VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
REGULAR COUNCIL MEETING
MONDAY, JULY 7, 2025 – 7:00 PM
(PROCLAMATIONS, AWARDS, & PRESENTATIONS WILL BEGIN AT 6:30 PM)

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234

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1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **PROCLAMATIONS, AWARDS, PRESENTATIONS**

   A. Recognition of the Florida Panthers – Repeat Stanley Cup Champions of the National Hockey League

3. **APPROVAL OF MINUTES**

   A. Regular Council Meeting (June 2, 2025)

4. **REQUESTS, PETITIONS AND PUBLIC COMMENTS SUBMITTED** Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the Village Council. Speakers will address the Village Council with respect.

5. **VILLAGE MANAGER'S REPORT**

   A. Departmental Updates

   B. Police Commander Report

6. **VILLAGE ATTORNEY'S REPORT**

   A. Monthly Report

   B. Litigation Expenses

   C. Litigation Update

7. **VILLAGE CLERK'S REPORT**

   A. Calendar Update: July 2025

8. **BOARD AND COMMITTEE REPORTS**

   A. Art-in-Public Places Advisory Board Meeting (March 13, 2025)

   B. Charter Revision Commission Meeting (April 16, 2025)

   C. Charter Revision Commission Meeting (May 28, 2025)

   D. Education Advisory Committee Meeting (February 25, 2025)

   E. Parks & Recreation Committee Meeting (March 6, 2025)

   F. Resiliency Committee Meeting (February 27, 2025)

   G. Resiliency Committee Meeting (April 24, 2025)

   H. Tree Advisory Board Meeting (January 27, 2025)

   I. Youth Community Involvement Task Force Meeting (January 31, 2025)

9. **EMERGENCY ORDINANCES WITH PUBLIC HEARING**

10. **ORDINANCES FOR SECOND READING AND PUBLIC HEARING**

11. **ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS**

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING T0 COUNCIL BENEFITS; VESTING THE AMOUNT OF FIVE HUNDRED ($500.00) A MONTH FOR TWO YEARS OF HEALTH BENEFITS FOR EACH FOUR-YEAR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore)*

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING ARTICLE II, DIVISION I, AT SECTION 2-47, "AGENDA PROCEDURE", BY AMENDING THE "ORDER OF BUISSNESS", "PROPOSED AGENDA ITEMS", AND "AGENDA CLOSING DATES"; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. *(Sponsored by Village Attorney John Dellagloria)*

12. CONSENT AGENDA

13. RESOLUTIONS REQUIRING PUBLIC HEARING

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO AD VALOREM TAXES; ESTABLISHING THE PROPOSED MAXIMUM MILLAGE RATE AND SETTING THE DATES, TIMES, AND LOCATION FOR THE FIRST AND SECOND BUDGET HEARINGS FOR FY 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Finance Director, Desmond Chin)*

14. RESOLUTIONS WITH PUBLIC COMMENT

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH DIADEM SPORTS, LLC BASED ON THE PROPOSAL RECEIVED AND AMENDMENTS PROPOSED AT THE JUNE 2, 2025, VILLAGE COUNCIL MEETING; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Procurement Specialist, Alessia Bencomo) (Deferred from the Regular Council Meeting of June 2, 2025)*

B. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; AMENDING RESOLUTION NO. 2024-66, APPROVING FUNDING FOR DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN OUTDOOR PICKLEBALL CENTER ON VILLAGE-OWNED PROPERTY; INCREASING THE APPROVED FUNDING ALLOCATION FROM ONE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR DOLLARS AND EIGHTY-TWO CENTS ($1,676,564.82), TO AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED TWELVE DOLLARS AND SEVENTY-THREE CENTS ($3,324,512.73); FURTHER AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH

WAYPOINT CONTRACTING, INC. FOR THE DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN INDOOR PICKLEBALL CENTER; AND PROVIDING FOR AN EFFECTIVE DATE. (*Sponsored by Administration and prepared by Parks and Recreation Director, Fanny Carmona) (Deferred from the Regular Council Meeting of June 2, 2025)*

C. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE "SHOP PALMETTO BAY' INITIATIVE, DIRECTING THE VILLAGE MANAGER TO DEVELOP AND IMPLEMENT A PLAN IN WHICH THE VILLAGE PRIORITIZES PALMETTO BAY BUSINESSES INCLUDING BUT NOT LIMITED TO VILLAGE PURCHASING OF SUPPLIES AND SERVICES, ENCOURAGES RESIDENTS TO SHOP LOCALLY, AND PROMOTES PALMETTO BAY BUSINESSES THROUGH VILLAGE MEDIA AND EVENTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson) (Deferred from the June 2, 2025 of June 2, 2025)*

D. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO SUSTAINABILITY AND RESILIENCY; ACCEPTING AND ADOPTING THE RESULTS AND FINDINGS OF THE VILLAGE OF PALMETTO BAY RESILIENCE ACTION PLAN AND VULNERABILITY ASSESSMENT; OPTIMIZING ITS USAGE TO PROTECT AND PRESERVE THE VILLAGE'S ENVIRONMENT AND COMMUNITY; AND PROVIDING AN EFFECTIVE DATE *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner, Andrea Candelaria)*

E. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUIRING VILLAGE COUNCIL APPROVAL OF OUTSIDE COUNSEL THAT COMBINES LEGAL SERVICES WITH LOBBYING SERVICES EXCEEDING FIFTY THOUSAND ($50,000) DOLLARS; REQUIRING BILLING STATEMENTS ITEMIZING LEGAL SERVICES SEPARATELY FROM LOBBYING SERVICES; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore)*

F. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING THE "PALMETTO BAY ADOPT-A-PET PROGRAM" TO REIMBURSE RESIDENTS FOR ADOPTION FEES WHEN ADOPTING PETS FROM MIAMI-DADE COUNTY ANIMAL SERVICES; ALLOCATING FUNDS FOR THIS PURPOSE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*

G. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING TREE PRESERVATION PROTOCOLS FOR ALL VILLAGE-OWNED OR LEASED PROPERTY; REQUIRING EARLY IDENTIFICATION OF TREE RESOURCES DURING PROJECT PLANNING; PRIORITIZING ON-SITE PROTECTION AND PRESERVATION OF SPECIMEN TREES CONSISTENT WITH THE VILLAGE CODE AND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); ESTABLISHING KEY PERFORMANCE INDICATORS AND REPORTING REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

H. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE SETTLEMENT OF THE CASE OF STEPHEN CODY. V. VILLAGE OF PALMETTO BAY AND MARK MERWITZER; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Councilmember Steve Cody)*

15. OTHER BUSINESS

16. COUNCIL COMMENTS

17. NEXT MEETING AND ADJOURNMENT

- MONDAY, SEPTEMBER 8, 2025, AT 7:00 PM

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABBILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. 3.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Regular Council Meeting (June 2, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
2025-06-02 Regular-Minutes
Exhibit A-Public Comments by Form

MINUTES
REGULAR COUNCIL MEETING
MONDAY, JUNE 2, 2025 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER,
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

Preceding the Regular Council Meeting, Mayor Karyn Cunningham and the Village Council led the following proclamations, awards, and presentations.

2. PROCLAMATIONS, AWARDS, AND PRESENTATIONS:

A. Recognition of Rising Star Foundation Student Entrepreneurs

B. Recognition of PTA/PTSA Presidents (Coral Reef Elementary School, Dr. Henry E. Perrine Academy of the Arts, Howard Drive Elementary School, Palmetto Middle School, Southwood Middle School, and Miami Palmetto Senior High School)

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER.

Mayor Karyn Cunningham called the Regular Council Meeting to order at 7:01 p.m.

The following members of the Village Council were present during the roll call:
Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Councilmember Patrick Fiore
Councilmember Steve Cody
Councilmember Marsha Matson

The following Charter Officers were present during the roll call:
Village Manager Nick Marano
Village Attorney John Dellagloria
Village Clerk Missy Arocha

The invocation was led by Councilmember Patrick Fiore and the pledge of allegiance was led by resident, Jim Haas.

3. APPROVAL OF MINUTES

A. Special Council Meeting (April 28, 2025)

Vice Mayor Mark Merwitzer **motioned** to approve the minutes. Councilmember Patrick

Fiore **seconded** the motion. The **minutes were approved (4-1)**, with Councilmember Steve Cody opposed.

4. REQUESTS, PETITIONS, AND PUBLIC COMMENTS: The following speakers spoke for a time allotment of three minutes:

- Eric Tullberg (7884 SW 179th Terrace) – urged the Council to consider bike pedestrian facilities in the upcoming fiscal year budget.
- Jeffrey Epstein (6210 Paradise Point Drive) – urged the Council to support indoor pickleball and explained why inside courts are needed in the Village.
- Vitality Falcovitch (9280 SW 167th Terrace) – explained that he feels safe within the community and stated that he is a proud resident of the Village.
- Gary Pastorella (6940 SW 142nd Terrace) – reported that it is time to change all east and west corridors to be set up with the same 35 miles per hour to be at the same speed.
- Carol Vega (8845 SW 178th Terrace) – spoke opposed to Council receiving a monthly car allowance.
- Haydee Sanchez (8825 SW 178th Terrace) – urged the Council to reverse the $400 monthly car allowance decision made by the Manager.

The Village Council **unanimously agreed to forgo** the reports of the Manager, Attorney, and Clerk.

5. VILLAGE MANAGER'S REPORT

A. Departmental Updates: The Manager's detailed report was part of the agenda packet.
B. Police Commander Report

6. VILLAGE ATTORNEY'S REPORT

A. Monthly Report
B. Litigation Update
C. Litigation Expenses

7. VILLAGE CLERK'S REPORT

A. Calendar update: June 2025

8. BOARD AND COMMITTEE REPORTS: None.

9. EMERGENCY ORDINANCES WITH PUBLIC HEARING: None.

10. ORDINANCES FOR SECOND READING AND PUBLIC HEARING: None.

11. ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS: None.

12. CONSENT AGENDA: None.

13. RESOLUTIONS REQUIRING A PUBLIC HEARING: None.

14. RESOLUTIONS WITH PUBLIC COMMENT

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREEMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Village Manager, Nick Marano)*

Item 14A was **moved** by Councilmember Patrick Fiore and **seconded** by Councilmember Steve Cody.

The following person spoke in-favor of the Resolution during public comment for a time allotment of three minutes:

- Eric Tullberg (7884 SW 179th Terrace)

The following persons spoke opposed to the Resolution during public comment for a time allotment of three minutes:

- Alex Lopez (7761 SW 180th Terrace); Alexandra Franchesca (16120 SW 74th Court); Carmen Rodriguez (7760 SW 180th Street); Edward Varona (8861 SW 196th Drive); Beverly Gerald (14271 SW 74th Court); Colin Price (7705 SW 183rd Terrace); Marta Gillete (15721 SW 83rd Avenue); Richard Buchanan (9271 SW 180th Street); Giselle Giardano (7740 SW 183rd Terrace); Christine Acosta (7440 SW 162nd Street); Reuben Diaz (7600 SW 180th Terrace); Heidi Faller (7525 SW 179th Terrace); Janet Reed (17721 SW 92nd Avenue); Craig Grossenbacher (7245 SW 167th Street); Robert Medina (8040 SW 178th Street); Liv Acosta (7440 SW 162nd Street); John DuBois (17575 Old Cutler Road); Pamela Carr (7740 SW 180th Terrace); Michele Hoffman (7841 SW 181st Terrace); Mark Reese (16625 SW 80th Avenue); Eugene Flinn (8261 SW 162nd Street); David Mora (7440 SW 162nd Street); Richard Grillo (7500 SW 174th Street).

The following persons spoke neutral to the Resolution during public comment for a time allotment of three minutes:

- Henry Clifford (8875 SW 171st Street); Patricio Gonzalez (7420 SW 174th

Street); Timothy Coiner (7950 SW 184th Street).

Following the in-person public comments, Village Clerk Missy Arocha read the public comments submitted by form, attached as “Exhibit A”

Village Attorney John Dellagloria illustrated a PowerPoint presentation on the legal aspects of the Settlement Agreement. During the presentation, he explained the Palmetto Bay Village Center Timeline, the Settlement Agreement, site plan, and three requests of the proposal.

Ms. Eileen Mehta, legal counsel for the property owner of 17777 Old Cutler Road a, provided remarks regarding ongoing litigation and the potential resolution through the proposed Settlement Agreement. She reported that her client is entitled to 455 vested units by court order and referenced the “Live Local Act,” which, if applied, could allow development of over 2,300 units on the property. However, she emphasized that her client wishes to work collaboratively with the Village to develop the property in compliance with existing laws and within the parameters of the court order.

Ms. Mehta indicated that conversations had previously taken place with the Village’s former Planning Director to explore options for settling outstanding legal matters comprehensively and amicably. She explained that both parties have made compromises and that the proposed settlement agreement aligns with the law in place at the time her client acquired the property and stated that the property owner is seeking to move forward with a development plan that does not require public hearings and can be administratively approved. Ms. Mehta stated that this approach is consistent with guidance previously received from the Village and would help bring finality to the litigation in a manner that is legally compliant and beneficial to the community.

Regarding conservation efforts, Ms. Mehta reiterated the property owner’s commitment to conserving the 22-acre parcel of environmentally sensitive land and stated that the agreement provides the option for the property owner to either conserve the land directly or donate it, subject to Village review and recommendation. She reported that maintaining this parcel would represent a considerable cost, which the property owner is willing to assume. The land, if donated, could also be conveyed to Miami-Dade County’s Environmentally Endangered Lands (EEL) Program or the Trust for Public Land. Ms. Mehta emphasized that the flexibility built into the agreement ensures that conservation remains a central goal.

On the matter of ongoing maintenance, Ms. Mehta acknowledged that the primary issue is the removal and management of invasive plant species and stated that it is costly and that the property owner is committed to continuing these efforts at their own expense.

Following the comments made by the property owner’s legal counsel, Ms. Mehta, the Council raised questions on the proposed settlement agreement.

Mayor Cunningham questioned the proposed land donation and maintenance responsibilities and acknowledged that Village staff had expressed concerns about accepting the 22-acre parcel due to the long-term maintenance costs. She asked whether the option to donate the land remained open; what the estimated cost of maintenance might be, given the current condition of the property; and whether a formal maintenance agreement could be explored in the event the Village accepts the land, to ensure that the burden of maintenance does not fall on the Village.

Mayor Karyn Cunningham recommended consideration of a potential hybrid approval process—for example, a 50/50 approach—where certain components of the proposed development could be subject to administrative review while others may follow a different approval track.

Ms. Mehta responded that the property owner is open to various options and that the agreement provides the necessary flexibility for the Village to make determinations. She clarified that any administrative review process would remain under the Village's authority, with full rights to accept or deny applications. The property owner would also bear the associated costs, reducing the burden on Village staff. She reaffirmed the property owner's desire to resolve matters cooperatively and reiterated that conservation of the 22-acre parcel remains the top priority.

Ms. Elizabeth Plater-Zyberk with DPZ CoDesign (architect and firm representing the property owner, 17777 Old Cutler Road, demonstrated a PowerPoint Presentation on the site plan. She explained that Laguna Vista is intended to serve Palmetto Bay and neighboring communities as a new village center, a mixed-use and pedestrian-oriented destination for living, working, shopping, and community activities. The presentation illustrated the following information:

- Former Burger King Headquarters built in 1985
- Palmetto Bay Context
- FEMA Elevation Exhibit (floodplain location)
- Site Sections
- Sight Lines from Biscayne Bay, Old Cutler Road, and SW 184th Street
- Master Plan and Context
- Program
    - Food Market – 48,000 sf
    - Commercial (restaurants, retail, entertainment) – 133,000 sf
    - Fitness – 5 stories
    - Hotel – 120 keys
    - Townhouses – 42 du
    - Multifamily – 413 du
- View of South Townhouses
- View of North Townhouses
- Mall View from Above
- Mall View at Eye Level
- Sustainability: Reducing Emissions
- Resilience: Reducing Heat

- Architectural Precedents

Following the architectural presentation, Ms. Plater-Zyberk answered questions raised by the Council regarding the proposed site plan that aligns with the settlement agreement.

Council Discussion

Vice Mayor Mark Merwitzer explained his concerns regarding the process followed in presenting the proposed 30-year development agreement to the public. He characterized it as one of the most significant decisions in Palmetto Bay's history. He reported a lack of transparency and meaningful public outreach, emphasizing that the prior administration had taken steps to inform residents through various communication channels, such as signage and timely updates. He reported that in the two weeks leading up to the meeting, the Village's official Facebook page posted many updates, none of which pertained to the proposed development agreement. He spoke opposed to the timing of the communication the Village made to the residents in the community, stating that posting details the night before the meeting was inadequate and amounted to doing the bare minimum in terms of public engagement in his opinion and urged the Council to vote against the proposal.

Councilmember Marsha Matson offered several suggestions to mitigate traffic concerns, including the implementation of a Village-operated shuttle system. She recommended a commuter shuttle service to connect with the South Dade Metrorail Station and/or the Busway, as well as a school shuttle to reduce school-related congestion. She also proposed including a smaller-scale grocery store and a modest fitness center in the project, noting that a reduced footprint compared to larger chains would be more appropriate and could help minimize traffic in the area.

Regarding the 22-acre west parcel proposed for conservation, Councilmember Marsha Matson explained that she had not objected to the Village accepting the property. She spoke in support of Village ownership of the land and suggested that it could be preserved through the Environmentally Endangered Lands (EEL) program while also providing financial benefit to the Village. On the issue of public notice, Councilmember Marsha Matson echoed the concerns raised by Vice Mayor Mark Merwitzer and stated that resident turnout at a recent workshop was minimal and emphasized the need for a more robust and inclusive outreach process. She also stated that the development agreement, as currently presented, lacked key elements and did not reflect the community's input, leading to her opposition to the proposal and urged the Council to against the settlement agreement as presented.

Councilmember Cody explained the misinformation circulating among residents, including emails and flyers that implied the Village could revert the property's zoning status to its 2016 conditions or compel the developer to convert the site into a public green space. He explained that such actions are not legally or financially feasible for the Village, noting that the property is valued at approximately $60 million while the Village's annual budget is around $23 million. He stated that without a negotiated agreement, the developer could proceed with previously approved plans involving high-rise towers and that failure to reach a settlement agreement could result in the

developer pursuing a Bert J. Harris Act claim, which could have significant financial consequences for the Village, including the potential doubling or tripling of residents' ad valorem taxes.

Councilmember Steve Cody reported that while the proposed settlement agreement is not ideal, it represents the best among several unfavorable alternatives for the Village considering in balancing legal, financial, and community considerations. He urged the Council to protect the Village from greater legal consequences and urged the Council to support the settlement agreement.

Councilmember Patrick Fiore commended former Vice Mayor John Dubois for providing a thorough timeline of the events leading to the current proposal during public comments. He reported that he had posed direct questions to the developer and reviewed references to potential legal claims, including contempt of court and the Bert J. Harris Act. He explained the importance of fully understanding the implications of the agreement and the history behind it as the Council evaluates its decision.

Councilmember Patrick Fiore **motioned** to defer the Resolution and Settlement Agreement for thirty (30) days, specifically July 21, 2025, to provide the opportunity for more resident input and to give the members of the Council an opportunity to meet with the developer. Vice Mayor Mark Merwitzer **seconded** the motion.

Councilmember Steve Cody questioned if Vice Mayor Mark Merwitzer and Councilmember Marsha Matson would meet with the developer prior to July 21st.

Vice Mayor Mark Merwitzer spoke opposed to meeting with the developer without public input.

By unanimous vote of the Council, the **meeting recessed at 9:36 PM**. The **meeting reconvened at 9:53 PM**.

Councilmember Patrick Fiore **withdrew his previous motion. There were no objections from the Council.**

Councilmember Patrick Fiore **motioned** to defer the Resolution and Settlement Agreement until June 25, 2025. Vice Mayor Mark Merwitzer **seconded** the motion.

Councilmember Patrick Fiore recommended that Vice Mayor Mark Merwitzer and Councilmember Marsha Matson meet with the developer individually to ask the questions they might have.

Councilmember Marsha Matson spoke in opposition to holding private meetings with the developer without resident input. She recommended that the Village Administration host a public workshop with residents to gather community input prior to June 25, 2025. She also voiced her support for the Administration to send mailers and postcards to residents to ensure broad participation in the workshop.

Village Manager Nick Marano clarified that the Village had properly noticed the May 27, 2025, public workshop and mailed postcards to residents. He explained that, according to the legal opinion of the Village Attorney, a 500-foot radius for public mailers met the legal requirement; however, the Village exceeded this requirement by mailing to a 1,500-foot radius.

Vice Mayor Mark Merwitzer further explained that, as the matter involves a settlement agreement in ongoing litigation against the Village of Palmetto Bay, the negotiation is appropriately conducted between the Village Council and the opposing party. He recommended that the two Councilmembers who had not yet met with the developer consider doing so, noting that it is their right to engage in such discussions as part of the negotiation process in the best interest of the Village.

Mayor Karyn Cunningham stated that her meeting with the property owners and their legal representatives was to review and ask questions regarding the site plan and proposed settlement agreement. She clarified that the purpose of the meeting was not to express support or opposition to the settlement agreement, but rather to use the opportunity to gather information and ask questions.

Councilmember Marsha Matson **motioned to amend Councilmember Patrick Fiore's motion** by directing the Village Administration to host a public workshop prior to June 25th, including the distribution of sending mailer postcards to all the addresses in the Village announcing the details of the proposed settlement agreement. Vice Mayor Mark Merwitzer **seconded** the motion.

Vice Mayor Mark Merwitzer spoke in support of and having at least three social media posts of the public workshop, including emailing the details of the workshop to the emails opted-in the Village's email distribution list. He urged Councilmember Marsha Matson to amend her motion by accepting his amendment.

Councilmember Marsha Matson **motioned to accept** the recommendations made by Vice Mayor Mark Merwitzer to her motion.

Mayor Karyn Cunningham called the question in favor of the motion made by Councilmember Patrick Fiore with the amendments made by Councilmember Marsha Matson and Vice Mayor Mark Merwitzer. The **motion failed (2-3)**; Mayor Karyn Cunningham, Councilmember Patrick Fiore, and Councilmember Steve Cody voted opposed.

Vice Mayor Mark Merwitzer questioned the purpose of proceeding with the motion if the proposed amendments had failed.

Councilmember Steve Cody responded that deferring the item would allow Vice Mayor Merwitzer and Councilmember Marsha Matson the opportunity to meet with the property owners.

Council Vote

Councilmember Patrick Fiore **moved** to defer the Resolution and Settlement Agreement to a Special Council Meeting scheduled for June 25, 2025, at 5:00 PM, with no additional items to be added to the agenda. Councilmember Steve Cody **seconded** the motion. The **motion passed (3-2)**; with Vice Mayor Mark Merwitzer and Councilmember Marsha Matson voting in opposition.

Meeting Extended

At 10:30 PM, Councilmember Patrick Fiore **motioned** to extend the Regular Council Meeting to 11:00 PM. Councilmember Steve Cody **seconded** the motion. The **motion passed (4-1)**; Councilmember Marsha Matson voted opposed.

B. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE SETTLEMENT OF THE CASE OF STEPHEN CODY V. VILLAGE OF PALMETTO BAY AND MARK MERWITZER; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Village Attorney John Dellagloria*)

Item 14B was **moved** by Councilmember Patrick Fiore.

Councilmember Steve Cody questioned if he can second the item.

Village Attorney John Dellagloria responded no.

Item 14B **failed for a lack of a second.**

Village Attorney John Dellagloria announced that the case remains in Status Quo.

C. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-160 OF THE ART-IN-PUBLIC PLACES (AIPP) PROGRAM; RESCINDING RESOLUTION NO. 2024-30 THAT ACCEPTED THE CALL TO ARTIST THAT WAS ADVERTISED FROM JUNE 11, 2024 UNTIL SEPTEMBER 4, 2024; AUTHORIZING THE VILLAGE MANAGER, IN ACCORDANCE WITH THE ART-IN-PUBLIC PLACES ADVISORY BOARD, TO PROCEED WITH ADVERTISING A NEW CALL TO ARTIST FOR THE SW 152 STREET & OLD CUTLER ROAD TRAFFIC CIRCLE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Sustainability & Resiliency Planner, Andrea Candelaria)*

The following person spoke opposed to the Resolution during public comment for a time allotment of three minutes:

- Eric Tullberg (7884 SW 179th Terrace)

Sustainability & Resiliency Planner, Andrea Candelaria explained the background and analysis of the Resolution and reported that at Committee of the Whole Workshop held on, the Council provided direction and feedback for the Call to Artist to include an increase of budget and change of scope. She explained that the

recommendations made by the Council at the workshop were incorporated into the Resolution and that the approval of the Resolution will rescind Resolution 2024-30. Following her presentation, she answered questions raised by the Council on the matter.

Council Discussion

Councilmember Patrick Fiore stated that he would not support the Resolution as presented. While he appreciated the proposal and the plan presented, he had reconsidered his position.

Vice Mayor Mark Merwitzer explained his support for the Resolution, stating that the Village can do better, and indicated his willingness to move forward with an amendment that will capture what the Village is about.

Mayor Karyn Cunningham questioned if a new budget and scope would be developed if the Resolution is rescinded.

Ms. Candelaria responded yes and explained that if the Resolution was approved, she would work with the Art in Public Places (AIPP) Board to create a new Call to Artist and prepare a revised budget, which would then be brought back to the Council for a vote.

Councilmember Steve Cody inquired whether the matter could be brought back before the Council in the future if the current resolution was rejected, noting that a formal rescission had not yet taken place, though the topic had been discussed at the Committee of the Whole (COW) meeting.

Village Attorney John Dellagloria confirmed that the item could be returned to the Council and advised adding a formal section rescinding the prior approval to the resolution.

Councilmember Marsha Matson **moved** to amend the Resolution to include language formally rescinding the previous Council approval of the public art project. Vice Mayor Mark Merwitzer **seconded** the motion.

Ms. Candelaria explained that the amendment would rescind the original Call to Artist but not the general recommendation to the Council.

Councilmember Marsha Matson spoke in support of issuing a completely new Call to Artists and noted that if the same artist chose to reapply, they could do so through the new process.

Village Attorney John Dellagloria recommended adding a specific section to the Resolution, specifically, Section 4—to the Resolution to formally rescind the prior AIPP Board recommendation that had been approved by the Council.

Councilmember Marsha Matson **moved** to accept the recommendation made by Village Attorney John Dellagloria. Vice Mayor Mark Merwitzer **seconded** the motion.

The **motion passed (3-2)**; Councilmember Patrick Fiore and Councilmember Steve Cody voted opposed.

Council Vote

The question was called in favor of the amended Resolution. The **amended Resolution passed (3-2);** Councilmember Patrick Fiore and Councilmember Steve Cody voted opposed.

D. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); PROVIDING THE VILLAGE COUNCIL WITH THE AUTHORITY TO SELECT BETWEEN TWO OPTIONS PRESENTED IN THE PROPOSAL AND AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT IN ACCORDANCE WITH THE SELECTED OPTION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)*

Item 14D was **moved** by Councilmember Steve Cody and **seconded** by Councilmember Patrick Fiore.

The following person spoke opposed to the Resolution during public comment for a time allotment of three minutes:

- John DuBois (17575 Old Cutler Road); Eric Tullberg (7884 SW 179th Terrace); Beverly Gerald (14271 SW 74th Court); Marta Gillete (15721 SW 83rd Avenue); and Mashruk Zahid (7740 SW 177th Street).

Following the in-person public comments, Village Clerk Missy Arocha read the public comments submitted by form, attached as “Exhibit A”

Parks and Recreation Director Fanny Carmona illustrated a PowerPoint presentation and provided an overview of the proposal submitted by Diadem Sports. She explained the two options outlined in the Resolution: Option 1, where the Village would serve as the operator/licensee, and Option 2, where Diadem would serve as the tenant. Ms. Carmona also reviewed the estimated financial impact on the Village under each option, including capital investment requirements and projected return on investment for the Village.

Following the presentation, Ms. Carmona, together with Renee Prats, representative of Diadem Sports, responded to questions from the Council regarding the two options presented in the Resolution.

Council Discussion

Councilmember Marsha Matson stated her concern about shifting from the originally approved outdoor pickleball courts to a new proposal involving an indoor facility,

which was initiated after the Village received an unsolicited bid. She explained that the primary reason cited for an indoor facility—avoiding playing in the heat—did not justify an added expense, especially since other outdoor sports such as tennis and soccer continue to play in similar weather conditions. She emphasized that the Village had already approved funding for outdoor courts and stated her belief that the Village should not prioritize pickleball players over other user groups.

Councilmember Marsha Matson spoke opposed to financial concerns regarding the proposed facility referring to her visit to a similar Broward County facility, where she recalled a comment suggesting that revenue was largely generated from the restaurant and pro shop.

Mr. Renee Prats, representative of Diadem Sports, explained that he never made any statement that suggested that his facility generated revenue generated largely from the restaurant and pro shop. He explained that their facility only generated approximately $50,000 in food and beverage revenue during its first year of operation.

Councilmember Matson questioned the rationale for investing $3.3 million of public funds into a Village facility that includes a restaurant, bar, and pro shop operated by a private business. She stated that this type of investment constitutes a luxury project and reiterated her position that the outdoor courts previously approved would sufficiently meet community needs.

Vice Mayor Mark Merwitzer stated that his position remained unchanged from the previous meeting. While he expressed respect for Diadem Sports and acknowledged the popularity of pickleball, he raised concerns about the overall process and timing, noting the lack of third-party validation of the projected revenue. He put emphasis on the need for fiscal responsibility and stated he could not support the proposal.

Mayor Karyn Cunningham thanked Parks and Recreation Director Fanny Carmona for the presentation and acknowledged that she would have preferred Option 2 and believed there were benefits to developing an indoor pickleball facility, including the creation of additional indoor space for the Village.

Councilmember Patrick Fiore shared that he had changed his position after conducting additional research. He expressed support for Option 1 (Village as Operator/Licensee) based on two key provisions: (1) that Village residents be allowed to play for free on Mondays, Wednesdays, and Fridays, and (2) that residents renting the facility receive a 50% discount. He noted that this proposal would benefit both seniors and younger generations in the community and believed Option 1 offered flexibility consistent with the Village's responsibilities.

Councilmember Steve Cody stated he was prepared to support Option 1, but not with the amendments proposed by Councilmember Fiore. He cautioned that including such provisions—particularly dedicating three days per week for free resident use—would negatively affect the financial performance of the facility. He

emphasized the importance of ensuring the project remains financially viable and attractive to potential partners or users.

Mayor Cunningham asked whether the proposals brought forward by Councilmember Fiore were feasible or could be incorporated into the Resolution.

Meeting Extended

At 10:57 PM, Councilmember Patrick Fiore **motioned** extending the Regular Council Meeting to 11:15 PM. Councilmember Steve Cody **seconded** the motion. The **motion passed (4-1)**; Vice Mayor Mark Merwitzer voted opposed.

Village Manager Nick Marano addressed the Council and shared personal insight into the community's demand for indoor recreational space, referring to his own experience playing outdoors in high-heat conditions. He explained the growing need in Palmetto Bay for an indoor facility that could serve not only as a pickleball venue but also host community events and other recreational activities. He also reported that he has served as Village Manager for approximately five years and has consistently practiced conservative fiscal management and that he would not recommend a project of this scale if it were not financially feasible for the Village overall. He reported that while the Village had budgeted to end the year with a general fund balance of over $11 million, current projections show an ending balance exceeding $13 million, with overall reserves totaling $17 million.

Village Manager Nick Marano further explained that the Village has the financial capacity to fund the proposed facility with or without a partnership with Diadem Sports and described the proposal as a fiscally responsible investment and referenced similar past investments in Village facilities, including the Coral Reef Park Recreational Building and the Veterans Park project, emphasizing that allocating funds for climate-controlled, multi-purpose facilities is consistent with past practices. He explained that if the Council decided to proceed, staff could work with Diadem Sports to refine the proposal and address any revenue considerations and stated that the $1.6 million additional cost for climate control and expanded use could be justified given the facility's potential benefits to the community. He concluded by stating that staff could also assist in modifying the Resolution as necessary and prepare to address the next agenda item as directed by the Council.

Councilmember Marsha Matson **moved** to choose Option 2 of the Resolution. The **motion failed for a lack of a second**.

Vice Mayor Mark Merwitzer **moved** to hire a third-party auditor to review the revenue stream of the proposal. Councilmember Marsha Matson **seconded** the motion. The **motion failed (2-3)**; Councilmember Steve Cody, Mayor Karyn Cunningham, and Councilmember Patrick Fiore voted opposed.

Mr. Renee Prats stated that the recommendations proposed by Councilmember Patrick Fiore were feasible and that Diadem would be amenable to working with the Village to prioritize access for its residents. He reported that Mondays, Wednesdays, and Fridays are not typically the busiest days, and therefore, accommodating free

resident play on those days would be manageable.

Councilmember Patrick Fiore reiterated his support for the proposal, specifically advocating for Village residents to play for free on Mondays, Wednesdays, and Fridays, as well as for residents to receive a 50% discount on the facility rental.

Councilmember Steve Cody **moved** to table the Resolution. Councilmember Patrick Fiore **seconded** the motion. The **motion passed (3-2)**; Councilmember Marsha Matson and Vice Mayor Mark Merwitzer voted opposed.

Councilmember Steve Cody **motioned** to move item 14F out of order. Councilmember Patrick Fiore **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously.**

F. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF DEKORA, LLC. TO REPLACE DESIGNATED AREAS OF ASPHALT WALKWAYS/TRAILS WITHIN PALMETTO BAY PARK AND CORAL REEF PARK, PURSUANT TO INVITATION TO BID (ITB) NO. 2025-12-010; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT AND ISSUE A PURCHASE ORDER IN THE AMOUNT OF ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED FIFTY-EIGHT DOLLARS AND SEVENTY CENTS ($117,458.70); AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)*

Item 14F was **moved** by Councilmember Steve Cody and **seconded** by Councilmember Patrick Fiore.

There were no in-person public comments.

Village Clerk Missy Arocha read the public comment submitted by form, attached as “Exhibit A”.

Procurement Specialist Alessia Bencomo provided background analysis of the Resolution and reported that the purchase order would not exceed the amount allocated in the capital budget for the procurement item.

Councilmember Marsha Matson expressed concern regarding the tree root wells adjacent to the sidewalks.

Parks and Recreation Director Fanny Carmona responded that the Village has included an enhancement to the root wells and confirmed that this addition is incorporated into the contract.

There were no Council objections to the Resolution.

All voted in favor (5-0) in support of the Resolution. The Resolution passed unanimously.

Meeting Extended

At 11:14 PM, Councilmember Patrick Fiore **motioned** extending the Regular Council Meeting to 11:30 PM. Councilmember Steve Cody **seconded** the motion. The **motion passed (3-2)**; Vice Mayor Mark Merwitzer and Councilmember Marsha Matson voted opposed.

G. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT, APPROVING THE SELECTION OF PLATFORM GROUP, LLC. FOR DESIGN BUILD SERVICES AND CONSTRUCTION OF A SKATE PARK AT PALMETTO BAY PARK; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT AND ISSUE A PURCHASE ORDER IN THE AMOUNT NOT TO EXCEED FOUR HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS ($450,000.00); AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Alessia Bencomo, Procurement Specialist)*

Item 14G was moved by Councilmember Steve Cody and seconded by Councilmember Patrick Fiore.

There were no in-person public comments.

Village Clerk Missy Arocha read the public comment submitted by form, attached as “Exhibit A”.

Procurement Specialist Alessia Bencomo provided background analysis of the Resolution and reported that the purchase order would not exceed the amount allocated in the capital budget for the procurement item.

Councilmember Marsha Matson questioned how the proposed skate park design would reflect Florida vernacular architecture and whether individual platforms would be used.

Ms. Bencomo responded that the design consists of poured concrete.

Parks and Recreation Director Fanny Carmona noted that the reference to "Florida vernacular" was likely a typographical error in the bid document.

Village Manager Nick Marano confirmed that the reference was an unfortunate carryover from a previous Request for Proposals (RFP) document and should have been identified and corrected. He explained that a concrete skate park does not include a building structure and therefore does not incorporate Florida coastal vernacular design elements.

Director Carmona added that she is not aware of any skate parks that follow Florida vernacular style and apologized for the oversight in the document.

Councilmember Patrick Fiore spoke in support of the Resolution.

Following no objections from the Council regarding the Resolution, **all voted in favor (5-0). The Resolution passed unanimously.**

D. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); PROVIDING THE VILLAGE COUNCIL WITH THE AUTHORITY TO SELECT BETWEEN TWO OPTIONS PRESENTED IN THE PROPOSAL AND AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT IN ACCORDANCE WITH THE SELECTED OPTION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)*

Councilmember Steve Cody **moved** to lay back on the table item 14D. Councilmember Patrick Fiore **seconded** the motion. The **motion carried (3-2)**; Councilmember Marsha Matson and Vice Mayor Mark Merwitzer voted opposed.

Village Manager Nick Marano stated that if the Council chose to move forward with Option 1, staff could incorporate Councilmember Patrick Fiore's proposal for designated free play days and discounted rentals for residents.

Councilmember Patrick Fiore **moved** to allow Palmetto Bay residents to play for free on Mondays, Wednesdays, and Fridays, with logistics and scheduling to be determined by Village staff, and to offer residents a 50% discount on facility rentals for special events. Mayor Karyn Cunningham **seconded** the motion.

Councilmember Marsha Matson recommended specifying the hours for free play.

Councilmember Fiore responded that there should be at least a four-hour window on each of those days.

Mayor Karyn Cunningham expressed her support for Option 1 and Councilmember Fiore's motion.

Village Manager Marano confirmed that the item would be brought back to the Council with the proposed language incorporated.

Councilmember Marsha Matson also raised the idea of allocating a specific number of days for Village use or for resident events, citing a model used by Broward College in which the facility retained six days per year for institutional use. She recommended specifying the number of days that would be reserved for community purposes.

Councilmember Fiore agreed to the suggestion in principle and added that the goal is to maximize opportunities for residents whenever the facility is available.

Mayor Cunningham asked for clarification on how the item would proceed.

Village Attorney John Dellagloria explained that the Council could either:

1. Adopt Option 1 with the understanding that the Village Manager would continue to negotiate the terms; or
2. Defer the item to July 7, 2025, Regular Council Meeting, for formal adoption with updated language.

Councilmember Fiore reiterated his motion allowing for free play for Palmetto Bay residents on Mondays, Wednesdays, and Fridays, with scheduling to be set by staff, and a 50% discount on rentals for special events.

The motion passed (3–2); Vice Mayor Mark Merwitzer and Councilmember Marsha Matson voted in opposition.

Councilmember Steve Cody **motioned** to defer the item to the July 7, 2025, Regular Council Meeting and requested that it be placed first on the agenda for that meeting. Councilmember Patrick Fiore **seconded** the motion.

Village Attorney John Dellagloria clarified that Option 2 was no longer under consideration, and Option 1 would return in the form of a substitute Resolution incorporating the negotiated amendments proposed by Councilmember Fiore.

Village Manager Marano expressed his support for bringing back a new, revised Resolution to reflect the Council's direction.

The motion to defer the item to the July 7, 2025, Regular Council Meeting passed (3–2); Vice Mayor Merwitzer and Councilmember Matson voting in opposition.

I. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, DIRECTING THE VILLAGE MANAGER TO IDENTIFY AND IMPLEMENT ALTERNATIVE OPTIONS FOR A JULY 4TH COMMUNITY EVENT FOLLOWING THE LOSS OF PALMETTO BAY PARK AS A VENUE; AUTHORIZING THE USE OF FUNDS PREVIOUSLY ALLOCATED TO THE EVENT WITHIN THE SPECIAL EVENTS BUDGET; DIRECTING THE VILLAGE MANAGER TO ORGANIZE A COMMUNITY WORKSHOP WITHIN TEN (10) DAYS OF THIS ITEM'S ADOPTION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer*)

Item 14I was **moved** by Vice Mayor Mark Merwitzer and **seconded** by Councilmember Marsha Matson.

Councilmember Mark Merwitzer explained the importance of the Village's 4th of July celebration, describing it as one of Palmetto Bay's signature events. He referred to his Resolution and expressed confidence in the talent and capability of Village staff to organize the event. He urged the Council to support the Resolution to direct the Manager to identify and implement alternative options for hosting the event.

Meeting Extended

At 11:29 PM, Councilmember Patrick Fiore **motioned** extending the Regular Council Meeting to 11:45 PM. Councilmember Marsha Matson **seconded** the motion. The **motion passed (4-1)**; Councilmember Steve Cody voted opposed.

Councilmember Fiore referenced comments from the prior meeting and stated that Village Manager Nick Marano had suggested considering a laser light show in place of traditional fireworks and spoke in support for exploring this option for July 4th of next year, particularly due to its potential benefits for pets and individuals sensitive to loud noises.

Councilmember Steve Cody spoke in agreement with the comments made by resident Kelli Willis, who had advocated for a laser light show and explained that that many residents plan their 4th of July around family celebrations and that the Village should consider starting early to plan for a laser light show for 2026. He demonstrated support for both Councilmember Fiore's and Ms. Willis's recommendations.

Vice Mayor Merwitzer suggested that smaller-scale events with food trucks could be hosted in the Village's parks and would not require extensive resources and opposed discontinuing 4th of July celebrations altogether and emphasized the value of maintaining community traditions.

Mayor Karyn Cunningham reported that the 4th of July is not being abolished and stated that she had received a call from Miami-Dade County and recommended that Councilmembers reach out to Commissioner Danielle Cohen Higgins, who is reportedly planning an event at Tropical Park as a regional celebration for South Dade.

Vice Mayor Merwitzer responded that if the County is making an effort to organize an event, Village staff should also be able to coordinate a smaller-scale celebration, and he expressed hope for Council support in doing so.

Mayor Cunningham concluded by stating that the Village's 4th of July celebration had grown significantly over the years, attracting over 12,000 attendees, and had effectively become a major South Dade event.

The question was called in support of the Resolution. The **Resolution failed (2-3)**; Councilmember Patrick Fiore, Councilmember Steve Cody, and Mayor Karyn Cunningham voted opposed.

E. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; AMENDING RESOLUTION No. 2024-66, APPROVING FUNDING FOR DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN OUTDOOR PICKLEBALL CENTER ON VILLAGE-OWNED PROPERTY; INCREASING THE APPROVED FUNDING ALLOCATION FROM ONE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR

DOLLARS AND EIGHTY-TWO CENTS ($1,676,564.82), TO AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED TWELVE DOLLARS AND SEVENTY-THREE CENTS ($3,324,512.73); FURTHER AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH WAYPOINT CONTRACTING, INC. FOR THE DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN INDOOR PICKLEBALL CENTER; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Parks and Recreation Director, Fanny Carmona)*

Item 14E was deferred to the July 7, 2025-Regular Council Meeting.

H. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE "SHOP PALMETTO BAY' INITIATIVE, DIRECTING THE VILLAGE MANAGER TO DEVELOP AND IMPLEMENT A PLAN IN WHICH THE VILLAGE PRIORITIZES PALMETTO BAY BUSINESSES INCLUDING BUT NOT LIMITED TO VILLAGE PURCHASING OF SUPPLIES AND SERVICES, ENCOURAGES RESIDENTS TO SHOP LOCALLY, AND PROMOTES PALMETTO BAY BUSINESSES THROUGH VILLAGE MEDIA AND EVENTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*

Item 14H was deferred to the July 7, 2025-Regular Council Meeting.

15. OTHER BUSINESS: None.

16. COUNCIL COMMENTS: None.

17. ADJOURMENT: The Regular Council Meeting adjourned at 11:41 PM.

The meeting minutes were approved on the 7th day of July 2025.

Attest:

_____ _____

Mayor Karyn Cunningham **Village Clerk Missy Arocha**

Missy Arocha

From: noreply@civicplus.com
Sent: Monday, June 2, 2025 4:04 PM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form- Updated March 3, 2025

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Public Comments Form- Updated March 3, 2025

Online Public Comments Form	Meeting Agenda
Meeting Date	06/02/2025
Meeting Type	Regular Council Meeting
The box below must be checked for Zoning Hearings ONLY	*Field not completed.*

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	Linda miller
Email Address	Rmiller363@aol.com
Address	8801 SW 176th St
City	Palmetto Bay
State	FL
Zip Code	33157

Phone Number	3053107923
Meeting Agenda Link	Agenda Center

(Section Break)

General Public Comments -"Requests, Petitions & Public Comments Submitted"	I am very embarrassed by the actions of some of our council members . You have created hostility within this council and our village citizens. The lawsuits you have created among yourselves have only cost the taxpayers money. You have spent money frivolously . Question - Is a car allowance really necessary ? Does every council member who receives this car allowance have a car?

(Section Break)

Instructions

Please make sure to fill in the agenda item number and select a single option in the "Position" column.

Agenda Item No.	14B
Position	*Field not completed.*
Comments (type your comments in the box below)	Why are you wasting more tax payers money on a law suit against our village vice mayor who has been sworn in . Mr. Cody's law suit against mark was previously dismissed . You are just waiting tax payers money .
Agenda Item No.	14A
Position	*Field not completed.*
Comments (type your comments in the box below)	I am against the development of the property at 17777 Old Cutler Road . Old Cutler road does not need any further development .
Agenda Item No.	14D
Position	*Field not completed.*
Comments (type your comments in the box below)	I oppose "PickleBall" courts at any Palmetto Bay Parks .This is an unnecessary expense to the taxpayers for an item that is a frivolous trend. Also we should not get into an on going agreement with Diadem Sports .
Agenda Item No.	14F

Position	*Field not completed.*
Comments (type your comments in the box below)	Any and all improvements to the Palmetto Bay park are needed.
Agenda Item No.	14G
Position	*Field not completed.*
Comments (type your comments in the box below)	I oppose any money for the Skate Park - it should be torn down . Improve the playground area instead . $450,000. Is a lot of money that should be used on the playground equipment.
Agenda Item No.	14E
Position	*Field not completed.*
Comments (type your comments in the box below)	I oppose any funds for PickleBall courts .
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

Email not displaying correctly? View it in your browser.

Missy Arocha

From: noreply@civicplus.com
Sent: Monday, June 2, 2025 2:46 PM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form- Updated March 3, 2025

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Public Comments Form- Updated March 3, 2025

Online Public Comments Form	Meeting Agenda
Meeting Date	June 2,2025
Meeting Type	Regular Council Meeting
The box below must be checked for Zoning Hearings ONLY	*Field not completed.*

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	Kelli Willis
Email Address	Kellicuts@aol.com
Address	8460 Sw 180 street
City	Palmetto Bay
State	Fl
Zip Code	33157

Phone Number	*Field not completed.*
Meeting Agenda Link	Agenda Center

(Section Break)

General Public Comments -"Requests, Petitions & Public Comments Submitted"	Hello Palmetto Bay, Just wanted to reiterate my support for council members $400 car allowance. Thank you

(Section Break)

Instructions

Please make sure to fill in the agenda item number and select a single option in the "Position" column.

Agenda Item No.	14A
Position	Support
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	14B
Position	Support
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	14H
Position	Oppose
Comments (type your comments in the box below)	Don't support. It's not needed. Thank you
Agenda Item No.	14I
Position	Oppose

Comments (type your comments in the box below)	2026 let's have a laser light show. Do not support 14I. Thank you
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

Email not displaying correctly? View it in your browser.

Missy Arocha

From: noreply@civicplus.com
Sent: Monday, June 2, 2025 2:33 PM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form- Updated March 3, 2025

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Public Comments Form- Updated March 3, 2025

Online Public Comments Form	Meeting Agenda
Meeting Date	June 2, 2025
Meeting Type	Regular Council Meeting
The box below must be checked for Zoning Hearings ONLY	*Field not completed.*

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	Howard Tendrich
Email Address	htendrich@boyssuits.com
Address	16500 SW 74 Avenue
City	Palmetto Bay
State	FL
Zip Code	33157

Phone Number	3055425555
Meeting Agenda Link	Agenda Center

(Section Break)

General Public Comments -"Requests, Petitions & Public Comments Submitted"	*Field not completed.*

(Section Break)

Instructions

Please make sure to fill in the agenda item number and select a single option in the "Position" column.

Agenda Item No.	14A
Position	Support
Comments (type your comments in the box below)	Although I have opposed the development of the Burger King property, the new state guidelines leave the Village no choice but to accept the developer's proposal. We need to recognize the similarities between our current situation with the BK property and our past fights over the Palmer Trinity zoning. The fight against BK land development will result in nothing more than costing us a small fortune. As many of you remember, the Palmer Trinity zoning issue lasted for years, and the Village wasted a tremendous amount of money fighting a losing battle. As a longtime Village resident and a former member of the Council I hope we can avoid the same stress and unnecessary loss of funds on another unwinnable debate over what seems to be inevitable development.
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*

Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

Email not displaying correctly? View it in your browser.

Missy Arocha

From: noreply@civicplus.com
Sent: Monday, June 2, 2025 10:22 AM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form- Updated March 3, 2025

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Public Comments Form- Updated March 3, 2025

Online Public Comments Form	Meeting Agenda
Meeting Date	06/02/2025
Meeting Type	Regular Council Meeting
The box below must be checked for Zoning Hearings ONLY	*Field not completed.*

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	Linda miller
Email Address	Rmiller363@aol.com
Address	8801 SW 176th St
City	Palmetto Bay
State	FL
Zip Code	33157

Phone Number	3053107923
Meeting Agenda Link	Agenda Center

(Section Break)

General Public Comments -"Requests, Petitions & Public Comments Submitted"	I am very embarrassed by the actions of some of our council members . You have created hostility within this council and our village citizens. The lawsuits you have created among yourselves have only cost the taxpayers money. You have spent money frivolously . Example - a car allowance for council members when one of your members doesn't even own a car!

(Section Break)

Instructions

Please make sure to fill in the agenda item number and select a single option in the "Position" column.

Agenda Item No.	14B
Position	Oppose
Comments (type your comments in the box below)	Why are you wasting more tax payers money on a law suit against our village vice mayor who has been sworn in . Mr. Cody's law suit against mark was previously dismissed . You are just waiting tax payers money .
Agenda Item No.	14A
Position	Oppose
Comments (type your comments in the box below)	I am against the development of the property at 17777 Old Cutler Road . Old Cutler road does not need any further development .
Agenda Item No.	14D
Position	Oppose
Comments (type your comments in the box below)	I oppose "PickleBall" courts at any Palmetto Bay Parks .This is an unnecessary expense to the taxpayers for an item that is a frivolous trend. Also we should not get into an on going agreement with Diadem Sports .
Agenda Item No.	14F
Position	Support

Comments (type your comments in the box below)	Any and all improvements to the Palmetto Bay park are needed.
Agenda Item No.	14G
Position	Oppose
Comments (type your comments in the box below)	I oppose any money for the Skate Park - it should be torn down . Improve the playground area instead . $450,000. Is a lot of money that should be used on the playground equipment.
Agenda Item No.	14E
Position	Oppose
Comments (type your comments in the box below)	I oppose any funds for PickleBall courts .
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

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Missy Arocha

From: noreply@civicplus.com
Sent: Monday, June 2, 2025 9:47 AM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form- Updated March 3, 2025

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Public Comments Form- Updated March 3, 2025

Online Public Comments Form	Meeting Agenda
Meeting Date	June 2, 2025
Meeting Type	Regular Council Meeting
The box below must be checked for Zoning Hearings ONLY	*Field not completed.*

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	Howard Kane
Email Address	hjkane@bellsouth.net
Address	7760 SW 177th Street
City	Miami
State	FL
Zip Code	33157

Phone Number	3054503300
Meeting Agenda Link	Agenda Center

(Section Break)

General Public Comments -"Requests, Petitions & Public Comments Submitted"	Dear Council Members, It is with regret and understanding that such a settlement had to be entered into with the litigious developers of the Burger King Headquarters property and surrounding properties - The Buena Vista overdevelopment project. The Council's reasoning, after their year's long battle to deny the developers their plan to construct a "village within a village" had to be ended due to the existential financial threat to the Village's very existence: too extreme a liability to, in good conscience, accept: the adverse judicial decisions made the outcome a fait accompli. Summarizing the developer's plans they include 480 residential units comprised of townhomes, row houses, high rise 8-story buildings, senior living facilities, medical, hospice offerings, HOTELS, parks, recreation facilities, pools, retail stores and entertainment and event spaces. A true Village within a Village. A mini-Merrick Park in our quiet little suburban community. And this property will be considered privately controlled and governed by the developer,, with little to no Village input going forward. I have no doubt that this will increase our population density, cause unimaginable additional traffic congestion, especially in the morning and evening commute times, and an undue stress on public services. I thank the members of the Council who fought a good battle to avoid this catastrophic conclusion, but you erred on the side of fiscal reality. I thank the many village residents who steadfastly gave of their time, intelligent input, and community engagement to communicate their displeasure. I applaud you all for your tireless efforts and good intentions. Palmetto Bay is morphing into a new community. The word "Development" sounds like such a positive word - implying progress and new beginnings. Here it carries a pejorative connotation, with untold years of change to its culture, image and attractiveness. Our little bastion of quiet residential life will inevitably change. I can only hope for the best. We may have fought valiantly, but in the end, victory eluded us.

(Section Break)

Instructions

Please make sure to fill in the agenda item number and select a single option in the "Position" column.

Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*

Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

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Missy Arocha

From: noreply@civicplus.com
Sent: Monday, June 2, 2025 9:23 AM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form- Updated March 3, 2025

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Public Comments Form- Updated March 3, 2025

Online Public Comments Form	Meeting Agenda
Meeting Date	June 2,2025
Meeting Type	Special Council Meeting
The box below must be checked for Zoning Hearings ONLY	Check here if you affirm that the information provided herein is true and accurate

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	Linda miller
Email Address	Rmiller363@aol.com
Address	8801 SW 176th St
City	Palmetto Bay
State	FL
Zip Code	33157

Phone Number	3053107923
Meeting Agenda Link	Agenda Center
	(Section Break)
General Public Comments -"Requests, Petitions & Public Comments Submitted"	I am very embarrassed by the actions of some of our council members . You have created hostility within this council and our village citizens. The lawsuits you have created among yourselves have only cost the taxpayers money. You have spent money frivolously . Example - a car allowance for council members when one of your members doesn't even own a car!
	(Section Break)
Instructions	
Please make sure to fill in the agenda item number and select a single option in the "Position" column.	
Agenda Item No.	B
Position	Oppose
Comments (type your comments in the box below)	Why are you wasting more tax payers money on a law suit against our village vice mayor who has been sworn in . Mr. Cody's law suit against mark was previously dismissed . You are just waiting tax payers money .
Agenda Item No.	A
Position	Oppose
Comments (type your comments in the box below)	I am against the development of the property at 17777 Old Cutler Road . Old Cutler road does not need any further development .
Agenda Item No.	D & E.
Position	Oppose
Comments (type your comments in the box below)	I oppose "PickleBall" courts at any Palmetto Bay Parks .This is an unnecessary expense to the taxpayers for an item that is a frivolous trend. Also we should not get into an on going agreement with Diadem Sports .The increased funds for this item should be stopped .
Agenda Item No.	F

Position	Support
Comments (type your comments in the box below)	Any and all improvements to the Palmetto Bay park are needed.
Agenda Item No.	G
Position	Oppose
Comments (type your comments in the box below)	I oppose any money for the Skate Park - it should be torn down . Improve the playground area instead . $450,000. Is a lot of money that should be used on the playground equipment.
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:45 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.I) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, DIRECTING THE VILLAGE MANAGER TO IDENTIFY AND IMPLEMENT ALTERNATIVE OPTIONS FOR A JULY 4TH COMMUNITY EVENT FOLLOWING THE LOSS OF PALMETTO BAY PARK AS A VENUE; AUTHORIZING THE USE OF FUNDS PREVIOUSLY ALLOCATED TO THE EVENT WITHIN THE SPECIAL EVENTS BUDGET; DIRECTING THE VILLAGE MANAGER TO ORGANIZE A COMMUNITY WORKSHOP WITHIN TEN (10) DAYS OF THIS ITEM'S ADOPTION; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Vice Mayor Mark Merwitzer)

eComment: Agree. Keep open green space parks with plenty of space for alternatives. Here too, this should be a break-even to slight profit opportunity for the Village by way of licensing, fees or other incidental revenues from kiosk operators.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:41 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.H) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE "SHOP PALMETTO BAY' INITIATIVE, DIRECTING THE VILLAGE MANAGER TO DEVELOP AND IMPLEMENT A PLAN IN WHICH THE VILLAGE PRIORITIZES PALMETTO BAY BUSINESSES INCLUDING BUT NOT LIMITED TO VILLAGE PURCHASING OF SUPPLIES AND SERVICES, ENCOURAGES RESIDENTS TO SHOP LOCALLY, AND PROMOTES PALMETTO BAY BUSINESSES THROUGH VILLAGE MEDIA AND EVENTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Marsha Matson)

eComment: Support.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:39 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.G) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF PLATFORM GROUP, LLC. FOR DESIGN BUILD SERVICES AND CONSTRUCTION OF A SKATE PARK AT PALMETTO BAY PARK; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT AND ISSUE A PURCHASE ORDER IN THE AMOUNT NOT TO EXCEED FOUR HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS ($450,000.00); AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Alessia Bencomo, Procurement Specialist)

eComment: Needs to be re-evaluated. Why does the Village need to fund construction of a skate park?

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:37 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.F) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF DEKORA, LLC. TO REPLACE DESIGNATED AREAS OF ASPHALT WALKWAYS/TRAILS WITHIN PALMETTO BAY PARK AND CORAL REEF PARK, PURSUANT TO INVITATION TO BID (ITB) NO. 2025-12-010; AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT AND ISSUE A PURCHASE ORDER IN THE AMOUNT OF ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED FIFTY-EIGHT DOLLARS AND SEVENTY CENTS ($117,458.70); AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)

eComment: First, what is the requisite number of competing bids for this work? Has the Village obtained and evaluated competing bids and selecting the best (not necessarily cheapest) contractor?

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:34 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.D) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); PROVIDING THE VILLAGE COUNCIL WITH THE AUTHORITY TO SELECT BETWEEN TWO OPTIONS PRESENTED IN THE PROPOSAL AND AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT IN ACCORDANCE WITH THE SELECTED OPTION; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)

eComment: Focus first on restructuring the proposal in 14E as a ground lease with the Village as lessor in a triple-net lease.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:33 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.E) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; AMENDING RESOLUTION No. 2024-66, APPROVING FUNDING FOR DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN OUTDOOR PICKLEBALL CENTER ON VILLAGE-OWNED PROPERTY; INCREASING THE APPROVED FUNDING ALLOCATION FROM ONE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR DOLLARS AND EIGHTY-TWO CENTS ($1,676,564.82), TO AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED TWELVE DOLLARS AND SEVENTY-THREE CENTS ($3,324,512.73); FURTHER AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH WAYPOINT CONTRACTING, INC. FOR THE DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN INDOOR PICKLEBALL CENTER; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Parks and Recreation Director, Fanny Carmona)

eComment: Restructure the proposal. I believe the vice-mayor had proposed a ground lease (triple-net) in which the Village would collect rent and the operator would fund and maintain the facility; and also pay all real estate taxes, property and liability insurance.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:28 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.C) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-160 OF THE ART-IN-PUBLIC PLACES (AIPP) PROGRAM; RESCINDING RESOLUTION NO. 2024-30 THAT ACCEPTED THE CALL TO ARTIST THAT WAS ADVERTISED FROM JUNE 11, 2024 UNTIL SEPTEMBER 4, 2024; AUTHORIZING THE VILLAGE MANAGER, IN ACCORDANCE WITH THE ART-IN-PUBLIC PLACES ADVISORY BOARD, TO PROCEED WITH ADVERTISING A NEW CALL TO ARTIST FOR THE SW 152 STREET & OLD CUTLER ROAD TRAFFIC CIRCLE; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)

eComment: Art at the traffic circle should be limited so as to not distract the already-terrible drivers. A neutral sculpture with well-maintained landscaping should suffice.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:25 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.B) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE SETTLEMENT OF THE CASE OF STEPHEN CODY. V. VILLAGE OF PALMETTO BAY AND MARK MERWITZER; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Village Attorney John Dellagloria)

eComment: Stop the nonsense. All council members should be sworn in and work for the betterment of the community.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 10:19 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Themis Michalakos submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Traffic in Palmetto Bay is already horrendous, especially in the Old Cutler Road corridor. The development as proposed is very dense and its location is really remote compared to the remaining commercial and residential areas within the Village. What would really be the drawing card to attract people to this destination commercial, retail & entertainment, given those opportunities exist within the Village and surrounding areas? Why would visitors and residents fight traffic to go to that specific location? Traffic will only get worse and further deteriorate the quality of life in Palmetto Bay.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 9:07 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Jorge Ramos submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Dumbest idea ever... Other than developing the USDA land. Why not developing the Deering Estate? We can add another 1,000 units and completely collapsed every single road we have in the city.

View and Analyze eComments

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 8:37 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Ceylan Lesser submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Protect Palmetto Bay and the beautiful Old Cutler !!

View and Analyze eComments

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 8:11 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Jayson Yunis submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Protect the history, integrity, and future of Old Cutler Road. One reason we moved to Palmetto Bay was the sense of community—the joy of seeing kids playing and riding bikes, and neighbors out walking. Over time, traffic has made this harder. Let's protect Palmetto Bay as a true Village of Parks.

View and Analyze eComments

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 8:01 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Lynnslie Hunt submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I do not support this.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 7:13 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: *[EXT] New eComment for Regular Council*

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Janet Keebler submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: This would negatively impact the surrounding neighborhoods and the traffic is going to be a nightmare. Its already a parking lot on Old Cutler. This would cause even more traffic on cross streets. We dont have the unfastructure for this and adding bridges on 77th Ave is not the solution thats a bandaid fix.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 7:05 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Lanan Vargas submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly oppose a lot of traffic already in the area and we don't have the infrastructure to support that it will change the neighborhood a lot

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 7:04 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Michelle Suazo submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I am increasingly concerned about the continued push for the development of additional condominium units and commercial space within our limited village boundaries. While I understand the importance of thoughtful progress and economic vitality, I believe we are reaching a tipping point where such developments threaten to erode the very qualities that attracted so many of us to live here in the first place—peace, charm, walkability, and a strong neighborhood identity. Overdevelopment brings with it increased traffic, pressure on public services, loss of green space, and a shift toward a denser, more urban environment that simply does not align with the village's original vision. Moreover, many residents feel that their voices are not being adequately considered in these decisions. I respectfully ask that you take a firm stand on behalf of the residents you represent and advocate for an end to the proposed development. We need stronger guardrails and more inclusive dialogue to ensure that any future changes truly reflect the will of the community and preserve the long-term character of our village.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 7:00 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Michelle Suazo submitted a new eComment.

Meeting: Regular Council

Item: 4) REQUESTS, PETITIONS AND PUBLIC COMMENTS SUBMITTED

eComment: I am increasingly concerned about the continued push for the development of additional condominium units and commercial space within our limited village boundaries. While I understand the importance of thoughtful progress and economic vitality, I believe we are reaching a tipping point where such developments threaten to erode the very qualities that attracted so many of us to live here in the first place—peace, charm, walkability, and a strong neighborhood identity. Overdevelopment brings with it increased traffic, pressure on public services, loss of green space, and a shift toward a denser, more urban environment that simply does not align with the village's original vision. Moreover, many residents feel that their voices are not being adequately considered in these decisions. I respectfully ask that you take a firm stand on behalf of the residents you represent and advocate for an end to the proposed development. We need stronger guardrails and more inclusive dialogue to ensure that any future changes truly reflect the will of the community and preserve the long-term character of our village.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 6:59 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Rachael Hugh Dominguez submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly oppose the high-density development at 17777 Old Cutler Road. I grew up here—what makes this area special is its quiet charm and natural beauty. This project would erase that, overwhelm our roads, and disrupt daily life for families who call this community home.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 6:43 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Patricia Hayes submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly oppose the development of 17777 Old Cutler Road into a high-density residential project. This has the potential of adding 800 cars to this area. How is it possible that this is being considered when so many residents in our community are expressing their concern that the quality of life is diminishing here in Palmetto Bay because of traffic???

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 6:32 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Clarice Motta submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly oppose a lot of traffic already in the area and we don't have the infrastructure to support that it will change the neighborhood a lot

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 6:30 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Jeanny Collazo submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: No more high density projects in Palmetto Bay, Our infrastructure simply can't handle it. I strongly urge PB officials to remember we are the village of parks!!!

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 6:18 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Marco Casanova submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly oppose the proposed apartment complex on Old Cutler Road in Palmetto Bay. This development would lead to the loss of vital green space that our community depends on for recreation, environmental health, and quality of life. Additionally, our local roads are already congested, and adding hundreds of new residents would only make traffic and safety issues worse. This project threatens to strain our infrastructure, including schools, utilities, and emergency services, all of which are already under pressure. Increased density could also negatively impact property values and change the character of our quiet, family-oriented neighborhood. There are better ways to meet housing needs without sacrificing the unique charm and environmental assets that make Palmetto Bay special. Please reconsider this plan and prioritize smart, sustainable growth that respects our community and preserves our green spaces.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 6:18 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Christina Gornail submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: My family and I vehemently oppose this project, as does anyone I know who lives in Palmetto Bay. We have lived here since 1986, not far from this proposed location, and already the traffic snd overcrowding have made it such a different place than where I grew up. I cannot take my kids out between the hours of 4:30-7 pm, because I have almost been hit by cars multiple times that are trying to get around the traffic on Old Cutler. This will only make it worse. It's bad for our community, bad for the environment, and makes no sense. We are a strong NO.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:47 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Jennifer Santino-Finger submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly oppose. I have been following PBVC's propositions for years now. There have been many proposals and each one includes more density, taller buildings, and less green space. It is laughable how the first sentence of every presentation by PBVC starts with that they care about the standard of living in Palmetto Bay. They are a business entity trying to make a long term profit. Plain and simple. There are hundreds of apartments in Palmetto Bay that are new development and they are empty. There is no need for more living quarters. Adding over a thousand more people (because more than one person will live in each apartment) off of Old Cutler will only worsen the traffic and create an additional water, sewage, and pollution burden on the Everglades and Biscayne Bay.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:45 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Robert Campana submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I can truthfully say without reservation, in all the time I have lived in this oasis in Southwest Dade, I have never met a resident that was in favor of development of this scale. It's time for our elected officials to pay attention to the residents and not the developers.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:41 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Manuel Carvajales submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly oppose for the reasons expressed by other residents that also oppose this resolution/development. There is nothing positive that would come from this development.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:37 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Jesus Arana submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I oppose this project as the traffic is really bad already in this area.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:34 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Daniela Tefel submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I oppose as this would ruin our neighborhood and make traffic unbearable.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:23 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Miguel Tabernero submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: strongly oppose

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:19 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Julie LaVoie submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I am against a settlement unless the entire scope of this development is significantly reduced. When I moved here in 1987 the neighbors had protested a condo development in 1986 that would have negatively impacted this entire area, and prevailed with no residential development , only an office park. There was also a covenant that existed with Miami Dade County in relation to this property confirming no residential development. Fast forward to 2008, we had an inexperienced council, a mayor that encouraged residential development at the PBVC property ,even though the owner of the property at that time never requested it! It is unfortunate that Mayor Flinn had no experience and did not realize the implications of making ANY residential change, and did not ultimately care about the impact of what he and the council were doing to not only the adjacent area, but ultimately the entire Village of Palmetto Bay. Miami Dade turned down requests by developers for nearby multi acre properties to change the zoning for smaller properties, and were turned down because it was not compatible with the existing zoning. We would have been better off with governing by Miami Dade and not our own mayor and council in relation to this property. The settlement as it exists is unacceptable to residents of this small village and I have not spoken to one person that supports this Julie LaVoie 7461 SW 175th St..

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 5:15 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Patricia Fatmi submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I strongly opposed

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 4:45 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Zach Davis submitted a new eComment.

Meeting: Regular Council

Item: 14.B) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE SETTLEMENT OF THE CASE OF STEPHEN CODY. V. VILLAGE OF PALMETTO BAY AND MARK MERWITZER; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Village Attorney John Dellagloria)

eComment: This is everything wrong with politics. Clear as day, weaponizing the legal system to get an opponents vote taken out, just so they can revote with the previous vice mayor. You guys should be fighting for Palmetto Bay not fighting each other. Please make peace, not war.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 3:56 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

JUDY LITTLE submitted a new eComment.

Meeting: Regular Council

Item: 14.E) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; AMENDING RESOLUTION No. 2024-66, APPROVING FUNDING FOR DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN OUTDOOR PICKLEBALL CENTER ON VILLAGE-OWNED PROPERTY; INCREASING THE APPROVED FUNDING ALLOCATION FROM ONE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR DOLLARS AND EIGHTY-TWO CENTS ($1,676,564.82), TO AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED TWELVE DOLLARS AND SEVENTY-THREE CENTS ($3,324,512.73); FURTHER AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH WAYPOINT CONTRACTING, INC. FOR THE DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN INDOOR PICKLEBALL CENTER; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Parks and Recreation Director, Fanny Carmona)

eComment: I fully support this resolution to approve funding and increasing the budget regarding the proposed indoor pickleball court.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 3:53 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Maria Duque submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: We strongly oppose. This proposed development could have serious implications for our neighborhood and the surrounding area. Adding a 489-unit complex in the middle of a quiet, single-family residential community would dramatically change the character and dynamic of the area. It would significantly increase traffic on our already narrow, residential streets, strain local infrastructure like water, sewage, and emergency services, and raise serious safety concerns for pedestrians, cyclists, and children who play in our neighborhoods. Additionally, this level of density was never intended for this area. Miami-Dade County's master transit plan includes a potential future bridge over the canal at SW 77th Avenue — which falls within our own Old Cutler South community. The county has noted that such a bridge might be considered if development density in the area increases. A project of this scale could be a key factor in triggering that long-term decision, permanently altering traffic patterns and bringing even more cut-through traffic into our residential streets. Allowing a development of this size and nature in a neighborhood built for single-family homes sets a concerning precedent. It would irreversibly affect property values, quality of life, and the safety and character of our community.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 3:53 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

JUDY LITTLE submitted a new eComment.

Meeting: Regular Council

Item: 14.D) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); PROVIDING THE VILLAGE COUNCIL WITH THE AUTHORITY TO SELECT BETWEEN TWO OPTIONS PRESENTED IN THE PROPOSAL AND AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT IN ACCORDANCE WITH THE SELECTED OPTION; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)

eComment: I fully support Council vote to approve one of the bids submitted for the proposed indoor pickleball court. Pickleball is one of the fastest-growing sports in the country, and its appeal crosses generations—it brings people together for fun, fitness, and community. An indoor facility would be a fantastic addition to our village, offering year-round access, especially during our sweltering summer and rainy months when outdoor courts go unused. This is more than just a sports facility—it's an investment in public health, social connection, and inclusive recreation. Indoor courts would give seniors a safe space to stay active, offer younger families a fun outlet, and foster community engagement across age groups. I urge the Council to approve building this project as soon as possible. It supports wellness, fosters community spirit, and meets the growing demand for recreational spaces in our village. Thank you for considering this important addition to our community.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 2:21 PM
To: *Village Council; Missy Arocha; Nick Marano*
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Jeremy Rodriguez submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I'm strongly opposed to this development project because it would drastically increase traffic in our quiet neighborhood, undermining the peaceful lifestyle we value so much. We've been fighting traffic issues for months (in my particular community) already, and this project would only make them worse. Our community treasures the tranquility and sense of calm we have here, and this project threatens to replace that with congestion and noise. This is not the kind of development we want for our area. If this goes through, I will boycott the area and ensure that any friends, family, neighbors and the like do the same. Please keep this kind of high density development OUT!

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 1:52 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Alejandra Prieto Ramos submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: As a resident of Palmetto Bay since 2016, I strongly oppose this project. Traffic in our area has already worsened significantly over the past few years, and this project will only add to the problem. We are already dealing with hundreds of aggressive drivers using our streets as cut-throughs, creating a serious danger for our families. This situation will only escalate if the project moves forward. We chose to live in this peaceful residential area—please help us keep it that way.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 12:32 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Hanif Williams submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Traffic will become a bigger problem than it already is. More overcrowding. Overuse and overcrowding of facilities such as Parks where the parking is already terrible.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 12:25 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Danielle Desvallons submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Vehemently oppose the new development I have lived in Palmetto Bay since 2002 and it has morphed into an auto route where families can no longer walk with their children from 5-7 pm. Old Cutler Road will become more of a parking lot changing the entire neighborhood. It is an unnecessary project.

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Missy Arocha

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Sent: Monday, June 2, 2025 12:20 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Jeffrey Feintech submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: The proposed 420-unit housing development represents a significant and ill-timed imposition on an already strained community. Approving this project without addressing critical pre-existing infrastructure deficiencies and quality of life concerns is irresponsible and detrimental to current residents. Palmetto Bay's traffic is already notoriously bad, particularly during peak hours. Adding hundreds of new vehicles will push the system beyond its breaking point, creating congestion that paralyzes commutes, emergency services, and daily life. Moreover, the current state of critical traffic infrastructure projects is abysmal. The roundabouts on 152nd, 184th, and 136th Streets are incomplete. Furthermore, the 136th Street bridge project is severely delayed, creating yet worse traffic. To introduce hundreds of new residents while these foundational traffic improvements are unfinished demonstrates a profound disregard for the current traffic reality and the safety and convenience of residents. Palmetto Bay residents already bear a heavy financial load. Median property taxes in Palmetto Bay are already higher than in surrounding areas. A large-scale multi-family development often necessitates increased demand for public services – more police, fire, waste management, and potentially school resources – without necessarily generating commensurate tax revenue to cover these expanded services. This could lead to further pressure to raise property taxes on existing homeowners.

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Missy Arocha

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To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Joan Campana submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: This project would be nothing but a detriment to our community. We moved here because of the village life Palmetto Bay offers. We are not Dadeland or Brickell. Please support your constituents who are against it and they will support you.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 12:06 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Kathryn Arana submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I oppose as this project would only cause more mayhem on Old Cutler Rd. There is already a lot of traffic.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 11:52 AM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Jennifer Petruzzelli submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Opposed to new development. Let's keep Palmetto Bay unique, safe and beautiful for our children.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 9:08 AM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Vic Calvo submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Adding an average 1,000 more cars on old cutler road plus the extra landscape trucks, delivery trucks, etc our area does NOT support this expansion especially after the recent expansion in that area of Palmer Trinity. The roads and infrastructure of Palmetto Bay can not handle any more traffic. We are at the limits. Any worse you might as well live in the heart of Kendall and Hialeah with standstill traffic. With Children's hospital almost 1 hr away with traffic it is also a safety and health concern. This project will add millions on profit to a couple dozen individual at the cost of quality of life and diminishing property values for the thousands in the village. In addition more more business are calling for employees to return to office and perform less remote work. Our public schools in area are at max capacity. We already have presidence of how these monstrous developments have impacted the traffic and look of palmetto bay along us1. The bridge on 77th will be many factors worse than the awful one on 87th ave. Maybe the.cutler bay residents cutting thru Palmetto Bay dont mind it, but all local residents whose miney is being used strongly oppose it. My household of 5 strongly oppose this development. We couldn't make it in person because of an award ceremony function at my kids school tonight
.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 8:27 AM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Victoria Cal submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Old Cutler Road is not wide enough to support any more traffic. We do not need any more buildings in Palmetto Bay. There are a ton of buildings and they are not even near capacity or not even halfway full so we need to stop building anymore! Leave nature as is or do a park but more buildings

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 7:22 AM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Guillermo Urbina submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Keep our village intact. Send opportunistic developers away. We must preserve quality of life over a few additional tax dollars that may or may not end in our village coffers.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, June 2, 2025 12:17 AM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Christine mora submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: My family and I moved to Palmetto Bay just over a year ago with the hope of giving our children the kind of childhood we've always dreamt of for them—one surrounded by green space, nature, and safe, quiet streets. These values are what drew us to this village, and they are what Palmetto Bay is known and cherished for. We chose Palmetto Bay precisely because it is not overdeveloped. It is a rare and special community that already offers a high quality of life without the disruption that large-scale developments bring. This proposed 480-unit apartment complex and retail center would significantly change the fabric of our neighborhood, increase traffic in our already congested streets and compromise what makes this village so unique. Beyond traffic and infrastructure concerns, this development risks erasing the peaceful, natural character that defines our community. Our children deserve to grow up in a place where green space is preserved, wildlife can thrive, and families can safely walk and bike through their neighborhoods without the stress of urban sprawl encroaching. We respectfully urge you to reject this proposal and preserve the identity of Palmetto Bay—not just for current residents, but for the generations to come!

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 9:41 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Carissa Lozano submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Traffic patterns are a huge concern for all residents of the area, the proposal of this goes against everything residents value in the Palmetto Bay community. Strongly oppose this!

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Missy Arocha

From: noreply@granicusideas.com
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To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Sonia Silva submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Our area is already to congested

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 6:08 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Kristin Sanders submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Oppose additional apartments. This council keeps adding apartments while being against key infrastructure such as the 87th bridge creating further problems in the village.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 5:59 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Gabriela Rizzo submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: As a resident of Palmetto Bay, I oppose developing condos in Old Cutler. This will only bring more traffic, which is already terrible. All our streets are already full of aggressive drivers trying to cut through the quiet neighborhoods. We do not want more and more traffic. Please keep the green areas and do not develop. Council please OPPOSE.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 4:56 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Regular Council

Cristina Coro submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: As a resident of Palmetto Bay, I strongly oppose this! This project would bring more unnecessary traffic and destroy the peace and tranquility Palmetto Bay has to offer. I respectfully ask the Village Council to reject this project and protect what makes Palmetto Bay special: its natural beauty, residential character, and livable streets.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 4:15 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Kay Allen submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Please oppose and protect our community against further traffic congestion and to ensure we are proactively protecting our short and long term planning.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 4:04 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

David Garcia submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: New development will ruin our neighborhood!

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 3:35 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Cristy Wingate submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I and the overwhelming majority of my neighbors strong oppose this development. It would negatively impact Palmetto Bay residents in a way that could not be remedied. I urge the council to consider the opinion and wellbeing of its constituents, rather than move ahead for whatever financial gain this would create for developers and decision makers.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 3:33 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Cristina Garcia submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: As a resident living just blocks from the proposed Palmetto Village Center on Old Cutler Road, I strongly oppose this development and urge the Village to reconsider any approval or settlement with 17777 Old Cutler Road, LLC. My family and I purchased a home in this beautiful area, a year ago, and it was the surrounding nature and the communal atmosphere that brought us here. The safety of streets without cut through traffic, with children gathered to play. That is why we're here. We want to protect our children's ability to ride bike in their own neighborhoods without the risk of traffic congestion. Old Cutler Road is already heavily congested. Adding 480 residential units, a hotel, and a large shopping center will overwhelm local roads, forcing overflow traffic into nearby neighborhoods and threatening safety and quality of life. This project also poses serious environmental risks. Palmetto Bay has worked hard to preserve green space and wildlife. High-density development will result in irreversible loss of trees and natural habitats. I respectfully ask the Village Council to reject this project and protect what makes Palmetto Bay special: its natural beauty, residential character, and livable streets.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 3:27 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Justin Wingate submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: stop the growth, start the preservation. Residents don't want this!! Listen to your constituents, not the dollar signs

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 1:08 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Alexandra Soro Carper submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: Adamantly suppose new development!!

