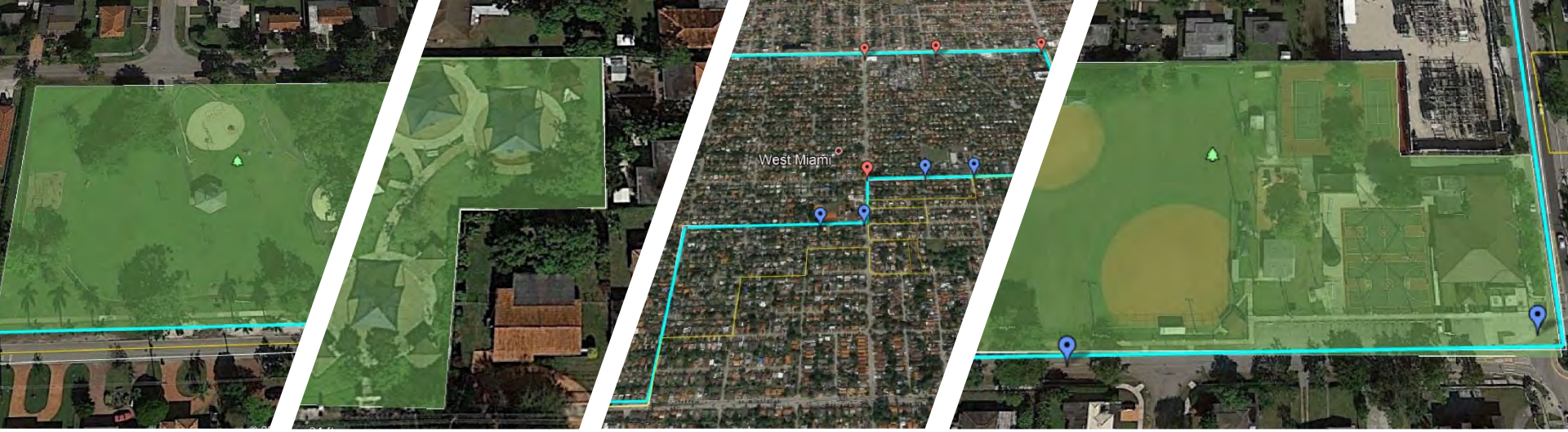
- Illumination Technologies provides:
  - All supporting infrastructure
  - Selected equipment packages
  - Lifetime system maintenance & upgrades
  - Lifetime database subscription

Smart City Technology:

- Vertical Real Estate
- Fiber Optic Backbone
- Smart LED lighting
- Public Wi-Fi
- CCTVs
- LPRs







City of West Miami

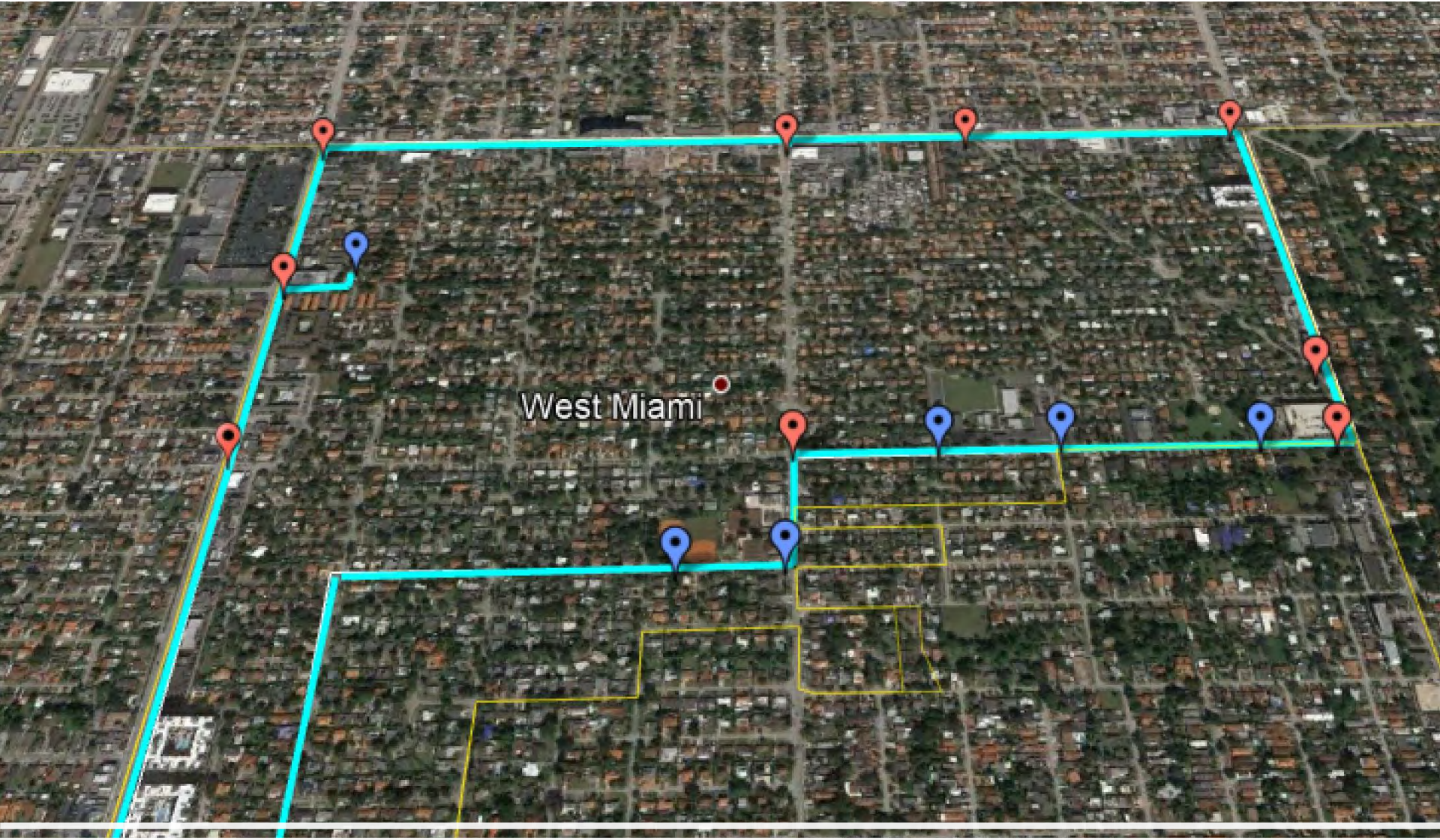
Proposal for Municipal Public Safety

License Plate Readers at 10 key intersections

Security surveillance at three parks, one school:

- Cooper Park
- West Miami Recreational Center
- Park at 66th Ave & 12th St.
- Sylvania Heights Elementary School





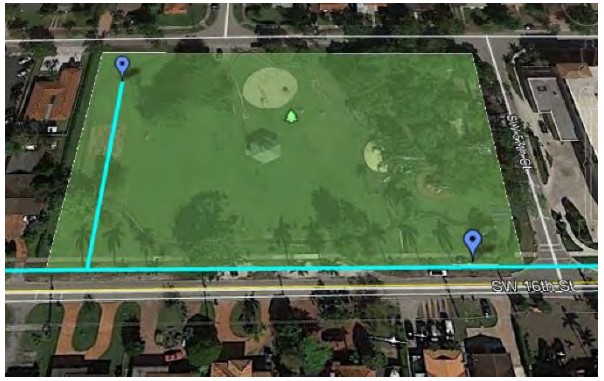
Solution Overview: 16 Sites- 10 LPRs, 6 CCTV, Fiber Optic Network

West Miami Parks:
Security Surveillance Zones

West Miami Recreational Center



Cooper Park



66th Ave & 12th ST



West Miami Educational Facilities:
Security Surveillance Zones

Sylvania Heights Elementary School

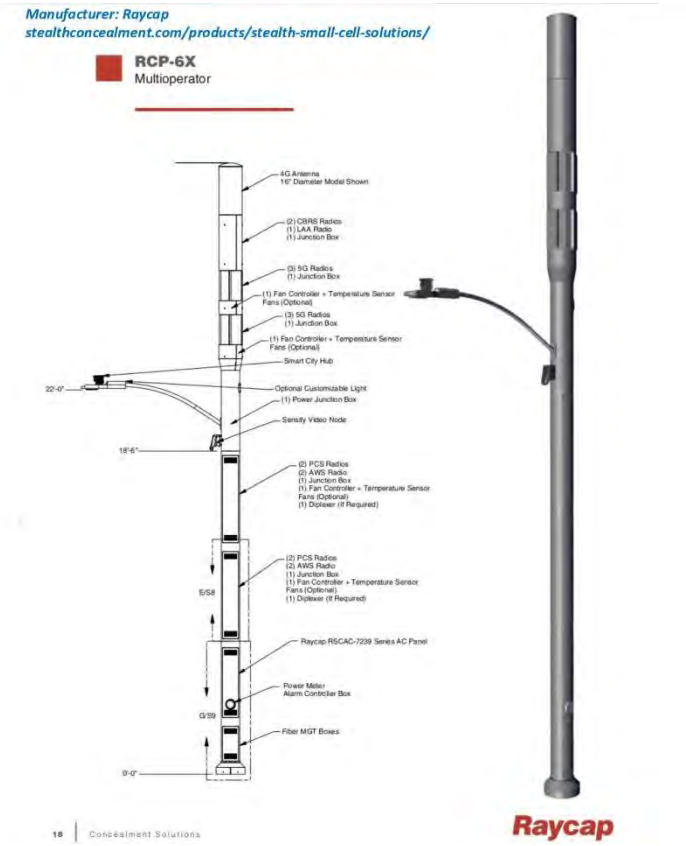


West Miami & Illumination Technologies
Smart City Project



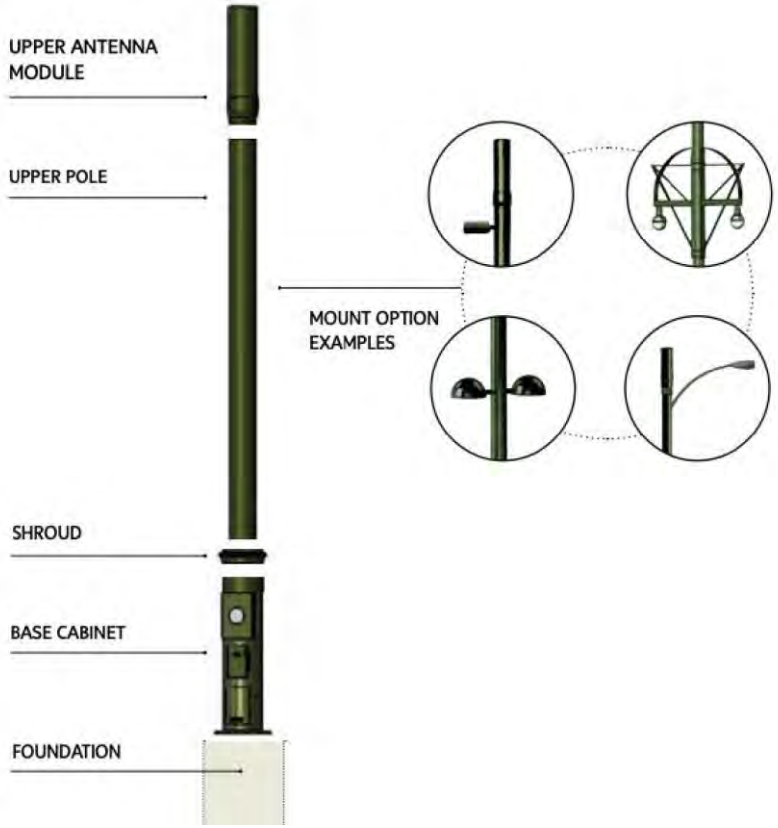
Site Name:	West Miami Pole # 13
Address:	SW 62nd Ave. & SW 16th
Lat/Long:	25.756180, -80.295624

Equipment Options: Raycap





Equipment Options: CityPole



Technology Accessories

CityPole™ easily enables the mounting and integration of sensor information into public safety and community access systems. By serving as an "Eco-System for Smart City Technologies" the CityPole™ plays an important role in integrating sensors and applications that knit the fabric of society closer together.

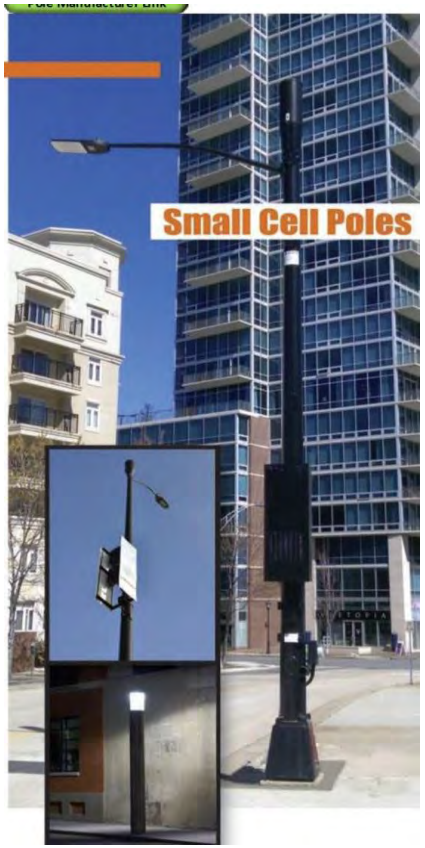
As Smart Cities around the country deploy millions of sensors and end-points, the CityPole™ will be an essential part of any deployment plan. With a fifty-year life and a fully modular design, the CityPole™ can easily be configured, upgraded or changed throughout its life cycle as the city's technology needs mature and change.

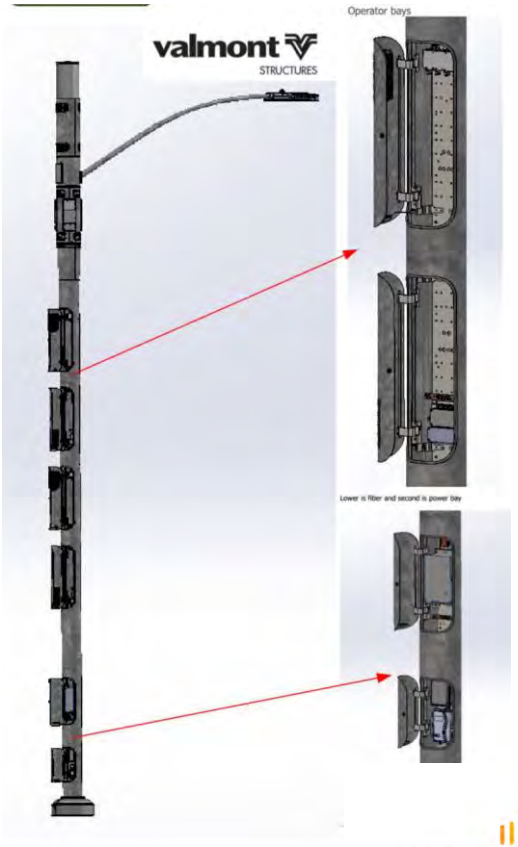
Whether your needs are related to Smart Energy, Smart Transportation, Smart Data or Smart Mobility, the CityPole™ can be configured to meet those rapidly emerging and changing needs.



ILLUMINATIO TECHNOLOGIES

Equipment Options: Valmont







APPENDIX

https://illuminationtechnologies.com

Core Leadership

ILLUMINATION TECHNOLOGIES

MICHEL A. BÜHLER

Corporate Development Officer

Twenty-five years' experience in identifying, structuring and closing on sophisticated financial, treasury and strategic solutions for telecom operators and multinational firms throughout the U.S., Latin America, Middle East and Asia. Developed a strong record of achievement of market entry and strategic transactions by setting acquisition strategies, fostering effective internal and external relationships, managing deal teams, applying rigorous analytical and risk-management skills, negotiating complex deals, and applying game theory.

Previous Positions:

- AMERICAN TOWER CORPORATION: VP Business Development Latin America
- ATS Group LTD/ Star Management Services: Treasurer
- Nextel Communications: Vice President or Corporate Development
- ABN AMRO Bank: Latin America Telcom Group Vice President
- City Bank: Risk Manager / Assistant Vice President

JAVIER M. ROCIO

Finance & Business Development Executive

Twenty-Five years' experience in both financial services and corporate sectors, establishing, growing and managing businesses in multi-cultural environments in North America, Latin America, Africa and the emerging and frontier markets in general. Significant experience within the TMT and Fintech sectors, managing teams responsible for originating, negotiating and structuring complex finance transactions; solid history of developing relationships with U.S., European and Latin American corporations, including managing senior coverage responsibilities and cross-selling selected financial products and services. Strong leadership, people management and negotiation skills, coupled with strategic planning, financial structuring solutions, credit/risk committees, debt/equity capital-raising and distribution, and solid business development experience.

Previous Positions:

- The Facey Group: Board Member World Bank IFC
- American Tower: Vice President of International Finance
- Standard Bank: Managing Director - Head of Telecom
- ABN AMRO Bank: Latin America Telcom Group Vice President
- City Bank: Risk Manager / Assistant Vice President

GEORGE MORENO

Engineering Project Manager

20+ year track record in Engineering & Construction Management within various fields of industry (Electric Vehicle Charging, Wireless Communications, Tele-Communications, A&E, Commercial Construction, Nuclear Power, Power Transmission, Fiber Optic OSP/ISP, SONET) with typical operating overall project budgets of $10 to $100 Million.

Previous Positions:

- Tesla Motor Co.: EV Level3 Charging Infrastructure Installation Project Manager
- Mobilitie: Project Manager / State of Florida
- Alcatel Lucent: Senior Project Manager
- Widelity: Wireless Engineer Consultant
- XO Communications: Construction Project Manager
- Commonwealth Edison: Nuclear Power Instrumentation Engineer



Panama





Peru



ILLUMINATION TECHNOLOGIES

Monitoring Station Example

Peru

Municipality of La Molina









Towersource Inc.
Architectural & Engineering Firm

ILLUMINATION TECHNOLOGIES

towersource

OUR STORY



A well-built tower requires a strong foundation, one that's anchored deep in the ground to hold up thousands of pounds of steel. Without a thoughtful design, the stability of the tower will be in jeopardy. We see ourselves in our towers and their foundations. We've spent the better part of 20 years creating our own foundation through building our reputation and by understanding what we do well.

We started as Weston Group, LLC in August 1999, as project management contractors for Verizon Wireless. For the first few years, we chugged along, learning how best to meet our customers' needs and acquiring the flexibility required to excel in the telecom business.

Eventually, we learned how to predict our customers' needs. Our expertise lead Towersource to become incorporated. By June of 2001, we grew to four project managers. In August 2002, we saw the opportunity to differentiate ourselves by bringing all A&E services in-house, allowing us to deliver the same high quality services on the design side as we deliver on the management side. Our reputation flourished.

Still, Doug and the rest of the directors were hesitant to expand. Though we grew, we reigned in the growth purposely, as we sought to focus on our core competencies, improve our own processes, and learn from our competition's mistakes.

After a decade of honing our skills and building our foundation's strength, we knew it was time to expand. Between January and September of 2013, we tripled in size to almost 50 employees and installed our current leadership team. Confident in our abilities, the sky is now the limit as we expand throughout the Southeast into markets from Texas to the Carolinas. We now have several field offices in South Georgia, Alabama and Florida. We're able to conquer any telecom project, from a large-scale wireless market launch to a one-off architectural design solution.

Just like a tower, time and effort were poured into our foundation. We're ready to use the skills and expertise that we've developed over the last 18 years to better serve our clients.

DB Consulting Group
Fiber Design & Construction

ILLUMINATION TECHNOLOGIES



End-to-End Communications Solutions

Curated to scale with your objectives.

Guiding you at every stage of your communications journey.

Outside Plant

Design
Engineering
Permits
Trades Coordination
OSHA
Project Management
Ongoing Project

Clients

at&t verizon Sprint CROWN CASTLE

Osp Planning and Designing

SCS combines the right engineering tools and processes with expert resources for optimal outside plant fiber network planning and design. From site audits and GIS data collection through right-of-way make ready and accurate GIS-based engineering design, SCS designs are accurate and optimized for fast permitting and efficient construction schedules. We work with a customer's specific inventory and spatial records systems and technologies to verify what is built is properly recorded. In this way, we continuously ensure operational efficiency and proper maintenance over time. We also offer technology evaluations and standards development to make sure the best networking options and economics are being applied to each set of demands.

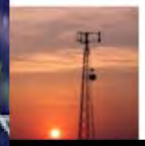
Metro RF

METRO RF

A full service infrastructure implementation company for wireles telecommunication carriers

INTRODUCTION TO METRO RF SERVICES

Metro RF has been established since 2001, providing comprehensive single source solutions to identify, lease, permit, design, construct, implement and maintain wireless networks nationwide. With offices located in California, New Jersey and Florida, our professional staff has managed projects for leading US wireless carriers, turf vendors, and tower companies including Verizon, AT&T, T-Mobile, Sprint, Mobilitie, Ericsson, B&V, Bechtel, Crown Castle, ATC, SBA and others. Metro RF was created for the sole purpose of providing the highest quality technical, real estate, development, land use, and project management expertise to telecommunication companies, utilities, governmental entities, as well as other growing and innovative companies.



QUALIFICATIONS & CERTIFICATIONS

SAFETY

Metro RF Services places safety at the forefront of everything we do. Our staff is trained to identify all potential hazards and unsafe work conditions prior to beginning work on all jobsites. Our impeccable safety record is a testament to the commitment to safety that Metro RF Services lives by.

Metro RF Services provides OSHA certification training though our full-time, in-house safety professional (OSHA 500 trainer) and offers regular training and refresher courses in CPR/First Aid, Fall Prevention, Man-Lift Certifications, RF/EME Awareness, Man lift Certifications and ComTrain to name a few.

ComTrain LLC | CPR Training | OSHA | First Aid

CERTIFICATIONS & TRAINING

Regular training, certification, and refresher classes are attended by Metro RF Services staff to ensure we stay on top of today's ever evolving telecommunications industry and changing technologies.

C

Summitek Instruments | Radio Frequency Systems | PPC | ODM | CommScope | ANDREW | JDSU | Anritsu



ILLUMINATION
TECHNOLOGIES



Thank You

City of West Miami

August 2019

FLORIDA LEAGUE OF CITIES, INC.
DEPARTMENT OF INSURANCE AND FINANCIAL SERVICES

Dental and Vision Coverage

- ❑ Administration
- ❑ Trust Services
- ❑ Financial Services/ Underwriting

Post Office Box 530065
Orlando, FL 32853-0065

- ☑ Benefit Services
- ❑ Workers' Compensation Claims
- ❑ Property & Liability Claims

Post Office Box 538135
Orlando, FL 32853-8135

1 (800) 445-6248
(407) 425-9142
Fax: (407) 425-9378

www.flcities.com

The FMIT Dental and Vision plans are defined as Employer paid or Voluntary based on employee participation levels since this is a key factor in the underwriting formula. Employer paid plans are when the employer pays at least **50%** of the cost and has at least **75%** of eligible employees covered. Voluntary plans are when the employee pays the premium through payroll deduction.

Please note that your attached coverage agreement has your current participation level, if you no longer qualify for that level your rates will change. Please fill out the below statement regarding your cities Dental and/or Vision coverage and return with your signed Coverage Agreement to crochester@flcities.com or

Group Health/Benefit Services Department
Florida League of Cities
PO Box 538135
Orlando, Florida 32853-8135

We are electing the following coverages for our employees:

_____ Employer Paid Dental Coverage – Delta

_____ Voluntary Dental Coverage – Delta

_____ Employer Paid Vision Coverage – UHC

_____ Voluntary Vision Coverage – UHC

GROUP NAME _____

SIGNATURE_____

TITLE_____

DATE_____

FLORIDA LEAGUE OF CITIES, INC.
DEPARTMENT OF INSURANCE AND FINANCIAL SERVICES

- Administration
- Trust Services
- Financial Services/ Underwriting

Post Office Box 530065
Orlando, FL 32853-0065

- Benefit Services
- Workers' Compensation Claims
- Property & Liability Claims

Post Office Box 538135
Orlando, FL 32853-8135

1 (800) 445-6248
(407) 425-9142
Fax: (407) 425-9378

www.flcities.com

To: Members of the Florida Municipal Insurance Trust (FMIT)

From: The Administrator, Florida League of Cities, Inc. (FLC)

Re: Renewal Rates for Fund Year 2019-2020; Effective October 1, 2019

Date: July 30, 2019

Attached are your 2019-2020 Fund Year renewal rates for Health, Dental, Vision and Life coverages. Please take a moment to review the enclosed materials. After completing your review, please sign and return the attached documents to us.

Your Health renewal pricing reflects the FMIT pooled claims experience and anticipated increases in health care costs for the 2019-2020 Fund Year. We are always open to working with our Members in order to come to an affordable solution. As a Member of the FMIT, you have the statutory right to negotiate with the FMIT in order to look at alternative plan options that are available outside of the formal bid process. Please feel free to contact me at any time for further information.

In addition to your current benefits, the FMIT can provide additional benefits to include Health, Dental, Vision and Life. If you would like to add any additional benefit coverage options, please contact us and we will assist you in finding a good fit.

We appreciate your decision to place your insurance with the Florida Municipal Insurance Trust and the Florida League of Cities. We will continue to strive to provide customer service at a level that is the "best in the business."

As always, we are prepared to answer any questions you may have about your insurance program. Please feel free to contact me at (920) 606-9716 or llarson@flcities.com.

Lindsey Larson

Lindsey Larson
Account Executive-Group Health

The Florida Municipal Insurance Trust
Position Paper
Health Coverage Alternatives

Introduction

The Florida Municipal Insurance Trust developed this position paper because of the importance for municipalities to provide employees with quality health benefit coverage at the best value. Given the recent state of our economy, municipalities benefit greatly when competitive health benefit coverage alternatives are considered. Currently, municipal administrative personnel are multi-tasking and struggle to find time to look for more affordable options. Premium dollars need to provide broader coverage and services for employees. It is the intent of this paper to present municipalities with alternative ways to explore options for coverage.

The position described herein should be read subject to any opinions or advice from your designated municipal attorney. We encourage members and potential members to ask questions and gather as much information as possible in order to make informed decisions.

FMIT Group Health Benefits

The FMIT was developed around the core belief that municipal employers and employees desire access to quality healthcare coverage, lower premiums and excellent customer service. The FMIT provides group health benefit packages such as medical, dental, vision, term life and short-term disability. The FMIT offers affordable and competitive rates. FMIT utilizes experience underwriters, group health specialists and attentive customer service staff who strive to meet and exceed member needs.

Insurance Options

Pursuant to Section 112.08, Florida Statutes, local governmental units including counties, constitutional officers, municipalities and special districts, have three options when contracting for health/accident/life/hospitalization coverage: contracting with a professional administrator or insurance company, entering into a risk management consortium, or self-insuring.

Authority to Insure with FMIT

The FMIT was created by an interlocal agreement among municipalities pursuant to the powers granted by Chapter 163, Florida Statutes. Chapter 163, in essence, provides that any power a local governmental unit may lawfully exercise individually, may be exercised jointly through interlocal agreement. In a

technical sense, insuring employee health claim risks with the FMIT is a process whereby a local government essentially "self-insures" its health claim risks but does so jointly, as authorized by Chapter 163, with other local governmental unit under the FMIT interlocal agreement.

Bid Process

If a municipality chooses to contract with professional administrators or insurance companies for health/accident/life/hospitalization coverage, prior to entering an insurance contract, the local government must advertise for competitive bids and the contract is required to be let upon the bids submitted. However, when a municipality chooses to individually self-insure (or jointly self-insure through interlocal agreement with the FMIT), the self-insuring municipality can avoid the competitive bidding process. This allows municipalities increased flexibility while saving both time and money.

Obtaining a Quote

An insurance carrier should be willing to do the brunt of the work when generating a rate quote. Many municipalities are hesitant to participate in this process because of a few misconceptions, mainly that it is time consuming or that the bid process requires a municipality to notify or solicit all eligible insurers regardless of the type of coverage the municipality chooses. As discussed above, if a municipality chooses coverage through FMIT, the cumbersome bidding process can be avoided.

Time is of the essence [Time is money], a good insurer is fully aware of this. To receive a quote, a municipality should only need to provide a few key documents at the beginning of the process. Typically these documents will include an eligible employee census, application, brief questionnaire and claims history if the group is of adequate size. After the initial information is exchanged, the municipality likely has no other related responsibilities.

Working with the FMIT

The FMIT is unique in that the funds a member contributes to cover its own risks are the same funds used to cover all members who pool together to protect against the collective risks of all members. Accordingly, the FMIT is in great position to deliver a competitive quote to your municipality without the hassle of a formal bid process. It is in the best interest of your citizens and employees to provide the best coverage for the most affordable price. Exploring alternatives is a valuable resource that should not be overlooked.

Background

The Florida Municipal Insurance Trust, a pooled governmental self-insurance fund governed by a board of directors comprised entirely of elected local government officials, is administered by the Florida League of Cities. The FMIT provides workers' compensation, general liability, auto, property and health insurance to governmental entities in Florida. The FMIT, which is owned by participating members, is now one of the largest programs of its kind. It offers custom policies and low rates, and the best risk management value for the insurance needs of Florida local governments though lower administrative costs and a return of premium program that can returns millions to members each year. Of the 410 towns, cities and villages in the state of Florida, 63 percent hold coverage with the FMIT.

The following Coverage Agreement outlines, in detail, the coverages and premiums agreed upon by the Florida Municipal Insurance Trust and City of West Miami.
The effective date of this agreement is 10/01/2019-09/30/2020.

Coverage / Plans

Medical Coverage
UnitedHealthcare, Rx Copays $10/$35/$60; 2.5 for mail order $25/$87.50/$150
Delta Dental PPO 1500
UnitedHealthcare Vision Coverage

Premiums

UnitedHealthcare Plan 3	
Employee	$772.07
Employee + Spouse	$1,660.00
Employee + Children	$1,428.30
Employee + Family	$2,316.22

Delta Dental PPO 1500	
Employee	$31.81
Employee + Spouse	$63.75
Employee + Children	$67.57
Employee + Family	$104.22

UnitedHealthcare Vision	
Employee	$5.94
Employee + Spouse	$10.96
Employee + Children	$11.14
Employee + Family	$19.98

Other Specified Items

Effective October 1, 2015, the Florida League of Cities is partnering with UnitedHealthcare to offer AARP Medicare Supplement and Medicare Advantage plans to decrease the overall cost to the retirees.
The current Medicare Supplement plan will no longer be available due to the UnitedHealthcare plans being a more cost effective alternative.

Disclosure (new FMIT groups only)
Dependent SSN for enrollment

Signatures

Representative, Florida Municipal Insurance Trust Date

Representative, City of West Miami Date

Note: Termination of coverage requires a 45 day written notice.

Florida Municipal Insurance Trust
City of West Miami
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus Plan 3

Contract Type	Enrollment	10/1/2018 - 9/30/2019	Monthly Premium	Annual Premium
Single	37	$707.02	$26,159.74	$313,916.88
EE + Spouse	13	$1,520.14	$19,761.82	$237,141.84
EE + Children	4	$1,307.96	$5,231.84	$62,782.08
Family	8	$2,121.08	$16,968.64	$203,623.68
Total	**62**		**$68,122.04**	**$817,464.48**

Renewal Rates - UnitedHealthcare Choice Plus Plan 3

Contract Type	Enrollment	10/1/2019 - 9/30/2020	Monthly Premium	Annual Premium
Single	37	$772.07	$28,566.59	$342,799.08
EE + Spouse	13	$1,660.00	$21,580.00	$258,960.00
EE + Children	4	$1,428.30	$5,713.20	$68,558.40
Family	8	$2,316.22	$18,529.76	$222,357.12
Total	**62**		**$74,389.55**	**$892,674.60**

Percent Change	**9.20%**

Medicare Exchange Available

Prescription Drug Copays

Retail:	$10/$35/$60
Mail Order:	$25/$87.50/$150

RESOLUTION# 2019-

RESOLUTION OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO RENEW THE 10/1/2019 THROUGH 9/30/2020 MEDICAL, DENTAL, VISION AND PRESCRIPTION PROGRAMS WITH THE FLORIDA MUNICIPAL INSURANCE TRUST; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, The City of West Miami medical, dental, vision and prescription plans coincide with the City's fiscal calendar commencing October 1st, 2019 through September 30th, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of West Miami that we hereby authorize the City Manager to execute any/all documentation to insure the renewal of the medical, dental, vision and prescription programs in the City of West Miami for all insured eligible personnel including but not limited to submitting an application for participation with the Florida Municipal Insurance Trust.

PASSED AND ADOPTED this 21st day of August 2019.

APPROVED:

ATTEST:

_____
EDUARDO H. MUHINA, MAYOR

_____
ANNERY GONZALEZ, CMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

MAYOR RONDA A. RODRIGUEZ __
VICE -MAYOR LUCIANO L. SUAREZ __
COMMISSIONER CANDIDA BLANCA __
COMMISSIONER JUAN M. BLANES __
COMMISSIONER ERIC DIAZ-PADRON __

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/13/2019

Property Information	
Folio:	15-4012-021-3690
Property Address:	6257 SW 16 ST West Miami, FL 33155-2001
Owner	GENERATIONS REAL ESTATE HOLDINGS LLC
Mailing Address	1831 SW 25 AVE MIAMI, FL 33145 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,212 Sq.Ft
Living Area	992 Sq.Ft
Adjusted Area	1,063 Sq.Ft
Lot Size	8,611.52 Sq.Ft
Year Built	1946



Assessment Information			
Year	2019	2018	2017
Land Value	$191,539	$207,121	$181,720
Building Value	$73,985	$45,170	$0
XF Value	$0	$14	$0
Market Value	$265,524	$252,305	$181,720
Assessed Value	$191,913	$199,892	$181,720

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	$73,611	$52,413	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
ALAMEDA PB 44-45 LOT 13 BLK 23 LOT SIZE 63.320 X 136 OR 16095-3800 0993 5

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	$0	$0	$0
Taxable Value	$191,913	$199,892	$181,720
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$265,524	$252,305	$181,720
City			
Exemption Value	$0	$0	$0
Taxable Value	$191,913	$199,892	$181,720
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$191,913	$199,892	$181,720

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/21/2016	$100	30104-0919	Corrective, tax or QCD; min consideration
04/25/2016	$135,000	30054-1751	Not exposed to open-market; atypical motivation
03/25/2016	$179,000	30059-3458	Not exposed to open-market; atypical motivation
07/03/2014	$100	29234-2752	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

6257 SW 16 ST

#1806008
Gen R-1 Regulations
Amount of lien $4,000.00
Pen, Rec, Release Fees $332.50
Total: $4,332.50

RESOLUTION # 2019-

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO ACCEPT A MITIGATION OFFER IN THE AMOUNT OF _____FROM GENERATIONS REAL, LLC. ON CODE ENFORCEMENT LIENS FOR CODE VIOLATIONS AT THE PROPERTY LOCATED AT 6257 SW 16th ST , WEST MIAMI, FL; PROVIDING THAT IF PAYMENT IN FULL IS NOT PAID IN _____THEN THE AMOUNT OWED SHALL REVERT TO THE ORIGINAL AMOUNT; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, Code Enforcement lien for Code violation through **Case # 1806008** totaling **$4,332.50** has been levied against the property located at 6257 SW 16th ST, West Miami, Florida; and

WHEREAS, the Mayor and City Commission have received a negotiated settlement offer in the amount of _____ dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized to accept the mitigation offer in the amount of _____ to settle Code Enforcement liens for Code Violation at 6257 SW 16th ST, West Miami, Florida, and subsequently release said liens.