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 12:52 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Parker St.Germain submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: As a resident living just blocks from the proposed Palmetto Village Center on Old Cutler Road, I strongly oppose this development and urge the Village to reconsider any approval or settlement with 17777 Old Cutler Road, LLC. Old Cutler Road is already heavily congested. Adding 480 residential units, a hotel, and a large shopping center will overwhelm local roads, forcing overflow traffic into nearby neighborhoods and threatening safety and quality of life. This project also poses serious environmental risks. Palmetto Bay has worked hard to preserve green space and wildlife. High-density development will result in irreversible loss of trees and natural habitats. The proposal is completely out of scale with the surrounding area, where single-family homes and quiet streets define the community. A high-rise complex and commercial center will reduce property values and alter the character of our neighborhoods. Equally concerning is the lack of meaningful public input. A development of this magnitude should not move forward without thorough community involvement. I respectfully ask the Village Council to reject this project and protect what makes Palmetto Bay special: its natural beauty, residential character, and livable streets

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Missy Arocha

From: noreply@granicusideas.com
Sent: Sunday, June 1, 2025 11:39 AM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Alexandra Altemus submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: I am writing as a concerned resident who lives just a few blocks from the proposed Palmetto Village Center development along Old Cutler Road. I strongly oppose this project and urge the Village to reconsider its approval or settlement with 17777 Old Cutler Road, LLC. Old Cutler Road is already severely congested, and adding 480 residential units, a large shopping center, and a hotel will make traffic unbearable. Overflow from this development will push more drivers into nearby neighborhoods, threatening safety and reducing quality of life. This proposal is also environmentally damaging. Palmetto Bay has worked hard to preserve green space and wildlife, and this high-density development threatens to undo that. Once trees and habitat are lost, they're gone for good. Additionally, this project is out of scale with surrounding neighborhoods, where homes routinely exceed $1,000,000 in value. A high-rise development and mall do not belong in an area defined by single-family homes and natural character. It will inevitably reduce property values and change the nature of our community. Lastly, the lack of meaningful public input is deeply troubling. Major decisions like this should involve those who are directly impacted. I respectfully ask the Village Council to reject this development and protect what makes Palmetto Bay special.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Saturday, May 31, 2025 4:57 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

Michelle Shay submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: The size of this development cannot be support by the current roads and will only cause further traffic concerns. This will bring cut-through traffic to the surrounding neighborhoods which endangers residents and pets walking in their neighborhoods without sidewalks. 480 units brings a minimum of 480 additional cars, but far more likely 960 additional cars and mall traffic will only increase the traffic gridlock. This is not an expansion that the Village of Palmetto Bay needs or wants.

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Missy Arocha

From: noreply@granicusideas.com
Sent: Saturday, May 31, 2025 4:36 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Regular Council

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The Village of Palmetto Bay, FL

New eComment for Regular Council

William Salinas submitted a new eComment.

Meeting: Regular Council

Item: 14.A) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, APPROVING A SETTLEMENT AGREMENT BETWEEN 17777 OLD CUTLER ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND THE VILLAGE OF PALMETTO BAY, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 17777 OLD CUTLER ROAD; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Village Manager Nick Marano)

eComment: We are writing on behalf of the Cape Cutler Homeowners Association to express our objection to development of the Palmetto Village Center in accordance with the proposed settlement with 17777 Old Cutler Road, LLC. Our homes and subdivision generally, located between 180 th Street and 184 th Street and directly west of Old Cutler Road, will be negatively impacted to a significant extent by this development. The increased traffic will only make the already existing terrible congestion on Old Cutler Road worse. This will naturally result in increased traffic in our neighborhood as drivers seek alternative less congested routes. Not only will vehicular traffic be a problem, but this development will place significant additional burdens on our schools, fire and emergency departments, and other services provided by the Village and Miami-Dade County. Moreover, 480 additional units in high-rise buildings plus a large shopping mall are completely contrary to the existing nature of this area of Palmetto Bay, particularly in view of the Village's efforts to maintain the natural environment of the area and facilitate wildlife habitat. Finally, lack of public notice and opportunity for resident input into the settlement terms appear inconsistent with the Council's efforts to facilitate resident influence on decisions affecting the nature and quality of life in Palmetto Bay. Sincerely, Cape Cutler Homeowners Association, Inc. William Salinas, President

View and Analyze eComments

AGENDA ITEM NO. 5.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: July 7, 2025

SUBMITTED BY: Missy Arocha, Village Manager's Office

ITEM TYPE: Report

AGENDA SECTION: VILLAGE MANAGER'S REPORT

SUBJECT: Departmental Updates

SUGGESTED ACTION:

ATTACHMENTS:
Manager's Report - July 2025

Manager's Report

FINANCE

May

- The expenditures in May 2025 were $ 1,494,048.92, 6.72% of the total budget, compared to budgeted expenditures of $1,852,763, a surplus of 1.61% for the month. Please note that this analysis is based on a straight-line allocation of the budget for the year, which is $1,852,763 or 8.33% per month. This does not consider the timing of expenditures such as annual bond payment or seasonal events such as Summer Camp or Village events.

- Police have gone to a monthly billing and $753,187 for April is included in the May expenditures.
  YTD the Village has spent $12,197,061or 57.09% compared to budgeted expenditures of $ 14,822,104 or 66.66%.

  Manager's Reportable Checks:

Check Transfer Date	Check Transfer #	Vendor Name	Description	Total Amount
5/2/2025	47005	HAHN CONSTRUCTION ENGINEERING	CARTEE RD. NEIGHBORHOOD WATER MAIN EXTENSION	$131,682.23
5/2/2025	46995	WEISS SEROTA HELFMAN	006-1 YATCH CLUB AT LUXCOM -BERT HARRIS CLAIM	$27,892.25
5/2/2025	46984	CORELAND CONSTRUCTION CORP.	SW 174TH STREET ROADWAY IMPROVEMENTS	$273,339.85
5/8/2025	47028	BEEFREE, LLC.	FREEBEE RIDE APRIL	$20,677.80
5/16/2025	47131	THE STREET PLANS COLLABORATIVE	SAFE STREETS AND ROADS FOR ALL (SS4A)	$32,262.86
5/16/2025	47116	Marlin Engineering, Inc.	TRAFFIC STUDY FOR TRAFFIC CALMING - FY 24/25	$18,877.13
5/16/2025	47085	COBRA LEGAL SOLUTIONS, LLC.	LUXCOM V. VILLAGE OF PALMETTO BAY	$139,930.40
5/16/2025	47083	CALVIN GIORDANO & ASSOCIATES	PUBLIC SERVICE PERMITTING AND INSPECTIONS FY 24/25	$15,096.40
5/23/2025	47148	OFFICE OF THE SHERIFF OF MDC	VOPB LOCAL PATROL APRIL 2025	$753,187.60

5/30/2025	47206	FLORIDA SIDEWALK SOLUTIONS	REPAIR OF SIDEWALK TRIP HAZARDS	$39,629.53
5/30/2025	47185	HARTEC GROUP, INC.	PAVING AND DRAINAGE IMPROVEMENTS - SUB-BASIN 44	$305,192.25

IT DEPARTMENT

May

1. Help Desk statistics:
    a. 546 work orders received
        I. 284 (53%) submitted by system monitors and cybersecurity notifications.
        II. 262 (47%) submitted by staff.
        III. Just under 25 new work orders **received per workday.**
    b. 526 (96%) completed.
2. Replaced all payroll timeclocks at all Village facilities.
3. Kicked off and completed a three-week internship experience with five students from FIU's Break Through Tech: https://webs.cs.fiu.edu/breakthroughtechmia/

Upcoming Goals

1. System Assisting the Parks Department with onboarding tasks related to their new management system MyRec.com.
2. Completion of fiber internet installs at Palmetto Bay Park, Thalatta Estate, and Public Services.

HUMAN RESOURCES

May

- 1 Recruitment Ad
    - Jr. Cam Counselor (seasonal)
- 30 Applications Reviewed
- 10 Interviews scheduled
    - Seasonal
    - Recreation Attendant
- 20 Pre-Employment Meetings
- 0 New Hires
- 10 Vacancies
- 0 Training Sessions
- 1 Separation of Employment
    - Recreation Attendant

- 1 Transfers/Updates/Evaluations

Active Recruitments Positions in Pre-Employment		
5 Full-time positions		
Department	**Position**	**Status**
Planning & Zoning	Zoning Administrator (1) *(in budget as Zoning & Licensing Specialist)*	Hired on 6/2/2025
Parks & Recreation	Maintenance Worker I (2) and II (2)	Hired effective 6/7/2025
5 Part-time positions		
Parks & Recreation	Recreation Attendant (2)	1 – Pre-Employment underway 1 – Pending advertisement
Parks & Recreation	Park Service Aide (3)	2- Pre-employment underway 1-Pending acceptance
19 Seasonal positions		
Parks & Recreation (Summer Camp Program)	Site Supervisor (Seasonal) - 1	Hired effective 6/6/2025
	Camp Counselor (Seasonal) - 6	
	Jr. Camp Counselor (Seasonal) - 8	
	Tennis Camp Counselor (Seasonal) - 1	
	Jr. Tennis Camp Counselor (Seasonal) - 3	
Positions on Hold		
9 Full-time positions		
Department	**Position**	**Status**
Village Clerk	Admin. Assistant (1)	On hold per VC
Public Services	Administrative Aide (1)	Pending further direction from Director
	Maintenance Worker II (1)	On hold per VM
	Tree Trimmer (1)	On hold per Director
	Maintenance Worker I – Facilities (2)	On hold per VM
Parks & Recreation	Maintenance Worker I – Parks (1)	Pending further direction from Director
	Parks & Recreation Supervisor (2)	On hold per Director
1 Part-time position		
Parks & Recreation	Park Service Aide (1)	On hold per VM

COMMUNICATIONS

May

- 85 FB/Twitter Postings (including event and meeting postings)
- 10,114 FB Followers
  - 103 New FB followers
- 7,761 Instagram Followers
  - 251 New IG Followers
- 5,261 Email Subscribers
- 10 Videos Produced
  - PB Promo Video
  - New Street by Street Reel
  - Public Service Recognition Week Reel
  - Weekend PE Camp Reel
  - STEM Summer Camp Reel
  - Inside Palmetto Bay Full Episode
  - 3 Inside Palmetto Bay Reel
  - New Stream Announcement Reel
- 2 Village Vibes Bi-Weekly E-Newsletters
  - 5/10 Village Vibes
  - 5/24 Village Vibes
- 18 Promotional/Informational Campaigns – **41 Posts**
  - Spring Recycling Survey – 3
  - Dig Like Kim – 2
  - Safe Streets – 4
  - Recreational Center – 2
  - Blood Drive – 2
  - Council Meeting Stream – 2
  - Summer Camp – 3
  - Farmer's Market – 3
  - Art South exhibit - 2
  - Hurricane Preparedness – 2
  - Street by Street – 2
  - DMV on Wheels – 2
  - Resilience Plan Survey – 2
  - HELP Event – 4
  - Law Enforcement Day – 3
  - American Legion Memorial Event – 2
  - Battery Recycling – 1
  - CRS Property Ins – 1
- Meetings Broadcast: **4**
  - 5/13 Virtual Meeting
  - 5/16 Hybrid Zone Hearing
  - 5/19 Virtual Public Meeting
  - 5/21 Hybrid Special Council Meeting

- Events Attended/Promoted: **11**
  - 5/1 PBBA
  - 5/5 Dig Like Kim
  - 5/11 HELP Training
  - 5/12 League of Cities Event
  - 5/13 Chamber South Business Award
  - 5/21 Coral Reef Elementary Ribbon Cutting
  - 5/23 Deputy Cub Scout Presentation
  - 5/26 American Legion Memorial Day Event
- Baybot User Interactions: **164**

GRANTS

May

- New Grant Applications (0)
- Closed Grants (0)
- Grants Approved (0)
- Active Grants (14)
  - Palmetto Bay Park Improvements, Phase 1-Florida Recreation Development Assistance Program (FRDAP) – closeout package in review by agency, self-certification option in progress
  - Coral Reef Park Trail Renovations-Recreational Trails Program (RTP) – closeout package in review by agency
  - Florida Recovery Obligation Calculation (F-ROC) – 2025 disaster season documents completed, 2026 season opt-in scheduled for June 2025
  - Sub-Basin 43 (Hazard Mitigation Grant Program) – reimbursement 2 in review by agency
  - Sub-Basin 43 (State Appropriation)
  - Sub-Basin 44 (State Appropriation)
  - Sub-Basin 57/96 (State Appropriation) -reimbursement 4 in review by agency
  - Assessment and Planning for a Resilient Palmetto Bay (comprehensive vulnerability assessment) – pending request for reimbursement
  - Safe Street 4 All (SS4A) – VOPB Street Safety Action Plan Development – village received reimbursement 2 on May 6
  - Transportation Planning Organization – Multimodal Transportation Master Plan – reimbursement pending
  - Justice Assistance Grant – Stop the Bleed training supplies – all items received, closeout anticipated next month
  - Senior Assistance for Veterinary Emergencies (SAVE) Council Program – collaborating with Communications and Finance in preparation for launch and resident participation
  - Pre-Award Process – Veterans Park Phase 1 Appropriation – pre-award application submitted
  - Pre-Award Process – Sub-basin 12 Stormwater Quality Improvement - pre-award application submitted

PARKS & RECREATION

May

Palmetto Bay Park

- Ballet At the Park: Mondays - Thursday 4pm - 8pm
- Ballet At the Park: Friday Adult and Private Lessons 12pm – 6pm
- I9 Sports: on Saturdays and Sundays 8am - 2pm
- MJ Hoops: Tuesdays, Wednesdays, and Thursdays 5:45pm & 8:30pm
- Juventus Soccer Club: Mondays & Wednesdays 4pm-6pm. Saturdays 2pm - 6pm
- Bay Lions Soccer Club: Tuesday & Thursdays 4pm-6pm
- Travel Softball: Stingrays. Rock Gold, Contenders, Lady Canes: Monday/Friday 4pm, 6pm & 8pm
- Baptist Health Senior Stretch Exercise Class: Mondays 10:30am & 11:30am
- Howard-Palmetto Baseball Softball Association Rec Ball - Monday through Sunday
- Pickleball Reservations: 4
- Total Softball Games: 24
- Total Softball Practices: 93
- Total Pavilion/Rec Room Rentals: 8

Coral Reef Park

- Palmetto Bay Soccer games on Fridays and Saturdays: 126
- Bay Lions Soccer Club games on Saturdays and Sundays: 86
- Junior Team Tennis- Saturdays 8am-2pm
- Howard Palmetto Baseball (T-Ball) - Saturdays 8:30am to 10am: 156
- Miami Palmetto Baseball – 56
- Orange Ball and Green Ball Tennis, Tuesdays and Thursday 4pm–6:30p: 56
- Pickleball Reservations – 0
- Tennis Court Rentals: 583
- Picnic Areas/Pavilion/Gazebo Rentals: 11
- Baurball Soccer Training, Weekdays 4 - 6pm
- Beast Volleyball Monday, Wednesday and Friday 5 - 6pm: 18
- 5th Annual Dig Like Kim Volleyball Tournament, May 4th 8am-5pm

Perrine Community

- 3 Programs
- 2 Waiver

Ludovici Park

- 6 Programs
- 3 Rentals
- 19 Waiver

Thalatta Estate

- 2 Programs
- 5 Rentals
- 5 Photoshoot
- 1 Event

Fee Waivers- Requested and Granted in May 2025

Group Name	Date	Time	Location	Type of Event	Total Value Granted	Date of Request
Girl Scouts Troop 2411	Saturday, 5-31-25	10am-2pm	Coral Reef Park	Bridging Ceremony	$ 185.00	4/2/2025
Perrine Seventh-Day Adventist Church	Sunday, 05-18-25	6:30-10pm	Perrine Community House	Dinner	$ 443.50	4/4/2025
Be Strong International	Friday, 07-18-25	9am-3pm	Perrine Community House	Company Summer Retreat	$ 736.00	4/21/2025
Palmetto Bay Branch Library	Tuesdays, 6/10, 7/28, 8/12, 9/9 2025	6pm-7pm	Ludovici Park- Amphitheater	Tai Chi Classes	$ 536.00	4/23/2025

2025 Upcoming Events/Programs/Projects

Palmetto Bay Park

- Ballet At the Park: Summer Camp July 21-15, 2025
- I9 Sports: Saturdays 8am-2pm
- MJ Hoops: Tuesdays, Wednesdays, Thursdays 5:45pm-8:30pm
- Juventus Soccer Club: Mondays & Wednesdays 4pm-6pm; Sundays 10am-5pm
- Bay Lions Soccer Club: Mondays & Wednesdays 4pm-6pm
- Howard Palmetto Baseball Softball Association taking registrations for Fall League
- Travel Softball: Stingrays, Rock Gold, Lady Canes, SF Contenders: Monday-Friday 6pm & 8pm
- Senior Trip & Tour to Movie Theater (meet up at PBP), Thursday, July 17, 2025

Coral Reef Park

- Baurball Soccer Camp, July 14 – 17; 9am-1pm
- Beast Volleyball –Tuesday, Thursday and Friday; 5-6:30pm
- TTT Fitness, Monday - Thursday, Saturday 9am-10am and 5pm-6pm: 8

- Summer and Tennis Summer Camps – June 9th – August 9th

Perrine Community House

- Waiver – Be Strong International – Friday, July 18 at 9am
- Core and Stretch Class – every Wednesday at 10:30am
- Stretch and relax – every Monday at 10:30am & 11:30am

Thalatta Estate

- 0 Rental
- 0 Rehearsal
- 5 Photoshoot
- Yoga by the Bay – Sundays, 9:30-10:30am
- Cutler Bay Community Theater – Mondays, 6/9 at 7pm
- Garden Club – every fourth Tuesday at 6pm

Ludovici Park

- VPB Library Teen Advisory – every Wednesday at 4pm
- VPB Library Yoga – Saturday, July 16 at 11am
- Discovery Lab Summer Camp – Monday to Friday at 8am
- 1 Rental

Park Projects

- **Palmetto Bay Park Irrigation Redesign** – Calvin Giordano
  - 12/13/2024 submittal package for Building Department review
  - 4/25 Release Invitation to Bid
  - 6/9 Bid(s) Received
  - 6/25 Bid evaluation and recommendation
  - 7/25 Village Council for approval
  - 9/25 Installation

- **Coral Reef Park – Design-Build Recreation Center**
  - Execution of design-Build Contract with Waypoint Construction January 2024
  - Currently under construction
  - Expected Date of Completion - December 2025

- **Coral Reef Park Pineland and The Woods**
  - Task 4-continue management of rock pineland.
  - Prescribed burn: In consultation with Miami Dade's Division of Natural Areas Management regarding readiness and timeline for prescribed burn

- **The Woods**
  - Working on possible grant opportunity
  - Currently developing RFP

Veteran's Park
- 100% Plans Received December 2024
- Kimley Horn Currently working on permits
- RFP for construction of Phase 1 to be Released 2025
- Woody Williams Foundation for the Gold Star families Memorial Monument – Under Contract and ordered

Palmetto Bay Park Scoreboards
- Approval by Village Council – i2 Visual, Inc
- Execute Contract 2/27/2025
- Scoreboards installed 6/2 thru 6/11/2025 – pending inspections and sod replacement
- Posts on Fields 1-5 to be repainted

Palmetto Bay Park – New Mower
- Recently confirmed delivery November 2025

Pickleball Center
- Currently evaluation for possible indoor facility
- April 7, 2025, Council consideration of unsolicited proposal
- Approved to follow the State Statue 255.065 for the UP process
- Pending Village Council action

Parks Tractor
- Village Council approved February 3, 2025
- Purchase Order issued; New tractor Delivered to Coral reef Park

Coral Reef Park Playground Improvements
- 12/9/24 approved by Village Council
- 1/25 processing contract and purchase order
- Awaiting manufacturing/delivery/installation dates

Skate Park – Palmetto Bay Park
- Release RFP February 2025
- Pre-submission Meeting 2/18/2025
- Received 2 Proposals on 3/7/2025
- Proposal approved by Village Council 6/2/2025

Thalatta Enclosed Pavilion Design
- 2/25 Procure a professional consultant for design of enclosed pavilion
- 3/4/2025 On-site meeting with Chisholm Architects
- 3/12/2025 Received Proposal from Chisholm Architects
- Purchase Order and NTP pending with Chisholm Architects

Coral Reef and Palmetto Bay Parks Asphalt Trail Rehab
- Invitation to bid issued and five (5) bids received
- Recommended vendor approved by Village Council 6/2/2025
- Purchase Order of Contract in Progress

PUBLIC SERVICES

May

- **Freebee Ridership:**

1531 Completed Rides (C.R.)
1732 Total Passengers
Ridership has decreased by -805 C.R since March and decreased by -14 C.R. since April

- **IBus Ridership:**

816 A.M. Route
717 P.M. Route **Total: 1,533 Riders**
Ridership has increased by 147 since March and increased by 100 since April

- **Facilities Maintenance Division**

163 Open Work Orders – *39 More than March* *71 More than April*
123 Closed Work Orders – *-6 Less than March* *52 More than April*

- **Public Works**

5 - Signs Repaired/Installed	*-3 less than March*	*-1 less than April*
2 - Graffiti Removal	*0 same as March*	*-2 less than April*
4 - Pothole/Shoulder Repairs	*1 more than March*	*-1 less than April*
13.91 - Tons of Debris/Trash Removal	*1.62 more than March*	*0.4 more than April*
256 - Drain Cleaning/Repairs (inlet tops)	*168 more than March*	*155 more than April*
0 - Linear feet of sidewalks installed	*-267 less than March*	*0 same as April*
0.00 - Paving Linear ft	*0.00 same as March*	*0.00 same than April*
0 - Sidewalks inspected	*-9 less than March*	*0 same as April*
22 - Drainage Inspection	*2 more than March*	*22 more than April*
51 - Catch Basin	*-23 less than March*	*0 same as April*
5 - Outfalls	*4 more than March*	*5 more than April*
1229 - Linear Feet Pipe	*-2826 less than March*	*-5096 less than April*
2 - Canal Cleaning/ Clearing	*2 more than March*	*2 more than April*
13 - Flooding Investigations & Resolutions	*13 more than March*	*13 more than April*
10 - Complaints Reported to MDC	*5 more than March*	*5 more than April*
149 - Trees/Shrub Trimming/Removal	*-155 less than March*	*-3 less than April*
250 - Tree & Landscaping Inspections	*-215 less than March*	*-87 less than April*

Capital Projects

- Advertised ITB for Drainage Sub Basin 12. Bids are due on Monday June 16th, 2025.
- Need to complete Lighting Upgrades at Thalatta for 40-year inspection recertification. Working with suppliers to purchase Lights and then hire a contractor just for installation.
- Coordinate/Prepare ITB for Public Services Parking Lot Improvements. Permit with Miami Dade has been paid, working with the consultant to prepare ITB Documents. I would like to advertise in July.
- Sent HR Draft Storm Water Engineer Position job description for their review and consideration.

- Coral Reef Park Boat Ramp Improvements Survey modifications accepted via email. Waiting on SFMWD for Permit Approval. Plan to advertise ITB in July and will coordinate, with Parks & Procurement.
- Completed Sidewalk Grinding with Florida Sidewalk Solutions.
- Completed Additional MH Installation, Swale Grading and Sodding along Sub Basin 57/96. Roadway Paving scheduled for Mid-June.
- Working on 40-yr recertifications for PS Office and Palmetto Bay Park.
- Continue working on SS4A and Multi-Modal Transportation Master Plan Update.
- FY24-25 Traffic Calming data collection complete. Should have Draft results/report this month.

Upcoming Projects - July

- Continue working with grant agencies to secure construction funding for Sub Basin 's 43, 41, & 11.
- Continue FY24-25 Sidewalk Replacements.
- We have requested a price proposal from our Sidewalk Contractor for SW 184TH Street Sidewalk Gaps Completion. If approved, start the construction permitting process with Miami Dade County.
- Continue to work with FPL on securing & installing lights near the Intersection of Traffic Circle of SW 168TH Street and SW 82ND Avenue.
- Continue working on construction of Drainage Sub Basin 44.
- Continue working on SW 174TH Street complete Streets project. Concrete work almost complete. We can complete Milling & Resurfacing, but light poles will not be delivered until August.
- Expect to have confirmation of SW 92ND Avenue Complete Streets funding from the State. If so, start the permitting process, shop drawings review, and then issue NTP for construction.
- Coordinate/Prepare ITB for Painting of Village Hall.
- Landscape Project for installation in SW 174TH Street planters.
- Revisit Transit, FDOT grant to cover additional Freebee Vehicles commences.

POLICE

May

- Citizen's Crime Watch of Miami-Dade County Meeting
- Southeast Florida Crime Prevention Association Meeting
- Resident Crime Watch Meeting
- DARE class at Christ Fellowship
- Officer Friendly classes at Howard Drive, Coral Reef and Perrine Elementary Schools
- Youth Crime Watch at Howard Drive and Coral Reef Elementary Schools
- Cub Scout Show and Tell at the Policing Unit
- Howard drive 5th grade field trip
- Crimes/Calls for Service:

- 3 Auto Thefts
- 1 Commercial Burglaries
- 1 Residential Burglaries
- 10 Vehicle Burglaries
- 1 Robbery
- 17 Domestic Dispute/Disturbance
- 7 Baker Acts
- 70 Crashes

July Upcoming Events

- Citizen's Crime Watch Meeting
- Palmetto Bay Summer Camp field trips
- Hot Dog Day at the Summer Camp
- Radkids at Summer Camp
- Rad Women Class
- First Aid Training Classes
- Summer camp Officer Friendly class

PLANNING & ZONING

May

FY2024 – 2025 Budgeted Projects

- Building Division Software
  - Building Permit and Inspection software building is underway. Expected to launch 2025.

Reviews, Applications, and Public Meetings

- Comprehensive Plan Update
  - Comprehensive Plan update approved by Mayor and Council on May 19. Transmitted to the state and other reviewing agencies on June 2, 2025 (under review).

- Administrative Variance Applications received:
  - None

- Administrative Site Plan Review Applications Received:
  - SP-25-002 Vistas (12-unit addition)

- Zoning Verification Letter
  - 3 Completed

- Zoning Hearing Applications Received:
  - None

- Zoning Inspections and Reviews
  - Planning and zoning permits reviewed: 45
  - Planning and Zoning Inspections: 82

- GOGov Permits:
  - Garage Sale: 19
  - Real Estate Banner: 1
  - Solicitation: 3
  - Special Event Banner: 2
  - Business Improvements Grants: 0

- Business Tax:
  - Renewals: 15
  - New: 3

- Code Compliance Division
  - Common violations: property maintenance, residential and commercial
  - New cases: 45
  - Close Cases: 65
  - Citations Issued: 18
  - Special Master cases: 0

- Building Division
  - Received 294 permits applications.
  - 254 residents and contractors visited the Division.
  - Inspections completed:
    - Building: 950
    - Mechanical: 35
    - Electrical: 122
    - Plumbing: 81
    - Zoning: 82

Total: 1270

Upcoming Events

- June 16, 2025, Zoning Hearing
- June 17, 2025, Special Master Hearing

Sustainability and Resiliency

May

- CRS
  - Progress Report meeting held on June 10, 2025
  - Working with WSP on reducing rank from #5 -> #4

- Resilience Action Plan
  - Final Vulnerability Assessment to be completed and presented to Council for approval in July 2025, Regular Council Meeting
  - Pending Council presentation and approval

- AIPP
  - Drafting Call to Artist #2 for SW 152 Street & Old Cutler Road Traffic Circle
  - The call will include feedback from Village Council from May 2025 COW and June 2nd Regular Council Meeting in addition to AIPP suggestions
  - SW 152 Street & Old Cutler Road Call to Artist COW Agenda May 13th, 2025

- Village Hall Solar Panels
  - Working with IT to create a public viewing portal at the front desk area

- Resiliency Committee
  - Next meeting: Thursday, June 26, 2025
  - Working with Committee to create educational videos on social media with help from Communications

- Recycling Drive
  - Fall recycling drive-Thru date scheduled: Saturday, November 8, 2025, at 10am-1pm.

- Plastics Challenge
  - Current count: 55lbs.
  - Lbs. Needed to Go to Reach Goal of Park Bench: 944

- Village Hall Butterfly Garden
  - Phase #1 nearly complete
  - Pump station at VH 100% up & running
  - Phase #2 (entire Village Hall irrigation system repair and replacement) takes place FY25

AGENDA ITEM NO. 6.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Attorney's Office
ITEM TYPE:	Report
AGENDA SECTION:	VILLAGE ATTORNEY'S REPORT
SUBJECT:	Monthly Report
SUGGESTED ACTION:	

ATTACHMENTS:
Attorney Report-June 2025

Attorney Report June 2025

1. Approve Retainer for PRR Assistance
2. AIPP Coral Reef Sculpture Solicitation
3. Amend Urban SDK Software Agreement
4. Merge Terms of Polk County/Village Contract Templates
5. Review Student Hire Policy
6. Review/Amend My Rec. Parks Agreement
7. Review Sole Source Provisions
8. Review /Amend Parking Meter Ordinance
9. Revise PRR Policy
10. Prepare Car Allowance Resolution
11. Memo re: Coral Reef Sculpture
12. Amend Janitorial Services Agreement
13. Prepare Yacht Club Timeline for Zoning Director
14. Review Perrine Community House Renewal Request
15. Amend Cellular Amplification Agreement
16. Review Police El Car Wash Proposal

AGENDA ITEM NO. 6.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Attorney's Office
ITEM TYPE:	Report
AGENDA SECTION:	VILLAGE ATTORNEY'S REPORT
SUBJECT:	Litigation Expenses
SUGGESTED ACTION:	

ATTACHMENTS:
Invoice_Brumm Vega & Associates
Invoice_Cobra Legal Solutions.pdf
Invoice_Lehtinen Schultz
Invoice_Weiss Serota

BRUMM, VEGA & ASSOCIATES, INC.
12864 BISCAYNE BLVD # 438
NORTH MIAMI, FL 33181
PHONE: 305-374-3340
EMAIL: brummvega@bellsouth.net

JEFFREY L HOCHMAN, ESQ
JOHNSON ANSELMO MURDOCH
2455 E SUNRISE BLVD SUITE 1000
FT LAUDERDALE FL 33304

INVOICE NO. : 38188
INVOICE DATE: 9/18/2024
REPORTER:
72

ID# 65-0022906

YACHT CLUB v PALMETTO BAY
DEPO OF COURTNEY RANDOLPH
2020-023918 CA 01

Date	Description	Amount
9/05/2024	1 COPY 147 PGS TRANSCRIPT EMAILED THANK YOU	529 20

OK
JS
6.3.25

Sub Total	529 20
Paid	0 00
Balance Due	529 20

DUE UPON RECEIPT. BALANCE DUE IN EXCESS OF 30 DAYS SHALL BEAR INTEREST AT MAXIMUM RATE ALLOWABLE BY LAW PLUS LATE FEES
FEDERAL TAX I.D. NO. 65-0022906

OK
JC
6-10-25

purpose

Formerly Cobra Legal Solutions

INVOICE #14746

Invoice Date	May 31, 2025
Payment Terms	Net 30

Bill To	**Remit To**
Village of Palmetto Bay Eric Machado 9705 E. Hibiscus Street Palmetto Bay, FL 33157	Cobra Legal Solutions, LLC DBA Purpose Legal P.O Box 670634 Dallas, TX 75267-0634

Matter Name	**Matter Number**
Luxcom v Village of Palmetto	Luxom

Qty	Description	Rate	Amount
28.20 Hrs	Project Management	$175.00	$4,935.00
4.60 Hrs	Forensic Project Management	$185.00	$851.00
1	Forensic Collection (Remote) - Email Collection	$400.00	$400.00
1	Forensic Collection (Remote) - Mobile Device	$1,100.00	$1,100.00
1	Shipping Cost	$67.00	$67.00
1.20 Hrs	Technical Time	$175.00	$210.00
3.50 Hrs	Data Loading	$175.00	$612.50
26.30 GB	Promotion to Review Platform (Out)	$75.00	$1,972.50
0.01 GB	Ingestion/ECA (In)	$25.00	$0.25
47.00 GB	Everlaw Database Storage	$16.00	$752.00
189.74 GB	Relativity Database Storage	$8.00	$1,517.92
144.24 GB	Relativity ECA Database Storage	$4.00	$576.96
7	Relativity User Logins	$148.00	$1,036.00
1	Page Vault On Demand (Preservation of John DuBois - LinkedIn)	$523.00	$523.00
1	Page Vault On Demand (Preservation of John DuBois - LinkedIn DMs	$747.00	$747.00

1	Page Vault On Demand (Preservation of Village LinkedIns + DMs)	$2,956.00	$2,956.00
		Total Invoice Amount	$18,257.13
		Sales Tax	$0.00
		Balance Due	**$18,257.13**

Please send the remittance details/billing inquiries to: billing@purposelegal.io

Wire/ACH transfer is the preferred payment method.

DK
JCR
6-10-25

Cobra Legal Solutions, LLC DBA Purpose Legal
Comerica Bank
Account #: 1883294686
Routing #: 111000753

INVOICE

Lehtinen Schultz PLLC
1200 Brickell Avenue, Suite 507
Miami, FL 33131
Phone: 305.760.8544

Invoice # 6260
Date: 06/02/2025
Due On: 07/02/2025

OK
JCD
6-2-25

Village of Palmetto Bay
Attn. Nick Marano, Manager
9705 East Hibiscus Street
Palmetto Bay, FL 33157

26401.013

Village of Palmetto Bay: Litigation

Type	Date	Attorney	Description	Quantity	Rate	Total
Legal Svc	05/13/2025	CR	Schedule hearing on Motion for Injunction before Judge Peter Lopez; draft email to Wen Liu inviting her to come into compliance.	1.00	$220.00	$220.00
Legal Svc	05/19/2025	CR	Tel call from Ken Duvall; review record in case; review proposed motion and order reactivating case; email to JDG.	1.10	$220.00	$242.00
Legal Svc	05/23/2025	CR	Various emails with K.Duvall; review all filings in docket.	0.80	$220.00	$176.00
Legal Svc	05/27/2025	CR	Telephone call with OC; review pleadings; attend CMC.	0.80	$220.00	$176.00

Time Keeper	Quantity	Rate	Total
Claudio Riedi	3.7	$220.00	$814.00
		Subtotal	**$814.00**
		Total	**$814.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6260	07/02/2025	$814.00	$0.00	$814.00
			Outstanding Balance	**$814.00**

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/op John Dellagloria, Esq.
jdellagloria@palmettobay-fl.gov

June 12, 2025
Invoice # 302684

CLIENT: 2210 - Village of Palmetto Bay
Re: 006 Special Counsel For Litigation Matters

For Professional Services Rendered

Date		Services	Hours	Amount
05/09/25	jjq	Communications With Client Re SB 180 Issues	0.20	62.50
05/30/25	jjq	Communications With Client Re Code Requirements For Planning Items; Advise Client Re Same; Analyze Code Re Same	0.70	218.75
Total Professional Services			**0.90**	**$281.25**

Invoice Summary

For Professional Services	281.25
For Disbursements Incurred	0.00
Total this Invoice	**$281.25**
Past Due Balance	**$1,586.79**
Total Balance Due	**$1,868.04**

Payments Can Be Wire Transferred To:
City National Bank of Florida
2855 LeJeune Road
Coral Gables, FL 33134
SWIFT Code: CNBFUS3M
ABA#: 066004367
Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account
Account No.: 1753777107
PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION
EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/op John Dellagloria, Esq.
jdellagloria@palmettobay-fl.gov

June 12, 2025
Invoice # 302685

CLIENT: 2210 - Village of Palmetto Bay
Re: 006-1 Yacht Club at Luxcom -- Bert Harris Claim

For Professional Services Rendered

Date		Services	Hours	Amount
04/21/25	pdw	Review And Evaluate Communications Regarding Negotiations With Luxcom And Status Of Records From Pulte	0.50	156.25
05/01/25	pdw	Review And Evaluate Written Declaration Of Purpose Legal Project Leader George Swoyer	0.30	93.75
05/01/25	jjq	Communicate With Client Re Document Collection And Analysis	0.20	62.50
05/01/25	jjq	Conference Concerning Strategy Re Hearing On Motion Re Document Production	0.30	93.75
05/01/25	pdw	Review And Evaluate Communications With Opposing Counsel Regarding Various Discovery Production Issues	0.40	125.00
05/01/25	ag	Correspond With Mr. Diaz Re Discovery	0.20	62.50
05/01/25	ag	Review/Analzye Documents Responsive To The City's Fifth Request For Production	2.10	656.25
05/01/25	pdw	Review And Evaluate Plaintiff's Motion To Compel	0.30	93.75
05/01/25	tv	Receive And Review Luxcom's Motion To Compel And Correspondence To And From Luxcom's Counsel, Mr. Diaz, Re Same	0.50	156.25
05/01/25	tv	Receive And Review Correspondence From Ms. Swoyer Re Status As To Collection Of Mayor Cunningham's Social Media	0.20	62.50
05/01/25	ag	Teleconference With Council Member Matson Re Verified Statement	0.20	62.50
05/01/25	ag	Phone Call And Follow Up Correspondence To Ms. Arocha Re Discovery	0.20	62.50
05/01/25	ag	Confer Re Discovery Issues	0.40	125.00
05/01/25	pdw	Review And Analyze Documents Pursuant To Court Order In Regard To Responsiveness And Confidentiality	5.70	1,781.25

For Professional Services Rendered

Date		Services	Hours	Amount
05/01/25	jjq	Review And Analyze Luxcom's Motion To Compel	0.20	62.50
05/01/25	jjq	Conference Concerning Document Retention And Social Media Records, And Strategy Re Pending Discovery Motions	0.60	187.50
05/02/25	jjq	Conference Concerning Strategy Re Court Order And Pending Motions	0.30	93.75
05/02/25	ag	Communicate (Other External) Teleconference With The Clerks Office Re Discovery	0.20	62.50
05/02/25	ag	Revise Council Member Matson's Written Declaration	1.60	500.00
05/02/25	ag	Meeting With Purpose Legal To Discuss Review Platform Issues And Draft Follow Up Correspondence Re Same	0.40	125.00
05/02/25	ag	Review Documents Re Council Member Matson Written Declaration And Revise Council Member Matson's Declaration	0.60	187.50
05/02/25	pdw	Review And Evaluate Documents Pursuant To Documents Harvested By Purpose Legal Pursuant To Court Order	6.00	1,875.00
05/02/25	ag	Review Documents 1,500 Documents	1.50	468.75
05/04/25	ebr	Review Of About 67 Documents Produced	0.50	156.25
05/05/25	tv	Review Status Of Outstanding Declarations From The Nine Custodians; Zoom Conference Call With Mr. Silva	0.50	156.25
05/05/25	jjq	Conference Concerning Declarations Re Discovery Searches	0.30	93.75
05/05/25	pdw	Prepare For And Zoom Meeting With Former Manager Silva Regarding Affidavit In Regard Luxcom Related Documents On Private Devices And Sites	0.40	125.00
05/05/25	pdw	Review And Analyze Luxcom Documents Retrieved Pursuant To Court's Discovery Order	6.40	2,000.00
05/05/25	ag	Correspond With E-Discovery Vendor Re Direct Message Collections	0.30	93.75
05/05/25	tv	Receive And Review Correspondence To And From Purpose Legal Re Ms. Cunningham's Social Media Collections	0.40	125.00
05/06/25	pdw	Review And Analyze Documents Harvested Pursuant To Discovery Order	0.80	250.00
05/07/25	jjq	Communicate With Client Re Document Production Items	0.20	62.50
05/07/25	pdw	Review And Evaluate Harvested Documents Pursuant To Discovery Order	2.30	718.75
05/07/25	ag	Teleconference With Ms. Arocha	0.50	156.25
05/07/25	ag	Review 200 + Documents For Responsiveness	2.40	750.00
05/07/25	tv	Review Miami Herald Article	0.20	62.50
05/07/25	tv	Review Correspondence From Mr. Cody Re ESI Collection	0.20	62.50
05/08/25	ebr	Continued Review Of Documents Produced (About 100 Documents)	1.70	531.25
05/08/25	ag	Review And Respond To Emails Concerning The Discovery	0.30	93.75
05/08/25	ag	Teleconference With Mr. Machado Re Re The Discovery	0.20	62.50
05/08/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	5.30	1,656.25

For Professional Services Rendered

Date		Services	Hours	Amount
05/09/25	tv	Receive And Review Status Update From Mr. Swoyer Re PageVault Collections; Review Correspondence From Mr. Swoyer Re Ms. Cunningham's Instragram; Correspond With Mr. Gangl Re Current Batch Review	0.40	125.00
05/09/25	pdw	Communications With Former Village Manager Silva Regarding Status Of Affidavit In Regard To Use Of Personal Devices And Sites For Village Business	0.40	125.00
05/09/25	jjq	Communicate With Mr. SAO her Re Social Media Analysis	0.20	62.60
05/09/25	jjq	Conference Concerning Document Production Matters	0.30	93.90
05/09/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery	1.20	375.00
05/09/25	ag	Confer Re Relativity Searches And Progress	0.50	156.25
05/09/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	3.20	1,000.00
05/09/25	ag	Document Review (12,000+ Docs)	3.20	1,000.00
05/10/25	pdw	Review And Analyzed Harvested Documents Pursuant To Discovery Order	2.20	687.50
05/10/25	ag	Review Document (2,600+)	2.00	625.00
05/11/25	ebr	Continued Review Of Documents Produced (About 250 Documents)	3.30	1,031.25
05/11/25	jj	Review 205 Emails Related To Yacht Club At Luxcom Litigation	2.20	687.50
05/12/25	ag	Confer Re Status Of Document Review	0.20	62.50
05/12/25	ebr	Continued Review Of Documents Produced (About 170 Documents)	1.70	531.25
05/12/25	ag	Review 300+ Documents	2.60	812.50
05/12/25	pdw	Review And Analyze Harvested Documents Pursuant Discovery Order	2.40	750.00
05/12/25	jjq	Communicate With Client Re Social Media Document Analysis	0.20	62.60
05/13/25	pdw	Review And Analyze Harvested Documents Pursuant To Discovery Order	2.40	750.00
05/13/25	jjq	Communicate With Mr. Swoyer Re Social Media Collection	0.20	62.60
05/13/25	tv	Review Correspondence From Ms. Cunningham Re Issues With Instagram Collection And Review Mr. Swoyer's Response	0.20	62.50
05/13/25	tv	Draft Motion for Enlargement of Time to Respond to Discovery Requests and for Other Relief (Modified Prior Motion To Include Relief As To Initial Disclosures)	0.40	125.00
05/14/25	pdw	Review And Analyze Harvested Documents Pursuant To Court Order	1.80	562.50
05/14/25	ag	Review Documents And Coordinate With ESI Vendor And Associates Re Review Platform	0.70	218.75
05/14/25	tv	Review Correspondence From Purpose Legal Re Weiss Serota Seraches And Address Issues Re Metadata Searches	0.40	125.00
05/15/25	ag	Meeting With Associates To Orient Them On The Case And Document Review And Draft Follow Up Correspondence Re Same	1.30	406.25

For Professional Services Rendered

Date		Services	Hours	Amount
05/15/25	pdw	Communications With Counsel For Luxcom Regarding Third Request For Production	0.50	156.25
05/15/25	jjq	Communicate With Client Re Potential Executive Session	0.20	62.60
05/15/25	ag	Correspond With Opposing Counsel Re The Village's Request For An Extension Of Time To Respond To The Request For Production	0.20	62.50
05/15/25	ag	Correspond With ESI Consultant Re Status Of Various Issues	0.20	62.50
05/15/25	ag	Review 400+ Documents	3.70	1,156.25
05/15/25	ag	Revise Council Member Matson's Verified Statement And Draft Correspondence To Ms. Matson Re Same	0.50	156.25
05/15/25	pdw	Communications With Former Manager Silva Regarding Status Of Affidavit Pursuant To His Use Of Private Devices And Sites For Village Business	0.40	125.00
05/15/25	pdw	Review And Evaluate Harvested Documents Pursuant To Discovery Order	1.40	437.50
05/15/25	alg1	Review/analyze Review and Analyze Plaintiff's Second Amended Complaint As New Counsel In Preparation of Document Review As Necessary to Comply with Discovery Order.	0.80	250.00
05/15/25	alg1	Review/analyze Review and Analyze Plaintiff's Requests for Production As New Counsel In Preparation of Document Review As Necessary to Comply with Discovery Order.	0.60	187.50
05/15/25	ag	Review 500+ Documents	2.10	656.25
05/15/25	jjq	Conference Concerning Discovery Matters	0.40	125.00
05/15/25	jjq	Communicate With Client Re Document Production Items	0.20	62.50
05/15/25	jjq	Preparation For Executive Session	0.50	156.25
05/15/25	jjq	Communicate With Mr. Swoyer Re Document Collection Matters	0.20	62.50
05/15/25	jbg	Office Video Conference (Internal) Regarding Document Production Analysis	0.50	156.25
05/15/25	jbg	Analyze And Notate Requests For Production In Preparation For Document Production Analysis	0.80	250.00
05/15/25	jbg	Analyze And Notate Second Amended Complaint With Corresponding Exhibits In Preparation For Document Production Analysis (180+ pages)	1.90	593.75
05/15/25	jbg	Prepare For Document Production Analysis Through Review Of Case Overview Notes	0.40	125.00
05/15/25	jbg	Examine And Analyze Pre-Suit Bert Harris Letter And Response Letter In Preparation For Document Production Analysis	0.70	218.75
05/15/25	tv	Communicate With Mr. Cody Re Page Vault And Collections From Personal Facebook And Instagram Accounts, And Benchmark Access; Consider Issues To Address At Case Management Conference Re Same	0.50	156.25
05/15/25	tv	Receive And Review Correspondence From Mr. Swoyer Re Update And Report On Various Data Collection Issues; And Address Same	0.50	156.25

For Professional Services Rendered

Date		Services	Hours	Amount
05/15/25	tv	Receive And Review Correspondence From Mr. Diaz Re Extensions By The Village And Inquiry As To Other Issues Per The Court's Discovery Order; And Review Additional Correspondence From Same Re Opposition To Extension And Position On Conferral Statement	0.40	125.00
05/16/25	jjq	Communications With Client Re Discovery Items And Executive Session Matters	0.40	125.00
05/16/25	jjq	Conference Concerning Court Order And Discovery Matters	0.50	156.25
05/16/25	ag	Review 2k+ Documents	4.20	1,312.50
05/16/25	pdw	Review And Analyze Harvested Documents Pursuant To Discovery Order	2.40	750.00
05/16/25	ag	Review And Respond To Correspondence From Mr. Diaz	0.50	156.25
05/16/25	ag	Correspond With ESI Consultant Re Status Of Various Oustanding Issues	0.60	187.50
05/16/25	ag	Draft/Revise Motion For Extension of Time To Respond To Plaintiff's Third Request For Production	0.50	156.25
05/16/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	1.50	468.75
05/16/25	ag	Continue Reviewing Documents (3k +)	2.10	656.25
05/16/25	ag	Reviewed 500+ Emails	1.00	312.50
05/16/25	jbg	Analyze Documents In Furtherance Of Discovery (300+ Documents)	2.90	906.25
05/16/25	tv	Receive And Review Correspondence From Mr. Diaz Re April 30 And May 15, 2025 Correspondence	0.20	62.50
05/16/25	jjq	Communicate With Mr. Swoyer Re Document Collection Matters	0.20	62.50
05/17/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery	3.90	1,218.75
05/17/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	4.00	1,250.00
05/17/25	tv	Receive And Review Correspondence To And From Purpose Legal And Ms. Cunningham Re Update On Remaining Collection Of Personal Data	0.20	62.50
05/17/25	ag	Review 2,500+ Docs	1.80	562.50
05/17/25	jbg	Analyze Documents In Furtherance Of Discovery (675+ Documents)	6.20	1,937.50
05/17/25	pdw	Review And Analyze Harvested Documents Pursuant Court's Discovery Order	3.40	1,062.50
05/17/25	jj	Review Email Documentation In Connection With Request For Productions	0.80	250.00
05/18/25	jbg	Analyze Documents In Furtherance Of Discovery (500+ Documents)	4.10	1,281.25
05/18/25	jbg	Analyze Documents In Furtherance Of Discovery (500+ Documents)	3.30	1,031.25
05/18/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery	4.90	1,531.25
05/18/25	jj	Review Email Documentation In Connection With Request For Productions	0.80	250.00

For Professional Services Rendered

Date		Services	Hours	Amount
05/19/25	tv	Communicate With Mr. Dubois Re Attempts By Purpose Legal For Two Factor Call And LinkedIn Collection	0.30	93.75
05/19/25	pdw	Review And Evaluate Communication From Opposing Counsel Regarding Status Of Discovery	0.30	93.75
05/19/25	ebr	Continued Review Of Documents Produced (About 250 Documents)	2.90	906.25
05/19/25	pdw	Review And Evaluate Motion For Extension Of Time To Respond To Luxcom's Request For Production	0.30	93.75
05/19/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery; Communicate With Purpose Legal Same; Address Issues Re Weiss Serota Searches and Conference Call With Mr. Gangl Re Same	2.30	718.75
05/19/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	5.00	1,562.50
05/19/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	0.60	187.50
05/19/25	alg1	Review/analyze Legal Analysis of Defendants' Motion to Dismiss with Lillian Arango and Tony Recio to Formulate Legal Strategy In Response to Same.	1.40	437.50
05/19/25	jbg	Analyze Documents In Furtherance Of Discovery (450+ Documents)	2.10	656.25
05/19/25	jbg	Draft Email Correspondence To Client Discussing Discovery Responses And Strategy For Same	0.20	62.50
05/20/25	tv	Draft Renewed Request To Mr. Dubois Re Cooperation As To Personal Data Collection; Review Multiple Correspondence From Messrs Swoyer And Dubois Re Same And Ascertain Next Steps To Complete Collection	0.50	156.25
05/20/25	tv	Conference Call With Expert, Mr. Wheatley	1.10	343.75
05/20/25	tv	Call With Mr. Gangl Form Purpose Legal Re Weiss Serota Document Collections	0.50	156.25
05/20/25	jjq	Communicate With Mr. Swoyer Re Social Media Analysis Items	0.20	62.50
05/20/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	3.40	1,062.50
05/20/25	tv	Receive And Review Correspondence From Mr. Swoyer To Ms. Cunningham Re Issues Relating To Collection Of Instagram Data	0.20	62.50
05/20/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	1.10	343.75
05/20/25	jjq	Communicate With Client Re Document Collection Matters	0.20	62.50
05/21/25	jjq	Attend To Data Collection Matters	0.30	93.75
05/21/25	jjq	Communications With Client Re Document Production	0.30	93.75
05/21/25	jjq	Communicate With Mr. Swoyer Re Social Media Production Matters	0.20	62.50
05/21/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	3.70	1,156.25

For Professional Services Rendered

Date		Services	Hours	Amount
05/21/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	7.00	2,187.50
05/22/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery: Communications With Purpose Legal Re Same	4.90	1,531.25
05/22/25	jjq	Communicate With Mr. Swoyer Re Social Media Collection Matters	0.20	62.50
05/22/25	jjq	Communicate With Client Re Social Media Production	0.20	62.50
05/22/25	tv	Review Correspondence To And From Mr. Swoyer And Ms. Cunnigham Re Collection Of Personal Emails	0.20	62.50
05/22/25	tv	Receive And Review Correspondence From Mr. Swoyer To Mr. Dubois Re LinkedIn Collection	0.20	62.50
05/22/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	7.00	2,187.50
05/22/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	0.90	281.25
05/23/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	4.20	1,312.50
05/23/25	ag	Review Of 1,100+ Documents	1.50	468.75
05/23/25	ag	Correspond With Council Member Matson Re Her Verified Statement And Revise Same	0.50	156.25
05/23/25	jbg	Analyze Documents In Furtherance Of Discovery (650+)	4.30	1,343.75
05/24/25	ag	Review 4700+ Documents	3.60	1,125.00
05/24/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	1.30	406.25
05/24/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery Order	3.90	1,218.75
05/24/25	jbg	Analyze Documents In Furtherance Of Discovery (1250+)	3.60	1,125.00
05/25/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery Order; Address Coding Issues With Purpose Legal	1.80	562.50
05/25/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	2.60	812.50
05/25/25	jbg	Analyze Documents In Furtherance Of Discovery (1550+)	3.50	1,093.75
05/26/25	jjq	Conference Concerning Document Analysis And Production Matters	0.30	93.90
05/26/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery Order	5.10	1,593.75
05/26/25	ebr	Continued Review Of Documents Produced (Approx. 232)	2.20	687.50
05/26/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	4.50	1,406.25
05/26/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	5.60	1,750.00
05/26/25	ag	Reviewed 1,000+Docs	7.50	2,343.75

For Professional Services Rendered

Date		Services	Hours	Amount
05/26/25	jj	Review Email Documentation In Connection With Request For Productions	1.30	406.25
05/26/25	jbg	Analyze Documents In Furtherance Of Discovery (700+)	0.90	281.25
05/27/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery Order	1.70	531.25
05/27/25	alg1	Review/analyze Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	6.60	2,062.50
05/27/25	jjq	Preparation For Executive Session	1.10	344.30
05/27/25	ag	Review And Respond To ESI Consultant	0.20	62.50
05/27/25	ag	Draft Correspondence To Opposing Counsel Re ESI Protocol To Follow	0.20	62.50
05/27/25	ag	Document Review (2,600+ Documents And Second Tier Review)	5.50	1,718.75
05/27/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	5.80	1,812.50
05/27/25	jjq	Conference Concerning Potential Attorney-Client Privilege Of Specific Collected Documents	0.30	93.90
05/27/25	ag	Reviewed 600+ Documents	3.00	937.50
05/28/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery Order	7.30	2,281.25
05/28/25	alg1	Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	5.60	1,750.00
05/28/25	jjq	Conference Concerning Specific Discovery Items Re Responsiveness And Potential Privilege	0.30	93.75
05/28/25	jjq	Communicate With Client Re Document Production Matters	0.20	62.50
05/28/25	jjq	Communicate With Mr. Swoyer Re Document Analysis	0.20	62.50
05/28/25	sh	Conference Regarding Document Review	0.70	218.75
05/28/25	ag	Document Review	2.90	906.25
05/28/25	ag	Confer With New Associate Re Document Review And Draft Follow Up Correspondence Re Same	0.60	187.50
05/28/25	ag	Confer With Mayor Cunningham Re Collection	0.20	62.50
05/28/25	ag	Review Multiple Emails From The ESI Consultant And Respond To Some Of Them	0.40	125.00
05/28/25	ag	Draft Correspondence To Council Member Matson Re Her Verified Statement	0.20	62.50
05/28/25	tv	Teams Meeting With Purpose Legal Re Production	0.50	156.25
05/28/25	sh	Conference Regarding Different Categories For The Documents; Review And Analyze Documents For Discovery For Luxcom V. Village Of Palmetto	4.30	1,343.75
05/28/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	6.40	2,000.00
05/28/25	ag	Reviewed 300+ Documents	1.50	468.75
05/28/25	jj	Review Email Documentation In Connection With Request For Productions	1.20	375.00
05/29/25	alg1	Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	6.50	2,031.25
05/29/25	ag	Meeting With ESI Vendor To Discuss The Status Of Collection And Follow Up Re Same	0.90	281.25

For Professional Services Rendered

Date		Services	Hours	Amount
05/29/25	ag	Finalize Execution Of Council Member Matson's Verified Statement	0.20	62.50
05/29/25	ag	Confer On The Collection Of Mayor Cunningham's Emails And Text Messages	0.20	62.50
05/29/25	jjq	Conference Concerning Strategy Re Case Management Conference	0.40	125.20
05/29/25	jjq	Communications With Client Re Document Production Items	0.30	93.90
05/29/25	jjq	Finalize Declaration Of Ms. Matson	0.20	62.60
05/29/25	jjq	Conference Concerning ESI Analysis Matters	0.30	93.90
05/29/25	sh	Review And Analyze Documents For Discovery For Luxcom V. Village Of Palmetto	7.60	2,375.00
05/29/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	2.60	812.50
05/29/25	ag	Reviewed 1,000+ Docs	5.50	1,718.75
05/29/25	jjq	Communicate With Client Re Executive Session	0.20	62.50
05/29/25	jj	Review Email Documentation In Connection With Request For Productions	3.50	1,093.75
05/30/25	jjq	Conference Concerning Document Collection And Analysis Matters	0.30	93.75
05/30/25	jjq	Attend To Matters For Executive Session	0.20	62.50
05/30/25	sh	Review And Analyze Documents For Discovery For Luxcom V. Village Of Palmetto	1.30	406.25
05/30/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery Order	4.50	1,406.25
05/30/25	alg1	Review and Analyze Documents As Necessary to Complete Production Set In Response to Plaintiff's Requests for Production.	2.50	781.25
05/30/25	ag	Confer With Appraiser And Beach Renourishment Experts (Messrs. McGary And Bodge)	1.80	562.50
05/30/25	ag	Review And Respond To Correspondence From Mr. Diaz	0.20	62.50
05/30/25	ag	Review 400+ Docs	1.30	406.25
05/30/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	3.60	1,125.00
05/30/25	ag	Draft/Revise The Motion For Extension Of Time	1.80	562.50
05/30/25	ag	Review 300+ Documents	1.20	375.00
05/30/25	jbg	Analyze Documents In Furtherance Of Discovery (300+)	0.60	187.50
05/31/25	tv	Review And Analyze Harvested Documents Pursuant To The Court's Discovery Order	7.90	2,468.75
05/31/25	pdw	Review And Analyze Harvested Documents Pursuant To Court's Discovery Order	4.40	1,375.00
05/31/25	jj	Review Email Documentation In Connection With Request For Productions	1.80	562.50
05/31/25	jbg	Analyze Documents In Furtherance Of Discovery (850+)	3.60	1,125.00
Total Professional Services			**375.60**	**$117,377.00**

For Disbursements Incurred

Date	Description	Amount

For Disbursements Incurred

Date	Description	Amount
04/01/25	Misc. VPB/Luxcom eDiscovery Project;Check#3774721 - iPower Technologies, Inc.	7,437.50
04/01/25	Misc. VPB/Luxcom Shipping Charges to Overnight Drive to Dallas, Texas;Check#3774721 - iPower Technologies, Inc.	53.50
Total Disbursements Incurred		**$7,491.00**

Invoice Summary

For Professional Services	117,377.00
For Disbursements Incurred	7,491.00
Total this Invoice	**$124,868.00**
Past Due Balance	**$37,500.48**
Total Balance Due	**$162,368.48**

Payments Can Be Wire Transferred To:
City National Bank of Florida
2855 LeJeune Road
Coral Gables, FL 33134
SWIFT Code: CNBFUS3M
ABA#: 066004367
Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account
Account No.: 1753777107
PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION
EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/op John Dellagloria, Esq.
jdellagloria@palmettobay-fl.gov

June 12, 2025
Invoice # 302686

CLIENT: 2210 - Village of Palmetto Bay
Re: 006-3 Yacht Club by Luxcom - Opposition to County Class Permit I

For Professional Services Rendered

Date		Services	Hours	Amount
05/01/25	sh	Review And Analyze DERM Records	0.20	62.50
05/02/25	sh	Review And Analyze DERM Records	0.20	62.50
05/02/25	sh	Review And Analyze DERM Records	0.20	62.50
05/06/25	sh	Review And Analyze DERM Records	0.20	62.50
05/07/25	sh	Review And Analyze DERM Files	0.20	62.50
05/08/25	sh	Review And Analyze DERM Records	0.20	62.50
05/09/25	sh	Review And Analyze DERM Records	0.20	62.50
05/12/25	sh	Review And Analyze DERM Records	0.20	62.50
05/13/25	sh	Review And Analyze DERM Records	0.20	62.50
05/14/25	sh	Review And Analyze DERM Records	0.20	62.50
05/15/25	sh	Review And Analyze DERM Records	0.20	62.50
05/16/25	sh	Review And Analyze DERM Records	0.20	62.50
05/19/25	sh	Review And Analyze DERM Records	0.20	62.50
05/20/25	sh	Review And Analyze DERM Records	0.20	62.50
05/21/25	sh	Review And Analyze DERM Records	0.20	62.50
05/22/25	sh	Review And Analyze DERM Records	0.20	62.50
05/23/25	sh	Review And Analyze DERM Records	0.20	62.50
05/26/25	sh	Review And Analyze DERM Records	0.20	62.50
05/27/25	sh	Review And Analyze DERM Records	0.20	62.50
05/28/25	sh	Review And Analyze DERM Records	0.20	62.50
05/30/25	sh	Review And Analyze DERM Records	0.20	62.50
Total Professional Services			**4.20**	**$1,312.50**

Invoice Summary

For Professional Services	1,312.50
For Disbursements Incurred	0.00
Total this Invoice	**$1,312.50**
Past Due Balance	**$1,375.00**
Total Balance Due	**$2,687.50**

Payments Can Be Wire Transferred To:
City National Bank of Florida
2855 LeJeune Road
Coral Gables, FL 33134
SWIFT Code: CNBFUS3M
ABA#: 066004367
Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account
Account No.: 1753777107
PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION
EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/op John Dellagloria, Esq.
jdellagloria@palmettobay-fl.gov

June 12, 2025
Invoice # 302687

CLIENT: 2210 - Village of Palmetto Bay
Re: 006-7 Yacht Club by Luxcom, LLC - Challenge Marine Operating Permit

For Professional Services Rendered

Date		Services	Hours	Amount
05/01/25	sh	Finalize Expert Disclosure For Both Appeals And Review Mr. Workman And Mr. Gonzalez's Resumes	0.70	218.75
05/01/25	sh	Revised Expert Disclosure; Conference Regarding Expert Disclosures And Submission Of The Disclosures	0.60	187.50
05/01/25	sh	Correspondence With RER Regarding Public Records Request	0.20	62.50
05/01/25	sh	Conference With RER Regarding Upcoming Hearing	0.30	93.75
05/01/25	sh	Submit Finalized Expert Disclosures With Associated Resumes	0.40	125.00
05/01/25	eom	Prepare For Next Week's EQCB Hearing; Review Paper Records and Documents To Submit Into Evidence; Review Prior PowerPoint Presentation; Confirm Expert Witness Disclosures	1.50	468.75
05/01/25	eom	Confer And Correspond With Save The Manatees Staff, Ms. Fridrich And Executive Director, Mr. Rose, Re Participation at EQCB Hearing	0.50	156.25
05/01/25	eom	Review And Revise Expert Report By Mr. Workman Re Site Contamination	2.50	781.25
05/01/25	eom	Confer And Correspond With Expert, Mr. Workman, Re His Expert Report to EQCB	0.50	156.25
05/01/25	eom	Conference Call With Concerned Resident, Mr. Conley, Re Upcoming EQCB Hearing	0.50	156.25
05/01/25	eom	Review / Finalize Expert Witness Disclosures	0.30	93.75
05/02/25	sh	Review And Analyze Revision to Mr. Workman's Report	0.30	93.75
05/02/25	jjq	Conference Concerning Expert Witness Strategy Re EQCB Hearing	0.40	125.20

For Professional Services Rendered

Date		Services	Hours	Amount
05/02/25	eom	Finalize Edits To Expert Report; Confer And Correspond With Mr. Workman Re The Same	1.00	312.50
05/02/25	eom	Multiple Calls And Correspondence With County Staff Re Upcoming EQCB Hearing And Their Request to Continue Next Week's Hearing; Conference With DERM's Chief of Remediation, Mr. Mayorga, Re The Same	1.00	312.50
05/02/25	eom	Review DERM Staff Report Re Manatee Protection Plan; Draft Outline of Responses	0.60	187.50
05/02/25	eom	Confer And Correspond With Mr. Marano Re County's Request to Continue EQCB Hearing To July 2025	0.20	62.50
05/02/25	eom	Follow Up Call and Correspondence With Expert, Mr. Workman, Re County's Request To Continue Hearing and Need For Follow Up "Settlement" Discussion At Which Mr. Workman Should Plan To Participate	0.20	62.50
05/02/25	eom	Review And Revise Draft Expert Report From Save The Manatees Executive Director, Mr. Rose	0.70	218.75
05/05/25	sh	Review And Analyze Mr. Rose's Resume And Draft Letter Regarding Mr. Rose's Position Related To The Improper Approval And Recommendation To Rescind The Marine Facility Operating Permit	0.40	125.00
05/05/25	sh	Review And Analyze Correspondence Regarding County Requesting A Continuance Of Appeals To July	0.20	62.50
05/06/25	sh	Review And Analyze May 8, 2025 EQCB Hearing Memorandum	0.50	156.25
05/06/25	eom	Review County's Latest Pre-Hearing Memorandum For EQCB Hearing; Follow Up Call And Correspondence With Staff Re The Same And To Confirm Continuance	0.40	125.00
05/20/25	sh	Conference Regarding Appeal And Upcoming Hearing	0.20	62.50
05/22/25	sh	Review And Analyze Proposed Manatee Plan	0.80	250.00
05/26/25	jjq	Conference Concerning Strategy Re Discussions With County	0.30	93.90
05/28/25	eom	Confer Re Holes In County's Staff Report Re Manatee Protection Plan	0.40	125.00
05/28/25	eom	Conference Call With Save The Manatees Staff Re Next Steps And Staff Report; Correspond Re Same; Then Follow Up Correspondence Re Draft Update To Manatee Protection Plan; Research And Review The Draft Plan	1.20	375.00
05/28/25	sh	Conference Regarding Upcoming Appeal	0.40	125.00
Total Professional Services			**17.20**	**$5,375.35**

Invoice Summary

For Professional Services	5,375.35
For Disbursements Incurred	0.00
Total this Invoice	**$5,375.35**
Past Due Balance	**$4,031.25**
Total Balance Due	**$9,406.60**

Payments Can Be Wire Transferred To:
City National Bank of Florida
2855 LeJeune Road
Coral Gables, FL 33134
SWIFT Code: CNBFUS3M
ABA#: 066004367
Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account
Account No.: 1753777107
PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION
EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/op John Dellagloria, Esq.
jdellagloria@palmettobay-fl.gov

June 12, 2025
Invoice # 302688

CLIENT: 2210 - Village of Palmetto Bay
Re: 006-8 Yacht Club by Luxcom, LLC - Vested Rights Appeal

For Professional Services Rendered

Date		Services	Hours	Amount
05/01/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/02/25	sh	Review And Analyze Vested Rights Status	0.20	62.50
05/05/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/06/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/07/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/08/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/09/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/12/25	sh	Review And Analyze Vested Rights Status	0.20	62.50
05/13/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/14/25	sh	Review And Analyze Status Of Vested Rights Claim d	0.20	62.50
05/15/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/19/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/20/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/21/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/22/25	sh	Review And Analyze Status OF Vested Rights Claim	0.20	62.50
05/23/25	sh	Review And Analyze Status OF Vested Rights Claim	0.20	62.50
05/26/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/27/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/28/25	sh	Review And Analyze Status Of Vested Rights Claim	0.20	62.50
05/30/25	sh	Review And Analyze Vested Rights Claim	0.20	62.50
Total Professional Services			**4.00**	**$1,250.00**

Invoice Summary

For Professional Services	1,250.00
For Disbursements Incurred	0.00
Total this Invoice	**$1,250.00**
Past Due Balance	**$1,312.50**
Total Balance Due	**$2,562.50**

Payments Can Be Wire Transferred To:
City National Bank of Florida
2855 LeJeune Road
Coral Gables, FL 33134
SWIFT Code: CNBFUS3M
ABA#: 066004367
Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account
Account No.: 1753777107
PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Village of Palmetto Bay
c/op John Dellagloria, Esq.
jdellagloria@palmettobay-fl.gov

June 12, 2025
Invoice # 302689
Page 1 of 1

CLIENT: 2210 - Village of Palmetto Bay
Re: 012 17777 Old Cutler Road, LLC - Petition for Writ

For Professional Services Rendered

Date		Services	Hours	Amount
05/27/25	rbr	Prepare For And Attend Community Meeting Concerning Proposed Settlement Agreement With 17777 Developer	3.50	1,093.75
05/27/25	jjq	Communicate With Client Re Public Workshop; Conference Re Same	0.40	125.00
05/30/25	rbr	Prepare Timeline For Settlement Meeting; Related Communications With Village	0.60	187.50
05/31/25	jjq	Research Concerning Matters Related To Proposed Village Center Settlement; Analyze Issues And Follow Up Re Same	0.90	281.70
05/31/25	jjq	Communicate With Client Re Prior Village Center Litigation Matters	0.20	62.60
Total Professional Services			**5.60**	**$1,750.55**

Invoice Summary

For Professional Services	1,750.55
For Disbursements Incurred	0.00
Total this Invoice	**$1,750.55**

Payments Can Be Wire Transferred To:
City National Bank of Florida
2855 LeJeune Road
Coral Gables, FL 33134
SWIFT Code: CNBFUS3M
ABA#: 066004367
Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account
Account No.: 1753777107
PLEASE INCLUDE INVOICE NUMBER



AGENDA ITEM NO. 7.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Report
AGENDA SECTION:	VILLAGE CLERK'S REPORT
SUBJECT:	Calendar Update: July 2025
SUGGESTED ACTION:	
ATTACHMENTS:	

AGENDA ITEM NO. 8.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: July 7, 2025

SUBMITTED BY: Missy Arocha, Village Clerk's Office

ITEM TYPE: Minutes

AGENDA SECTION: BOARD AND COMMITTEE REPORTS

SUBJECT: Art-in-Public Places Advisory Board Meeting (March 13, 2025)

SUGGESTED ACTION:

ATTACHMENTS:
AIPP-2025-03-13

Art in Public Places Advisory Board
In-Person Meeting Agenda
Village Hall
9705 East Hibiscus Street, Palmetto Bay, FL 33157
Village Council Chambers
March 13th, 2025, at 6:00 PM

AGENDA

I. **Roll call and acknowledgement of visitors.**
- Chair Gary Traczyk called the meeting to order at 6:01pm.
  i. *Board Members Present*
    1. Patricia Rodriguez, Richard Cohen, Gary Traczyk, Susan Feldman, Pamela Gorman.
  ii. *Board Members Absent*
    1. None.
  iii. *Councilmembers Present*
    1. Steve Cody-*Council Liaison*
    2. Marsha Matson- *Councilmember District 3*
  iv. *Staff Present*
    1. Andrea Candelaria-*Sustainability & Resiliency Planner & AIPP Staff Liaison*
  v. *Members from the Public Present*
    1. Ray King- Artist and Presenter
    2. Gus Ocampo-Silva- Artist and Presenter
    3. Lina Ocampo-Silva- Artist and Presenter
    4. Bryan Suarez- Artist and Presenter
    5. Owen Morrel- Artist and Presenter
    6. Cecilia Lueza- Artist and Presenter
    7. Rick Munne- Artist and Presenter
    8. Maria Molina- Miami-Dade County Department of Transportation and Public Works (DTPW)

II. **Public comments, including comments from Village Council, Manager or staff.**
- Staff Liaison Andrea Candelaria commented on the request of the Village Manager to hear the application of a donation of artwork under the agenda section of New Business due to the time schedule of the artists.
  i. All members voted in favor of hearing the item during New Business.

III. **Approval of Meeting Minutes- January 16, 2025.**
- Board Member Rick Cohen motioned, Board Member Patricia Rodriguez seconded, all voted in favor.

IV. **Old Business**
- *Artist Presentations: SW 152 Street & Old Cuter Road Traffic Circle*
  i. Staff Liaison Andrea Candelaria gave an overview of the process it took for the Village to have this meeting tonight. She mentioned that the Call to Artist was originally posted in the Summer of 2024 in which the Village received over one hundred and sixty-five (165) applications internationally. The Board

then deciphered amongst themselves to select the top four (4) artists to come and present a 3D rendering for their proposals. Each top 4 artist was awarded a $1,500 stipend for their proposal. Andrea gave the order of the presentations for the night:

1. Cecilia Lueza & Rick Munne
2. Gus & Lina Ocampo-Silva
3. Owen Morrel
4. Ray King

- *Cecilia Lueza & Rick Munne*
  - **i.** Artists Cecilia Lueza & Rick Munne gave a presentation of their proposal for the SW 152 Street & Old Cutler Road Traffic Circle.
  - **ii.** Board Member Patricia asked about lighting for the piece. The artists responded that while lighting is not included in their proposal, they would recommend lighting fixtures for the Village to install.
  - **iii.** Chair Gary Traczyk asked about the structure support. The artists responded that the pieces of aluminum are bolted down to the concrete.
  - **iv.** Board Member Pamela asked for the total weight of the structure. The artists responded that the total weight would roughly be 700 lbs.
  - **v.** Board Member Susan asked about protection during a storm. The artists mentioned there could be no protection of this art piece during a storm.

- *Gus & Lina Ocampo-Silva*
  - **i.** Artists Gus & Lina Ocampo-Silva gave a presentation of their proposal for the SW 152 Street & Old Cutler Road Traffic Circle.
  - ii. Board Member Susan asked what the center ball was made out of. The artists responded it was made out of stainless steel.
  - iii. Chair Gary Traczyk asked if the steel was a particular brand, 304 steel. The artists responded it was steel suitable for outdoor weather.
  - iv. Chair Gary Traczyk asked if the artists fabricate in their studio. The artists responded yes.
  - v. Councilmember Steve Cody asked where else the artists have place artwork in Miami. The artists responded they have installed some pieces in Homestead, Miami and Fort Myers.
  - vi. Board Member Pamela asked what the proposed total weight for the piece would be. The artists answered roughly 15,000 lbs.

- *Owen Morrel*
  - **i.** Artist Owen Morrel gave a presentation of his proposal for the SW 152 Street & Old Cutler Road Traffic Circle.
  - ii. Bryan Suarez, who works with Owen Morrel, mentioned that the piece would need maintenance every five to seven (5-7) years. Chair Gary Traczyk mentioned that the AIPP Code states that each artwork piece must have a starting lifespan of twenty-twenty five (20-25) years.

- *Ray King*
  - i. Artist Ray King gave a presentation of his proposal for the SW 152 Street & Old Cutler Road Traffic Circle.

ii. Board Member Susan asked the artist how the plants in the center would be watered and maintained. The artists responded that he is unsure how it would be watered and contributed that it was a good question to ask. Susan asked if artificial plants could be placed instead, potentially even fabricating plants with the glass material the artist presented the Board with. Chair Gary Traczyk chimed in by mentioning that the budget would have to increase because of that, leading to it not being feasible.

- Staff Liaison Andrea Candelaria instructed that, if the Board did not have any further questions, to start tallying up the points according to the score sheet that was sent to them prior to the meeting.
- Board Members took some time to tally their votes.
- Staff Liaison Andrea Candelaria announced during the tallying of the votes that the process would be the highest scoring proposal is announced tonight, and that the recommendation must also be approved by the Village Council via Resolution at a Council meeting.
- Staff Liaison Andrea Candelaria totaled all the points and announced the highest scoring proposal.
    i. Ray King resulted in a total of 349 points.
    ii. Owen Morrel resulted in a total of 342 points.
    iii. Gus & Lina Ocampo-Silva resulted in a total of 396 points.
    iv. Cecilia Lueza & Rick Munne scored the highest amount of points, 399 points.
- Staff Liaison Andrea Candelaria announced the recommendation of the AIPP Board of the Call to Artist of the Traffic Circle on SW 152 Street & Old Cutler Road are Cecilia Lueza & Rick Munne. Staff Liaison Andrea Candelaria additionally mentioned that she will be bringing this for approval at the April 7th, 2025 Regular Council Meeting.

V. Discussion of agenda items

- None.

VI. New Business

- *Parkview Art Donation Presentation*
    i. Artist Team Seth Palmiter and Stacy Lindell gave a brief presentation to the AIPP Board on the artwork donation proposal.
    ii. All Board members voted in favor to approve the proposed artwork donation.

VII. Requests for assistance to Village Council and Village Manager

- Board Member Rick Cohen mentioned that he appreciated the work done prior to the meeting, including the scoresheet and submittals. He also commented that he was unable to hear most of the Parkview artist presentation.
- Staff Liaison Andrea Candelaria mentioned that unfortunately it is a user error that cannot be fixed by the Village. The IT Department had sent this link to the applicant prior to the meeting and has since assisted the applicant in trying to connect to the best possible connection.

VIII. Selection and list of discussion for next meeting scheduled for May 8th, 2025, at 6:00 PM.

- Chair Gary Traczyk mentioned he would be out of town during the next scheduled meeting.
- Board Member Susan suggested to move the meeting to another date if Gary could not attend.
- Staff Liaison Andrea Candelaria mentioned that she could send a list of proposed dates to the Board ahead of time so that it could be rescheduled to a date that all members could attend.
- Staff Liaison Andrea Candelaria also mentioned that an item coming to the Board during the next meeting will be a revival of an art piece currently at Coral Reef Park in which a local artist desires to spruce up the current piece and provide it a purpose.

IX. Adjournment

- Chair Gary Traczyk motioned to adjourn. Board Member Pamela seconded, all voted in favor.
- Meeting adjourned at 7:57pm.

AGENDA ITEM NO. 8.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Charter Revision Commission Meeting (April 16, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
CRC-2025-04-16

MINUTES
CHARTER REVISION COMMISSION MEETING
WEDNESDAY, APRIL 16, 2025 – 5:30 PM

Village of Palmetto Bay, Municipal Center
9705 E. Hibiscus Street, Palmetto Bay, Florida 33157

---

1. **Roll call and acknowledgement of visitors by Village Clerk**

   The meeting was called to order by Village Clerk Missy Arocha at 5:50 PM.

   In attendance during roll call:

   - Member Shelley Stanczyk
   - Member Paul J. Schwiep
   - Member David Zisman
   - Member Brain Tannebaum
   - Member Marc Levy
   - Councilmember Steve Cody *(Council-Liaison)*
   - Village Clerk Missy Arocha *(Staff-Liaison)*

   Also, attendance on behalf of the Village of Palmetto Bay:

   - Village Clerk Missy Arocha
   - Village Attorney John Dellagloria
   - Village Manager Nick Marano
   - Vice Mayor Mark Merwitzer

2. **Public Comments, including comments from Village Council, Village Manager, or staff in attendance**

   No members of the public spoke during the public comment period.

   Village Clerk Missy Arocha described the mission of the Charter Revision Commission and explained that each commission member was provided with a binder for use throughout the commission's tenure. The binder includes a copy of the Village Charter, the Palmetto Bay Referendums from November 3, 2020-Election, and reported the meeting dates for calendar year 2025.

3. **Approval of Meeting Minutes:** *None to report as this is the first meeting.*

4. **Old Business:** *None to report as this is the first meeting.*

5. **Discussion of Agenda Items:**

a. Introductions of all the Commission Members and Liaisons present

All members of the Charter Revision Commission, along with the Village of Palmetto Bay representatives, introduced themselves and provided a synopsis of their history with the Village of Palmetto.

b. **Review of requirements of Chapter 119, Public Records and 286, Sunshine Laws of the Florida Statutes**

Village Attorney John Dellagloria provided an explanation on Chapter 119, Public Records and 286, Sunshine Laws of the Florida Statutes and advised that all members of the Commission must adhere to these laws during their tenure on the Commission. He also provided specific examples of how Commission Members may or may not communicate amongst each other.

c. **Review of the Oath requirement pursuant to Section 2-60 of the Village Code of Ordinances**

Village Clerk Missy Arocha explained that all board and committee members are required to take an oath or affirmation, to be filed with the Village Clerk, swearing to support, protect, and defend the Constitution and laws of the United States and the State of Florida, as well as the Charter and all Ordinances of the Village of Palmetto Bay.

To fulfill this requirement, Village Clerk Arocha recited the oath aloud during the meeting. Each Commission Member then signed their oath, which was witnessed by those present at the meeting.

d. Discussion of the role and purpose of the Charter Revision Commission

Councilmember Steve Cody explained the importance, including the role and purpose of the Charter Revision Commission and provided a synopsis of the Village Charter since the Village's incorporation including a timeline of how the Village Charter came to existence.

e. **Role and responsibility of Commission Chair and Secretary**

Village Clerk Missy Arocha reported that each binder includes a copy of the *Guide for Appointed Chair and Secretary*, which highlights key code sections relevant to these roles and will be beneficial to the appointed Chair and Secretary of the Commission.

f. Selection and appointment of Chair and Secretary by the members of the Commission

Member Marc Levy announced his willingness to serve as Chair, and Member Paul Schwiep volunteered to serve as Secretary of the Commission.