SECTION 2. This settlement is contingent upon payment of amount on Section **1** on or before _____. If said amount and settlement are not paid by this date the amount owed in **Case # 1806008**, totaling $ 4,332.50 will revert to the original amount.

SECTION 3. This Resolution shall take effect immediately upon passage by the City Commission and signature of the Mayor.

PASSED AND ADOPTED this 21st Day of August 2019.

APPROVED:

_____
RHONDA A. RODRIGUEZ, MAYOR

ATTEST:

_____
ANNERY GONZALEZ, CMC
CITY CLERK

APPROVED AS TO FORM:

_____
JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

MAYOR RHONDA A. RODRIGUEZ __
VICE-MAYOR LUCIANO L. SUAREZ __
COMMISSIONER CANDIDA BLANCA __
COMMISSIONER JUAN M. BLANES __
COMMISSIONER ERIC DIAZ-PADRON __

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/13/2019

Property Information	
Folio:	15-4012-021-1480
Property Address:	6417 SW 11 ST West Miami, FL 33144-4917
Owner	103 HOLDINGS INC
Mailing Address	10350 SW 66 TER MIAMI, FL 33173 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,726 Sq.Ft
Living Area	1,607 Sq.Ft
Adjusted Area	1,395 Sq.Ft
Lot Size	7,189.28 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	$175,158	$178,424	$178,424
Building Value	$97,092	$97,092	$97,092
XF Value	$4,574	$3,465	$3,507
Market Value	$276,824	$278,981	$279,023
Assessed Value	$276,824	$245,679	$223,345

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		$33,302	$55,678

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
ALAMEDA PB 44-45 LOT 17 BLK 9 LOT SIZE 64.190 X 112 OR 9559 1742

Taxable Value Information	2019	2018	2017
County			
Exemption Value	$0	$0	$0
Taxable Value	$276,824	$245,679	$223,345
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$276,824	$278,981	$279,023
City			
Exemption Value	$0	$0	$0
Taxable Value	$276,824	$245,679	$223,345
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$276,824	$245,679	$223,345

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/07/2018	$322,300	31138-4157	Federal, state or local government agency
01/01/1977	$43,000	9559-1742	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

6417 SW 11 ST

#1706036 Property Maintenance
$5,742.75
#1706037 Blight Residential
$5,742.75

Total: $11,485.50

RESOLUTION # 2019-

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO ACCEPT A MITIGATION OFFER IN THE AMOUNT OF _____FROM 103 HOLDINGS, INC. ON CODE ENFORCEMENT LIENS FOR CODE VIOLATIONS AT THE PROPERTY LOCATED AT 6417 SW 11TH ST, WEST MIAMI, FL; PROVIDING THAT IF PAYMENT IN FULL IS NOT PAID IN _____THEN THE AMOUNT OWED SHALL REVERT TO THE ORIGINAL AMOUNT; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, Code Enforcement lien for Code violation through **Case # 1706036** in the amount of **$5,742.75 and Case # 1706037 in the amount of $5,742.75** have been levied against the property located at 6417 SW 11th ST, West Miami, Florida; and

WHEREAS, the Mayor and City Commission have received a negotiated settlement offer in the amount of _____ dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized to accept the mitigation offer in the amount of _____ to settle Code Enforcement liens for Code Violation at 6417 SW 11th ST, West Miami, Florida, and subsequently release said liens.

SECTION 2. This settlement is contingent upon payment of amount on Section **1** on or before _____. If said amount and settlement are not paid by this date the amount owed in **Case # 1706036** in the amount of $**5,742.75 and Case # 1706037 in the amount of $5,742.75, totaling $ 11,485.50** will revert to the original amount.

SECTION 3. This Resolution shall take effect immediately upon passage by the City Commission and signature of the Mayor.

PASSED AND ADOPTED this 21st Day of August 2019.

APPROVED:

_____

RHONDA A. RODRIGUEZ, MAYOR

ATTEST:

_____

ANNERY GONZALEZ, CMC
CITY CLERK

APPROVED AS TO FORM:

_____

JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

MAYOR RHONDA A. RODRIGUEZ __
VICE-MAYOR LUCIANO L. SUAREZ __
COMMISSIONER CANDIDA BLANCA __
COMMISSIONER JUAN M. BLANES __
COMMISSIONER ERIC DIAZ-PADRON __

MEMORANDUM

To: Yolanda Aguilar, City Manager

From: Marilyn Miraya, Project Director

Date: June 25, 2019

Subject: 2019-2021 Greater Miami Caters Contract Agreement

Attached please find Greater Miami Caters Food Contract Agreement and the facility Annual Inspection conducted by our Dietitian Lourdes Martinez.

At this time Greater Miami Cater is complying with the Alliance for Aging nutritional requirements, menu preparation and the contractual obligations.

Based on Lourdes Martinez, annual inspection of Greater Miami Caters facility no major violations were found.

I recommend the extension of the contract.

Cc: Yolanda Aguilar, City Manager
Greater Miami Caters, File
Nutritionist, File

FOOD CATERING 2017 CONTRACT AGREEMENT

CITY OF WEST MIAMI COMMUNITY CENTER
901 SOUTHWEST 62 AVENUE
WEST MIAMI FLORIDA 33144
Tel: (305) 263-8900
Fax: (305) 266-6163

This agreement made this _____, by and between City of West Miami Community Center and Greater Miami Caterers, Inc.

DOEA is requires providers to ensure that the caterer's three most recent sanitation inspection reports and confirmation may not have had any closures (temporary or permanent), Administrative Compliant related to food safety, or a combined total of 10, or more, high priority violations on their sanitation inspections.

Greater Miami Caterer's must agree to notify the City of West Miami immediately for any closure or Administrative complaint related to food safety within 24 hours of any sanitation inspection and provide a copy of the report.

Food Safety and Sanitation: The following food safety and sanitation requirements must be addressed in the vendor contract:

a. The food service vendor must not have had any temporary or permanent closures, Administrative Complaints regarding food safety, or 10 or more high priority/significant findings on sanitation inspections within the past 12 months, beginning July 1, 2019. Per Department of Business and Professional Regulation, "high priority violations could contribute directly to a foodborne illness or injury and could pose a direct or significant threat to public health, safety, or welfare." Per Department of Health, "an unsatisfactory inspection means that the violations were a significant threat to public health and sanitation and require correction before the next routine inspection." Information regarding inspections, high-priority violations, Administrative Complaints, and Emergency Closures can be located at the following address: http://www.myfloridalicense.com/DBPR/hotels-restaurants/inspections/

b. Requirement for documentation of a food safety management program within the facility that meets or exceeds the minimum requirements of federal, state, municipal, or other agencies authorized to inspect or accredit the food service operation;

c. Requirement to provide documentation of the three most recent food preparation inspections conducted by the state regulatory authority;

d. Requirement to provide a written plan of correction for any high priority or significant findings on sanitation inspections;

e. Requirement to notify the Nutrition Provider immediately for any closures or Administrative Complaints regarding food safety; and notify the Nutrition Provider within 24 hours of any sanitation inspections;

f. Description of vendors' delivery standards and sanitation that includes holding temperatures for transporting and serving food; and

g. Right of the nutrition program, AAA, or Department staff to inspect the food preparation and storage areas.

WITNESSETH THAT:

WHEREAS, the City of West Miami Community Center is purchasing meals for the Congregate and Home-Delivered Nutrition Programs for the Elderly for a period of (2) two additional years beginning October 1st, 2019 through September 30th, 2021.

WHEREAS, Greater Miami Caterers is a food service management company and has the technical knowledge required to supply such meals.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby agree as follows:

GREATER MIAMI CATERERS AGREES:

1. To supply the number of meals as requested the day prior of service October 1, 2019 through September 30th, 2021 at a meal cost per day of $3.14 Congregate Meals and $4.06 Homebound Meals and an upgraded product quality and quantity of the nutritional content food product for Home-Bound Meal at a price of $ 4.38 per meal from October 1, 2019 through September 30th, 2021.

2. Congregate Meals must be delivered to the congregate-site between 10:15 a.m. and 11:15 a.m. Monday through Friday, excluding holidays. Home-Delivered Meals must be delivered between 10:30 a.m. and 2:30 p.m. Monday through Saturday, including holidays with the exception of

New Year's Day and Christmas Day. Sunday box lunch will be delivered long with Saturday hot meal delivery.

3. The catering shall provide all labor, materials, supplies, supervision, transportation and services necessary to furnish and deliver Hot Lunch Meals at the designated times and manner included in the meal cost.

4. To maintain food temperatures until last point, meeting the following specifications:

   A. Hot Food shall be at or above 140 Fahrenheit
   B. Cold Food shall be at or below 40 Fahrenheit
   C. Neutral Foods shall be at room temperature

5. Cater must abide by the requirements indicated in the catering bids. In addition, the cater is to notify the City of West Miami immediately of any high priority risks found as part of any federal, state and local food requirement inspections.

6. Adjustment to Contract Price (s):

A. The price quote in the contract shall remain in effect until the end of fiscal year of the effective date of contract October 1, 2019 until September 30th, 2021. The City has the option to extend the Contract for one (1) additional year not to exceed a period of (12) twelve month.

B. Such requested price adjustment shall in any event not exceed the percentage increase shown by the "Consumer Price Index for food, etc." published by the U.S. Department if Labor, Bureau of Statistics, for the 9th month after commencement of the service as compared with the index on the effective date of contract. Extension of the contract is an Agency prerogative, not a right of the Contractor, such option will be exercised only when it is in the best interest of the Agency.

6. The terms of any and all renewal agreements, shall be the same as the terms of this agreement, unless otherwise provided in writing by the parties hereto.

7. It shall be understood and agreed that the contract shall be deemed to be awarded and validly entered into between Greater Miami Caterer and City of West Miami when signed contract has been delivered.

8. Payment to the caterer will occur net 30 days.

9. All applicable health and sanitation requirements shall be adhered to the food preparation site. Local, State and Federal Program Authorities must have the right to inspect the premises and request formal inspection by health officials if deemed necessary. The food preparation facility must be inspected every

(6) months by all Title III-C Agency served. Failure to comply with applicable health requirements shall result termination of contract. Program staff shall be able to inspect food preparation, packaging and storage areas at any time. The Agency shall receive copies of inspection reports of the Contractor's facilities completed by the health, sanitation and safety official with 72 hours after receipt of the above by the Contractor.

10. The catering involved in preparing meals for Congregate and Home-Bound Delivered Nutrition Programs for the Elderly must maintain at each central kitchen a written, documented, formal sanitation program as per the Department of Elder Affairs' issued Policy Clearance No. 10. This document is to be available for review upon request at each B-Annual Inspection conducted by staff.

11. Greater Miami Caterer agrees to furnish food for special occasions as scheduled by the programs after a joint discussion with City of West Miami of food service needs and costs and with a five (5) day advance notice.

12. Greater Miami Caterer in conjuction with City of West Miami Dietitian will provide a four(4) week cycle of menus meeting one third (1/3) of the Recommended Dietary Allowance using **Computerized Assisted Nutrient Analysis Method** and ensuring that they are in compliance with meal specifications. The Attestation statement will be signed and attached to each menu cycle.

13. City of West Miami will submit copies of the meal menus approved by their dietician for final approval by the Alliance for Aging's Nutrition Consultant. Approved menus cycle may be repeated for a period of time not to exceed (6) months and new menus must be utilized for the following six (6) months. Proposed menus must be negotiated with the City of West Miami during a menu review meeting and menu cycles agreed upon must be submitted for review and approved atleast six (6) weeks prior to their anticipated use.

14. All conditions as set forth in the RFP (copy attached) will be met by the contract.

15. Either party may terminate this Agreement upon-thirty (30) days written notice to the party.

GREATER MIAMI CATERERS, INC.
4001 N.W. 31st AVENUE
MIAMI, FLORIDA 33142

SIGNATURE

JOHN OLMO, VICE-PRESIDENT
NAME

6/21/2019
DATE

WITNESSETH - Luis Porras

CITY OF WEST MIAMI
901 SOUTHWEST 62 AVE
MIAMI, FLORIDA 33144

SIGNATURE

YOLANDA AGUILAR, CITY MANAGER
NAME

DATE

WITNESSETH

Master Host · Greater Miami Caterers, Inc.
LANDMARKS IN THE FOOD SERVICE INDUSTRY
4001 N.W. 31st AVE., MIAMI, FLORIDA 33142 • P.O. BOX 520752, MIAMI, FLORIDA 33152
(305) 633-8066 • (305) 633-4616 • Broward (954) 927-3266 • Fax (305) 635-5202

June 13, 2019

Yolanda Aguilar, City Manager
City of West Miami
901 S.W. 62 Avenue
Miami, Fl. 33144

Dear Ms. Aguilar,

As per the contractual specifications contained in your bid of September 10th, 2015, Greater Miami Caterers, Inc. is submitting the following:

1) That we would be happy to accept, if offered by the City of West Miami, an extension of the current catering contract #2015-CC that includes our required 90-day notification period for renewal on October 1st, 2019.
2) The terms of this renewal as delineated in the bid would be for one additional two-year period. We are currently operating in the fourth year of the contract. This renewal for years five ('19-'20) and six ('20-'21) will represent the fourth and fifth years of renewal of the total six years of service under the original bid that will allow the contract to continue ultimately through September 30, 2021.
3) As per the attached report from the U.S. Department of Labor, Bureau of Labor Statistics, the most current period Consumer Price Index for Food Away From Home for May 2019 reports a 2.9% increase for the one-year-ago period that would be applied to the rates charged for year '18-'19.
4) These rate adjustments would result in a Congregate Meal price of $3.14 per meal for '19-'21, a Regular Home-Bound Meal price of $4.06 per meal for '19-'21 and an Upgraded Home-Bound Meal price of $4.38 per meal for '19-'21.

We have greatly appreciated the opportunity to serve the City of West Miami over the past twenty-two years and feel that we continue to put our heart and souls into our daily service to you. We would like to continue to have this opportunity and would hope that you elect to renew our current agreement with these modest increases that will be locked for two years. Please let me know if you have any questions, thank you for your consideration and god bless.

Sincerely,

John Olmo
Vice-President

NEWS RELEASE

BUREAU OF LABOR STATISTICS
U. S. DEPARTMENT OF LABOR

Transmission of material in this release is embargoed until 8:30 a.m. (EDT) June 12, 2019

USDL-19-0947

Technical information: (202) 691-7000 • cpi_info@bls.gov • www.bls.gov/cpi
Media Contact: (202) 691-5902 • PressOffice@bls.gov

CONSUMER PRICE INDEX – MAY 2019

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.1 percent in May on a seasonally adjusted basis after rising 0.3 percent in April, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 1.8 percent before seasonal adjustment.

The food index rose 0.3 percent in May after declining in April, with the food index accounting for nearly half of the May seasonally adjusted all items monthly increase. The energy index fell 0.6 percent in May, with the gasoline index falling 0.5 percent and the indexes for electricity and natural gas also declining in May.

The index for all items less food and energy increased 0.1 percent for the fourth consecutive month. The indexes for shelter, medical care, airline fares, education, household furnishings and operations, and new vehicles all rose in May. The indexes for used cars and trucks, recreation, and motor vehicle insurance were among those that declined over the month.

The all items index increased 1.8 percent for the 12 months ending May. The index for all items less food and energy rose 2.0 percent over the last 12 months, and the food index also rose 2.0 percent. The energy index decreased 0.5 percent over the past year.

Chart 1. One-month percent change in CPI for All Urban Consumers (CPI-U), seasonally adjusted, May 2018 - May 2019
Percent change

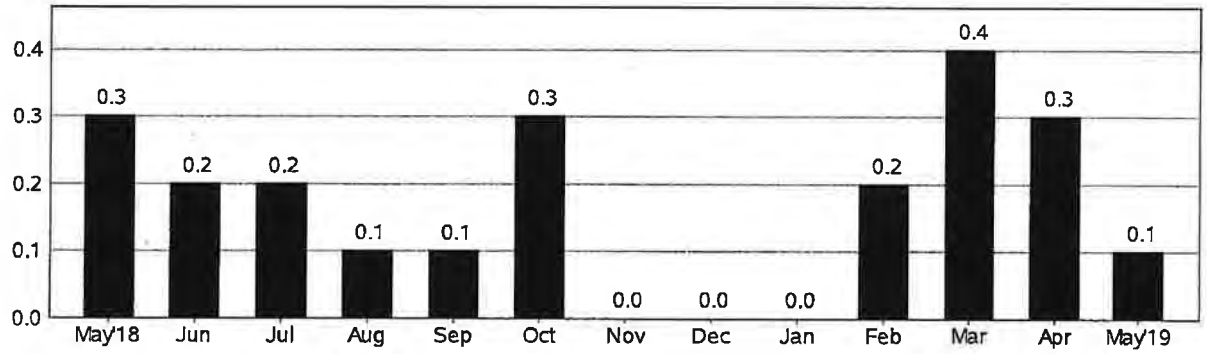


Chart 2. 12-month percent change in CPI for All Urban Consumers (CPI-U), not seasonally adjusted, May 2018 - May 2019

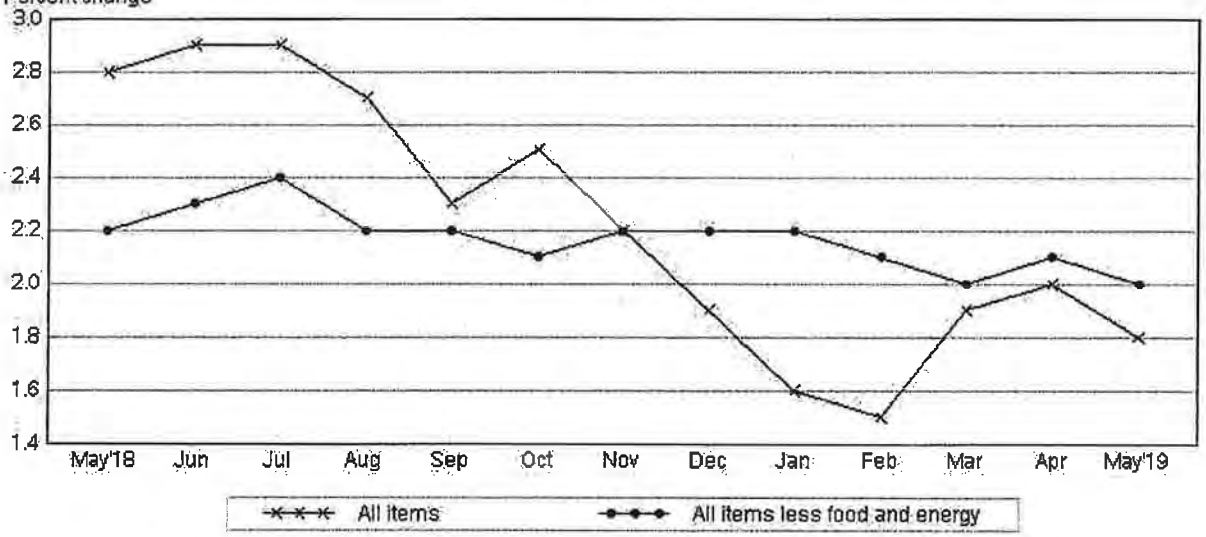


Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month							Un-adjusted 12-mos. ended May 2019
	Nov. 2018	Dec. 2018	Jan. 2019	Feb. 2019	Mar. 2019	Apr. 2019	May 2019	
All items	.0	.0	.0	.2	.4	.3	.1	1.8
Food	.2	.3	.2	.4	.3	-.1	.3	2.0
Food at home	.1	.3	.1	.4	.4	-.5	.3	1.2
Food away from home [1]	.3	.4	.3	.4	.2	.3	.2	2.9
Energy	-2.8	-2.6	-3.1	.4	3.5	2.9	-.6	-.5
Energy commodities	-5.0	-5.7	-5.3	1.5	6.2	5.4	-.4	-.3
Gasoline (all types)	-5.2	-5.8	-5.5	1.5	6.5	5.7	-.5	-.2
Fuel oil	-2.9	-9.4	-1.3	2.6	2.1	1.3	-.3	-.8
Energy services	.2	1.5	-.5	-.8	.3	-.1	-.8	-.7
Electricity	.2	.4	-.6	-.3	.4	.0	-.8	-.2
Utility (piped) gas service	.2	5.1	-.3	-2.4	-.1	-.8	-1.0	-2.6
All items less food and energy	.2	.2	.2	.1	.1	.1	.1	2.0
Commodities less food and energy commodities	.2	.0	.4	-.2	-.2	-.3	-.1	-.2
New vehicles	.0	.0	.2	-.2	.4	.1	.1	.9
Used cars and trucks	2.5	-.5	.1	-.7	-.4	-1.3	-1.4	.3
Apparel	-.6	.0	1.1	.3	-1.9	-.8	.0	-3.1
Medical care commodities	.5	-.4	.1	-1.0	.4	.9	-.4	-.7
Services less energy services	.2	.2	.2	.2	.3	.3	.2	2.7
Shelter	.3	.3	.3	.3	.4	.4	.2	3.3
Transportation services	.0	-.1	-.2	-.1	.0	.1	.1	1.1
Medical care services	.4	.4	.3	.0	.3	.2	.5	2.8

[1] Not seasonally adjusted.

Food

The food index increased 0.3 percent in May after falling 0.1 percent in April. The index for food at home, which fell 0.5 percent in April, also rose 0.3 percent in May. The index for nonalcoholic beverages rose 1.2 percent over the month of May, while the index for meats, poultry, fish, and eggs increased 0.8 percent. The index for dairy and related products increased 0.7 percent in May, and the index for cereals and bakery products rose 0.4 percent over the same period.

The index for fruits and vegetables declined for the second consecutive month, falling 0.8 percent in May. The index for other food at home was unchanged over the month.

The index for food away from home rose 0.2 percent in May. Both the index for full service meals, and the index for limited service meals also increased 0.2 percent.

The food index rose 2.0 percent over the past year, with the food at home index increasing 1.2 percent. All six major grocery store group indexes increased over the past 12 months, with the indexes for nonalcoholic beverages and for cereals and bakery products increasing the most, rising 2.9 percent and 2.2 percent, respectively. The index for food away from home rose 2.9 percent over the past year.

Energy

The energy index fell 0.6 percent in May. The gasoline index declined 0.5 percent in May following a 5.7-percent increase in April. (Before seasonal adjustment, gasoline prices rose 2.4 percent in May.) The index for natural gas fell 1.0 percent in May, its fifth consecutive monthly decline. The electricity index also fell, decreasing 0.8 percent in May.

The energy index decreased 0.5 percent over the past 12 months, with all of its major component indexes declining. The gasoline index decreased 0.2 percent over the past year. The index for natural gas declined 2.6 percent and the index for electricity fell 0.2 percent over the 12-month period.

All items less food and energy

The index for all items less food and energy increased 0.1 percent in May. The shelter index rose 0.2 percent in May after rising 0.4 percent in each of the preceding 2 months. The index for owners' equivalent rent rose 0.3 percent, while the index for rent increased 0.2 percent over the month. The index for lodging away from home fell 0.1 percent in May, breaking a string of 5 consecutive monthly increases.

The medical care index rose 0.3 percent in May, the same increase as in April and March. The index for prescription drugs fell 0.2 percent, but the index for hospital services rose 0.5 percent and the index for physicians' services advanced 0.1 percent. The personal care index increased 0.3 percent in May, while the index for education rose 0.2 percent. The indexes for airline fares, for household furnishings and operations, and for new vehicles also increased over the month. The index for apparel was unchanged in May following 2 monthly declines.

The index for used cars and trucks fell 1.4 percent in May, its fourth consecutive monthly decrease. The index for motor vehicle insurance declined 0.4 percent in May, the largest monthly decrease in that index since May 2007. The index for recreation decreased 0.3 percent for the month.

5/31/2019

City of West Miami
901 SW 62 Avenue
Miami, Florida 33144
Marilyn Miraya, Project Director

Mrs. Miraya,

On 5/20/2019, I visited Greater Miami Caterers for my annual inspection and found the following:

1. Report from the Health Department from April 3, 2019 had violations that when looked at today had been taken care of.
   These areas were:
   a. Food storage cracked container was replaced.
   b. Accumulation of debris/grease on food-contact surfaces taken care of.
   c. Soiled cooked was cleaned with no accumulation of food residue.
   d. Leaky pipe had been taken care of, no water accumulated or leaking.
   e. Hand wash sink used for hands, not for storage or dumping of utensils.

During my visit I saw the following:

1. Women/ men bathroom adequate for supplies, hot water, paper towel for drying and cleaning, and chemicals stored separately.
2. Temperature of hot and cold foods taken and were appropriate. Beef in holding Cabinet with temperature above 140 degrees Fahrenheit , and milk at 40 degrees Fahrenheit.
3. Schedule provided to employees for thorough cleaning on the weekend of the kitchen.
4. Hairnets and gloves used appropriately, no eating or drinking around food areas.
5. The need to replace a lose hand washing sink, across cooks prep area.
6. The shields leading to the dumpster area were dirty and broken, needs replacing.
7. Can opener, not being in use, recommendations to remove from premises.

I did not find any major violations during this visit. The facility is very well kept, ventilated and very busing.
Keep up the good work.

Attachments:
Health inspection
State of Florida License
Manager Food Safety Certification
NPCR Form

This completes summary for this inspection. If additional information is needed, please advise.

Lourdes I. Martinez, M.S, R.D./L.D.
Consulting Dietitian

cc: John Butler, Greater Miami Caterers
Elsy Gonzalez, Contract Manager

Nutrition Program Compliance Review Form (NPCR)

Complete this form quarterly at each meal site. It must be completed once per year by: 1) A nutrition consultant (licensed dietitian or licensed and registered dietitian) and 2) A nutrition program service provider's adminstrative staff member. Twice per year the form should be completed by the meal site manager or designee.

	Compliance Criteria	Compliance			Not required to answer if reviewer's role is shaded		
		IN	OUT	NA	Site Mgr	LD/LDR	Proj. Adm
A. GENERAL SITE INFORMATION	1. Site name and hours of operation: 5/20/20189 Greater Miami Catering, Inc. Inspection						
	2. Circle meal service type(s): • Self-prep • catered (brought to site) vended (kiosk)						
	3. Food protection or Serv Safe certified manager name: Iran G. Fumero Morales	✓					
	Food protection or Serv Safe certified manager certification exp. date: 11/16/2020	✓					
	4. The nutrition site has all known required permits (building, occupancy, fire, food).	✓					
	5. The site appears clean, with adequate lighting, cooling, heat and ventilation.	✓					
	6. Number of meals prepared/or served on day of review:						
	Congregate	#					
	Home-delivered	#					
	7. Average daily meal site attendance (based on four prior weeks):	#					
	8. Today's attendance:	#					
B. FOOD SERVICE TODAY	1. On day of review, both time and temperature of food delivered (from vendor/caterer) to meal site are documented and appropriate.			✓			
	2. If there is more than 30 minutes between delivery and serving, both the time and temperature are taken right before food service begins.			✓			
	3. Menu item/serving size/temperature						
	MENU ITEM / SVG SIZE / TEMP(F)						
				✓			
				✓			
				✓			
				✓			
				✓			
				✓			
C. FACILITY	1. The nutrition site is handicapped accessible.			✓			
	2. Tables and chairs are clean and in good repair.			✓			
	3. Table settings are arranged, neat and attractive.			✓			
	4. Bathrooms are clean, stocked, in good operation and handicapped accessible.	✓					
	5. A hand-washing reminder is posted in bathrooms.	✓					
	6. Soap and sanitary hand towels or air hand dryers are available in all bathrooms.	✓					
	7. All work areas are kept clean.	✓					
	8. Facility has the required number of exits (as determined by the local fire marshal), and all are clearly identified, well lit and free from obstacles.	✓					
	9. Fire extinguishers have a current inspection.	✓					
	10. Chemicals and toxic items are clearly labeled and stored away from food and food-related supplies.	✓					
	11. Material Safety Data Sheets (MSDS) are available for all chemicals used by the nutrition program.	✓					

	Compliance Criteria	Compliance			Not required to answer if reviewer's role is shaded		
		IN	OUT	NA	Site Mgr	LD/LDR	Proj. Adm
D. SIGNAGE	1. The current menu is approved, posted and dated.			✓			
	2. The approved menu is followed.	✓					
	3. The total cost of the meal is displayed and plainly visible.			✓			
	4. The contribution collection method avoids giving participants the impression that they must pay for their meal and ensures participant confidentiality.			✓			
	5. Signage is posted informing participants that food removed from the meal site is at their own risk.			✓			
	6. Neither staff nor participants smoke in the building during the meal site's hours.			✓			
E. PERSONAL HYGIENE	1. Staff and volunteers wear clean outer clothing.			✓			
	2. Effective hair restraints are properly worn if all menu items are not sealed when presented to participant.			✓			
	3. No volunteer or staff member with evidence of disease in a communicable form, or any sign of acute respiratory infection, is working in/around food preparation.	✓					
	4. Gloves are worn as appropriate.	✓					
	5. Disposable gloves are changed at any time hands would be washed.	✓					
	6. Burns, wounds, sores, scabs or splints on hands are bandaged and completely covered with a food-service glove while handling food.	✓					
	7. Eating, drinking, chewing gum, smoking or other tobacco use are allowed only in designated areas away from food preparation, service and storage.	✓					
F. FD TNSPT	1. Food transport equipment is in good condition and appears capable of maintaining hot food temperatures at 140° F or higher, cold food temperatures at 41° F or lower and frozen food at 0° F or lower.	✓					
	2. Food transport equipment appears clean.	✓					
G.TRASH	1. Trash receptacles are clean, with liners, and are covered when not in use.	✓					
	2. Garbage cans are emptied as necessary.						
	3. Empty boxes and containers are removed from site.	✓					
	4. Loading dock and area around dumpster are clean.	✓					
H. PEST	1. Project is free from pests (including but not limited to vermin, flies, and roaches).	✓					
	2. There is regularly scheduled pest control done by a licensed operator.	✓					
I. HOT HOLDING	1. Hot holding units (i.e., cambros, electric hot holding units, ovens) are clean.	✓					
	2. Food is adequately preheated before placing in hot holding.	✓					
	3. Hot holding unit is pre-heated before hot food is placed in unit.	✓					
	4. Temperature of hot food being held is at 140° F or above (between 140° and 165° F is preferred because higher temperatures degrade the quality of the food).	✓					
	5. Food is protected from contamination.	✓					
J. REFRIGERATION	1. Nutrition project's refrigerators and freezers have internal thermometers.	✓					
	2. Nutrition project's refrigerator temperatures are documented daily.	✓					
	3. Nutrition project's refrigerators are maintained between 35° and 41° F.	✓					
	4.Nutrition project's freezers are maintained between -10° and 30° F.	✓					
	5. Nutrition project's refrigerators and freezers are clean and neat.	✓					
	6. All refrigerated/frozen food is properly wrapped, labeled and dated.	✓					
	7. The FIFO (First In, First Out) method of inventory management is used.	✓					

	Compliance Criteria	Compliance			Not required to answer if reviewer's role is shaded		
		IN	OUT	NA	Site Mgr	LD/LDR	Proj. Adm
K. UTENSILS AND EQUIPMENT	1. All small equipment and utensils, including cutting boards and knives, are cleaned and sanitized between uses.	✓					
	2. Utensils and tableware are stored in drawers or with handles up, and are accessible by their handles, edges or bottoms.	✓					
	3. Small equipment and utensils are washed, sanitized and air-dried.	✓					
	4. Work surfaces and utensils are clean.	✓					
	5. Work surfaces are cleaned and sanitized between uses.	✓					
	6. Thermometers are available, cleaned and sanitized after each use.	✓					
	7. Thermometers are calibrated weekly.	✓					
	8. Can opener is clean.	✓					
	9. Drawers and racks are clean.	✓					
L. SITE ADM: SERVICE	1. Reservation systems ensure timely and accurate counts (evidenced by a small difference between the number of meals ordered and daily attendance).			✓			
	2. Meal counts, attendance, temperature logs and other service information is maintained on a daily basis for reporting purposes.			✓			
	3. Participant satisfaction surveys are conducted annually and are available.			✓			
	4. All corrective actions that are implemented from the participant satisfaction survey recommendations are documented.			✓			
	5. Documentation ensures there is no financial eligibility criteria required for individuals to receive nutrition services.			✓			
M. NUTRITION SERVICES	1. Nutrition program has a nutrition education training plan.			✓			
	2. Congregate (and home-delivered, if applicable) meal participants receive nutrition education at least monthly. Documentation includes at a minimum: Agenda, handouts and participant roster/list.			✓			
	3. If nutrition project funded, participants assessed at high nutritional risk (i.e. >/= 5.5) are offered nutrition counseling or other intervention to improve their nutritional risk score.			✓			
	4. Number of participants who received nutritional counseling during last full month:	#					
N. FOOD SERVICE	1. Menu substitution policy is written and available for daily use. Policy is comprehensive enough to cover most situations.	✓					
	2. Menu substitutions are minimal (generally fewer than five/month, except under extenuating circumstances) and are in accordance with written policy.			✓			
	3. Special diets and other modifications offered are appropriate and approved by the nutrition program's licensed dietitian and/or licensed registered dietitian.			✓			
O. TRAINING	1. Documentation reflects that all food service staff and volunteers receive food safety training at least annually. (Records include date of training, name of trainer, lesson plan or curriculum, and names of participants.)			✓			
	2. Documentation reflects that staff and volunteers receive annual training on emergency procedures and the use of fire extinguishers.			✓			

	Compliance Criteria	Compliance			Not required to answer if reviewer's role is shaded		
		IN	OUT	NA	Site Mgr	LD/LDR	Proj. Adm
P. NUTRITION PROGRAM ADMINISTRATION	1. Nutrition provider employs or contracts with a licensed dietitian and/or licensed registered dietitian for this site.			✓			
	Name of dietitian:						
	FL license is current and on file.			✓			
	Registration is current and on file.			✓			
	Number of hours per month:	#		✓			
	2. Nutrition provider has documentation of nutrition services provided by a licensed dietitian and/or licensed registered dietitian.			✓			
	3. Nutrition provider documentation ensures that Title III funds are not used to supplant funds from non-federal sources.			✓			
	4. Only Title III-C funded projects receive NSIP funding for eligible meals.			✓			
	5. NSIP funding is only used to purchase U.S. grown food.			✓			
	6. Nutrition provider receives input from program participants through advisory or site-type councils at least twice per year.			✓			
	7. Meal site outreach efforts are documented.			✓			
	8. Consumers are waiting for meal site meals.(CIRCLE) YES NO	#					
	9. The nutrition program has a disaster policy and procedure for providing nutrition services during an emergency.			✓			
	10. Required participant information (701C) is kept on file.			✓			
	11. The previous four quarterly NPCR reports are on hand.			✓			
	12. All corrective actions from the last four quarterly NPCRs are in effect.			✓			
	13. Emergency and/or shelf-stable meals are on hand or can be obtained within 24 hours (if funding is available).			✓			
Q. OTHER	1. Self-preparation kitchen: Attach the current health inspection.	✓					
	2. Self-preparation kitchen: Corrective actions required by current health department inspection are completed and sustained.	✓					
	3. Vendor kitchen inspection: Attach copies of local/state/federal inspections.	✓					
NOTES/COMMENTS	IDENTIFY COMMENTS OR REQUIRED CORRECTIVE ACTIONS BY LETTER AND NUMBER OF CRITERIA ITEM:						
	Items out of compliance as per last Health Department inspection are in compliance when visited on 5						
SIGNATURE	Assessment conducted by: Lourdes I. Martinez, M.S., R.D./L.D.						
	Job title: Consulting Dietitian				Date: 5-20-2019		

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Food Service Inspection Report

This inspection report must be made public upon request per Florida law.