As no other members expressed interest in either role, Member Paul Schwiep **made a motion** to appoint Marc Levy as Chair and himself, Paul Schwiep, as Secretary of the Charter Revision Commission. **The motion was seconded** by Member Brian Tannebaum. **All members voted in favor (5–0), and the motion passed unanimously.**

All the members of the Commission unanimously agreed to the appointments of the newly appointed Chair and Secretary.

g. Review existing Charter and its' history

Village Clerk Missy Arocha explained that the binders also include the proposed referendum ballot questions from the General Election held on November 3, 2020. The materials indicate which questions were approved or rejected by voters. Of the seven total ballot questions, only four were enacted and subsequently codified into the Village Charter since 2020.

Member Shelley Stanczyk suggested that the Commission review the items previously proposed by the 2020 Charter Revision Commission, and all members agreed.

The Commission then reviewed and discussed each of the seven questions from 2020 individually as a starting point for the discussion.

Chair Marc Levy expressed his intention to revisit Referendum No. 1, which proposed amending the Charter to establish Districts 1, 2, and 3 as single-member districts, and suggested bringing it back for voter reconsideration.

Member Brian Tannebaum expressed his intent to review the Village's existing code regarding the "right to be heard" and emphasized the importance of the Commission considering this issue for potential inclusion on the ballot.

Member Shelley Stanczyk recommended examining how other municipalities handle public participation throughout their meetings. She noted that, during her tenure as Mayor of the Village, the primary concern was the lack of decorum.

Village Clerk Missy Arocha explained the existing opportunities for the public to be heard during meetings and provided examples of how public input is incorporated in accordance with meeting decorum and the established agenda.

Member Brian Tannebaum suggested that allowing public comment after Council discussion, rather than before, could be more beneficial.

h. Next steps

Village Clerk Missy Arocha reported that the deadline to submit a resolution to the Miami-Dade County Elections Department for charter amendment questions to be placed on the November 2026 ballot is Friday, July 24, 2026. She recommended that the Commission submit its proposed charter amendment questions to the Council with sufficient time for review, allowing the Council the opportunity to propose additional ballot questions if necessary.

Village Attorney John Dellagloria clarified that all charter amendment questions proposed by the Commission will appear on the ballot.

Member Shelley Stanczyk **made a motion** to change the start time of Charter Revision Commission meetings from 5:30 p.m. to 6:00 p.m. Secretary Paul Schwiep **seconded the motion. All members voted in favor (5–0), and the motion passed unanimously.**

By **consensus**, the Charter Revision Commission agreed to add an additional meeting to the schedule, selecting May 28th as the next meeting date.

Chair Marc Levy recommended that each member read the existing Village Charter in its entirety in preparation for discussion at the next meeting.

6. **New Business and selection and list of discussion items for the next meeting scheduled for Wednesday, May 28, 2025, at 6:00 p.m.**

By **consensus**, the Charter Revision Commission agreed to discuss the following discussion items at the next meeting.

- Review of existing Charter
- Single Member Districts
- Right to Be Heard

7. **Adjournment**

Member David Zisman **motioned** to adjourn the meeting. Secretary Paul Schwiep **seconded the motion. All voted in favor (5-0). The motion passed unanimously.**

The meeting adjourned at 7:24 p.m.

The minutes were written and prepared by Village Clerk Missy Arocha.

AGENDA ITEM NO. 8.C

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Charter Revision Commission Meeting (May 28, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
CRC-2025-05-28

MINUTES

Charter Revision Commission Meeting
Wednesday, May 28, 2025, at 6:00 PM
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Commission Members Present: Marc Levy (chair), Paul J. Schwiep, Shelley Stanczyk, and Brian Tannebaum

Others Present: Steve Cody (Council-Liaison), Missy Arocha (Village Clerk), Nick Marano (Village Manager), and John Dellagloria (Village Attorney (attending remotely).

I. **Call to Order:** The meeting was called to order by Chair Levy at approximately 6:03 PM.

II. **Approval of Minutes:** Minutes of the meeting of April 16, 2025, were unanimously approved as circulated on motion by member Schwiep, seconded by member Stanczyk.

III. **Approval of Agenda:** The agenda for the meeting was approved.

IV. **Public Comments:** Chair Levy asked if any public comments have been received, or wished to be presented, and none were.

V. **Discussion Items:**

1. Member Stanczyk timely circulated suggested charter revisions. Member Schwiep also suggested charter revisions, however, his proposal was received too late to include in the agenda for this meeting. Decided to postpone specific charter revision suggestions until a later meeting.

2. **Review of Charter**: Decided to begin charter review process by reviewing existing charter provisions. The following discussion was had regarding specific charter provisions:

    a. Citizens Bill of Rights: A broad discussion was had regarding the bill of rights provision in the charter. Discussion focused on the right to be heard and need to balance meaningful public participation with efficiency in the conduct of Council meetings. All members present expressed support for ensuring genuine public participation at meetings while not impeding the Council's ability to promptly and efficiently resolve issues before the Council.

b. Roles of Mayor and Vice Mayor: Discussion had regarding the roles of Mayor and Vice Mayor with emphasis on whether a Vice Mayor position was necessary in Palmetto Bay, or typical in municipalities of similar size. Generally decided that the current system, if not perfect, works and so no need to tweak.

c. At Large vs. District Based Voting: Broad discussion occurred regarding the pros and cons of at large voting for all Council positions versus district-based voting for each of the three residential seats within the Village. Generally, all members present agreed that the requirement for residential seats where a Councilmember would reside in a specific residential area made sense. A downside to at-large voting for all positions is that it requires campaigning Village-wide which may deter some from seeking to serve because of the time commitment. On the other hand, noted by Councilmember Cody that our Village is only 8 square miles and Village-wide campaigning is manageable, if demanding. An upside to at-large voting for all positions is that all Village voters may vote for all Council members. Also, this issue was presented to voters by the last Charter Revision commission, but failed. No final decision made.

d. Term Limits: Discussion had regarding the pros and cons of imposing term limits that would prohibit the "revolving door" where a Councilmember, after serving two consecutive terms, could take one term or more off and then serve again. A downside to such a universal two-term limit is that it would preclude service by a former Councilmember who the voters wish to re-elect. The upside is it would eliminate "machines" of repeat politicians continuing to cycle back onto the Council and thereby discouraging new blood on the Council. No final decision made.

e. Compensation: Section 2.6 of the existing Charter limits compensation for Councilmembers to $1,000 per month. In addition, all Council members receive health insurance through the Village (this has been done since the Village's founding) and a mobile phone. Recently, all Councilmembers were provided a stipend of $400/month for expenses. Discussion had regarding restricting expense reimbursement to actual and authorized expenses versus merely paying a stipend. One downside to reimbursement of only actual expenses is that it creates a paperwork burden by requiring Councilmembers to track mileage, receipts etc. Actual expenses could also exceed the $400 stipend currently paid. On the other hand, payment of a stipend without requiring receipts could be viewed as path to circumventing the limit on compensation. Also proposed that the compensation provision should provide for adjustment based on the Consumer Price Index. All agreed that this would be a reasonable accommodation. All expressed their

appreciation for those willing to serve on the Council given that the role is essentially a volunteer position given the lack of meaningful compensation.

VI. **New Business:** The charter revision suggestions proposed by members Stanczyk and Schwiep will be discussed at our next meeting.

VII. **Adjournment:** Meeting adjourned at approximately 7:35 PM, after motion to adjorn by member Schwiep seconded by Member Stancyzk.

VIII. **Meeting Schedule:** Next meeting scheduled for June 18, 2025, at 6 PM at the Village Hall. Any additional proposed charter revisions are do no later than June 6, 2025.

By: Paul J. Schwiep
Secretary

AGENDA ITEM NO. 8.D

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Education Advisory Committee Meeting (February 25, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
EAC-2025-02-25

EDUCATION ADVISORY COMMITEE
Tuesday, February 25, 2025
6:00 p.m.
Village Hall Municipal Center
9705 East Hibiscus Street, Palmetto Bay, FL 33157

1. Welcome, Call to Order, and Attendance

Meeting called to order at 6:13 p.m.

Attendance: Jorge Pulido, Chair; Diane Quick, Secretary; and members Natalie Granda, Andrea Loring, Sharon Shelley; Council member Steve Cody, Village Liaison; School Board Member Luisa Santos. Two members of the public attended: Stephanie Keime and Melissa Pierre-Kelly

2. Approval of Minutes

a. October 29, 2024 (pending submission)
b. February 4, 2025

February 4, 2025, minutes approved. Minutes from October 29, 2024, have not yet been submitted.

3. Public Comments

Stephanie Keime, Chair, Education Committee, Cutler Bay but attending as a private citizen and co-founder of HeartCharged, an organization promoting screening for cardiac issues in children as well as conducting trainings for teachers and students on CPR and AED. Ms. Keime shared that cardiac issues are the number 1 killer on school campuses and the organization has advocated for free heart screenings at MDCPS schools. Screenings have already been completed at high and middle schools, with screenings coming to elementary schools. The organization's goal is to increase the number of students who sign up to receive the screening and expand the number of individuals being trained on CPR/AED. The concern is that parents are not opting for the screenings because they do not know what they are and the value they bring. Chair Pulido proposes to invite HeartCharged to a future meetings to conduct a presentation to the committee.

Melissa Pierre-Kelly, local resident and PTA member at Coral Reef Elementary and Southwood Middle School, introduced herself as a parent and citizen who seeks to be more involved in education matters in the community.

4. Updates

a. District and Region: Did not send representatives

b. School Board:

School Board Member Santos invites the committee to attend A Night at D9 on March 15, 2025, from 1:00-5:30 p.m. at Losner Park in Homestead. Each school selects two students to receive awards. 600+ student performers and around 3,000 attendees expected.

A parade was held for the MDCPS Teacher of the Year from Southwood Middle School, Vivian Ventura. Board Member Santos will work closely with Ms. Ventura on ideas she has for improving education.

Board Member Santos provided an update on some of her areas of focus:

> Bridging the Digital Divide: She shares that teachers are seeing challenges with students' keyboarding skills and as a result, she is bringing an item to the March School Board meeting to promote keyboarding skills in schools.
>
> Post Secondary Success: she shared the creation of an extensive database of scholarships which can be found at studentservices.dadeschools.net.

She also shared that she is working on an item to create a mechanism for parents and students to submit feedback about cafeteria food and services.

Some additional announcements shared by Ms. Santos:

> The Superintendent 5k is on Saturday, March 1st.
>
> Howard Drive Elementary and Perrine Elementary had great performances at an oratory competition.

Ms. Santos also provided some information as a follow up to the public comments from Ms. Keime. She shared that 13,000 students have been given EKG screenings, and she agrees that the key challenge is getting parents to opt into the screenings. The opt in form is online and each school is responsible for promoting the screenings. Ms. Santos will share the dates of screenings at compact schools so that EAC, Village, and PTAs can promote.

5. Old Business

No old business was brought before the committee

6. New Business

MDCPS Legislative Agenda: School Board Member Santos provided highlights of the legislative priorities. These priorities include more funding, flexibility with land assets, VPK for 3 year olds, safety, and data privacy. The committee voted unanimously to support the MDCPS legislative priorities and to recommend that the Council support the priorities as well.

Resolution supporting schools, teachers, and students in reference to migrant populations: School Board Member Santos provided an explanation of the protocols in place for law enforcement to enter schools for investigative purposes. The purpose of the resolution is to ask VPB police to adhere to the protocols set forth by the school district. Committee member Shelley asked that the wording be changed from migrant to immigrant.

The committee agreed that Chair Pulido will speak during public comment at the March 3, 2025, Village Council meeting to propose a resolution.

School Zone Camera: Chair Pulido would like the Village to agree to use funds generated from school zone speed infractions for educational purposes. This will be addressed at the March 3, 2025, Village Council meeting.

7. Recommendations to Council

    1. Recommendation to support the legislative priorities of Miami-Dade County Public Schools

    2. Recommendation for resolution to request Village police to adhere to the protocols set forth by Miami-Dade County Public Schools for ICE and other law enforcement as it relates to immigration.

8. List of Discussion of Agenda Items for Next Meeting

As meeting was running late, list of agenda items for next meeting was not provided.

9. Next Meeting Dates and Times for Calendar Year 2025

The next EAC meeting is scheduled for Tuesday, April 29, 2025, at 6:30 p.m. Member Loring asked that the April meeting be held at 9:00 a.m. as previously discussed by the committee. Chair Pulido says he will request the time change through the Clerk.

10. Adjournment

Meeting was adjourned at 7:06 p.m.

AGENDA ITEM NO. 8.E

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Parks & Recreation Committee Meeting (March 6, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
Parks-Rec-2025-03-06

MINUTES
VILLAGE OF PALMETTO BAY
PARKS & RECREATION COMMITTEE MEETING
Thursday, March 6, 2025 – 7:00 PM

Village Hall Municipal Center, 9705 East Hibiscus Street, Palmetto Bay, FL 33157

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1. CALL TO ORDER AND ROLL CALL – 7:04 P.M.

Committee Members in Attendance:

- Leo Llinas, Chair
- Sheila Frazier, Secretary
- Marc Levy
- Fanny Carmona, Parks & Recreation Director
- Patrick Fiore, Council Liaison
- Marsha Matson, Councilmember

2. PUBLIC COMMENTS, INCLUDING FROM VILLAGE COUNCIL, VILLAGE MANAGER OR STAFF

Patrick Fiore stated that the Tanglewood/linear park property in his district is now in the hands of the county for decision as to how this county land will be used.

There was also a discussion by Fanny, Patrick, and Marsha about a new proposal for an indoor space for pickleball courts with further details in New Business.

3. APPROVAL OF MINUTES

- Thursday, December 5, 2024 – Tabled
- Thursday, February 6, 2025 – Approved

4. OLD BUSINESS:

Marc Levy asked for an update on using an online system at the parks for class registration and paying. reported it is being tested and should be available soon.

Leo Llinas asked Fanny about the Wall of Fame application status. Fanny replied there were no applications submitted.

5. DISCUSSION OF AGENDA ITEMS:

Fanny presented updated information on the commemorative brick project in Palmetto Bay Park. Additional information is still needed on installation costs which will be provided at the next meeting.

Fanny is working on a solution for the rain runoff from the concession stand which then drains onto the playing fields.

The netting agreement in Palmetto Bay Park will be submitted for next year's budget.

Coral Reef Park's Community Center and the conversion of pickleball courts are on schedule. DERM was supposed to answer by this Friday on the tree removal proposal.

6. NEW BUSINESS

A. Fanny, Patrick Fiore and Marsha Matson discussed a new option involving the proposed pickleball courts on the village purchased property between Palmetto Bay Park and the Village Hall. A commercial enterprise in Broward County has approached the Village to convert the plans from outdoor to an indoor facility with more amenities. Some council members and our parks director toured this facility on a Broward campus. There would be an additional 1-million-dollar cost to the village. The current outdoor courts are paid for with dollars in the bank per Marsha Matson. This idea is just in proposal stage so a long way to go on a decision etc.

B. Sheila Frazier discussed the possible re-introduction of the Million Orchid Project to the Village by giving a history. More information will be gathered.

7. REQUESTS FOR ASSISTANCE TO VILLAGE COUNCIL AND VILLAGE MANAGER

Fanny asked for suggestions on problems occurring in the parks with the use of E-Bikes not only on the walking paths but also on the fields. Signs are posted. Users of all ages frequently ignore instructions from the park employees. One suggestion was to educate the parents with a video on the Village website.

8. SELECTION AND LIST OF DISCUSSION ITEMS FOR THE NEXT MEETING:

- Thursday, April 3, 2025, at 7:00 p.m. at Village Hall

9. ADJOURNMENT: 7:52 p.m.

AGENDA ITEM NO. 8.F

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Resiliency Committee Meeting (February 27, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
Resiliency-2025-02-27

MINUTES
RESILIENCY COMMITTEE MEETING
THURSDAY, FEBRUARY 27, 2025 – 6:00 PM
Village of Palmetto Bay, Municipal Center, First Floor Conference Room
9705 E. Hibiscus Street, Palmetto Bay, Florida 33157

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1. **Roll call and acknowledgement of visitors**
   - **A. Call to order 6:05 PM.**
   - **B. Committee:**
     - **i. The following members were in attendance:** Andrea Candelaria (Resiliency Staff Liaison), Lasaly Changkachith (Secretary of Resiliency Committee), Committee member Mohammad Taha, Committee member Zachary Davis, Marsha Matson (Council Liaison), Committee member Veronica Sosa (joined late after meeting and vote for chair was completed)
     - **ii.** The following community members were in attendance: Libby Mahaffey, Bev Gerald

2. **Public Comments, including comments from Village Council, Village Manager, or staff**.
   - **A.** Refer to section 5 (Discussion of Agenda) part B (Selection of Committee Chair):
     - **i.** Councilwoman Marsha Matson opened the meeting with introductions. Followed by rearranging agenda to establish a new Resiliency Committee Chair.
     - **ii.** A request for nominee or volunteer was put to the members present: Lasaly Changkachith, Mohammad Taha, and Zachary Davis.
     - **iii.** Current committee secretary Lasaly Changkachith volunteers for the position. No one else volunteers or made a nomination.
     - **iv.** A request for votes and it was unanimous. New Resiliency Committee Chair is Lasaly Changkachith.
     - **v.** Councilwoman Matson hands over the meeting to Chairperson Changkachith.
   - **B.** Bev - member of village - organization for historic preservation (a 66-year-old organization). They are making an effort to expand outreach to community. They give out scholarships and grants. Invitation to resiliency members to attend an event on Monday, March 24 at the Coral Gables Museum 4:30PM-5PM. Register through the Coral Gables website. Cost of attendance is $10.

3. **Approval of Meeting Minutes**
   - **A.** Thursday, November 21, 2024
   - **B.** Table approval because the committee members had no quorum of those who attended the meeting.

4. **Old Business**

A. Social Media
   i. Committee Member Taha's informative video on the topic of water
      a. Water conservation and treatment. Completed in one take.
   ii. Determine next informative videos for the months of March and April
      a. Liaison Candelaria provided committee member Zachary with a summary of the responsibility matrix established for the committee by the village council.
      b. A suggestion that a video of the turtle team's outreach for the March social media video.

B. Annual Cleanup
   i. Follow-up about the youth who organized Royal Harbor Yacht Club Mangrove Clean-up
      a. March 6th Mangrove Cleanup of youth organizer who has established one with a local yacht club.
      b. A discussion about Committee member Sosa's son, an ambassador for Water Keeper's, who does water testing of Biscayne Bay's quality. Committee member Taha provided insight that DERM has a database containing 40-years' worth of water quality tests of the Biscayne Bay.
      c. A request from Committee Member Sosa's son to present his findings to the committee was made.
   ii. Check-in with Secretary Changkachith's contact with Friends of Biscayne Bay.
      a. She was not able to reach out to Friend of Biscayne Bay.

5. Discussion of Agenda Items

A. Presentation: Solar United Neighbors/Miami-Dade Grant Opportunity
   i. Elise De Cuba presents via web
   ii. A vendor-neutral non-profit organization that assists people of low-income to go solar and ensure energy justice and equity.
   iii. Miami-Dade Project - This is their website, select the co-op or group page, scroll down to view open solar groups, and then click on the Miami-Dade solar co-op. Their program is through cooperatives.
   iv. Miami Dade Solar Co-Op (https://solarunitedneighbors.org/co-ops/florida/miami-dade-2024-solar-co-op/). Started in 2009 for first Co-Op and Miami-Dade
   v. Income at/or below 120K$ AMI. There are 44 availabilities and low sign-up in District 8.
   vi. Elise paused for questions from the committee:
      a. Are you working with FPL? Answer - No. Yeah, we're not utility. We're not partnered with utility.
      b. What are you providing for the low-income homeowners is access to panels as well as a battery installation? Answer - So for the homeowners, they would just be getting the no-cost 5 kilowatt panels with the installation.
      c. Are the grants with freestanding homes, or can they be part of like town homes, or some like are there restrictions with HOAs? Answer - we're doing mostly single-family homes. Yeah, unfortunately, we can't accommodate any condos or multi-family units. Town homes, as long as they own their roof on that portion of the town home. HOAs are not an issue.

d. A comment about the income limit and homeowners within those parameters may not be aware. Elise replied that Solar United works with house departments within the county such as Community Actions and Human Services Department for the county, City of Hialeah, City of West Miami and such that participate in SHIP programs or weatherization programs that offer residents re-roofing work.
e. Clarification of homeowners' income for qualification to participate in the solar grant program. To which, Elise clarified that homeowner's income need to below or equal to 120K.
f. Another clarification was made to Elise that Palmetto Bay homeowner's do not meet the income qualifications as the average income for homeowners is 144K. A recommendation was made for Elise to reach out to Cutler Bay and other adjacent communities such a Perrine, Naranja, Goulds, Princeton that are south of Palmetto Bay.

vii. Since Palmetto Bay residents do not meet income qualifications for the grant, then they can join the market rate co-op which assists with education and rate discounts.
viii. They vet solar installers, discounted price, solar education, and interconnection utility issues.
ix. The co-op would also be able to assist with special request such as ground mount solar systems.
x. Solar 101 event coming up on March 20th from 6-7PM
xi. A recommendation was made to have Solar United come provide an info session for the Market Rate Co-op at one of our village events.
xii. Contact information was provided:
    a. email: edecuba@solarunitedneighbors.org
    b. phone: (305) 929-0949
    c. website: SolarUnitedNeighbors.org/Miami

B. Selection of new Resiliency Committee Chair
    i. Refer to Section 2 (Public Comments, etc) part A
C. Introduction & welcome of Council Liaison, Councilmember Marsha Matson
    i. Political Science background and taught at University of Miami for 22 years.
    ii. Has a doctorate degree in political science and public administration.
    iii. Has a strong interest in the environment. The Resiliency Committee is her brainchild and she sponsored it.
D. Introduction & welcome of member, Zachary Davis - appointee of Vice Mayor Mark Merwitzer
    i. Non-profit world of clean energy and grant writer.
E. Palmetto Bay Garden Club Plastics Recycling Project *(Councilmember Marsha Matson)*
    i. Libby Mahaffey presents plastic recycling project.
    ii. Defines the types of plastics that can be collected by the county. The plastics that the garden club collects are the ones that should not be placed in the blue bins.
        a. Such as bubble wrap, store bags, dry cleaning bags, newspaper sleeves, case over wraps from cola or plastic water bottle, then the

plastic water bottle case wraps, spread bags, ice bags, store bags and such.

iii. NextTrex recycles composites and they do a challenge that will provide the Village with a Trex Bench that can be placed in future Village of Palmetto Bay pocket parks.

iv. A suggestion by Committee member Sosa to add to the village's upcoming recycling drive.

6. **New Business**
   - i. A question about the status of the Resiliency Action Plan, is it almost complete?
     - **a.** Andrea replied that the RAP is almost complete. The results will be finalized this spring, and the results will be published soon. It was a work that was done in collaboration with FPL and other governmental entities.
     - **b.** New committee members made inquiries in how the resiliency committee can align its responsibilities to the RAP. Discourse took us back to Resilience Committee's origination and village council mandates with its creation.
     - **c.** Clarification between presentation of responsibility matrix versus social media presentation was made by Liaison Candelaria and Committee Secretary Changkachith
   - ii. Safe Streets Studies are looking for Village data on flooding.
   - iii. Tree of the Year nominations and votes in March
   - iv. Recycling Drive Thru coming up for Saturday, April 26th

7. **Request for assistance to Village Council and Village Manager**
   - **A.** Request the adoption of NextTrex Plastic Bag collection program to be added to April 26th recycling drop-off.

8. **Selection and list of discussion items for the next meeting scheduled for Thursday, April 24, 2025, at 6:00 PM.**
   - **A.** No trash bins or recycling bins in specific areas of walking trails - Committee member Sosa

9. **Adjournment 7:26 PM.**

Written & prepared by former Resiliency Committee Secretary L. Changkachith

AGENDA ITEM NO. 8.G

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Resiliency Committee Meeting (April 24, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
Resiliency-2025-04-24

MINUTES
RESILIENCY COMMITTEE MEETING
THURSDAY, APRIL 24, 2025 – 6:00 PM
Village of Palmetto Bay, Municipal Center, First Floor Conference Room
9705 E. Hibiscus Street, Palmetto Bay, Florida 33157

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1. **Roll call and acknowledgement of visitors**
   - **A. Call to order 6:05 PM.**
   - **B. Committee:**
     - i. **The following members were in attendance:** Andrea Candelaria (Resiliency Staff Liaison), Marsha Matson (Council Liaison), Committee member Mohammad Taha, Committee member Heidi Faller, Committee member Veronica Sosa, Lasaly Changkachith (Chair of Resiliency Committee, joined late after meeting started)
     - ii. **The following community members were in attendance:** Jared Jacobs (Love the Everglades Organization), Stephanie Smith (Miami Bee Experts), Michael Haley (Miami Bee Experts), Tianxiao Wang (Fertile Earth Worm Farm)

2. **Public Comments, including comments from Village Council, Village Manager, or staff.**
   - **A.** Jared Jacobs provided a brief summary on Love the Everglades Organization.
   - **B.** Tianxiao Wang provide a summary of Fertile Earth Worm Farm.
   - **C.** Both organizations work together to build resilient communities in South Florida through composting initiatives.

3. **Approval of Meeting Minutes**
   - **A.** Thursday, February 27, 2025
     - **i.** Approval by consensus.
   - **B.** Thursday, November 21, 2024
     - **i.** Approval by consensus.
4. **Old Business**
   - **A.** Approval of Committee Member Veronica Sosa's son's presentation of Water Keeper project results.
     - **i.** Approval by consensus.

5. **Discussion of Agenda Items**
   - **A.** Selection of Secretary
     - **i.** Tabled for next meeting on June 26th.
   - **B.** Community compost initiative

i. Stephanie Smith and Michael Haley submitted a request and program design for a Community Compost Initiative. This request comes from the fact that there is a lot of organic materials filling up our landfills and a deep desire to establish a community composting site.
ii. Several committee members are home composters themselves. They also see the importance of having community compost site.
iii. Tianxiao Wang informed that Fertile Earth Worm Farms provides a compost bin and service (pickup of food scraps and delivery of composts). The bins are custom made and requires a large keypad for entry so residents can dump kitchen scraps. Access to the bin is through an app that generates a unique access code. Currently being utilized at Pinecrest community at Pinecrest Library. Fertile Earth monitors the keypad. Cost is $1000 monthly for maintenance, pickup and delivery.
iv. A question was asked if the tech was a barrier for entry. Answer was that it did not seem so at this time.
    a. App is not complete and in the works with the assistance of the Pinecrest Library.
v. Another question was asked: How is this financially impacting Pinecrest Village?
    a. Grants were provided to help pay for half the cost of education, which includes printed materials.
    b. Pinecrest Village holds monthly workshops on composting at the library.
    c. Physical hardware and maintenance side is not covered by grants.
vi. A discussion over locally composting vs relocating to another site.
    a. Pinecrest relocates and donates their compost to the Miccosukee Indian Reservation as they do not have access to fertile earth for gardening.
vii. Stephanie Smith suggested doing a "Demonstration Site". Michael Haley recommends a discovery phase to determine best attributes for the demonstration site.
viii. A comment was made that composting helps with water retention and absorption of rain water.
ix. Tangential discussions on how distribution and structure of program ensued such as a simple subscription or pay-to-play model.
x. A request from Committee Chair Changkachith for a committee member to explore the viability of a community compost and complete the discovery phase.
    a. Committee member Heidi Faller volunteered to do the discovery phase.

C. Request for volunteers for the Spring Recycling Drive (Saturday, April 26, 2025)
    i. Committee Chair Changkachith volunteered to assist with the Spring Recycling Drive.

D. Recommendation for Village Hall to house NextTrex plastic collection box after Spring Recycling Drive Thru event
    i. Liaison Candelaria mentioned that after the Spring Recycling Drive there will be a box set up in Village Hall's lobby.

ii. Other locations to post NextTrex plastic collection boxes will be considered if there is a great need to have a second box set up.

E. Walking paths need for recycling and trash receptacles presented by Committee Member Sosa

i. Committee member Sosa mentioned that the path between Westminster to Royal Harbor Yacht Club is in need of trash and recycling bins for resident walkers. She spends majority of her walking time picking up other people's trash along that pathway. She ask if there is something the Village could do to assist in making sure there are appropriate trash and recycling receptacles available.

ii. Liaison Candelaria requested that Committee Member Sosa send a detailed email outlining the pathway and with her request for the receptacles.

F. Follow-up on status of Resilience Action Plan Status

i. Liaison Candelaria will be presenting to the Village Council in June.

ii. May will be open to public comments on the RAP.

G. Review of responsibility matrix for new members to select what they will research and present.

i. Tabled for next meeting

H. Follow-up conversation with Friends of Biscayne Bay.

i. Tabled for next meeting

6. New Business

A. No new business.

7. Request for assistance to Village Council and Village Manager

A. No requests were made.

8. Selection and list of discussion items for the next meeting scheduled for Thursday, June 26, 2025, at 6:00 PM.

9. Adjournment 7:28 PM.

Written & prepared by Committee Chair L. Changkachith

AGENDA ITEM NO. 8.H

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Tree Advisory Board Meeting (January 27, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
TAB-2025-01-27

MINUTES
TREE ADVISORY BOARD MEETING
MONDAY, JANUARY 27, 2025 – 5:00 PM
Village Hall Municipal, Center, 9705 E. Hibiscus Street, Palmetto Bay, FL 33157

1. **Roll call and acknowledgement of visitors**

2. **Public Comments, including comments from Village Council, Village Manager, or staff**
Councilwoman Matson congratulated Don for being reappointed to the Tree Advisory Board

Steve (resident)- concerned about trees being removed in new development areas in the Village.

3. **Approval of Meeting Minutes**
   a. September 30, 2024 (pending to be submitted and approved)
   b. November 25, 2024 (pending to be submitted and approved)

4. **Old Business**
   a. Selection on designating a board member to complete the pending minutes to be submitted and approved Jenna Crawford will listen to minutes from September and November Minutes and submit the notes from these two meetings.

5. **Discussion of Agenda Items:**
   a. Tree Management Plan
      i. Cost considerations to develop -Nothing to report, Did not discuss
      ii. List of data points -Nothing to report, Did not discuss
      iii. Steps to develop and use for tree management Nothing to report, Did not discuss

   b. Veterans' Park Final Design and Contract Proposals Kimley Horn is currently working on the permits for the plan, as soon as they are completed, the project will go out to RFP.

   c. Progress on 2024 Tree Planting 38 out of 162 trees have been planted on 2024 Tree Planting. TAB made a motion to ask the council to put 200k in shade/palm fund for upcoming budget.

   d. Tree List for Arbor Day, 2025 Tree Giveaway
      i. Expanded budget -Nothing to Report, did not discuss
      ii. Plan for excess trees and public educations -Nothing to Report, did not discuss

   e. CDMP suggested modifications Urban Forestry Plan 2025, unanimous approval that Craig take the recommendation to the council that the VPB wants to participate in program.
      i. Obj. C Code modifications for Village uniformity

ii. Proposed changes to CDMP TAB made a motion to not give anyone developer credit to their tree requirement

a) Con II.A ; II.B.10; or Con 1.B.10 Tree Management Plan ('Trees', not 'street trees')

b) Con II.C.6 Species selection by environment

c) Con II.C.2 Canopy

6. **New Business** TAB nominated Henry Clifford to continue as Chair, TAB made a motion to request that the tree development plan focus on district 3 for this budget year.

7. **Requests for assistance to Village Council and Village Manager**

8. **List of discussion items for the next meeting scheduled for Monday, March 31, 2025, at 5:00 PM**

9. **Adjournment**

Written and prepared by: Secretary Jenna Crawford

AGENDA ITEM NO. 8.I

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	BOARD AND COMMITTEE REPORTS
SUBJECT:	Youth Community Involvement Task Force Meeting (January 31, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
Youth-2025-01-31

MINUTES

Youth Community Involvement Task Force Meeting
Friday, January 31, 2025 at 4:00 PM
Village Hall Municipal Center, 9705 East Hibiscus Street, Palmetto Bay, FL 33157

Discussion Items:
a. 2nd Teen Talks
- Head of HR at Kaseya
- Interview skills
- Great turnout!

b. NOVA Exhibit with Mayor Cunningham

c. Composting
- O'Neill has been in charge of scripts and crafting the videos
- Should be done by end of February

d. Buddy Bench Presentation
- Awards, shirts, certificates

New Business:
- Earth Day Movie Night
- Earth Day efforts to be combined with Village ones
- Teen Environmental Leader competition
- Adoption and animal shelter efforts lead by Zayna

Main Improvements:
-Went through old members to kickoff/place on probation those members who have not stayed involved in the task force and/or attended kickoff

Next Meeting:
- Update on Composting/Gardening Environmental Project
- Update on Buddy Bench
- Update on Teen Talks and Butterfly

AGENDA ITEM NO. 11.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Ordinance
AGENDA SECTION:	ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING T0 COUNCIL BENEFITS; VESTING THE AMOUNT OF FIVE HUNDRED ($500.00) A MONTH FOR TWO YEARS OF HEALTH BENEFITS FOR EACH FOUR-YEAR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore)*
SUGGESTED ACTION:	

ATTACHMENTS:
Ord-Health Benefit

ORDINANCE NO. 2025-___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING T0 COUNCIL BENEFITS; VESTING THE AMOUNT OF FIVE HUNDRED ($500.00) A MONTH FOR TWO YEARS OF HEALTH BENEFITS FOR EACH FOUR-YEAR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore)*

WHEREAS, health benefits on a reimbursement were provided to Councilmembers through Ordinance 2017-21; and

WHEREAS, Ordinance 2023-21 rescinded Ordinance 2017-21 by providing, on a non-reimbursable basis, the amount of Five Hundred ($500) Dollars a month for two years for each four-year term served; and

WHEREAS, to ensure that, at a minimum, this existing current level of benefits is not decreased for current and future Councilmembers, the Village Council wishes to have this benefit as a vested right of a Councilmember.

NOW THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. That the above recitals are incorporated as if set forth in full.

Section 2. The current health benefit of $500.00 per month for two years for each 4-year term of Council service is a vested benefit for all current and future Councilmembers.

Section 3. This Ordinance shall take effect immediately upon approval at second reading.

PASSED AND ADOPTED this 2nd day of June, 2025.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Council Member Patrick Fiore ____

Council Member Steve Cody ____

Vice Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

Council Member Marsha Matson _____

FINAL VOTE AT ADOPTION AND ON SECOND READING:

Council Member Patrick Fiore ___

Council Member Steve Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Mayor Karyn Cunningham ___

AGENDA ITEM NO. 11.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Attorney's Office
ITEM TYPE:	Ordinance
AGENDA SECTION:	ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING ARTICLE II, DIVISION I, AT SECTION 2-47, "AGENDA PROCEDURE", BY AMENDING THE "ORDER OF BUISSNESS", "PROPOSED AGENDA ITEMS", AND "AGENDA CLOSING DATES"; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. *(Sponsored by Village Attorney John Dellagloria)*
SUGGESTED ACTION:	

ATTACHMENTS:
Ordinance-Agenda Procedures

ORDINANCE 2025-___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING ARTICLE II, DIVISION I, AT SECTION 2-47, "AGENDA PROCEDURE", BY AMENDING THE "ORDER OF BUISSNESS", "PROPOSED AGENDA ITEMS", AND "AGENDA CLOSING DATES"; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. *(Sponsored by Village Attorney John Dellagloria)*

WHEREAS, Section 2-47 addresses the preparation of the agenda for regular Council meetings; and

WHEREAS, Section 2-47(a), the "Order of Business", does not establish who is responsible for the actual preparation of the agenda; and

WHEREAS, Section 2-47 (d) states that the agenda closes eight (8) days prior to the next regularly scheduled meeting for the Village Clerk to prepare the agenda'; and

WHEREAS, Resolution 2020-45 called for the agenda to close fifteen (15) days prior to the meeting; and

WHEREAS, the Code of Ordinance at Section 2-47 (d) controls over the Resolution and the Council wishes to clarify the date the agenda closes to amend the section to require a 15-day closing date for items to be submitted to the Village Clerk for inclusion on the regular Council agenda and to extend the hour the agenda closes.

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. Section 2-47 (a) of the Village Code of Ordinance is amended as follows:

Additions shown by underlining and deletions shown by ~~overstriking~~.

(a) *Order of business*. There shall be an official agenda for every regular and special meeting of the council that shall ~~determine the order of business to be conducted at the meeting.~~ be prepared and published by the Village Clerk. The Mayor shall determine the order of business to be conducted at the meeting by reviewing the agenda before it is published. The Mayor may not remove agenda items sponsored by the Village Administration or members of the Village Council and must adhere to the established agenda closing dates. The order of business of the Council at the regular council meetings shall be as follows:

(b)(2) Proposed agenda items that are not timely delivered in accordance with the ~~seven-day~~ fifteen-day rule of subsection (c) and which are sponsored by a Councilmember, shall not be placed on the agenda unless approved ~~accompanied~~ by t~~he signatures of at least a~~ majority of the Council. Proposed agenda items not delivered in accordance with the ~~seven-day~~ fifteen-day rule and which are sponsored by the Village Manager, ~~or~~ Village Attorney, or Village Clerk ~~shall not~~ may be placed on the agenda, after the fifteen-day rule~~. unless the manager or attorney certifies in writing that the matter is time sensitive or is an emergency affecting life, health, property, or public safety. These items shall require the affirmative vote of two-thirds of the council present for adoption or enactment.~~

(b)(3) No item shall be placed on the consent agenda in violation of the ~~seven day rule~~ fifteen-day rule unless determined by the Village Clerk.

Section 3. Section 2-47 (d) of the Village Code of Ordinances is amended as follows:

(d) *Agenda closing dates*. The agenda for all regular meetings of the Council shall be closed by ~~5:00 p.m.~~12:00 p.m. on the ~~eight~~-15th day prior to the date of the meeting. Except as provided in paragraph (b)(2), no additional items shall be added to the agenda after the agenda closing date.

Section 4 Severability. The provisions of this Ordinance are declared to be severable, and if any sentence, section, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences, sections, clauses, or phrases of the Ordinance, but they shall remain in effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification. It is the intention of the Village Council, and it is hereby ordained the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this ____ day of _____, 2025.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2025.

Attest: _____ _____

Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

AGENDA ITEM NO. 13.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Desmond Chin, Finance
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS REQUIRING PUBLIC HEARING
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO AD VALOREM TAXES; ESTABLISHING THE PROPOSED MAXIMUM MILLAGE RATE AND SETTING THE DATES, TIMES, AND LOCATION FOR THE FIRST AND SECOND BUDGET HEARINGS FOR FY 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Finance Director, Desmond Chin)*
SUGGESTED ACTION:	

ATTACHMENTS:

MAX Millage Rate FY-26 - Cover Memo.doc

Max Millage Rate-FY26 Reso.doc

To: Honorable Mayor and Village Council

Date: July 7, 2025

From: Nicholas Marano, Village Manager

Re: FY 25-26 Maximum Millage Rate and Budget Hearings

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO AD VALOREM TAXES; ESTABLISHING THE PROPOSED MAXIMUM MILLAGE RATE AND SETTING THE DATES, TIMES AND LOCATION FOR THE FIRST AND SECOND BUDGET HEARINGS FOR FY 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Finance Director, Desmond Chin)

BACKGROUND AND ANALYSIS:

The procedures and timetables for taxation and the establishment of the Village budget are governed by a series of rules of both the State of Florida and Miami-Dade County. These rules are generally referred to as TRIM (Truth in Millage) rules. This resolution deals with two (2) important TRIM rules – establishment of the maximum millage rate and scheduling of formal budget public hearings.

Maximum Millage Rate:

A primary source of revenue for municipal government is the property or ad valorem tax base. Property taxes apply to commercial and residential real property, and commercial personal property. The rate at which property is taxed is referred to as the millage rate. The amount of taxes paid by a property owner is determined by multiplying the millage rate times each $1,000.00 of assessed property value.

Local jurisdictions are required, at the beginning of the budget process, to establish a maximum millage rate. This rate will be advertised by the Village and mailed by the Miami-Dade Property Appraiser. The initial maximum rate may be decreased by the Village Council during the budget process, but it cannot be increased except under extraordinary circumstances.

The Miami-Dade County Property Appraiser has estimated the Taxable Value within the Village of Palmetto Bay at approximately $4,870,000,000. This valuation represents a 6.59% increase from the July 1, 2024 Fiscal Year 24-25 preliminary value of $4,568,869,782.

It is important to highlight that while the total market value of property within the Village might have increased, this is not necessarily reflected in an individual homeowner's assessment. Homeowners are taxed based on the assessed value of their home, as compared to the appraised or fair market value of their home. Changes in the overall assessment are due primarily to three factors: new construction, resale of existing homes, and increased value of commercial property now capped at 10%. A Palmetto Bay homeowner may have realized a 6.59% increase in the market value of their home this past year, but the assessed value will only increase by the lesser of 3% or the Consumer Price Index (CPI), which is 2.9% as of December 2024. The Save Our Home (SOH) recapture clause, allows the assessed value to increase as long as the market value is not exceeded. Palmetto Bay homeowners that have owned their property for a long time generally have a larger spread between their assessed value and market value, and therefore might still see an increase in the assessed value.

Budget Hearing Schedule:

The Village is required to hold two formal Budget Public Hearings. There are guidelines on when these hearings must be held. Additionally, a local municipality cannot hold a budget hearing on the same date as either the County (9/4/2025 and 9/18//2025) or the School Board 7/30/2025 and 9/10/2025). There are also special advertising requirements for these hearings. The Village Charter requires that the budget be adopted no later than September 30.

It is recommended, given these constraints, that the following schedule be established:

First Budget Hearing:
Monday, September 8, 2025
7:00 PM

Village of Palmetto Bay
Municipal Center
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Second Budget Hearing:
Wednesday, September 17, 2025
7:00 PM

Village of Palmetto Bay
Municipal Center
9705 E Hibiscus Street
Palmetto Bay, FL 33157

FISCAL IMPACT:
Keeping the current millage rate at 2.350 will add approximately $600,000 to the Ad-Valorem receipts.

RECOMMENDATION:
The Administration is recommending using the millage rate of 2.350 as the maximum millage for the Village of Palmetto Bay for Fiscal Year 2025-2026.

Approval is recommended.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO AD VALOREM TAXES; ESTABLISHING THE PROPOSED MAXIMUM MILLAGE RATE AND SETTING THE DATES, TIMES, AND LOCATION FOR THE FIRST AND SECOND BUDGET HEARINGS FOR FY 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Finance Director, Desmond Chin)

WHEREAS, the Village has received the Certification of Taxable Value from the Miami-Dade County Property Appraiser; and,

WHEREAS, the Village is required under State Statutes to establish and furnish to the Property Appraiser the proposed maximum millage rate and the dates, times and location(s) at which public hearings will be held to consider the FY 2025-2026 millage rate and budget; and,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PLAMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The proposed maximum millage rate for the Village of Palmetto Bay for FY 2025-2026 is established at 2.350 mills, which is $2.35 for each $1,000.00 of assessed property within the Village of Palmetto Bay.

Section 2. The proposed date and place of the first and second public hearings are scheduled as follows:

First Budget Hearing:
Monday, September 8, 2025
7:00 PM

Village of Palmetto Bay
Municipal Center
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Second Budget Hearing:
Wednesday, September 17, 2025
7:00 PM

Village of Palmetto Bay
Municipal Center
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Section 3. This Resolution shall take effect immediately upon enactment.

PASSED and ADOPTED this 7st day of July, 2025.

Attest:_____ _____
Missel Arocha Karyn Cunningham
Village Clerk Mayor

APPROVED AS TO FORM:

_____
John Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Marsha Matson _____

Council Member Steve Cody _____

Council Member Patrick Fiore _____

Vice Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

AGENDA ITEM NO. 14.A

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: July 7, 2025

SUBMITTED BY: Alessia Bencomo, Procurement

ITEM TYPE: Resolution

AGENDA SECTION: RESOLUTIONS WITH PUBLIC COMMENT

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH DIADEM SPORTS, LLC BASED ON THE PROPOSAL RECEIVED AND AMENDMENTS PROPOSED AT THE JUNE 2, 2025, VILLAGE COUNCIL MEETING; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Procurement Specialist, Alessia Bencomo) (Deferred from the Regular Council Meeting of June 2, 2025)*

SUGGESTED ACTION:

ATTACHMENTS:

Reso Memo - Pickleball MGMT Services - July 2025 FINAL.doc
Exhibit A - Recommendation.pdf
Exhibit B - Evaluation Committee Minutes, Tabulation, and Score Sheets.pdf

Exhibit C - UP# 2025-12-011 - Pickleball MGMT Services.pdf
Exhibit D - Unsolicited Proposal - Diadem Sports, LLC..pdf
Reso_-_UP_Pickleball_-_July_2025_FINAL.docx

To: Honorable Mayor and Village Council

Date: July 7, 2025

From: Nick Marano, Village Manager

Re: Unsolicited Proposal for Pickleball Management Services

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH DIADEM SPORTS, LLC BASED ON THE PROPOSAL RECEIVED AND AMENDMENTS PROPOSED AT THE JUNE 2, 2025, VILLAGE COUNCIL MEETING. *(Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)*

BACKGROUND AND ANALYSIS:

March 26th, 2025: the Village received an unsolicited proposal pursuant to Section 255.065, Florida Statutes for the Management and Operations of an indoor Pickleball Center. Resolution 2019-10: with respect to any unsolicited proposals received by the Village on any subject, the Council retains the authority to determine whether an unsolicited proposal shall be utilized in preparing and issuing a subsequent request for proposals to the public; or handled in any other fashion.

Section 255.065 Florida Statutes governing unsolicited proposals: the Village Council is authorized to consider and move forward with the proposal, including directing the Village Manager to initiate the unsolicited proposal process.

Regular Council Meeting scheduled for April 7th, 2025: the Village Council approved for the Village Manager to initiate the unsolicited proposal process in accordance with Florida Statues, Section 255.065.

The Village published UP# 2025-12-011 for the “Notice of Receipt – Unsolicited Proposal for Pickleball Management Services” on April 29th, 2025; closing on May 21st, 2025; and did not receive any other proposal.

May 22nd, 2025, the evaluation committee met and reviewed the Unsolicited Proposal and made the recommendation to accept the unsolicited proposal by Diadem Sports, LLC. which would potentially serve as a valuable asset to the community.

Further, the Village would like to offer its residents the opportunity to enjoy the fun and health benefits of pickleball. By introducing an indoor Village-owned pickleball facility, residents can not only stay active and engaged, but also enjoy a space where neighbors can connect, play, and build a stronger sense of community through this fast-growing and accessible sport.

Pursuit to the unsolicited proposal received, the Village was presented with two (2) options for consideration by the Village Council at their June 2nd, 2025 meeting:

Option 1 – The Village as the Operator/Licensee

- Total Cost to The Village (Three Million Three Hundred Thousand Dollars ($3,300,000))—additional cost of One Million Six Hundred Thousand Dollars ($1,600,000) above original project cost)
- Fifty Thousand Dollars ($50,000) License Fee
- Diadem to operate and manage the facility at ten percent (10%)/month of gross revenue
- Approximately Eight Hundred Thousand Dollars ($800,000) of net income starting in Year Three (3) (avg for the term)
- Twenty (20) year term
- Two to Five (2-5) year options
- Discounts for Village Residents

Option 2 – Diadem as a Tenant

- Total Cost to The Village (Two Million Eight Hundred Thousand ($2,800,000))—additional cost of One Million Six Hundred Thousand Dollars ($1,600,000) above budget. Diadem to contribute $500,000 towards construction
- No License fee
- Diadem to pay Two Hundred Thousand Dollars ($200,000) per annum in rent
- Twenty (20) year term
- Two to Five (2-5) year options increasing 10% for each option period
- Discounts for Village Residents; and

During deliberations, at the Regular Council Meeting on June 2nd, 2025, Council members requested several amendments to the proposals to better serve the residents of Palmetto Bay. The Option below incorporates these amendments, as well as a revenue sharing scenario which, when finalized, will serve in the best interest of both Diadem and the Village.

Option 3 - Revenue Share Agreement

- Diadem to contribute $500,000 towards construction

- Diadem will operate and manage the facility.
- The Village will receive ten percent (10%) of all top line sales (net sales)
- Floor of Two Hundred thousand Dollars ($200,000) annually to protect the Village
- Twenty (20) year term
- Two - Five (2-5) year options
- Discounts for Village Residents
    - $48 Court Rentals for Residents
    - $60 Court rentals for non-residents
    - $10 off clinics
    - Free Open Play three (3) days a week for a minimum of four (4) hours
    - Fifty percent (50%) off full facility rental
    - Seven (7) day advance reservations for court rental privileges
    - Twenty percent (20%) off pro shop items
    - Twenty percent (20%) off restaurant food (in house purchase only)

Therefore, The Village Administration recommends approval of Option 3.

FISCAL IMPACT:
Option 1 – Parks and Recreation Capital Budget
Option 2 – Parks and Recreation Capital Budget
Option 3 – Parks and Recreation Capital Budget

Attachments:
A. Recommendation
B. Evaluation Committee Minutes, Tabulation, and Score Sheets
C. UP# 2025-12-011
D. Unsolicited Proposal – Diadem Sports, LLC.

Village of Palmetto Bay
Procurement Division - Procurement Action
AWARD RECOMMENDATION

To: Nick Marano, Village Manager

From: Alessia Bencomo, Procurement Specialist

Date: 05/22/2025

UP#: 2025-12-011	**Item/Service:** Unsolicited Proposal for Pickleball Management Services

Attach please find the tabulation and bid proposals.

I. Procurement Comments:

There was a total of one (1) proposal from Diadem Sports, LLC.

II. Recommendation:

a. Which proposal is being recommended? **Diadem Sports, LLC.**

b. Does the response being recommended for award meet the specifications as per the request and as advertised?
Yes __X__ No _____

c. Is the recommendation the lowest bid received?
Yes _____ No _____ (Not applicable)

(attach an additional sheet if further comment or explanation is required)

III. Procurement Action/Recommendation(s):

The Procurement Specialist would like to move forward on the recommendation and be able to include as an agenda item for selection and award on the next Regular Council meeting held June 2nd, 2025.

IV. Recommendation Approval:

Acceptance to Move Forward with Intent to Award

Signature/Date

5/23/25

Nick Marano, Village Manager

Evaluation Committee Meeting
Pickleball Management Services

UP# 2025-12-011
Meeting Date: May 22nd, 2025

Meeting Time: 1:00 p.m.

Meeting Location:
Village Hall Municipal Center
Second Floor Conference Room
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

Attendees:
Alessia Bencomo – Procurement Specialist
Etienne Bejarano – Town of Cutler Bay – Parks & Recreation Director, Evaluator
Fanny Carmona – Parks & Recreation Director, Evaluator
Kirk Hearin – Parks & Recreation Superintendent, Evaluator
Desmond Chin – Finance Director, Evaluator
Dionisio Torres – Public Services Director, Evaluator

Absent: N/A

Purpose:
The Evaluation Committee is to review, select or rank a proposal for the Village of Palmetto Bay Pickleball Management Services from the following Proposer:

1. Diadem Sports, LLC.

Discussion and Comments:

1. The meeting began at 1:00 p.m.
2. The Procurement Specialist proceeded to welcome the members of the evaluation committee.
3. The Procurement Specialist informed the committee members that the Village was in receipt of one (1) unsolicited proposal and the Village Council approved to proceed with the unsolicited proposal process.
4. The committee members made the following comments based on their review of the unsolicited proposal:
    a. **Diadem Sports, LLC.**
        i. The proposer has experience working with two (2) facilities that are currently being managed; one (1) public and one (1) private.
        ii. The proposer has ProShop experience in their current location.

iii. Proposal provides two (2) options for the Village to consider.
    - Committee members agreed that the second option poses less of a risk to the Village.

iv. Discussed the Village's versus the proposer's responsibilities that would be examined in the contract phase if the proposal was accepted.

v. Of the references received, both spoke highly of the proposer and/or the proposer's personnel but could have elaborated on the personnels experience.

vi. Mentioned that these services provided in the proposal are not local as other pickleball facilities are distant.

b. **General Comments**

i. Etienne Bejarano described his personal experience with Cutler Bay's outdoor pickleball courts.
    - Their pickleball courts are in close proximity to residential homes. Residents have complained about the noise from the outdoor courts.
    - The sport attracts a large crowd which causes a high demand for use of the courts. Received complaints regarding overuse of courts by one party not allowing others to play. Staff are not available to manage the court operations.
    - Highly recommend providing notice to nearby residents of the construction of outdoor pickleball courts.

5. The committee members to move forward with the recommendation to the Village Manager and the Village Council for Diadem Sports, LLC. as the preferred vendor for Pickleball Management and Operations Services.
6. The meeting ended at 1:30 p.m.

UP# 2025-12-011 – Unsolicited Proposal for Pickleball Management Services							
Diadem Sports, LLC.							
Criteria	**Points Allowed**	**Points Allotted**	**Points Allotted**	**Points Allotted**	**Points Allotted**	**Points Allotted**	**Notes**
Evaluation Criteria No. 1	15	E. Bejarano	F. Carmona	D. Chin	K. Hearin	D. Torres	
		10	13	15	12	14	
Evaluation Criteria No. 2	25	E. Bejarano	F. Carmona	D. Chin	K. Hearin	D. Torres	
		10	23	25	20	24	
Evaluation Criteria No. 3	25	E. Bejarano	F. Carmona	D. Chin	K. Hearin	D. Torres	
		0	25	25	20	24	
Evaluation Criteria No. 4	10	E. Bejarano	F. Carmona	D. Chin	K. Hearin	D. Torres	
		3	10	10	10	9	
Evaluation Criteria No. 5	25	E. Bejarano	F. Carmona	D. Chin	K. Hearin	D. Torres	
		15	22	25	20	22	
TOTAL	**100**	**38**	**93**	**100**	**82**	**93**	

UP# 2025-12-011 – Unsolicited Proposal for Pickleball Management Services			
		Diadem Sports, LLC.	
Criteria	**Points Allowed**	**Points Allotted**	**Notes**
Evaluation Criteria No. 1: Public Private Partnership (P3) Experience	15	10	only 1 each in the UP
Evaluation Criteria No. 2: Pickleball Facility Operational Experience	25	10	There is not much info on the exp in this UP
Evaluation Criteria No. 3: Food, Beverage, and Retail Experience	25	0	There is no mention of F+B exp any where in the UP
Evaluation Criteria No. 4: Experience of Key Personnel	10	3	They provided names w/out yrs of exp or background
Evaluation Criteria No. 5: Project Return on Investment	25	15	option 2 seems like the better option But the up front cost seems a bit high
	100	38	
Reviewer Name: Etienne Bejarano			
Reviewer Signature: [signature]			
Date: 5-21-25			

UP# 2025-12-011 – Unsolicited Proposal for Pickleball Management Services			
		Diadem Sports, LLC.	
Criteria	**Points Allowed**	**Points Allotted**	**Notes**
Evaluation Criteria No. 1: Public Private Partnership (P3) Experience	15	13	
Evaluation Criteria No. 2: Pickleball Facility Operational Experience	25	23	
Evaluation Criteria No. 3: Food, Beverage, and Retail Experience	25	25	
Evaluation Criteria No. 4: Experience of Key Personnel	10	10	
Evaluation Criteria No. 5: Project Return on Investment	25	22	
	100	93	
Reviewer Name:	Fanny Carmona		
Reviewer Signature:			
Date:	5-22-25		

UP# 2025-12-011 – Unsolicited Proposal for Pickleball Management Services			
		Diadem Sports, LLC.	
Criteria	**Points Allowed**	**Points Allotted**	**Notes**
Evaluation Criteria No. 1: Public Private Partnership (P3) Experience	15	15	
Evaluation Criteria No. 2: Pickleball Facility Operational Experience	25	25	
Evaluation Criteria No. 3: Food, Beverage, and Retail Experience	25	25	
Evaluation Criteria No. 4: Experience of Key Personnel	10	10	
Evaluation Criteria No. 5: Project Return on Investment	25	25	
	100	100	
Reviewer Name:	DESMOND CHIN		
Reviewer Signature:			
Date:	5/22/25		

UP# 2025-12-011 – Unsolicited Proposal for Pickleball Management Services			
		Diadem Sports, LLC.	
Criteria	**Points Allowed**	**Points Allotted**	**Notes**
Evaluation Criteria No. 1: Public Private Partnership (P3) Experience	15	12	
Evaluation Criteria No. 2: Pickleball Facility Operational Experience	25	20	
Evaluation Criteria No. 3: Food, Beverage, and Retail Experience	25	20	
Evaluation Criteria No. 4: Experience of Key Personnel	10	10	
Evaluation Criteria No. 5: Project Return on Investment	25	20	2,300,000 INVESTMENT BY VILLAGE @ 200,000 PER YEAR = 12 YEARS TO RECAPTURE INVESTMENT
	100	82	
Reviewer Name:	KIRK HEARIN.		
Reviewer Signature:			
Date:	5/22/25		

Q:- WILL THERE BE ANCILLARY ADVERTISING
- WHO PAYS FOR UTILITIES – ELECTRIC, WATER
- SINCE VILLAGE OWNED, WHO IS RESPONSIBLE FOR MAINTENANCE & UPKEEP – DIADEM SPORTS OR VILLAGE AS LANDLORD.

UP# 2025-12-011 – Unsolicited Proposal for Pickleball Management Services			
		Diadem Sports, LLC.	
Criteria	**Points Allowed**	**Points Allotted**	**Notes**
Evaluation Criteria No. 1: Public Private Partnership (P3) Experience	15	14	Private & Public P3 Experience
Evaluation Criteria No. 2: Pickleball Facility Operational Experience	25	24	
Evaluation Criteria No. 3: Food, Beverage, and Retail Experience	25	24	Pro Shop Experience
Evaluation Criteria No. 4: Experience of Key Personnel	10	9	
Evaluation Criteria No. 5: Project Return on Investment	25	22	
	100	93	
Reviewer Name: Dionisio F. Torres			
Reviewer Signature: [signature]			
Date: 05/22/2025			

UNSOLICITED PROPOSAL REQUIREMENTS

Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

TITLE:

Notice of Receipt – Unsolicited Proposal for Pickleball Management Services

UP NO.:

2025-12-011

DUE DATE:

Wednesday, May 21st, 2025 on or before 11:00 a.m. EST (Municipal Building)

ISSUED: Tuesday, April 29th, 2025

CONTACT PERSON:

Procurement Specialist
Alessia Bencomo
Finance Department – Procurement Division
abencomo@palmettobay-fl.gov

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SECTION 1.0: Advertisement

UNSOLICITED PROPOSAL (UP)
Pickleball Management Services
No. 2025-12-011

NOTICE IS HEREBY GIVEN that the Village of Palmetto Bay, Florida, a Municipal corporation of the State of Florida, has received an unsolicited proposal from a qualified Company and will accept alternative proposals for Pickleball Management Services. The Village will **receive sealed proposals no later than 11:00 a.m.** on or before **Wednesday, May 21st, 2025** (late submittals, email submittals, and facsimile submissions will not be accepted) **by the Village Clerk at the Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157**. All proposals received will be publicly opened and read aloud on said date and time before the Procurement Specialist.

To be considered, all interested Parties must request copies of the documents and submit one (1) original, one (1) copy of the required information and documents, and a flash drive containing a copy of the entire original submission in one (1) sealed package titled **"Pickleball Management Services UP# 2025-12-011"**. **THE PACKAGE MUST BE CLEARLY LABELED TO THE ATTENTION OF THE VILLAGE CLERK, INCLUDING THE PACKAGE TITLE.** The respondent shall bear all costs associated with the preparation and submission of the response to the solicitation.

A mandatory pre-submission meeting is scheduled for **Wednesday, May 7th, 2025, at 11:30 a.m.** at the Village Hall Municipal Center at 9705 E. Hibiscus Street, Palmetto Bay, FL 33157. The proposal documents may be obtained on or after **Tuesday, April 29th, 2025**. All documents can be obtained by visiting our website www.palmettobay-fl.gov and by clicking Bids & RFP's. If you cannot download the documents please contact Alessia Bencomo, Procurement Division, abencomo@palmettobay-fl.gov.

The Village reserves the right to reject any and all proposals or parts thereof, to terminate the process at any time, solicit the Project, waive any informalities, technicalities or irregularities, to disregard all non-conforming, conditional or counter-proposals, to award in whole or in part to one or more respondents, or take any other such actions that may be deemed in the best interest of the Village. Any late withdrawal from a Proposer that was granted award but declined, the Village has the right to enter negotiations with the second highest scored Proposer.

SECTION 2.0: Introduction

VILLAGE OF PALMETTO BAY ("Village")

Pickleball Management Services (the "Project")

GENERAL

This Proposal Requirements Document (UP) is issued by the Village, notifying interested parties that it has received an unsolicited proposal for Pickleball Management Services. The Village will accept other proposals from qualified Companies or individuals to deliver the services and management in accordance with the specifications set forth in this UP ("Proposals").

All correspondence to this unsolicited proposal shall be emailed to Alessia Bencomo, Procurement Specialist at abencomo@palmettobay-fl.gov.

BACKGROUND

The Village would like to offer its residents the opportunity to enjoy the fun and health benefits of pickleball. By introducing an indoor Village-owned pickleball facility, residents can not only stay active and engaged, but also enjoy a space where neighbors can connect, play, and build a stronger sense of community through this fast-growing and accessible sport.

This state-of-the-art pickleball facility will feature premium courts, professional-grade equipment, and a vibrant atmosphere that fosters both competitive play and social connection. Whether you're a seasoned athlete or just picking up a paddle for the first time, this facility will be dedicated to delivering an exceptional experience through quality instruction, dynamic programming, and a strong sense of community.

SECTION 3.0: Terms and Conditions for Receipt of Proposals

3.01 Requirement to Meet All Provisions

Each Proposer shall meet the terms and conditions of the UP specifications package to the satisfaction of the Village. By virtue of its proposal submittal, the Proposer acknowledges and agrees with and accepts all provisions of the UP specifications.

3.02 Errors and Omissions in UP

Proposer is responsible for reviewing all portions of this UP, including all terms of the UP and requirements of the Village's Procurement Code. Proposer is to promptly notify the Village's Procurement Specialist, in writing, if the Proposer discovers any ambiguity, discrepancy, omission, or error in the UP or required forms. Any such notification should be directed in writing promptly after discovery, but in no event later than six (6) calendar days prior to the date for receipt of proposals. Modifications and clarifications will be made by addenda as provided below.

3.03 Inquiries Regarding UP

Inquiries regarding the UP, including requests for clarification of the UP, must be in writing. With respect to questions about the meaning or intent of the questions shall be submitted in writing to the Village.

All inquiries shall only be directed to:

Alessia Bencomo
Procurement Specialist
Finance Department
9705 E. Hibiscus Street
Palmetto Bay, FL 33157
Email: abencomo@palmettobay-fl.gov

Oral information is not binding, or the Proposer shall be deemed to have waived all claims regarding the Project. Only questions answered by written addenda will be binding, as set forth in 3.04 below, and may supersede terms in this solicitation. Replies will be issued by Addenda mailed or delivered to all Parties recorded by the Village as having received the proposal documents.

Inquiries must be received by Wednesday, May 14th, 2025, no later than 3:00 p.m. The Addendum will be posted by Monday, May 19th, 2025, no later than 3:00 p.m. on Demand Star.

3.04 Addenda to UP

The Village may modify or clarify the UP, prior to the submittal due date, by issuing written addenda. Addenda will be sent via email to the last known address of each Company having received a copy of the UP for proposal purposes. The Village will make reasonable efforts to notify Proposers in a timely manner of modifications to the UP. Notwithstanding this provision, Proposers shall be responsible for ensuring that its submittal reflects any and all addenda issued by the Village prior to the submittal due date regardless of when the proposal is submitted. Each Proposer should acknowledge receipt of any addenda by so indicating in their proposal submission. Each Proposer acknowledges receipt of any addenda and is responsible for the contents of the addenda and any

changes made to the proposal. Failure to acknowledge any addenda may cause the proposal to be rejected.

3.05 Proposal Withdrawal and Opening

A Proposer may withdraw its proposal, without prejudice prior to the time specified for the proposal opening, by submitting a written request to the Village Clerk for its withdrawal, in which event the proposal will be returned unopened. No proposal can be withdrawn within the ninety (90) day period which occurs after the time is set for the proposal closing. A Proposer who withdraws its proposal prior to the ninety (90) day period may still submit another proposal. If the Proposer chooses to withdraw their proposal after the Proposer has been granted the award, there will be fees and costs owing to the Village that will be incurred as a violation of late withdrawal. Fees will include out of pocket costs that the Village incurred through the process of approval. All proposals will be opened and declared publicly. A Proposer and/or its representative are invited to be present at the opening of the proposal.

3.06 Revision of Proposals

At any time during the submittal evaluation process, the Village may require a Proposer to provide written clarification of its submittal.

3.07 Reservations of Rights by the Village

The issuance of this UP does not constitute an agreement by the Village that any award will be issued by the Village. The Village expressly reserves the right at any time to:

- Waive or correct any defect or informality in any response, proposal, or proposal procedure;
- Reject any or all submittals;
- Reissue an UP;
- Prior to submission deadline for submittals, modify all or any portion of the selection procedures, including deadlines for accepting responses, services to be provided under this UP, or the requirements for contents or format of the submittals;
- Proposals received after the deadline will not be considered.
- Any late withdrawal from a Proposer that was granted award but declined, the Village has the right to enter negotiations with the second highest scored Proposer.

3.08 No Waiver

No waiver by the Village of any provision of this UP shall be implied from any failure by the Village to recognize or act on account of any failure by a Proposer to observe any provision of this UP.

3.09 Cone of Silence

Pursuant to Section 2-138 of the Village Code, all procurement solicitations once advertised and until a written award recommendation has been forwarded by the Village Manager to the Village Council, are under the "Cone of Silence." The Cone of Silence ordinance is available at https://www.municode.com/library/#!/fl/palmetto_bay/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTVOFEM_DIV2COINCOET_S2-138COSI. Any communication regarding this proposal shall be made in accordance with the Cone of Silence, the entirety of which is incorporated as if fully set forth herein. Communication between a potential Proposer and the Procurement

Specialist regarding this proposal is exempt from the Cone of Silence, provided that the communication is limited strictly to matters of process or procedure already contained in the solicitation document.

3.10 Submittal and/or Presentation Costs

The Village assumes no responsibility or liability for costs incurred by the Proposer prior to the execution of a contract, including but not limited to costs incurred as a result of preparing a response to this UP.

Proposers are expected to examine the specifications, delivery schedules, proposal prices and extensions and all instructions and failure to do so will be at the Proposers own risk.

3.11 Public Records

Florida law provides that municipal records should be open for inspection by any person under Chapter 119, Florida Statutes, the Public Records law. All information and materials received by the Village in connection with responses shall become property of the Village and shall be deemed to be public records subject to public inspection after the award is issued.

3.12 Retention of Responses

The Village reserves the right to retain all Responses submitted.

3.13 Insurance

Upon Village's notification of award, the Proposer shall furnish to the Procurement Division, Certificates of Insurance that indicate that insurance coverage has been obtained which meets the requirements as outlined below:

- Comprehensive General Liability - $1,000,000 combined single limit for each occurrence for bodily injury and property damage – designating the Village as Additional Insured
- Workers Compensation - Statutory Limits
- Automobile Liability - $1,000,000 per occurrence for all claims arising out of bodily injuries or death and property damages.

All insurance policies must be issued by companies authorized to do business under the laws of the State of Florida. The companies must be rated no less than "B+" as to management and no less than "Class V" as to strength by the latest edition of Best's Insurance guide, published by A.M. Best Company, Olwick, New Jersey, and its equivalent.

Certificates of Insurance must indicate that for any cancellation of coverage before the expiration date, the issuing insurance carrier will mail a thirty (30) day written advance notice to the certificate holder. In addition, the Company hereby agrees not to modify the insurance coverage without thirty (30) days written advance notice to the Village subject to the Village's approval. Compliance with the foregoing requirements shall not relieve the Proposer of this liability and obligation under this section or under any other section in the Contract.

If the insurance certificate is received within the specified time frame but not in the manner prescribed in the Contract, the Proposer shall be notified of such deficiency and shall have an additional five (5) calendar days to submit a corrected certificate to the Village. If the Proposer fails to submit the required insurance documents in the manner prescribed within fifteen (15) calendar days after Village notification to comply, the Proposer shall be in default of the contractual terms and conditions and award of the Contract will be rescinded, unless such time frame for submission has been extended by the Village.

The Proposer shall be responsible for assuring that the insurance certificates required in conjunction with this Section remain in force for the duration of the contractual period of the Contract, including any and all option years or extension periods that may be granted by the Village. If insurance certificates are scheduled to expire during the contractual period, the Proposer shall be responsible for submitting new or renewed insurance certificates to the Village at a minimum of thirty (30) calendar days in advance of such expiration. In the event that expired certificates are not replaced with new or renewed certificates which cover the contractual period, the Village shall suspend the Contract until such time as the new or renewed certificates are received by the Village in the manner prescribed herein; provided, however, that this suspended period does not exceed thirty (30) calendar days. Thereafter, the Village may, at its sole discretion, terminate this Contract. **ALL INSURANCE POLICIES SHALL NAME THE VILLAGE AS AN ADDITIONAL INSURED.**

3.14 Accounting

Please note that failure to provide a detailed invoice could result in delay of payment and include termination of any Contract.

Invoices, unless otherwise indicated, must show purchase order number, and shall be submitted to the Village of Palmetto Bay, Parks and Recreation Department, 9705 E. Hibiscus Street, Palmetto Bay, FL 33157.

3.15 Statement of Contract Disqualifications

Each Proposer shall submit a statement regarding any past government disqualifications on the form provided in the UP package.

3.16 Submittal of One Proposal Only

No individual or business entity shall be allowed to make more than one proposal, or to be interested in more than one proposal.

3.17 Company Responsibilities

The Company shall not look at the Village of Palmetto Bay or any Village owned properties to pay for damages to the Company's personal property, the Company's employees, or the body injury or property of events attendees, including vehicles on the designated parking lot.

3.18 Exceptions to Specifications

Exceptions to these specifications shall be listed and explained on a separate page titled "Exceptions to Specifications". This page shall then be attached and submitted at the same time as the proposal. Each exception must refer to the page number and paragraph to which it is relevant. The nature and reasoning of each exception, including what, if any, alternative is being offered, shall be explained

in its entirety. The Village, at its sole and absolute discretion, may accept or reject any or all exceptions and alternatives. Where exceptions and alternatives are rejected, the Village shall require the Proposer to comply with the particular term and/or condition of the proposal to which the Proposer took exception. Failure to comply may be cause for rejection of the proposal.

3.19 Non-Appropriation of Funds

The Village reserves the right to terminate in whole or in part the Contract in the event that sufficient funds to complete the Contract are not appropriated by the Village.

3.20 Property of the Village

All discoveries and documents produced as a result of any service or project undertaken on behalf of the Village shall become the property of the Village.

3.21 Contract Time

The number of days within which, or the date by which, the Work is to be completed is included in the Contract. Time is of the essence regarding all terms and conditions in the Contract.

3.22 Liquidated Damages

The Proposer and the Village recognize that time is of the essence of this Contract and that the Village will suffer financial loss and other damages if the Work is not substantially or finally complete within the time specified in the Contract. The Proposer also recognize the expense and difficulties involved in a legal or arbitration proceeding. The Proposer acknowledges and agrees that the actual damages which the Village will suffer in the event of delay in achieving Substantial Completion or Final Completion of the Work are difficult, if not impossible, to determine and that the liquidated damages described are a fair and reasonable estimate of the delay damages which the Village is expected to suffer in the event of such delay. Accordingly, as actual damages cannot be ascertained, the Proposer and the Village agree that as liquidated damages for delay, but not as a penalty, the Proposer shall pay the Village the amount of One Thousand Dollars and Zero Cents ($1,000.00) for each day after the time specified in the Documents for Substantial Completion until the Work is substantially complete.

Liquidated damages shall be deducted from the Proposer's applications for payment. However, if at the time of the Proposer's final application for payment, the Proposer is owed insufficient amounts to fully cover the deduction for liquidated damages, then the Proposer shall pay the amount due within ten (l0) days of written demand by the Village.

3.23 Litigation

Proposers shall describe any prior or pending litigation or investigation, either civil or criminal, involving a governmental agency or which may affect the performance of the services to be rendered in which the Proposer, any of its employees, or subcontractors has been involved in within the last three (3) years.

3.24 Subcontractors

If the Proposer intends on Subcontracting out all or any portion of the of the Project, the name of the proposed Subcontracting companies must be clearly disclosed in the proposal. Following the

award of the contract, no additional sub-contracting will be allowed without the prior written consent of the Village.

In order that the Village may be assured that only qualified and competent Subcontractors will be employed on the Project, each Proposer shall submit with the proposal a list of the Subcontractors who will perform the work for each division of the Project Specifications as indicated on the "List of Subcontractors" form contained within the Proposal Form. The Proposer shall have determined to its own complete satisfaction that a listed Subcontractor has been successfully engaged in its particular type of business for a reasonable length of time, has successfully completed installations comparable to that which is required by the Contract Documents and is qualified both technically and financially to perform that pertinent phase of the Work for which it is listed. Only one Subcontractor shall be listed for each division of the Work. The "List of Subcontractors" shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification, with all applicable licenses, registration or certification numbers noted on the Proposal Form opposite its name for each such Subcontractor, person, and organization. No change shall be made to the "List of Subcontractors" after submission of the proposal, unless agreed to in writing by the Village. The Village may make a determination regarding the responsibility and qualifications of each Subcontractor. To demonstrate qualifications to perform the Work, each Subcontractor must be prepared to submit, within five (5) days of Village's request, written evidence of the types set forth in the Request for Letter of Interest, such as financial data, previous experience, licensing, certification, and evidence of authority to conduct business in the Village. If the Village after due investigation has reasonable objection to any proposed Subcontractor the Village before giving the Notice of Intent to Award, shall request the apparent successful Proposer to submit an acceptable substitute without an increase in the proposal price. If the apparent successful Proposer declines to make any such substitution, the Contract shall not be awarded to such Proposer and the Bid Guaranty of that Proposer shall be forfeited. Any Subcontractor so listed and to whom the Village does not make written objection prior to the giving of the Notice of Intent to Award will be deemed acceptable. Failure to provide the "List of Subcontractors" shall result in the proposal being deemed non-responsive.

If the Contract Price is on the basis of Cost-of-the-Work Plus a Fee or GMP, the eventual successful proposer, prior to the Notice of Intent to Award, shall identify in writing those portions of the Work that such Proposer proposes to subcontract and after the Notice of Intent to Award may only subcontract other portions of the Work with the Villages written consent.

3.25 Indemnification

The Proposer shall indemnify, defend and hold harmless the Village and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense at both trial and appellate levels, in which the Village or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Contract by the Proposer or its employees, agents, servants, partners, principals or subcontractors. The Proposer shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Village, and shall pay all costs, judgments, and attorney's fees at both trial and appellate levels which may

issue as a result of the Proposer's negligence. The Proposer expressly understands and agrees that any insurance protection required by this Contract or otherwise provided by the Proposer shall in no way limit the responsibility to indemnify, hold harmless and defend the Village or its officers, employees, agents, and instrumentalities. One Percent (1%) of the Contract amount shall represent the consideration to be provided for this Indemnification. Nothing contained herein shall be deemed a waiver of Sovereign Immunity provided to the Village under Section 768.28, Florida Statutes.

3.26 Quality

All materials used for the manufacture or construction of any supplies, materials or equipment covered by this UP shall be new and be the latest model, of the best quality, and of the highest-grade workmanship. The Proposer, in addition to any warranties provided by the manufacturer of the materials, shall provide warranties of **MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

3.27 Protests, Appeals and Disputes

The procedures and requirements for proposal protests, appeals and disputes are set forth in the Village Code, Sec. 2-175 (o) – (p), the provisions of which are hereby incorporated as if fully set forth herein, which may be found on www.municode.com: https://www.municode.com/library/#!/fl/palmetto_bay/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTVIFI_DIV2PRCO_S2-175PRPR

3.28 Force Majeure

The performance of any act by the Parties may be delayed or suspended at any time while, but only so long as either Party is hindered in or prevented from performance by acts of God, the elements, war, rebellion, strikes, lockouts or any cause beyond the reasonable control of such Party, provided however, the Village shall have the right to provide substitute service from third parties or Village personnel and in such event the Village shall withhold payment due for such period of time. If the condition of force majeure exceeds a period of fourteen (14) days the Village may, at its option and discretion, cancel or renegotiate the Contract.

3.29 E-Verify System

In accordance with Chapter 448.095, Florida Statutes, a public employer, Contractor, or sub-Contractor may not enter into a Contract unless the Proposer registers and uses the Federal E-Verify System. Thus, the Village may not enter into or renew any Contract with a Proposer that is not enrolled and uses the E-Verify system, and such Proposer is obligated to do so. The Village may ask for verification that the Proposer has registered and is using the E-Verify system. The Proposer may not be barred or penalized because they receive inaccurate information from the E-Verify program and hires or employs an ineligible person. Nothing in this section may be construed to allow intentional discrimination of any class protected by law.

SECTION 4.0: Scope of Services

4.01 Scope of Work

Please reference Exhibit "A" – Diadem Pickleball Proposal for more information (looking for proposals in nature).

4.02 Proposal Sheet

UP# 2025-12-011 Pickleball Management Services

The Proposer must provide the Village with a detailed price breakdown of the costs associated with the Project.

1. The price listed from the Proposer shall include the total cost for the services including but not limited to materials, labor, equipment, bonds, insurances, etc., as necessary to ensure proper delivery of services and product requested by the Village.

2. I hereby certify that I am authorized to act on behalf of the Company, individual, partnership, corporation or association making this proposal and that all statements made in this document are true and correct to the best of my knowledge.

3. I understand and agree to be bound by the conditions contained in this UP and shall conform with all requirements of the UP.

_____
Name

_____
Signature

_____
Title

_____
Date

Section 5.0: Evaluation and Content of Proposals

PROPOSAL SUBMITTAL CHECKLIST

To be responsive, the Proposer must submit the following items:

One (1) sealed envelope which includes: One (1) original, one (1) copy of the required information and documents, and a flash drive of your submittal no later than 11:00 a.m. EST May 21st, 2025.

Please be sure that if the package is mailed through FedEx, UPS, USPS, etc., that the package is addressed/labeled to the below department and address. The proposal inside the package should also be addressed/labeled to the below department and address.

Village of Palmetto Bay
Village Clerk's Office
9705 E. Hibiscus Street
Palmetto Bay, FL, 33157

Required UP Submittal Format

Title Page: Title page shall show the proposal subject, title and proposal number; the Company's name; the name and address of a contact person; and the date of the proposal.

Tab 1 - Executive Summary, Forms & Compliance with Minimum Requirements (4-page limit)

- **Cover Page, Letter, and Table of Contents.** The cover letter must indicate Prime Proposer and be signed by same.
- **Required Forms.** Provide Addenda
    - **Addenda:** Proposers are required to acknowledge receipt of any formal Addendum by signing the Addendum and including it with the proposal submission. A Proposer's failure to include a signed formal Addendum in its proposal submission may deem its proposal non-responsive.
- **Minimum Requirements.** Submit verifiable information documenting compliance with each of the Minimum Requirements in Sections 2 and 3.

Tab 2 – Experience and Qualifications of Proposer

- **Qualifications of Proposer.** Submit detailed information regarding the Proposer and their experience with Pickleball Management Services.
    - **Company Information.** Provide background information, including company history/organizational structure, years in business for Proposer.
    - **Experience and Qualifications to provide Pickleball Management Services.** Provide a history of management and operating the same or similar type of venue.

Tab 3 – Project Return on Investment.

- Provide revenue options for the Village to consider.
    - Breakdown of return of investment
    - Breakdown with timeline for return of investment.

SECTION 6.0: Evaluation and Selection Criteria

Evaluation Criteria

EVALUATION OF PROPOSALS

The award of the contract is subject to Village Council approval. Other aspects of approval are if the Company has the experience, capability, necessary facilities, and financial resources to complete the Contract in a satisfactory manner within the required time.

The Company to perform the work in conformity with the Contract documents, and the Company shall furnish to the Village all such information and data for this purpose as the Village may request.