FOLLOW-UP INSPECTION REQUIRED
Inspector determined violations require further review, but are not an immediate threat to the public.
Administrative Complaint Recommended

Inspection Date:	Apr 03, 2019 07:28 - Apr 03, 2019 10:24	License Expiration:	October 1, 2019
License Number:	2326832 Rank: CATR	Inspection Reason:	Routine - Food
Owner Name:	GREATER MIAMI CATERERS INC	Business Name:	GREATER MIAMI CATERERS INC
Location Address:	4001 NW 31 AVE, /3 BUILDINGS MIAMI FL 33142	License Type: Telephone Number:	Catering 6334616
Number of Units:	0	**Reinspection on or After:**	April 4, 2019 at 8:00:00 AM EDT

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

01A Food obtained from approved source	IN	07 Unwrapped or PH/TCS food not re-served	IN
01B Food safe and unadulterated; sound condition	IN	08A Separating raw animal foods from: each other, RTE foods and unwashed produce	IN
01C Shellstock tags; commingling	N/A	08B Food protection during preparation, storage and display	IN
01D Parasite destruction for raw/undercooked fish	N/A	09 Bare hand contact with RTE food; Alternative Operating Procedure (AOP)	IN
02A Consumer advisory on raw/undercooked oysters	N/A	11 Employee health knowledge; ill/symptomatic employee present	IN
02B Consumer advisory on raw/undercooked animal foods	N/A	12A Hands clean and washed properly; use of hand antiseptic if use of AOP	IN
02C Date marking ready-to-eat (RTE) potentially hazardous / time/ temperature control for safety foods	IN	12B Employee eating, drinking, tasting food, smoking	IN
03A Receiving and holding PH/TCS foods cold	OUT	22 Food-contact surfaces clean and sanitized	OUT
03B Receiving and holding PH/TCS foods hot	IN	31A Handwash sink(s) installed, accessible, not used for other purposes	OUT
03C Cooking raw animal foods and plant foods; non-continuous cooking of raw animal foods	IN	31B Handwashing supplies and handwash sign provided	IN
03D Cooling PH/TCS foods; proper cooling methods	IN	41 Chemicals/toxic substances	IN
03E Reheating PH/TCS foods for hot holding	N/O	53A Food manager certification; knowledge/active managerial control (except employee health)	IN
03F Time as a Public Health Control	N/A	53B State approved food handler training; employee duty specific training/knowledge	OUT
03G Reduced oxygen packaging (ROP) and other Special Processes	N/A		

GOOD RETAIL PRACTICES

02D Food items properly labeled; original container		35A No presence or breeding of insects/rodents/pests; no live animals	
04 Facilities to maintain PH/TCS foods at the proper temperature		35B Outer openings protected from insects/pests, rodent proof	
05 Food and food equipment thermometers provided and accurate		36 Floors, walls, ceilings and attached equipment properly constructed and clean; rooms and equipment properly vented	
06 PH/TCS foods properly thawed		38 Lighting provided as required; fixtures shielded or bulbs protected	
10 In use food dispensing utensils properly stored		40 Employee personal belongings	
13 Clean clothes; hair restraints; jewelry; painted/artificial fingernails		42 Cleaning and maintenance equipment	
14 Food-contact and nonfood contact surfaces designed, constructed, maintained, installed, located	OUT	43 Complete separation from living/sleeping area/private premise; kitchen restricted - no unauthorized personnel	
16 Dishwashing facilities; chemical test kit(s); gauges 1. Wash 2. Rinse 3. Sanitize		45 Fire extinguishing equipment (FOR REPORTING PURPOSES ONLY)	

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21 Wiping cloths; clean and soiled linens; laundry facilities		46 Exits not blocked or locked (FOR REPORTING PURPOSES ONLY)	
23 Non-food contact surfaces clean		47 Electrical wiring/outlets in good repair (FOR REPORTING PURPOSES ONLY)	
24 Storage/handling of clean equipment, utensils; air drying		48 Gas appliances; boiler certificate current/posted (FOR REPORTING PURPOSES ONLY)	
25 Single-service and single-use items		49 Flammable/combustible materials (FOR REPORTING PURPOSES ONLY)	
27 Water source safe, hot (100F) and cold under pressure		50 Current license, properly displayed	
28 Sewage and waste water disposed properly		51 Other conditions sanitary and safe operation	
29 Plumbing installed and maintained; mop sink; water filters; backflow prevention	OUT	52 Misrepresentation; misbranding	
32 Bathrooms		54 Florida Clean Indoor Air Act Compliance	
33 Garbage and refuse; premises maintained		55 Automatic Gratuity Notice	

Items marked IN are in compliance. Items marked OUT are violations. Specific details of the violations are listed on subsequent pages. Items marked N/A are Not Applicable. Items marked as N/O are Not Observed and were not being conducted at the time of inspection.

FOOD TEMPERATURES

Bar Area	
Buffet Line	
Cook Line	cooked white rice (181°F - Cooking)
Front Counter	
Front Line	
Kitchen	black beans (181°F - Hot Holding); zuquini (189°F - Hot Holding)
Prep Area	cooked rice (174°F - Hot Holding); zuquini (152°F - Hot Holding)
Reach In Cooler	Delivery Area: imperial cooked rice (141°F - Hot Holding); rice pudding (70°F - Cold Holding) rice pudding rechecked (38°F - Cold Holding)
Reach In Freezer	
Steam Table/Bain Marie	
Storage Area	cooked rice (42°F - Cold Holding); coleslaw (42°F - Cold Holding); chicken salad (39°F - Cold Holding); tomatoes salad (31°F - Cold Holding); watermelon (33°F - Cold Holding)
Wait Station	yellow rice (141°F - Hot Holding)
Walk In Cooler	pasta (40°F - Cold Holding); coligreen (38°F - Cold Holding); black beans (38°F - Cold Holding); soup falata (34°F - Cold Holding); cooked rice (35°F - Cold Holding); yuca (39°F - Cold Holding); lasagna (38°F - Cold Holding); rice (solid frozen°F); pudding (38°F - Cold Holding); black beans (103°F - Cooling); ground beef (34°F); red bean (36°F - Cold Holding); cooked chicken (34°F - Cold Holding)
Walk In Freezer	rice (solid frozen°F); beans (solid frozen°F); meatball (solid frozen°F); milk (solid frozen°F) rice pudding (41°F - Cold Holding)

OTHER ITEMS

Certified Food Manager and Date Certified: Iran G Fumero Morales 11-16-2015

Manager Certified By: 360training.com, Inc. (Learn2Serve)

Employees Trained By: Other Approved Corporate Training

Sewage: Municipal/Utility

Water Source: Municipal

Boiler: No Boiler On Site

Boiler Jurisdiction and Expiration:

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Sanitizer Details: Sanitizer Bucket (Quaternary 200ppm); Triple Sink (Quaternary - Not Set Up); Dishwasher (Temperature 180°F and above)

Inspector Comments: HSP Ownership verify with operator
Joint inspection with Senior Inspector Kristen Hodge.
Other Approved Corporate Training: International Food Service Executives Association.

Calibrated Inspector food probe thermometer and operators food probe thermometer to 32°F during the inspection with the person in charge to ensure accuracy of the thermometer.

A link to the Florida Department of Agriculture's Food Recovery Resource Guide is located at:
http://www.myfloridalicense.com/DBPR/hotels-restaurants/forms-publications

This report has been provided in printed form as requested by the person in charge at the time of inspection.

ADMINISTRATIVE COMPLAINTS

03A-02-4 Observed: Potentially hazardous (time/temperature control for safety) food cold held at greater than 41 degrees Fahrenheit. Observed *Delivery Area: rice pudding (70°F - Cold Holding) inside thermal cooler storage bin, less than 4 hours. Food items were located at delivery wait station, storage inside plastic crate with no ice, waiting to be placed into car. As per manager items are removed from walk in cooler and placed at delivery station to be placed into thermal containers on ice.* **Corrected On-Site **Admin Complaint****
Priority: High Priority
Comment: Manager placed rice puddings on ice and dry ice and placed thermal container into walk in freezer. Rechecked rice pudding at 38°F.

VIOLATIONS

14-38-4 Observed: Food storage container/container lid cracked or broken. Observed at salt food storage container located near cookline at main kitchen area.
Priority: Basic

22-02-4 Observed: Accumulation of food debris/grease on food-contact surface. Observed inside hot holding unit located near cookline a main kitchen area.
Priority: Intermediate

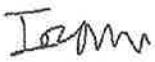
22-28-4 Observed: Interior of reach-in cooler soiled with accumulation of food residue. Observed Interior floor of external cooler number 7 located outside
Priority: Intermediate

29-11-4 Observed: Water leaking from pipe and/or faucet/handle. Located at handwash sink located near hot holding units at main kitchen area.
Priority: Basic

31A-03-4 Observed: Handwash sink not accessible for employee use due to items stored in the sink. Observed kitchen utensil stored inside handwash sink located near walk in cooler used to store desserts. **Corrected On-Site**
Priority: Intermediate
Comment: Food employee removed kitchen utensils from inside handwash sink.

53B-14-5 Observed: Required employee training expired for some employees. To order approved program food safety material, call DBPR contracted provider: Florida Restaurant & Lodging Association (SafeStaff) 866-372-7233. Observed employee Kenneth Louis expires 11-20-2018.
Reference: 509.049(5) FS. It shall be the duty of each public food service establishment to provide training in accordance with the described rule to all food service employees of the public food service establishment. The public food service establishment may designate any certified food service manager to perform this function. Food service employees must receive certification within 60 days after employment. Certification pursuant to this section shall remain valid for 3 years. All public food service establishments must provide the division with proof of employee training upon request, including, but not limited to, at the time of any division inspection of the establishment. Proof of training for each food service employee shall include the name of the trained employee, the date of birth of the trained employee, the date the training occurred, and the approved food safety training program used.
Priority: Intermediate

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Signature of Recipient

Iran Fumero
Manager
786 523 6451
Apr 03, 2019 10:24



Inspector Signature

Vima Cudemos
Sanitation And Safety Specialist
850-487-1395
Apr 03, 2019 10:07

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HIGHLY SUSCEPTIBLE POPULATION (HSP) CHECKLIST

Date:	Apr 03, 2019 10:01	License Number:	2326832 Rank: CATR
File Number:	1436	Business Name:	GREATER MIAMI CATERERS INC
Owner Name:	GREATER MIAMI CATERERS INC	Location Address:	4001 NW 31 AVE, /3 BUILDINGS MIAMI FL 33142
Number of Units:	0		
Telephone Number:	6334616	License Type:	Catering
Inspector Area:	Area #13		

Important Note: "Highly susceptible population" means persons who are more likely than other people in the general population to experience foodborne disease because they are immunocompromised; preschool age children or older adults; and obtain food at a facility that provides services (e.g., custodial care, health care, or assisted living).

Raw/Undercooked Animal Food	
1. Does not serve raw or partially cooked animal foods [3-801.11(C)(1)&(2), FC]	IN
Juice (includes children who are age 9 or less)	
2. Does not serve prepackaged unpasteurized juice that bears a warning label [3-801.11(A)(2), FC]	IN
3. Has HACCP plan if preparing unpackaged juice on premise [3-801.11(A)(3), FC]	N/A
Eggs	
4. Substitutes pasteurized eggs/egg products for raw eggs (e.g., hollandaise sauce, Caesar salad dressing, mayonnaise, meringue, eggnog, etc.) [3-801.11(B)(1), FC]	N/A
5. Substitutes pasteurized eggs/egg products in recipes requiring more than one egg and the eggs are combined [3-801.11(B)(2), FC] unless raw eggs are combined immediately before cooking and prepared for only one person and served immediately, product containing eggs is baked, or prepared under a HACCP plan [3-801.11(F), FC]	N/A
Sprouts	
6. Does not serve raw seed sprouts [3-801.11(C)(3), FC]	N/A
Bare Hand Contact	
7. No bare hand contact with ready-to-eat food (utilizes utensils or dispensing equipment) [3-801.11(D), FC]	IN
Time as Public Health Control	
8. Does not use time as a public health control for raw eggs [3-801.11(E), FC]	N/A
Re-Serving Food	
9. Unpackaged food not re-served to patients or clients who are under contact precautions in medical isolation or quarantine, or protective environment isolation [3-801.11(H)(1), FC]	N/A
10. Packaged food not re-served from any patients, clients, or other consumers to persons in protective environment isolation [3-801.11(H)(2), FC]	N/A
Employee Health	
11. Food employees restricted if exposed to any of the Big 5: Norovirus, Shiga-toxin producing E-coli, Salmonella Typhi, Hepatitis A or Shigella [2-201.12(I), FC]	IN
12. Food employees restricted if infected with a skin lesion containing pus that is open or draining and not properly protected with an impermeable cover or finger cot covered with a single-use glove [2-201.12(H), FC]	IN
13. Food employees excluded if diagnosed with any of the Big 5: Norovirus, Shiga-toxin producing E-coli, Salmonella Typhi, Hepatitis A or Shigella [2-201.12(D)(E)(F)(G), FC]	IN
14. Food employees excluded if ill with symptoms of sore throat with fever, vomiting or diarrhea unless symptoms are from a noninfectious condition [2-201.12(A)(G), FC]	IN

*All items marked "Out" must be corrected on site or the division may begin a compliance action.

Comments: Joint inspection with Senior Inspector Kristen Hodge

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Signature of Recipient

Iran G Fumero
Food Safety Manager
7865236451
Apr 03, 2019 10:01

Inspector Signature

Vima Cudemos
Sanitation And Safety Specialist
850-487-1395
Apr 03, 2019 10:01

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Callback Report

This inspection report must be made public upon request per Florida law.

MET INSPECTION STANDARDS during this visit.
Complied

Inspection Date:	Apr 04, 2019 07:40 - Apr 04, 2019 09:24	License Expiration:	October 1, 2019
License Number:	2326832 Rank: CATR	Inspection Reason:	Routine - Food
Owner Name:	GREATER MIAMI CATERERS INC	Business Name:	GREATER MIAMI CATERERS INC
Location Address:	4001 NW 31 AVE, /3 BUILDINGS MIAMI FL 33142	License Type:	Catering
Number of Units:	0	Telephone Number:	6334616
		Initial Warning Date:	2019-04-03
		Reinspection on or After:	

Inspector Comments: HSP Call Back Ownership verify with operator
Joint inspection with Supervisor Gandolff.

This report has been provided electronically as requested by the person in charge at the time of inspection.

COMPLIED

03A-02-4 Observed
- From initial inspection : High Priority - Potentially hazardous (time/temperature control for safety) food cold held at greater than 41 degrees Fahrenheit. Observed Delivery Area: rice pudding (70°F - Cold Holding) inside thermal cooler storage bin, less than 4 hours. Food items were located at delivery wait station, storage inside plastic crate with no ice, waiting to be placed into car. As per manager items are removed from walk in cooler and placed at delivery station to be placed into thermal containers on ice. **Corrected On-Site** **Admin Complaint**
- From follow-up inspection 2019-04-04: Rice pudding (36°F - Cold Holding) inside walk in cooler. **Complied**

14-38-4 Observed
- From initial inspection : Basic - Food storage container/container lid cracked or broken. Observed at salt food storage container located near cookline at main kitchen area.
- From follow-up inspection 2019-04-04: **Complied**

22-02-4 Observed
- From initial inspection : Intermediate - Accumulation of food debris/grease on food-contact surface. Observed inside hot holding unit located near cookline a main kitchen area.
- From follow-up inspection 2019-04-04: **Complied**

22-28-4 Observed
- From initial inspection : Intermediate - Interior of reach-in cooler soiled with accumulation of food residue. Observed Interior floor of external cooler number 7 located outside
- From follow-up inspection 2019-04-04: **Complied**

29-11-4 Observed
- From initial inspection : Basic - Water leaking from pipe and/or faucet/handle. Located at handwash sink located near hot holding units at main kitchen area.
- From follow-up inspection 2019-04-04: **Complied**

31A-03-4 Observed
- From initial inspection : Intermediate - Handwash sink not accessible for employee use due to items stored in the sink. Observed kitchen utensil stored inside handwash sink located near walk in cooler used to store desserts. **Corrected On-Site**
- From follow-up inspection 2019-04-04: **Complied**

53B-14-5 Observed
- From initial inspection : Intermediate - Required employee training expired for some employees. To order approved program food safety material, call DBPR contracted provider: Florida Restaurant & Lodging Association (SafeStaff) 866-372-7233. Observed employee Kenneth Louis expires 11-20-2018.
- From follow-up inspection 2019-04-04: Observed employee Kenneth Louis and Dennis Stonestreet training by International Food Services Executives. **Complied**

Master Host · Greater Miami Caterers, Inc.
LANDMARKS IN THE FOOD SERVICE INDUSTRY
4001 N.W. 31st AVENUE, MIAMI, FLORIDA 33142
(305) 633-8066 • (305) 633-4616 Broward (954) 927 3266 • Fax (305) 635-5202
Web Site: www.master-host.net • **E-mail:** info@mhcater.com • **Alt. Fax** (305) 635-0653

IMMEDIATE CORRECTIVE ACTIONS and PLANS of ACTION to HEALTH DEPARTMENT INSPECTION 04/03/19

03A-02-4 Observed: A rice pudding cup being transferred to a vehicle for delivery was found to be out of temperature. The cups were immediately iced and chilled and the temperature was "Corrected On-Site" and observed by the inspector. Corrective Action – cold foods requiring to be held at 41 degrees F or below being staged for homebound delivery including the rice pudding cups will be counted and boxed under refrigeration and then immediately iced after removal from refrigeration. Plan of Action – Staff person responsible for the preparation of these items will be immediately retrained in these activities by his supervisor.

14-38-4 Observed: The enclosure lid on a salt storage bin had a crack in the lid. Corrective Action – The lid with the crack in it was replaced. Plan of Action – We are researching the marketplace to see if we can identify a thicker grade lid that is not as brittle as the standard lids that come with these units.

22-02-4 Observed: One of our 20 electric hot holding cabinet units was soiled and in need of cleaning. Corrective Action – The unit was immediately taken off line and cleaned and sanitized inside and out. Plan of Action – We will review the condition of our hot holding cabinets more often so they are cleaned on a more frequent basis.

22-28-4 Observed: One of our eleven refrigerators was found to have a soiled floor at the entrance. Corrective Action – The two pallets of merchandise in the refrigerator were moved to another refrigerator and the refrigerator was immediately taken out of service to allow for a thorough cleaning and sanitizing. Plan of Action – We will review the condition of our refrigerators more often so they are cleaned on a more frequent basis.

29-11-4 Observed: A handwashing sinking located near the dishwashing room was found to have a leaking pipe under the sink. Corrective Action – All necessary plumbing repairs were immediately made to fix the leak. Plan of Action – Any future sink leaks will be responded to immediately by making any necessary repairs.

31A-03-4 Observed: A kitchen worker inadvertently placed some soiled kitchen utensils in a hand washing sink instead of in the regular sink right next to it. Corrective Action – The utensils were immediately removed from the hand sink and placed in the dishwashing room, therefore this was corrected on-site and in the presence of the inspectors. Plan of Action – A memo will be issued to staff regarding the improper placement of any items in the handwashing sinks.

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53B-14-5 Observed: One of our kitchen employees' SafeStaff training had expired. Corrective Action – Our in-house certified trainer conducted the employee's updated training on the afternoon of the inspection day, therefore the employee is again in compliance. Plan of Action – A SafeStaff training schedule is being developed that will maintain all employees with compliant expirations before they occur.

STATE OF FLORIDA

DIVISION OF HOTELS AND RESTAURANTS
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
www.myfloridalicense.com

Signature of Recipient

Iran G Fumero
Food Safety
7865236451
Apr 04, 2019 09:24

Inspector Signature

Virna Cudemos
Sanitation And Safety Specialist
850-487-1395
Apr 04, 2019 09:13

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
CAT2326832	

The CATERER (2013)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2019

NON-TRANSFERABLE

GREATER MIAMI CATERERS INC
GREATER MIAMI CATERERS INC
4001 NW 31 AVE
/3 BUILDINGS
MIAMI FL 33142

ISSUED: 08/2/2018

DISPLAY AS REQUIRED BY LAW

SEQ # L1808210000576

Local Business Tax Receipt

Miami-Dade County, State of Florida
- THIS IS NOT A BILL - DO NOT PAY

LBT

3550978

BUSINESS NAME/LOCATION
GREATER MIAMI CATERERS INC
4001 NW 31ST AVE
MIAMI FL 33142

RECEIPT NO.
RENEWAL
1070499

EXPIRES
SEPTEMBER 30, 2019
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
GREATER MIAMI CATERERS INC

SEC. TYPE OF BUSINESS
195 CATERING BUSINESS
CAT2326832

PAYMENT RECEIVED BY TAX COLLECTOR
$75.00 08/01/2018
FPPU10-18-016685

Employee(s) 5

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector

360training

Learn2Serve Food Protection Manager Certification

THIS CERTIFIES THAT

IRAN G FUMERO MORALES

HAS ACHIEVED THE TITLE OF

CERTIFIED FOOD PROTECTION MANAGER

Craig Douglas, Sr. Director of Product Development & Compliance

Issue Date: 11/16/2015

Certificate Number: L2SC-2-003959-Test B9

This certificate is only valid for five years from date of issue

360training.com · 13801 Burnet Road, Suite 100 · Austin, TX 78727 · 877-881-2235

Completion Information:

Completion Date: 11/16/2015

Exam Score: 80

Provider Name: 360training.com

Provider Number: 0975


360training

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Issue Date: 11/16/2015

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Congratulations on becoming a Certified Food Protection Manager.

Learn2Serve also provides training courses in:
Food Safety Handler, Alcohol Seller/Server, HACCP, and Sexual Harassment

Please contact us today to learn more about how you can take advantage of these quality courses, or visit www.Learn2Serve.com.

IRAN G FUMERO MORALES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/1/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kristina Snelling
Keyes Coverage Insurance 5900 Hiatus Road Tamarac FL 33321	PHONE (A/C, No, Ext): 954-724-7000 FAX (A/C, No): E-MAIL ADDRESS: ksnelling@keyescoverage.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Travelers Prop Cas of America	25674
INSURER B: Travelers Indemnity Co.	25658
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED 7252
Greater Miami Caterers, Inc
Master Host Dinner Service
4001 NW 31st Avenue
Miami FL 33142

COVERAGES **CERTIFICATE NUMBER: 257174189** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	P660918K4209TIL18	10/3/2018	10/3/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS	Y	Y	P-810-917K6074-IND-18	10/3/2018	10/3/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			CUP-8J031237-18-43	10/3/2018	10/3/2019	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Auto Phys Damage			P-810-917K6074-IND-18	10/3/2018	10/3/2019	Owned Auto Comp/Coll Hired Auto Deds Valuation	1,000/1,000 1,000/1,000 ACV

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION 30 Days Notice / 10 Days for Non-Pay

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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MIAMI-DADE FIRE RESCUE DEPARTMENT - INSPECTION REPORT

FIRE PREVENTION DIVISION
9300 NW 41 STREET, DORAL, FLORIDA 33178
PHONE 786.331.4800 FAX 786.331.4801

PERMIT # 16128-01046

Business Address: (District 8)
GREATER CATERERS OF MIAMI
3035- NW 40 ST
MIAMI, FL 33142

Billing Address:
GREATER CATERERS OF MIAMI
3035 NW 40 ST
MIAMI, FL 33142

RESULT: Inspected / Approved
Resulted Date: 7/27/18

Permit Type: Storage / Storage Occupancies. **Inspection Month:** September
Inspector:
DAVID MCMILLON
(786) 331-4852
dmsmil@miamidade.gov

Please Note: A Life Safety Permit required by Section 14-39, Code of Miami-Dade County, to operate the above named occupancy will be issued upon correction of all outstanding violations and payment of fees assessed. **Failure to obtain the required Life Safety Permit will result in enforcement actions including fines, citations, liens and/or orders to cease and desist operation.**

No violations noted at this time

CUSTOMER SIGNATURE

Title: Manager
Name: GERARDO CALLES

Please Note: A life safety permit will be issued upon compliance of outstanding violations and payment of fees assesed . One (1) re-inspection will be performed at no additional cost. All subsequent re-Inspections will be billed at one-half the original permit fee amount

We would like feedback on your experience with your Life Safety Inspection.
Please take a minute to complete our survey at:
http://bit.ly/mdfr_2IcSXHm

Inspection Report #1667917
Generated on: 7/27/2018

RESOLUTION # 2019-

RESOLUTION BY THE MAYOR AND CITY COMMISSION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT WITH GREATER MIAMI CATERERS, INC. IN CONNECTION WITH THE CATERING SERVICE OFFERED BY THE CITY OF WEST MIAMI FOR CONGREGATE AND HOME DELIVERED MEALS PROGRAM TO THE WEST MIAMI COMMUNITY CENTER ELDERLY PROGRAM, PROVIDING FOR CONGREGATE MEAL UNIT PRICE IN THE AMOUNT OF $ 3.14 AND HOME DELIVERED MEAL PRICE OF $ 4.06 FROM OCTOBER 1ST, 2019 THROUGH SEPTEMBER 30TH, 2021 AND AN UPGRADED PRODUCT QUALITY AND QUANTITY FOR THE NUTRITIONAL CONTENT FOOD PRODUCT FOR HOMEBOUND MEAL AT A PRICE OF $ 4.38 PER MEAL; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the Mayor and the City Commission of the City of West Miami desire to accomplish the purpose outlined in the accompanying Contract between the City of West Miami and Greater Miami Caterers, Inc.

WHEREAS, the City Manager and the Director of the Community Center have recommended the extension of the above referenced Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI THAT:

SECTION 1. The aforementioned statements are true and correct and adopted as is fully stated herein.

SECTION 2. The City Commission hereby authorizes the City Manager to execute the contract with Greater Miami Caterers, Inc. for food catering services rendered to the West Miami Community Center commencing October 1st, 2019 through September 30th, 2021.

SECTION 3. This Resolution shall take effect immediately upon passage by the City Commission and signature of the Mayor.

PASSED AND ADOPTED this 21st day of August 2019.

APPROVED:

_____
RHONDA A. RODRIGUEZ, MAYOR

ATTEST:

_____
ANNERY GONZALEZ, CMC CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:

_____
JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:
The Prime Sponsor of the foregoing Resolution is _____. It was offered by _____, who moved its adoption. The motion was seconded by _____. The vote was as follows:

MAYOR RHONDA A. RODRIGUEZ _
VICE –MAYOR LUCIANO L. SUAREZ _
COMMISSIONER CANDIDA BLANCA _
COMMISSIONER JUAN M. BLANES _
COMMISSIONER ERIC DIAZ-PADRON

RESOLUTION # 2019-

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PURSUANT TO SECTION 4.04 OF THE CITY CHARTER TO RATIFY AND CONFIRM BY MAJORITY RULE OF THE CITY COMMISSION, THE APPOINTMENT OF EVELYN MAYO-PAZ AS PROJECT DIRECTOR OF THE CITY OF WEST MIAMI COMMUNITY CENTER; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the current Project Director of the City of West Miami Community Center, Marilyn Miraya will be retiring for personal reasons effective October 31, 2019, and

WHEREAS, the City Manager announced the vacancy of the full time Project Director position for the Community Center and requested that those interested in the position submit their applications, and

WHEREAS, five (5) applicants submitted a complete application; and

WHEREAS, on August 12, 2019, the applicants were interviewed by the Selection Committee that consisted of Dr. Lourdes Martinez, the City's Independent Nutritionist, Mercedes Leon, the City's Finance Director, Marilyn Miraya, outgoing Project Director and Yolanda Aguilar, City Manager, and

WHEREAS, on August 13, 2019 the City Manager, after examination of all documents submitted, background investigations and personal interviews of each applicant, recommended Evelyn Mayo-Paz for the position of Project Director of the City of West Miami Community Center, a copy of the recommendation is attached as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of West Miami as follows:

Section 1. The foregoing "whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption thereof.

Section 2. After considering the recommendation of the City Manager, the City Commission ratifies and confirms the recommendation of the City Manager to select Evelyn Mayo-Paz as the Project Director of the City of West Miami Community Center at a starting salary of $47,500.00 pursuant to the Conditional Letter of Employment attached hereto as **Exhibit B.**

Section 3. This Resolution shall take effect immediately upon passage by the City Commission and signature of the Mayor.

PASSED AND ADOPTED this ___ day of _____ 2019.

APPROVED:

_____
RHONDA A. RODRIGUEZ, MAYOR

ATTEST:

_____
ANNERY GONZALEZ, CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:

_____
JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

MAYOR RHONDA A. RODRIGUEZ	_____
VICE-MAYOR LUCIANO L. SUAREZ	_____
COMMISSIONER CANDIDA BLANCA	_____
COMMISSIONER JUAN M. BLANES	_____
COMMISSIONER ERIC DIAZ-PADRON	_____

MEMORANDUM

To: Mayor and City Commissioners

From: Yolanda Aguilar, City Manager

Re: Project Director, City of West Miami Community Center - Update

Date: August 13, 2019

This memo shall serve to update the Mayor and members of the City Commission on the selection process for the position of Project Director where a vacancy will be left by the expected retirement of Marilyn Miraya effective October 31, 2019.

The City advertised the position in the City's website and the City's Bulletin Board. A total of 5 applications were received by the City. One candidate declined to interview because she found employment elsewhere.

On Monday, August 12, 2019, the City Manager along with a selection committee comprised of Dr. Lourdes Martinez, the City's Independent Nutritionist, Mercedes Leon, Finance Director and Marilyn Miraya, outgoing Project Director interviewed the four remaining candidates. While all the candidates possessed excellent qualities, we were unanimously impressed by Mrs. Evelyn Mayo-Paz. Evelyn Mayo-Paz is also a longtime resident of the City of West Miami.

This office hereby nominates Evelyn Mayo-Paz to fill the position of Project Director for the City of West Miami Community Center pending ratification and confirmation by majority vote pursuant to **Section 4.01 - Powers and Duties of the City Manager (a) of the City of West Miami Charter**. Due to the upcoming schedule, I further recommend that the Commission take action on this nomination at the August 21, 2019 City Commission Meeting.

It is in the best interest of the City for the "nominee" to commence her employment with the City and start to train effective Monday, August 26, 2019 pending successful completion of the pre-employment pre-requisites. This office will be issuing a conditional letter of employment to Mrs. Mayo Paz immediately and pending a formal vote at the August 21, 2019 City Commission Meeting.

In the meantime, my assistant will be scheduling a "Meet and Greet" with members of the City Commission, individually, for Thursday, August 15, 2019 starting at 10:45 am for those members of the City Commission who are able to set time aside for the "Meet and Greet". A calendar will follow.

If ratified and confirmed, Evelyn Mayo Paz (in our opinion) will be a positive impact to the City of West Miami Community Center and a welcomed staff addition.

YA/ca

Cc: City Clerk (Agenda August 21, 2019)
Marilyn Miraya, Project Director
Mercedes Leon, Finance Director
Dr. Lourdes Martinez
2019 Community Center file
City Manager file

August 14, 2019

Evelyn Mayo Paz

RE: "Conditional Letter of Employment" Via Email

Dear Ms. Mayo-Paz,

Congratulations! This letter will serve as your conditional employment offer letter. The position of Project Director of the City of West Miami Community Center is a full time position with the City of West Miami. You starting salary is set at $47,500 per year as we discussed during the interview with a review after a successful six month completion of a probationary period with the City of West Miami.

You will fulfill the duty of Project Director for the City of West Miami Community Center, following the job description and duties and responsibilities as published in the job description. In addition, you will be enrolled in the Florida Retirement System (our State pension program). You will contribute a mandatory 3% of your salary into the City of West Miami Retirement Program through payroll deductions. You will be afforded an opportunity to enroll in the City of West Miami medical, dental, RX, vision and life insurance program. Participation in the medical and life program takes effect after 90 days of employment. In addition, you will be eligible to accumulate/accrue 10 days per year of vacation time, a floating holiday and a birthday each year. You will be allowed to accrue 12 sick days per year and a maximum bank of 30 days of sick leave. The City Clerk who also serves as the Personnel Services Coordinator will supply you with the necessary employment and insurance forms and she will walk you through the benefit information.

This *"Conditional Letter of Employment"* is subject to ratification and confirmation by Resolution of the majority of the City Commission members as required by the City of West Miami Charter. This nomination and my recommendation will be placed as an agenda item for the August 21, 2019 Regular City Commission Meeting. Please make plans to attend at 7:30 pm. The City Commission meets in Chambers located at City Hall, 2nd Floor.

Your signature below acknowledges acceptance of these terms, and with your acceptance you will begin in this position effective on Monday, August 26th, 2019 at 8:00 AM.

We welcome you to the City of West Miami!

I accept these terms and conditions: _____ , Date: _____, 2019.
Evelyn Mayo-Paz

Sincerely,

Yolanda Aguilar
City Manager

Cc: Mayor and City Commission
Personnel file (City Clerk) Evelyn Mayo Paz
Payroll File (Payroll and Accounting Department)
City Manager File
City Commission Agenda 8/21/2019

§ 4.04 - — Powers and duties of the City Manager.