The Village has the right during the evaluation to contact the Company(s) for additional essential information to complete their score. The Parks and Recreation Department assigned personnel shall evaluate and rank each Proposal. Selection will be granted to the highest scored Company.

Proposals shall be evaluated and ranked based on, among additional factors, the following:

1. Public Private Partnership (P3) Experience**. Max Points - Fifteen (15)**
2. Pickleball Facility Operational Experience. **Max Points – Twenty-Five (25)**
3. Food, Beverage, and Retail (Pickleball Pro Shop) Experience. **Max Points - Twenty-Five (25)**
4. Experience of Key Personnel (Pickleball Professional Instructors). **Max Points - Ten (10)**
5. Project Return on Investment. **Max Points - Twenty-Five (25)**

Proposer			
Criteria	*Points Allowed*	*Points Allotted*	*Notes*
Public Private Partnership (P3) Experience	15		
Pickleball Facility Operational Experience	25		
Food, Beverage, and Retail Experience	25		
Experience of Key Personnel	10		
Project Return on Investment	25		
TOTALS	**100**		

SECTION 7.0: Schedule of Events

Proposal Phase	Date	Location	Time (If Applicable)
UP is advertised and issued by Village	Tuesday, April 29th, 2025	Posted on the Miami's Community Newspaper and Villages' Website	
Mandatory Pre-Submission Meeting	Wednesday, May 7th, 2025	Village of Palmetto Bay Municipal Center 9705 E. Hibiscus St, Palmetto Bay, FL 33157	11:30 a.m.
Last day to Submit Questions	Wednesday, May 14th, 2025	Via Email to abencomo@palmettobay-fl.gov	3:00 p.m.
Addendum Posting	Monday, May 19th, 2025	Posted on DemandStar	3:00 p.m.
Proposal Submission Date	Wednesday, May 21st, 2025	Village of Palmetto Bay Municipal Center **ATTENTION TO THE VILLAGE CLERK** 9705 E. Hibiscus Street Palmetto Bay, Florida 33157	11:00 a.m.
Evaluation Committee Meeting	Thursday May 22nd, 2025	Village of Palmetto Bay Municipal Center 9705 E. Hibiscus St, Palmetto Bay, FL 33157	1:00 p.m.

A. Competency and Responsibility of Company
The Village reserves full discretion to determine the competence and financial status of the Proposer. The Proposer will provide, in a timely manner, all information that the Village deems necessary to make such decision.

B. Contract Requirement
The Proposer to whom award is made shall execute a written Contract with the Village after notice of award. The Contract shall be made in the form prepared by the Village Attorney and a draft is included in this Request.

C. Insurance Requirements

The Proposer shall provide proof of insurance in the form, coverages and amounts specified in 3.14 of these specifications within ten (10) calendar days after notice of Contract award as a precondition to Contract execution.

D. Business License & Tax

The Proposer must have a valid Florida issued business license and tax certificate before execution of the Contract.

E. Failure to Accept Contract

The following will occur if the Proposer to whom the award is made fails to enter into the Contract: the award will be annulled; any bid security will be forfeited in accordance with the special terms and conditions if a Proposer's bond or security is required; and an award may be made to the next highest ranked Proposer with a responsible compensation is negotiated, who shall fulfill every stipulation as if it were the party to whom the first award was made.

F. Commencement

The Contract term commences after the Contract has been fully executed and the completion date is determined after all the scope of the project and the Proposal Form have been completed.

Attachments

Exhibit "A": Diadem Pickleball Proposal **(.PDF FILE)**

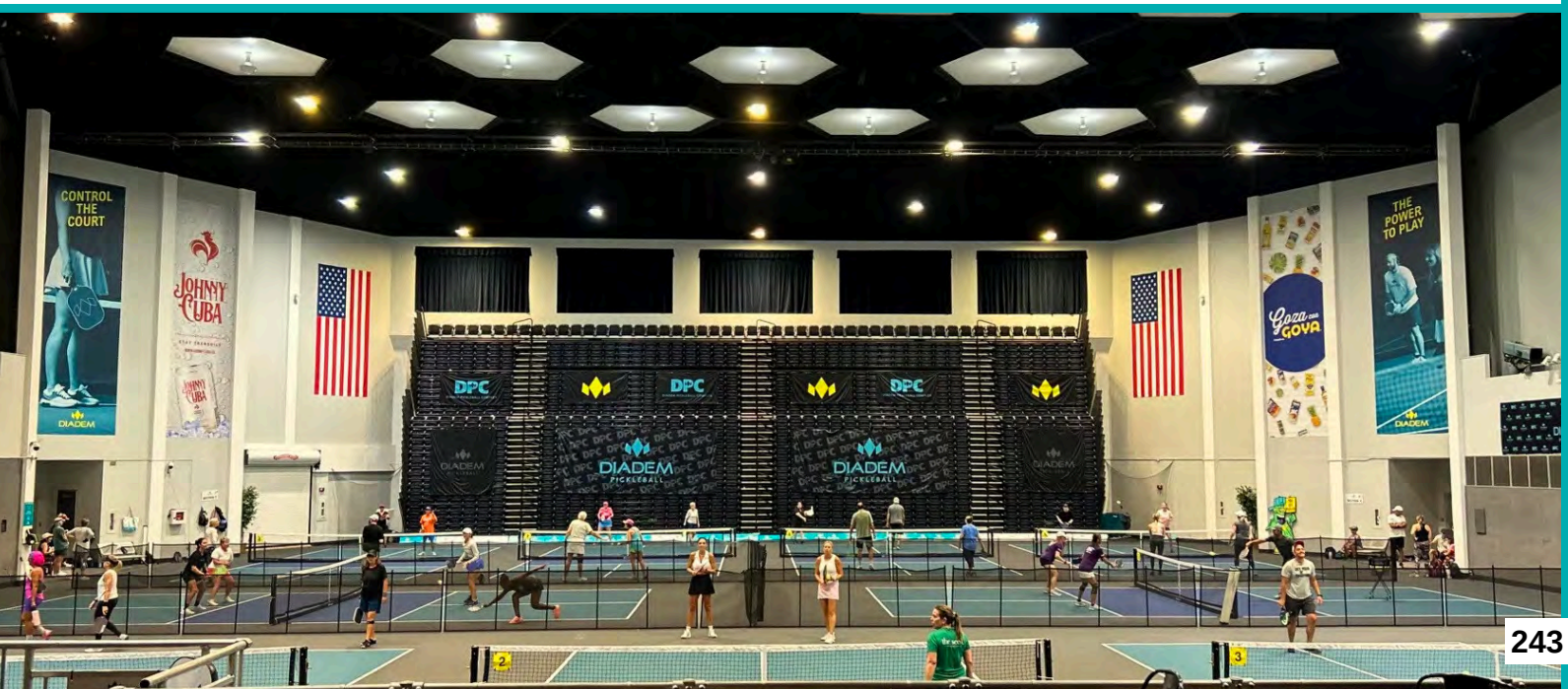
(***Total of 1 .pdfs to download with solicitation***)

DIADEM™

UNSOLICITED PROPOSAL

PRESENTED TO

THE VILLAGE OF PALMETTO BAY



Docusign Envelope ID: E49C9D7A-80A6-40A5-B17B-B983842C17E5

March 26, 2025

Ms. Fanny Carmona
Director of Parks and Recreation
Village of Palmetto Bay
9705 Hibiscus St
Palmetto Bay, FL 33157

Re: Unsolicited Offer for PickleBall in The Village of Palmetto Bay

Dear Ms. Carmona;

On behalf of Diadem Sports, please allow this letter to serve as an unsolicited offer to partner with The Village of Palmetto Bay on the PickleBall Complex being built at Palmetto Bay Park. I believe The Village is planning on building several outdoor courts and I wanted to introduce the concept of turning the outdoor courts into indoor courts while contributing a revenue stream as well. The attached proposal is submitted pursuant to Section 255.065 of the Florida Statutes which provides for unsolicited proposals for qualifying projects. We believe the PickleBall Complex is a qualifying project.

The Project

I understand The Village has already committed funding for the construction of 8 outdoor courts with a pro shop/restrooms and separate covered area. Our proposal is to bring additional funding to the table to cover the courts in exchange for a form of management agreement between the parties. The agreement would be for a term to be determined with The Village receiving lease payments, sharing in revenue or some combination. We have done this successfully with other municipalities and schools of higher learning and thought this might be something The Village may have an interest in. The facility specifications would be as follows:

25,000 sq ft (it would encompass the existing site proposed for the outdoor courts)
24’ Clear Height
9 Courts
Retail Component
Food and Beverage Component

Docusign Envelope ID: E49C9D7A-80A6-40A5-B17B-B983842C17E5

Designed to accommodate special events such as the State of The Village, Concerts, Weddings, etc.

We have attached a power point presentation with Exhibits which further details the project

The Location

The existing location identified for the 8 outdoor pickleball courts on approximately 1 acre of land due west of Palmetto Bay Park

The Game

The Village recognized the growth of PickleBall and the importance to its residents. The Village took the initiative to convert existing basketball courts at Palmetto Bay Park into PickleBall as well as obtain a proposal to build additional Pickle Ball Courts at Coral Reef Park. This proposal would further expand the game of Pickle Ball to the residents of The Village

The Partnership

We are proposing two (2) different options for The Village to consider. As stated above in “The Project,” the facility would be state of the art and the first of its kind in Miami-Dade County. Our proposed options are as follows:

Option 1 – The Village as the Operator/Licensee

- Total Cost to The Village ($3,300,000—additional cost of $1,600,000 above original project cost)
- $50,000 License Fee
- Diadem to operate and manage the facility @ 10%/month of gross revenue
- Approx. $800,000 of net income starting in Year 3 (avg for the term)
- 20 year term
- 2-5 year options
- Discounts for Village Residents

Option 2 - Diadem as a Tenant

Docusign Envelope ID: E49C9D7A-80A6-40A5-B17B-B983842C17E5

- Total Cost to The Village ($2,800,000---additional cost of $1,600,000 above budget. Diadem to contribute $500,000 towards construction
- No License fee
- Diadem to pay $200,000 per annum in rent
- 20 year term
- 2-5 year options increasing 10% for each option period
- Discounts for Village Residents

Unsolicited Proposal Under the Public/Private Partnership Section of the Florida Statutes

- The Village of Palmetto Bay is a responsible public entity and is authorized to receive and operate and/or develop a qualifying project
- The Village must determine:
  - Is it in the publics best interest
  - Is the facility owned by The Village
  - Will safeguards be put in place to ensure that additional costs, service disruptions are not imposed on the public
  - Will the project be able to add capacity if needed
  - Will the project be owned by The Village at the end of the agreement period

In conclusion, we believe that this proposal serves the greater good of The Residents of The Village of Palmetto Bay and respectfully ask for your consideration. If you are interested and would like to discuss further, we are available at your convenience to do so.

Thank You

DocuSigned by:
Rene Prats
337D49A671E04E4...

Rene Prats
Head of Development
Diadem Sports

DocuSigned by:
Larry Gautier
6A02653C01A9499...

Larry Gautier
SVP
NAI Miami



DIADEM™

THE CASE FOR PICKLEBALL

DIADEM™

Palmetto Bay is one of America's favorite urban centers to live, work, and play.

In that spirit, Diadem Sports proposes to build the premier place to play pickleball and be the go to destination for the sport.



PUBLIC NEED

- Existing court count is insufficient for the demand
  - Diadem to provide 9 indoor courts with concessions area
- Long wait times to play
- Limited courts discourage new players
- Experienced players are leaving the city to play
- Game duration and social nature requires large density of courts in one location
- Pickleball community would like more courts



PUBLIC & PRIVATE SOLUTIONS

BUILT BY LOCALS FOR LOCALS

Palmetto Bay is one of America's favorite small cities and urban centers to live, work, and play. With Palmetto Bay's pickleball initiative, we will build, fund, support, and run a recreational facility that will focus on Palmetto Bay Park's enhancements and programs for local youth, special needs, and seniors.

Every structure, every court built, and every program implemented is for our local community.

After all, we live here too.



PALMETTO BAY PARK







AERIAL VIEW


Venture X Palmetto Bay
SW 176th Terrace
Palmetto Bay Park
Golden Rule Seafood
Nicklaus Children's Palmetto Bay...
E Fern St
Goodwill - Palmetto Bay
SW 97th Ave
SW 177th St
SW 94th Ave
Cuava St
Dollar Tree
E Cuava St
Hibiscus St
Bright Adventures Academy
Google Earth
Imagery Date: 12/18/2022 25°36'19.21" N 80°20'48.80" W elev 0 ft eye alt 2071 ft

RENDERING



PROGRAMS

YOUTH DEVELOPMENT

- After school & summer programs
- In-school activities
- Community service hours

SENIOR ACTIVITIES

- Mental and physical wellness programs
- Non-sport activities on site
- Volunteer programs

SPECIAL NEEDS & PHYSICAL DISABILITIES

- Pickleball & Palmetto Bay Park activities
- Mental and physical wellness programs
- International destination for tournaments & events



STRATEGIC PLAN



INFRASTRUCTURE

- Build a sustainable and resilient community
  - Objective: Grow and enhance "community togetherness"

PUBLIC PLACES

- Build a healthy and engaging community
  - Objective: Offer a diverse range of recreational and educational programming

NEIGHBORHOOD ENHANCEMENT

- Build a thriving and inclusive community of neighborhoods
  - Objective: Create a continuum of education services and support

BUSINESS DEVELOPMENT

- Build an attractive local economic community marketplace



DIADEM™

LETTERS OF RECOMMENDATION

FRATARCANGELI
WEALTH MANAGEMENT

March 14, 2025

The Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

To whom it may concern:

I am writing to offer my highest recommendation for Jeff Roschman. I have had the privilege of knowing Jeff and his family for over 10 years and have had the pleasure of serving as their financial advisor during that time. Throughout our relationship, I have witnessed Jeff's dedication, integrity, and keen business acumen, all of which make him stand out as an exceptional individual and a highly capable entrepreneur.

My company, Fratarcangeli Wealth Management, specializes in providing financial services to high and ultra-high-net-worth families, and Jeff certainly falls into this category. He is a person of remarkable character and intelligence, and he has consistently demonstrated a deep understanding of both personal and professional financial matters.

I am particularly excited to endorse Jeff's current business endeavors, specifically his involvement in the pickleball project in Palmetto Bay. His ability to navigate challenges and make thoughtful decisions has been evident throughout our time working together. Having seen his commitment to excellence and his strong strategic vision, I have no doubt that his efforts will result in a successful and impactful venture. Jeff is a proven leader with a clear understanding of the market and a strong ability to achieve his business goals.

Without hesitation, I fully support Jeff Roschman's business efforts and recommend him without reservation.

Please feel free to reach out if you have any questions or would like to discuss Jeff's qualifications further.

Sincerely,

Jeffrey Fratarcangeli, Managing Principal
Fratarcangeli Wealth Management
www.FratarcangeliWealth.com

39520 Woodward Avenue | Suite 101 | Bloomfield Hills | MI 48304
Tel: (248)-385-5050 • Toll Free: (866) 732-2655 • Fax: (248) 885-8505

Securities and insurance products offered through Thurston Springer Financial, a registered Broker-Dealer (Member FINRA & SIPC). Investment advisory services offered through Thurston Springer Advisors, a SEC-Registered Investment Advisor. www.ThurstonSpringer.com

Gloria Fernandez
gfernandezhollywood@ymail.com
954.295.9120

March 28, 2025

Ms. Fanny Carmona
Director of Parks and Recreation
Village of Palmetto Bay
9705 Hibiscus St
Palmetto Bay, FL 33157

Dear Ms Carmona:

It is my understanding that you may currently be considering Diadem Sports for a sports project in the Village of Palmetto Bay. I am writing to let you know that during my prior tenure as Chair of the Board of Trustees for Broward College, the College partnered with Diadem Sports to transform the Omni Auditorium on its North Campus in Coconut Creek into a state-of-the-art pickleball facility.

As noted in the press release link (https://news.broward.edu/2023/06/pickleball-partnership.html), this facility opened to the public in the summer of 2023, serving Broward County students, employees and members of the community. Diadem Sports transformed an underutilized space into an attractive sports venue, creating a revenue stream for the institution. They professionally manage the Diadem Pickleball Complex and provide a unique on-site experience for the student body.

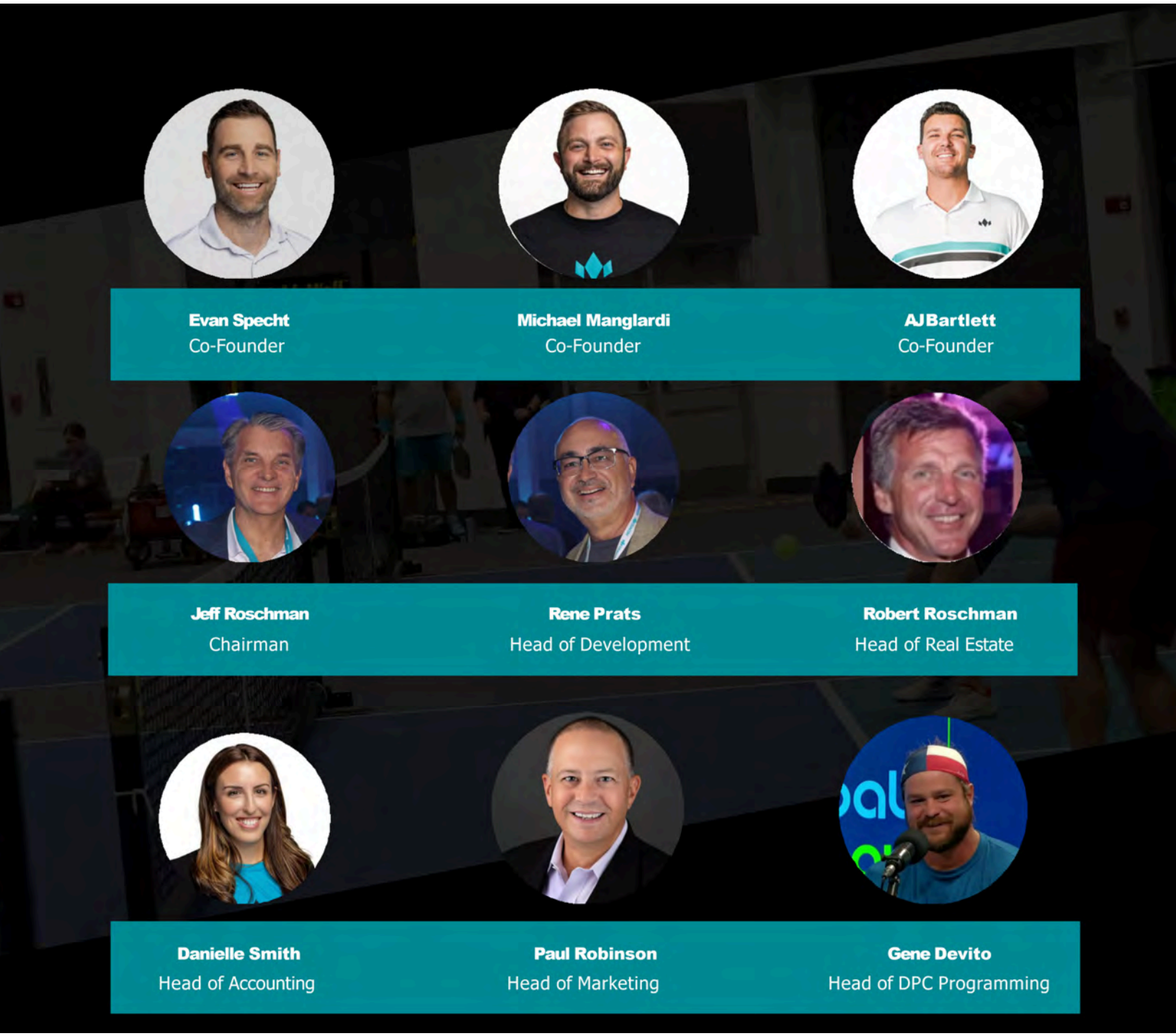
During my time on the Board of Trustees, it was a pleasure seeing the project with Diadem Sports come to fruition. I am available should you have any questions or need additional information.

Sincerely,

Gloria Fernandez
Former Chair and Board of Trustees Member
Broward College

Copy: Larry Gautier, NAI Miami/Fort Lauderdale

MEET OUR TEAM





DIADEM™

OPTIONS

Diadem - Palmetto Bay- Option 1

Village as Licensee

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	$2,178,156	2,304,000	2,518,200	2,816,816	2,968,110
Cost of Goods Sold	$198,000	195,446	205,218	215,479	226,253
Net Revenue	$1,980,156	2,108,554	2,312,982	2,601,337	2,741,857
Expenses	$1,430,291	1,505,193	1,590,353	1,674,370	1,757,414
NOI	$549,865	603,361	722,629	926,967	984,443

Diadem - Village of Palmetto Bay - Option 1

Project Costs

Total Project Cost	$3,300,000
Initial License Fee	$50,000
Total Cost to Village	$3,350,000

Diadem - Palmetto Bay - Option 2

Diadem as Tenant

- Diadem contribution of $500k towards build-out
- No License Fee
- Term-20 years
- Diadem pays $200k rent annually
- Increases 10% every 5 years
- Two (2 Five (5) year options. Each option increases 10% for each option period

    - Diadem Capital Expenditure $(500,000)
    - Total Project Cost $3,300,000
    - Total Cost to Village $2,800,000

THANK YOU

RENE PRATS
HEAD OF DEVELOPMENT
DIADEM SPORTS

LARRY GAUTIER
SENIOR VICE PRESIDENT
NAI MIAMI | FORT LAUDERDALE

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; APPROVING THE SELECTION OF THE UNSOLICITED PROPOSAL BY DIADEM SPORTS, LLC. TO PROVIDE PICKLEBALL MANAGEMENT AND OPERATIONS SERVICES FOR AN INDOOR PICKLEBALL FACILITY WITHIN THE VILLAGE-OWNED VACANT PARCEL (FOLIO NO. 33-5033-000-0862); AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH DIADEM SPORTS, LLC BASED ON THE PROPOSAL RECEIVED AND AMENDMENTS PROPOSED AT THE JUNE 2, 2025, VILLAGE COUNCIL MEETING. *(Sponsored by Administration and Prepared by Procurement Specialist, Alessia Bencomo)*

WHEREAS, on March 26th, 2025, the Village received an unsolicited proposal pursuant to Section 255.065, Florida Statutes for the Management and Operations of an indoor Pickleball Center; and

WHEREAS, as per Resolution 2019-10, with respect to any unsolicited proposals received by the Village on any subject, the Council retains the authority to determine whether an unsolicited proposal shall be utilized in preparing and issuing a subsequent request for proposals to the public, or handled in any other fashion; and

WHEREAS, in accordance with section 255.065 Florida Statutes governing unsolicited proposals, the Village Council is authorized to consider and move forward with the proposal, including directing the Village Manager to initiate the unsolicited proposal process; and

WHEREAS, during the Regular Council Meeting scheduled for April 7th, 2025, the Village Council approved for the Village Manager to initiate the unsolicited proposal process in accordance with Florida Statues, Section 255.065; and

WHEREAS, the Village published UP# 2025-12-011 for the “Notice of Receipt – Unsolicited Proposal for Pickleball Management Services”

on April 29th, 2025; closing on May 21st, 2025; and did not receive any other proposal; and

WHEREAS, on May 22nd, 2025, the evaluation committee met and reviewed the Unsolicited Proposal and made the recommendation to accept the unsolicited proposal by Diadem Sports, LLC. which would serve as a valuable asset to the community; and

WHEREAS, the Village would like to offer its residents the opportunity to enjoy the fun and health benefits of pickleball. By introducing an indoor Village-owned pickleball facility, residents can not only stay active and engaged, but also enjoy a space where neighbors can connect, play, and build a stronger sense of community through this fast-growing and accessible sport; and

WHEREAS, pursuit to the unsolicited proposal received, the Village was presented with two (2) options for consideration by the Village Council at their June 2nd, 2025, meeting:

Option 1 – The Village as the Operator/Licensee

- Total Cost to The Village (Three Million Three Hundred Thousand Dollars ($3,300,000))—additional cost of One Million Six Hundred Thousand Dollars ($1,600,000) above original project cost)
- Fifty Thousand Dollars ($50,000) License Fee
- Diadem to operate and manage the facility at ten percent (10%)/month of gross revenue
- Approximately Eight Hundred Thousand Dollars ($800,000) of net income starting in Year Three (3) (avg for the term)
- Twenty (20) year term
- Two to Five (2-5) year options
- Discounts for Village Residents

Option 2 – Diadem as a Tenant

- Total Cost to The Village (Two Million Eight Hundred Thousand ($2,800,000))—additional cost of One Million Six Hundred Thousand Dollars ($1,600,000) above budget. Diadem to contribute $500,000 towards construction
- No License fee
- Diadem to pay Two Hundred Thousand Dollars ($200,000) per annum in rent

- Twenty (20) year term
- Two to Five (2-5) year options increasing 10% for each option period
- Discounts for Village Residents; and

WHEREAS, during deliberations at the Regular Council Meeting on June 2nd, 2025, Council members requested several amendments to the proposal to better serve the residents of Palmetto Bay; and

WHEREAS, the option below incorporates these amendments, as well as a revenue sharing scenario which, when finalized, will serve in the best interest of both Diadem and the Village:

Option 3 – Revenue Share Agreement

- Diadem to contribute $500,000 towards construction
- Diadem will operate and manage the facility.
- The Village will receive ten percent (10%) of all top line sales (net sales)
- Floor of Two Hundred thousand Dollars ($200,000) annually to protect the Village
- Twenty (20) year term
- Two - Five (2-5) year options
- Discounts for Village Residents
    - $48 Court Rentals for Residents
    - $60 Court rentals for non-residents
    - $10 off clinics
    - Free Open Play three (3) days a week for a minimum of four (4) hours
    - Fifty percent (50%) off full facility rental
    - Seven (7) day advance reservations for court rental privileges
    - Twenty percent (20%) off pro shop items
    - Twenty percent (20%) off restaurant food (in house purchase only); and

WHEREAS, therefore, the Village Administration recommends approval of Option 3.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. The selection of Diadem Sports, LLC. pursuant to UP# 2025-12-011, entitled "Notice of Receipt – Unsolicited Proposal for Pickleball Management Services" is hereby approved.

Section 3. The Village Manager is authorized to begin contract negotiations and enter into a contract with Diadem Sports, LLC. based on Option 3 as selected by the Village Council.

Section 4. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this 7th day of July 2025.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

AGENDA ITEM NO. 14.B

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Alessia Bencomo, Parks and Recreation
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; AMENDING RESOLUTION NO. 2024-66, APPROVING FUNDING FOR DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN OUTDOOR PICKLEBALL CENTER ON VILLAGE-OWNED PROPERTY; INCREASING THE APPROVED FUNDING ALLOCATION FROM ONE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR DOLLARS AND EIGHTY-TWO CENTS ($1,676,564.82), TO AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED TWELVE DOLLARS AND SEVENTY-THREE CENTS ($3,324,512.73); FURTHER AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH WAYPOINT CONTRACTING, INC. FOR THE DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN INDOOR PICKLEBALL CENTER; AND PROVIDING FOR AN EFFECTIVE DATE. (*Sponsored by Administration and prepared by Parks and Recreation Director, Fanny Carmona) (Deferred from the Regular Council Meeting of June 2, 2025)*

SUGGESTED ACTION:

ATTACHMENTS:

Reso Memo - Amending Resolution No. 2024-66.doc
Reso - Amending Resolution No. 2024-66.doc
Exhibit A - Palmetto Bay Pickle Ball Indoor Center.pdf
Exhibit B - Palmetto Bay Pickle Ball Indoor Center Proposal.pdf

To: Honorable Mayor and Village Council

Date: July 7, 2025

From: Nick Marano, Village Manager

Re: Amending Resolution No. 2024-66 Design-Build Services & Construction- Pickleball Center

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; AMENDING RESOLUTION No. 2024-66, APPROVING FUNDING FOR DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN OUTDOOR PICKLEBALL CENTER ON VILLAGE-OWNED PROPERTY; INCREASING THE APPROVED FUNDING ALLOCATION FROM ONE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR DOLLARS AND EIGHTY-TWO CENTS ($1,676,564.82), TO AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED TWELVE DOLLARS AND SEVENTY-THREE CENTS ($3,324,512.73); FURTHER AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH WAYPOINT CONTRACTING, INC. FOR THE DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN INDOOR PICKLEBALL CENTER; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Parks and Recreation Director, Fanny Carmona)*

BACKGROUND AND ANALYSIS:

The Village published an RFP# 2024-12-015 “Design Build – Pickleball Center” on May 28th, 2024, and received a total of one (1) proposal from Waypoint Contracting, Inc. The Evaluation Committee deliberated and negotiated with the Proposer to ensure all mandated specifications were incorporated into conceptual design and within established budgetary limitations. The proposal was approved and adopted via Resolution No. 2024-66, on September 9th, 2024.

The Village now desires to amend Resolution No. 2024-66 for the design-build services and construction on an indoor Pickleball Center. An indoor Pickleball Facility ensures that pickleball can be played year-round, regardless of weather conditions.

Pickleball has developed into perhaps the world’s fastest growing and highly social sport, fostering connections between countless players. Indoor facilities can become

community hubs, bringing people together from all backgrounds and creating a welcoming space for social interaction. This space can also be used for other functions, such as volleyball or special events; attract tournaments, camps, and activities that bring in visitors which generate revenue for the local economy through tourism, lodging, and dining. New facilities, such as the proposed center, require staff for management, coaching, maintenance, and event coordination, creating jobs within the community. By providing a dedicated, well-maintained indoor facility, a community makes a lasting investment in the health and wellness of its residents.

In summary, an indoor Pickleball Facility provides practical benefits such as weatherproofing and safety while fostering health, fitness, community engagement, and economic growth. It can support a wide range of players, from casual enthusiasts to competitive athletes, and will serve as a long-lasting asset for the local community.

Waypoint Contracting, Inc. was founded in 2016 and has procured multiple contracts for similar municipal projects including the Cooper City Community Center, Sunrise Athletic Club & Complex Park and the Sunrise City Park. Saltz-Michelson Architects has collaborated with Waypoint Contracting, Inc. to provide architectural services with specific mandates to adhere to the Village's Building Code.

FISCAL IMPACT:
Parks and Recreation Department Capital Projects

Attachments:
A. Proposal – Waypoint Contracting, Inc.
B. Preliminary Rendering and Proposed Price

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATED TO PROCUREMENT; AMENDING RESOLUTION No. 2024-66, APPROVING FUNDING FOR DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN OUTDOOR PICKLEBALL CENTER ON VILLAGE-OWNED PROPERTY; INCREASING THE APPROVED FUNDING ALLOCATION FROM ONE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED SIXTY-FOUR DOLLARS AND EIGHTY-TWO CENTS ($1,676,564.82), TO AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED TWELVE DOLLARS AND SEVENTY-THREE CENTS ($3,324,512.73); FURTHER AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH WAYPOINT CONTRACTING, INC. FOR THE DESIGN-BUILD SERVICES AND CONSTRUCTION OF AN INDOOR PICKLEBALL CENTER; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Parks and Recreation Director, Fanny Carmona)*

WHEREAS, the Village previously adopted Resolution No. 2024-66 on September 9th, 2024, which approved the selection of Waypoint Contracting, Inc. for design-build services and construction of an outdoor Pickleball Center within the Village-owned vacant parcel (Folio No. 33-5033-000-0862); and

WHEREAS, the approved resolution authorized the issuance of a purchase order not to exceed One Million Six Hundred Seventy-Six Thousand Five Hundred Sixty-Four Dollars and Eighty-Two Cents ($1,676,564.82) for the project; and

WHEREAS, the Village Council now desires to amend the approved amount for the design-build services and construction of the Pickleball Center to an amount not to exceed Three Million Three Hundred Twenty-Four Thousand Five Hundred Twelve Dollars and Seventy-Three Cents ($3,324,512.73); for design-build services and construction of an indoor Pickleball Center; and

WHEREAS, the Village Council desires to authorize the Village Manager to negotiate and enter into a contract, and issue a purchase order in the amount not to exceed Three Million Three Hundred Twenty-Four Thousand Five Hundred Twelve Dollars and Seventy-Three Cents ($3,324,512.73); for the design-build services and construction of the specified Pickleball Center.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. The Village Manager is hereby authorized to negotiate and enter into a contract with Waypoint Contracting, Inc. for the design-build services and construction of the specified Pickleball Center.

Section 3. The Village Manager is hereby authorized to approve purchase order not to exceed Three Million Three Hundred Twenty-Four Thousand Five Hundred Twelve Dollars and Seventy-Three Cents ($3,324,512.73); with Waypoint Contracting, Inc. for said services.

Section 4. This resolution shall take effect immediately upon its adoption.

PASSED and **ADOPTED** this 2nd day of June, 2025.

Attest:

_____	_____
Missy Arocha	Karyn Cunningham
Village Clerk	Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria

Village Attorney

FINAL VOTE AT ADOPTION:

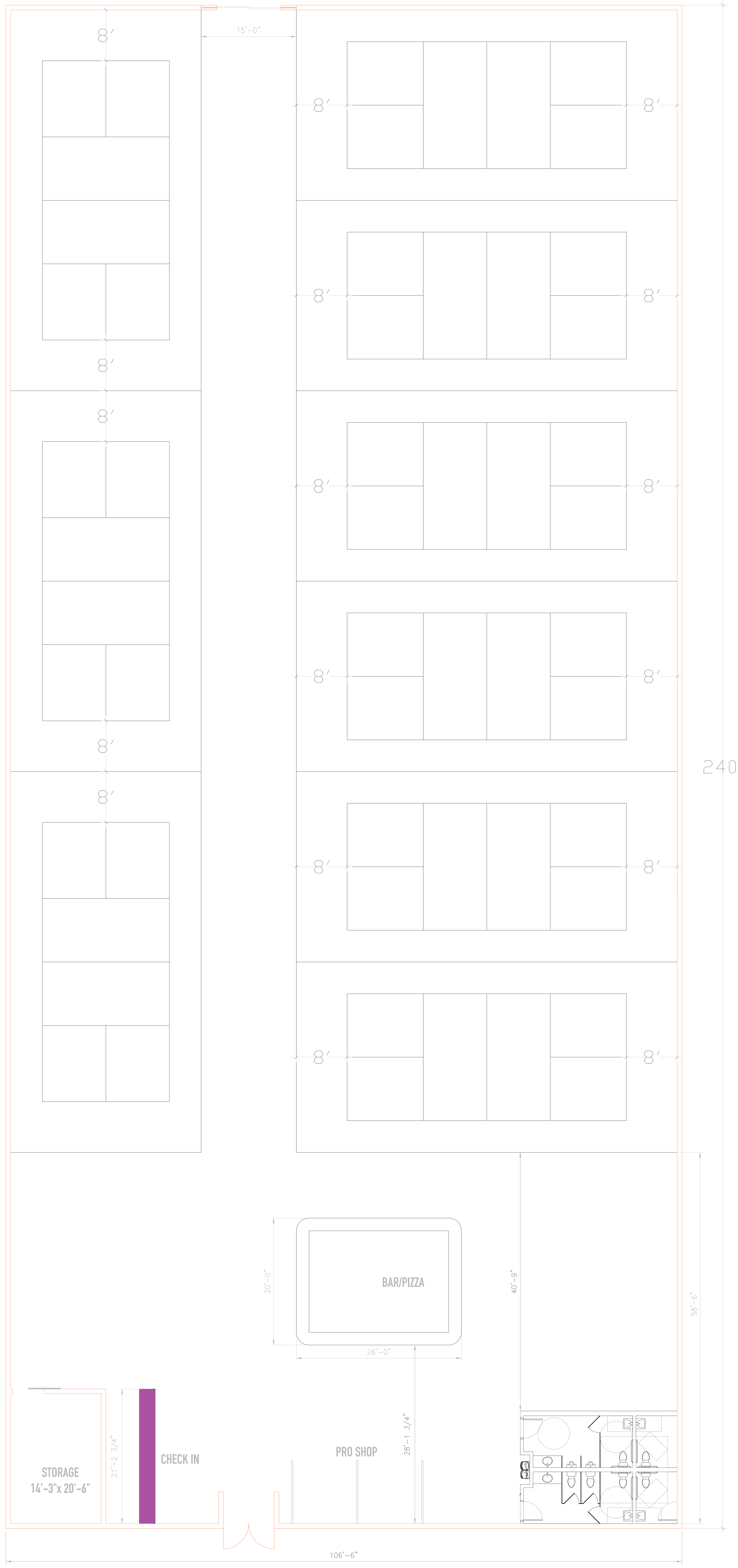
Council Member Patrick Fiore _____

Council Member Steve Cody _____

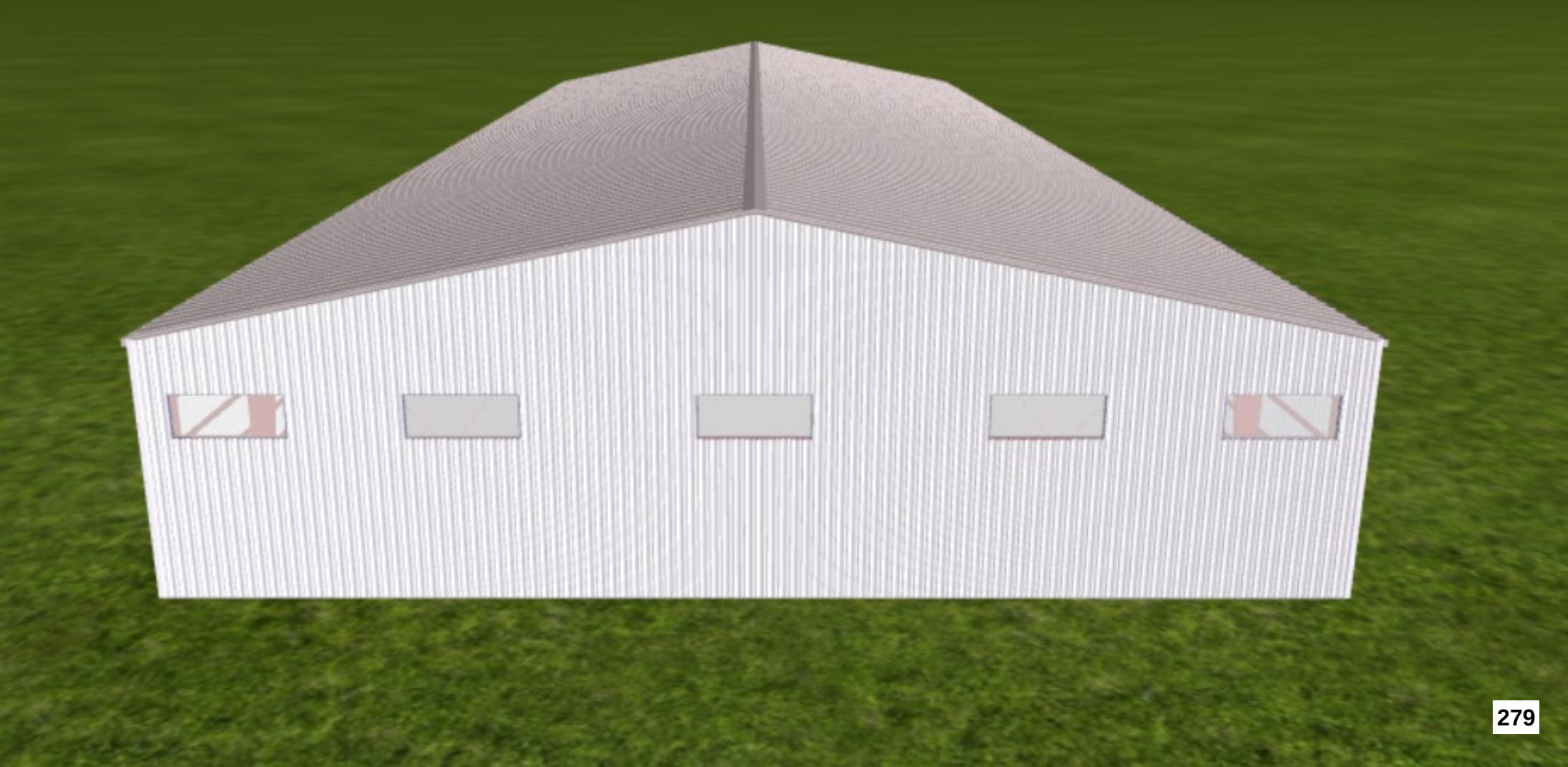
Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____


15'-0"
8'
240
BAR/PIZZA
20'-0"
26'-0"
40'-9"
58'-6"
STORAGE
14'-3"x 20'-6"
21'-2 3/4"
CHECK IN
PRO SHOP
28'-1 3/4"
106'-6"

WAYPOINT CONTRACTING, INC.



More than 800 Pickleball and Tennis Lighting projects designed over 23 years

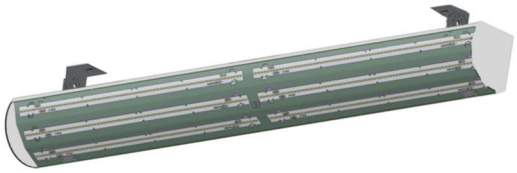
Brite Court Direct-Indirect LED Pickleball Design Palmeto Bay



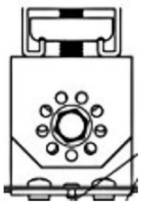
Brite Court Picklelight-DI (Direct-Indirect) LED lighting is designed specifically for indoor Pickleball, providing the ultimate illumination for indoor courts. Combining Indirect lighting (35%-40%) with Direct lighting provides the best of both worlds as it still illuminates the ceiling while providing much improved overall court and ball lighting when compared to straight indirect or direct lighting designs. So often our clients only looked at the light levels on the floor without taking into consideration that the ball is the most important component to illuminate. Since it travels at different elevations, the lighting needs to be uniform yet provide excellent illumination throughout the airspace from floor to ceiling. Below is a quote from the USA Pickleball Assoc. (USAP) It discloses that a combination of Indirect and Direct lighting is the best lighting option for indoor tennis.

USAP and ASBA #1 Lighting Recommendation (USAP Court Construction Manual)

"The best combination of performance characteristics is provided by a direct/indirect system. At least 30% of the total light distribution should be provided as the indirect component; 40% is preferred. The indirect component of the lighting system makes the facility appear spacious and open by adding luminance to the ceiling and upper walls and enhances the uniform distribution of light. The direct component improves modeling".



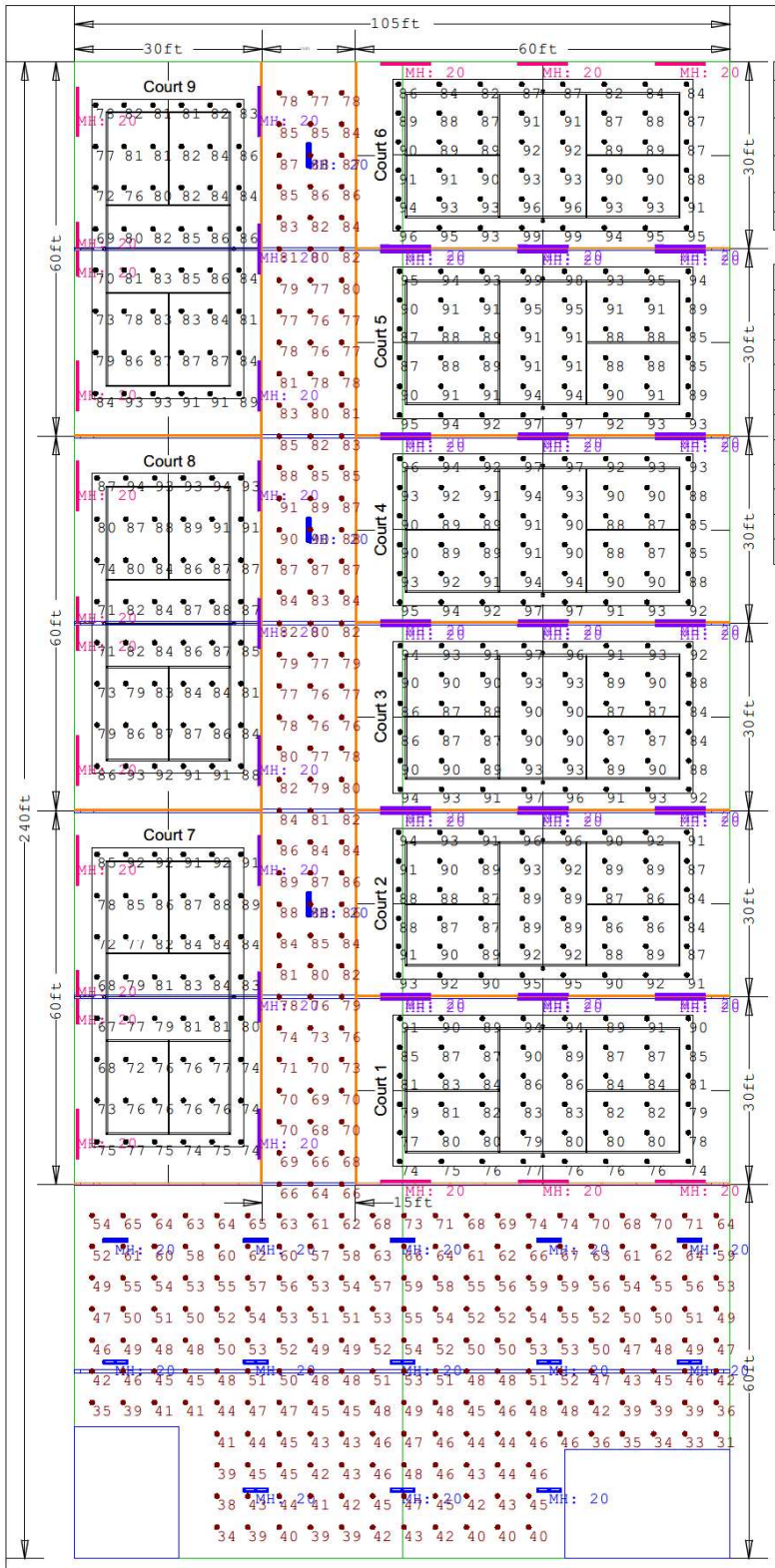
All LED's chips have a limited beam of light, typically 120-degrees, also exposed LED's like many of the competitors have considerable glare. The Brite Court fixture eliminated these issues with a no glare fixture design. The Picklelight-DI was engineered from the ground up exclusively for pickleball to provide professional tournament quality lighting that NO other lighting system provides today. What sets the Picklelight-DI apart is the full 180-degree lumen distribution delivered from internal 30-50-70 degree angle aiming. Those LED modules are then heavily diffused by a frosted DOME-shaped lens that completely shields the LED chips from view and deliver a soft glowing light that literally fills every cubic foot of the PPA (Primary Playing Area), floor to ceiling, wall to wall. This cannot be achieved by any "Downlight" as it requires a significant balanced uplight component which only achieved with 30-40% indirect-uplight. In addition to internal tri-directional aiming the mounting brackets on the top of the fixture are adjustable, whereas the fixture can be additionally aimed up or down in 5-degree increments for more precise control/aiming as with any fixture including downlight or Direct/Indirect mounting height changes the beam and direction.





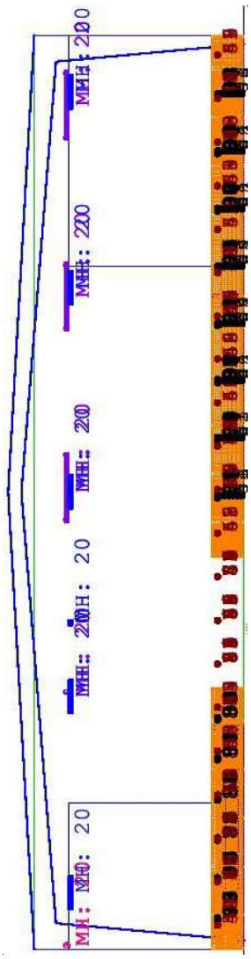
Pictured Left: demonstrates the light distribution of our Direct/Indirect systems. As you can see on the wall it is uniformly illuminated from floor to ceiling. There are NO dark areas in the middle of the court, which is a problem with all downlights. It is also clear how uniformly the floor and ceiling is illuminated. What you are actually seeing is complete light distribution throughout the entire PPA of the playing area as well as the 30x60 overall envelop of the space.

Brite Court Picklelight Direct Indirect 8’ 243w 6 fixtures per court (3-per side)



Luminaire Schedule					
Symbol	Qty	Label	LLF	Lum. Lumens	Luminaire Watts
	39	Picklelight DI 8' LLF 7	0.700	38355	243.14
	16	HIGH BAY-LHB4-2-15000-50K-DAC	0.935	13500	100
	6	PickleLight DI 4'	0.800	19178	121.57
	12	Picklelight DI 8'	0.925	38355	243.14

Calculation Summary			
Label	Units	Avg	Max/Min
Court 1	Fc	82.98	1.27
Court 2	Fc	89.85	1.14
Court 3	Fc	90.33	1.15
Court 4	Fc	91.38	1.14
Court 5	Fc	91.48	1.16
Court 6	Fc	90.46	1.21
Court 7	Fc	79.71	1.37
Court 8	Fc	85.54	1.32
Court 9	Fc	82.63	1.35
Walkway	Fc	61.16	2.94



Brite Court LED
Direct Indirect

Date:10/3/2024

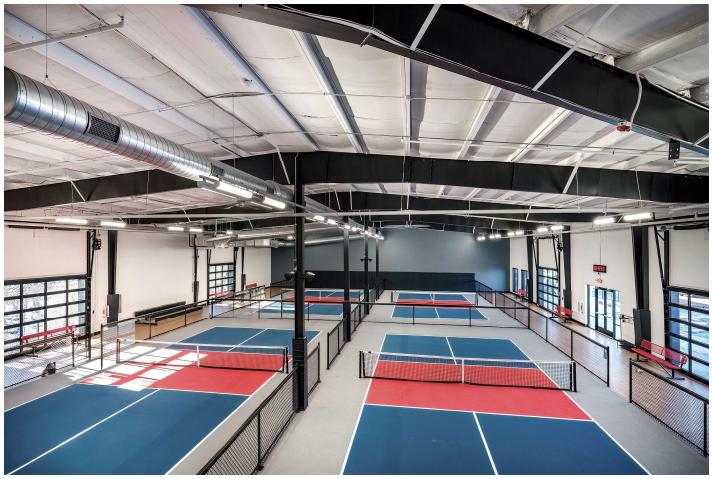
The light levels represented are based on the information provided. Actual light levels may vary due to building features, actual surface reflective values and software limitations. Alternative LED LLC. does not gaurantee light levels, and provides this information for design evaluation only.

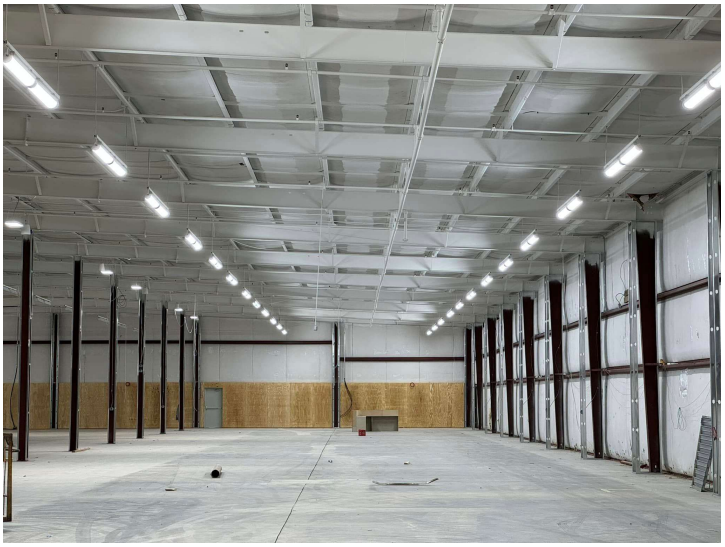
Brite Court by Alternative LED

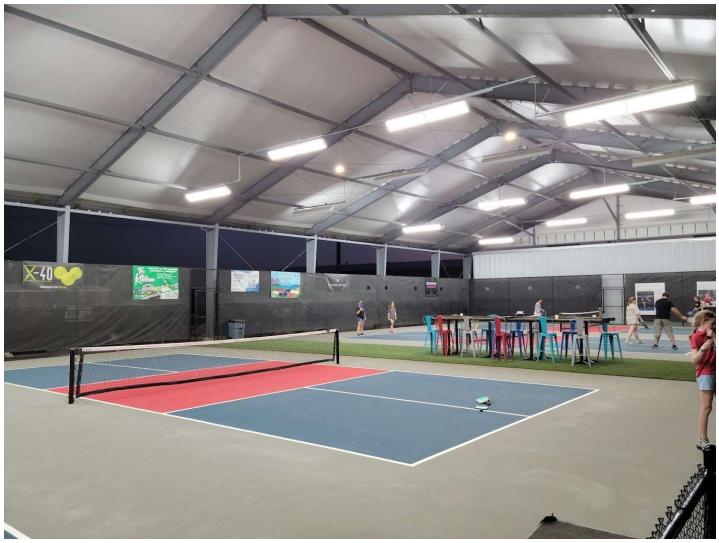
PH: 425-350-0313
trevor@britecourt.com


NOT THE WEATHER
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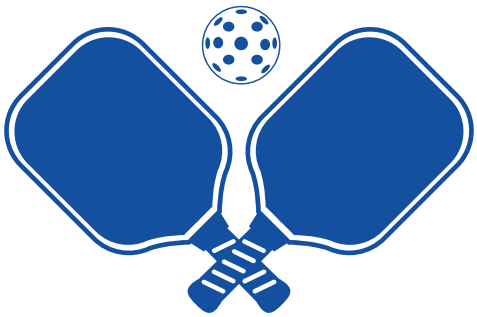






WAYPOINT
Contracting, Inc.

Village of Palmetto Bay Indoor Pickleball Center Proposal



786-608-1406 | INFO@WAYPOINTCI.COM | WWW. WAYPOINTCI.COM
P.O. BOX 558482 MIAMI, FL 33255

INDOOR PICKLE BALL CENTER

VILLAGE OF PALMETTO BAY

TECHNICAL SCOPE OF WORK & SERVICES
Date 02/10/25

Waypoint Contracting, Inc hereby submits this proposal with the intent to provide complete Design and Build Services for a Indoor Pickle Ball Center with an indoor enclosed conditioned metal +- **25,2000** sf metal building to include a 300 S.F pro-shop area , a 81 S.F check in / offices area, a 350 sf storage area , a 350 sf area designated for a bar ,men and women's restroom each 100 S.F., site works and paving, site utilities, lighting, Building MEP, misc. infrastructure & conduits for IT and security connections the construction of nice (9) regulation size indoor pickle ball courts.

The proposal is in accordance with and includes the following:

General Requirements Design

- Provide all architectural, electrical, structural, and civil designs needed for a complete set of construction documents for the review and construction of the proposed facility.
- The facility shall be designed and constructed to meet the following guidelines and specifications:
  - Owners Project scope per Section of the RFP Criteria.
  - ADA Accessibility Act
  - Village of Palmetto Bay Design Criteria.
  - International Building Code, Florida Building Code 8th Edition.
  - ASHRAE &, NFPA & NEC codes.
  - OSHA Standards & HARB Design Standards.

Existing Conditions

- A Geotechnical report shall be conducted to provide information for the existing soil strata conditions and soil percolation report for the design of the facility foundations.
- A complete locator survey shall be conducted to identify the existing utilities suites in the proposed area of construction.
- A complete signed and sealed survey shall be conducted to obtain the existing elevation and grades and to provide the required topo/grades for the proper design of the building elevations.

General Conditions- Construction

- Contractor to provide all resource and personnel for the project to include a fulltime site superintendent, project management, Site QAQC administration, and site safety.
- A six (6ft) high chain link temporary site security fence shall be provided and installed around the proposed construction perimeter to provide protection and privacy of the site.
- A temporary site office / storage container shall be provided for the operation and temporary office for the site personnel.
- Temporary utilities such as water and electrical service shall be provided for construction usage. The utilities shall be taped into the existing site services as designated by the Village of Palmetto Bay.
- Temporary sanitary facilities shall be provided for the workers and site personnel use.

- Dumpster and trash removal containers shall be provided for the collection of the site generated debris.

Earthwork and Site Preparation

- A portion of the existing parking lot shall be utilized as the site staging area, as designated by Village of Palmetto Bay.
- The area within the limits of construction shall be protected with a silt fence for the Storm Water management Protection SWPPP.
- All existing storm basins and structures within the area and the limits of construction shall be protected with silt fence inlets.
- The existing vegetation shall be stripped and removed to five feet beyond the proposed building footprint for the preparation of the building pad.
- The owner to provide the fill material for the building pad and the Sub grades construction.
- All debris generated from demolition activities shall be hauled off and disposed of to an approved recycling facility.

Building

- The structure facility shall be designed as 240 ft x 105 ft (25,200 sf) pre-engineered metal building with reinforced concrete footing as designed by the structural engineer to support the building and wind loads poured with a 4,000-psi concrete mix.
- The facility floor slab be 4" thick reinforce concrete slab pours with a 3,500-psi concrete mix over a 10-mil vapor barrier membrane.
- All concrete design shall be in accordance with the Florida Building code and ACI 318-14.
- All rebar reinforcements shall be high strength grade 60 bars conforming to ASTM 615 and the placing requirements of ACI 315.
- Concrete slab on grade shall have continuous constriction joints at a maximum spacing of 20 feet and should not exceed 25 feet in sections.
- The building shall be enclosed with full architectural looking metal 24-gauge panels for the roof and exterior walls.
- The building shall be fitted with insulation value to an R 30 for the roof and R8 for the exterior walls.
- The building shall be fitted with aluminum gutters and down spouts.
- The interior partition wall shall be finished with 5/8" gypsum impact resistant boards with insulation as per code.
- The restrooms and storage ceiling shall receive a drywall finish and shall be painted.
- The ceilings in the offices and the pro shop shall be ACT ceilings.
- Restroom floors, communal areas to receive an epoxy floor with a 6 "epoxy cove base.
- The flooring in the pro shop and the office shall be LVT Flooring with a 4" vinyl base areas.
- All interior walls, doors frames and doors shall receive a paint finish.
- The building shall be fitted with Impact resistant low E glass and translucent panels glazing.
- The main entrance and exit door at the pro shop shall be solid core panel wood doors.
- The building shall be fitted with exterior louvers to provide ventilation as per code.
- A impacted rated rollup door shall be installed in the building rear to serve as a maintenance access area.
- All restrooms/ bathrooms shall be fitted with standard restroom accessories.
- All cabinets at the pro shop and office check in counter stations shall be plastic laminated with solid tops.
- A new building lettering signage and interior spaces signage shall be designed and installed.
- HAVC and ventilation shall be designed and installed.

- All plumbing fixtures to be Low flow water consumption fixtures.
- Building shall be fitted with a Fire Alarm System.
- A fire sprinkler system shall be designed to provide the fire code as required by code.
- A new electrical 208/ 277 volts electric service shall be designed to support the building electrical requirements, the pickle courts Lighting and the parking Lot lighting.
- A conventional lightning protection system shall be provided; design shall be in accordance with TM 5-811-3, AFI 32-1065, NFPA 70 National Electrical Code, NFPA 780 Lightning Protection Code, UL 96 Lightning Protection Components, UL 96A Installation Requirements for Lightning Protection Systems if required. The lightning protection system for this facility shall be UL inspected and provided with a UL Master Label.
- The lightning protection system shall consist of air terminals, roof conductors, down conductors, ground connections, and grounds electrically interconnected to form the shortest distance to ground. All components of the system shall be copper. All conductors on the structures shall be in protected conduit (PVC schedule 80), painted to match building color. Secondary conductors shall interconnect with grounded metallic parts within the building. Roof conductors to be concealed on roof.

IT & Access control Infrastructure:

- IT, Security and TV and Data conduits shall be designed and installed with the coordination of the Owner IT Staff.
- The new infrastructure shall include but not limited to the installation of data service provider.
- Conduits for infrastructure to support the future installation of closed-circuit television (CCTV) shall be provided and installed.
- Note all IT works, CCVT, Site Cameras are by Owner**- See alternate pricing in estimate schedule of Values.**

Pickle Ball Courts

- Nine (9) new regulation-sized pickle ball courts shall be designed and constructed at the new Facility.
- The courts' surface shall be finished with three (3) coats of acrylic Plexi pave system court finish materials. **Courts surface color to be selected by the owner.**
- Pickle nets, poles and score shall be provided at each court.
- The courts' exterior boundary shall be fenced with a 4 ft high Pvc fence dividers (pool fence).
- The court / facility shall be lighted with Energy efficient LED pickle court lighting as manufactured by Brite Courts Sports Lighting
- Each court will be provided with a Pickle Scoreboard.

Site Utilities:

- A new sewer connection shall be designed to receive the flow and waste from the building.
- A new water service shall be extended to the building to provide potable water and the Fire Sprinkler service line.

Parking Lot & Sidewalks

- Approximately fourteen (14) regular parking spaces and one (1) ADA space shall be designed and constructed to support the parking area for the new facility.
- The parking lot shall be constructed with an 8" lime rock base and shall be paved in two lifts of ¾" thick each lift.
- The parking spaces shall be marked with regular paint to include all ADA marking and arrows.
- Stop signs, ADA signage and shall be provided and installed.
- ADA 4" thick concrete sidewalks shall be constructed to provide accessibility to the building and parking areas.

- FDOT type D curbs and F curbs shall be designed and constructed as part of the parking lot development.
- The parking lot shall be lighted with Energy efficient LED lighting mounted on the exterior of the building.

Exterior Improvements:

- The area around the building shall be graded with the proper slope to prevent any water from ponding in time of heavy.
- An irrigation system shall be design and installed to support the new ST Augustine code.
- Minimal landscaping as required by code shall be provided around the building and the facility., Project shall have some landscaping and shrubs.

Site Furnishing .

- One (1) 5 row in ground mounted bike shall be installed.

See attached Schedule of estimate values for cost breakdown. Please refer to the list of alternatives to be added per owner request.

EXCLUSIONS

- **LEED Credits, Certification and registration. This building will not meet be LEED Certification.**
- **State, County, & City Building permit & impact Fees**
- **Utility connection fees to include FPL and WASA fees**
- **Improvements to the public road on SW 178 Street.**
- **Build out and furniture to the Bar Space**
- **Supply and installation of CCTV cameras and equipment. Pathways only**
- **Supply and Installation of IT equipment, speakers and our Sound System. Pathways only**
- **Bleachers and seating**
- **Misc. furnishings, such as waste receptables, benches**
- **Lighting detection/ prediction system**
- **Fill material to bring site up to grade (To be provided by city)**

VILLAGE OF PALMETO BAY - PICKLE BALL CENTER
SW 178 STREET & FRANJO ROAD , PALMETTO BAY, FL 33157
DESIGN BUILD SCHEUDLE OF VALUES
Proposal Date 02/10/2025

DIVISION 01A - DESIGN FESS				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Design Fee and Construction Administration	1	LS	$ 315,000.00	$ 315,000.00
Pre Construction requirement (Geotech report, surveys report, Percolation tests)	1	LS	$ 15,900.00	$ 15,900.00
SUBTOTAL - DESIGN REQUIREMENTS				**$ 330,900.00**

DIVISION 01C - GENERAL REQUIREMENTS				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Project Management, supervision & administration	1	LS	$ 132,300.00	$ 132,300.00
Staging area and preparation, mobilization	1	LS	$ 7,500.00	$ 7,500.00
Site Facilities and Temp fence	1	LS	$ 15,207.00	$ 15,207.00
Temporary utilities and utilities connections	1	LS	$ 5,720.00	$ 5,720.00
Temporary fence, toilets, cleaning ,trash removals, dumpsters, and final cleaning	1	LS	$ 17,885.00	$ 17,885.00
SUBTOTAL - GENERAL REQUIREMENTS				**$ 178,612.00**

DIVISION 01: PROJECT SPECIFIC REQUIREMETS				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Surveying, layouts and as-builts	1	LS	$ 15,235.00	$ 15,235.00
Site utilities locates	1	LS	$ 2,100.00	$ 2,100.00
Field and material testing	1	LS	$ 6,520.00	$ 6,520.00
Maintenance of Traffic, cones	1	LS	$ 4,750.00	$ 4,750.00
SUBTOTAL - PROJECT SPECIFIC REQUIREMENTS				**$ 28,605.00**

DIVISION 03/04 - BULDING SHELL & FOUNDATIONS				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Building shell concrete fdn and slabs	1	LS	$ 276,600.00	$ 276,600.00
SUBTOTAL - BUILDING SHELL & MASONRY				**$ 276,600.00**

DIVISION 06: WOOD & PLASTICS				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Cabinetry and millwork pro-shop desk and check in kiosk	1	LS	$ 12,500.00	$ 12,500.00
SUBTOTAL - WOOD & PLASTICS				**$ 12,500.00**

DIVISION 07: THERMAL & MOISTURE PROTECTION				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Walls and ceilings Insulations	1	LS	$ 8,200.00	$ 8,200.00
SUBTOTAL - THERMAL & MOISTURE PROTECTION				**$ 8,200.00**

DIVISION 08: DOORS & GLAZING				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Hollow metal doors, frames and Hardware	1	LS	$ 11,250.00	$ 11,250.00
Solid core Wood doors and hardware	1	LS	$ 575.00	$ 575.00
Install doors and hardware	1	LS	$ 2,850.00	$ 2,850.00
Storefront doors and Glazing & Translucent panels	1	LS	$ 39,500.00	$ 39,500.00
Rollup Doors	1	LS	$ 8,500.00	$ 8,500.00
Metal Louvers	1	LS	$ 6,500.00	$ 6,500.00
SUBTOTAL - DOORS & GLAZING				**$ 69,175.00**

DIVISION 09: FINISHES				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Drywall framing and Finishes	1	LS	$ 39,000.00	$ 39,000.00
Acoustical Ceilings	1	LS	$ 5,200.00	$ 5,200.00
LVT flooring and base	1	LS	$ 3,400.00	$ 3,400.00
Epoxy Flooring and base	1	LS	$ 49,230.00	$ 49,230.00
Painting	1	LS	$ 32,425.00	$ 32,425.00
SUBTOTAL - FINISHES				**$ 129,255.00**

DIVISION 10: SPECIALITIES				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Interior signages	1	LS	$ 3,750.00	$ 3,750.00
Building ID Signages	1	LS	$ 5,400.00	$ 5,400.00
Toilet partitions and accessories, (inc hand dryers and baby changing stations)	1	LS	$ 21,700.00	$ 21,700.00
Knock Box	1	LS	$ 1,000.00	$ 1,000.00
Fire extinguishers and cabinets	1	LS	$ 1,050.00	$ 1,050.00
SUBTOTAL - SPECIALITIES				**$ 32,900.00**

DIVISION 12: SITE FURNISHINGS				
Description	Qty	Unit	Unit Price	Total Price
Bike Rack- 5 rows (1 each)	1	LS	$ 995.00	$ 995.00
Bldg. Chilled drinking Fountain with Bottle Filler (1 each)	1	LS	$ 4,850.00	$ 4,850.00
SUBTOTAL -SITE FURNISHINGS				**$ 5,845.00**

DIVISION 13:SPECIAL CONSTRUCTION				
Description	Qty	Unit	Unit Price	Total Price
Pickle Ball Courts (8 Total) surfacing , nets and posts	1	LS	$ 70,000.00	$ 70,000.00
Pickle ball courts scoreboards (8 each)	1	LS	$ 5,200.00	$ 5,200.00
Courts interior fencing with Pvc fence 4 ft high	1	LS	$ 12,250.00	$ 12,250.00
SUBTOTAL - PICKLE BALL COURTS				**$ 87,450.00**

DIVISION 13: METAL BUILDING				
Description	Qty	Unit	Unit Price	Total Price
Metal Building inc insulation	1	LS	$ 705,000.00	$ 705,000.00
SUBTOTAL - METAL Bldg.				**$ 705,000.00**

DIVISION 21: FIRE SPRINKLER				
Description	Qty	Unit	Unit Price	Total Price
Fire Sprinkler Systems	1	LS	$ 54,000.00	$ 54,000.00
SUBTOTAL - FIRE SPRINKLERS				**$ 54,000.00**

DIVISION 22: PLUMBING				
Description	Qty	Unit	Unit Price	Total Price
Plumbing and Fixtures	1	LS	$ 43,630.00	$ 43,630.00
SUBTOTAL - PLUMBING				**$ 43,630.00**

DIVISION 22: HVAC				
Description	Qty	Unit	Unit Price	Total Price
HVAC equipment and ductworks,	1	LS	$ 258,000.00	$ 258,000.00
Test and balance	1	LS	$ 3,500.00	$ 3,500.00
SUBTOTAL - HVAC				**$ 261,500.00**

DIVISION 26: ELECTRIC				
Description	Qty	Unit	Unit Price	Total Price
Electrical works and Lighting- Building	1	LS	$ 223,700.00	$ 223,700.00
Fire alarm system	1	LS	$ 26,500.00	$ 26,500.00
Electrical Lighting Parking Lot	1	LS	$ 25,500.00	$ 25,500.00
Pickle Ball Courts LED Lighting (Ste poles with LED Tennis Lighting)	1	LS	$ 42,000.00	$ 42,000.00
Lightning Protection, including n fence grounding	1	LS	$ 15,000.00	$ 15,000.00
SUBTOTAL - ELECTRIC				**$ 332,700.00**

DIVISION 27: COMUNICATION				
Description	Qty	Unit	Unit Price	Total Price
Bellsouth Conduits	1	LS	$ 2,800.00	$ 2,800.00
TV & Data wiring **Conduits - only**	1	LS	$ 3,500.00	$ 3,500.00
Voice and Speakers wiring **Conduits only**	1	LS	$ 4,250.00	$ 4,250.00
SUBTOTAL - COMMUNICATION- conduits only				**$ 10,550.00**

DIVISION 28: BUILDING SECURITY				
Description	Qty	Unit	Unit Price	Total Price
CCTV& Cameras- **Conduits Only**	1	LS	$ 5,600.00	$ 5,600.00
SUBTOTAL - BUILDING SECURITY- conduits only				**$ 5,600.00**

DIVISION 31/33: EARTHWORKS & UTILITIES				
Description	Qty	Unit	Unit Price	Total Price
Storm water management and erosion control	1	LS	$ 7,500.00	$ 7,500.00
Clearing and grubbing	1	LS	$ 7,875.00	$ 7,875.00
Earthwork and building pad **(Note owner supply fill)**	1	LS	$ 24,500.00	$ 24,500.00
Subgrades construction and final grading	1	LS	$ 19,750.00	$ 19,750.00
Site drainage	1	LS	$ 39,500.00	$ 39,500.00
Fire Line and connections	1	LS	$ 30,750.00	$ 30,750.00
Water line and utilities connection	1	LS	$ 17,250.00	$ 17,250.00
Sewer connections	1	LS	$ 27,500.00	$ 27,500.00
SUBTOTAL - EARTHWORK & UTILITIES				**$ 174,625.00**

DIVISION 32 EXTERIOR IMPROVEMENTS				
Description	**Qty**	**Unit**	**Unit Price**	**Total Price**
Asphalt Parking Lot (8" base with 1.5" paving in 2 lifts)	1	LS	$ 38,900.00	$ 38,900.00
Site D and F curbs	1	LS	$ 4,300.00	$ 4,300.00
Site sidewalks	1	LS	$ 12,300.00	$ 12,300.00
Stripping , signages and marking	1	LS	$ 7,200.00	$ 7,200.00
Irrigation works	1	LS	$ 3,835.00	$ 3,835.00
Landscape and shrubs (minimum per code)	1	LS	$ 10,500.00	$ 10,500.00
Turff and sod	1	LS	$ 5,700.00	$ 5,700.00
SUBTOTAL - EXTERIOR IMPROVEMENTS				**$ 82,735.00**

ESTIMATE SUB TOTAL		**$ 2,830,382.00**
CONTRACTOR OVERHEAD & FEES		**$ 387,500.00**
PERFORMANCE & PAYMENT BONDS, INSURANCES & BUILDERS RISK		**$ 57,500.00**
IMPACT FEES- estimated	**By Owner**	**Nic**
PERMIT FEES	**By Owner**	**Nic**
DESIGN BUILD SUB TOTAL		**$ 3,275,382.00**
Allowance for Art in Public Place	**1.50%**	**$ 49,130.73**
GRAND TOTAL		**$ 3,324,512.73**

ALTERNATE ADD				
Add for LEED Equipment and Leed Designs, to to achive the Minimum LEEDS Credits				**$ 175,000.00**

AGENDA ITEM NO. 14.C

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE "SHOP PALMETTO BAY' INITIATIVE, DIRECTING THE VILLAGE MANAGER TO DEVELOP AND IMPLEMENT A PLAN IN WHICH THE VILLAGE PRIORITIZES PALMETTO BAY BUSINESSES INCLUDING BUT NOT LIMITED TO VILLAGE PURCHASING OF SUPPLIES AND SERVICES, ENCOURAGES RESIDENTS TO SHOP LOCALLY, AND PROMOTES PALMETTO BAY BUSINESSES THROUGH VILLAGE MEDIA AND EVENTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson) (Deferred from the June 2, 2025 of June 2, 2025)*
SUGGESTED ACTION:	

ATTACHMENTS:

Reso-Shop Palmetto Bay initiative
Exhibit A
Exhibit B

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE "SHOP PALMETTO BAY' INITIATIVE, DIRECTING THE VILLAGE MANAGER TO DEVELOP AND IMPLEMENT A PLAN IN WHICH THE VILLAGE PRIORITIZES PALMETTO BAY BUSINESSES INCLUDING BUT NOT LIMITED TO VILLAGE PURCHASING OF SUPPLIES AND SERVICES, ENCOURAGES RESIDENTS TO SHOP LOCALLY, AND PROMOTES PALMETTO BAY BUSINESSES THROUGH VILLAGE MEDIA AND EVENTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*

WHEREAS, residents have often expressed their desire to have more businesses and services in Palmetto Bay, a preference that the Village could help fulfill by its actions; and,

WHEREAS, an increase in business and commercial activity in the Village can reduce the tax burden on residents, while simultaneously increasing tax revenues to provide Village services for residents; and,

WHEREAS, in 2025, Palmetto Bay has 966 businesses, as defined by obtaining a Palmetto Bay of business tax licenses, and business tax receipts for 2022 were $93,268, for 2023 were $67,271, and for 2024 were $258,523.

WHEREAS, it behooves the Village of Palmetto Bay to encourage and promote the success of village businesses and services through its purchasing power and promotion through media and events; and,

WHEREAS, the Village Manager may consult with the Palmetto Bay Business Association to develop the "Shop Palmetto Bay" initiative; and,

WHEREAS, the Village Council desires to encourage and promote Village businesses and services by directing the Village manager to develop and implement the "Shop Palmetto Bay" initiative.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

Section 1. That the above recitals are incorporated as if set forth in full.

Section 2. The Village Council directs the Village Manager to develop and implement the "Shop Palmetto Bay" initiative, in which the Village prioritizes Palmetto Bay businesses and services, including but not limited to Village purchasing of supplies and services, encourages residents to shop locally, and promotes Palmetto Bay businesses and services through Village media and events.

Section 3. A Palmetto Bay business is defined as a person holding a Village of Palmetto Bay business tax receipt: "Every person, as defined in F.S 205.022(3), engaged in or managing any business, profession or occupation in the village is required to obtain a local business tax receipt issued by the village" (Section 26-151(a) of the Village of Palmetto Bay Code).

Section 4. The "Shop Palmetto Bay" initiative shall not apply to procurement or other Village activities regulated by federal, state, and local law.