The City Manager shall:

(a) Nominate persons for appointment as directors of the Police Department, Public Works Department, and Recreation Department (and any other departments created by ordinance or resolution of the City Council) subject to ratification and confirmation by a majority vote of the full City Council. Council approval shall not be necessary for the Manager to suspend or remove such department directors. He shall appoint, and when he deems it necessary for the good of the City suspend or remove all other City employees and appointive administrative officers provided for by or under this Charter, except as otherwise provided by law, this Charter or personnel rules adopted pursuant to this Charter. He may authorize any administrative officer who is subject to his direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency;

(b) Direct and supervise the administration of all departments, offices and agencies of the City, except as otherwise provided by this Charter or by law;

(c) Attend all Council meetings, except when excused by a majority of the Council, and shall have the right to take part in discussion but may not vote;

(d) See that all laws, provisions of this Charter and acts of the Council, subject to enforcement by him or by officers subject to his direction and supervision, are faithfully executed;

(e) Prepare and submit the annual budget, budget message, and capital program to the Council in a form provided by ordinance;

(f) Submit to the Council and make available to the public a complete report on the finances and administrative activities of the City as of the end of each fiscal year;

(g) Make reports as the Council may require concerning the operations of City departments, offices and agencies, subject to his direction and supervision;

(h) Keep the Council fully advised as to the financial condition and future needs of the City and make such recommendations to the Council concerning the affairs of the City as he deems desirable;

(i) Sign contracts on behalf of the City pursuant to the provisions of appropriations and ordinances;

(j) Perform such other duties as are specified in this Charter or may be required by the Council;

(k) Act as ex officio clerk of the City during all times where there is no appointed clerk or during such times the clerk is absent from the City and during regular business hours shall have all of the powers, duties and responsibilities of the City Clerk. No additional compensation or remuneration shall be received by the Manager while acting as ex officio City Clerk.

First Amendment and Renewal to the of Memorandum of Understanding for School Based Law Enforcement Officers

This First Amendment and Renewal, made and entered into this ___ day of _____, 2019, is between The School Board of Miami-Dade County, Florida, a political subdivision of the State of Florida ("The School Board"), by and on behalf of the Miami-Dade Schools Police Department ("MDSPD") and the City of West Miami ("the City"), by and on behalf of the West Miami Police Department ("WMPD") (also referred to as "Law Enforcement Agency") (collectively referred to as the "Parties").

WHEREAS, the Parties entered in to the Memorandum of Understanding ("MOU") on August 15, 2018 the placement of WMPD school-based law enforcement officer (SBLEOs) at Miami-Dade County Public Schools ("MDCPS") for the 2018-2019 school year.

WHEREAS, the Parties which to exercise the renewal option in the MOU and extend this agreement to the 2019-2020 fiscal year.

THEREFORE, the Parties agree to amend the following provisions of the MOU as follows:

The Notification provision on Page 2 of the MOU is hereby amended to read as follows:

> **Notifications**
> When the SBLEO learns of an incident which requires him/her to take lawful action, the SBLEO must call 305-995-2677 (COPS) and report all such incidents. These incidents may garner significant media attention; therefore, it is imperative MDSPD learn about such incidents from the SBLEO in an expedited manner so MDSPD can make the appropriate notifications within the District. A MDSPD supervisor will advise the SBLEO if a MDSPD unit will respond to handle the call for service, or if the SBLEO is to proceed with the investigation. This will not preclude the SBLEO from taking immediate and necessary action during exigent circumstances. The SBLEO must also inform the school principal and/or designee of said action. Any other incident which may result in substantial media attention shall be reported by the SBLEO to MDSPD and school site administration. All reports generated in conjuncture with this term must be categorized as "Assist other Agency."

The payment provision in Paragraph 8 on Page 2 of the MOU is hereby amended to read as follows:

8. For the School Board's Fiscal Year 2019-2020 the School Board shall provide the City with funding in the amount of Seventy Thousand Three Hundred Thirty-Seven and 00/100 Dollars ($70,337.00) per School for which an SBLEO is assigned as indicated in the chart below.

LOCATION #	SCHOOL/ FACILITY NAME	ADDRESS
5441	Sylvania Heights Elementary	55901 SW 16th Street West Miami, Fl

IN WITNESS WHEREOF, the Parties have caused their duly authorized representatives to execute this Agreement as of the date first set forth above.

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA BY:_____ Alberto M. Carvalho, *Date* Superintendent of Schools or Designee	**THE CITY OF WEST MIAMI** BY:_____ City Manager *Date*
SUBMITTED BY: BY:_____ Edwin Lopez, MDSPD *Date* Chief of Police **APPROVED AS TO FORM AND LEGAL SUFFICIENCY AS TO THE SCHOOL BOARD** BY:_____ Assistant School Board Attorney *Date*	**APPROVED AS TO FORM AND LEGAL SUFFICIENCY AS TO LAW ENFORCEMENT AGENCY** BY:_____ *Date*
OFFICE OF RISK AND BENEFITS MANAGEMENT BY:_____ Michael G. Fox, Risk and Benefits Officer *Date*	**WEST MIAMI POLICE DEPARTMENT** BY:_____ Dr. Nelson Andreu, Chief of Police *Date*

DRAFT

RESOLUTION # 2019-

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY ON BEHALF OF MIAMI-DADE SCHOOLS POLICE DEPARTMENT AND THE CITY OF WEST MIAMI FOR THE PLACEMENT OF A SCHOOL-BASED LAW ENFORCEMENT OFFICER (SBLEO) AT SYLVANIA HEIGHTS ELEMENTARY SCHOOL; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the City of West Miami entered into a Memorandum of Understanding with the School Board of Miami-Dade County on August 15, 2018 which was approved by City resolution on _____ (see **Exhibit A**);and

WHEREAS, this Memorandum of Understanding must be renewed on a yearly basis; and

WHEREAS, the School Board of Miami-Dade County has suggested a First Amendment and Renewal of the Memorandum of Understanding for school based law enforcement officers, better described in **Exhibit B**); and

WHEREAS, the Mayor and City Commission fully agree that the safety of our schools is of paramount importance; and

WHEREAS, the City of West Miami is desirous to participate in any common effort to detract, divert, eliminate forever, any malicious intent against our students, youth, frail and citizens in general.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of West Miami as follows:

Section 1. The foregoing "whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption thereof.

Section 2. The City of West Miami approves the First Amendment to the August 15, 2018 Memorandum of Understanding with the School Board of Miami-Dade County which is attached hereto and made a part hereof as **Exhibit A.**

Section 3. That the City Manager is authorized to enter into the First Amendment to the Memorandum of Understanding with the School Board of Miami-Dade County.

Section 4. This Resolution shall take effect immediately upon passage by the City Commission and signature of the Mayor.

PASSED AND ADOPTED this ____ day of _____ 2019.

APPROVED:

_____
RHONDA A. RODRIGUEZ, MAYOR

ATTEST:

_____
ANNERY GONZALEZ, CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:

_____
JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

MAYOR RHONDA A. RODRIGUEZ	_____
VICE-MAYOR LUCIANO L. SUAREZ	_____
COMMISSIONER CANDIDA BLANCA	_____
COMMISSIONER JUAN M. BLANES	_____
COMMISSIONER ERIC DIAZ-PADRON	_____

RESOLUTION # 2019-

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI URGING PRESIDENT DONALD J. TRUMP AND SECRETARY OF STATE MIKE POMPEO, AND THE SECRETARY OF HOMELAND SECURITY TO REENACT THE CUBAN MEDICAL PROFESSIONAL PAROLE PROGRAM; URGING FLORIDA GOVERNOR DESANTIS TO ENACT THE READY 2 HELP PROGRAM, PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the City of West Miami has a large Cuban-American community; and

WHEREAS, The Cuban regime has been deploying doctors and medical personnel under conditions that represent forced labor; and

WHEREAS, as of 2015, the Cuban regime had deployed more than 50,000 medical personnel for foreign medical missions in 67 countries; and

WHEREAS, The Cuban regime's trafficking of medical personnel has been described as modern day slavery and has generated billions of dollars in revenue for the regime, allowing it to continue sponsoring terrorism around the world and oppressing it's people; and

WHEREAS, in 2006, the United States Department of Homeland Security announced that it would allow certain Cuban medical personnel in third countries to apply for parole at a U.S. embassy or consulate; and

WHEREAS, in 2017, as part of the renewed diplomatic relations with Cuba, the Department of Homeland Security ended the Cuban Medical Professional Parole Program; and

WHEREAS, there is a recognized shortage of doctors in the State of Florida and it is among the states most in need of medical professionals in the country as it is currently suffering from a shortage of doctors in rural areas; and

WHEREAS, the Ready 2 Help program seeks to simplify and expedite the validation process to shorten the long, costly, and difficult current process and to be able to cover the shortage of doctors the State of Florida currently faces; and

WHEREAS, the Ready 2 Help program consists of the presentation of credentials and medical diploma to be verified by the Educational Commission for Foreign Medical Graduates (ECFMG), presentation and approval of the Special Purpose Exam (SPEX) exam as proof of knowledge, and work under the modality of volunteering with a license under the supervision of a licensed physician for a minimum period of one year and maximum of two years; and

WHEREAS, the Ready 2 Help program intends for a Temporary Certificate for Practice in Areas of Critical Need to be granted to medical professionals whom meet the program requirements. This license would be granted for a period of no more than five years before the medical professional is eligible to receive a medical license without restrictions.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, that:

Section 1. The foregoing recitals are incorporated herein and adopted by this Commission as true and correct.

Section 2. The City of West Miami urges President Donald J. Trump, Secretary of State Mike Pompeo, and the Secretary of Homeland Security to reenact the Cuban Medical Professional Parole Program.

Section 3. The City of West Miami urges Florida Governor Ron DeSantis to enact the provisions of the Ready 2 Help program.

Section 4. The City Clerk is directed to send this resolution to President Donald J. Trump, Secretary of State Mike Pompeo, the Secretary of Homeland Security, Governor Ron DeSantis, as well as our Florida State and Federal delegations.

Passed and adopted this 21st day of August 2019.

APPROVED:

RHONDA A. RODRIGUEZ
MAYOR

APPROVED AS TO FORM AND SUFFICIENCY:

JOSE A VILLALOBOS,
CITY ATTORNEY

ATTEST:

ANNERY GONZALEZ,
CITY CLERK

ROLL CALL VOTE:

Mayor Rhonda A. Rodriguez
Vice Mayor Luciano Suarez
Commissioner Candida Blanca
Commissioner Eric Diaz Padron
Commissioner Luciano L. Suarez

The punishment for running an illegal Airbnb in Miami Beach is likely to get a lot worse

By Taylor Dolven

August 02, 2019 01:32 PM, Updated August 02, 2019 10:13 PM
Miami Beach Code Compliance Officer Vijma Maharaj speaks to tourists staying at 1518 Drexel Avenue as she inspects for illegal short-term rentals on Friday, Feb. 22, 2019. By Al Diaz

Miami Beach is adding jail time to the list of penalties for hosts with illegal Airbnb listings in the city.

The city announced it will prosecute hosts who provide bogus business license numbers in order to list their properties on the site. The penalty for the criminal violation is 60 days of jail time and/or a $500 fine, according to Melissa Berthier, a spokesperson for the city.

The announcement followed a settlement this week with Airbnb over the city's latest short-term rental ordinance. Previously, Airbnb used geo-fencing to prevent hosts in restricted areas from listing on the site. Now, Airbnb must list hosts' business licenses instead. Airbnb will not be required to verify that the license numbers are accurate and belong to the correct property.

TOP ARTICLES

The Hardemon family has a new candidate, and she is running for Miami-Dade mayor



As part of the settlement, Airbnb will pay the city $380,000 to use at its discretion, “including to educate residents about homesharing rules.”

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Both sides declared the settlement as a victory, highlighting just how difficult it is for local governments to gain concessions from the Silicon Valley vacation rental giant.

“What it’s going to boil down to is our code enforcement department is going to conduct searches on Airbnb’s website and verify,” said Aleksandr Boksner, chief deputy city attorney for Miami Beach. “That will facilitate the ability to deal with the enforcement of the proper display of the numbers. It exposes the host to fraudulent criminal penalties.”

Duration 1:47
Miami’s Biscayne Park Airbnb is the most popular in Florida

Miami's Biscayne Park Airbnb is the most popular in Florida and in the top 20 in the United States.

By CHARLES TRAINOR JR.

Miami Beach prohibits rentals of six months or less in most residential areas, but allows them in a few sections of the city. Hosts are required to obtain a business license and resort tax registration certificate. Miami Beach has the most expensive fines in the country for illegal short-term renting — $20,000 for the first violation and $40,000 for the second, with each subsequent violation costing an additional $20,000.

That hasn’t stopped an illegal short-term rental market from thriving in Miami Beach. The city licenses fewer than 1,000 short-term rentals, but approximately 4,500 entire homes are advertised on Airbnb, according to data from BNBVestor, an analytics tool for investors that scrapes the Airbnb site. Since the fines went into effect in 2016, Miami Beach has only been able to collect $500,000 of the nearly $8 million it has levied against property owners as of June.

Airbnb sued Miami Beach in Miami federal court in January arguing that its latest short-term rental ordinance violates a federal law that says websites are not responsible for policing the content on their platforms. The ordinance, passed in September 2018, said that as long as Airbnb used geo-fencing, the company did not need to require hosts to provide the business license number and resort tax registration certificate number on their listings. Airbnb opted for the geo-fencing, installing the system on its website late last year.

Then in December 2018, the city clarified that Airbnb needed to require hosts to provide a business license number and a resort tax registration certificate number on their listings even if

the site chose to geo-fence. Airbnb sued, saying requiring both actions would amount to policing content on their site.

The two sides came to an agreement late Thursday. Airbnb will cease to use geo-fencing in Miami Beach and instead will require hosts to post a business license number and a resort tax registration certificate number on their listings.

The city says the new requirement will enable code enforcement to more easily police listings.

Other short-term rental platforms have adhered to the business license requirement. Still, illegal listings on those sites persist.

In March, the Miami Herald followed a Miami Beach code enforcement officer as she responded to complaints of illegal short-term renting at an apartment building at 1518 Drexel Ave. Vacationers found the apartments on Hotels.com, Expedia.com and Despegar.com. Most of the listings had the required numbers; all were illegal.

Berthier, a spokesperson for the city, said via email that it is a criminal violation for platforms and hosts to post fraudulent business registration numbers. Those who violate the law are subject to a penalty of 60 days in jail and/or a $500 fine. It's not clear how the city would pursue Airbnb because the settlement specifically bars Miami Beach from penalizing the company for failing to verify whether the numbers are real.

Miami Beach commissioners considered prosecuting hosts with illegal rentals last year. The proposed measure faced opposition and ultimately did not pass.

Chicago, San Francisco, and Louisville also require Airbnb listings to display short-term rental certification numbers.

Read more here: https://www.miamiherald.com/news/business/tourism-cruises/article233436012.html#storylink=cpy

ORDINANCE 2018-03

AN ORDINANCE OF THE CITY OF WEST MIAMI, FLORIDA RELATING TO "VACATION RENTALS," PROVIDING A GENERAL FRAMEWORK FOR THE REGULATION OF VACATION RENTALS; MAKING FINDINGS OF FACTS; REQUIRING VACATION RENTAL REGISTRATION; PROVIDING REQUIREMENTS FOR REGISTRATIONS; REQUIRING INSPECTION; SPECIFYING DUTIES OF VACATION RENTAL OWNERS AND ALLOWING AGENTS; PROVIDING MAXIMUM OCCUPANCY; REQUIRING RENTAL AGREEMENT PROVISIONS AND POSTINGS; PROVIDING FOR ENFORCEMENT OF VIOLATION AND FINES; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND EFFECTIVE DATE.

WHEREAS, this Ordinance is enacted under the home rule power of the City of West Miami in the interest of the health, peace, safety and general welfare, and

WHEREAS, Section 509.013, Florida Statutes, provides a distinction between "transient public lodging establishments," which are rented, or advertised or held out for rental to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less; and "non-transient public lodging establishments," which are rented, or advertised or held out for rental to guests for periods of at least 30 days or 1 calendar month, whichever is less, and

WHEREAS, Section 509.242(1)(c), Florida Statutes, further provides for a sublet of transient public lodging establishments, called "vacation rental" which is any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family or four-family house or dwelling unit that is also a transient public lodging establishment, but that is not a timeshare project, and

WHEREAS, in 2011, the Florida Legislature passed House Bill 883, (Chapter 2011-119, Laws of Florida), amending Florida Statutes, Section 509.032(b) to provide that "[a] local law, ordinance, or regulation may not restrict the use of vacation rentals, prohibit vacation rentals, or regulate vacation rentals based solely on their classification, use or occupancy. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011," and

WHEREAS, in 2014, the Florida Legislature passed Senate Bill 356 (Chapter 2014-71, Laws of Florida), amending that same statute to read "[a] local law, ordinance, or regulation may not prohibit vacation rentals, or regulate the duration of frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011," and

WHEREAS, the official statement of legislative intent of Senate Bill 356 as reflected in the House of Representatives' Final Bill Analysis, dated June 19, 2014, states that the "Effect of the Bill" is as follows:

> "The bill permits local governments to create regulation that distinguishes vacation rentals from other residential property. In the past, local government regulations have included noise, parking, registration, and signage requirements for vacation rentals.
>
> "The bill does not allow local governments to create regulations that would prohibit vacation rentals or restrict the duration or frequency of vacation rentals. These types of regulation remain preempted to the state.

WHEREAS, this Ordinance does not prohibit Vacation Rentals, or the duration or frequency of Vacation Rentals, nor is it the intention of the City of West Miami to do so, but rather this Ordinance is intended to address life safety and compatibility concerns in the interests of the health, peace, safety, and general welfare, and

WHEREAS, It is the intent of this Ordinance to regulate vacation rentals as defined by Florida Statutes, as well as other transient public lodging establishments within the City of West Miami, which collectively are referred to herein as "Vacation Rentals," and

WHEREAS, the 2017 Legislature adopted further clarification to Chapter 509 in reference to vacation rentals in its Section 7(b) preempting local government as follows:

> "A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011."

NOW THERETOFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA:

SECTION 1. The foregoing "whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption thereof.

SECTION 2. Based on information presented at various city commission meetings by residents of West Miami, the practical first-hand experience and observations of city commissioners, common sense deductions of city commissioners based on long-term experiences in West Miami, information learned by city commissioners from various residents, as well as evidence and testimony presented at public advertised hearings before the City Commission:

(1) Residents residing within their residential dwellings are inherently familiar with the local surroundings, local weather disturbances, local hurricane evacuation plans, and means of egress from their residential dwellings, thereby minimizing potential risks to themselves and their families.

(2) In contrast, transient occupants of Vacation Rentals, due to their transient nature, are typically not familiar with local surroundings, local weather disturbances, local hurricane evacuation plans, and means of egress from the Vacation Rentals in which they are staying, thereby increasing potential risks to themselves and their families, and putting an additional burden on, and potentially putting at risk, emergency personnel in the event of an emergency situation.

(3) Certain Vacation Rentals are presently located within the single family and two family dwelling residential zoning districts of the City of West Miami.

(4) Vacation Rentals, left unregulated, can create negative impacts within residential neighborhoods due to excessive noise, parking and traffic problems, excessive use and impact on public services and public works, extreme size and/or greater occupancy.

(5) Vacation Rentals situated within residential neighborhoods can disturb the quiet nature and atmosphere of the residential neighborhoods, and the quiet enjoyment of its residents.

(6) Vacation Rentals located within established residential neighborhoods can create negative compatibility impacts relating to extreme noise levels, late night activities, on-street parking issues and traffic congestion.

(7) A residential dwelling is typically the single largest investment a family will make with the residents of the residential dwelling desiring the tranquility and peaceful enjoyment of their neighborhood without excessive noise and increased parking issues and traffic congestion caused by transient occupants of Vacation Rentals.

(8) Vacation Rentals situated in single-family and two-family residential neighborhoods can and do create a great disparity in occupancy.

SECTION 3. The following regulations shall be established for transient vacation rentals:

A. Definitions. The following terms as used in this Ordinance are defined as set forth hereinafter:

"*Bedroom*" means any room in a Vacation Rental which has a bed or other place for sleeping and a separate closet that is an integral part of the permanent construction within the bedroom or an on suite bathroom, and complies with the Florida Fire Code and Florida Life Safety Code as a bedroom.

"*Occupant*" means any person who occupies a Vacation Rental overnight.

"*On-site management*" means an office located at the site of a transient public lodging establishment that has, no less than eight (8) hours per day, seven (7) days a week, a person or persons physically present on site for purposes of supplying management, rental, and/or maintenance services for that particular transient public lodging establishment, and, when the office is closed, has a person who is available upon one hour's phone notice to return to the transient public lodging establishment to supply management or maintenance services.

"*Owner occupied*" means the Vacation Rental is then occupied by person(s), at the Vacation Rental Owner's consent, who do not pay rent for the occupancy of the Vacation Rental, when such persons are members of the family of the Vacation Rental Owner. Family shall be defined as provided in the West Miami Code of Ordinances.

"*Transient public lodging establishments*" means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

"*Vacation Rental*" is collectively a vacation rental as defined under Florida Statutes, and any transient public lodging establishment that does not have on-site management, which is located in the single family and/or two family residential dwelling zoning districts of the City of West Miami.

"*Vacation Rental Owner*" is the fee simple owner of the Vacation Rental, whether an individual, partnership, corporation, limited liability company, trust, or other entity. In the event the Vacation Rental Owner is not an individual, each and every person who owns 20% or more of the equitable interest in the Vacation Rental shall also be deemed a Vacation Rental Owner. The duties and functions of a Vacation Rental Owner may, at the option of the Vacation Rental Owner, be performed by an agent of the Vacation Rental

Owner, so long as the Vacation Rental Owner notifies the City in writing, on a form provided by the City, of the identity and contact information of such agent, and the specific duties that the agent will be performing for the Vacation Rental Owner. The Vacation Rental Owner may change the designation of agent at any time through the filing of a new form and the payment of an administrative fee in an amount as set by resolution by the City Commission. The Vacation Rental Owner shall be held responsible for all actions of such designated agent with respect to the applicable Vacation Rental.

B. Construction of Ordinance. This Ordinance shall be liberally construed to accomplish its purpose of regulating Vacation Rentals, protecting the residential character of West Miami, the health, safety, and general welfare of its residents and visitors, and the quiet enjoyment by West Miami's residents of their residential property.

C. Severability. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance, is contrary to law, or against public policy, or shall for any reason whatsoever held to be invalid, illegal or unconstitutional, by any court of competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

D. Reserved.

E. Registration required. No later than September 1st, 2018, every Vacation Rental Owner, either personally or through an agent, shall register with the City of West Miami utilizing forms promulgated by the City. The City may extend the date that such registration is required by notice on the City's website, should the City not publish forms and fees for registration by September 1st, 2018. A separate registration shall be required for each Vacation Rental. The operation of a Vacation Rental without registration after the date registration is required shall be a violation of this ordinance. Every day of such operation without registration shall constitute a separate violation.

F. Vacation Rental registration. (a) A Vacation Rental Owner or agent, as applicable, registering a Vacation Rental with the City shall submit to the City a completed registration form, utilizing a form promulgated by the City, together with a registration fee in the amount set by resolution of the City Commission.

(1) A registration form shall include the following submittals:

(a) A completed Vacation Rental Registration form.

(b) Payment of applicable fee.

(c) A copy of the Vacation Rental's current and active license as a transient public lodging establishment with the Florida Department of Business and Professional Regulation.

(d) A copy of the Vacation Rental's current and active certificate of registration with the Florida Department of Revenue for the purposes of collecting and remitting sales surtaxes, transient rental taxes, and any other taxes required by law to be remitted to the Florida Department of Revenue.

(e) Evidence of the Vacation Rental's current and active account with the Miami-Dade County Tax Collector for the purposes of collecting and remitting tourist development taxes and any other taxes required by law to be remitted to the Miami-Dade County Tax Collector.

(f) *Exterior site sketch*. An exterior sketch of the Vacation Rental facility shall be provided. The sketch shall show and identify all structures, pools, spas, hot tubs, fencing, and uses, including areas provided for off-street parking. For purposes of the sketch, off-street parking spaces shall be delineated so as to enable a fixed count of the number of spaces provided. At the option of the Vacation Rental Owner, such sketch may be hand drawn, and need not be professionally prepared.

(g) *Interior building sketch by floor*. A building sketch by floor shall be provided, showing a floor layout identifying all bedrooms, other rooms, exits, hallways, stairways, as applicable. At the option of the Vacation Rental Owner, such sketch may be hand drawn, and need not be professionally prepared.

(2) If a registration form is incomplete, the registrant will be notified of the deficiency, and be allowed ten (10) days to provide any missing information or fees.

(3) After all requirements have been met by Vacation Rental Owner, the City shall issue a license to operate vacation rentals as stated hereinabove and shall collect a licensing fee in the amount of $ 500.00

which shall be separate to the required registration fee. The license shall be valid for a term of 12 months.

G. Modification of Vacation Rental Registration. An amendment of a Vacation Rental Registration shall be required in the event that any of the following changes to the Vacation Rental are proposed:

(1) An increase in the number of bedrooms in the Vacation Rental.

(2) An increase in the maximum occupancy of the Vacation Rental.

(3) An increase or decrease in the number of parking spaces, or a change in the location of parking spaces for the Vacation Rental.

(4) A change in ownership of the Vacation Rental.

H. Duration of Vacation Rental Registration. A Vacation Rental Registration shall be valid for one (1) year after the date of registration.

I. Renewal of Vacation Rental Registration. A Vacation Rental Owner must renew its registration semi-annually prior to the expiration date of the previous Vacation Rental Registration.

J. Inspection of Vacation Rentals.

(1) Inspection of a Vacation Rental to verify compliance with the Florida Building Code, and the Florida Fire and Life Safety Codes, which governed at the time of completion of the subject construction, shall be required subsequent to the initial registration of the Vacation Rental, and semi-annually after each renewal. If instances of noncompliance are found, all such instances of noncompliance shall be handled as other violations of the Florida Building Code and Florida Fire and Life Safety Codes are otherwise handled in the City.

(2) Semi-annual inspections shall be made by the City through appointment with the Vacation Rental Owner or agent, as applicable. If a City inspector has made an appointment with Vacation Rental Owner or agent, as applicable, for an inspection, and the City inspector is unable to complete the inspection as a result of an action or inaction of the Vacation Rental Owner or agent, or an occupant of the Vacation Rental, the Vacation Rental Owner shall be charged a "re-inspection" fee in an amount set by resolution of the City Commission to cover the inspection expense incurred. The re-

inspection fee shall be paid prior to scheduling the re-inspection. In addition, failure of a Vacation Rental Owner or agent, as applicable, to make the Vacation Rental available for an inspection within twenty (20) days after notification by the City in writing that the City is ready to conduct the semi-annual inspection, shall be a violation of this Ordinance punishable by a fine as set by resolution by the City Commission. Such violation shall continue until the inspection is accomplished. Each day that such violation continues shall be a separate violation.

K. Transfer of Vacation Rental Registration. Vacation Rental Registrations are transferable only when the ownership of the Vacation Rental is sold or otherwise transferred, and the new owner has filed a modification of the registration with the City within thirty (30) days from the date of the sale or transfer. Failing such modification of the registration, any outstanding Vacation Rental Registration as to that Vacation Rental shall be null and void on the thirty-first (31st) day after such sale or transfer.

L. Vested Rights/Waiver/Estoppel. A Vacation Rental Registration shall not be construed to establish any vested rights or entitle the registered Vacation Rental to any rights under the theory of estoppel. A Vacation Rental Registration shall not be construed as a waiver of any other requirements contained within the City of West Miami City Code or Comprehensive Plan, and is not an approval of any other code requirement outside this ordinance. The registration of a Vacation Rental is not an approval of a use or activity that would otherwise be illegal under Florida law, the Florida Building Code, the Florida Fire Code or Life Safety Code, or in violation of the West Miami City Code or Comprehensive Plan.

M. Duties of Vacation Rental Owner. Every Vacation Rental Owner or agent, as applicable, shall be available by landline or mobile telephone answered by the Vacation Rental Owner or agent at the listed phone number 24-hours a day, seven days a week to respond to police, fire or other emergency personnel requests. Otherwise, response to contact by the City's regulatory personnel shall be required only Monday through Saturday, 9am to 6pm. Failure of the Vacation Rental Owner or agent, as applicable, to fulfil this duty, shall be a violation of this ordinance which shall be punished by fine as set by resolution of the City Commission.

N. Vacation Rental Near School, Day Care, Park or Playground. If the Vacation Rental is within 2,500 feet of any school, day care center, park, or playground, the Vacation Rental Owner shall be required to perform a background check of any potential renters in order to comply with Article XVII - The Lauren Book Child Safety Ordinance, Section 21-277 and with Florida Statute 775.215 which makes it unlawful for any person who has been convicted of a sexual battery, lewd and lascivious act on/in the presence of persons under age 16, sexual performance by a child, sexual acts transmitted

over computer, or selling or buying of minors for portrayal in sexually explicit conduct, in which the victim of the offense was less than sixteen (16) years of age, or similar law of another jurisdiction, to reside within 2,500 feet of any school.

O. Reserved.

P. STANDARDS AND REQUIREMENTS FOR VACATION RENTALS.

1. **Generally.** The standards and requirements set forth in this Article shall apply to the rental, use, and occupancy of Vacation Rentals in the City of West Miami.

2. **Minimum safety and operational requirements.** Vacation Rentals in the City of West Miami shall meet the applicable standards under the Florida Statutes, Florida Building Code and the Florida Fire Code and Life Safety Code, and each Vacation Rental shall have at least one telephone with the ability to call 911.

3. **Maximum occupancy based on site capacity / limitations.** The maximum occupancy of a Vacation Rental shall be stated in the Vacation Rental registration form, and shall be limited to the lesser of:

(a) Two persons per bedroom that contains one hundred (100) square feet or more, (counting only those rooms that meet the definition of bedroom herein), plus one person per bedroom that contains no less than seventy (70) square feet, but less than one hundred (100) square feet, (counting only those rooms that meet the definition of bedroom herein), plus two persons.

(b) A total of 6 occupants per Vacation Rental. In the event there is more than one building or dwelling on one platted lot, the maximum occupancy shall be capped at 6 (6) occupants per lot or structure, whichever is less.

Q. Vacation Rental agreements – minimum provisions. Vacation Rentals shall be rented, leased or occupied pursuant to a written rental agreement which contains, at a minimum, the following information:

(1) Maximum occupancy of the Vacation Rental that is consistent with the Vacation Rental Registration.

(2) The maximum number of vehicles that will be allowed to park at the Vacation Rental. Such number of vehicles shall not exceed the number of parking spaces located at the Vacation Rental as shown in the sketch

submitted with the Vacation Rental registration, which cannot exceed the allowed parking spaces in the City of West Miami.

(3) A statement that a sketch of the permitted off-street parking locations where Occupants may park according to the Vacation Rental Registration sketch and any other legal parking spaces available to the Vacation Rental will be posted at the Vacation Rental.

(4) A statement that all Occupants must promptly evacuate from the Vacation Rental upon posting of any evacuation order issued by state or local authorities.

(5) A copy of a document to be supplied by the City which includes excerpts from City of West Miami ordinance provisions of general application relevant to Vacation Rentals to include solid waste pick-up regulations, and City of West Miami Noise Ordinance, as specified by resolution of the City, as a lease addendum. The City will make available to Vacation Rental Owners and agents a copy of such document in digital format upon request, and the City will post such document on its website.

R. Required Posting of Vacation Rental and local information - posting. In each Vacation Rental, there shall be provided, in a prominent location, the following written information:

(1) The name, address and phone number of the Vacation Rental Owner or agent, as applicable.

(2) The maximum occupancy of the Vacation Rental.

(3) A copy of a document to be supplied by the City which includes excerpts from City of West Miami ordinance provisions of general application relevant to Vacation Rentals to include solid waste pick-up regulations, and City of West Miami Noise Ordinance, as specified by resolution of the City, as a lease addendum. The City will make available to Vacation Rental Owners and agents a copy of such document in digital format upon request, and the City will post such document on its website.

(4) The maximum number of vehicles that can be parked at the Vacation Rental, along with a sketch of the location of the off-street parking spaces.

(5) The days and times of trash pickup.

(6) The location of the nearest hospital.

There shall be posted, next to the interior door of each bedroom a legible copy of a building evacuation map – Minimum 8-1/2" by 11".

S. Enforcement. Violations of this ordinance shall be enforced in accordance with the provisions of this Ordinance and through code enforcement procedures.

1. Any violation of this ordinance will carry a fine in the amount of $500.00 for the first offense.
2. A second violation of this ordinance will carry a fine in the amount of $1,000.00.
3. A third violation of this ordinance shall result in revocation of rental permits and license.

In addition, the City Commission, by resolution, may adopt further penalties and fines for violations of this ordinance.

T. Appeals. Any decision of the Mayor or his or her authorized designee relating to this ordinance shall be rendered in writing in appealable form, and reviewed by the Code Enforcement Board if a notice by the Vacation Rental Owner or agent is filed with the City Clerk within ten (10) days after the action to be reviewed. The City Clerk shall place the matter on the agenda of the next available meeting of the Code Enforcement Board, but no later than 35 days after the notice by the Vacation Rental Owner or agent is filed, at which the matter will be reviewed. The decision of the Code Enforcement Board shall be final and shall be rendered in writing in appealable form. Such final decision may be reviewed as permitted under Florida law.

SECTION 4. Severability. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance, is contrary to law, or against public policy, or shall for any reason whatsoever held to be invalid, illegal or unconstitutional, by any court of competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this ordinance as expressed herein.

SECTION 5. Codification. The provisions of this Ordinance shall be codified as, and become and be made a part of the Code of Ordinances of the City of West Miami.

The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 6. Effective Date. This Ordinance shall be effective upon adoption by the City Commission and approval by the Mayor in accordance with the Charter of the City of West Miami. The City will not begin the enforcement of the standards and requirements relating to vacation rentals set forth in this Ordinance until September 1st, 2018, or until such later date as the date registration is required if such date is extended by notice on the City's website.

PASSED AND ADOPTED, by the City Commission of the City of West Miami, Florida, in regular session assembled, this 15th day of August, 2018.

APPROVED:

EDUARDO H. MUHINA, MAYOR

ATTEST:

ANNERY GONZALEZ, CMC
CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:

JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

MAYOR EDUARDO H. MUHIÑA	**Y**
VICE -MAYOR RONDA A. RODRIGUEZ	**Y**
COMMISSIONER CANDIDA BLANCA	**Y**
COMMISSIONER JUAN M. BLANES	**ABSENT**
COMMISSIONER LUCIANO L. SUAREZ	**Y**