PASSED and **ADOPTED** this 2nd day of June, 2025.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

From: Desmond Chin
Sent: Friday, April 4, 2025 2:21 PM
To: Melissa Dodge
Cc: Missy Arocha
Subject: Business Tax

Importance: High

Business Tax Receipt for 2022-$93268, 2023-$67271, 2024-$258523

DESMOND CHIN, *Finance Director*

Office 305-259-1268 | Main Fax 305-259-1290
9705 East Hibiscus Street, Palmetto Bay, FL 33157
dchin@palmettobay-fl.gov | www.palmettobay-fl.gov

Business Name	Business Subtype	Address
Window Seat LLC	Instructor/Training/Tutor	14461 S Dixie Hwy
Qbeefarm, LLC FARMERS MARKETS OF FLORIDA INC	Business Services	7895 SW 152 ST
Palmetto Bay Medspa	Clinic/Medical Center/Dialysis	9710 E Indigo St Ste 303
Ladyâ€™s Nails	Beauty Services	18087 S Dixie Hwy
The Butcher Shop INC	Retail Store	14235 S Dixie HWY
Hair by Margarita LLC	Beauty Services	13615 South Dixie HWY Suite#105
GUIDEWELL SANITAS I, LLC	Clinic/Medical Center/Dialysis	8950 SW 152 Street Suite # 104
Nutridentist LLC	Clinic/Medical Center/Dialysis	17029 S Dixie Hwy
Laura Perez Morejon D.M.D. Nutridentist	Dentist	17029 S Dixie Hwy
PetSmart LLC	Retail Store	13621 South Dixie Hwy
Dolce Vita HomeCare LLC	Administrative Office	15715 S Dixie Hwy, Suite 333
Surveyfy llc	Personal Services	9555 SW 175TH TER STE 236
Law Offices of Daryl L. Jones, P.A. Khan Law, P.A.	Attorney Branch Office	14707 South Dixie HWY, Suite 101
KENDALL B AUTOMOTIVE MANAGEMENT. LLC BMW OF SOUTH MIAMI	Auto/Truck/Van Sales	16165 S DIXIE HWY
KENDALL B AUTOMOTIVE MANGEMENT LLC BMW OF SOUTH MIAMI	Business Services	16165 S DIXIE HWY
KENDALL B AUTOMOTIVE MANAGEMENT, LLC BMW OF SOUTH MIAMI	Business Services	16401 S DIXIE HWY
KENDALL B AUTOMOTIVE MANAGEMENT, LLC BMW OF SOUTH MIAMI	Auto/Truck/Van Sales	16401 S DIXIE HWY
KENDALL B AUTOMOTIVE MANAGEMENT, LLC BMW/MINI OF SOUTH MIAMI	Service and Repairs (Non-Contractor)	16165 S DIXIE HWY
KENDALL B AUTOMOTIVE MANAGEMENT, LLCV BMW/MINI OF SOUTH MIAMI	Auto/Truck/Van Sales	16165 S DIXIE HWY
KENDALL I AUTOMOTIVE MANAGEMENT LLC INFINITI OF SOUTH MIAMI	Business Services	16915 S DIXIE HWY

KENDALL I AUTOMOTIVE MANAGEMENT, LLC INFINITI OF SOUTH MIAMI	Auto/Truck/Van Sales	16915 S DIXIE HWY
KENDALL VW AUTOMOTIVE MANAGEMENT, VOLKSWAGEN OF SOUTH MIAMILC	Business Services	17930 S DIXIE HWY
KENDALL VW AUTOMOTIVE MANAGEMENT, VOLKSWAGEN OF SOUTH MIAMILLC	Auto/Truck/Van Sales	17930 S DIXIE HWY
KENDALL H AUTOMOTIVE MANAGEMENT, LLC	Business Services	17920 S DIXIE HWY
KENDALL H AUTOMOTIVE MANAGEMENT, LLC HONDA OF SOUTH MIAMI	Auto/Truck/Van Sales	17920 S DIXIE HWY
KENDALL H AUTOMOTIVE MANAGEMENT, LLC HONDA OF SOUTH MIAMI	Service and Repairs (Non-Contractor)	16165 S DIXIE HWY
KENDALL H AUTOMOTIVE MANAGEMENT, LLC	Auto/Truck/Van Sales	16165 S DIXIE HWY
MARTIN L. SCHECKNER, CERTIFIED PUBLIC ACCOUNTANT, P.A.	Accountant	18001 OLD CUTLER RD STE 421
ENRIQUE ACOSTA DDS. PEDIATRIC DENTAL CENTER OF PALMETTO BAY	Dentist	17037 S DIXIE HWY
GRAFIX DESIGNS LLC	Graphic/Art/Typesetting	8440 SW 141 Street
Beast Performance Training, INC	Personal Services	7895 SW 152 ST
Oikos Title LLC	Real Estate Branch Office	9555 SW 175 TER SUITE 592
H & A PRO CORP	Beauty Services	13605 SOUTH DIXIE HWY #141
ABA Therapy Services RA LLC	Administrative Office	9555 SW 175th Terrace, Suit 619
TANIA ROSARIO DOMINGUEZ District Health Centers LLC	Physician	17591 S DIXIE HWY
Primos Caregivers	Adult Day Care	15908 SW 92 AVE
Greener Roofing	Specialty Building Contractor	9555 SW 175 Terrace SUITE 225
Enterprise Mobility	Auto/Truck/Van Sales	17720 S DIXIE HWY
Pura vida nail bar llc	Beauty Services	13615 S Dixie Hwy -106
United flavors creamery	Retail Store	7895 Sw 152 st
JESSICA PYLE PEDIATRIC ASSOCIATES	Physician	15077 S DIXIE HWY
OLGUITA'S CAFE, INC	Take Out Food/Snack Bar	15555 SOUTH DIXIE HWY
Twister Hair	Beauty Services	13615 S. Dixie Hwy UNIT 208-210

J &L window tinting inc	Refinish/Finishing/Dye Services	17403 S Dixie hwy
Face to Face Mental Health Services, LLC	Clinic/Medical Center/Dialysis	15924 SW 92 AVE
Helping Hands for Children, LLC	Clinic/Medical Center/Dialysis	15924 sw 92 ave
Jason M Insurance LLC Sebanda Insurance	Insurance Company	17595 S DIXIE HWY
BMA SOUTH MIAMI	Clinic/Medical Center/Dialysis	8770 SW 144 Street
Airojen Center Inc Comprehensive Psychiatric Center South	Clinic/Medical Center/Dialysis	9735 E Fern St
BLUE NATIVE OF THE FLORIDA KEYS, INC.	Administrative Office	18001 Old Cutler Road, Suite 409
Hurricane Digital Marketing	Business Services	15715 South Dixie Highway Suite 416
Detailed Marketing Inc	Photographer/Video Services	9780 E Indigo Street, Suite 101
FORD OF KENDALL LLC	Business Services	15551 S DIXIE HWY
FORD OF KENDALL	Auto/Truck/Van Sales	15551 S DIXIE HWY
LYNDSEY BURTON DM PEDIATRIC ASSOCIATES	Physician	15077 S DIXIE HWY
Ibrahim Diaz Face to Face Mental Health Services	Personal Services	15924 SW 92 AVE
Jose Carlos Lopez MD Face to Face Mental Health Services	Psychologist	15924 SW 92 Ave
Josue Lopez MD Face to Face Mental Health Services	Physician	15924 sw 92 ave
Leodan Diaz Alfonso Face to Face Mental Health Services	Personal Services	15924 SW 92 Ave
Tania Fagundo Face to Face Mental Health Services	Personal Services	15924 SW 92 AVE
Yaima Mena Face to Face Mental Health Services	Personal Services	15924 SW 92 AVE
Wells Fargo Bank NA	Banking Facility	14801 S Dixie Hwy
Wells Fargo Bank NA	Banking Facility	17401 SW 97 Ave
HERITAGE PROPERTY & CASUALTY INSURANCE COMPANY	Insurance Company	1401 N WESTSHORE BLVD
True Haul LLC	Administrative Office	18001 Old Cutler, Suite 409
ASN & N Investment Group LLC	Administrative Office	7408 SW 168 Terrace
Comcast Cable Communications, LLC Xfinity	Retail Store	13623 S Dixie Hwy, Suite 145A
G & A BEHAVIOR THERAPY	Administrative Office	15715 s dixie hwy suite 302
WAXING BY ANITA SPA & BOUTIQUE LLC	Beauty Services	13615 S DIXIE HWY 112-307

Mental Life Solutions Inc	Clinic/Medical Center/Dialysis	15715 South Dixie Hwy, Suite 331 & 332
Adult Day Center of South Florida, Inc.	Adult Day Care	9855 SW 184 ST
Andres Cintra Marin, APRN Mental Life Solutions Inc	Personal Services	15715 South Dixie Hwy, Suite 331 & 332
Here's Help Inc (Non-Profit)	Professional Association/Corporation	9016 SW 152 ST
Belkis Plasencia APRN Face to Face Mental Health Services	Personal Services	15924 SW 92 AVE
Ballet&Beyond; LLC	Dancing or Entertaining	9048 SW 152 St
Christopher Colon APRN Pediatric Associates	Physician	15077 S DIXIE HWY
THE CYCLE MART OF MIAMI, INC	Retail Store	13799 S DIXIE HWY
Bright Behavior Services LLC	Personal Services	9847-9849 SW 184 ST
Insureologist INC	Insurance Company	14707 S Dixie HWY, SUITE 105
Psycho-Social Rehabilitation Center, Inc.	Educational Institutions	9827 E Hibiscus St.
Saltzman, Tanis, Pittell, Levin and Jacobson, LLC	Clinic/Medical Center/Dialysis	15077 S DIXIE HWY
Michelle Lopez Torres PEDIATRIC ASSOCIATES	Physician	15077 S DIXIE HWY
Green Street Smoke Shop LLC	Retail Store	17575 S Dixie Hwy
SAGE Dining Services, Inc.	Food Products mfg./Process	6855 SW 152 ST
SAGE Dining Services, Inc.	Food Products mfg./Process	7900 SW 176 ST
Acutrition LLC	Acupuncture	9225 SW 158 Lane, Unit D
Five Below, Inc	Retail Store	13611 South Dixie Highway
Tieesha N. Taylor, PA	Attorney Branch Office	14707 S Dixie Highway, PH 401
TODD'S ACCOUNTING SERVICES INCORPORATION	Accountant	18001 OLD CUTLER RD, SUITE 454
ST ANDREWS EPISCOPAL CHURCH INC	Educational Institutions	14260 Old Cutler Road
Milli Investments LLC	Administrative Office	13615 S Dixie Hwy #112-113
Brows and lashes beauty spa	Tattoo Studio (Affidavit)	9225 SW 158 lane unit D
Wonder Minds Behavior Therapy Corp	Personal Services	9555 SW 175 Ter Suite # 205
Elizabet Alonso Prieto Massage Envy	Massage Therapist	13605 S DIXIE HWY #139
Lazara Martinez Massage Envy	Massage Therapist	13605 S DIXIE HWY #139

Lissett Hernandez Massage Envy	Massage Therapist	13605 S DIXIE HWY #139
Marie Hernandez Massage Envy	Massage Therapist	13605 South Dixie Hwy # 139
Oslaydis Cruz Massge Envy	Massage Therapist	13605 S DIXIE HWY # 139
Raisa Cutino-Basulto Massage Envy	Massage Therapist	13605 S DIXIE HWY #139
Fritanga Monimbo Palmetto Bay	Eating Establishment	15801 S. DIXIE HWY, SUITE C
Logos Therapy Group LLC	Personal Services	8950 SW 152 St unit 107
Salin Fernandez Massage Envy	Massage Therapist	13605 S DIXIE HWY # 139
Tania Linares Massage Envy	Massage Therapist	13605 S DIXIE HWY #139
Yipsy Gonzalez Massage Envy	Massage Therapist	13605 S DIXIE HWY #139
Water Cube Spa Inc.	Massage Therapist	17891 S Dixie Hwy, suite 105-B
Indigo Palmetto Bay	Administrative Office	9500 SW 174 Street
Soho Studio Salon	Beauty Services	13615 S Dixie Hwy #112, Suite 305
The Treatment Center by The Recovery Village, LLC	Clinic/Medical Center/Dialysis	8750 SW 144th Street, Unit 207
Lars H Rich	Specialty Building Contractor	18041 SW 89 Ct
Metro Flea Miami LLC Coral Reef Farmers Market	Flea Market Sales	7895 SW 152 Street
NTM INFO & RESEARCH (Non Profit)	Research/Search Services	14411 S DIXIE HIGHWAY SUITE 205
Bright Sun Therapy Corp	Personal Services	9245 SW 158 LANE 3RD FLOOR
Aldi (Florida) LLC	Retail Store	15033 S Dixie Hwy
JPR solutions LLC	Business Services	18001 Old Cutler Road # 490
Freeway Insurance Services America, LLC	Insurance Company	16935 S DIXIE HWY
Kenia Toro C Massage Envy	Massage Therapist	13605 S Dixie Hwy Suite 139
LIPING LI Lucky Liu Incorporated	Massage Therapist	15801 S DIXIE HWY SUITE A
Lucky Liu Incorporated	Message Establishment	15801 S Dixie HWY A
New York Roma Pizza and Pasta to go	Take Out Food/Snack Bar	9050 SW 152 ST
Polish n chic LLC	Beauty Services	13615 S Dixie Highway Suite 306
BLOW DRY GIRLS BY YAZ LLC	Beauty Services	13615 S Dixie Hwy #112 suite 119
Party City Corporation	Retail Store	13615 S DIXIE HWY STE 119
Vertbutique , LLC	Administrative Office	8515 SW 139 Terrace
Waxed beauty bar LLC	Beauty Services	13615 S Dixie Hwy suite 304
Kendall Electric Inc.	Electrical Contractor	9245 SW 157 Street- Suite 208
Luby'z Salon & Spa	Beauty Services	14441 S Dixie Hwy
Pizza Hut # 012408 Koning Restaurants Intenational, LC	Eating Establishment	15065 S Dixie Highway
Raw and Kibble	Retail Store	18083 S Dixie Hwy
Miller's Ale House, Inc.	Eating Establishment	13603 S Dixie Hwy

Garnet and Carbonell, DPM, LLC	Clinic/Medical Center/Dialysis	9012 SW 152 St
Blue Horizon ABA LLC	Personal Services	8950 SW 152 ST SUITE 112
Freeway Insurance Services America, LLC	Insurance Company	14229 S DIXIE HWY
Fitness International LLC	Fitness Center - Membership	16051 S DIXIE HWY
Miami V GFN LLC Miami's Vice	Rental Services (Not Real Property)	15657 S DIXIE HWY
Miami V GFN LLC Miami's Vice	Retail Store	15657 S Dixie Hwy
Be Strong International, Inc	Administrative Office	9730 E Hibiscus St
NV Realty Services, Inc.	Real Estate Broker	18001 Old Cutler Road, Suite 645
Plus Up Medical Supplies Corp	Retail Store	9871 SW 184 ST
JNK Subs Old Cutler LLC	Eating Establishment	16707 Old Cutler Rd
7-Eleven, Inc.	Retail Store	15201 S Dixie Hwy
7-Eleven, Inc.	Dealer in Petroleum Products	15201 S Dixie Hwy
Angels Special Care Inc	Physical/Occupational Therapy Center	17571 S Dixie Highway
ONEBLOOD INC	Blood Bank Center	14425 South Dixie Hwy
Burger King Company, LLC	Eating Establishment	16025 S Dixie Hwy
PALMETTO BAY MOTORS LLC	Auto/Truck/Van Sales	17801 SOUTH DIXIE HWY
ROSA M.LEMBCKE-MENA MD	Physician	14975 S. DIXIE HWY
ULTIMA MED SPA	Clinic/Medical Center/Dialysis	14975 S. DIXIE HWY
Action Alarm Inc	Business Services	8590 SW 168 Ter
Action Air Tech,Inc.	Specialty Mechanical Contractor	8590 SW 168 Ter
Taco Bell 25740	Eating Establishment	15295 S DIXIE HWY
Bridgestone Retail Operations, LLC	Service and Repairs (Non-Contractor)	15757 S Dixie Hwy
Sally J Jewelry Design	Retail Store	9839 SW 184 ST
JJS Construction Group LLC	General Building Contractor	18100 SW 97 Ave
TANIA ROSARIO DOMINGUEZ District Health Centers LLC	Physician	17591 S DIXIE HWY
Cuban Guys 104, LLC	Eating Establishment	14685 S Dixie Hwy
Michelle C. Fraga	Attorney	14707 S Dixie Highway, Suite 210
Law Office of Michelle C. Fraga, P.A.	Attorney Branch Office	14707 S Dixie Highway, Suite 210
Kingâ€™s Bay Nails Spa Inc	Beauty Services	14483 S Dixie Hwy
BB SKIN STUDIO	Beauty Services	13615 S. Dixie Hwy Unit 112-113, Suite 201
Dej-La-Vu Salon	Beauty Services	13615 S. Dixie Hwy Unit 112-113, Suite 204
H GREG NISSAN KENDALL, LLC	Business Services	17195 S DIXIE HWY

Holiday CVS, L.L.C.	Retail Pharmacy	14705 S Dixie Hwy
Baptist Hospital of Miami Inc.	Clinic/Medical Center/Dialysis	8950 SW 152 ST, Suite 103
The two pizza men corporation Steves pizza	Eating Establishment	18063 S Dixie Hwy
The Everglades Foundation, Inc. (Non-Profit)	Administrative Office	18001 Old Cutler Road, Suite # 625
Miami Cuban Ballet School	Educational Institutions	9212& 9224 SW 156 ST
Marshalls of MA Inc	Retail Store	13619 S Dixie Highway
Marshalls of MA Inc	Retail Store	16051 S Dixie Highway
UNITED AMERICAN INSURANCE COMPANY	Insurance Company	3700 S. Stonebridge Drive
UNITED HOME LIFE INSURANCE COMPANY	Insurance Company	225 S. East St. P.O.BOX 7192
H GREG NISSAN KENDALL, LLC	Business Services	17305 S DIXIE HWY
H GREG NISSAN KENDALL, LLC	Auto/Truck/Van Sales	17305 S DIXIE HWY
Interlink Group Professional Services, Inc	Specialty Electrical Contractor	13611 S Dixie Highway SUITE 500
Express Gene LLC	Health Testing (Non-Invasive)	9000 SW 152ND STREET, SUITE 209
Aquatic Consultants Inc	Administrative Office	18001 Old Cutler Road suite 631
Jaime A Carbonell, DPM Garnet and Carbonell, DPM, LLC	Physician	9012 SW 152 St
Pollyanna Reeves, DPM Garnet and Carbonell, DPM, LLC	Physician	9012 SW 152 St
Thomas Salvatore Corona jr. DPM Garnet and Carbonell, DPM, LLC	Physician	9012 SW 152 St
Dolphin Properties	Real Estate Firm	15715 S Dixie Hwy# 419
Superfish USA, Inc.	Administrative Office	18001 OLD CUTLER RD, Ste 486
Shapiro Enterprises, Inc.	Specialty Building Contractor	9261 SW 180 Street
Harmony House Wellness Center LLC	Personal Services	14115 S Dixie Hwy Suite K
AFG ME The Falls LLC Massage Envy	Message Establishment	13605 S Dixie Hwy Ste 139
Lourdes M. Fernandez HAIR LOURDES CORP	Beauty Shop/Chair	17891 S Dixie Hwy #106
HAIR LOURDES CORP	Beauty Services	17891 S Dixie Hwy #106
Starbucks Corporation	Eating Establishment	14795 S Dixie Hwy
Starbucks Corporation	Eating Establishment	7290 SW 168 St
Ascension Armory LLC	Administrative Office	15825 SW 87 Avenue
Tors LLC French bistro	Eating Establishment	13611 s Dixie hwy suite 110
H & Y Behavior Therapy Inc	Personal Services	17901 Old Cutler RD Suite B 305

Standard Life and Casualty Insurance Company	Insurance Company	10777 Northwest Fwy Finance Department Suite
FAMILY LIFE INSURNACE COMPANY	Insurance Company	10777 Northwest Fwy Finance Department Suite
LIGHT INSTRUMENTS USA LLC	Business Services	18001 OLD CUTLER RD Suite 401
James Nadell DR.	Psychologist	14707 South Dixie Highway Suite 211
Wicker Smith O'Hara McCoy & Ford, P.A.	Attorney	17901 Old Cutler Road, Suite 320
LUZ Y FE BEHAVIOR SERVICES CORP	Business Services	9555 SW 175th Terrace suite 235
FGG Spa, LLC	Message Establishment	14983 S Dixie Hwy
ACCENDO INSURANCE CO	Insurance Company	One CVS Drive
SILVERSCRIPT INSURANCE CO	Insurance Company	One CVS Drive
stephen ezell dds	Dentist	9000 SW 152 ST, Suite 101
Nextinvest, LLC	Real Estate Firm	13601 SW 78 PL
Holiday CVS, L.L.C.	Retail Store	14707 south dixie HWY
Holiday CVS, L.L.C.	Film/Photo Process/Develop	14705 S DIXIE HWY
Archcube Architectural Design LLC	Administrative Office	16350 SW 77th Ct
Beautybylis18	Beauty Services	15053 S Dixie HWY
Sushi Bay Llc	Eating Establishment	9837 SW 184 Street
Hero Martial Arts, LLC	Educational Institutions	17049 S Dixie Hwy
The Billbrough Firm P.A.	Attorney Branch Office	7321 SW 146 Terrace
Miami Humidor	Retail Store	13989 South Dixie Highway
Holistic Interventions Inc.	Administrative Office	14707 South Dixie Highway Suite 318
Tranlanguage Inc.	Administrative Office	18001 Old Cutler Road Suite 641
Regina F. Zelonker P.A.	Attorney	8925 SW 148 Street, Suite 200
Upright Spine Center	Chiropractor	9867 East Fern Street
Cheri Frantzman Pediatric Occupational Therapist, P.A.	Physical/Occupational Therapist	14411 S Dixie Highway, Suite 227
RK Oil Inc	Retail Store	16780 Old Cutler Rd
Cheri Frantzman Pediatric Occupational Therapist, P.A.	Clinic/Medical Center/Dialysis	14411 South Dixie Highway, Suite 227
Sunshine Health Network Inc	Administrative Office	15321 S DIXIE Hwy, SUITE 309
Aztek Nursing Registry Inc	Home Medical Care Agency	15715 South Dixie Hwy Ste 307
Express Buyers Inc	Administrative Office	16851 SW 84 Avenue
G & B 505 Corporation DBA Romi Dry Cleaners	Business Services	15303 S. Dixie Hwy
Dazzling Nail Lounge	Beauty Services	17945 Sw 97 Ave suit 106
J Beauty Institute LLC	Beauty Services	15053 S Dixie Hwy
Galaxy Nails	Beauty Services	14973 S Dixie Hwy
Watkins & Co., Inc.	Specialty Building Contractor	7725 SW 168 Terrace

South Florida Fitness - Palmetto Bay, INC	Fitness Center - Membership	9208 SW 156 Street
Dr. Elena Coello-Jemmali INC	Psychologist	14707 South Dixie Highway Suite 211
K-K nails by Chien Corporation	Beauty Services	15317 South Dixie hwy
V&L Design LLC	Publishing Services	17945 SW 97 Ave Suite #146
Harmony Community Center	Clinic/Medical Center/Dialysis	14865 S DIXIE HWY
LISET FIALLO Harmony Community Center	Mental Medical Counselor	14865 S DIXIE HWY
GABRIEL BETANCOURT D.M Harmony Community Center	Physician	14865 S DIXIE HWY
ASN & N Investment Group LLC	Administrative Office	7408 SW 168 Terrace
Crisp Creations IV Giardino Gourmet Salads	Eating Establishment	14455 S Dixie Hwy
disamerica consulting group, inc.	Consultant/Copy/DUP/Reproduction Service	8315 SW 150 Drive
Rainey PA Dixie Animal Hospital	Veterinary Clinic	14701 S DIXIE HWY
The Medical Protective Company	Insurance Company	5814 Reed Road
National Mentor Healthcare, LLC	Assisted Living Facility	8921 SW 150 TER
CEC Construction Co	Specialty Building Contractor	15700 SW 77 Ave
THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	Insurance Company	100 North Greene Street Corparate Tax
Groundwater Environmental Group, Inc.	Consultant/Copy/DUP/Reproduction Service	15321 S DIXIE HWY STE 303A
Ross Dental Associates LLC	Dentist	7290 SW 168 ST, Suite B
Blue Motion LLC	Administrative Office	9831 SW 184 ST
Joseph W. Ligman, P.A.	Attorney Branch Office	15715 S DIXIE HIGHWAY, SUITE 319
AMORE MENTAL HEALTH CORP.	Physical/Occupational Therapy Center	14471 S DIXIE HWY
Allergy & Asthma Associates of South Florida, PA	Clinic/Medical Center/Dialysis	14411 S Dixie Highway, Suite 223
Ligman Martin	Attorney	15715 S DIXIE HWY, SUITE 319
JPMorgan Chase Bank, N.A.	Banking Facility	15101 S Dixie Hwy
Stacy M. Nassau, MD	Physician	14411 S Dixie Highway, Suite 223
Steam Enterprises, Inc.	Private Investigative Agency	13611 S. Dixie Highway
Innovation Clinical Trials Inc	Physician	9000 Coral Reef Drive #202
Jessica M. Vigoa, PA	Physician	14411 S. Dixie Highway, Suite 223
PANERA LLC	Eating Establishment	13617 S. Dixie Highway
Lifestyle International Realty LLC	Real Estate Branch Office	9008 SW 152 ST
Innovation Clinical Trials Inc.	Clinic/Medical Center/Dialysis	9000 Coral Reef Dr. Suite # 202

Javier I Sanchez Rivera DDS PA	Dentist	14433 S DIXIE HWY
Javier I Sanchez Rivera DDS PA	Clinic/Medical Center/Dialysis	14433 S DIXIE HWY
Real Estate Empire	Real Estate Branch Office	15940 SW 92 Ave
J&R IMPLEMETATION SERVICES INC	Administrative Office	9555 SW 175 TER Suite # 610
The Foster Company of South Florida	Management Services	9000 SW 152nd Street, Suite 102
GRABOWSKI-SCHELLER INC	Administrative Office	9000 SW 152 ST UNIT 103
Jany Rodriguez BCBA J&R IMPLEMETATION SERVICES INC	Personal Services	9555 SW 175 TER Suite # 610
Kingfs Bay Insurance LLC	Insurance Company	9000 SW 152 St #106
American Education and Translation Services	Business Services	15321 S Dixie Hwy, Ste 302
NATIONAL SENTINEL, INC.	Guard Patrol Agency	15715 S. DIXIE HWY, Suite 227
LIL ABNER FOUNDATION INC	Educational Institutions	16810 S DIXIE HWY
Nicklaus Children's Palmetto Bay Outpatient Center (NON-PROFIT)	Clinic/Medical Center/Dialysis	17615 SW 97 AVE
PROS MIAMI SOUTH LLC	Administrative Office	14411 SOUTH DIXIE HWY SUITE 217
Income Realty Corporation	Real Estate Branch Office	17891 S Dixie Hwy Suite 200B
Palmetto Bay Petroleum, Inc Palmetto Bay Chevron	Retail Store	16767 Old Cutler Road
Lazana Corporation		
Pinch A Penny	Retail Store	14405 S DIXIE HWY
SUPER INSURANCE OF EL MANA INC	Insurance Company	17225 S Dixie HWY Suite 205
SORIANO BROTHERS RESTAURANT OPERATIONS	Eating Establishment	18005 S Dixie Hwy
PROS Miami South, LLC	Physician	14437 SOUTH DIXIE HWY
Palmetto Bay Petroleum Inc Palmetto Bay Chevron	Dealer in Petroleum Products	16767 Old Cutler Road
PROS MIAMI SOUTH LLC	Chiropractor	14437 SOUTH DIXIE HWY
GONZALEZ AND PARTNERS CPAS LLC	Accountant	18001 OLD CUTLER ROAD, SUITE 431
SBS Investments of Dade County	Service and Repairs (Non-	
Christina's Party RentalsInc	Contractor)	9740 E Evergreen St
Golden Strings Academy LLC	Educational Institutions	13801 S Dixie Hwy Unit 13839
BCA Financial Services	Administrative Office	18001 Old Cutler Road, Suite 462
Quality Inn South, Inc.	Motel	14501 S Dixie Hwy
J Tanner Construction Inc	Specialty Building Contractor	9078 SW 157 Street
Westdale Bay Village LLC	Apartments	18301 S Dixie Hwy

ALGLO Garden Apartments LLC	Apartments	14501 S Dixie Hwy
Bay Village LLC	Management Services	18301 S Dixie Hwy
FCI Palmetto Bay LCC	Apartments	17945 SW 97 Avenue
Palmetto Bay Family Dentistry PLLC	Dentist	14855 South Dixie Hwy
Palmetto Bay Family Dentistry PLLC	Clinic/Medical Center/Dialysis	14855 South Dixie Hwy
Gusade Investment , LLC The UPS Store	Retail Store	13611 South Dixie Highway SUITE 109
Freeway Insurance Services America, LLC	Insurance Company	14229 S DIXIE HWY
Bonwit's Tax Services Inc.	Accountant	17986 Franjo Road
Cozy Farm LLC	Administrative Office	15315 SW 88 Ave
Aromas del peru restaurant llc	Eating Establishment	17225 S DIXIE HWY, SUITE 100
The Escape Zone LLC Axe Habits Palmetto Bay	Food/Beverage Sales	9228 SW 156 ST
FCI Palmetto Bay LCC	Administrative Office	17945 SW 97 Ave
Vitafoods Enterprises, Inc.		
FUDDRUCKERS	Eating Establishment	14875-A S. Dixie Hwy
MOM Realty, Corporation	Administrative Office	14231 S Dixie Highway
Bright Healing Services Inc	Mental Medical Counselor	17988 SW 97 Ave
Patrick J. Rengstl, P.A.	Attorney	17901 Old Cutler Road, Ste 309
Pappa Riccos Inc.	Eating Establishment	14415 S Dixie Hwy
Coral Advertising Inc	Advertising/Marketing/Public Relations	8650 SW 144 Street
Chicken Kitchen	Eating Establishment	15053 S Dixie HWY
Southeast Insurance Group	Insurance Company	9245 SW 157 ST SUITE # 101
148 Street Center LLC	Administrative Office	8925 SW 148 Street, Suite 200
TEAMWORK CONTRACTORS GROUP LTD	Specialty Building Contractor	8925 SW 148 Street, Suite 200
Pinecrest Bakery 21 LLC	Eating Establishment	16165 S Dixie Hwy
Flavahâ€™s Vape N Smoke Shop Inc	Retail Store	18077 South Dixie Hwy
El Capitan Marine & Fishing Center LLC	Retail Store	14121 S Dixie Highway
EXECUTIVE RISK INDEMNITY INC	Insurance Company	436 WALNUT ST, PO BOX 1000 WB12A
CHUBB NATIONAL INS CO	Insurance Company	436 WALNUT ST, PO BOX 1000 WB12A
Venture X Palmetto Bay	Administrative Office	9555 SW 175th Terrace
Walgreen Co.	Retail Store	16795 S Dixie Hwy
Arrow Properties of South Florida, Inc.	Administrative Office	7790 SW 176 Street
Yang Asian Massage LLC	Message Establishment	13991 S Dixie Hwy
All Star Capital Group, Inc	Administrative Office	14707 S DIXIE HWY# 306

Ludovici Properties Inc	Administrative Office	7790 SW 176 Street
Total Medical Management	Business Services	9780 E Indigo St STE 202
NEW HORIZONS MEDICAL & RESEARCH	Health Testing (Non-Invasive)	13859 S DIXIE HWY
Christ Fellowship Baptist Church, Inc. (NON-PROFT)	Educational Institutions	8900 SW 168 Street
Shaohong,Feng Yang Asian Message LLC	Massage Therapist	13991 S Dixie Hwy
ZHESSHU, XU YANG ASIAN MASSAGE LLC	Massage Therapist	13991 S DIXIE HWY
Nova Community Services Corp	Administrative Office	9867 SW 184 St
Eli's Foreign Car, Inc.	Retail Store	9790 Wayne Ave
Eli's Foreign Car, Inc.	Service and Repairs (Non-Contractor)	9790 Wayne Ave
Florida Tax & Accounting Services Inc	Accountant	9245 SW 157 STREET STE 210
RE Glazebrook, Inc.	Accountant	9771 Wayne Ave
Center Of Dentistry and Oral Health	Clinic/Medical Center/Dialysis	9000 SW152 St, Suite 208
GSD IMPORTS, LLC LAMBORGHINI SOUTH DADE	Showroom/Sales Office	17415 SOUTH DIXIE HIGHWAY
GSD IMPORTS, LLC	Service and Repairs (Non-Contractor)	17415 SOUTH DIXIE HIGHWAY
SIR GALLOWAY DRY CLEANERS INC	Cleaner/Laundry/Alterations	14769 S Dixie HWY
SIR GALLOWAY DRY CLEANERS INC	Cleaner/Laundry/Alterations	7290 SW 168 ST
THE CHALET AT OLD CUTLER LLC	Assisted Living Facility	7210 SW 148 TERRACE
SUN BAY MANOR INC	Assisted Living Facility	8440 SW 155 TERRACE
SUN BAY MANOR II	Assisted Living Facility	8820 SW 148 STREET
House of Bagel & Bialy INC	Bakery	14449 S Dixie HWY
Cardtronics USA INC	Automated Teller Machine	14705 S DIXIE HWY
Lil Jungle LLC	Barber Shop/Chair	13985 S Dixie HWY
Advanced Cellular & Wireless, Inc.	Retail Store	15327 S Dixie Hwy
VVM, LLC	Consultant/Copy/DUP/Reproduction Service	8805 SW 162 St
DC FL JJ 3, LLC Jimmy Johns	Eating Establishment	9823 East Hibiscus St
GARY R ROSEN DDS	Clinic/Medical Center/Dialysis	14115 S DIXIE HWY
GARY R ROSEN DDS	Dentist	14115 S DIXIE HWY
Wendy's Properties, LLC	Drive in Restaurant	13901 S Dixie Hwy
Stitch Miami, LLC	Retail Store	13869 South Dixie Highway

Skylight Construction Inc	Specialty Building Contractor	13701 SW 75 AVE
K and S Air conditioning & Refrigeration Inc	Specialty Mechanical Contractor	13701 SW 75 AVE
Milanes Insurance Group	Insurance Company	17031 S DIXIE HWY
Roberto Ruiz MD	Physician	9735 E. Fern st.
Bizi-Arq. Inc.	Architect	17225 S Dixie Hwy, 203
Zen Magical Hands LLC	Massage Therapist	9555 SW 175 Terrace, Suite 224
Red Ledges Land Development, Inc.	Administrative Office	18001 Old Cutler Road, Suite 460
Eric M. Payne, O.D., P.A. VISIONWORKS, INC	Optometrist	13601 S Dixie Hwy
SPEECH OF MIAMI	Business Services	14243 SW 80 AVE
Ileana Dominguez Baute APRN	Physician	14707 South Dixie Highway, suite 201, Palmetto
DOMINGUEZ BAUTE corp.	Clinic/Medical Center/Dialysis	14707 South Dixie Highway, suite 201
SCRUBSTATION USA LLC	Business Services	9851 E. FERN STREET
Edward I. Golden	Attorney	17345 S DIXIE HWY
Golden Glasko & Assoc.	Attorney Branch Office	17345 S DIXIE HWY
LORENZO'S ENTERPRISES GROUP INC	Assisted Living Facility	9101 SW 180 ST
VISTAS GROUP PALMETTO FUND LLC	Apartments	18300 SW 98 Avenue
LORENZO'S ENTERPRISES GROUP INC	Assisted Living Facility	9485 SW 180 ST
Vistas Group Palmetto Fund LLC	Administrative Office	18300 SW 98 Avenue
Straight Ahead Construction, Inc.	Specialty Building Contractor	17800 Sw 75 Ave
preferred claim solutions, Inc	Insurance Adjuster	9760 E Indigo Street
Delices De France Inc.	Administrative Office	14411 South Dixie Highway #201
DADELAND DODGE	Auto/Truck/Van Sales	16501 S Dixie Hwy
Delices De France, Inc.	Food Products mfg./Process	14419 South Dixie Highway
Drug Free Workforce	Administrative Office	9781 WAYNE AVENUE
Delices De France, Inc.	Take Out Food/Snack Bar	14453 South Dixie Highway
RIVER MARINE SUPPLY	Retail Store	14951 S DIXIE HWY
Law Offices of Carmen Rodriguez, P.A.	Attorney Branch Office	15715 S DIXIE Hwy, STE 411
Advance Construction systems	General Building Contractor	15941 SW 83 Ave
Law Offices of Carmen Rodriguez, P.A.	Attorney	15715 S DIXIE HIGHWAY, STE 411
Combined Maintenance Services	Specialty Electrical Contractor	18011 SW 89 Ct
Phoenix Import & Export, Inc.	Administrative Office	15715 S DIXIE HIGHWAY, STE 411

Miami Nursing Institute, LLC	Nurse/Midwife	18021 sw 89th ct
Massage Blue Corp	Message Establishment	17033 S Dixie HWY
Caribbean Publishing and Services, Inc.	News/Wire Services	9020 SW 152 Street
Advanced Water Products	Retail Store	9735 East Fern Street
AMERITAS LIFE INSURANCE CORP	Insurance Company	P.O.BOX 40888
COLUMBIA LIFE INSURANCE COMPANY	Insurance Company	4707 VESTAL PARKWAY EAST
Twin Peaks, LLC	Business Services	8925 SW 148 Street, Suite 200
Court Options Inc.	Educational Institutions	17891 S Dixie Hwy, Suite 202
Scripted Ventures LLC Old Cutler Pharmacy	Retail Pharmacy	14305 S Dixie Highway
Robert Blackgrove Psy.D	Business Services	8305 SW 160 St
SENIOR LIFE INS CO	Insurance Company	PO BOX 2447
American General Life Insurance Company	Miscellaneous	P. O. BOX 4868
The United States Life Ins Co in the City of NY	Insurance Company	P. O. BOX 4868
American Commerce Insurance CO	Insurance Company	211 Main Street
J Palmer Group Inc	Specialty Building Contractor	15715 S Dixie Hwy suite 329
Palmer Roof Tech Inc	Specialty Building Contractor	15715 S Dixie Hwy #306
OLD REPUBLIC INSURANCE COMPANY	Insurance Company	631 EXCEL DRIVE SUITE 200
CIGNA HEALTH AND LIFE INSURANCE COMPANY	Insurance Company	TAX DEPARTMENT, C6TAX
CONNECTICUT GENERAL LIFE IINSURANCE COMP	Insurance Company	900 COTTAGE GROVE ROAD C6TAX
AMERICAN RETIREMENT LIFE INS COMPANY	Insurance Company	900 COTTAGE GROVE ROAD
RLI Insurance Company	Insurance Company	9025 N Lin Drive
HUMANA INSURANCE COMPANY	Insurance Company	PO BOX 740026
HUMANA HEALTH INS COMP OF FLORIDA, INC	Insurance Company	PO BOX 740026
LCK/AIA, INC	Architect	17494 SW 83 Ct
COMPBENEFITS INSURANCE COMPANY	Insurance Company	PO BOX 740026
Health Industry Designs Corp	Physical/Occupational Therapy Center	9555 SW 175 TER Suite 233
ENDURANCE ASSURANCE CORPORATION	Insurance Company	4 MANHATTANVILLE ROAD

MATTHEW W ST. AIMEE	Go Flow	Physical/Occupational Therapist	
Concierge Wellness			9555 SW 175 Terrace Suite 233
Eve's Hope Corp		Clinic/Medical Center/Dialysis	9000 SW 152 St Suite 105
Natural Touch Lawn Maintenance LLC		Business Services	18101 SW 98 CT
DRE Holdings LLC	Hole in the Wall Pub	Eating Establishment	14421 South Dixie Hwy
Hole in the Wall Tavern LLC		Eating Establishment	9821 SW 184 Street
New Eureka Shoe Repair		Business Services	9833 SW 184 ST
OCCIDENTAL LIFE INS COMP OF NORTH CAROLINA		Insurance Company	425 AUSTIN AVE
Old Republic Surety Company		Insurance Company	P.O.BOX 1635
EAGLE LIFE INSURANCE COMPANY		Insurance Company	6000 Westonwn PKWL
McKean Randolph A		Administrative Office	14707 S Dixie Highway Ste 212
AMERICAN EQUITY INVESTMENT		Insurance Company	6000 Westonwn PKWL
UNUM LIFE INSURANCE COMPANY OF AMERICA		Insurance Company	1 Fountain Square - 1 South
PROVIDENT LIFE AND ACCIDENT INS COMPANY		Insurance Company	1 Fountain Square - 1 South
STAMOUNT LIFE INSURANCE COMPANY		Insurance Company	1 Fountain Square - 2 North
AMPY Enterprises, Inc.	McDonald's	Eating Establishment	14401 South Dixie Highway
COLONIAL LIFE & ACCIDENT INS COMPANY		Insurance Company	1 Fountain Square - 1 Sout
MASSACHUTTES MUTUAL LIFE INSURANCE CO		Insurance Company	1295 STATE ST CORP TAX E410
Royal Coast Apartments		Apartments	9001 SW 156 ST
Royal Coast Apartments		Management Services	9001 SW 156 ST
C.M. LIFE INSURANCE COMPANY		Insurance Company	1295 STATE ST CORP TAX B235
SOFLO SMOKE SHOP LLC		Retail Store	17035 S DIXIE HWY
MAPFRE INSURANCE CO OF FLORIDA		Insurance Company	211 MAIN ST
LIBERTY INSURANCE CORPORATION		Insurance Company	175 Berkeley Street
Liberty Mutual Fire Insurance Company		Insurance Company	175 Berkeley Street
The Rising Start Foundation, Inc		Educational Institutions	9250 SW 158 Lane
TRUIST BANK		Bank Trust Company	15725 S Dixie Highway
Early Intervention Behavioral Services Corp		Physical/Occupational Therapy Center	9240 SW 158 LN
Early Intervention Behavioral Services Corp		Educational Institutions	9240 SW 158 LN
UNUM INSURANCE COMPANY		Insurance Company	1 Fountain Square - 1 South

LIBERTY MUTUAL INSURANCE COMPANY	Insurance Company	175 Berkeley Street
LIBERTY MUTUAL PERSONAL INSURANCE COMPANY	Insurance Company	175 Berkeley Street
LM GENERAL INSURANCE COMPANY	Insurance Company	175 Berkeley Street
LM INSURANCE CORPORATION	Insurance Company	175 Berkeley Street
THE FIRST LIBERTY INSURANCE CORPORATION	Insurance Company	175 Berkeley Street
Milky Ways Inc	Eating Establishment	17013 S Dixie Hwy
ANDRE STONE Stone & Associates Law Firm, PA	Attorney	18001 Old Cutler Road, Suite 457
Andrew D. Stone	Attorney	18001 Old Cutler Road, Suite 457
EMC NATIONAL LIFE COMPANY	Insurance Company	699 Walnut St, Suite 1100
Reniassance Life & Health Insurance Company of America	Insurance Company	225 S. East Street, Suite 360
Contractors Bonding and Insurance Company	Insurance Company	9025 N Lin Drive
MALOUF INTERNATIONAL REALTY, INC.	Real Estate Firm	13865 S. Dixie Highway, Suite 300
City National Bank of Florida	Bank Trust Company	16475 S Dixie HWY
Jules Minkes DR. Palmetto Bay Medical Center	Physician	9765 SW 184 ST
A Quality Learning World LLC Little Wonders Learning Academy & Preschool	Educational Institutions	9360-70 SW 164 ST
Inside Out Kids Therapy LLC	Physical/Occupational Therapist	14707 South Dixie Highway unit 313
MARK S PEPIN DR. Coral Reef Chiropractic Center, PA	Chiropractor	9044 SW 152 ST
Safeguard Properties LLC	Retail Store	17171 S Dixie Hwy
Michelle Smithley MAIN STREET CHILDREN'S DENSTISTRY OF PALMETTO BAY	Dentist	8805 SW 144 St
Main Street Children's Dentistry and Orthodontics of Palmetto Bay, P.A	Clinic/Medical Center/Dialysis	8805 SW 144 St
Vet On Time LLC	Veterinarian	17027 South Dixie Hwy
Vet On Time LLC	Animal Services	17027 South Dixie Hwy
HAIR BY CAMI INC	Beauty Services	15053 S Dixie Hwy
Coral Reef Chiropractic Center PA	Clinic/Medical Center/Dialysis	9044 SW 152 ST
Sunrise School of Miami (NON-PROFIT)	Educational Institutions	14920 SW 67 AVE
Prudential Insurance Agency	Insurance Company	9245 SW 157 St, Suite 202

Dowd Builders Inc.	Specialty Building Contractor	7925 SW 154 Terrace
Safeguard Properties LLC	Self-Storage	17171 S Dixie Hwy
Glow by Yanet, LLC	Beauty Services	14857 S Dixie Highway
MW Contractors Inc	Specialty Building Contractor	14720 SW 80 AVE
Behavior Therapy Services of Florida Inc.	Administrative Office	15715 S Dixie HWY Suite 412
USA Wireless Inc.	Administrative Office	8925 SW 148 ST, STE 110
Figurella Palm llc	Weight Control Center	13833 South Dixie HWY
Sugaring By Sierra	Beauty Services	13615 S Dixie Hwy #301
EliteDent PB	Clinic/Medical Center/Dialysis	16935 S Dixie Highway Ste 1.
Jacqueline Correa D.M.D. EliteDent PB	Dentist	16935 S. Dixie Highway Ste 1
Mattress Firm Inc.	Retail Store	14101 S Dixie Highway
ASIAN BEST MARKET INC	Retail Store	17047 S DIXIE HWY
PURE THERAPY ONE LLC	Business Services	8950 SW 152 St, Unit R
Andrew B. Sapiro, P.A.	Attorney	8925 SW 148 street, Suite 200
Publix Super Markets, Inc.	Retail Store	14601 SOUTH DIXIE HIGHWAY
ENVIROWASTE SERVICES GROUP, INC.	Specialty Building Contractor	18001 OLD CUTLER ROAD, SUITE 643
HANANIA MIAMI, LLP MIAMI ACURA	Auto/Truck/Van Sales	16601 S DIXIE HWY
HANANIA MIAMI, LLP MIAMI ACURA	Administrative Office	16601 S DIXIE HWY
Old Navy LLC	Retail Store	13605 S DIXIE HWY 108
HANANIA MIAMI, LLP MIAMI ACURA	Service and Repairs (Non-Contractor)	16601 S DIXIE HWY
GEORGE LUIS HERRERA DR. Balance HRT & Wellness LLC	Physician	14115 S Dixie Hwy Suite H (PMB12)
BALANCE HRT & WELLNESS LLC	Clinic/Medical Center/Dialysis	14115 S DIXIE HIGHWAY Suite H (PMB12)
Marisol Ojeda PN Balance HRT & Wellness LLC	Personal Services	14115 S DIXIE HWY SUITE H (PMB12)
World of smoke & vape - palmetto bay	Retail Store	13981 S Dixie Hwy
DeBeche Family Chiropractic CESAR HOED DE BECHE D.C., P.A.	Clinic/Medical Center/Dialysis	9040 SW 152 Street
DeBeche Family Chiropractic	Chiropractor	9040 SW 152nd Street
L&D	Administrative Office	8762 SW 161 ST
KIDS CUTS BY VILMA	Beauty Services	13615 S Dixie Hwy 112-200
Marina Delima Barrios	Beauty Services	13615 S Dixie HWY Unit 110
HIT Consulting Corp	Consultant/Copy/DUP/Reproduction Service	8485 SW 168 Terrace

The Aesthetic Cure	Beauty Services	14411 S Dixie Hwy, Ste 220
Coral International Realty	Real Estate Branch Office	15715 S. Dixie Highway, Suite 206,
SONTAG MICHAEL W PE	Professional Engineer	15912 SW 92 AVE
MS TWO CORP	Management Services	15912 SW 92 AVE
CENTRADE INTERNATIONAL CORP	Personal Services	14400 SW 73 AVE
El Tamalazo III	Eating Establishment	17579 S Dixie Hwy
Martial Arts Center for Students with Special Needs, Inc.	Educational Institutions	14417 SOUTH DIXIE HIGHWAY
District Health Centers LLC	Clinic/Medical Center/Dialysis	17591 S Dixie Hwy
OSCAR NARANJO DMD Center Of Dentistry and Oral Health	Dentist	9000 SW152nd St, Suite 208
G Brow Design	Beauty Services	13861 south dixie hwy
Brunetti Cremations LLC	Administrative Office	9780 E Indigo St # 303-304
Bright Adventures Academy, LLC	Educational Institutions	17925 SW 97 Avenue
Suchman Real Estate	Real Estate Branch Office	14411 S Dixie Highway, Suite 214
Luis Rene Rodriguez Archcube Architectural Design LLC	Architect	16350 SW 77 Ct
Marcy Wasman PhD	Psychologist	14220 SW 78 CT
Beyondtheshearsllc	Beauty Services	13615 south Dixie highway suite 116
Golden Age Adult Day Care Corp	Adult Day Care	8950 SW 152 ST Suite #101
POLISHED UP LLC	Beauty Services	13615 S Dixie Hwy #112 suite 114
Solutions Haircut Inc.	Beauty Services	17039 S Dixie Highway
305 cafe & juice llc	Eating Establishment	17305 S Dixie HWY
Suchman Retail Group	Management Services	14411 S. Dixie Highway, Suite 214
All Staffing LLC	Administrative Office	14869-71 South Dixie HWY
Pamela Joy Ewing Family Day Care Home	Child Day Care Facility	8885 SW 178 Terrace
MARLIN MOORE POST NO. 133, INC AMERICAN LEGION	Business Services	16401 SW 90 AVE
LOYAL ORDER OF MOOSE 380 INC.	Business Services	9854 East Evergreen Street
Westminster Christian Private School Inc	Educational Institutions	6855 SW 152 ST
Palmetto Bay Centre Inc	Management Services	15715 South Dixie Hwy, Suite 203
Palmetto Bay Medical Center	Clinic/Medical Center/Dialysis	9765 SW 184 ST
ARIBAR LLC PERUVIAN CEVICHES + BAR	Eating Establishment	14501 S Dixie Hwy
Pitman Photo Inc	Film/Photo Process/Develop	14321 S Dixie Hwy

Miami Creamery dba Dairy Queen 18246	Ice Cream Vendor	14271 S Dixie Hwy
Miami Lash Studio, LLC	Beauty Services	14411 S Dixie Hwy, Suite 220
Georges Saliba Face to Face Mental Health Services	Physician	15924 SW 92 AVE
Matthew Westrch DC, PA MNJ Chiropractic Clinic	Clinic/Medical Center/Dialysis	9710 East Indigo St. Suite 301
Winhold Montessori School, Inc	Educational Institutions	17555 S DIXIE HWY
Lincoln-Marti Community Agency, Inc.	Child Day Care Facility	9401 SW 168 St
Lincoln-Marti Community Agency, Inc.	Child Day Care Facility	9810 Wayne Ave
FIDELITY LIFE ASSOCIATION	Insurance Company	1350 E TOUHY AVE SUITE 205-W
WASHINGTON NATIONAL INSURANCE COMPANY	Insurance Company	11825 N. Pennsylvania St.
ROOT INSURANCE COMPANY	Insurance Company	80 E Rich St , suite 500
PROTECTIVE LIFE INSURANCE COMPANY	Insurance Company	P O BOX 2723
BANKERS LIFE & CASUALTY COMPANY	Insurance Company	11825 N. Pennsylvania St.
ACCORDIA LIFE AND ANNUITY COMPANY	Insurance Company	215 10TH ST. SUITE 1100
NORTH AMERICAN COMPANY FOR LIFE & HEALTH	Insurance Company	One Sammons Plaza
MIDLAND NATIONAL LIFE INS COMPANY	Insurance Company	One Sammons Plaza
Ondonaga services llc	Passenger Transportation Services	9555 sw 175 ter Suite 106
Forethought Life Insurance Company	Insurance Company	10 W. Market St. Suite 2300
United State Liability Insurance Company	Insurance Company	1190 Devon Park Drive
SPINNAKER INSURANCE COMPANY	Insurance Company	1 Pluckemin Way, Suite 102
EQUITRUST LIFE INS CO	Insurance Company	222 West Adams Street, Suite 2150
SECURITY NATIONAL INSURANCE COMPANY	Insurance Company	P.O. BOX 2450
FOREMOST INSURANCE COMPANY	Insurance Company	P.O. BOX 2450
FOREMOST PROPERTY AND CASUALTY INS CO	Insurance Company	P.O. BOX 2450
LUMINO LIFE INSURANCE COMPANY	Insurance Company	777 Research Drive, Suite 104
Media Relations Group, LLC	Business Services	14707 South Dixie Hwy, Suite 404
MAXWELL BROS, LLC	Eating Establishment	17395 S Dixie Highway

Habana1968 luxury barbershop Corp	Barber Shop/Chair	14989 S Dixie hwy
Cry Baby Creamery	Ice Cream Vendor	17389 S Dixie Highway
Affordable Acupuncture Clinic	Clinic/Medical Center/Dialysis	17045 South Dixie Highway
Loren Browne DR. Affordable Acupuncture Clinic	Acupuncture	17045 South Dixie Highway
Miami Vice Barbershop	Barber Shop/Chair	15323 S Dixie Hwy
Robots Drinking Tea LLC	Business Services	9134 Southwest 181 Terrace
SA Consultants, LLC	Administrative Office	7625 SW 160 Ter
LITTLE STEPS II.INC	Child Day Care Facility	17051 S DIXIE HWY
X Booting LLC	Administrative Office	9555 SW 175 Ter, STE 103
Angel Medical Care LLC	Clinic/Medical Center/Dialysis	9710 E Indigo St Ste 303
Rigoberto Franco MD	Physician	9710 E Indigo St Ste 303
Palmetto Bay Preschool	Educational Institutions	9771 East Indigo ST
SUSHI MAKI PALMETTO BAY CORP	Eating Establishment	14491 S Dixie Hwy
Alexander School	Educational Institutions	14850 SW 67 AVE
Shalisa of Miami Events INC	Business Services	9122 SW 182 ST
Alexander School, Inc	Child Day Care Facility	17800 OLD CUTLER RD
Alexander Toddler & Preschool, Inc	Educational Institutions	14400 OLD CUTLER RD
Alexander School's Infant & Toddler Program	Educational Institutions	17700 OLD CUTLER RD
OLD CUTLER PRESBYTERIAN CHURCH (NON-PROFIT)	Educational Institutions	14401 OLD CUTLER RD
Proline Mobile Services INC	Barber Shop/Chair	14227 S Dixie Hwy, Suite B
BLOW DRY GIRLS BY ADA LLC	Beauty Services	13615 S Dixie Hwy, Suite 119
Dr. Jaime I. Flores	Physician	14707 S Dixie Hwy, PH403
Lyf Aesthetics	Clinic/Medical Center/Dialysis	14707 S Dixie Hwy, PH403
GSD Imports, LLC Audi Miami South	Auto/Truck/Van Sales	17405 S Dixie Hwy
GSD Imports, LLC Audi Miami South	Business Services	17405 S Dixie Hwy
ASSURITY LIFE INS CO	Insurance Company	2000 Q Street
Madison Narional Life Ins	Insurance Company	1 Horace Mann PLZ
GOVERNMENT PERSONNEL MUTUAL LIFE INS CO	Insurance Company	2211 NE Loop 410
Assurance America Insurance Company	Insurance Company	5500 INTERSTATE NORTH PARKWAY SUITE 600
The chesapeake life Insurance Company	Miscellaneous	7440 Woodland Drive

Tier One Insurance Company	Miscellaneous	1932 Wynnton RD
UNIFIED LIFE INS CO	Miscellaneous	7201 W 129 ST SUITE 300
WEST COAST LIFE INSURANCE COMPANY	Miscellaneous	P O BOX 2723
AMERICO FINANCIAL LIFE & ANNUITY INS COMPANY	Miscellaneous	P. O. BOX 410288
ALL SAVERS INSURANCE COMPANY	Miscellaneous	7440 Woodland Drive
UNITEDHEALTHCARE LIFE INSURANCE COMPANY	Miscellaneous	P O BOX 1459
Sierra Health and Life Insurance Company Inc	Miscellaneous	3100 AMS Boulevard
DELAWARE LIFE INS CO	Miscellaneous	10555 GROUP 1001 WAY
MID-WEST NATIONAL LIFE INSURANCE COMPANY	Miscellaneous	7440 Woodland Drive
Farmers Insurance Exchange	Miscellaneous	6301 Owensmouth Ave
Heartland National Life Insurance Company	Miscellaneous	4200 little blue parkway suite 400
AMERICAN FAMILY LIFE ASSURANCE CO OF COLUMBUS	Miscellaneous	1932 Wynnton RD
Holistic Wellness Home Health Care	Administrative Office	8925 SW 148 St Suite 108
The Sand and Gravel Shop	Business Services	17911 S Dixie Hwy
Luxury Lifestyle Management, Inc.	Accountant	15321 S Dixie Hwy, Suite 210
Kings Bay Travel Service Inc.	Tour/Travel Agency	15305 SW 74 CT
Nicklaus Children's Pediatric Specialists at Coral Reef	Clinic/Medical Center/Dialysis	8950 SW 152 ST SUITE A-115
Astur Home Care LLC	Home Medical Care Provider	18001 Old Cutler Road, Suite 655
Indigo Palmetto Bay	Apartments	9500 SW 174 Street
Ombright Wellness Acupuncture Holistic Center MNJ Chiropractic Clinic	Acupuncture	9710 east indigo st
New Sunrise Behavior Therapy Corp	Administrative Office	9555 SW 175 Ter Suite 214
7- ELEVEN STORE # 34984	Retail Store	15199 S DIXIE HWY
7- ELEVEN STORE # 34984	Take Out Food/Snack Bar	15199 S DIXIE HWY
7-Eleven Inc	Dealer in Petroleum Products	15199 S DIXIE HWY
Shondorfhaus Specialties LLC Babe's Meat & Counter	Eating Establishment	9216 SW 156 Street
J S LEW INC Merle Norman cosmetics	Beauty Services	13617 S Dixie Hwy, Suite 124
Styled by Jenn Inc	Beauty Services	15053 South Dixie HWY

Security Task Force, LLC.	Guard Patrol Agency	18001 Old Cutler Rd Suite 552
AVIKTOR CORPORATION	Specialty Building Contractor	17650 SW 87 AVE
Palmetto Medical Institute	Educational Institutions	9245 SW 157th Street, Suite 209
Perrine Cutler Press Inc.	Printing/Lithograph	990 Perrine Ave
LTY Designs, Inc.	Beauty Services	13617 S Dixie Hwy, Suite 124
HOME STEEL PATIO LLC	Retail Store	960 Perrine Avenue
VISIONWORKS, INC	Retail Store	13601 S Dixie Hwy
Ana M Buzzi VISIONWORKS, INC	Optometrist	13601 S Dixie Hwy
Scarlettâ€™s Center Stage	Business Services	14115 S Dixie Hwy, Suite D&E
Palmetto Bay Academy Education LLC	Administrative Office	16637 S Dixie Hwy
Golden Rule Seafood	Eating Establishment	17505 South Dixie Highway
Golden Rule Seafood	Retail Store	17505 South Dixie Highway
EASTMAN PARTNERS LLC	Real Estate Branch Office	14707 SOUTH DIXIE HIGHWAY Suite 312
ACE AMERICAN INSURANCE COMPANY	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
ACE FIRE UNDERWRITTERS INS CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
BANKERS STANDARD INS CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
CHUBB INDEMNITY INS CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
FEDERAL INSURANCE CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
GREAT NORTHERN INSURANCE CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
PACIFIC EMPLOYERS INS CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
PACIFIC INDEMNITY CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
VIGILANT INSURANCE CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
WESTCHESTER FIRE INSURANCE CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
ESTRELLA INSURANCE	Insurance Company	16635 S Dixie Hwy
Steve Myers Insurance Agency, Inc. State Farm	Insurance Company	9004 SW 152 Street
ALL ABOUT INSURANCE INC MULLIGAN MOTOR INC	Insurance Company	17891 S DIXIE HWY SUITE 105
Gowin Insurance Agency, Inc.	Insurance Company	8700 SW 159 Street
Legacy III Insurance Agency dba GreatFlorida Insurance-Palmetto Bay	Insurance Company	9811 WAYNE AVE
AR 1 INSURANCE LLC UNIVISTA INSURANCE	Insurance Company	9829 SW 184 ST
Bupa Insurance Company	Insurance Company	18001 Old Cutler Rd, Suite 500
ACE PROPERTY AND CASUALTY INS CO	Miscellaneous	436 WALNUT ST, PO BOX 1000 WB12A
Matthew Westrch DC, PA	Chiropractor	9710 East Indigo St. Suite 301

Regis House, Inc.	Mental Medical Counselor	9245 SW 157 St Suite 203
De Sol Property Management, Inc	Management Services	18001 Old Cutler Rd Suite 552
Little Planet Behavioral Services	Administrative Office	14707 S Dixie HWY STE 303
synergy consulting services, inc	Billing/Bookkeeping Service	18151 SW 98 CT
Tactile Construction LLC	Specialty Building Contractor	7605 Sw 161 terrace
Weight and Wellness of South Florida	Weight Control Center	14115 South Dixie Highway, Suite I
Kuts 4 Kids Inc	Beauty Shop/Chair	9841 SW 184 Street
My Tobacconist Inc. My Tobacconist Smoke Shop	Retail Store	9869 E. Fern Street
TCG FOOD SUPPLY LLC	Business Services	17225 S DIXIE HWY 104
Banner Tire South	Business Services	17645 S Dixie Hwy
Giancarlo's Miami INC GC Miami Barbershop	Barber Shop/Chair	9835 SW 184th St
ANTIQUE MALL Y'ALL OF PERRINE INC.	Antique/Art Dealer/Studio	9845 E. FERN ST.
ML Opovo inc PALMETTO BAY DRY CLEANERS	Cleaner/Laundry/Alterations	17375 S DIXIE HWY
Doly Baquero D.V.M The falls Animal Clinic	Veterinarian	15301 S Dixie Hwy
DMinel Partners LLC	Consultant/Copy/DUP/Reproduction Service	8925 SW 148 ST Suite #210 #2
COMPREHENSIVE PERSONAL CARE SERVICES, INC.	Administrative Office	8925 SW 148 STREET SUITE 100
8th Gate Tattoo LLC	Business Services	14115 S Dixie HWY
SCHAPIRO JOEL MD	Physician	18057 S DIXIE HWY
JMR CONSTRUCTION SERVICES	Administrative Office	14707 S. DIXIE HWY, #317
DOLLAR TREE STORES, INC.	Retail Store	15043 S DIXIE HWY
Yoliâ€™s Bowtique Inc.	Business Services	13845 S Dixie Hwy
JBW Realty Group Inc	Real Estate Branch Office	17303 SW 87 AVE
MAR DEL SUR TRADING CORP	Management Services	17045 SW 81 CT
Lianne M Pino OD PA Exceptional Vision	Optometrist	9000 SW 152 St SUITE 204-205-206
HAIR BY NORMA AT PALMETTO BAY, INC.	Beauty Services	17992 SW 97 Ave
Flores Construction Group	Specialty Building Contractor	7705 SW 141 Street
Frankie's Pizza	Food Products mfg./Process	7895 SW 152 ST
Gorman Painting Inc	Administrative Office	7920 SW 165 street

The Billbrough Firm, P.A.	Attorney	7321 SW 146 Terrace
Terrecon Design & Construction Inc.	Specialty Building Contractor	7515 S.W. 168 Street
Michael D. Feldman, D.O.	Physician	8750 SW 144 Street, Suite 203
Goodwill Industries of South Florida, Inc.	Retail Store	17631 S Dixie Hwy
Revived Barbershop	Barber Shop/Chair	18079 s Dixie Highway
D' ALEMBERTE SOL INC PHOENIX SPORTS	Personal Services	7895 SW 152 ST
Eva's Hair Salon LLC	Beauty Services	17019 S Dixie Hwy
PEDIATRIC DENTAL CENTER OF PALMETTO BAY	Clinic/Medical Center/Dialysis	Pediatric Dental Centers Of Palmetto Bay
Ramsca Inc	Retail Store	14317 SOUTH DIXIE HWY
OUTDOOR PATIO EMPORIUM CORP	Retail Store	13801 S Dixie Hwy
Aquariumart, Inc	Retail Store	9843 SW 184 STREET
PAUL M. COWAN P.A Paul M. Cowan & Associates, P.A.	Attorney	8925 SW 148 Street, Suite 100
Progressive Casualty Ins Company	Administrative Office	17901 Old Cutler Rd - Suite 300
Juan Quintero DMD	Dentist	17996 SW 97 AVE
Franjo Road Station Inc 87	Eating Establishment	18001 SW 97 AVE
Franjo Road Station Inc 87	Retail Store	18001 SW 97 AVE
Franjo Road Station Inc 87	Take Out Food/Snack Bar	18001 SW 97 AVE
Franjo Road Station Inc	Dealer in Petroleum Products	18001 SW 97 AVE
T-MOBILE SOUTH LLC D/B/A T-MOB	Retail Store	15801 S DIXIE HWY SUITE E
HONGLI REN ORIENTAL HEAVEN MASSAGE	Massage Therapist	9865 SW 184 ST
SUBKING LLC	Eating Establishment	17945 SW 97 Ave
Efficient Construction Enterprise Inc	Specialty Engineering Contractor	6741 SW 140 ST
Automated Accounting for Small Business, Inc	Accountant	15715 S Dixie Hwy Ste 231
WALKER BUILDING SERVICES INC	Specialty Building Contractor	9000 SW 152 ST Suites 104-106
Silhouette Modeling Agency ,LLc	Educational Institutions	13821 S DIXIE HWY
Stonefish Inc	Specialty Building Contractor	14425 SW 84 CT
Elite Miami Realty, LLC	Real Estate Broker	7621 SW 149 Street
kriscolorshair	Beauty Services	13615 S Dixie Hwy Suite 202
PAUL M. COWAN & ASSOCIATES, P.A.	Attorney Branch Office	8925 SW 148th Street, Suite 100

OG Dance Studios, Inc Fred Astaire Dance Studios - Pinecrest	Educational Institutions	14109 S Dixie Hwy
Dorta G Contractors LLC	Specialty Building Contractor	8240 SW 164 TER
Designcube, LLC	Consultant/Copy/DUP/Reproduction Service	15805 SW 90 Avenue
JRL Contractors	Specialty Building Contractor	16017 SW 74 PL
American Bath Inc	Retail Store	14241 S Dixie Highway
GGA Investments LLC Caffe Portofino	Eating Establishment	13615 south Dixie hwy suite 117
CARLOS M MARTINEZ MD	Physician	9725 SW 184 ST
THE CUT STOP BARBERSHOP INC.	Barber Shop/Chair	9853 EAST FERN STREE
Malibu Pools USA, LLC	Retail Store	17690 S Dixie Hwy
Elemental Jiu- Jitsu and Fitness	Business Services	13855-57 S Dixie Hwy
Group4C, LLC	Administrative Office	7460 SW 158 TER
Florida Sleep Consultants Miami Mattress	Retail Store	14197 S Dixie Hwy
Kleidys Nails Salon LLC	Beauty Services	17225 S Dixie highway
Miami Sports Club Corp.	Instructor/Training/Tutor	7895 SW 152 ST
Round Tuit Inc	Specialty Building Contractor	13900 Old Cutler Rd
Palmetto Bay Yoga INC	Fitness Center - Membership	13847-67 SOUTH DIXIE HWY
Lucys Place Inc	Cleaner/Laundry/Alterations	13841 S Dixie HWY
168 BP, Inc	Retail Store	16815 S Dixie Hwy
LEROSE BEAUTY SALON	Beauty Services	15319 SOUTH DIXIE HWY
NC Homes	Administrative Office	7800 SW 180 St
Robert F Buksch Jr. DMD	Dentist	9000 SW 152 ST #101
Beauty By Michelle, LLC	Beauty Services	15715 South Dixie Hwy Suite 409
Exotiquarium Pet International	Retail Store	13615 S Dixie Hwy # 115,
Massage Blue Corp	Message Establishment	17033 S Dixie Hwy
Michael D Feldman D.O., P.A.	Clinic/Medical Center/Dialysis	8750 SW 144th Street Suite 203
ALL ACCOUNTING SERVICES LLC	Accountant	18085 S DIXIE HWY
GENERALCOVER LLC	Insurance Adjuster	14707 S Dixie Hwy suite 320
PROS MIAMI SOUTH LLC	Clinic/Medical Center/Dialysis	14437 SOUTH DIXIE HWY
Matisses Hair Loft LLC	Beauty Services	13615 South Dixie HWY Unit # 312
Arepas Macita Inc	Take Out Food/Snack Bar	9825 SW 184 ST

TD BANK NA	Banking Facility	14395 South Dixie Highway
White Orchid Spa	Beauty Services	13615 S. Dixie Highway, Suite 108
HDI GLOBAL INSURANCE COMPANY	Miscellaneous	161 N CLARK ST FLOOR 48
NATIONAL TEACHERS ASSOCIATES LIFE INSURANCE COMPANY	Miscellaneous	1 Horace Mann PLZ
jinfeng 888 inc Oriental Heaven Massage	Business Services	9865 sw 184 street
STONE, GLASS & CONNOLLY, LLP	Attorney Branch Office	18001 Old Cutler Road, Suite 457
Rhonda Rees Vivas Psy.D.	Psychologist	14707 South Dixie Highway, Suite 211
YANIERIS MATOS MEDINA		
VISIONWORKS, INC	Optometrist	13601 S Dixie Hwy
Acol Realty Inc.	Real Estate Broker	16940 SW 87 Ave
The Boulos Realty Company	Real Estate Branch Office	14411 South Dixie Hwy Suite 215
Hair by Kathy LLC	Beauty Services	15053 S Dixie HWY
Wz enterprises Mekong chinese	Eating Establishment	18073 S Dixie Hwy
RONLO ENTERPRISES, INC.	General Engineering Contractor	18001 Old Cutler Rd, Suite 405
JL Brown Development, Inc.	Administrative Office	13645 OLD CUTLER RD
Marcell Hetenyi CPA PA SCHECKNER & HETENYI, PL	CPA	18001 Old Cutler Road STE 421
Scheckner & Hetenyi, PL	Accountant	18001 Old Cutler Road STE 421
ENTERPRISE RENT-A-CAR	Business Services	16011 South Dixie Hwy
Mahoney Construction Inc	Specialty Building Contractor	16801 SW 84 Ave
Mugica Group Homes # 4	Assisted Living Facility	18341 SW 87 Ave
Hair Wizard	Beauty Services	17573 S Dixie Highway
THE CEVICHE AND GUACAMOLE HOUSE		
Coral Reef Farmers Market	Food/Beverage Sales	7895 SW 152 ST
The butcher shop inc	Eating Establishment	14235 S Dixie HWY
Catering shop inc	Business Services	14233 S Dixie HWY
Palmetto Bay Ballet Corp Ballet At The Park Dance Studio	Educational Institutions	17535 SW 95 Ave
MARK WEBER SOUND SPECIALIST, INC.	Administrative Office	15410 SW 78 COURT
S&R pressure cleaning	Specialty Building Contractor	15321 SW 79 AVE
Clarin Eye Care Center P.A.	Clinic/Medical Center/Dialysis	14429 S Dixie Hwy
CORAL REEF DENTAL CENTER	Clinic/Medical Center/Dialysis	14981 SOUTH DIXIE HWY
ROK GAMING LLC	Business Services	15305 S Dixie Hwy
PRAMS WATER SHIPPING Co INC	Administrative Office	13704 SW 83 CT

Kleber plumbing Co.	Specialty Plumbing Contractor	9740 Sw 181 terrace
BOLD ON 88TH	Apartments	8800 SW 141 ST
The Dreadnought Group, Inc.	Consultant/Copy/DUP/Reproduction Service	17220 SW 84 CT
jvsciascia inspections maintence &a/c inc.	Business Services	9200 SW 183 TER
Cris Kore Pilates, LLC	Fitness Center - Membership	9024 SW 152 street
Allied Plumbing & Drain Cleaning, Inc.	Specialty Plumbing Contractor	8720 SW 149 TER
PR AIRBOATS SERVICES INC	Administrative Office	18020 SW 94 CT
THE COOKIE BANDIT,INC	Administrative Office	16195 SW 117 AVE
Pesky Critters Inc	Administrative Office	7220 Sw 151 St
American Republic Antiques & Collectibles LLC	Antique/Art Dealer/Studio	9841 East Fern St.
Excell Electric Systems, LLC	Specialty Electrical Contractor	9245 SW 157th Street Suite 103
Beacon Financial Resource Group, Inc.	Mortgage Broker Business	14510 SW 77 Court
The Learning Tree of Arts Inc	Educational Institutions	13863 S Dixie Highway
ROBERT S STEINBERG PA DBA STEINBERG & ASSOCIATES	Attorney Branch Office	15715 S DIXIE HWY Suite 226
Stoned Goat Smoke and Vape Shop LLC	Retail Store	17891 S Dixie Hwy
GDZ Computer Services, Inc.	Computer/Data Processing Services	18001 Old Cutler Rd Suite 562
Signs R Us Advertising Balloon Inc.	Business Services	9220 SW 156 ST
Goodnature Construction LLC	Specialty Building Contractor	15740 SW 77 AVE
Maritzaâ€™s Hair Studio	Beauty Services	13615 S Dixie Hwy, STE 208
Concerned Citizens of Old Cutler INC 2005	Administrative Office	6940 SW 142 TER
Pastorella Enterprises INC	Administrative Office	6940 SW 142 TER
Yaimara luzardo	Beauty Services	15053 S Dixie HWY
Fernando J Duarte DMD, PA	Medical/Dental (Prepaid) Maintenance Organization	8977 SW 152 Street
AYESHA FINE DINING INC	Eating Establishment	14151 S Dixie Hwy
OPUSCARE OF FLORIDA	Clinic/Medical Center/Dialysis	9730 E FERN ST
Pet Love GroomSpa LLC	Animal Services	17984 SW 97 Ave

Black Diamond Capital Group LLC Planet Van Rentals	Administrative Office	14707 S Dixie Highway SUITE 108
SOR Schools III, LLC School of Rock Palmetto Bay	Educational Institutions	14765 S Dixie Highway
SBS Investments of Dade County	Specialty Building	
Christina's Party Rentals Inc	Contractor	9740 E EVERGREEN ST
DADELAND DODGE CHRYSLER JEEP	Business Services	16501 SOUTH DIXIE HWY
Fingerprint Technologies, Inc.	Administrative Office	15321 S Dixie Hwy.
MI RA JEWLERS	Retail Store	13797 South Dixie Highway
Kurt Klaus Attorney at Law	Attorney	15715 South Dixie Hwy. Suite 225
DADELAND DODGE CHRYSLER JEEP	Business Services	16501 S Dixie Hwy
DESTINY RESEARCH CENTER	Clinic/Medical Center/Dialysis	9725 SW 184 St
Tracy Lynne Davis Alvarez	Beauty Services	15053 S Dixie Highway
Jan T Grooming	Animal Services	9851 SW 184 ST
Jan T Grooming	Retail Store	9851 SW 184 ST
Dade Medical Associates inc	Clinic/Medical Center/Dialysis	18057 S DIXIE HWY
SIMON DAVID F CPA THE SIMON-CRAIR GROUP CERTIFIED PUBLIC ACCOUNTANTS, PA	Accountant	8925 SW 148 St, Suite 212
CHEF MARTINE LLC Coral Reef Farmers Market	Food/Beverage Sales	7895 SW 152 ST
Breder Management Corp	Real Estate Branch Office	9861 SW 184 Street
D's DIY AGE BURGERS Farmers Market at Coral Reef Park	Food/Beverage Sales	7895 SW 152 ST
CREATED BY CARY LLC Coral Reef Farmers Market	Apparel/Accessory Manufacturer	7895 SW 152 ST
305 BBQ TOGO/ LA COCINA DE JO (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
FRIENDS PRODUCTS LLC (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
VIVI SWEETS LLC (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
PARASIDE FRMS ORGANIC CORP (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
SALSA Y SABOR (Coral Reef Farmer's Market)A INC	Food/Beverage Sales	7895 SW 152 ST
CANDEELAND (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST
Whatchewsay? Inc. (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
ABP Aventura Inc Relax The Back	Retail Store	13619 S. Dixie Hwy #129

Charcuterie Bree (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST
PATTY DOES CROCHET (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST
LAS VIOLETAS (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
MARITZA GOMEZ BAKE GOODS (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
UNIQUE BOITIQUE DESIGN (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
LVG CREATIONS (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST
SOUTHERN GREEN (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
DULCES! BY AIDA (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
NATURES KARMA BAZAAR (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
TROPICAL WAFFLE (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
ARBOLITOS CO (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
AYA DELIGHTS (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
ZARED ZARZA BRAND (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST
CECCI STONES (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
VALROCKS TIE DYE (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST
PROVIDA HEALTH (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
MARGGIES SHOT (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
A1 Superior Cleaning System Inc.	Retail Store	13831 S Dixie Hwy
DataRemote Inc	Consultant/Copy/DUP/Reproduction Service	18001 Old Cutler Rd, Ste 368
Hometown Organizing LLC	Administrative Office	7361 Southwest 165 Street
George Family Farm	Administrative Office	7840 SW 180 Ter
Scoba Investigations Inc	Private Investigative Agency	17720 SW 76 Avenue
DataRemote Inc	Business Services	18001 Old Cutler Rd, Ste 370
DataRemote Inc	Administrative Office	18001 Old Cutler Rd, Ste 600
Bright Behavioral Health Corp.	Business Services	18001 Old Cutler Road, Suite 550

Thornton Tayloe Perry	Dentist	8975 SW 152 ST
The Falls Animal Clinic LLC	Veterinary Clinic	15301 S Dixie Hwy
Isaacs Roofing & Insulation Corp	Administrative Office	17225 S Dixie Hwy Suite 200
Cervinos Insurance LLC dba Sebanda Insurance	Insurance Company	18001 Old Cutler Rd Suite 637
SC Colonial Palms LLC Sport Clips Haircuts	Barber Shop/Chair	13611 S Dixie Hwy Unit 108
Envirocrete, Inc.	Specialty Building Contractor	17225 S DIXIE HWY, Suite 200
VUELTA FLORALBA DDS PA CORAL REEF DENTAL CENTER	Dentist	14981 S Dixie HWY
Sunstate Bank	Banking Facility	14095 South Dixie Highway
Pitman Photo Inc	Retail Store	14321 S Dixie Hwy
Piedra Data Services, LLC	Business Services	18001 Old Cutler Road #407
Checkers Drive-In Restaurants, Inc	Take Out Food/Snack Bar	13625 South Dixie Hwy
Chic Nails Studio 117 LLC	Beauty Services	13615 S Dixie Hwy 112- 117
Contrada Realty LLC	Real Estate Firm	183995 sw 84 ct
Optical Crime Prevention INC	Security Systems Monitoring	9726 East Indigo Street, Suite 200
Andrea's Magic Touch LLC	Beauty Services	14115 S Dixie HWY suite J
Pink polish llc	Beauty Services	13805 S Dixie Hwy
Alaine's Osteria	Eating Establishment	7290 SW 168 ST
Ginard Studio, LLC	Architect	18001 Old Cutler Rd, Suite 649
CORAL REEF LAW OFFICES PA	Attorney Branch Office	7600 SW 136 ST
LIMBER LLC CLUB PILATES PALMETTO BAY	Fitness Center - Membership	15365 S Dixie HWY SUITE 3-4
RCR PLUMBING SERVICES, INC.	Specialty Plumbing Contractor	14707 S. DIXIE HIGHWAY SUITE 402D
Ad Designs Incorporated	Administrative Office	16735 SW 83 AVE
United lending Corporation	Administrative Office	14411 S Dixie Hwy Suite 209
c/o Stone & Associates Law Firm, PA	Attorney Branch Office	18001 Old Cutler Road, Suite 457
Richard David Guadagnolo, II	Attorney	18001 Old Cutler Road, Suite 457
ELDER LIFE MENTAL HEALTH INC	Clinic/Medical Center/Dialysis	18140 SW 97 AVE
Wider Realty LLC	Real Estate Firm	9710 E Indigo St Suite 201
Gaston de Zarraga Computer Services Inc.	Administrative Office	18001 Old Cutler Rd Ste 562
Hair Affair by Maria	Beauty Services	13615 S Dixie HWY #203
MILAâ€™S NAILS CORP	Beauty Services	13615 S DIXIE HWY Unit 100
17777 Old Cutler Road. LLC	Administrative Office	18001 Old Cutler Road Suite 403
Pinecrest Travel	Tour/Travel Agency	15321 S Dixie Highway
Galaxy Nails	Beauty Shop/Chair	14973 S Dixie Hwy

AJ's Jewelry	Retail Store	17501 South Dixie Highway
Mandel Law Group, P.A.	Attorney Branch Office	8925 SW 148 ST
Patterson & Sweeny, PL	Attorney Branch Office	18001 Old Cutler Road, Suite 635
ALL FLORIDA CLAIMS PROFESSIONALS INC	Administrative Office	15130 SW 89 AVENUE
Jennifer Martinez-Amores, DMD	Dentist	13617 South Dixie Highway
Amores Dental Care	Clinic/Medical Center/Dialysis	13617 South Dixie Highway Suite # 126
THE SIMON-CRAIR GROUP CERTIFIED PUBLIC ACCOUNTANTS, PA	Administrative Office	8925 SW 148 St, Suite 212
GMSTEK, LLC	Administrative Office	18001 Old Cutler Rd., Suite 472
Diaz & Cooper Advertising, Inc.	Advertising/Marketing/Public Relations	8190 SW 148 Drive
Empire interior wall corp	Administrative Office	13765 sw 80 ave
BG Building Group LLC	Specialty Building Contractor	8245 SW 177 TER
Sandra p hair stylist	Beauty Services	13615 S Dixie Hwy #112
KENDALL Y AUTOMOTIVE MANAGEMENT, LLC KENDALL HYUNDAI	Auto/Truck/Van Sales	15895 S DIXIE HIGHWAY
Lawns by AL	Lawn/Landscape/Tree Services	9122 SW 181 ST
Divine Paradise Spa	Beauty Services	15715 S Dixie HWY, Suite 220
Commercial Pay Vacuums Inc	Administrative Office	9831 EAST EVERGREEN STREET
Mar Trading Corp.	Administrative Office	16032 SW 74 PL
Rsmart Kona-Ice MIami South	Business Services	7895 SW 152 ST
Premier Landscape Group Inc	Lawn/Landscape/Tree Services	8320 SW 183 terr
Osdatec ,Inc.	General Building Contractor	15321 SOUTH DIXIE HIGHWAY
Francisco J. Espinosa,DMD,PA	Dentist	9000 Coral Reef Dr, Suite 201
Moving Toward Agape, Inc.	Mental Medical Counselor	15715 S Dixie Hwy Suite 403
Sandis Discount Store	Retail Store	13853 S Dixie Hwy
G&D PPEC LLC	Clinic/Medical Center/Dialysis	14201 S DIXIE HWY
A&S Good Behavior LLC	Business Services	15715 S Dixie HWY, Suite 330
ibeyond, Inc. ibeyond pilates	Fitness Center - Membership	13825 S DIXIE HWY
PERRINE BOOK AND VIDEO	Retail Store	18093 S DIXIE HWY
PLATINUMPRO ELITE CORP	Insurance Adjuster	14707 S DIXIE HWY # 209
Exceptional Vision	Clinic/Medical Center/Dialysis	9000 SW 152 ST SUITE 204-205-206

Miami Beach Medical Consultants LLC	Clinic/Medical Center/Dialysis	9855, 9861, 9863 E Fern St
R.V.O. ENTERPRISES CORPORTION Bud Stop Florist	Retail Store	16705 OLD CUTLER RD
dunamis pichi zuri LLC Padron Dry Cleaners	Business Services	9877 sw 184th st
DESIRE HEALTH CARE CORP	Administrative Office	15321 S Dixie Hwy Ste 305
Grove Bank & Trust	Bank Trust Company	14695 S DIXIE HWY
BrandsMart USA of South Dade LLC	Retail Store	16051 S DIXIE HWY
Purified Wellness Aesthetics	Clinic/Medical Center/Dialysis	14707 S dixie hwy # 204
Prestige Aba Therapy Corp	Business Services	9555 SW 175 Ter Unit 650
Jones Stephen MD Purified wellness aesthetics	Physician	14707 S Dixie hwy suite 204
Modern Medspa, LLC	Personal Services	13615 S Dixie Highway, Suite #308
Dr. Dwight Reynolds	Psychologist	15715 S. Dixie Hwy, #327
T-Mobile Financial LLC T-Mobile	Retail Store	15801 S Dixie Hwy, Ste E
T-Mobile Leasing LLC	Retail Store	15801 S Dixie Hwy, Ste E
ST. THOMAS UNIVERSITY, INC. (NON-PROFIT)	Administrative Office	9555 SW 175TH TERRACE, SUITES 216-218
Lifestream wellness (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
Crumble Delight (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
Cafe Vidita (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
PKELLEER ART (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
Nuni's Baked Goods (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
Denim Rag (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
BE 3D PRINT SHOP (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
Emmys Catering (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
JEWELRY BY PAULOUA (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
Chef Norlan Catering (Coral Reef Farmer's Market)	Food/Beverage Sales	7895 SW 152 ST
Paul n. Contessa & Assoc LLC	Business Services	15321 South Dixie Highway #207
LEMON MOON DROP CHARMS (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST

MUD BOYS INC (Coral Reef Farmer's Market)	Business Services	7895 SW 152 ST
MAGIC CITY DRINKWARE (Coral Reef Farmer's Market)	Apparel/Accessory Manufacturer	7895 SW 152 ST
Tiffany Silverman c/o Stone & Associates Law Firm, PA	Attorney	18001 Old Cutler Road, Suite 457
Banyan Tree Service, Inc.	Lawn/Landscape/Tree Services	9303 SW 182 ST
South Dade Realty	Real Estate Branch Office	17917 SW 97 AVE
La Vida Sigue Adult Daycare	Adult Day Care	13813-15 S Dixie Hwy
BBT Home Care & Staffing, LLC Right at Home	Administrative Office	18001 Old Cutler Road, Suite 554
Studio 413 Salon & Spa	Beauty Services	15944 SW 92 AVE
MIAMI GOLD COINS INC	Retail Store	13789 S Dixie Hwy
NATIONWIDE MUTUAL INSURANCE COMPANY	Miscellaneous	1 NATIONWIDE BLVD, 1-99-FIN3
VEROS AIRCRAFT SALES AND RENTALS LLC SOFLO SMOKE SHOP	Retail Store	17035 S DIXIE HWY
Allied Building Inspection Services, Inc.	Administrative Office	18001 Old Cutler Road, Suite 560,
HEAVENLY CORN CREATIONS INC (CORAL REEF FARMERS MARKET)	Food/Beverage Sales	7895 SW 152 ST
VELVET PETALS FLORAL ART (CORAL REEF FARMERS MARKET)	Business Services	7895 SW 152 ST
DTT Coaching Services, LLC	Administrative Office	9745 SW 184 ST
DAMARYS CLEMENT DTT Coaching Services, LLC	Personal Services	9745 SW 184 ST
JULIO C CASTRO M.D DTT Coaching Services, LLC	Physician	9745 SW 184 ST
Shaddai Lebanese Grill, Inc. Los Bandoleros	Eating Establishment	14487 S Dixie Hwy
BRACC'S BREW (CORAL REEF FARMERS MARKET)	Food/Beverage Sales	7895 SW 152 ST
GOGO'S FLAN (CORAL REEF FARMERS MARKET)	Food/Beverage Sales	7895 SW 152 ST
DGQ CREATIONS (CORAL REEF FARMERS MARKET)	Apparel/Accessory Manufacturer	7895 SW 152 ST
POPINBOBA LLC (CORAL REEF FARMER MARKET)	Food/Beverage Sales	7895 SW 152 ST
Revenue Cycle Management Professionals, Inc	Administrative Office	15715 South Dixie HWY, Suite 312 and 313
Allstars Insurance Partners Estrella Insurance	Insurance Company	18071 S DIXIE HWY

VITALITY HEALTHCARE GROUP	Clinic/Medical Center/Dialysis	14873 S DIXIE HWY
CLAUDIA LOPEZ D.N.P VITALITY HEALTHCARE GROUP	Physician	14873 S DIXIE HWY
ALL FLORIDA YACHT SALES LLC	Yacht /Boat/Marine Broker	18211 SW 95 CT
BOX IQ FITNESS + KNOWLEDGE LLC	Fitness Center - Membership	15900 SW 92 AVE
168 BP, Inc	Dealer in Petroleum Products	16815 S DIXIE HWY
Starwood Wealth Management Group LLC	Business Services	18001 Old Cutler Rd Suite # 647
Oliver-Pyatt Centers LLC Clementine Palmetto Bay	Clinic/Medical Center/Dialysis	7201 SW 174 ST
Krispy Kreme Doughnut Corporation	Eating Establishment	16851 S Dixie Hwy
THE SPATZ LAW FIRM, PL	Attorney Branch Office	14707 S DIXIE HWY # 302-304
Palmetto Bay Early Childhood Center LLC KLA SCHOOL OF PALMETTO BAY	Child Day Care Facility	14875 S DIXIE HWY
Claudia M Halwani, DOM, Inc	Acupuncture	8925 SW 148 Street #210
GB Palmetto Bay DBA Gracie Barra Palmetto Bay	Instructor/Training/Tutor	17377 S Dixie Hwy
Space Coast Credit Union	Banking Facility	13793 S Dixie Hwy
My Massage Haven Happy Feet Miami Spa	Message Establishment	13817 S Dixie HWY
Walgreens #10470	Retail Pharmacy	16795 S DIXIE HWY
Walgreens #10470	Film/Photo Process/Develop	16795 S DIXIE HWY
KENDALL Y AUTOMOTIVE MANAGEMENT, LLC KENDALL HYUNDAI	Business Services	15895 S DIXIE HWY
Southeastern Conference Assoc of Seventh day Adventist, Inc Perrine Seventh-day Adventist School (Non-profit)	Educational Institutions	9750 E Datura Street
BlackWebInkMiami LLC	Business Services	18055 S DIXIE HWY UNIT A
Andrea Martinica Massage Haven	Massage Therapist	13817 S DIXIE HWY
ISLAND GRILL 184 INC	Take Out Food/Snack Bar	9845 SW 184 ST
KaiWell Health	Administrative Office	15321 South Dixie Highway, STE 203
Lizaida Enamorado, APRN KaiWell Health	Personal Services	15321 South Dixie Highway, STE 203
Cobalt Construction Solutions	Business Services	9000 SW 174 ST

HAIR DECISIONS, LLC	Beauty Services	17891 S Dixie Hwy Suite 103
DFMMJ Investments LLC AYR Cannabis Dispensary	Retail Store	8898 SW 144 Street
Ds DryAgeBurgers (Parks vendor)	Food/Beverage Sales	7895 SW 152 ST
Andrea Patricia Dager D.O GUIDEWELL SANITAS I, LLC	Physician	8950 SW 152 Street Suite # 104
	Medical/Dental (Prepaid) Maintenance Organization	
Deering Dental LLC		16709 Old Cutler Rd

966 Licenses

Bay, FL, 33176

AGENDA ITEM NO. 14.D

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Andrea Candelaria, Village Manager's Office
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO SUSTAINABILITY AND RESILIENCY; ACCEPTING AND ADOPTING THE RESULTS AND FINDINGS OF THE VILLAGE OF PALMETTO BAY RESILIENCE ACTION PLAN AND VULNERABILITY ASSESSMENT; OPTIMIZING ITS USAGE TO PROTECT AND PRESERVE THE VILLAGE'S ENVIRONMENT AND COMMUNITY; AND PROVIDING AN EFFECTIVE DATE *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner, Andrea Candelaria)*
SUGGESTED ACTION:	

ATTACHMENTS:

RAP & VA Adoption Memo.doc
RAP & VA Adoption Reso.doc
Attachment A- VPB Final RAP & VA.pdf
Attachment B-Exposure Annex.pdf

To: Honorable Mayor and Village Council

Date: July 7th, 2025

From: Andrea Candelaria, MPA, Sustainability & Resiliency Planner

Re: Palmetto Bay Resilience Action Plan & Vulnerability Assessment Adoption

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO SUSTAINABILITY AND RESILIENCY; ACCEPTING AND ADOPTING THE RESULTS AND FINDINGS OF THE VILLAGE OF PALMETTO BAY RESILIENCE ACTION PLAN AND VULNERABILITY ASSESSMENT; OPTIMIZING ITS USAGE TO PROTECT AND PRESERVE THE VILLAGE'S ENVIRONMENT AND COMMUNITY; AND PROVIDING AN EFFECTIVE DATE *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

BACKGROUND AND ANALYSIS:

The Village of Palmetto Bay is dedicated towards providing a more sustainable and resilient environment to combat the effects of climate change. The Village received funding from the State of Florida's Department of Environmental Protection's (DEP) Resilient Florida Program to create a Resilience Action Plan and Vulnerability Assessment. On June 5th, 2023, the Village Council approved the Village Manager to enter contractual negotiations with WSP USA Environment & Infrastructure, Inc., (WSP) to create a Resilience Action Plan for the Village. Over the past two (2) years, the Village has been working towards creating a plan that benefits the Palmetto Bay community. Since then, the Village has completed its Resilience Action Plan & Vulnerability Assessment which has resulted in recommendations to pursue in the future. Upon approval from the Council, the Village will optimize this Resilience Action Plan and Vulnerability Assessment as a tool to protect the economic, environmental and social wellbeing of the community. Village Staff recommends approving the proposed resolution of adopting the Palmetto Bay Resilience Action Plan & Vulnerability Assessment as part of the Village's pathway towards a more sustainable future.

RECOMMENDATION:

Village Staff recommends the Mayor and Village Council approve the proposed resolution.

FISCAL IMPACT:

None.

ATTACHMENTS:

A. Final Palmetto Bay Resilience Action Plan & Vulnerability Assessment
B. Exposure Annex

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO SUSTAINABILITY AND RESILIENCY; ACCEPTING AND ADOPTING THE RESULTS AND FINDINGS OF THE VILLAGE OF PALMETTO BAY RESILIENCE ACTION PLAN AND VULNERABILITY ASSESSMENT; OPTIMIZING ITS USAGE TO PROTECT AND PRESERVE THE VILLAGE'S ENVIRONMENT AND COMMUNITY; AND PROVIDING AN EFFECTIVE DATE *(Sponsored by Administration and Prepared by Sustainability & Resiliency Planner Andrea Candelaria)*

WHEREAS, the Village of Palmetto Bay is dedicated towards providing a more sustainable and resilient environment to combat the effects of climate change; and

WHEREAS, the Village received funding from the State of Florida's Department of Environmental Protection's (DEP) Resilient Florida Program to create a Resilience Action Plan and Vulnerability Assessment; and

WHEREAS, the Village has completed its Resilience Action Plan & Vulnerability Assessment which include recommendations to pursue in the future; and

WHEREAS, the Village will optimize this Resilience Action Plan and Vulnerability Assessment as a tool to protect the economic, environmental and social wellbeing of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. That the Village Council hereby accepts and adopts the Palmetto Bay Resilience Action Plan & Vulnerability Assessment as part of the Village's pathway towards a more sustainable future.

Section 3. Effective Date. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this 7th day of July 2025.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

VILLAGE OF PALMETTO BAY

RESILIENCE ACTION PLAN

2025

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1.1 BACKGROUND

The Palmetto Bay Vulnerability Assessment and Resilience Action Plan is funded by the Florida Department of Environmental Protection's (DEP) Resilient Florida Program. The program is intended to enhance the State's efforts to protect waterways and coastlines and prepare communities for the impacts of sea level rise, intensified storms, and flooding. The statewide program was created by Florida Legislature in 2021 with the signing into law of Senate Bill 1954 and is overseen by the DEP's Office of Resilience and Coastal Protection.



Under these regulations Florida must assist communities in adapting critical and regionally significant assets and maintain a statewide vision for both coastal and inland communities. Funding for local vulnerability assessments is one facet of state support for community resilience. Local vulnerability assessments help identify, prepare for, and address the impacts of sea level rise, intensified storms, and flooding, and must meet requirements of Section 380.093, Florida Statues.

Grant funding is available for analyzing and planning for vulnerabilities as well as for implementing projects for adaptation and mitigation. Local governments are eligible to apply for implementation project funding after conducting a vulnerability assessment that demonstrates a risk of flooding or risks due to sea level rise to a critical asset or the project area.

In 2023, the Village of Palmetto Bay received a Resilient Florida Program grant to prepare a community-wide vulnerability assessment. The village decided to expand this process and use the findings of the vulnerability assessment to develop an adaptation plan that will identify capital improvement projects and other adaptation strategies that could increase local resilience. The vulnerability assessment will fulfill a prerequisite for Resilient Florida Program implementation funding and the resilience action plan will identify eligible projects to pursue.

1.2 PROJECT OBJECTIVES

The Resilient Florida Grant Program legislation, 380.093, F.S., establishes requirements for state-funded vulnerability assessments. Per state statute, a vulnera-bility assessment must include the following, as applicable and practicable:

- An analysis of the vulnerability of and risks to critical assets, including regionally significant assets, owned or managed by the county or municipality.
- The depth of tidal flooding, including future high tide flooding, current and future storm surge flooding, rainfall-induced flooding, and compound flooding, as applicable.
- At least two sea level rise scenarios including the 2017 NOAA intermediate-low and intermediate-high projections.
- At least two planning horizons, including the years 2040 and 2070.
- A geographic display of the number of tidal flood days expected for each scenario and planning horizon.
- Local sea level data interpolated between the two closest NOAA tide gauges or the higher mean sea level from one gauge.
- Peril of flood comprehensive plan amendments that address 163.3178(2)(f) F.S. requirements.

To meet these requirements, this planning process followed the scope of work outlined in the Florida DEP Resilient Florida Program's *Standardized Vulnerability Assessment: Scope of Work Guidance May 2022* guide. The Village of Palmetto Bay expanded the vulnerability assessment to evaluate vulnerability to heat and evaluate 2030 as an additional time horizon. Additionally, the village sought to build upon the results of the vulnerability assessment and use this planning process to develop an Adaptation Plan with projects and strategies that can be implemented to reduce current and future risk and vulnerability and otherwise support local resilience. The combined scope of work is outlined below.

1. **Assemble a Steering Committee** of local government staff and stakeholders to assist in reviewing plan goals, reviewing draft materials, providing input for study direction, identifying relevant assets, and reviewing project findings and recommendations.
2. **Conduct Public Outreach** to allow the public to provide input during the data collection and asset identification process, review the results of the exposure analysis, sensitivity analysis, and draft vulnerability assessment, and assist in prioritizing focus areas for the development of adaptation strategies and resilience projects.
3. **Acquire Background Data** from a variety of sources including the state's Department of Environmental Protection Statewide Resilience Dataset, other state recommended resources, local planning and mitigation documents, and regional data from power companies and water management districts. Data required for the vulnerability assessment include critical and regionally significant assets, topographic data, and flood-scenario related data.
4. **Conduct an Exposure Analysis** to determine the depth of water caused by each sea level rise, storm surge, and compound flooding scenario and planning horizons. The objective is to determine which critical assets may be impacted or damaged by each flood scenario.
5. **Conduct a Sensitivity Analysis** to determine or measure the impact of flooding on the four types of critical assets identified in the Exposure Analysis and assign a risk level based on the percentages of land inundated (assets exposed) by the future flooding in the time horizons.
6. **Prepare a Final Vulnerability Assessment** to compile the combination of the steering committee and public engagement comments along with the results of the Exposure Analysis and Sensitivity Analysis. The assessment should at a minimum should include a list of critical assets that are impacted by flooding and specifying the assets impacted by the 2040 and 2070 planning timeline horizons.
7. **Identify Focus Areas** including locations or assets that are particularly vulnerable and require the development of adaptation strategies.
8. **Comply with Peril of Flood** requirements by updating the comprehensive plan coastal management language.
9. **Develop Adaptation Actions** that can be implemented to reduce current and future risk and vulnerability to future conditions.

The hazard identification for Palmetto Bay's vulnerability assessment includes rainfall-induced flooding, sea level rise, storm surge, and compound flooding which takes into account the combined impacts of multiple sources of flooding.



1.3 SCOPE

State funded Vulnerability Assessments are standardized to meet the requirements of statute s.380.093, F.S which ensures a coordinated approach to Florida's coastal and inland resilience. This plan is focused on risks, vulnerabilities, and opportunities for increasing resilience in the context of flood hazards and climate change. It was developed using criteria detailed in the *Standardized Vulnerability Assessment: Scope of Work Guidance, 2022* created by the Resilient Florida Program.

Geographically, this plan encompasses all areas within the Village of Palmetto Bay planning jurisdiction. This plan did not assess regionally significant assets outside of the village limits as Palmetto Bay may not have full authority to plan for these areas. The Resilience Steering Committee also determined that relevant assets have been assessed in the Miami-Dade County vulnerability assessment and would coordinate with the existing plan to address regional resilience.

1.4 PLANNING PROCESS

Steering Committee

A Steering Committee was formed to guide and oversee the development of this plan. The committee comprised key staff and leadership from several village departments as well as stakeholder agency and village committee representatives. Steering Committee members are listed in Table 1-1 below.

The Steering Committee convened for four formal meetings over the course of the planning process, as detailed in Table 1-2 below. These meetings were organized around key project milestones to review progress and findings and make decisions on plan goals and content. In addition to these formal meetings, the committee coordinated via email throughout the planning process.

Table 1-1: Steering Committee Membership

Member	Role/Organization Represented
Andrea Candelaria	Sustainability & Resilience Planner
Heidi Siegel	Community & Economic Development Director
Alexander Adams	Planning Division Director
Dionisio Torres	Public Services Director
Sussette Irizarry	Village of Palmetto Bay Resiliency Committee Representative
Don Pybas	Village of Palmetto Bay Tree Advisory Board Member
Julio Tejeda	South Florida Water Management District
Karina Castillo	Miami-Dade County Office of Resilience
Baldwyn English	Florida Power & Light External

Table 1-2: Steering Committee Meetings

Date & Format	Meeting Summary
Meeting 1 – Project Kickoff	
February 13, 2024 Microsoft Teams	Provided an overview of the project including the scope and projected timeline. Discussed preliminary hazard data, the asset inventory, and strategy for public and stakeholder engagement.
Meeting 2 – Steering Committee Meeting #2	
July 30, 2024 Palmetto Bay Village Hall	Reviewed findings from the Vulnerability Assessment (exposure, sensitivity, and risk), began to discuss Focus Areas.
Meeting 3 – Steering Committee Meeting #3	
September 25, 2024 Microsoft Teams	Reviewed results from the heat analysis, discussed plan goals, reviewed Focus Areas, discussed and developed adaptation actions.
Meeting 4 – Steering Committee Meeting #4	
December 10, 2024 Palmetto Bay Village Hall	Reviewed the draft plan and discussed adaptation strategies and project prioritization.
Meeting 5 – Steering Committee Meeting #5	
April 29, 2025 Microsoft Teams	Discussed project details and finalized adaptation strategies, project focus areas, and project prioritization.

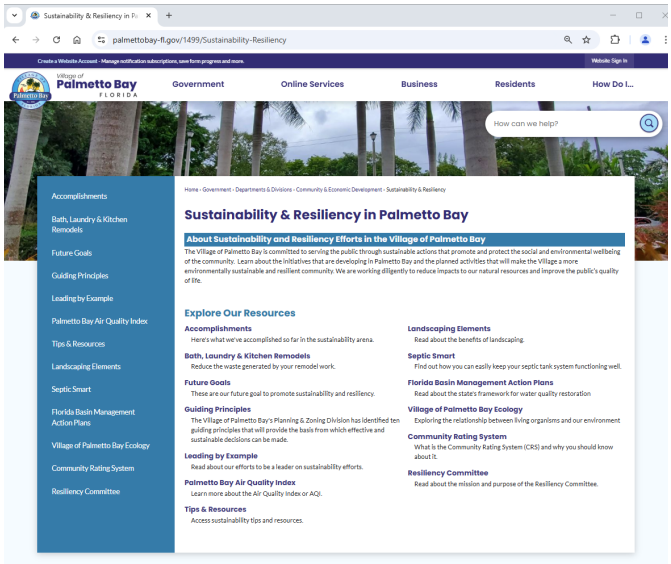
Public and Stakeholder Engagement

Public involvement in this plan's development was sought throughout the planning process through a variety of methods, including a project website, public surveys, public workshops, and online announcements intended to publicize these opportunities for involvement.

Plan Website

To kick off the planning process, a project page was added to the Palmetto Bay Sustainability and Resiliency webpage. This project webpage served as a tool to educate and engage the public by providing ways to learn about the plan goals, get involved in the planning process, complete the public survey, and provide feedback to the Resilience Steering Committee. The website housed presentations and minutes from committee meetings and public workshops and shared links to key resources that supported and informed the planning process.

Figure 1-1: Palmetto Bay Sustainability and Resiliency Website



Public Survey

A key element of public engagement was the use of a web-based survey to gather public and stakeholder input.

The Steering Committee promoted the public survey to gather input on defining resilience, evaluating experiences with flooding, and understanding priorities for resilience objectives and strategies. Summary results from the public survey are provided below.

There were 118 responses to the public survey. Note that some questions allow for multiple responses and some respondents may have skipped questions on the survey.

1. What is your affiliation with Palmetto Bay?

Most responses, 92%, came from Palmetto Bay residents. Just under a quarter of respondents work in the village and another 23% shop or recreate in Palmetto Bay.

Figure 1-2: Affiliation with Palmetto Bay

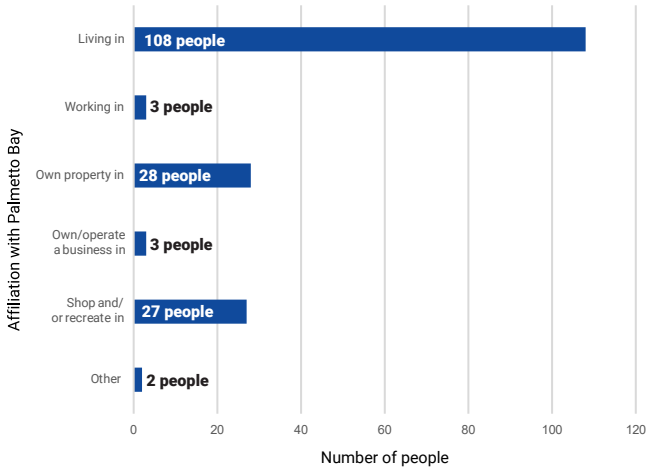


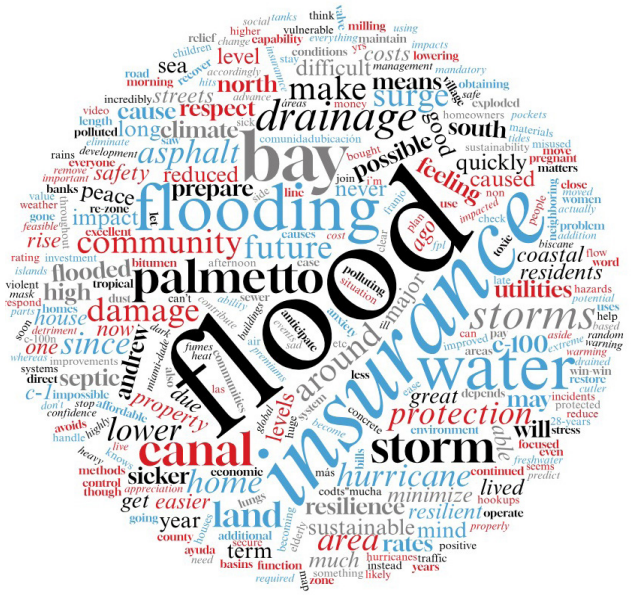
Table 1-3: Affiliation with Palmetto Bay

Affiliation with Palmetto Bay	Number of Responses
I live in Palmetto Bay	108
I work in Palmetto Bay	3
I own property in Palmetto Bay	28
I own/operate a business in Palmetto Bay	3
I shop and/or recreate in Palmetto Bay	27
Other	2

2. What would it mean for Palmetto Bay to be resilient to flooding?

Many residents talked about practical solutions like flood-resistant property and infrastructure, and others noted a need to focus on sustainability and climate change. Many responses mentioned creating an environment of safety and peace of mind for residents. Comments also reflected a desire for effective recovery with statements like the "capability to anticipate, prepare, respond to, and recover from flood hazards", "remove flood water quickly", and "minimize the economic and social impact of flood." The word cloud below summarizes the responses.

Figure 1-3: Palmetto Bay Resiliency Word Cloud



3. Have you experienced flooding in Palmetto Bay? If so, please describe where and when it occurred.

55 respondents replied Yes, 53 replied No, and 3 replied I don't know.

Several respondents noted that flooding only occurs during hurricane events or periods of heavy rain. Several people noted Hurricanes Katrina and Andrew. Others noted that they experience flooding in their neighborhoods when storm drains are clogged or overburdened – some noted that in when this occurs standing water clears up quickly. Several respondents detailed flooding in the streets around their homes, in their yards, and challenges with septic tank flooding. A few respondents also noted road closures from flooding along Old Cutler Rd.

4. What factors should be considered in evaluating flooding in Palmetto Bay?

A few respondents suggested evaluating building codes and general flood protection improvements required for new development. There were several comments about the need to clean and maintain storm drains and assessing road access during period of heavy rain. Respondents discussed the need to focus on the canal systems, green spaces, and ways to reduce impervious surface coverage. There were also many comments about the need to address climate change and consider methods to increase sustainability and prioritize a clean environment.



5. Are there any specific local or regional critical assets (including buildings, infrastructure, cultural, historic, or natural resources that you think the vulnerability assessment should address?

Respondents listed several assets already included in the existing inventory including parks, the library and other village facilities, schools, septic tanks, and drainage infrastructure.

6. Are there any particular vulnerable locations in Palmetto Bay that you think the vulnerability assessment should address?

Some of the common vulnerable areas that were listed included floodplains, park space and areas near Thalatta and Deering Estate, and the business complex off of Old Cutler Rd, canal areas, and downtown/business areas.



7. What are some things Palmetto Bay could do to become more resilient to flooding?

Common responses included a focus on natural flood protection of coastal areas. A few relevant suggestions included mangrove protection, shoreline protection/ stabilization, and restoration of natural buffers. Several respondents mentioned limiting new development and the preservation of open space and natural systems. Similarly, numerous people suggested a reduction in impervious surface coverage. There were also several entries about stormwater improvements and maintenance. The word cloud below summarizes some of the common responses.

Figure 1-4: Flooding Resiliency Word Cloud



8. Is there anything else you'd like the Steering Committee to know?

Several residents noted issues with their septic systems and the desire for the system to be replaced with sewer. Several respondents discussed the reduction of impervious surface coverage and need for more green space and trees. The largest take away from this survey question was a general desire for improved environmental wellbeing. Several respondents noted that flood resilience is a key piece of addressing the village's environmental wellbeing but also noted the importance of clear air, water, and general need to address climate change. Several expressed the timeliness of this plan with particular concern for sea level rise and worsening exposure to extreme storms.

Staff Survey

A separate survey was circulated to village staff to help define resilience, set plan goals, and understand staff perspectives on their departments' strengths and limitations in terms of implementing strategies for flood resilience. There were sixteen respondents. Results from the staff survey are summarized below. The first two questions asked respondents which department they work in and their role. Responses came from stormwater utility, IT department, Public Services, Parks and Recreation, Finance, Community and Economic Development, Human Resources, Communications, and Village Council.

1. How do you define resilience?

Many responses described resilience as the ability to return to normal or bounce back. Several noted that resilience includes improving to a better state after a disturbance. Other responses noted the ability to respond to and recovery from disruptions and the ability to adapt to changes. A word cloud from the responses is shown below.

Figure 1-5: Resiliency Defined Word Cloud



2. What is your vision for a flood resilient Palmetto Bay?

Below is a summary of some common responses. Many of them noted flood awareness and access to information, protection of critical infrastructure, and planning for future flood scenarios.

- Residents and government officials are informed, trained, and have consistent access to flood information
- Buildings and infrastructure protected from flood by removing/avoiding floodplains, elevation, other flood protection measures.
- Investment in flood resilient infrastructure like flood barriers, raising roads, and updated land use codes and stormwater infrastructure.
- Plan for projected sea level rise and protect the coast.

3. What does your department do that supports or could support local resilience?

Below is a summary of key strengths that various departments highlighted.

- Monitor and clean drains and spillways
- Provide funding and investigate prospective grants in order to secure funding and provide grants assistance
- Support all other departments in their quest to reach their strategic objectives
- Build rain gardens
- Plan and prepare for storms, hurricane, floods to make sure key services can continue
- Hand out flyers, public forums, web page information about flood
- Make sure inspections are done according to the codes

4. What are your department's top three strengths that could support resilience? What are your top three barriers to planning for resilience?

Strengths:

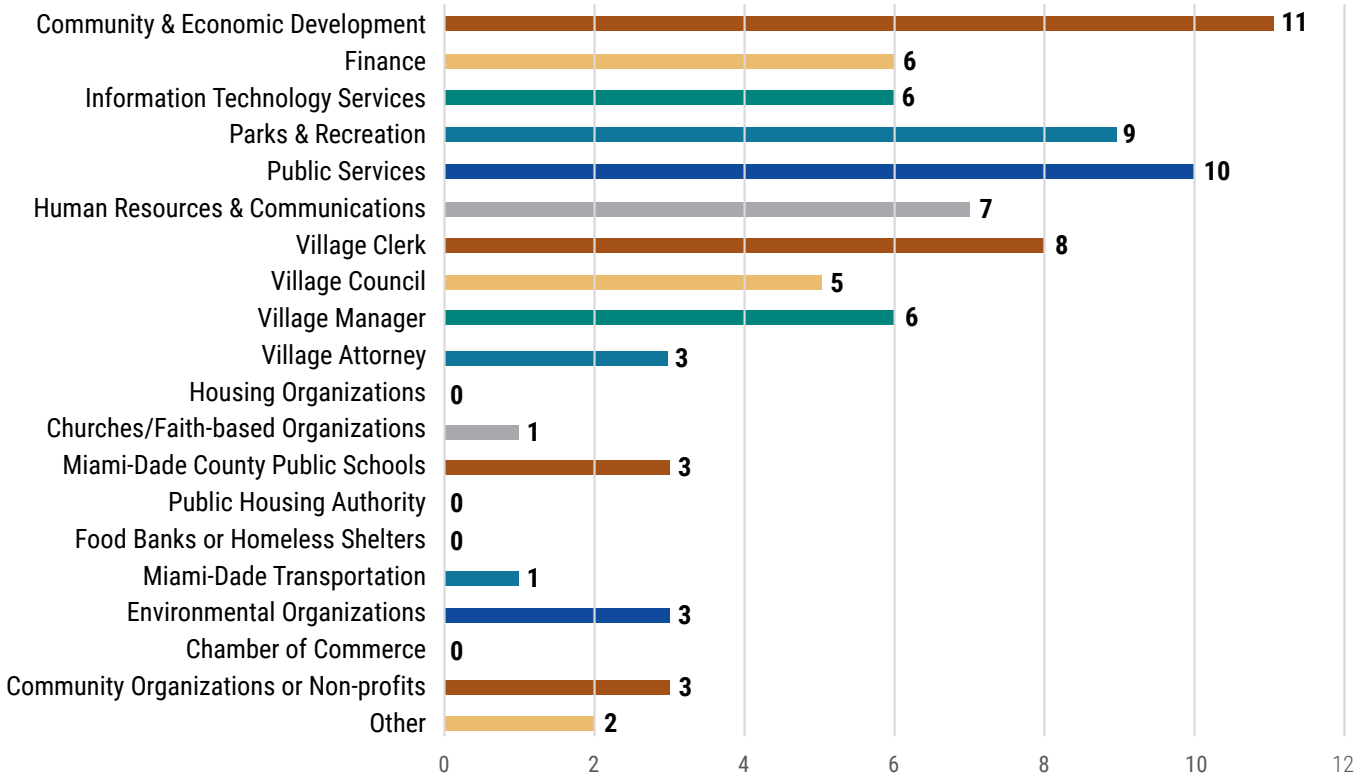
- Immediate response to events, consistent monitoring of site conditions, training for events
- Use of renewable resources to power computing and network hardware
- Assisting residents, solving issues before they become a concern
- Village Council's support of CRS, availability of sub-basin projects, and resiliency proposals from resiliency coordinator
- Teamwork, care for the community, and hard working
- Leadership and ability to plan ahead

Barriers:

- Proximity to floodplain, unpredictable weather events, public education
- Funding
- Lack of open space
- Not enough staff/capacity
- Computing system needs improvement
- Lack of urgency and resistance to change

5. What other departments or outside groups/organizations do you work with regularly?

Figure 1-6: Department Collaboration



6. Do you provide special accommodations/services for vulnerable communities/populations? If so, what vulnerable populations do you serve and how do you support them?

Fifteen respondents indicated no or not applicable. One respondent noted they will assist when contacted for help.

7. Are there any specific local or regional critical assets that you want the vulnerability assessment to address?

One respondent noted the need to protect the Village Hall data center and internet service at each public building. Another noted that properties with septic tanks should be examined for removal.

8. Are there any particularly vulnerable locations in Palmetto Bay that you want the vulnerability assessment to address?

- Thalatta Estate
- Public Services building
- Areas identified in the stormwater master plan
- Parks
- Properties with septic tanks
- Coastal and low-lying areas

9. Is there anything else you'd like the Steering Committee to know about flood risks and vulnerabilities?

- I think the Finance Department could help by preparing a budget for flood resilience programs.
- Implement a long-term plan and financial commitment to eliminate septic tanks.
- Stabilize canal banks.
- Upgrade code to require more native landscape throughout village, including residential districts. Buy coastal property to prevent development.

Public Workshops

To further engage the public and provide a forum for input on key planning milestones, Palmetto Bay held two public workshops throughout the planning process.

Table 1-4: Public Meetings

Date & Format	Meeting Summary
Public Meeting 1	
April 30, 2024 Palmetto Bay Village Hall	The planning team presented an overview of the Resilient Florida Program and the Resilience Action Plan project scope. Attendees reviewed preliminary data including flood hazards and asset identification. Strategies for public and stakeholder involvement were discussed.
Public Meeting 2	
December 11, 2024 Palmetto Bay Village Hall	The planning team presented an overview of the Vulnerability Assessment, went through the six sections of the plan, and reviewed responses from the public survey. The goals were highlighted, and the Adaptation Action Plan was discussed briefly.



1.5 DATA COLLECTION

Detailed data related to the village's assets and flood-related scenarios was required to assess exposure, sensitivity, and vulnerability. This section describes the data sources for the asset inventory and hazard scenarios. Further details on the asset inventory are provided in Section 2 and Appendix A.

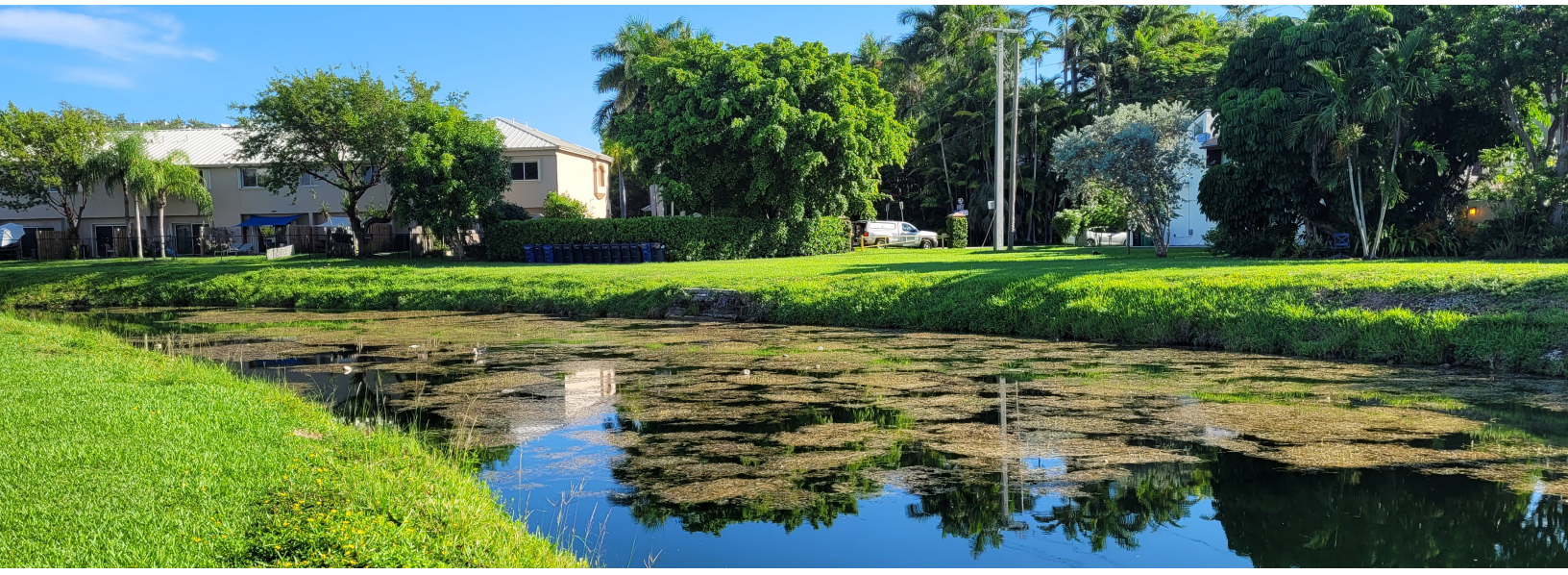
Asset Data

Asset data was used to understand and determine what is at risk and the potential impacts from flooding. The DEP Florida Statewide Resilience Dataset was used to identify local assets as defined by F.S. 380.093. The spatial data for critical assets were sourced from state, federal, and regional datasets. The database is organized by four overarching asset groups: Critical Community and Emergency Facilities, Critical Infrastructure, Transportation and Evacuation Routes, and Natural, Cultural and Historical Resources. Spatial data sources used to develop the statewide dataset are listed in Table 1-5. The planning team also worked with village officials, the Steering Committee, and the public to identify any important assets not included in the state inventory.

The planning team acquired, formatted, or created the geospatial asset data needed to conduct the vulnerability assessment. The data is comprised of multiple geometries depending on the asset type and data provided. Most assets are represented as point features, but the inventory also includes polygons and line features. The finalized asset data was compiled into a file geodatabase and supplied to Palmetto Bay as a deliverable along with associated metadata.

Table 1-5: Statewide Resilience Dataset Sources

Data Source
Bureau of Archaeological Research (BAR)
Department of Homeland Security (DHS)
Environmental Protection Agency (EPA)
Florida Division of Emergency Management (FDEM)
Florida Housing Data Clearinghouse (FHDC)
Florida Department of Environmental Protection (FDEP)
Florida Department of Transportation (FDOT)
Florida Fish and Wildlife Conservation Commission (FWC)
Florida Natural Areas Inventory (FNAI)
Northwest Florida Water Management District (NWFWMD)
South Florida Water Management District (SFWMD)
St. Johns River Water Management District (SJRWMD)
Southwest Florida Water Management District (SWFWMD)
US Army Corps of Engineers (USACE)
US Department of Transportation, National Transportation Atlas Data Base (USDOT- NTAD)
US Geological Survey (USGS) National Structures Dataset (NSD)
USGS National Transportation Dataset (NTD)
USGS National Hydrography Dataset (NHD)



Datums and Coordinate Reference Systems

All analysis was completed in either NAD83 (horizontal datum) and NAVD88 (vertical datum).

Topographic Data

Ground elevation data was collected from the USGS 2019 Florida Peninsular Digital Elevation Model (DEM) derived from Light Detection and Ranging (LiDAR) datasets. The GIS team processed the dataset to a 3-meter grid size within the project's study area. The planning team used this processed DEM to collect ground elevation data.

Flood Scenario – Related Data

Flood Hazard Areas

Regulated floodplains are illustrated on inundation maps called Flood Insurance Rate Maps (FIRMs). It is the official map for a community on which FEMA has delineated both the SFHAs and the risk premium zones applicable to the community. Flood prone areas were identified within Palmetto Bay using the Effective FIRMs dated 9/11/2009. This data was downloaded from the FEMA Flood Map Service Center.

Sea Level Rise Data

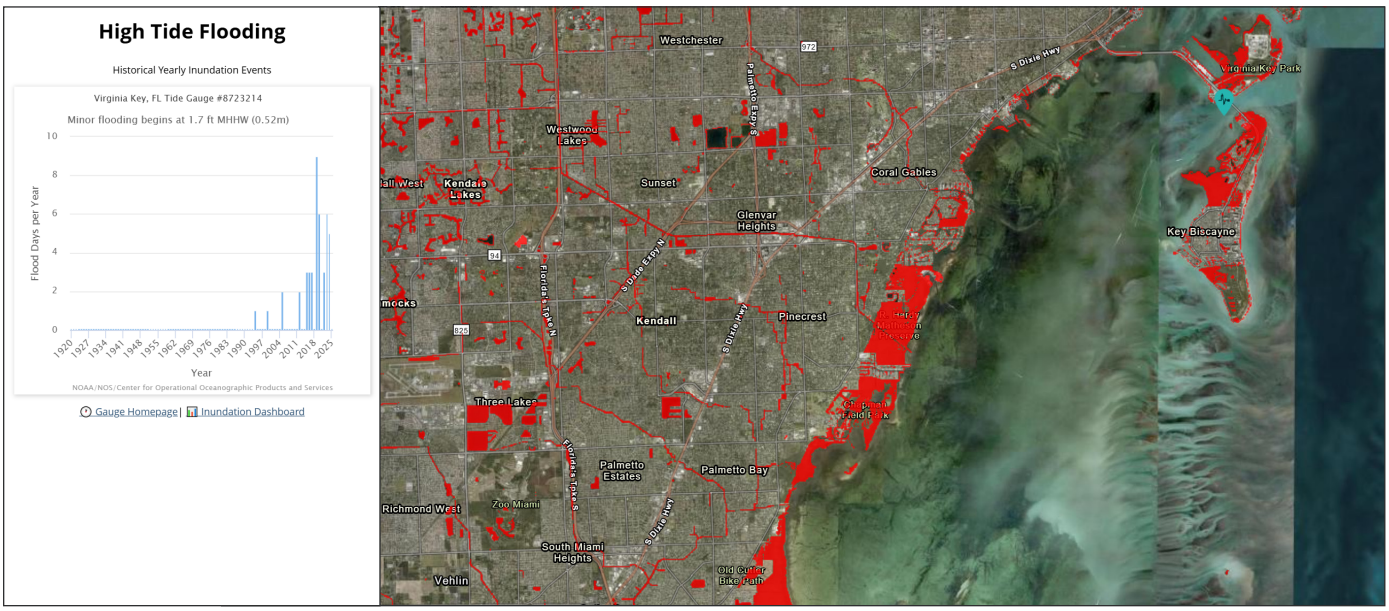
Sea level rise data for current and future scenarios (2030, 2040, 2070, intermediate low and intermediate high) were retrieved from NOAA Office for Coastal Management's (OCM) Digital Coast Sea Level Rise Viewer. This data allows users to determine the depth of water for a given scenario.

The sea level rise metrics from this site can be used to explore five relative sea level rise scenarios. As defined by Resilient Florida and F.S. 380.093, this plan used the 2017 Technical Report Scenarios to assess sea level rise in Palmetto Bay. The closest gauge with the highest sea level rise scenario is Virgina Key, FL. These scenarios begin in the year 2000 (versus 1992 in the previous version) and take into account global mean sea level rise, regional changes in ocean circulation, changes in Earth's gravity field due to ice melt redistribution, and local vertical land motion.

High Tide Data

High tide data was also sourced from the NOAA OCM Digital Coast Sea Level Rise Viewer. This data allows users to view areas currently susceptible to high tide flooding, often called "recurrent of nuisance flooding", and the number of historical flood events that have occurred in a given area (flood days per year). The Virgina Key, FL tidal gauge #8723214 was used to collect data for this plan. Gauge information, flood days per year, and the MHHW (1.74ft) from NOAA is provided in the graphic below.

Figure 1-7: Historical Yearly Inundation Events



Source: NOAA Digital Coast Sea Level Rise Viewer

The flood thresholds used in these plots are derived national flood thresholds from NOAA Technical Report NOS CO-OPS 086: Patterns and Projections of High Tide Flooding Along the U.S. Coastline Using a Common Impact Threshold. The derived thresholds that are used provide a national definition of coastal flooding and impacts for quantifying and communicating risk.

Storm Surge Data

Storm surge scenarios were evaluated using data from U.S. Army Corps of Engineers (USACE) South Atlantic Coastal Study's (SACS) Coastal Hazard System (CHS). CHS is a national coastal storm hazard data resource for probabilistic coastal hazard assessment (PCHA) results and statistics, storing numerical and probabilistic modeling results including storm surge, astronomical tide, waves, currents, and wind. This assessment evaluated the 5, 100, and 1,000-yr storm surge event. Future scenarios examine storm surge coupled with sea level rise and show even larger flood extents.

Precipitation Data

South Florida Water management District's (SFWMD) Flood Protection Level of Service (FPLOS) Program creates basin studies that evaluate structures and canals in the selected watersheds and provide a framework for establishing the level of service.

The mission of this program is to identify and prioritize long-term infrastructure improvement needs, and to develop an implementation strategy to assure that each basin can maintain its designated FPLOS, in a technical and cost-effective manner, in response to population growth, land development, sea level rise and climate conditions change.

The WSP team worked with SFWMD technical staff to obtain relevant precipitation data for this assessment. This assessment examined the 25yr rain event also coupled with one and two feet of sea level rise.

NOAA Atlas 14 data was also used to explore current and future precipitation scenarios. NOAA Atlas 14 is a project of the National Weather Service's (NWS) Hydrometeorological Design Studies Center (HDSC) that provides precipitation frequency data for U.S. states and territories to estimate future extreme rainfall changes based on future climate scenarios. Using the Atlas 14 precipitation estimates provided by NOAA and the Florida Statewide Resilience Dataset, precipitation estimates for Palmetto Bay were analyzed for a 24-hr storm event and various frequencies (25, 50, 100, 500-yr storm event).

SFWMD's Rainfall Change Factors GIS Dashboard produces rainfall change factors that are applied to NOAA's Atlas 14 precipitation frequency estimates. A change factor value is produced for events of a given duration and return period and are applied to multiply the equivalent NOAA Atlas 14 precipitation frequency estimates to determine increasing or decreasing future rainfall. Change factor data was retrieved from the SFWMD Resilience Metrics Hub.

Heat Assessment Data

The heat vulnerability assessment in this plan is based on the Miami-Dade County Heat Vulnerability Assessment. The study was developed to help prevent heat related illnesses and deaths in communities throughout the county and to understand how health risk varies across the county.

The study evaluated a range of variables and datasets to examine heat vulnerability, exposure, and sensitivity. The study relied on demographic data, health statistics, geographic, and environmental data to complete the assessment. Datasets include the following: emergency room visits and hospitalizations from Florida Department of Health; land surface temperatures from NASA MODIS 2002 – 2021; land cover statistics from National Land Cover Database (NLCD) (2019); and demographic data from the American Community Survey 5-year estimates 2015- 2019. The full report including detailed methodology and results can be found in the Miami-Dade Extreme Heat Vulnerability Mapping Report (Uejio and Ahn, 2022).

1.6 COMMUNITY PROFILE

Overview of the Community

The Village of Palmetto Bay, situated in the Southeastern coast of Florida, is a small coastal village in Miami-Dade County Florida. The village has a total land area of approximately 8.29 square miles and is located alongside Biscayne Bay and the Cutler Channel. The northern portion of the village is directly inland from King's Bay and Deering Bay coastal communities. The village is served by U.S. Highway 1. US-1 connects Palmetto Bay to the City of Miami and the Village of Pinecrest directly north. The Town of Cutler Bay is directly south, and South Miami Heights is just southwest. FL-992 connects Palmetto Bay west to the Towns of Richmond Heights and Palmetto Estates. According to the U.S. Census Bureau's American Community Survey, the village had an estimated population of 24,267 in 2022.

Figure 1-9 reflects the Village of Palmetto Bay's location within Miami-Dade County and in relation to the surrounding cities and towns.

Geography and Environment

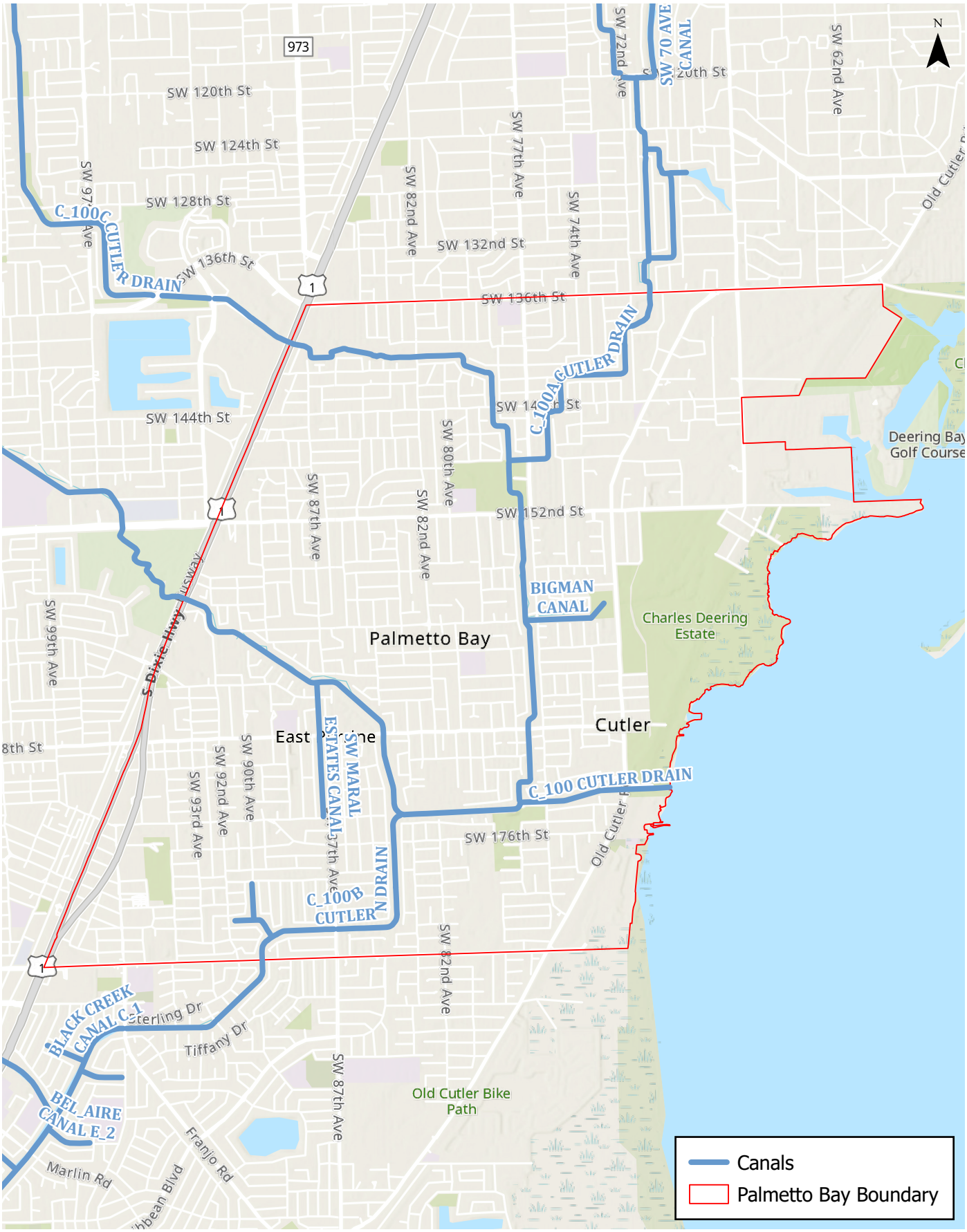
The Village of Palmetto Bay has a generally flat topography with elevation ranging between 0 and 161 feet above sea level – average elevation is 23 ft. The village has a moderate climate; Miami-Dade County's average annual temperature is 74.3 degrees Fahrenheit and average annual precipitation is approximately 55.49, as measured by NOAA climate data.

Palmetto Bay is located completely within the Florida Southeast Coast sub-basin and split between the Coral Gables watershed and the South Biscayne Bay watershed. The Coral Gables watershed covers 379 square miles, and the South Biscayne Bay watershed covers 314 square miles.

The USGS uses a hydrologic unit code (HUC) system to classify land by differing hierarchies of hydrologic features. The HUC-12 classification identifies sub-watersheds. The Coral Gables and South Biscayne Bay watersheds contain several HUC-12 sub-watersheds; Palmetto Bay straddles four sub-watersheds: Cutler Drain Canal, Coral Gables Canal, Black Creek Canal, and South Biscayne Bay. Most of Palmetto Bay is within the Cutler Drain Canal sub-watershed. Figure 1-10 illustrates the HUC-12 drainage sub-watersheds in and around Palmetto Bay. Drainage is also controlled by the canal system, illustrated in Figure 1-8.



Figure 1-8: Palmetto Bay Region Canal System



Source: South Florida Water Management District

Figure 1-9: Location Map

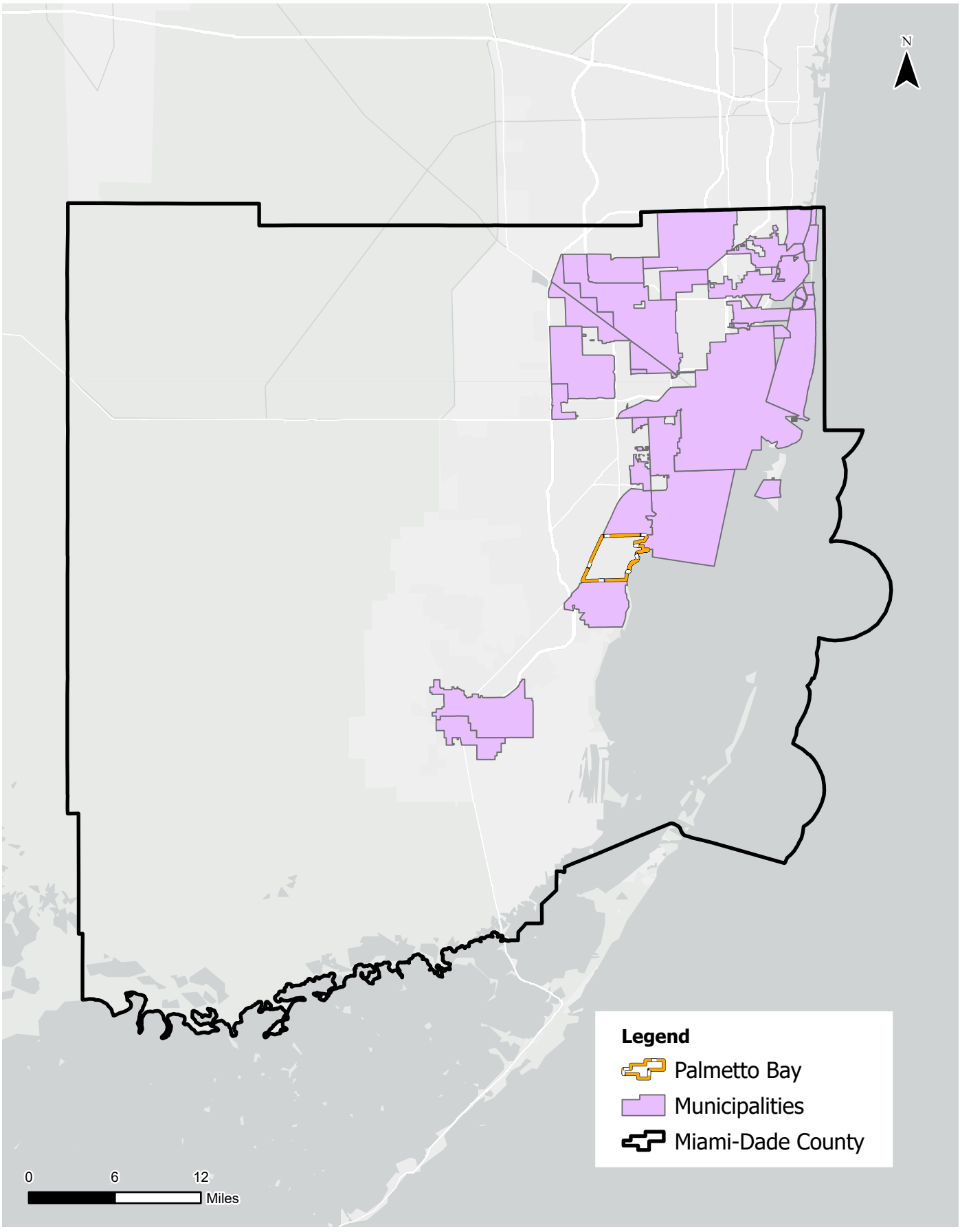
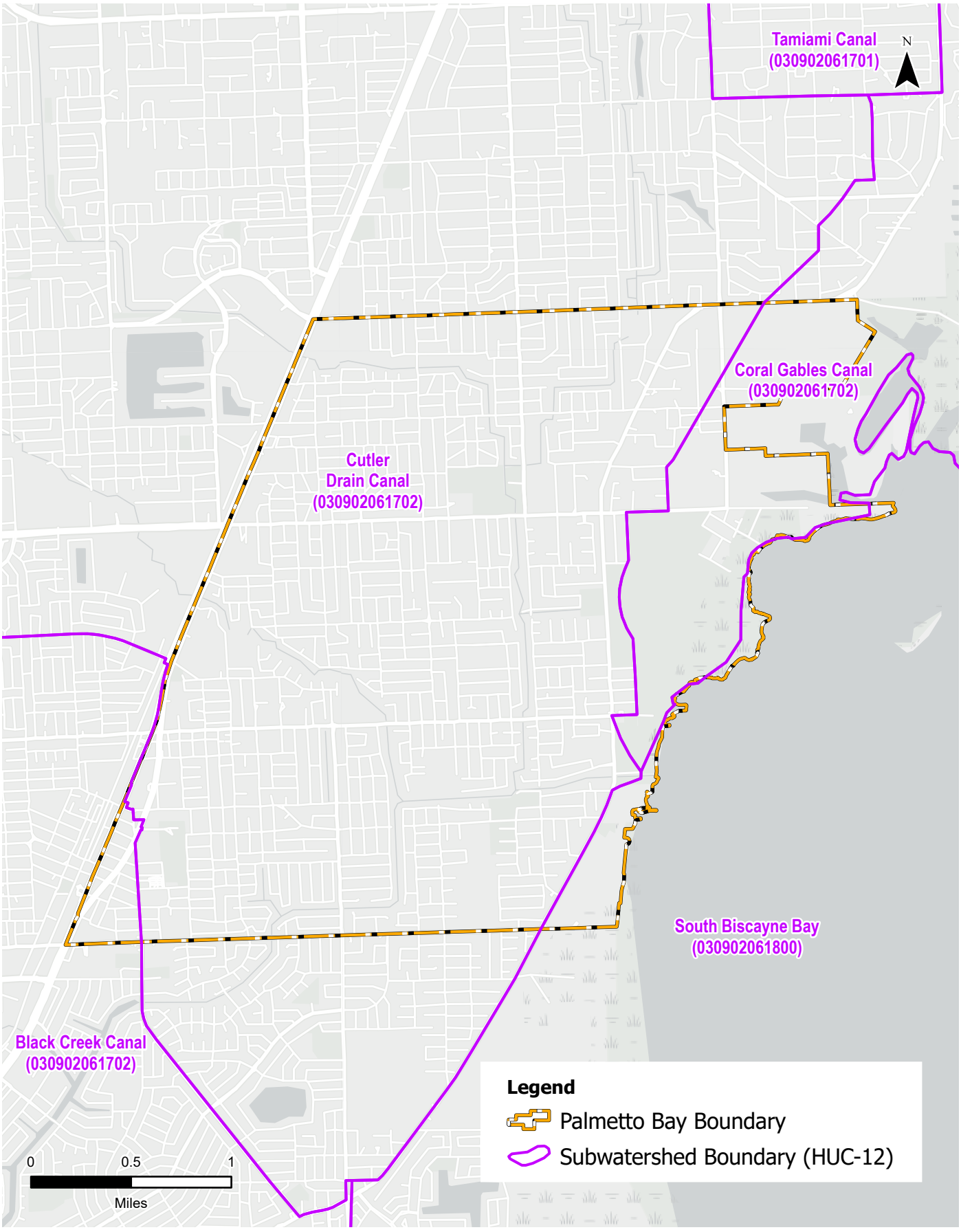


Figure 1-10: HUC12 Watershed



Employment and Industry

Palmetto Bay is primarily a residential area; however, the village does have a downtown and business district that sits along the western border of the village along Route 1 (S Dixie Highway). There is also another commercial area along Old Cutler Road. The local economy is critical to the well-being and resilience of the community, providing employment as well as goods and services, and serving as the foundation for the local tax base.

Shocks or disruptions to the economic base of an area during a hazard event can make it difficult for a community to recover. Impacts to the local economy can cause job loss and economic hardship during a time when financial stability is essential for recovery. Small businesses are also vulnerable to hazard events because they are frequently uninsured or underinsured, may have limited resources to recover, and their profits depend on the local community who, during disaster recovery, may not have financial capacity to spend money like they typically do. The village has a Business Improvement Grant Program that offers assistance to qualified businesses and commercial properties in Palmetto Bay in order to stimulate and incentivize private sector investment, beautification, economic growth, and job creation and retention in the village.

Table 1-6 shows employment and unemployment rates along with industry employment by major classification for the village. Major employers for Miami-Dade County are listed in Table 1-7.

Table 1-6: Employment and Occupation Statistics

Employment Status	Percentage
In labor force	**60.0**
Employed	65.7
Unemployed	2.4
Armed Forces	0.0
Not in labor force	**31.8**
Occupation	
Management, business, science and arts	56.7
Service	11.2
Sales and office	19.8
Natural resources, construction and maintenance	2.3
Production, transportation and material moving	6.7

Source: U.S. Census Bureau, 2018-2022 ACS 5-year Estimates

Current and Future Land Use

A land use plan is intended to provide a framework that will guide local government officials and private citizens as they make day-to-day and long-term decisions affecting growth and development. The Comprehensive Plan Land Use Plan serves as an overall "blueprint" for the development of Palmetto Bay that when implemented results in the most suitable and appropriate use of the land and protection of the village's natural resources.

Existing Land Use

The National Land Cover Database summarizes existing land cover across the U.S. and is a useful resource to distinguish between developed and undeveloped land. Figure 1-11 shows land cover in Palmetto Bay as of 2019 and Table 1-8 summarizes the acreage in each land cover category. Around 86.4% of the land in the village is developed, much of that development is throughout the entire planning area. Widespread development equates to a concentration of impervious surface, which means stormwater runoff is likely to contribute to flooding issues in these areas.

Table 1-7: Major Employers in Miami-Dade County

Corporation/ Organization	Service/Product by SIC Code	# of Employees
Baptist Health South Florida	Health Care	10,000+
University of Miami	Education	10,000+
American Airlines	Aviation	10,000+
Florida Power & Light Company	Utility	1000+
Carnival Cruise Lines	Hospitality and Tourism	1000+
Mount Sinai Medical Center	Health Care	1000+
Miami Children's Hospital	Health Care	1000+
Royal Caribbean International/Celebrity Cruises	Hospitality and Tourism	1000+
Bank of America	Banking and Finance	1000+
Wells Fargo	Banking and Finance	1000+

Source: Miami-Dade Beacon Council, 2017

Table 1-8: Land Cover in Palmetto Bay, FL

NLCD Category	Acreage	Percent of Total (%)
Open Water	17.1	0.3%
Developed, Open Space	1,078.8	20.0%
Developed, Low Intensity	2,949.0	54.7%
Developed, Medium Intensity	441.9	8.2%
Developed, High Intensity	190.1	3.5%
Barren Land (Rock/Sand/Clay)	1.6	0.0%
Deciduous Forest	2.2	0.0%
Evergreen Forest	171.2	3.2%
Mixed Forest	0.9	0.0%
Shrub/Scrub	85.2	1.6%
Grassland/Herbaceous	18.7	0.3%
Pasture/Hay	12.7	0.2%
Cultivated Crops	5.3	0.1%
Woody Wetlands	332.0	6.2%
Emergent Herbaceous Wetlands	87.6	1.6%
Total	**5,394.4**	--

Source: National Land Cover Database, 2024

According to the NLCD data, vacant or undeveloped land, including open water, makes up approximately 14% of the total area within the Palmetto Bay planning jurisdiction. Table 1-9 shows that approximately 68% of land within the Palmetto Bay planning jurisdiction is zoned for residential use. Commercial uses represent approximately 8.4% of existing land use. Agriculture represents approximately 1.1% of land use, and Parks, Public Facilities, and open space make up about 6.5% of the planning area. Figure 1-9 below shows the current land use for each parcel in the planning area.

Table 1-9: Existing Land Use Zoning (Acreage)

Existing Land Use Category	Acreage	Percent ofTotal (%)
Agricultural	61.5	1.1%
Apartment Residential	27.9	0.5%
Business District	128.8	2.4%
Downtown	290.2	5.4%
Estate Single Family	3,367.2	62.4%
Interim District	270.3	5.0%
Multi-Family Residential	18.7	0.3%
Office District	8.9	0.2%
Parks and Public Facilities	83.2	1.5%
Planned Area Development	15.9	0.3%
Single Family Residential	244.7	4.5%
Townhouse Residential	16.8	0.3%
Village Mixed Use	24.9	0.5%
Total	**4,559.0**	--

Source: Village of Palmetto Bay

Future Land Use

The purpose of the Future Land Use Map is to graphically depict Palmetto Bay's policies for growth and land development and the projected patterns of future land use. The Future Land Use Map was prepared with consideration given to land development objectives and policies, natural constraints and limitations, overall land suitability, and the ability to provide the infrastructure to support growth and development. It should be noted that the village is currently updating its comprehensive plan. Figure 1-12 reflects the current future land use map – a new future land use map reflecting 2043 land use will be approved with the comprehensive plan update.

The village's Future Land Use Map classifications include the following categories and subcategories:

- Residential
  - Estate Density Residential
  - Low Density Residential
  - Low-Medium Density Residential
  - Medium Density Residential
  - Medium-High Residential and Hotel
  - Office and Residential
  - Business and Office
- Institutional and Public Facility Use
- Civic Use
- Village Mixed Use
- Franjo Activity Center
- Environmental Protection
- Parks and Recreation
- Environmentally Protected Parks
- Agricultural Use
- Water Bodies

Generally, growth and land development is anticipated to occur in all future land use categories except for the Environmental Protection classification and only resource-enhancing facilities are allowed in the Environmentally Protected Parks classification. The type and intensity of projected development varies within each future land use map classification. Future land use projections are delineated in Figure 1-12.

According to village staff, there are no plans for new village-owned facilities for construction within the next five years. However, private development is expected. There are four known mixed-use and residential projects that will be developed within the next five years, all of which are located in the village Downtown District. Parkview Mixed-Use, Vista Mixed-Use, Addison Landing Mixed-Use, and Palmetto Bay Development Mixed-Use.



Figure 1-11: Land Cover in Palmetto Bay, FL

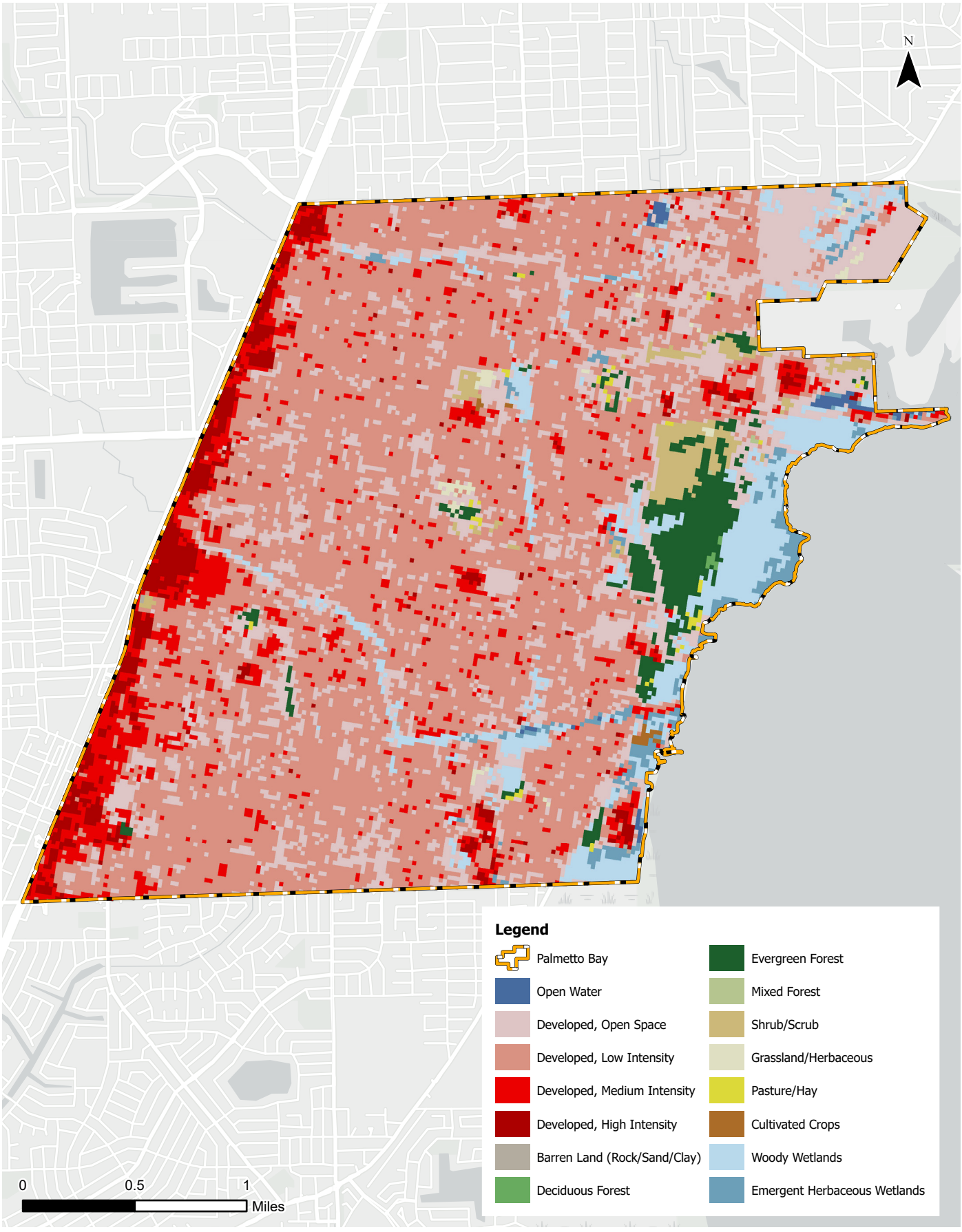
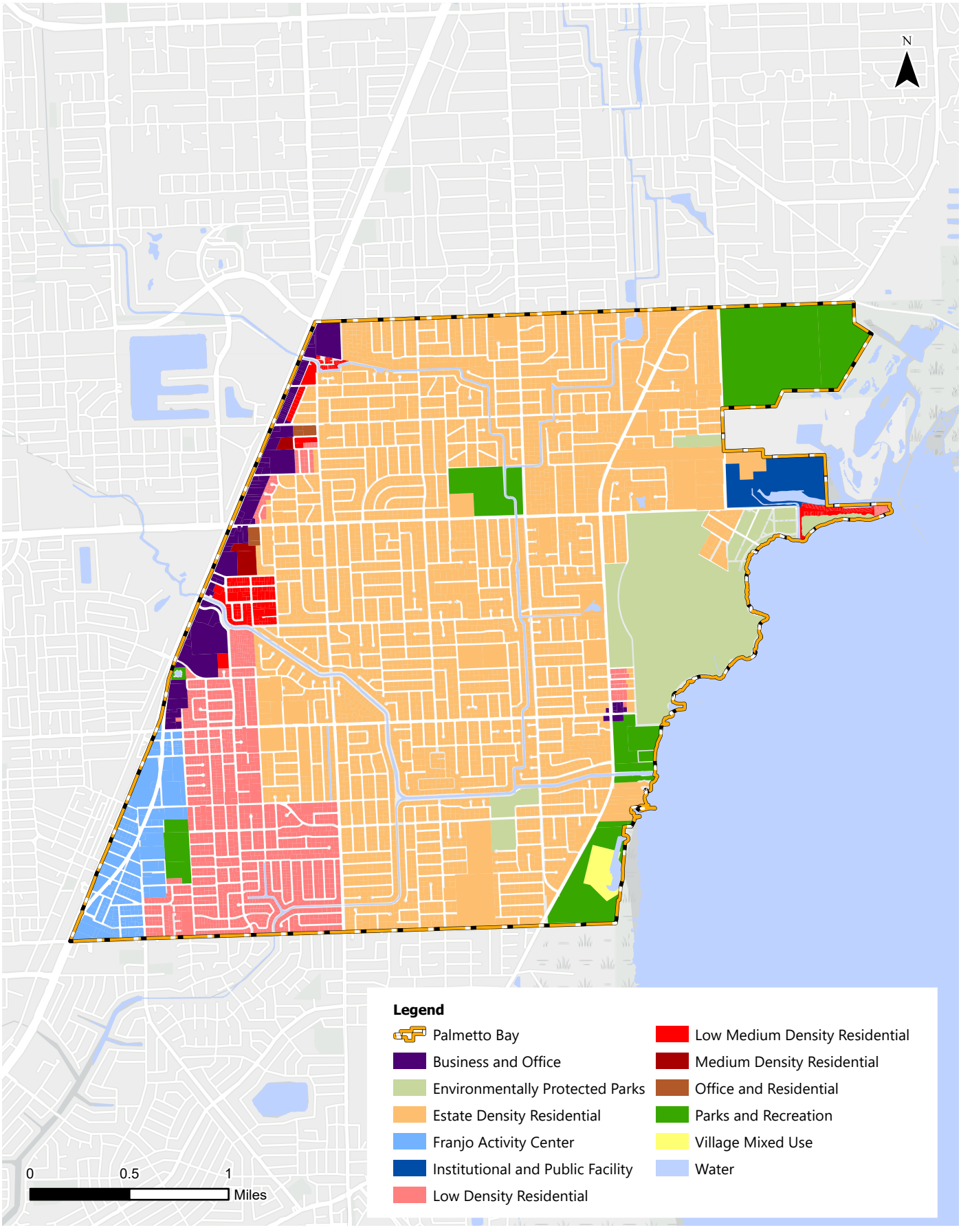


Figure 1-12: Future Land Use



Social Vulnerability

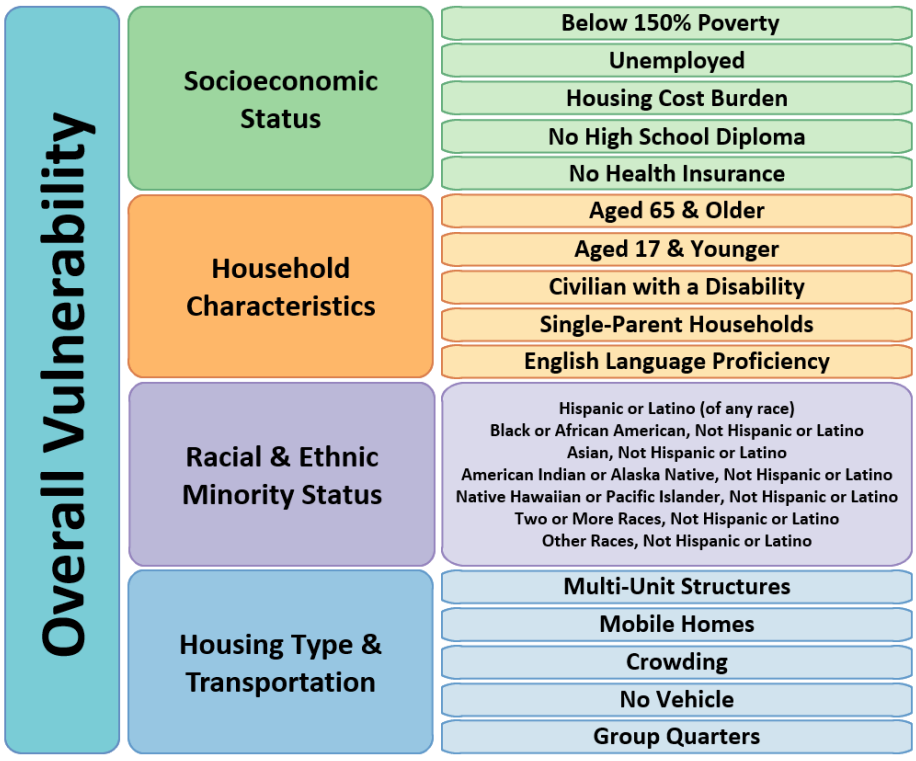
Social vulnerability refers to a community or an individual's capacity to prepare for and respond to the stress of hazard events. Social vulnerability is often discussed in terms of the characteristics that have historically made certain groups of people more at risk when they are exposed to the impacts of a hazard (Cutter, 2010; Berke et al., 2019). Even if different groups share similar exposure to a hazard, some groups may have a greater capacity to anticipate, cope, and recover from a disaster than others. Common and determining characteristics include age, gender, income, race, and ethnicity, and language capacity (Cutter et al., 2003; Berke et al., 2015). However, additional characteristics can include social networks, education, cultural knowledge, and political power (Otto et al., 2017).

The Center for Disease Control and Prevention's (CDC) social vulnerability index (SVI) measures relative social vulnerability at the Census tract level based on 16 social factors some of which include unemployment, housing cost burden, education, age, disability, household composition, and minority status. Communities and individuals throughout Palmetto Bay may have varying levels of vulnerability based on these and other characteristics, and the Steering Committee recognized that adaptation strategies to address some aspects of social vulnerability must be communitywide.

The 16 social factors can be categorized into four themes, socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation. Figure 1-13 shows which social vulnerability variables fall under each of the themes.

Results are presented via a score that ranges from 0 (lowest vulnerability) to 1 (highest vulnerability). The average SVI score for the Village of Palmetto Bay is 0.29 which indicates a low-medium level of vulnerability. Within the village, the area with the highest SVI rating (0.79) is located in the southwestern corner of the village. The two additional census tracts that make up the western border of the village have low-medium SVI scores, 0.33 and 0.43, The remaining three tracts have low scores ranging from 0.03 – 0.09. Overall Palmetto Bay has generally low social vulnerability according to these indicators. Figure 1-14 displays the overall SVI results for the village. Figure 1-15 through Figure 1-18 display SVI maps for the four themes.

Figure 1-13: Social Vulnerability Variables



Source: CDC SVI Documentation 2022

Figure 1-14: Overall Social Vulnerability

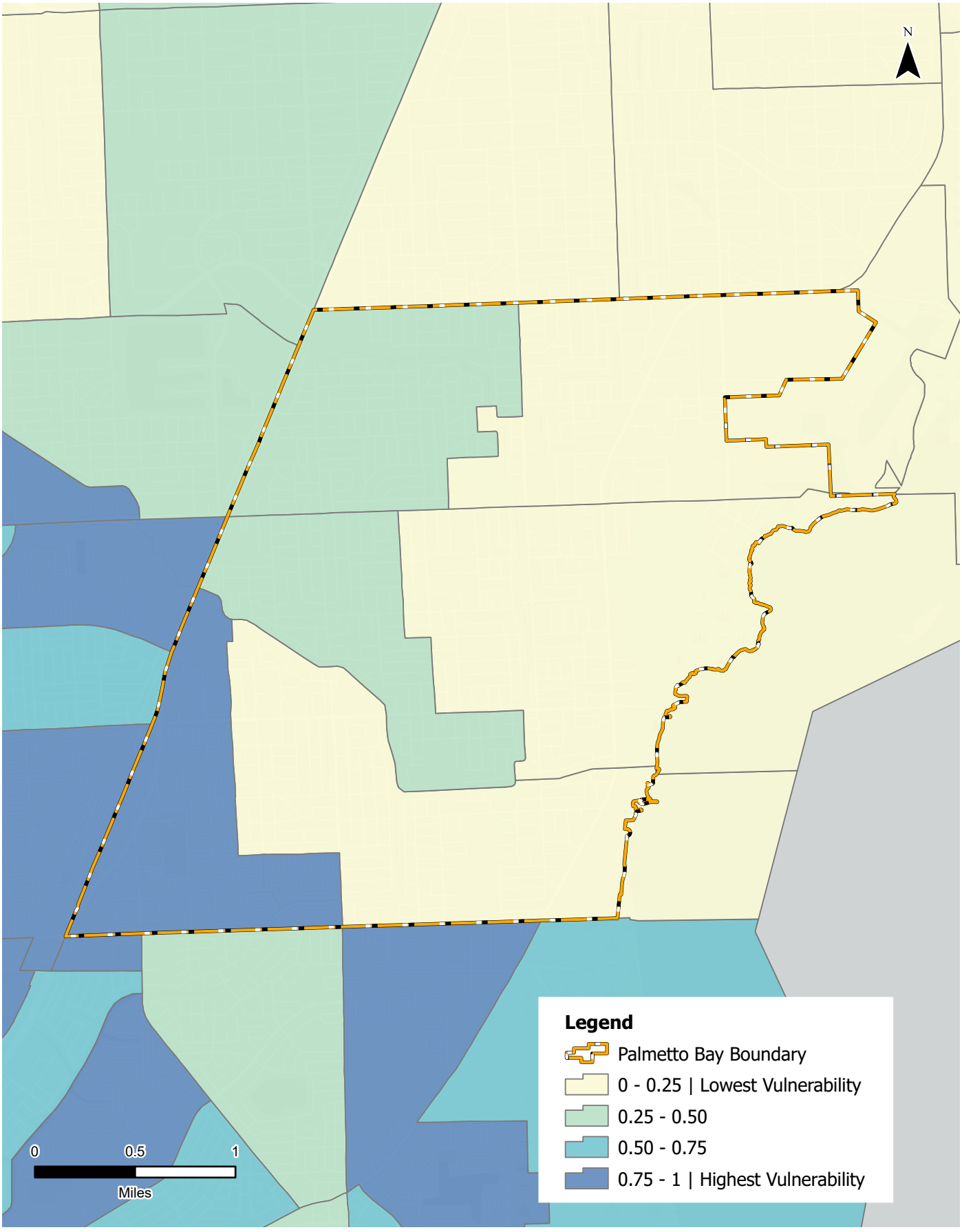


Figure 1-15: SVI: Socioeconomic Status

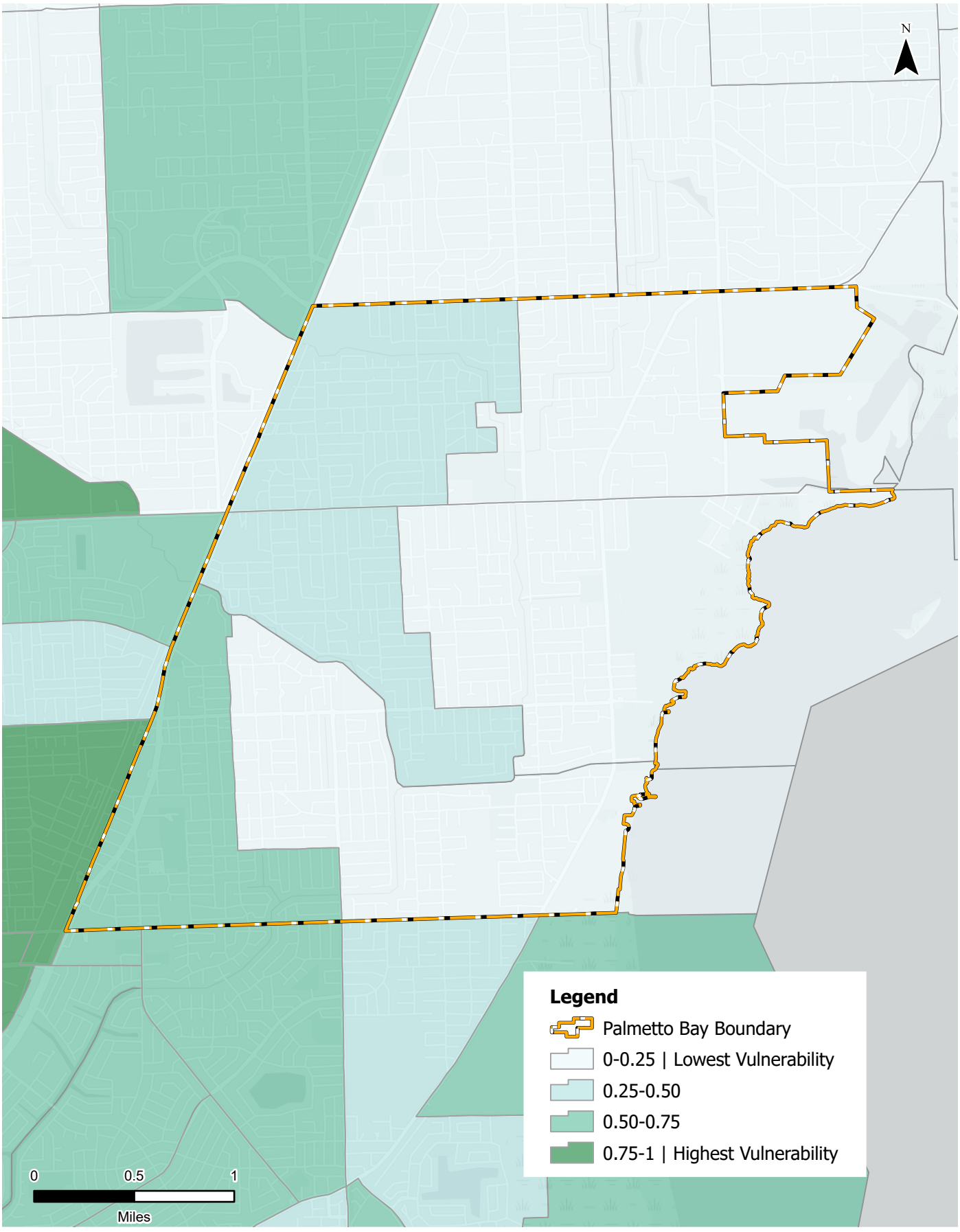


Figure 1-16: SVI: Household Characteristics

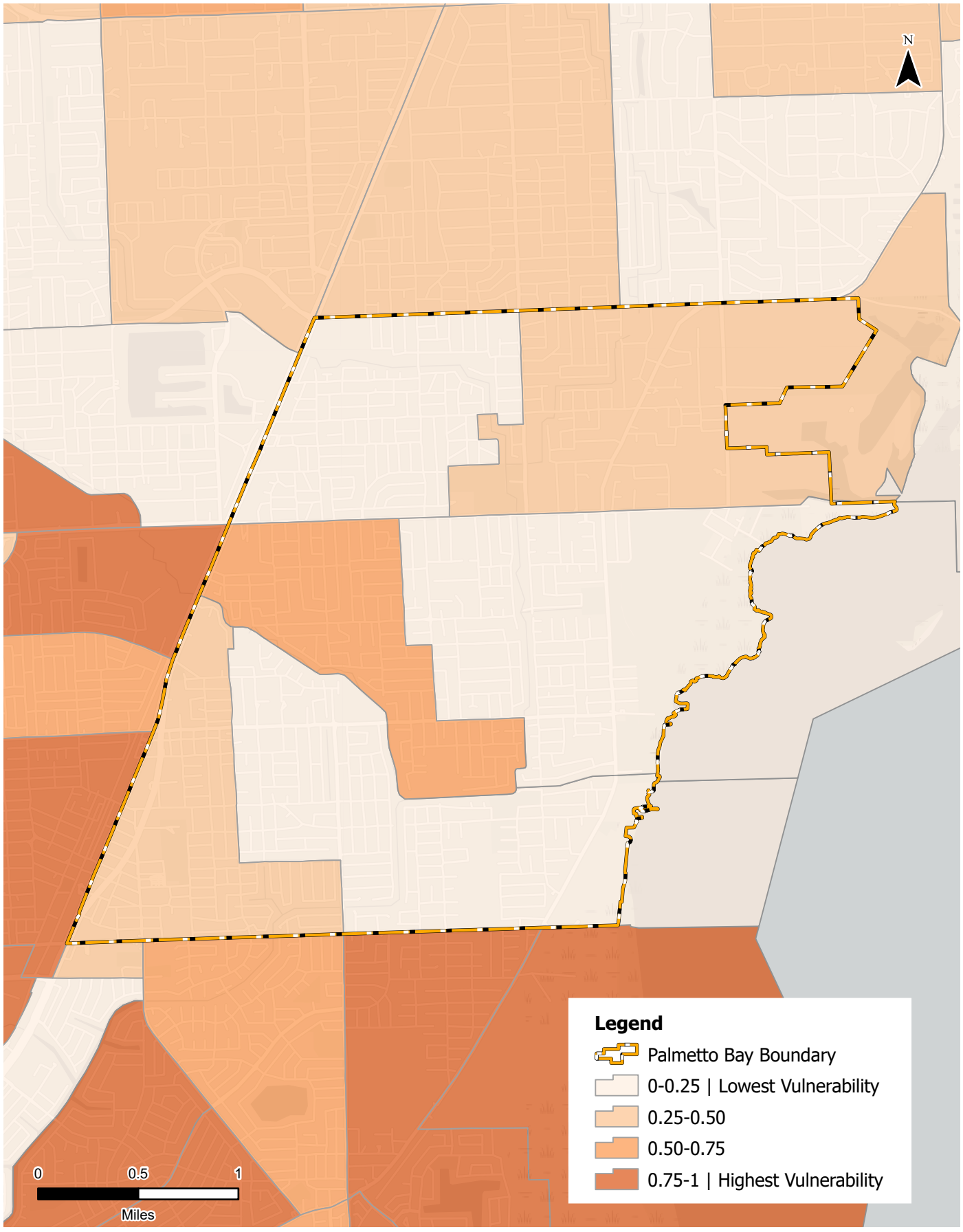


Figure 1-17: SVI: Racial and Ethnic Minority Status

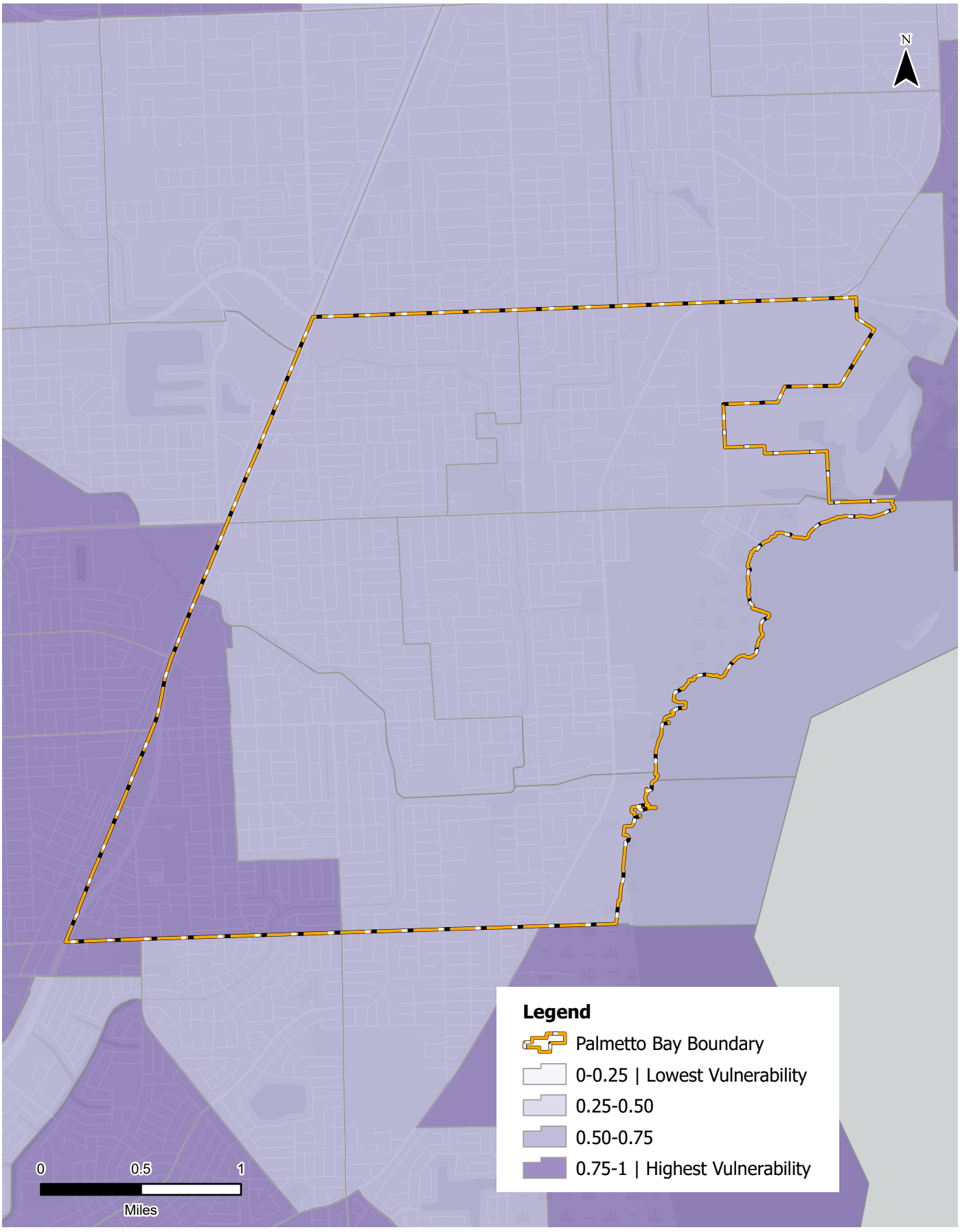
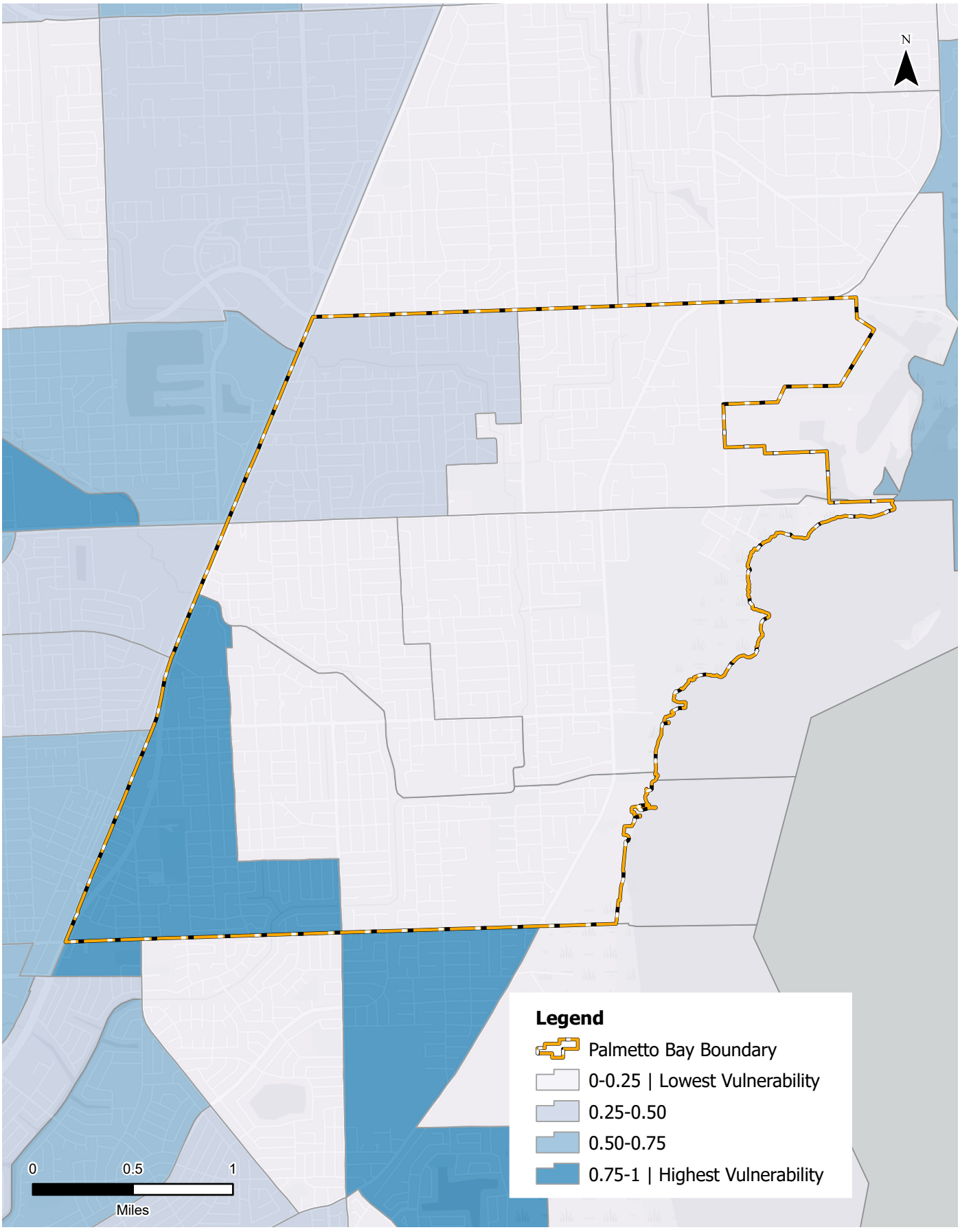


Figure 1-18: SVI: Housing Type and Transportation





2.1 OVERVIEW

Assets are the people, infrastructure, and services within the planning area that are exposed and vulnerable to the flood hazards assessed in this plan. Assets can be tangible and intangible things that people and the community value.

The asset inventory includes local assets within Palmetto Bay that are essential to Palmetto Bay government and business functions, security, public health and safety, the economy, flood and storm protection, water quality management, and wildlife habitat management.



As described in Section 1.5, the Florida Department of Environmental Protection developed a Statewide Resilience Dataset which consists of spatial data sourced from state, federal, and regional datasets to provide a comprehensive statewide inventory that can be utilized by communities throughout Florida. Assets are organized into the following four categories defined by the State of Florida and outlined in 380.093, F.S:

- Critical Community Emergency Facilities
- Critical Infrastructure
- Natural, Cultural and Historical Resources
- Transportation and Evacuation Routes

The Statewide Dataset was used as a starting point for the asset identification process. Input from the Steering Committee and public helped to amend and refine the inventory. Table 2-1 displays the four asset groups and examples of the types of assets required by the Resilient Florida Program, where applicable:

Table 2-1: Asset Groups and Asset Types

Asset Group	Asset Type
Critical Community & Emergency Facilities	Schools, colleges, universities, community centers, correctional facilities, disaster recovery centers, emergency medical service facilities, emergency operation centers, fire stations, health care facilities, hospitals, law enforcement facilities, local government facilities, logistical staging areas, affordable public housing, risk shelter inventory, and state government facilities
Critical Infrastructure	Wastewater treatment facilities and lift stations, stormwater facilities and pump stations, drinking water facilities hazardous waste facilities, military installations, communications facilities, and disaster debris management sites
Transportation & Evacuation Routes	Airports, bridges, bus terminals, ports, major roadways, marinas, rail facilities, and railroad bridges
Natural, Cultural, and Historical Resources	Conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets

This section reviews all critical assets identified for analysis in this plan. The following sub-sections provide a summary of all critical and regionally significant assets analyzed in this plan. A detailed list of assets analyzed in this plan can be found in Appendix A.

2.2 ASSETS

Critical Community and Emergency Facilities

Critical community and emergency facilities are buildings and assets that are essential to government and emergency operations, support the provision of essential services, or are otherwise integral to protecting health and safety and other key functions of the community. For this vulnerability assessment 51 critical facilities were identified within the village. These facilities are summarized in Table 2-2. A map of the facilities by type is shown in Figure 2-1.

Table 2-2: Critical Community and Emergency Facilities by Type

Asset Type	Data Type	Asset Count
Affordable Housing	Point	1
Schools	Point	22
Law Enforcement Facilities	Point	2
Healthcare Facilities	Point	22
Fire Stations	Point	2
Community Centers	Point	1
Local Government Facilities	Point	1



Critical Infrastructure

These assets are elements and networks of infrastructure critical to providing public utility services and maintaining essential services throughout the village. This includes electrical utilities, water and drainage management infrastructure, communication infrastructure, and waste facilities. For this vulnerability assessment 27 infrastructure assets were identified in the village. These assets are summarized in Table 2-3 below. A map of critical infrastructure by type is shown in Figure 2-2.

Table 2-3: Critical Infrastructure by Type

Asset Type	Data Type	Asset Count
Radio Communication Towers	Point	1
Post Office	Point	1
Electric Substations	Point	1
Electric Transmission	Line	7
Wastewater Treatment/Lift Stations	Point	1
Solid and Hazardous Waste Facilities – Municipal (FDEP)*	Point	3
Solid and Hazardous Waste Facilities – Small Quantity Generators (SQG)	Point	136
Stormwater Ponds	Polygon	6
SFWMD Infrastructure (culverts w/ risers)	Point	3
Canals and Levees	Line	35
Outfalls	Point	77

*Also used as Disaster Debris Management Sites

Figure 2-1: Critical Community & Emergency Facilities

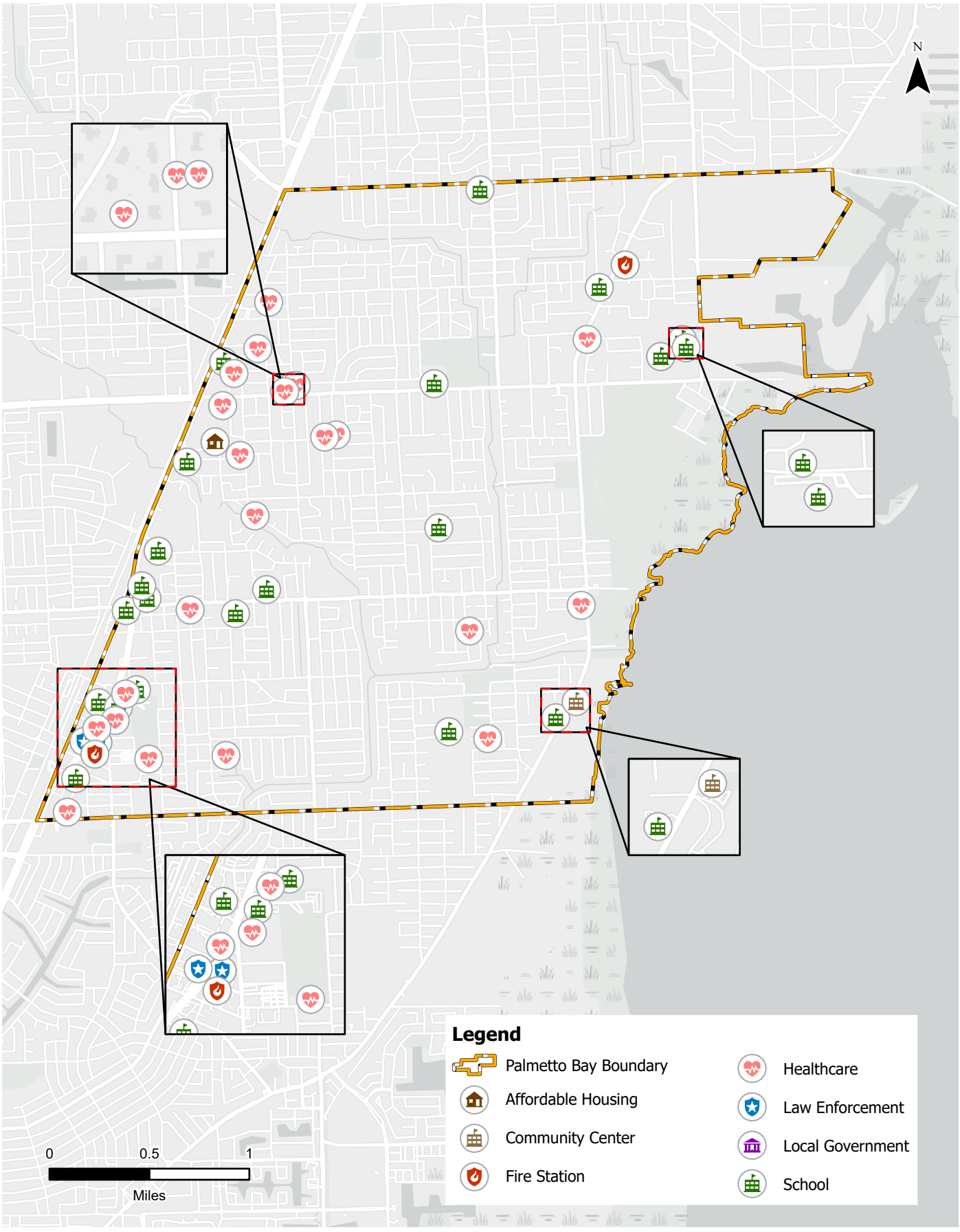
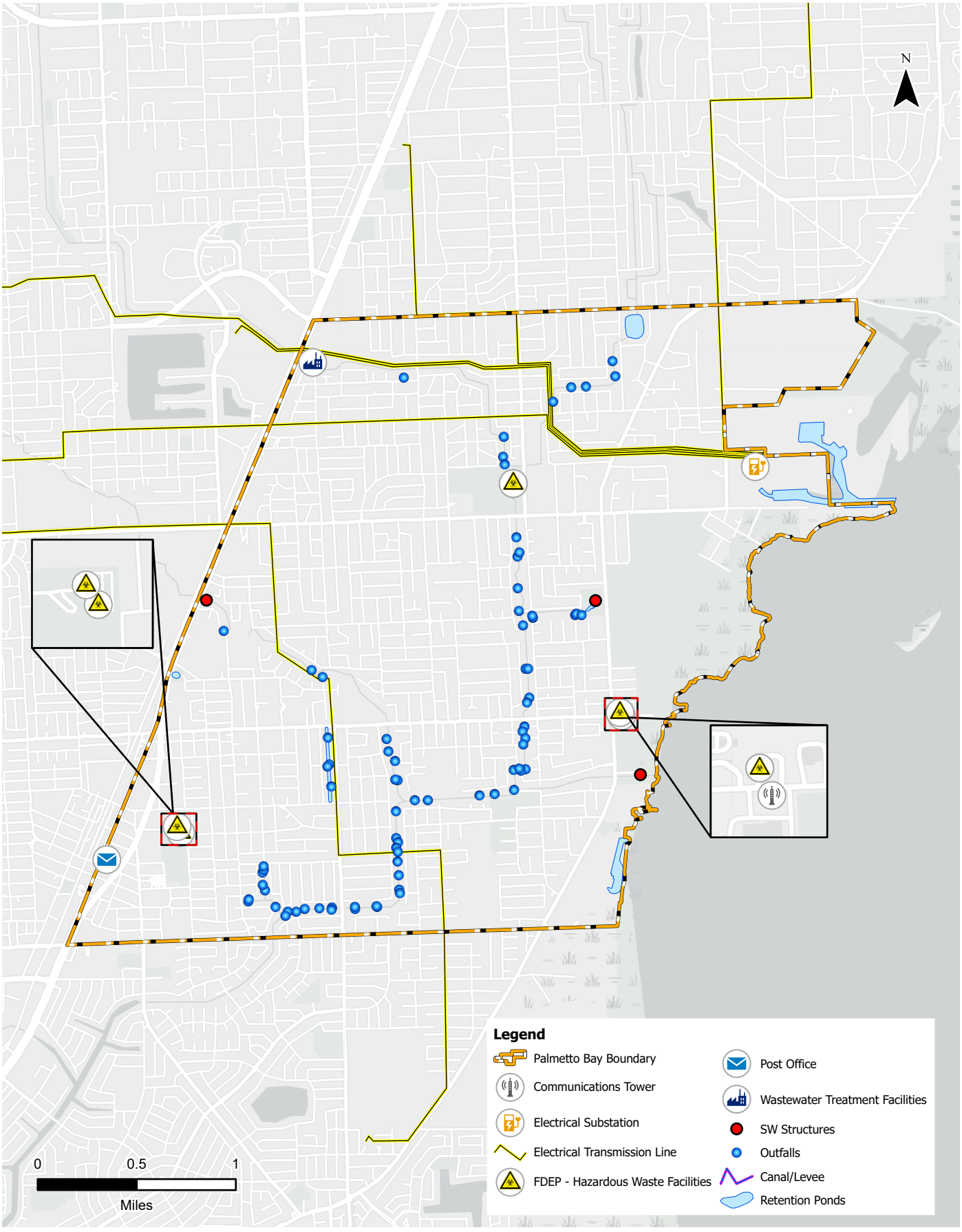


Figure 2-2: Critical Infrastructure



Transportation & Evacuation Routes

This asset category includes a range of transportation routes, elements, and networks key to maintaining transportation connectivity throughout the village and planning region. Figure 2-3 shows the transportation infrastructure that runs throughout the village including local road segments from the USGS National Transportation Dataset (NTD) and major roads and bridges from Florida Department of Transportation (FDOT). This is not an exhaustive list of roads and road segments in the planning area. Ensuring that these transit routes remain open, and outside of known hazard areas is essential to maintaining a safe and reliable way to get around the village for individuals who rely on these services.

For this vulnerability assessment 17 transportation assets and 1,252 road segments were identified in the planning area. These facilities are summarized in Table 2-4. A map of the facilities by type is shown in Figure 2-3.

FDEM has designated evacuation routes based on the most up-to-date regional evacuation studies and should be used as a general reference. A map of the evacuation routes for Miami-Dade County are shown in Figure 2-4.

One road, Route 1 (S Dixie Highway), designated in Miami-Dade County's evacuation map, runs along the western border of the Palmetto Bay village boundary. The village falls within evacuation zones A, B, and C. Residents should consult Miami-Dade County Emergency Management for evacuation orders.

Table 2-4: Transportation and Evacuation Routes by Type

Asset Type	Data Type	Asset Count
Bridges	Line	12
Airports	Point	1
Major Roadways – NTD	Line	1,232
Major Roadways – FDOT	Line	20
Marinas and Boat Ramps	Point	4



Figure 2-3: Transportation Assets

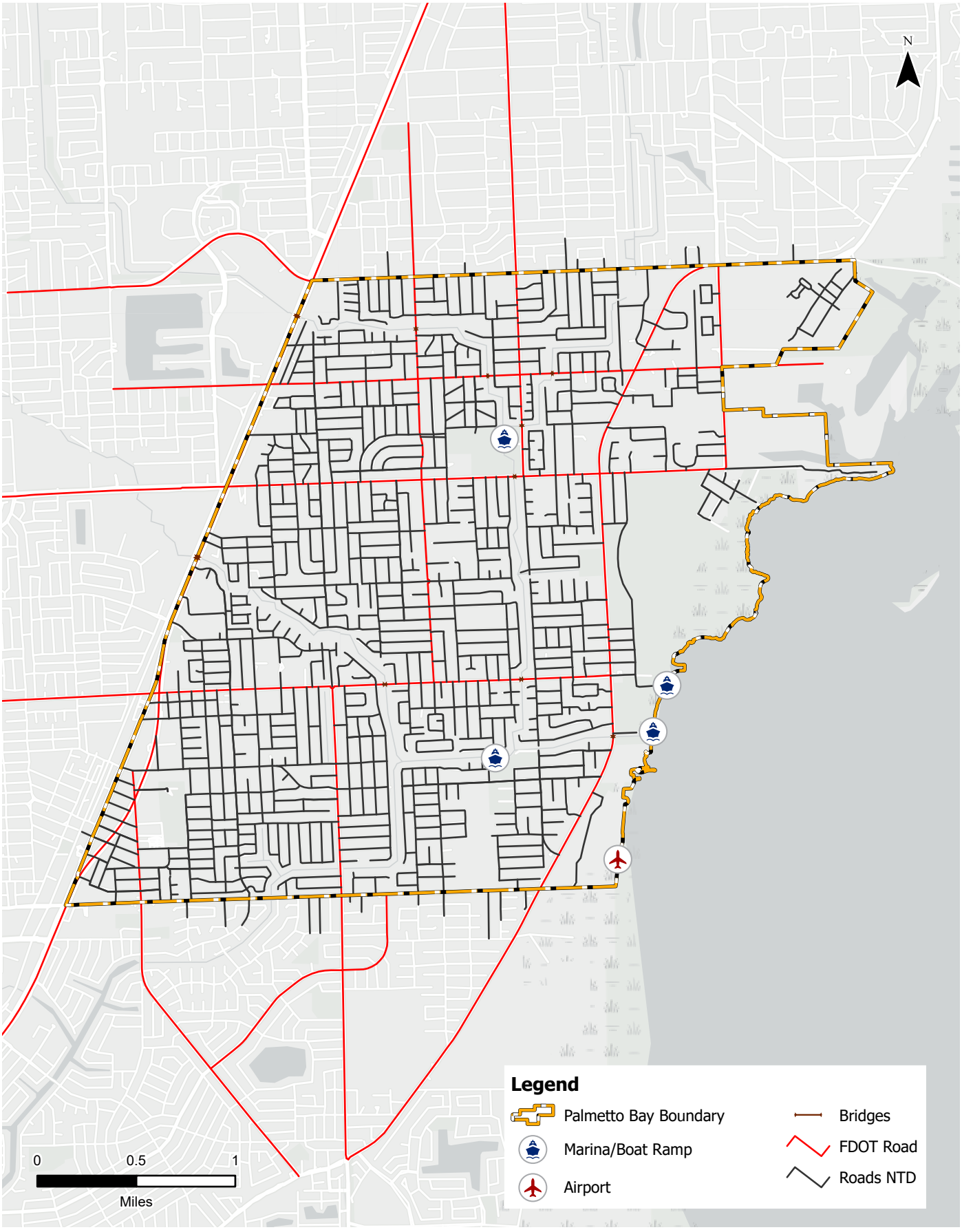
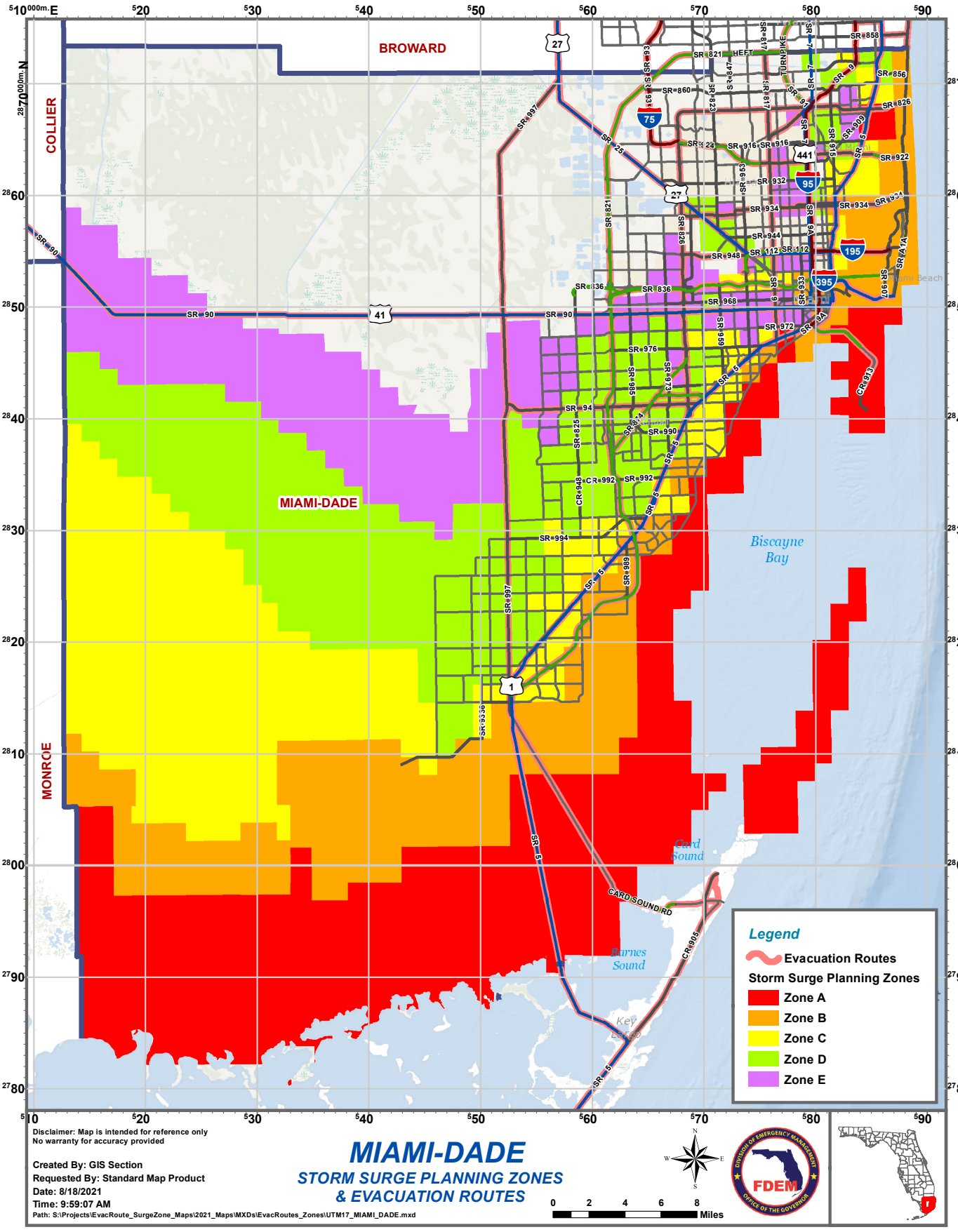


Figure 2-4: Miami-Dade County Transportation Routes & Zones





Natural, Cultural, & Historical Assets

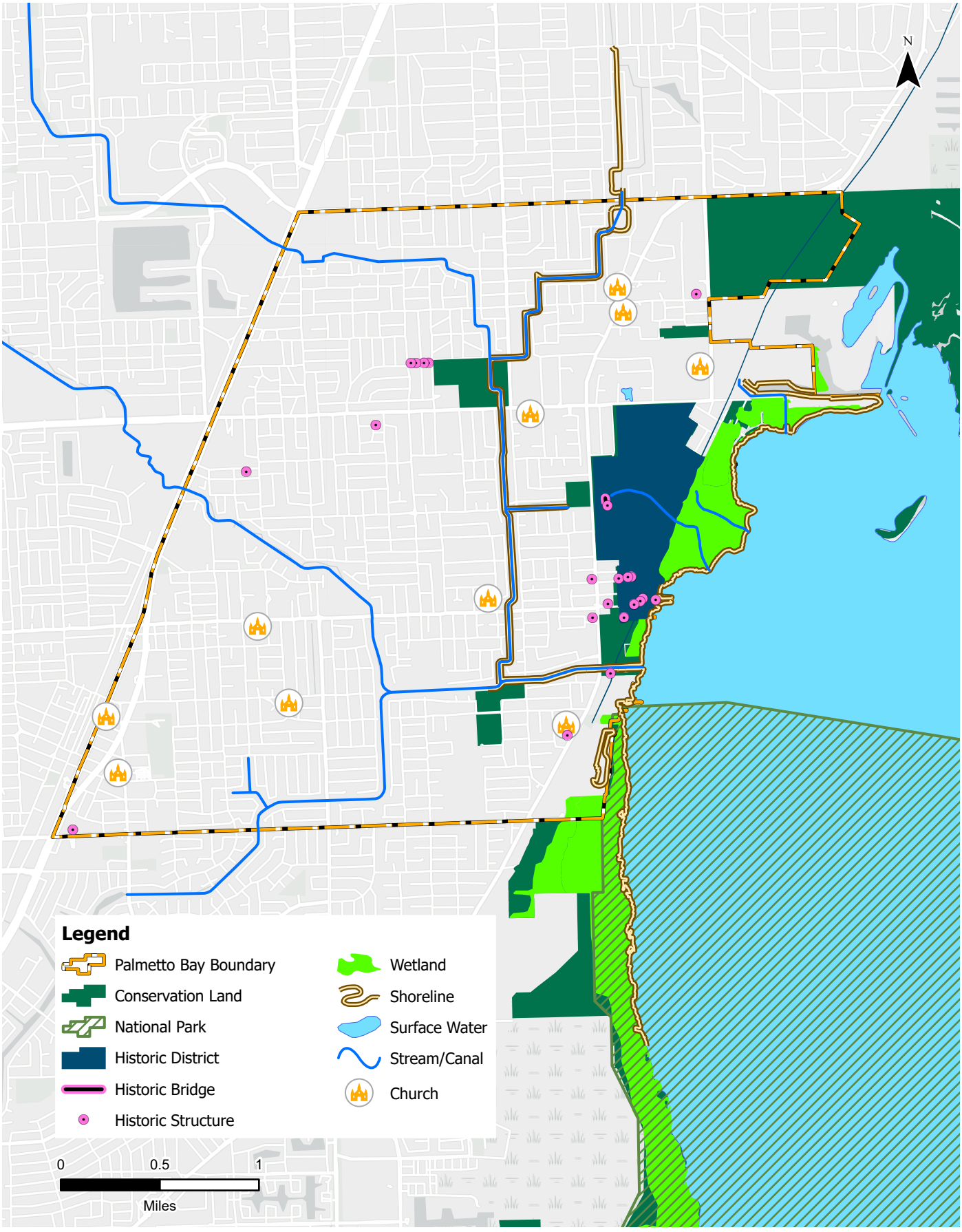
Natural, Cultural, and Historical assets include parks, wetlands, conservation land, waterbodies, and historic resources including buildings, districts, and places with cultural or historic significance. Cultural and historical assets often provide cities with character, can generate tourism, and may be a fundamental component of the community's identity. Parks and wetlands play an important role in disaster management and resiliency because they can mitigate flooding if located in flood prone areas by providing a development-free area for floodwater infiltration.

For this vulnerability assessment 247 natural, cultural, and historical assets were identified. These assets are summarized in Table 2-5 below. A map of the assets by type is shown in Figure 2-5.

Table 2-5: Natural, Cultural, and Historical Assets by Type

Asset Type	Data Type	Asset Count
Historic Resources	Polygon/Linear	4
Historic and Cultural Structures	Point	22
Churches	Point	10
National Parks	Polygon	1
Shorelines	Linear	40
Wetlands	Polygon	7
Surface Flowlines	Line	189
Surface Waters	Polygon	2
Conservation Lands	Polygon	12

Figure 2-5: Natural, Cultural, & Historical Assets





3.1 OVERVIEW

As defined by the Resilient Florida guidelines, this plan must assess flood hazards with potential impacts to the planning area and its people and assets. With guidance from the Steering Committee, the following sources of flooding were identified: rainfall-induced flooding, sea level rise, storm surge, and stormwater flooding. Each of these flood sources were evaluated individually and in the context of compound flooding as they often occur at the same time and have mechanisms that interact and frequently lead to more severe flooding.



This section also evaluates climate change projections for Palmetto Bay and the larger planning region to better understand future flood conditions in the village and surrounding area.

State guidance requires at least two planning horizons that include projections for the years 2040 and 2070.

This plan will also evaluate 2030 projections. Using the best available climate data, this section explains the expected impacts of climate change to the Palmetto Bay region, and how these changes influence the identified flood hazards and extreme heat.

The following summaries of each hazard provide a brief description and local context, including a review of past occurrences, influences of climate change, and potential impacts to the Palmetto Bay planning area.

Climate Change

Climate change refers to long-term shifts in temperature and weather patterns. The recent and rapid warming of the earth that has been observed over the past century has been cause for concern, as this shift is due to the accumulation of human-caused greenhouse gases, such as CO2, in the atmosphere (IPCC, 2007). Human-caused climate change has already begun to affect many weather and climate extremes throughout the world which has led to adverse impacts and damages to vulnerable communities. Approximately 3.3 to 3.6 billion people live in a region that is highly vulnerable to climate change (IPCC, 2023).

Global average temperature is estimated to have increased by about 1 degree Celsius since the pre-industrial period, and it is currently increasing by about 0.2 degrees Celsius per decade. Additionally, global surface temperature was 1.09 degrees Celsius higher in 2011-2020 than 1850-1900, with larger increases over land than over the ocean (IPCC, 2023).

After the UN Paris Agreement, adopted in 2015, the global goal to limit warming to 2.0 degrees Celsius, and preferably to 1.5 degrees Celsius, above pre-industrial levels (1850-1900) has been established to avoid the worst impacts from a changing climate. According to a 2023 study led by NASA, without significant climate action, global mean temperatures are expected to reach the 2 degrees Celsius (3.6°F) threshold by the 2040s.

This global increase in temperatures is having a broad range of effects on global, regional, and local climates. According to the IPCC, the extent of climate change effects on individual regions will vary over time and with the ability of different societal and environmental systems to mitigate or adapt to change.

IPCC has created climate change scenarios, called Representative Concentration Pathways (RCPs), to explore different future developments in the global environment with reference to the production of greenhouse gas emissions and concentrations in the atmosphere. RCP emissions scenarios can be incorporated into climate models to account for factors that alter the earth's climate system. These scenarios can be used to make projections about future climate and to understand potential vulnerabilities to climate change. There are four primary RCP scenarios, all of which are considered possible depending on the amount of greenhouse gases emitted in the years to come:

- **RCP 2.6:** This scenario is characterized as having very low greenhouse gas concentration levels. It is a "peak-and-decline" scenario and assumes that greenhouse gases are reduced substantially over time and aim to keep global warming below 2 degrees Celsius.
- **RCP 4.5:** This scenario is one of two intermediate scenarios. This scenario reflects reductions in CO2 emissions from current levels and assumes a stabilization will occur shortly after 2100.
- **RCP 6.0:** This is intermediate scenario assumes more emissions than RCP 4.5. It assumes an increase in greenhouse gas emissions followed by stabilization occurring shortly after 2100 through the application of a range of technologies and strategies for reducing greenhouse gas emissions.
- **RCP 8.5:** This scenario is characterized by increasing greenhouse gas emissions over time, and factors in the highest greenhouse gas concentration levels of all the scenarios by 2100.



3.2 SEA LEVEL RISE

Sea level rise is the increase in sea levels as a result of atmospheric and oceanic warming which causes water expansion as well as ice melt from ice sheets and glaciers.

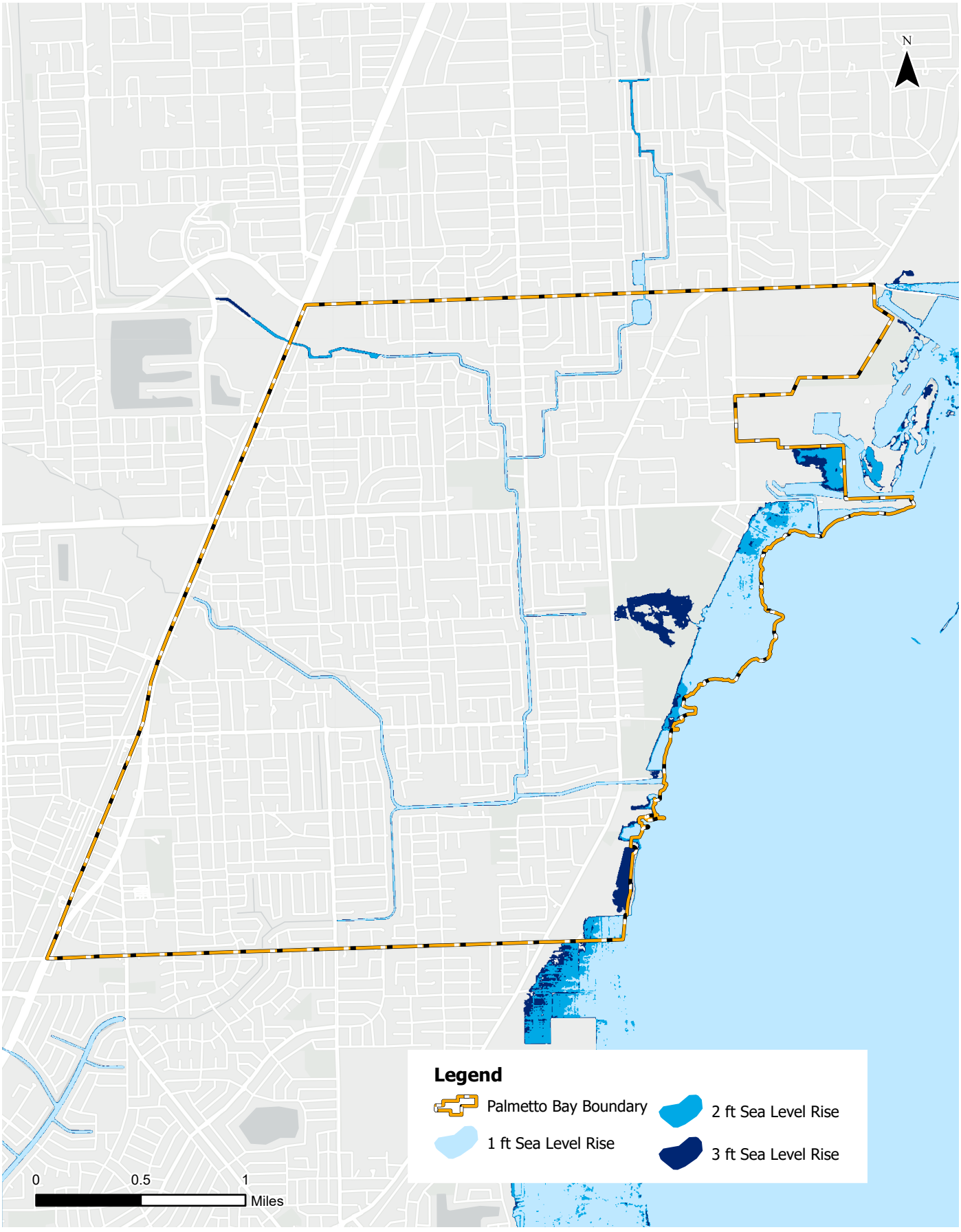
Global sea level rise is likely caused by a combination of these two mechanics and can be exasperated on the local level by factors such as erosion and subsidence. The rate of sea level rise has varied throughout geologic history, and studies have shown that global temperature and sea level are strongly correlated.

Sea level rise is generally measured by the number of feet of relative rise and the areas that such rise would inundate. The estimated impacts of 1-foot, 2-foot, and 3-foot, sea level rise are shown in Figure 3-1 according to data from the NOAA Sea Level Rise viewer. This map of estimated sea level rise shows inundation above mean higher high water (the average of each day's higher high tide line).

The village of Palmetto Bay is particularly vulnerable to the effects of sea level rise, due to its coastal location, subtropical environment, and low topography. Sea level rise can occur anywhere along the coast in Palmetto Bay and may have direct localized impacts, such as inundation of land and property, as well as broader indirect impacts, such as interruption of transportation networks, the village's canal system, or other infrastructure. Sea level rise will likely affect coastal marsh lands as well as land along rivers, canals, and their tributaries. In addition to inundation of low-lying lands, sea level rise will likely increase future risk of flooding from the other flood hazards, as more land will have a lower elevation relative to sea level.



Figure 3-1: Sea Level Rise Extent

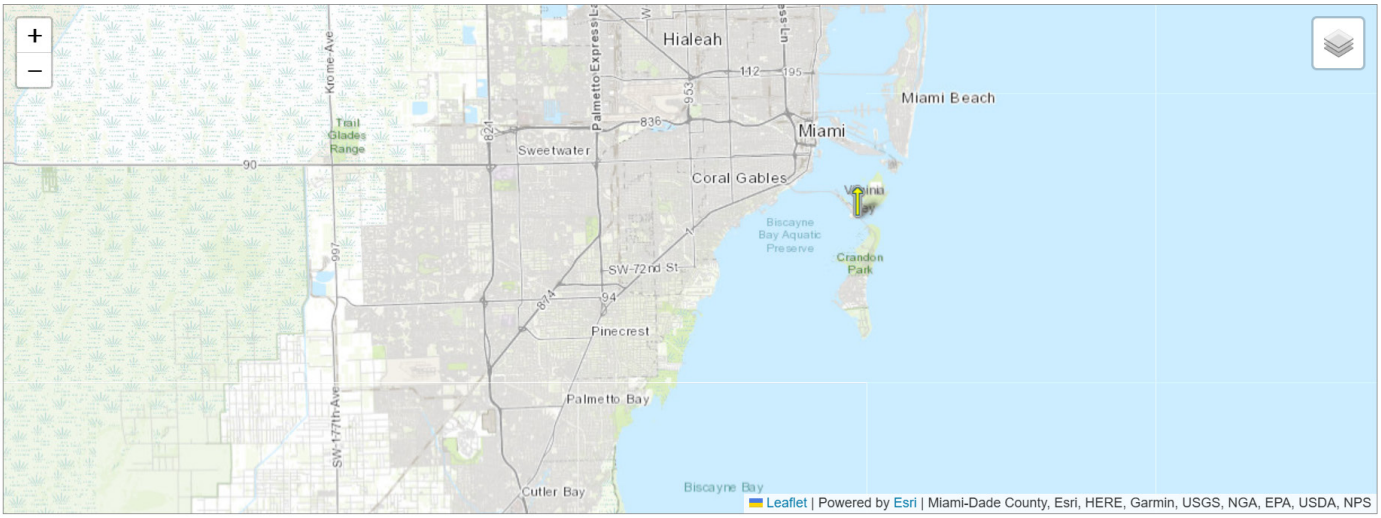


Historic trends in local mean sea level (MSL) are best determined from tide gauge records. The Center for Operational Oceanographic Products and Services (CO-OPS) has been measuring sea level for over 150 years, with tide stations operating on all U.S. coasts. Changes in MSL, either a sea level rise or sea level fall, have been computed at 128 long-term water level stations using a minimum span of 30 years of observations at each location. These measurements have been averaged by month to remove the effect of higher frequency phenomena (e.g. storm surge) in order to compute an accurate linear sea level trend. Figure 3-2, illustrates regional trends in sea level from NOAA.

At the Virginia Key, FL station (indicated by the yellow arrow just south of the City of Miami), the relative sea level trend is 3.16 mm/year with a 95% confidence interval of +/- 0.22 mm/year based on monthly mean sea level data from 1931 to 2023 which is equivalent to a change of 1.04 feet in 100 years.

Figure 3-3 shows the monthly mean sea level at NOAA's Virginia Key, FL station without the regular seasonal fluctuations due to coastal ocean temperatures, salinities, winds, atmospheric pressures, and ocean currents. The long-term linear trend is also shown, including its 95% confidence interval. The plotted values are relative to the most recent Mean Sea Level datum established by CO-OPS..

Figure 3-2: Sea Level Trends, Miami-Dade County, FL

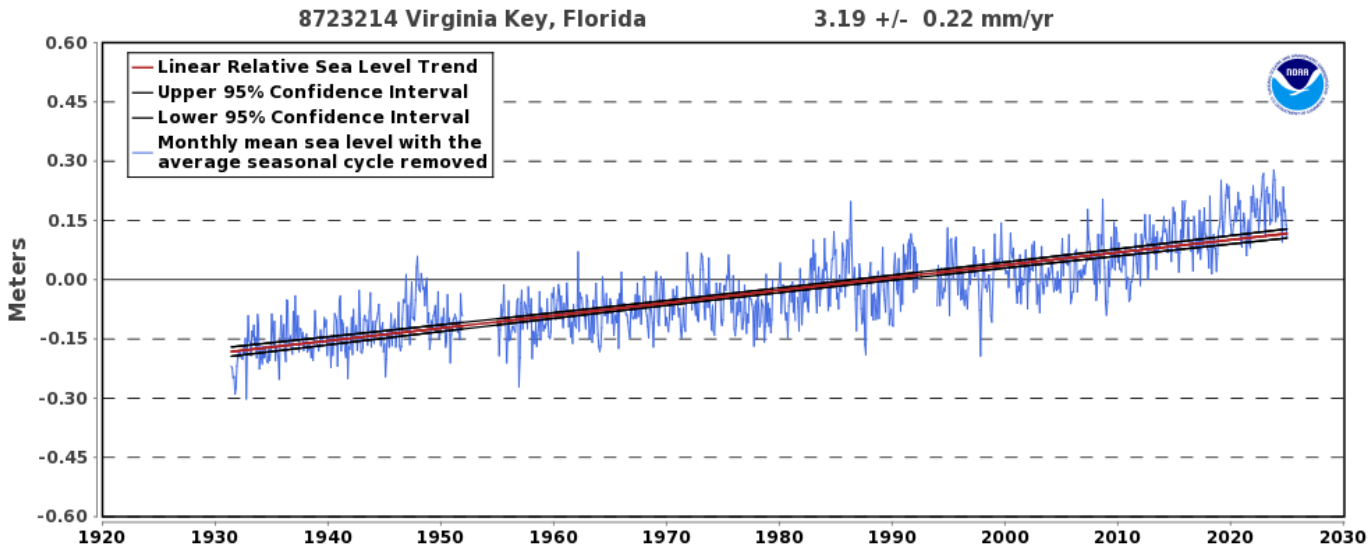


The map above illustrates relative sea level trends , with arrows representing the direction and magnitude of change. Click on an arrow to access additional information about that station.



Source: https://tidesandcurrents.noaa.gov/sltrends/sltrends.html

Figure 3-3: Mean Sea Level Trend for Virginia Key, FL



Source: NOAA Trends & Currents, Sea Level Trends, August 2023

The data above relies on a linear trend over more than a decade. As such, the trend misses subtle variations and especially larger increases as climate change and CO_2 levels have increased in recent years. The Earth's changing climate has led to nonlinear trends in sea level that deviate from historic trends. This is especially pertinent in the coastal communities of South Florida on the frontlines of climate change and sea level rise.

The Southeast Florida Regional Climate Change Compact's Unified Sea Level Rise Projection points out that there has been an increase in sea level above linear trends, especially in the last decade. Recent analyses of tide gauge records acquired along the United States Atlantic coast indicate year-to-year acceleration in the rate of sea level rise. A 2017 study conducted by Valle-Levinson et al., *Spatial and temporal variability of sea level rise hot spots over the eastern United States*, found that during 2010-2015, accelerated sea level rise at rates five times the global average was observed between Key West and Cape Hatteras, and is attributed to the warming of the Florida Current. Another study by Shimon Wdowinski, *Coherent spatio-temporal variations in the rate of sea level rise along the US Atlantic and Gulf coasts*, analyzed the Virginia Key tide gauge record (near Miami, just north of Palmetto Bay) and found a significant acceleration in the rate of sea level rise since 2006. The average rate of regional sea level rise since 2006 was 9±4 millimeters per year, significantly higher than the global average rate, which has been estimated to be in the range of 4-5 millimeters per year for the post-2006 period (Wdowinski et al., 2016).



Figure 3-4 shows regionalized sea level rise scenarios for the Virginia Key, Biscayne Bay tide station, indicating the range in sea level rise that may occur based on climate projections. The figure shows the station's annual mean sea level since 1960 and five regionalized sea level rise scenarios plotted relative to a 1996-2014 baseline period, with the year 2005 as the 'zero' for the figure. The projections were released in 2022 by a U.S. interagency task force in preparation for the Fifth National Climate Assessment. The results are summarized in the 2022 Sea Level Rise Technical Report.

Note that this vulnerability assessment is based on the 2017 Technical Sea Level Rise Report in order to meet state requirements. Sea level rise extent for each required climate projection is shown in Figure 3-5 and Figure 3-6. Sea level rise projections from the two technical reports vary slightly and can be compared using the NOAA Sea Level Rise Viewer.

Using the intermediate-low and intermediate-high scenarios, projections for. Using the intermediate-low and intermediate-high scenarios, projections for the Palmetto Bay area are outlined below. Sea level rise extent for each projection is shown in Figure 3-5 and Figure 3-6.

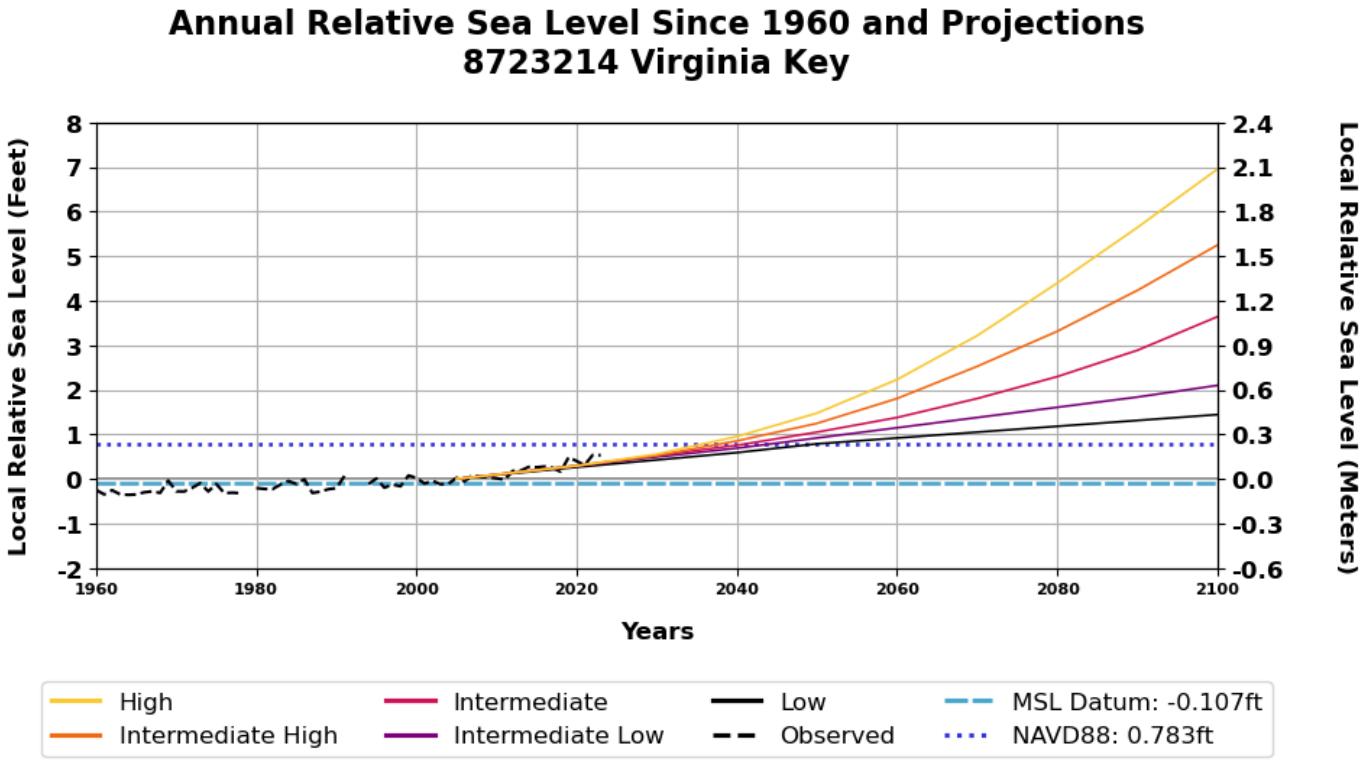
Intermediate-Low

- **2030:** Sea level in the region is projected to rise almost 0.49 feet (5.88 inches).
- **2040:** Sea level in the region is projected to rise almost 0.69 feet (8.28 inches).
- **2070:** Sea level in the region is projected to rise almost 1.25 feet (15.00 inches).

Intermediate-High

- **2030:** Sea level in the region is projected to rise almost 0.98 feet (11.76 inches).
- **2040:** Sea level in the region is projected to rise almost 1.41 feet (16.92 inches).
- **2070:** Sea level in the region is projected to rise almost 3.28 feet (39.36 inches).

Figure 3-4: Regional Sea Level Scenarios at Virginia Key, FL Station



Source: NOAA Tides and Currents, Sea Level Trends

Figure 3-5: Sea Level Rise Projections – Intermediate Low

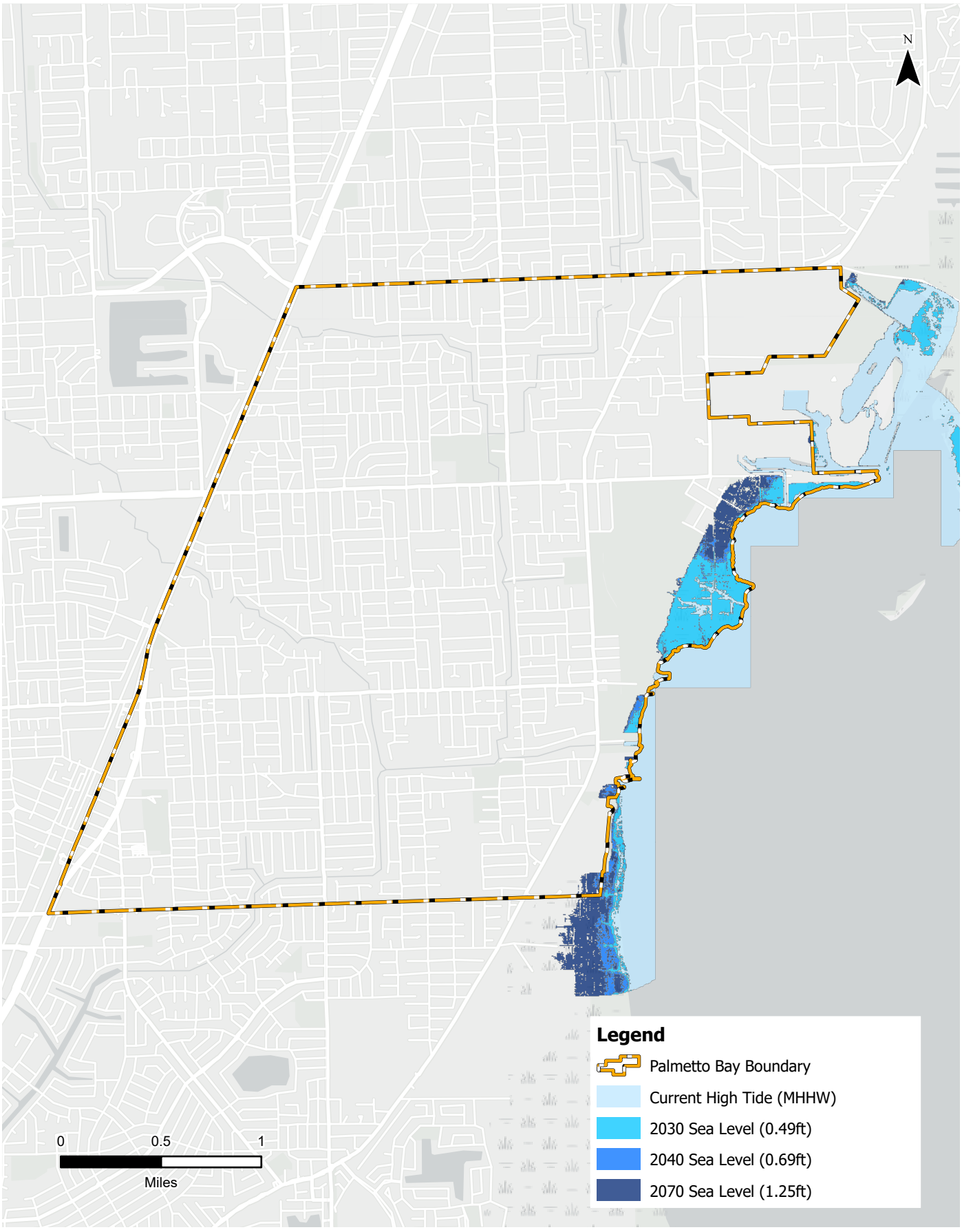
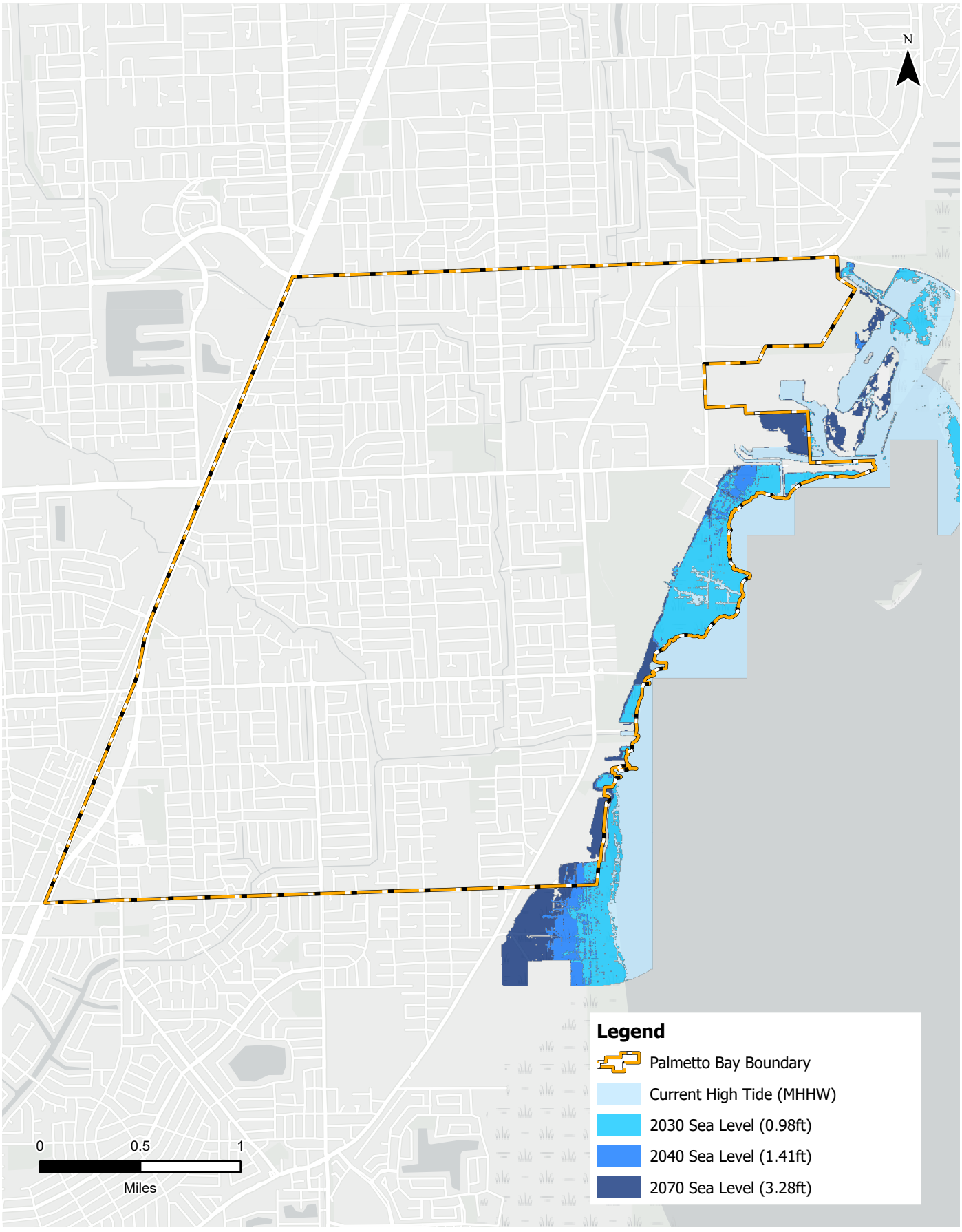


Figure 3-6: Sea Level Rise Projections – Intermediate High

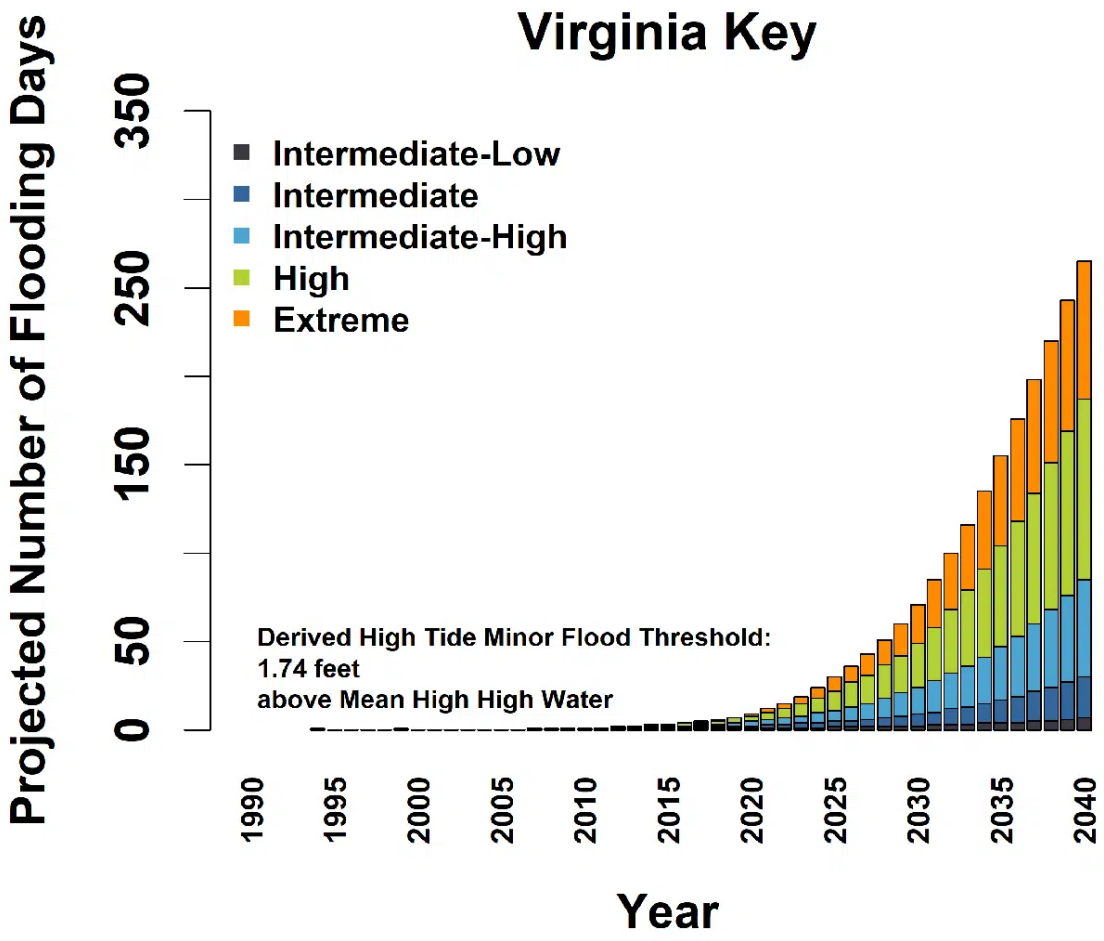


High Tide Flooding

Sea level rise is a slow onset hazard, and because the full extent of anticipated sea level rise has not yet been realized, the effects of sea level rise have not yet been fully felt. However, sea level rise has already begun to cause "clear sky" or "nuisance" flooding, which is brought on by high tidewaters rather than storm or rain events. Tidal flooding causes temporary inundation of low-lying areas during high-tide events. While tidal flooding is not caused by sea level rise itself, a 2015 tidal flooding report published by NOAA notes that tidal flood rates are steadily increasing, and daily highest tides surpass fixed elevations increasingly often, due in part to sea level rise. According to NOAA, annual occurrences of high tide flooding have increased 5- to 10-fold since the 1960s. Sea level rise may cause flooding to occur more frequently and last for longer durations of time. As sea level continues to rise, tidal flooding will continue to occur more frequently and over a greater inland area.

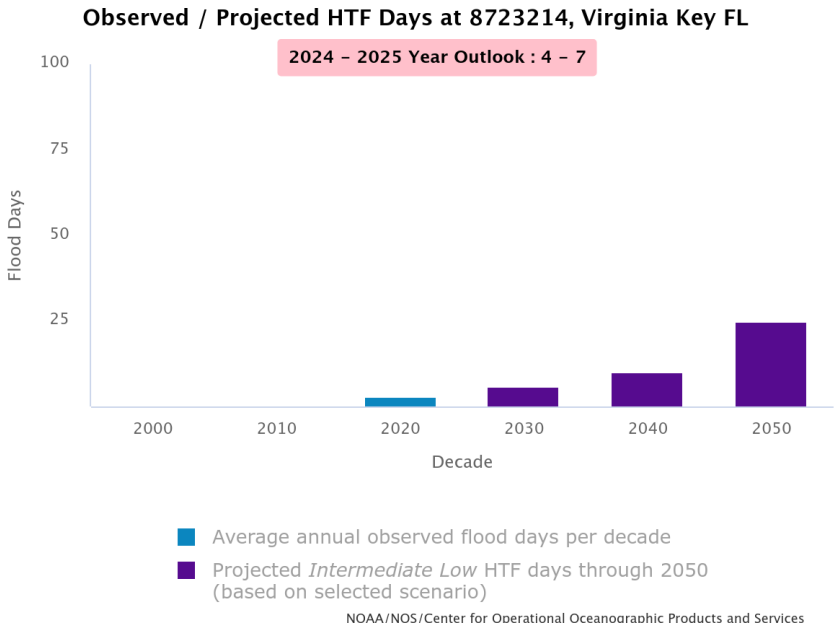
By 2050, Miami-Dade County is projected to experience anywhere from 13 to 84 days with high tide flooding depending on the emissions scenario. Figure 3-7 shows these projections based on the corresponding sea level rise projection curves for Southeast Florida.

Figure 3-7: Projected Days with High Tide Flooding



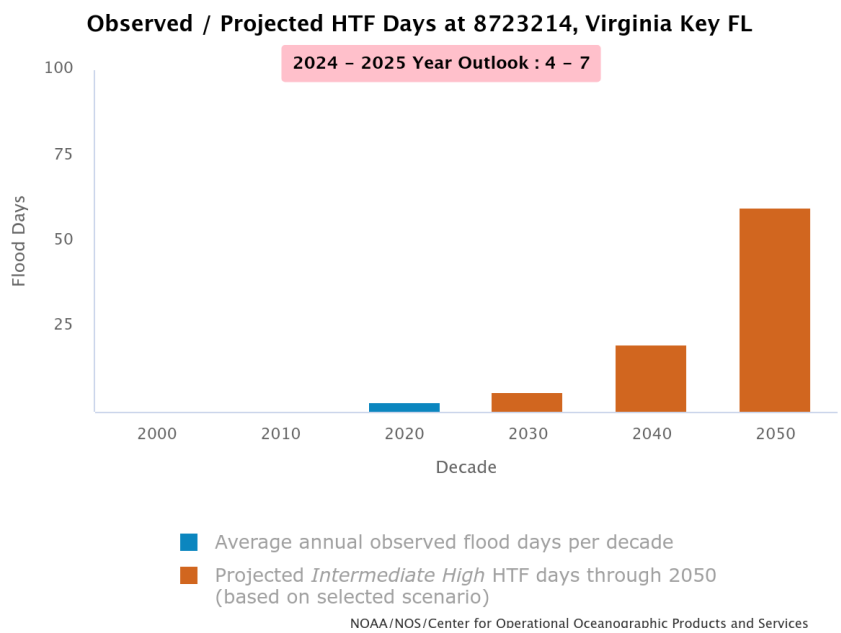
Based on NOAA Annual High Tide Flooding Outlook, results shown in Figure 3-8 and Figure 3-9, it is estimated that under the intermediate low scenario the Palmetto Bay region could experience 25 days of high tide flooding by 2050, and 60 days under the intermediate high scenario.

Figure 3-8: Annual High Tide Flooding Outlook: Intermediate Low



Source: NOAA Tides and Currents

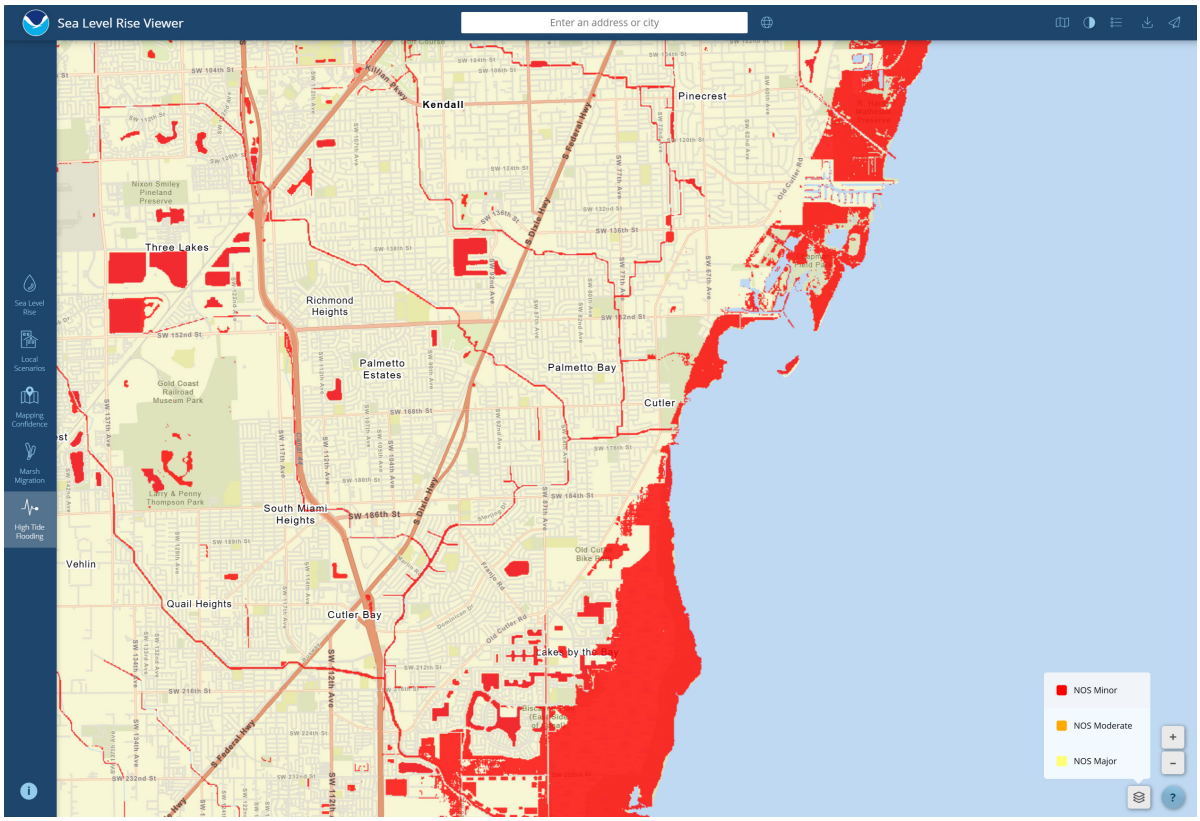
Figure 3-9: Annual High Tide Flooding Outlook: Intermediate High



Source: NOAA Tides and Currents

Figure 3-10 shows areas in Palmetto Bay that are susceptible to high tide flooding as defined by NOAA based on derived national flood thresholds from NOAA Technical Report NOS CO-OPS 086: Patterns and Projections of High Tide Flooding along the U.S. Coastline Using a Common Impact Threshold.

Figure 3-10: Areas Susceptible to High Tide Flooding, Palmetto Bay, FL



Source: NOAA Coastal Flood Exposure Mapper, https://coast.noaa.gov/digitalcoast/tools/flood-exposure.html



3.3 RAINFALL INDUCED FLOODING

Flood events result from prolonged or heavy precipitation and typically occur in riverine floodplains, which are the natural channels and adjacent lands where floodwaters collect and drain. Based on historical records from NOAA's Climate at a Glance, Miami-Dade County (used to approximate Palmetto Bay) has received an average annual rainfall of 55.49 inches from 1900 to 2023. A review of precipitation data shown in Figure 3-11, shows there has been a slight increasing trend of 0.14 inches per decade. Throughout the Southeast U.S. there has been a trend toward more days with heavy rainfall, but it remains to be seen whether these changes are occurring in Southeast Florida. NOAA Atlas 14 is a project of the National Weather Service's (NWS) Hydrometeorological Design Studies Center (HDSC) that provides precipitation frequency information for U.S. states and territories. NOAA precipitation frequency estimates serve as the standards for designing, building, and operating infrastructure to withstand the forces of heavy precipitation and floods.

The planning team reviewed Atlas 14 data provided in the Florida Statewide Resilience Dataset to determine precipitation estimates for Palmetto Bay for a 24-hr storm event and various recurrence intervals (25, 50, 100 and 500-year storm events). The findings, summarized in Table 3-1, indicate that a 24-hr 100-yr storm event in Palmetto Bay would produce an average of 14.20 inches of rainfall.

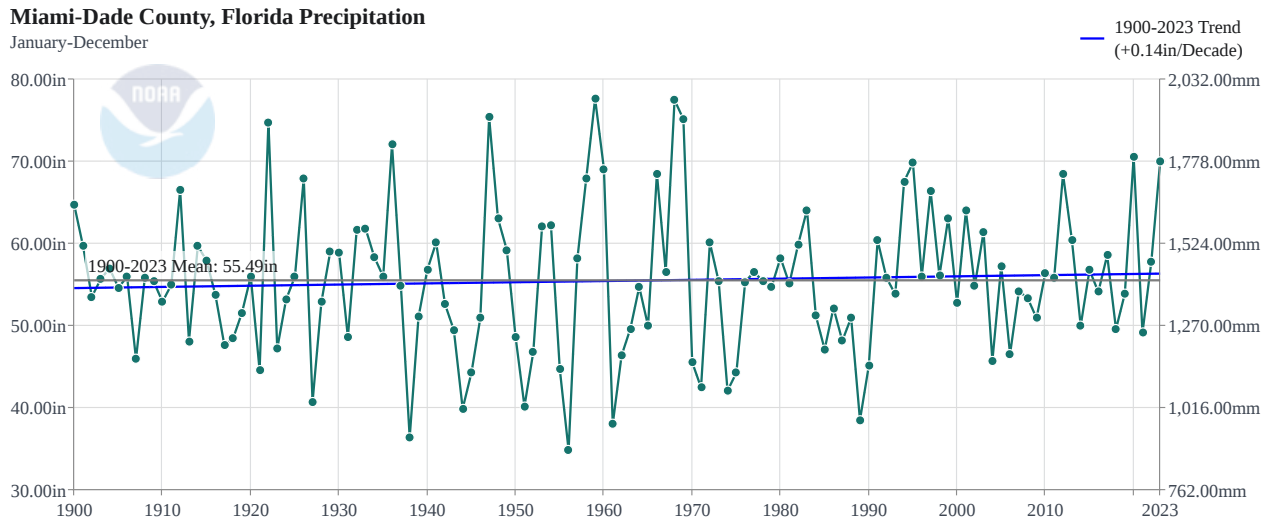
Table 3-1: NOAA Atlas 14 Precipitation Estimates, 24hr Storm Event, Palmetto Bay, FL

Event Frequency	Mean (in)	Max (in)	Min (in)
25 yr	10.20	13.30	8.22
50 yr	12.10	16.00	9.48
100 yr	14.20	19.20	10.80
500 yr	19.70	28.10	13.80

Source: NOAA NWS HDSC Precipitation Frequency Data Server (PFDS), Florida Statewide Resilience Dataset



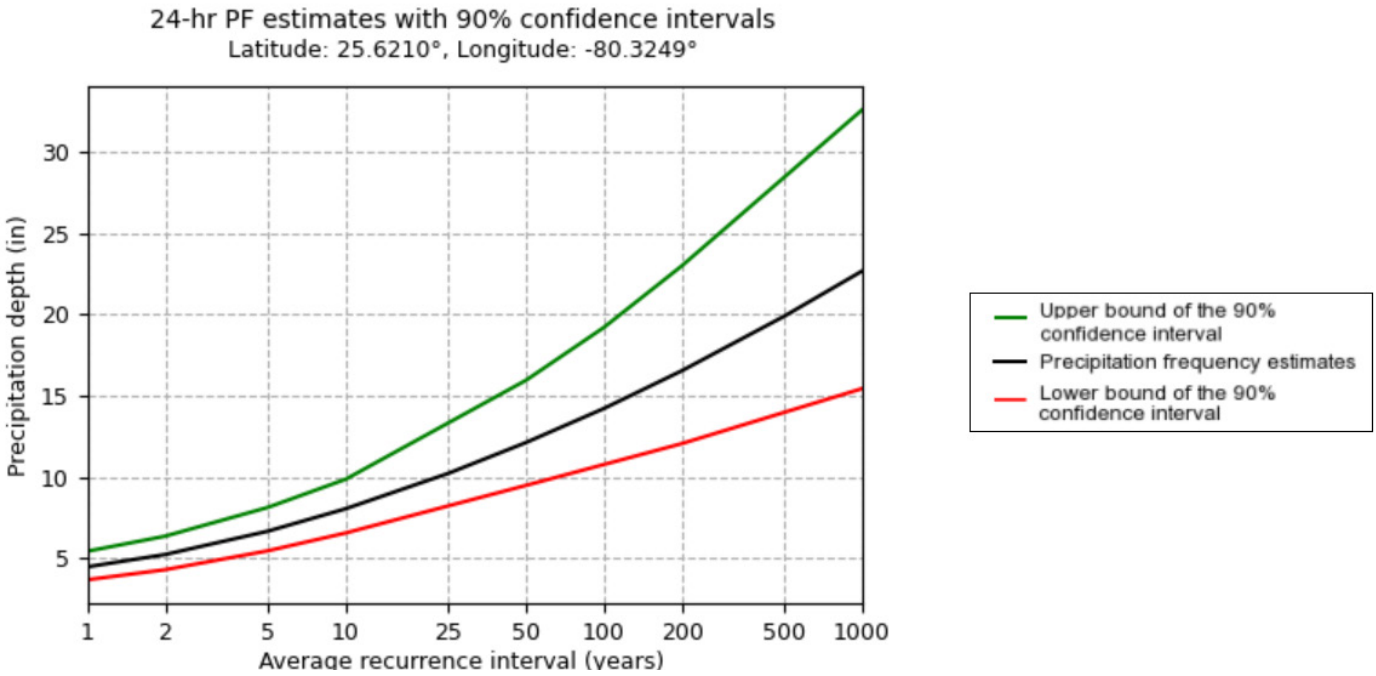
Figure 3-11: Annual Precipitation for Miami-Dade County



Source: NOAA Climate at a Glance County Time Series

A graphical representation of precipitation frequency estimates with 90% confidence intervals for the 24-hour storm is shown in Figure 3-12.

Figure 3-12: Precipitation Frequency Estimates for 24-hr Storm Event, Palmetto Bay, FL



Source: NOAA Atlas 14 Volume 9, Version 2

Greater recurrence intervals are associated with greater precipitation amounts, which generally result in greater amounts of flood damage throughout the village. Based on past rainfall and flood events recorded by NOAA's NCEI Storm Events Database, Palmetto Bay has experienced flooding and costly damage from as little as 4-6 inches of rainfall over a 3-hr period; per Atlas 14 data, 6 inches of rain in a 3-hour period is equivalent to between 10- to 25-year storm. Table 3-2 below summarizes some past rainfall events and their impacts.

Table 3-2: NCEI Past Rainfall & Flood Events

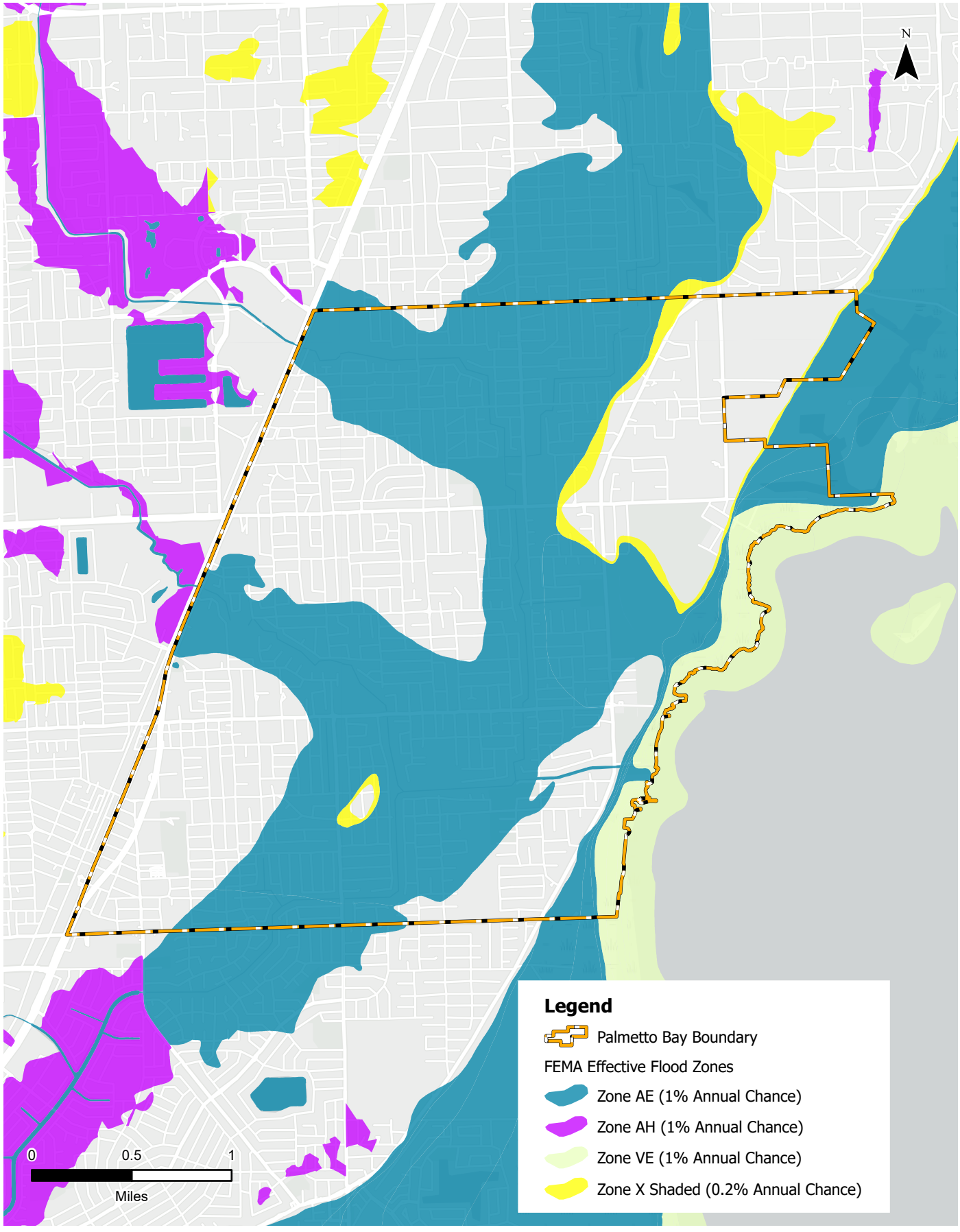
Date	Event Type	Property Damage	Event Narrative
8/1/2004	Heavy Rain	$10,000	Three to five inches of rain fell in a three-hour period causing a house roof to collapse. Streets were flooded and county-wide power was out to 20,000 customers.
10/4/2008	Flash Flood	$1,000	An area of heavy rain continued into Miami-Dade County with rainfall estimates from the National Weather Service radar at two to three inches per hour. There were reports of water entering cars. Several roads were closed with 2 to 3 feet of water for several hours.
11/25/2009	Heavy Rain	$50,000	Strong mid to upper-level disturbances moved across Florida causing periods of heavy rainfall and localized flooding. Four apartments were flooded in an apartment in Palmetto Bay. Heavy early morning rain caused the roof of the building to collapse, sending water into the units. Rainfall amounts in the area were generally in the 3-to-4-inch range through the event.
10/30/2011	Flash Flood	$100,000	Severe flooding occurred over large parts of eastern metro Miami-Dade County. The area of heavy rain began over southern sections of the flood area, including Cutler Bay, Palmetto Bay and Key Biscayne. Numerous roads were under deep water and reports of dozens of homes with water intrusion were received across this entire area. Rainfall amounts were in the 6-to-10-inch range virtually all of it falling in less than 12 hours.
5/18/2016	Flood	$5,000	Strong showers and thunderstorms developed along an associated weak boundary, leading to gusty winds, small hail, and flooding across Miami-Dade and Palm Beach counties. Several nearby rain gauges in reported 24 hour rainfall totals between 5 and 8 inches rainfall.
8/2/2017	Flash Flood	$1,000.000	Several rounds of strong storms and heavy rain fell across Miami-Dade County during the afternoon and early evening hours of August 1st. Rainfall totals of 4-6 inches were widespread in these areas, with isolated amounts of 7-8 inches. Virtually all of this rain fell in a three-hour period Numerous reports of flood waters entering businesses, homes, apartment lobbies and parking garages.
10/8/2018	Coastal Flooding	--	The high October astronomical tides, King tides, in combination with the strong winds and minor surge from Hurricane Michael in the Gulf of Mexico brought a couple days of minor saltwater flooding along both the Atlantic and Gulf coasts of South Florida.
8/30/2019	Coastal Flooding	--	Established easterly flow, combined with plentiful low-level moisture, allowed for scattered showers and a few thunderstorms to develop over the Atlantic waters during the morning. These showers/storms moved onshore along the east coast metro during the morning hours. Heavy rainfall rates lead to flooding of streets across areas of Miami-Dade Counties, especially with antecedent soil conditions from prior days rainfall. High tides also contributed to minor coastal flooding across the area.
11/15/2023	Flash Flood	--	A strengthening low-pressure system moving across the Florida Keys brought widespread heavy rainfall to much of South Florida. Strong winds led to coastal flooding along portions of the SE Florida coast. There were numerous reports of standing water, stranded vehicles, and road closures. Several roads had 6-12 inches of standing water and stranded vehicles. Up to 8 inches of rain was estimated to have fallen in the area within a 3-hour period, with 12-hour rainfall amounts of 10-12 inches.

Source: NOAA NCEI Storm Events Database

*Not all reports record property damage. Property damage still may have occurred.

Palmetto Bay is a coastal community with several canals that run throughout the center of the village. The portions of the village within the floodplains are at the greatest risk for future flood impacts. Figure 3-13 displays the 1%-annual-chance (100-year) and 0.2%-annual-chance (500-year) floodplains in Palmetto Bay, as determined by the current effective (9/11/2009) Flood Insurance Rate Maps (FIRMs) provided by FEMA.

Figure 3-13: FEMA Flood Hazard Area



Per the Fourth National Climate Assessment, the frequency and intensity of heavy precipitation events is expected to increase across the country. Specifically, it is "very likely" (90-100% probability) that most areas of the United States will exhibit an increase of at least 5% in the maximum 5-day precipitation by late 21st century. Additionally, increases in precipitation totals are expected in the Southeast. The mean change in the annual number of days with rainfall over 1 inch for the Southeastern U.S. is 0.5 to 1.5 days. With more rainfall falling in more intense incidents, the region may experience more frequent flash flooding. However, it should be noted that at a more localized level, regional rainfall trends have not been observed in South Florida, and projections of future precipitation changes are less clear. Still, increased flooding may also result from more intense tropical cyclone; researchers have noted the occurrence of more intense storms bringing greater rainfall totals, a trend that is expected to continue as ocean and air temperatures rise.

SFWMD created a tool to estimate future extreme rainfall changes based on future climate scenarios. SFWMD's Rainfall Change Factors GIS Dashboard produces rainfall change factors that are applied to NOAA's Atlas 14 precipitation frequency estimates. Change factors represent the calculated ratio of modeled future rainfall depths to historic rainfall depths. A change factor value is produced for events of a given duration and return period and are applied to multiply the equivalent NOAA Atlas 14 precipitation frequency estimates to determine increasing or decreasing future rainfall. Change factors greater than 1.0 represent future rainfall increase. For example, a change factor equal to 1.3 represents a rainfall increase of 30%.

The SFWMD change factors were computed from 40-year periods representing future projected climate for two periods 2020 – 2059 and 2050-2089 (centered in 2040 and 2070) and historical conditions for 1966-2005. The projections are based on the medium-low (RCP 4.5) and high (RCP 8.5) emissions scenarios; however, due to observed overlap in the results, SFWMD adopted combined change factors.

SFWMD's Rainfall Change Factors GIS Dashboard was used to generate change factors and produce future extreme rainfall estimates for Palmetto Bay. Change factors for a 24-hour rain event and return periods of 5, 10, 25, 50, 100, and 200 years in Miami-Dade County are listed in Table 3-3 below.

Table 3-3: Future Extreme Rainfall Change Factors: Miami-Dade County 24-hr event

Return Period	Change Factor (2020 – 2059)	Change Factor (2050 – 2089)
5-yr	1.09	1.09
10-yr	1.12	1.12
25-yr	1.14	1.16
50-yr	1.17	1.18
100-yr	1.19	1.21
200-yr	--	1.23

Source: SFWMD, USGS Caribbean-Florida Water Science Center, NOAA

*50th percentile: SFWMD modeling found a noticeable wide spread of derived change factors. As a result, SFWMD has adopted the 50% confidence as the accepted change factor value for each rainfall scenario and delineates a 25th percentile lower range and a 75th percentile upper range. The adoption of future extreme rainfall change factors outside of the 50% confidence interval might result in under and/or over estimation of future extreme rainfall depths as part of flood vulnerability planning processes.

Table 3-4 and Table 3-5 display future extreme rainfall estimates for Palmetto Bay calculated using the Atlas 14 rainfall projections (shown in Table 3-1) and SFWMD changes factors for Miami-Dade (shown in Table 3-3). Based on the climate scenarios discussed above, these values approximate rainfall for the 2040 and 2070 planning horizons by projecting future rainfall depth that could occur during a 24-hr event between 2020 – 2059 and 2050-2089. The change factor for the 2040 100-year event projects a 19% increase in rainfall such that a 24-hr 100-yr rainfall event between 2020-2059 would produce an estimated 16.90 inches of rain. The change factor for the 2070 100-year event projects a 21% increase in rainfall such that a 24-hr 100-yr rainfall event between 2020-2059 would produce an estimated 17.18 inches of rain.

Table 3-4: Future Extreme Rainfall Projections: 2040 Palmetto Bay, 24-hr event

Return Period	Mean (in)	Max (in)	Min (in)
25-yr	11.63	15.16	9.37
50-yr	14.16	18.72	11.09
100-yr	16.90	22.85	12.85

Source: SFWMD, USGS Caribbean-Florida Water Science Center, NOAA

Table 3-5: Future Extreme Rainfall Projections: 2070 Palmetto Bay, 24-hr event

Return Period	Mean (in)	Max (in)	Min (in)
25-yr	11.83	15.43	9.54
50-yr	14.28	18.88	11.19
100-yr	17.18	23.23	13.07

Source: SFWMD, USGS Caribbean-Florida Water Science Center, NOAA



3.4 STORM SURGE FLOODING

Storm surge is water that is pushed toward the shore by the force of the winds swirling around the storm as shown in Figure 3-14. This advancing surge combines with the normal tides to create the hurricane storm tide, which can increase the mean water level to heights impacting roads, homes and other critical infrastructure. In addition, wind driven waves are superimposed on the storm tide. This rise in water level can cause severe flooding in coastal areas, particularly when the storm tide coincides with the normal high tides. Because much of the densely populated Atlantic coastline lies less than 10 feet above mean sea level, the danger from storm tides is tremendous. Given Palmetto Bay's coastal location and low elevation, it is very vulnerable to storm surge flooding.

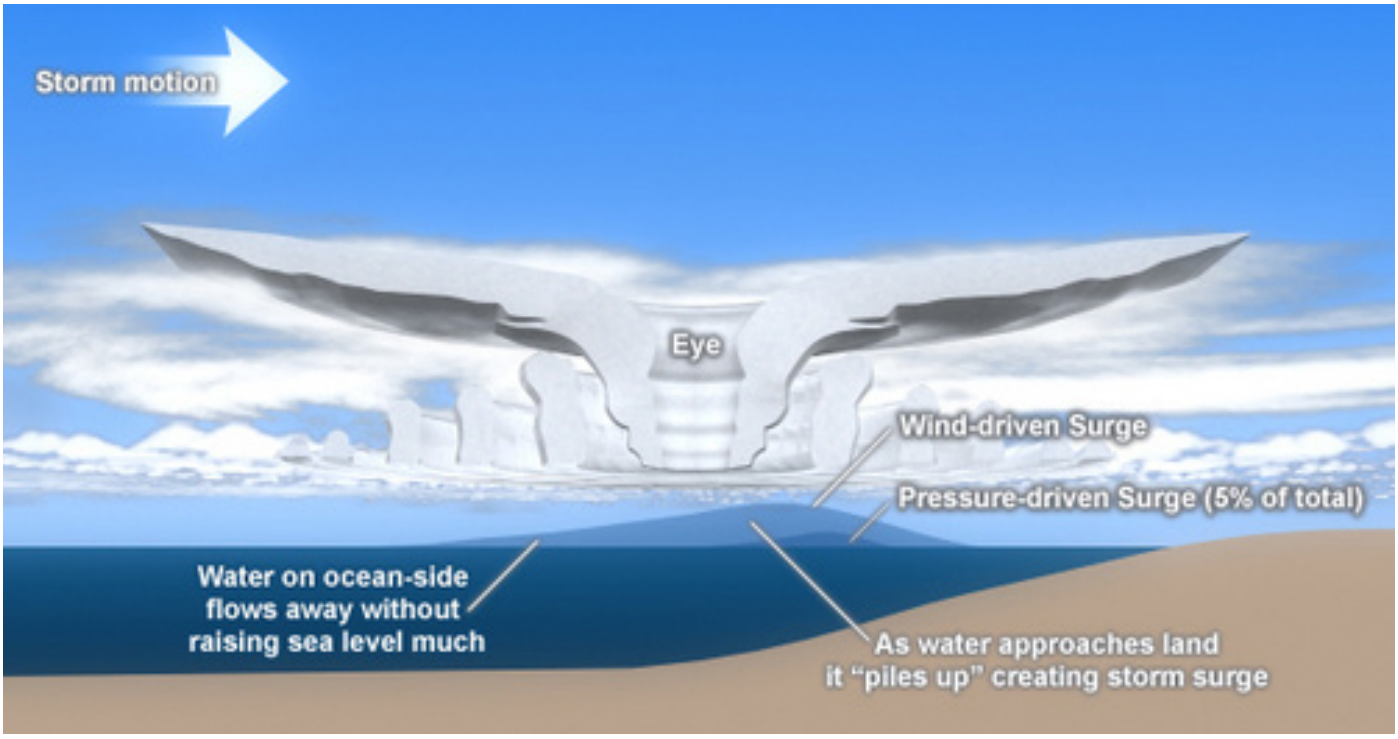
Sea level change will be particularly important in influencing storm surge flooding in the Palmetto Bay area, since the area is already subject to flooding from above normal tides, surge and rainfall events from hurricanes and less powerful tropical storms.

The maximum potential storm surge for a particular location depends on a number of different factors.

Storm surge is a very complex phenomenon because it is sensitive to the slightest changes in storm intensity, forward speed, size (radius of maximum winds-RMW), angle of approach to the coast, central pressure (minimal contribution in comparison to the wind), and the shape and characteristics of coastal features such as bays and estuaries. Other factors which can impact storm surge are the width and slope of the continental shelf. A shallow slope will potentially produce a greater storm surge than a steep shelf. For example, a Category 4 storm hitting the Louisiana coastline, which has a very wide and shallow continental shelf, may produce a 20-foot storm surge, while the same hurricane in Miami Beach, Florida, where the continental shelf drops off very quickly, might see an 8 or 9-foot surge.

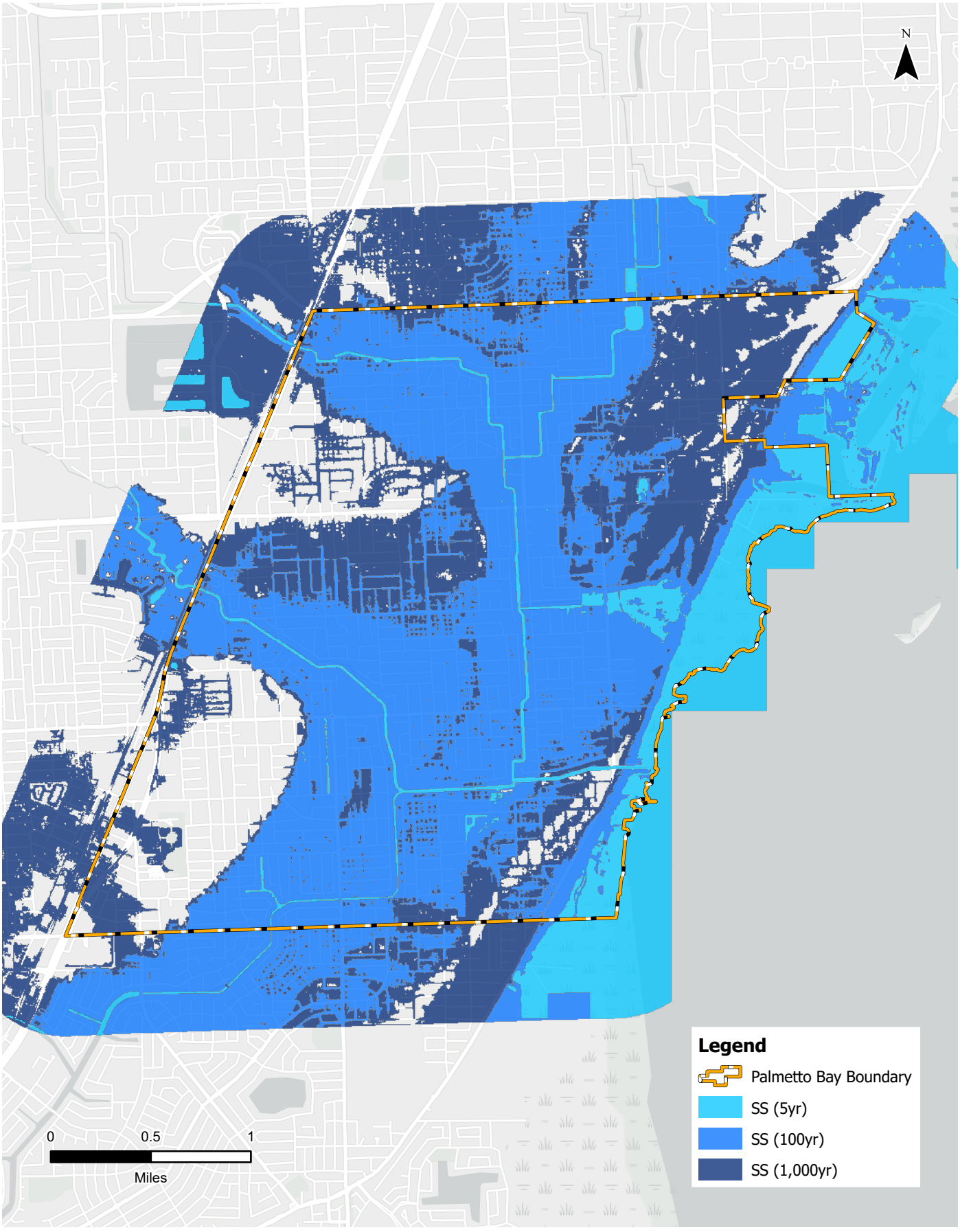
The canal system in Palmetto Bay affects how storm surge impacts the village. The village is controlled by the C-100 Canal system, which has a critical connection to the C-1 Canal system through the C-100B Canal to join the C-1N canal at the S-122 structure on Franjo Road in Cutler Bay. This interconnection and the low elevation at the C-1 Canal mean that storm surge can back-feed into the C-100B and impact the rest of Palmetto Bay. Storm surge extent for Palmetto Bay is displayed in Figure 3-15.

Figure 3-14: Components of Hurricane Storm Surge



Source: NOAA/The COMET Program

Figure 3-15: Storm Surge



3.5 COMPOUND FLOODING

As defined by Florida Administrative Code 62S-8, "compound flooding" is flooding caused by complex interactions between two or more oceanographic, hydrological, or meteorological processes such as the combination of pluvial (rainfall-induced flooding, such as flash, surface water, drain, and sewer floods), fluvial (riverine floods), coastal (sea level rise, tides, waves, storm surge, and nuisance floods), or groundwater flooding. Compound flooding in Palmetto Bay is primarily caused by a mix of pluvial, fluvial, and coastal flooding.

Observations during numerous flood events in the region have demonstrated that the extents and depths of flooding due to compound flooding can be more severe than flooding due to a single flood mechanism. Consequently, it is important to understand the relationship between the various flooding mechanisms in Palmetto Bay and their impact on the natural and built environment. This is vital for resilience planning as the village assesses strategies for coping with and mitigating flood. The flood scenarios examined in the vulnerability assessment include several examples of compound flooding. These can be reviewed in Section 4: Flood Vulnerability Assessment.

Stormwater Flooding

While not a natural hazard, stormwater flooding occurs with the accumulation of water and can contribute to and exacerbate flooding in the village. Localized stormwater flooding occurs when heavy rainfall and an accumulation of runoff overburden the stormwater drainage system. Although the flooding may drain quickly, it can still amount to significant damages. While it may not impact as large an area or produce the damaging wave energy of coastal flooding, it is, nonetheless, a chronic problem.

Localized stormwater flooding in Palmetto Bay can be attributed to its generally flat topography, abundance of water features, and the large amount of developed and impervious land, which limits ground absorption and increases surface water runoff.

Localized flooding may be caused by the following issues:

- **Inadequate Capacity:** An undersized/under capacity pipe system can cause water to back-up behind a structure which can lead to areas of ponded water and/or overtopping of banks.
- **Clogged Inlets:** Debris covering the asphalt apron and the top of grate at catch basin inlets may contribute to an inadequate flow of stormwater into the system. Debris within the basin itself may also reduce the efficiency of the system by reducing the carrying capacity.
- **Blocked Drainage Outfalls:** Debris blockage or structural damage at drainage outfalls may prevent the system from discharging runoff, which may lead to a back-up of stormwater within the system.
- **Improper Grade:** Poorly graded asphalt around catch basin inlets may prevent stormwater from entering the catch basin as designed. Areas of settled asphalt may create low spots within the roadway that allow for areas of ponded water.

It should be noted that drainage is largely controlled by the canal system throughout the watershed, and stormwater flooding can be affected by this system and by the interplay of multiple simultaneous flood sources. For example, the C-100 basin receives runoff from a large, developed area east of SW 157 Avenue and drains to the C-100 Canal which runs through Palmetto Bay to the Biscayne Bay. If the S-123 salinity control structure at the end of the C-100 Canal in Palmetto Bay is closed due to storm surge, then runoff from rainfall could back up and cause flooding in Palmetto Bay.

Climate change and sea level rise have the potential to affect stormwater flooding. According to the Fourth National Climate Assessment, the frequency and intensity of rainfall events is expected to increase across the U.S., and total precipitation amounts are expected to increase in the Southeast. These trends have not been clearly observed in South Florida; however, if they extend to the planning area, these changes may cause increases in localized flooding, as stormwater drainage systems designed for smaller flood volumes may become overwhelmed more frequently.

3.6 EXTREME HEAT

As defined by FEMA, in most of the United States extreme heat is classified by a long period (2 to 3 days) of high heat and humidity with temperatures above 90 degrees.

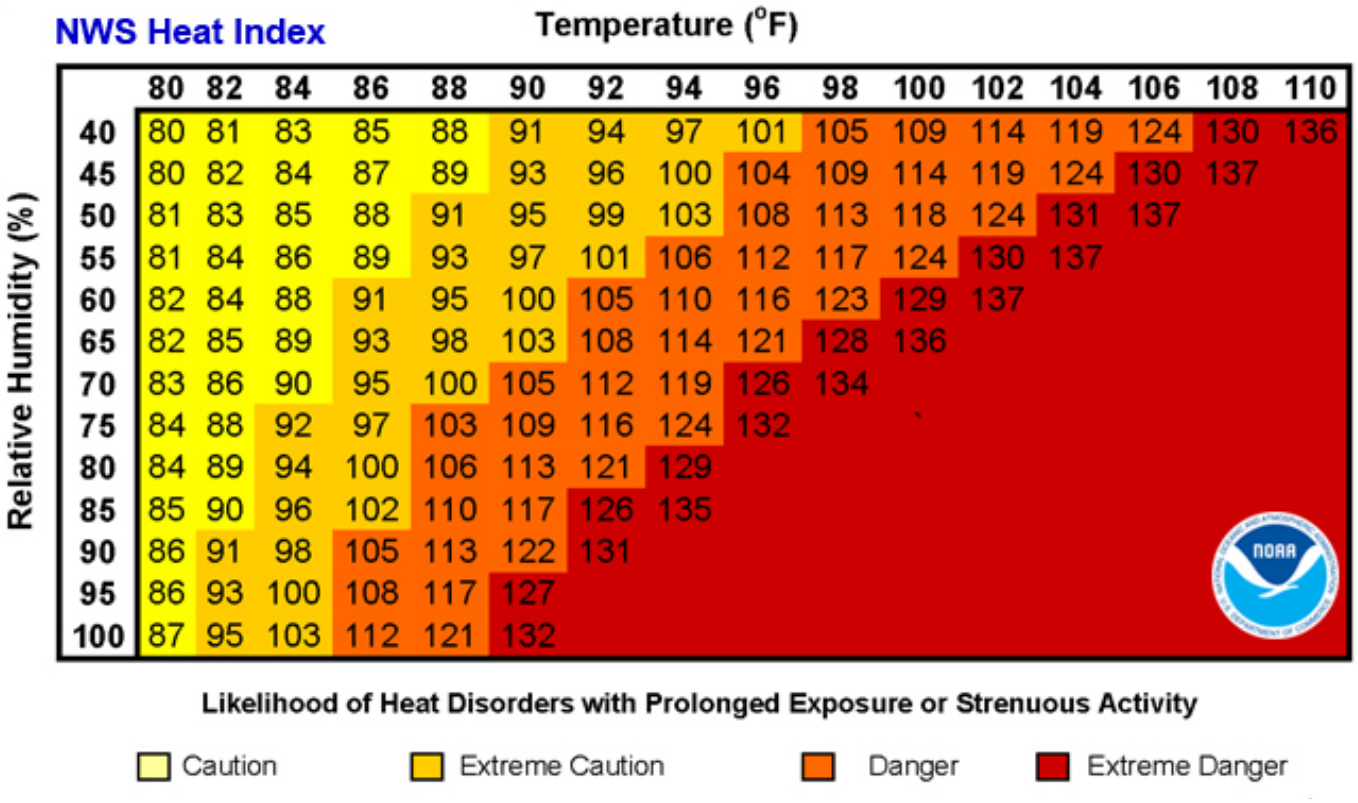
According to the National Oceanic and Atmospheric Administration (NOAA), heat is one of the leading weather-related killers in the United States.

It's also the deadliest weather-related killer in the United States. Under extreme heat conditions, the human body has difficulties cooling through the normal method of the evaporation of perspiration and must work harder to maintain a normal temperature. Health risks rise when a person is overexposed to heat. The most dangerous place to be during an extreme heat incident is in a permanent home, with little or no air conditioning.

Ambient air temperature and relative humidity determine the relative intensity of heat conditions. The relationship of these factors creates what is known as the apparent temperature. The Heat Index Chart, shown in Figure 3-16, uses temperature and humidity to produce a guide for the apparent temperature, to better inform the public of heat dangers.

Heat and excessive heat event types are distinguished by locally or regionally designated thresholds for heat advisory and excessive heat warning. According to the National Weather Service documentation criteria, heat events are reported whenever heat index values meet or exceed heat advisory thresholds, and excessive heat events are reported whenever heat index values meet or exceed excessive heat warning thresholds. While heat conditions may last several days, a warning can be issued even for one day of expected heat conditions.

Figure 3-16: Heat Index Chart



Per the National Weather Service (NWS), certain populations are more vulnerable to heat, including young children and infants, older adults, people with chronic medical conditions, and pregnant women. People who are socially isolated are also at heightened risk, as are individuals who work outside under direct sun exposure. Even young and healthy individuals are susceptible to heat-related disorders if they participate in strenuous physical activities during hot weather or are not acclimated to hot weather.

Sun exposure, wind conditions, age, and physical condition influence susceptibility to heat disorder. In cities, the urban heat island effect can increase temperatures from 1.8 to 5.4°F higher than the less developed areas around them. Hotter than average days in the summer increase illness and death by compromising the body's ability to regulate its temperature. This loss of temperature control can result in a cascade of illnesses, including heat cramps, heat exhaustion, heatstroke, and hyperthermia. Temperature extremes can also worsen chronic conditions, including cardiovascular, respiratory, and cerebrovascular disease and diabetes-related conditions.

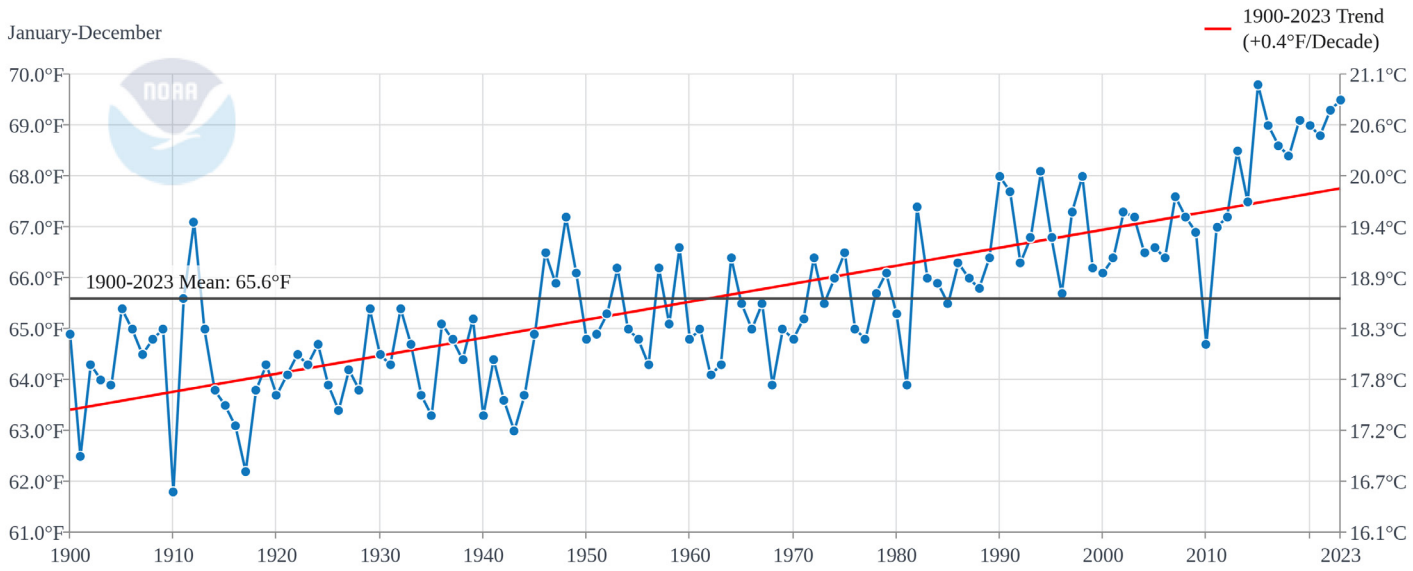
Impacts of extreme heat are not only focused on human health; prolonged heat exposure can have negative impacts on infrastructure as well.

Prolonged high heat exposure increases the risk of pavement deterioration, as well as railroad warping or buckling. High heat also puts a strain on energy systems and consumption, as air conditioners are run at a higher rate and for longer; extreme heat can also reduce transmission capacity over electric systems.

South Florida is no stranger to high levels of temperature and humidity and the region experiences periods where it is hot all the time. In the summer of 2021, the National Weather Service stated that Miami observed 60 days of temperatures at or above 90°F.

Records of minimum annual temperature show an increasing annual trend. In Miami-Dade County, average minimum annual temperature has increased at a rate of 0.4 degrees Fahrenheit per decade, as shown in Figure 3-17.

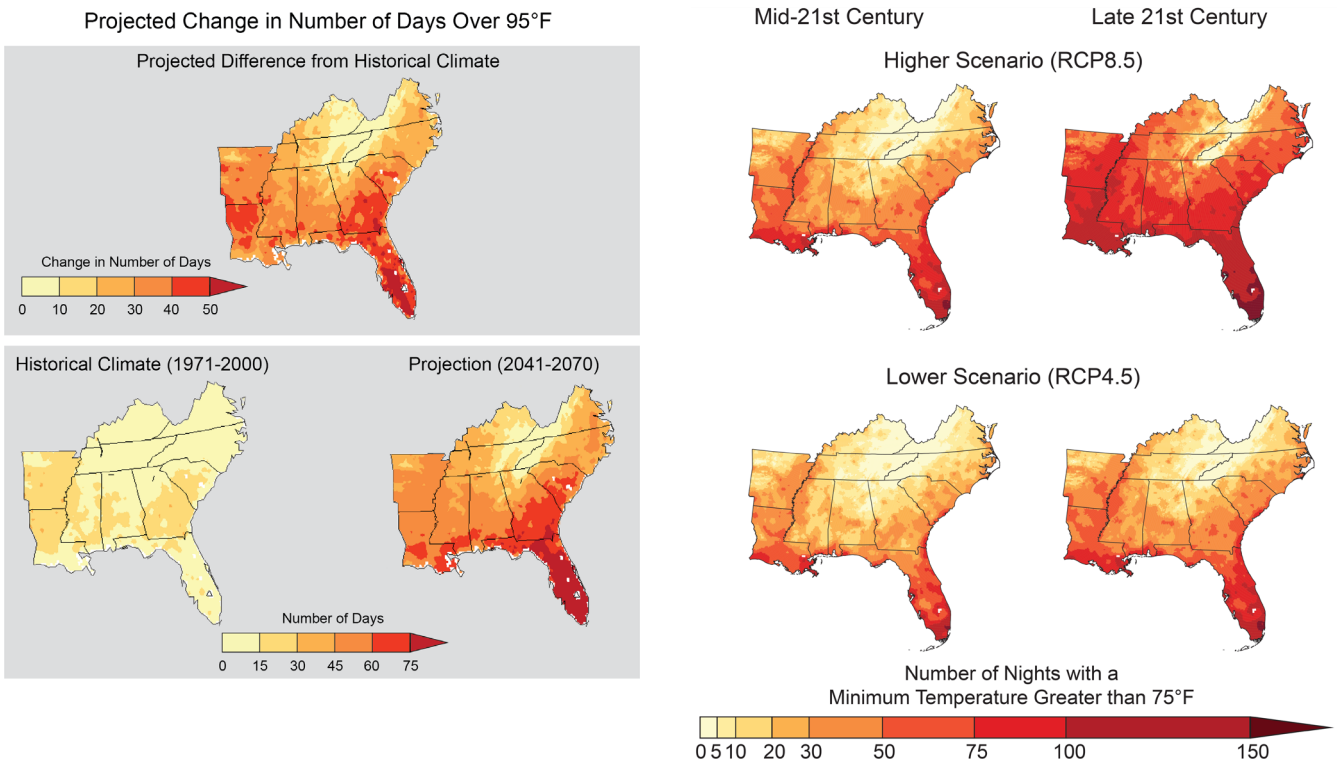
Figure 3-17: Miami-Dade County Minimum Annual Temperature, 1900-2023



Source: NOAA Climate at a Glance

Based on greenhouse gas emission scenarios there are different future warming scenarios for South Florida. Shown in Figure 3-18, higher greenhouse gas emissions will increase the number of warm days and warm nights. The figure shows a comparison of the historic number of hot days in South Florida to the number of hot days projected for mid-century. As shown below, Miami-Dade is projected to have about 40 more days of temperatures over 95°F by mid-century. There will also likely be an increase in the number of nights with a minimum temperature greater than 75°F. Under a higher emission scenario there will be about 50 more hot nights mid-century and late century compared to the lower emission scenario. Hot nights are problematic because they reduce a person's ability to cool down from a hot day. Not having relief from the heat may increase heat related illnesses and death.

Figure 3-18: Emission Scenarios & Number of Warm Day and Nights



Source: National Climate Assessment, U.S. Global Change Research Program



4.1 OVERVIEW

There are three primary components that make up the overall vulnerability assessment: exposure, sensitivity, and risk. Exposure is the depth of water caused by flooding and is assessed by determining the flood depth(ft) at each asset. Sensitivity is the impact of flooding on assets and is determined based on the number of assets impacted for each asset type. Risk summarizes the severity of flood on each asset type and is based on the percentage of impacted assets by asset type.



Flood Scenarios

The State requires the assessment of current flood conditions and projected conditions for two additional time horizons: 2040 and 2070. The village will also assess a 2030 planning horizon.

Based on the identified flood hazards and the planning horizons, each asset was evaluated in the context of 32 different flood scenarios. The identified scenarios are listed in Table 4-1, below. The data sources for each flood type are detailed in Section 1.5.

Figure B-1 – Figure B-32 in Appendix B displays a series of maps with the various flood scenarios stacked across the time horizons. These maps detail the potential flood extent of each scenario and how flood extent may change over time and under various flood scenarios. Maximum flood depth for each flood scenario is shown in Table 4-2.



Table 4-1: Flood Scenarios

Flood Scenario	Abbreviation
Current Conditions	
1%-annual-chance flood	1% Flood
25yr rainfall event	25yr
High tide (1.74ft above MHHW)	High Tide
Storm surge (5yr storm event)	SS/5yr
Storm surge (100yr storm event)	SS/100yr
Storm surge (1,000yr storm event)	SS/1,000yr
2030 Conditions	
Sea level rise (intermediate low)	SLR – Low
Sea level rise (intermediate high)	SLR – High
Storm surge/5yr storm event/SLR intermediate low	SS/5yr/2030 SLR – Low
Storm surge/5yr storm event/SLR intermediate high	SS/5yr/2030 SLR – High
Storm surge/100yr storm event/SLR intermediate low	SS/100yr/2030 SLR – Low
Storm surge/100yr storm event/SLR intermediate high	SS/100yr/2030 SLR – High
Storm surge/1,000yr storm event/SLR intermediate low	SS/1,000yr/2030 SLR – Low
Storm surge/1,000yr storm event/SLR intermediate high	SS/1,000yr/2030 SLR – High
2040 Conditions	
Sea level rise (intermediate low)	2040 SLR – Low
Sea level rise (intermediate high)	2040 SLR – High
25yr rainfall event/Current SLR 1foot	25yr/SLR (1ft)
Storm surge/5yr storm event/SLR intermediate low	SS/5yr/2040 SLR – Low
Storm surge/5yr storm event/SLR intermediate high	SS/5yr/2040 SLR – High
Storm surge/100yr storm event/SLR intermediate low	SS/100yr/2040 SLR – Low
Storm surge/100yr storm event/SLR intermediate high	SS/100yr/2040 SLR – High
Storm surge/1,000yr storm event/SLR intermediate low	SS/1,000yr/2040 SLR – Low
Storm surge/1,000yr storm event/SLR intermediate high	SS/1,000yr/2040 SLR – High
2070 Conditions	
Sea level rise (intermediate low)	2070 SLR – Low
Sea level rise (intermediate high)	2070 SLR – High
25yr rainfall event/Current SLR 2foot	25yr/SLR (2ft)
Storm surge/5yr storm event/SLR intermediate low	SS/5yr/2070 SLR – Low
Storm surge/5yr storm event/SLR intermediate high	SS/5yr/2070 SLR – High
Storm surge/100yr storm event/SLR intermediate low	SS/100yr/2070 SLR – Low
Storm surge/100yr storm event/SLR intermediate high	SS/100yr/2070 SLR – High
Storm surge/1,000yr storm event/SLR intermediate low	SS/1,000yr/2070 SLR – Low
Storm surge/1,000yr storm event/SLR intermediate high	SS/1,000yr/2070 SLR – High

Table 4-2: Flood Scenarios: Maximum Flood Depth (ft)

Flood Scenario	Current Conditions	2030		2040		2070	
		Sea Level Rise					
		Int-Low	Int-High	Int-Low	Int-High	Int-Low	Int-High
Tidal Flooding (MHHW*)		2.4	2.9	2.6	3.3	3.1	5.2
5yr Storm Surge	9.3	9.8	10.3	10.0	10.7	10.5	12.6
100yr Storm Surge	17.8	18.3	18.8	18.5	19.2	19.0	21.1
1,000 Storm Surge	21.4	21.9	22.4	22.1	22.8	22.6	24.7
High Tide Flooding (starting at 1.74ft amhhw**)	7.6	-		-		-	
1%-annual-chance Flood	19.4	-		-		-	
25yr Rainfall Event	21.6	-		-		-	
25yr Rainfall Event & SLR 1ft	-	21.6		-		-	
25yr Rainfall Event & SLR 2ft	-	-		21.6		-	

*MHHW = Mean High High Water
**amhhw = above mean high high water



4.2 EXPOSURE ANALYSIS

Overview

To assess vulnerability, the village needs to understand which assets are exposed to flood hazards. In keeping with Resilient Florida Program guidance and state statute requirements, exposure is established based on the depth of water caused by flooding. Each asset was assessed for the potential inundation of water for each of the established flood scenarios.

Methodology

Flood depth inundation values are derived as the difference between ground elevation and flood surface elevation. A Digital Elevation Model (DEM) is used to establish elevation at a given point. The inundation value at the asset's point of intersection with the flood surface is attributed as the asset's approximate inundation for each scenario.

Exposure ratings, outlined in Table 4-3 through Table 4-5, are assigned to each asset based on the depth of water caused by the flood scenarios. All exposure results are measured in feet. The depth of water a single asset is exposed to varies based on the different flood scenarios assessed.

Point assets exposed to less than or equal to half a foot of water have a low exposure rating. Water depths less than or equal to one and a half feet of water but greater then half a foot have a medium rating, and those with a high exposure rating are exposed to greater than one and a half feet of water. These thresholds were established based on the estimated heights various assets may avoid and begin to experience moderate to high levels of water damage.

Table 4-3: Exposure Rating (Point Features)

Low	≤½ ft
Medium	½ ft – 1 ½ ft
High	> 1 ½ ft

Critical assets that are represented as line features such as roads, levees, and bridges are exposed to varying depths of flood along the asset. To assess linear features, points were generated along linear assets at 50ft intervals. End points were used to assess bridges. An inundation value for each point along the line was derived using the same method as the point asset data. The exposure rating for each asset generated by tallying the points with flood depths greater than six inches of inundation and dividing it by the total point count for each asset. This yields a percentage of each linear asset that is inundated above six inches. As shown in Table 4-4, if 33% or less of the asset's points have flood depths greater than six inches then the asset was assigned a low exposure rating. If more than 33% but 66% or less of the points have flood depths over six inches the asset was assigned a medium rating. Assets where more than 66% of the points have flood depths greater than six inches were assigned a high exposure rating.

Table 4-4: Exposure Rating (Line Features)

Low	≤33% points with flood depth greater than 6"
Medium	33% – 66% points with flood depth greater than 6"
High	> 66% points with flood depth greater than 6"

Critical assets that are represented as polygon features such as conservation areas, parks, historic districts, stormwater ponds, surface water, and wetlands are exposed to varying depths of flood across the asset area. Inundation values for polygon features were determined using mathematical models that derive Max and Mean inundation values for each polyline or Polygon. Like point and linear features, inundation values are derived by determining the difference between ground elevation and flood surface elevation. To estimate overall exposure, these assets were evaluated by determining the extent of the area exposed to a given flood hazard.

Polygon features with 33% or less of the area exposed has low exposure, areas with 33% - 66% of the area exposed has medium exposure, and areas with greater than 66% of the area exposed has high exposure.

Table 4-5: Exposure Rating (Polygon Features)

Low	≤33% area exposed to flood scenario
Medium	33% – 66% area exposed to flood scenario
High	> 66% area exposed to flood scenario

Results

Exposure maps for each flood hazard are in Appendix B. Figure B-1 through Figure B-32 displays the flood hazard extent, asset location, and the exposure rating (by color). Tables with the exposure results for each asset are provided in Annex A which can be requested from the village.

To provide a summary of over all exposure, aggregate exposure maps were developed to visualize where highly exposed assets are located. This analysis helps evaluate exposure across multiple hazards for each planning horizon. Using the rating criteria in Table 4-3 through Table 4-5, the assets were assigned points based on the exposure rating:

- 0 points if the asset is not exposed
- 1 point for low exposure rating
- 2 points for medium exposure rating
- 3 points for high exposure rating
- The points were totaled to determine aggregate exposure. The rating criteria is displayed in Table 4-6, below. Figure 4-1 through Figure 4-4 displays a map for each planning horizon, and the assets categorized by their aggregate exposure rating. Assets with high aggregate exposure experience high exposure (flood depth over 6") across multiple hazards for a given planning horizon.

Table 4-6: Aggregate Exposure Rating

None	0 points
Low	9 points or less
Medium	9 – 15 points
High	15 or more points

Note: The maximum number of points an asset can receive is 27. Maximum aggregate exposure points are based on the number of hazards within each planning horizon: current planning horizon has 18-points max, 24 points for 2030, and 27 points for the 2040 and 2070 planning horizons.

Figure 4-1: Aggregate Exposure: Current Planning Horizon

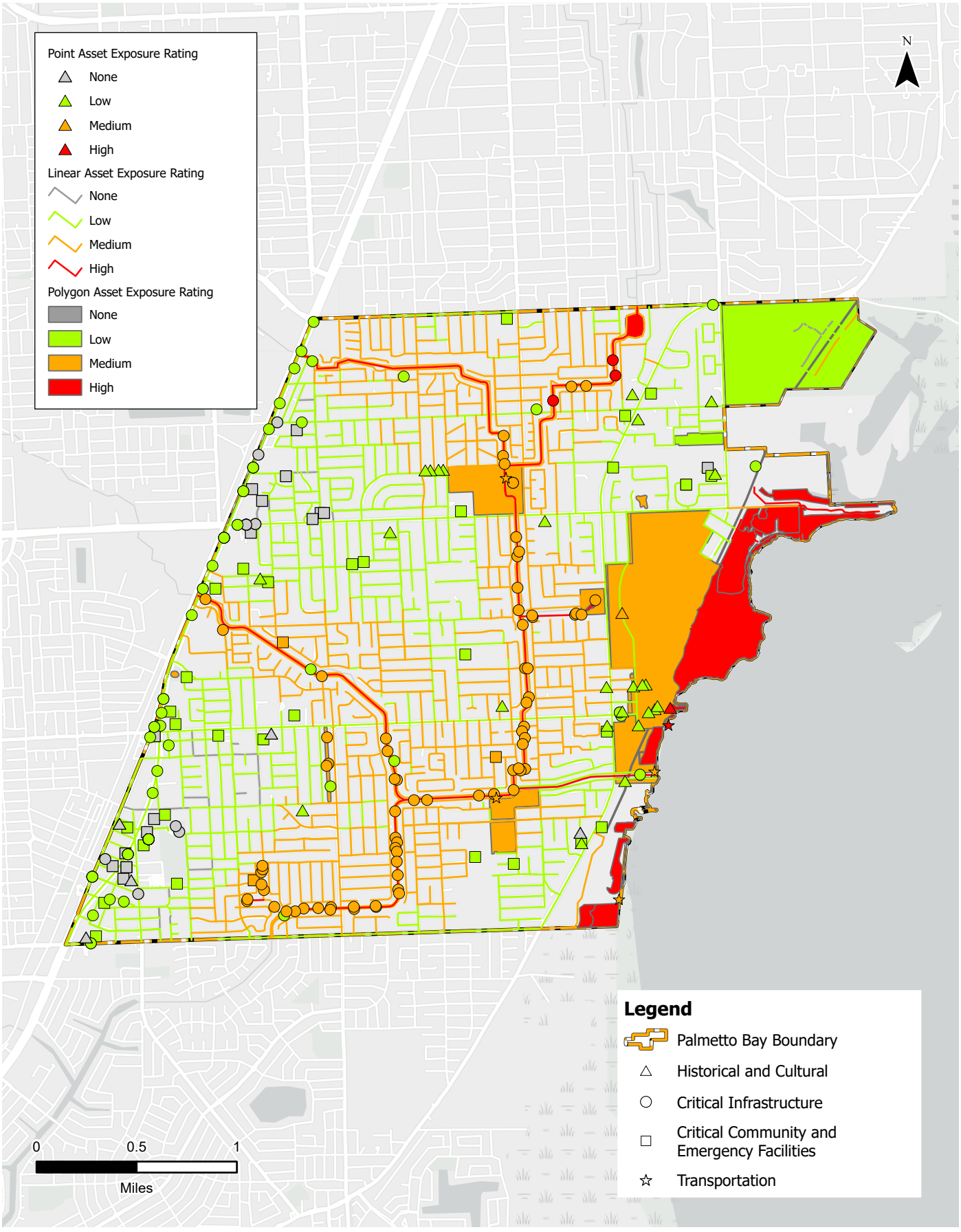


Figure 4-2: Aggregate Exposure: 2030 Planning Horizon

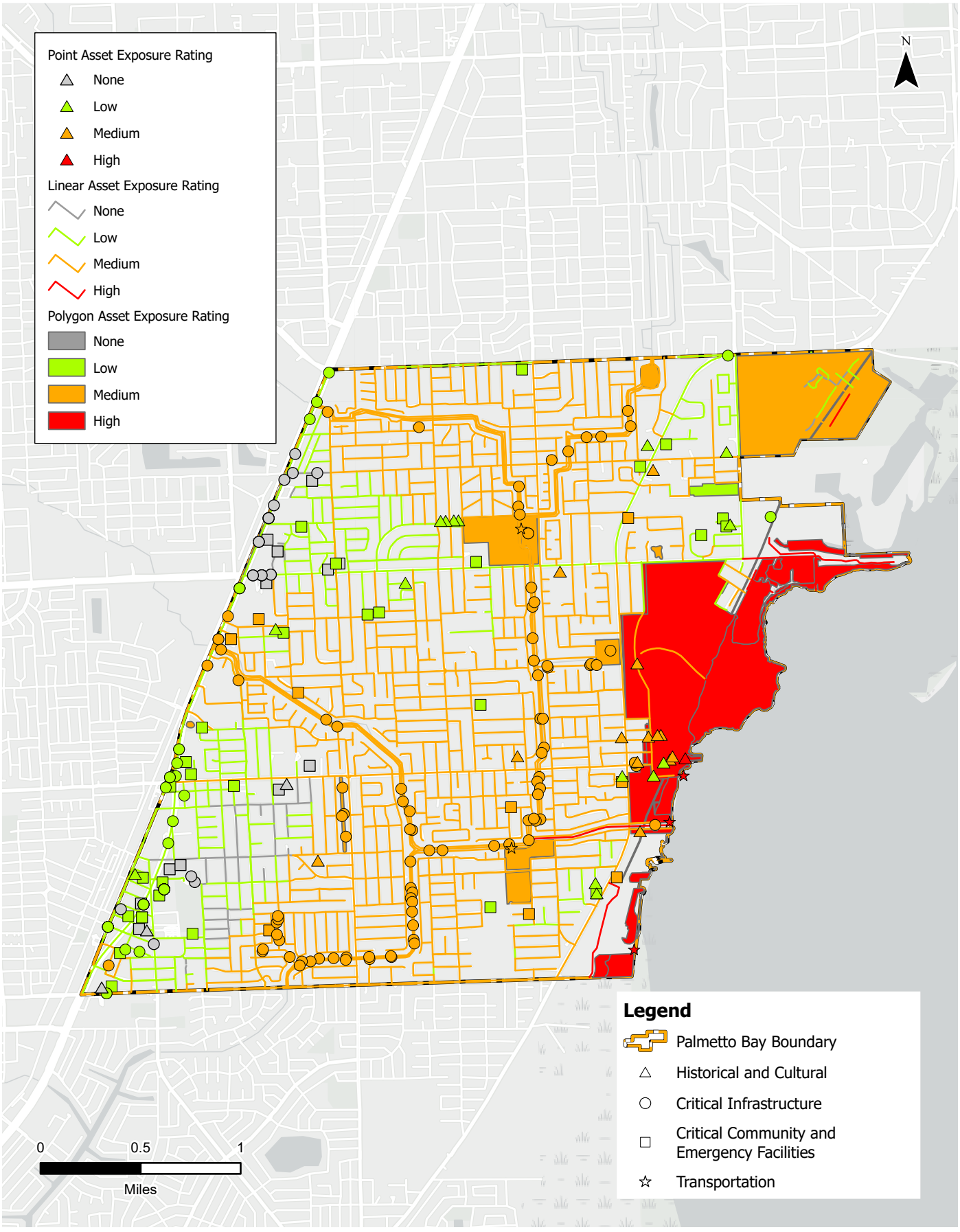


Figure 4-3: Aggregate Exposure: 2040 Planning Horizon

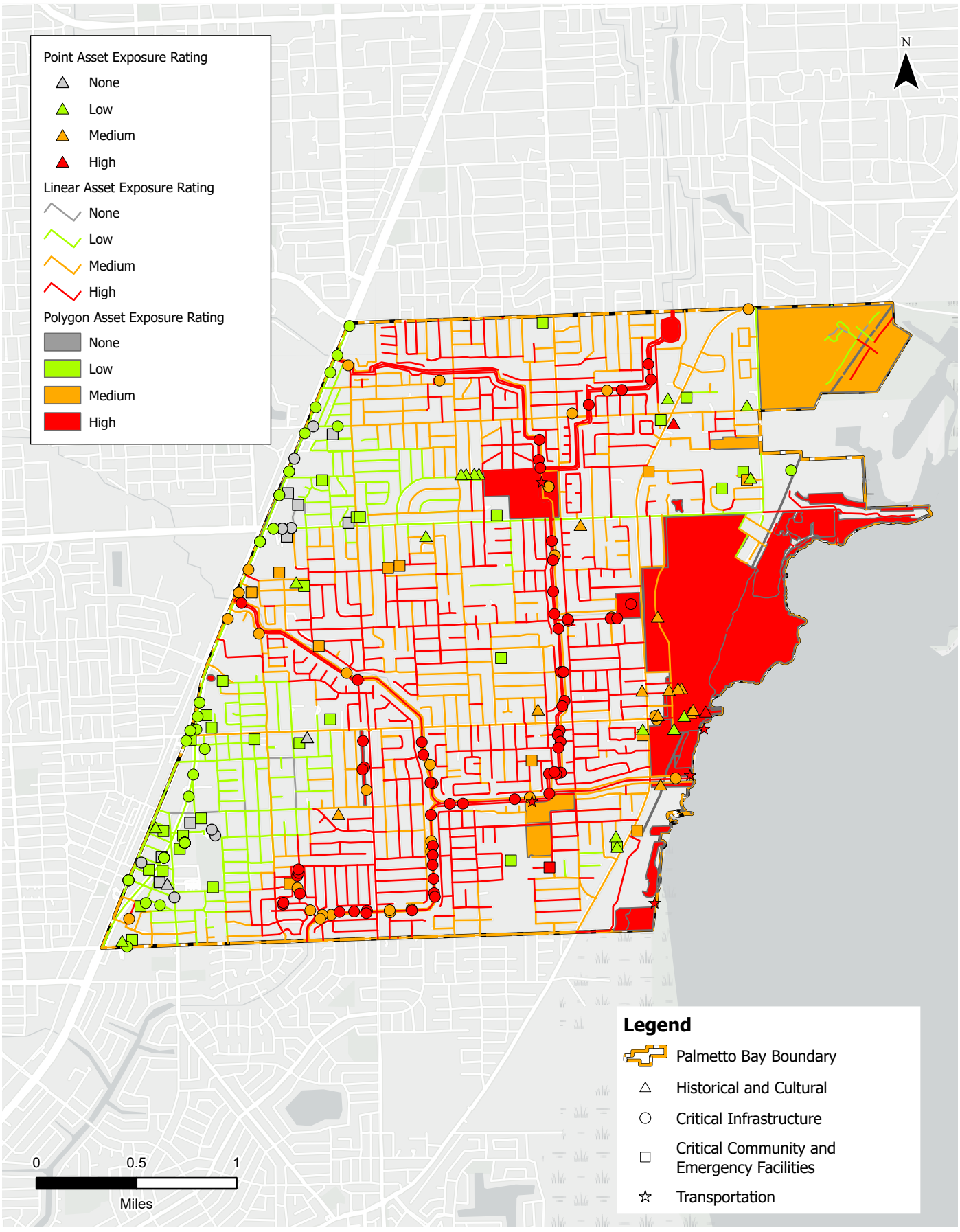
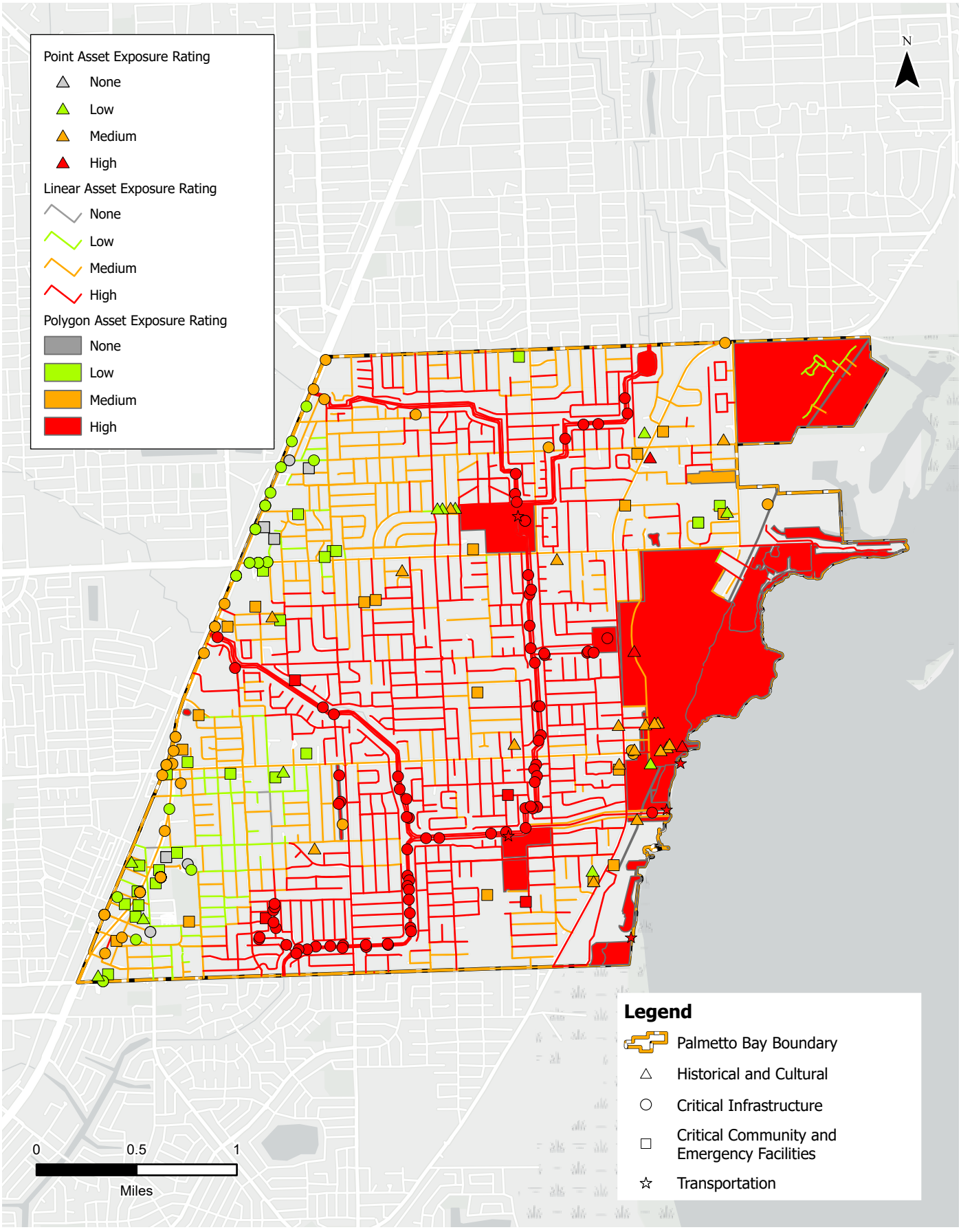


Figure 4-4: Aggregate Exposure: 2070 Planning Horizon



4.3 SENSITIVITY ANALYSIS

Overview

The purpose of the sensitivity analysis is to measure the cumulative effect of flooding on assets by applying the data from the exposure analysis to the inventory of critical assets. The analysis evaluates the severity of flood impacts on each asset type for each flood scenario. This assessment identifies if similar assets are exposed to the same flood scenarios.

Methodology

In accordance with the Resilient Florida Program guidance and state statute requirements, the sensitivity analysis is derived using the results from the exposure analysis. Sensitivity is presented by asset type and is the sum of individual assets exposed to a given flood scenario. The total number of assets exposed varies across flood scenarios and planning horizons. Sensitivity results are summarized in Table 4-7 through Table 4-10, below.



Results

Table 4-7: Sensitivity Analysis – Current Conditions

Asset Type	Total Asset Count	Current Conditions					
		1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Critical Community and Emergency Facilities							
Affordable Housing	**1**	1	1	0	0	1	1
Schools	**21**	3	7	0	0	1	14
Law Enforcement Facilities	**2**	0	0	0	0	0	0
Healthcare Facilities	**22**	3	10	0	0	6	11
Fire Stations	**2**	0	0	0	0	0	1
Community Centers	**1**	1	0	0	0	1	1
Churches	**10**	3	2	0	0	3	6
Local Government Facilities	**1**	0	0	0	0	0	0
Critical Infrastructure							
Communications Facilities FDEM	**1**	0	1	0	0	1	1
Post offices	**1**	0	0	0	0	0	0
Substation	**1**	0	1	0	0	0	1
Wastewater Treatment/Lift Stations	**1**	1	0	0	0	1	1
Solid and Hazardous Waste Facilities – FDEP	**6**	2	2	0	0	4	4
Solid and Hazardous Waste Facilities – SQG	**136**	8	119	0	0	5	105
SFWMD Infrastructure (culverts w/ risers)	**3**	3	2	2	0	3	3
Outfalls	**77**	77	72	46	0	77	77
Stormwater Ponds	**6**	6	6	6	2	5	6
Levees	**35**	35	34	21	3	35	35

Asset Type	Total Asset Count	Current Conditions					
		1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Natural, Cultural, and Historic							
Historic and Cultural Structures	**22**	9	9	1	1	10	20
Historic Resources	**4**	2	4	2	2	3	3
National Parks	**1**	1	1	1	1	1	1
Conservation Areas	**12**	11	12	10	7	11	12
Wetlands	**7**	7	7	7	7	7	7
Surface Water Flowlines	**19**	19	19	19	5	19	19
Surface Waters	**2**	1	2	2	1	2	2
Transportation and Evacuation Routes							
Airports	**1**	1	1	0	1	1	1
Marinas and Boat Ramps	**4**	4	4	3	2	4	4
Bridges	**12**	10	12	10		10	12
Major Roadways (NTD)	**1,232**	767	1,197	3	9	896	1,130
Major Roadways (FDOT)	**20**	14	20	9	1	16	20



Table 4-8: Sensitivity Analysis – 2030 Conditions

Asset Type	Total Asset Count	2030 Conditions							
		2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Critical Community and Emergency Facilities									
Affordable Housing	**1**	0	0	0	0	1	1	1	1
Schools	**21**	0	0	0	0	2	5	14	17
Law Enforcement Facilities	**2**	0	0	0	0	0	0	1	2
Healthcare Facilities	**22**	0	0	0	0	7	8	14	15
Fire Stations	**2**	0	0	0	0	0	1	1	1
Community Centers	**1**	0	0	0	0	1	1	1	1
Churches	**10**	0	0	0	0	4	4	7	8
Local Government Facilities	**1**	0	0	0	0	0	0	0	1
Critical Infrastructure									
Communications Facilities FDEM	**1**	0	0	0	0	1	1	1	1
Post offices	**1**	0	0	0	0	0	0	0	0
Substation	**1**	0	0	0	0	0	0	1	1
Wastewater Treatment/Lift Stations	**1**	0	0	0	0	1	1	1	1
Solid and Hazardous Waste Facilities – FDEP	**6**	0	0	0	0	4	4	4	4
Solid and Hazardous Waste Facilities – SQG	**136**	0	0	0	0	6	7	112	114
SFWMD Infrastructure (culverts w/ risers)	**3**	0	0	0	0	3	3	3	3
Outfalls	**77**	0	0	0	0	77	77	77	77
Stormwater Ponds	**6**	1	1	2	2	6	6	6	6
Levees	**35**	1	1	3	3	35	35	35	35
Natural, Cultural, and Historic									
Historic and Cultural Structures	**22**	1	1	1	1	11	14	21	21
Historic Resources	**4**	2	2	2	2	3	3	4	4
National Parks	**1**	1	1	1	1	1	1	1	1
Conservation Areas	**12**	6	6	8	8	12	12	12	12
Wetlands	**7**	6	6	7	7	7	7	7	7
Surface Water Flowlines	**19**	4	5	5	5	19	19	19	19
Surface Waters	**2**	1	1	1	1	2	2	2	2
Transportation and Evacuation Routes									
Airports	**1**	0	0	1	1	1	1	1	1
Marinas and Boat ramps	**4**	0	0	2	2	4	4	4	4
Bridges	**12**	0	0	0	0	10	10	12	12
Major Roadways (NTD)	**1,232**	1	1	14	16	958	994	1,158	1,196
Major Roadways (FDOT)	**20**	0	0	1	1	17	17	20	20

Table 4-9: Sensitivity Analysis – 2040 Conditions

Asset Type	Total Asset Count	2040 Conditions								
		2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Critical Community and Emergency Facilities										
Affordable Housing	**1**	0	0	1	0	0	1	1	1	1
Schools	**21**	0	0	7	0	0	3	10	15	17
Law Enforcement Facilities	**2**	0	0	0	0	0	0	0	1	2
Healthcare Facilities	**22**	0	0	10	0	0	8	9	15	16
Fire Stations	**2**	0	0	0	0	0	0	1	1	1
Community Centers	**1**	0	0	0	0	0	1	1	1	1
Churches	**10**	0	0	2	0	0	4	4	7	8
Local Government Facilities	**1**	0	0	0	0	0	0	0	0	1
Critical Infrastructure										
Communications Facilities FDEM	**1**	0	0	1	0	0	1	1	1	1
Post offices	**1**	0	0	0	0	0	0	0	0	0
Substation	**1**	0	0	1	0	0	0	0	1	1
Wastewater Treatment/Lift Stations	**1**	0	0	0	0	0	1	1	1	1
Solid and Hazardous Waste Facilities – FDEP	**6**	0	0	2	0	0	4	4	4	4
Solid and Hazardous Waste Facilities – SQG	**136**	0	0	119	0	0	6	10	114	115
SFWMD Infrastructure (culverts w/ risers)	**3**	0	0	2	0	0	3	3	3	3
Outfalls	**77**	0	0	74	0	0	77	77	77	77
Stormwater Ponds	**6**	1	1	6	2	2	6	6	6	6
Levees	**35**	1	1	34	3	3	35	35	35	35
Natural, Cultural, and Historic										
Historic and Cultural Structures	**22**	1	1	9	1	1	12	17	21	22
Historic Resources	**4**	2	2	4	2	2	3	3	4	4
National Parks	**1**	1	1	1	1	1	1	1	1	1
Conservation Areas	**12**	6	7	12	8	8	12	12	12	12
Wetlands	**7**	6	7	7	7	7	7	7	7	7
Surface Water Flowlines	**19**	4	5	19	5	5	19	19	19	19
Surface Waters	**2**	1	1	2	1	1	2	2	2	2
Transportation and Evacuation Routes										
Airports	**1**	0	0	1	1	1	1	1	1	1
Marinas and Boat ramps	**4**	0	1	4	2	2	4	4	4	4
Bridges	**12**	0	0	12	0	0	10	12	12	12
Major Roadways (NTD)	**1,232**	1	2	1,198	16	18	973	1,037	1,163	1,211
Major Roadways (FDOT)	**20**	0	0	20	1	1	17	18	20	20

Table 4-10: Sensitivity Analysis – 2070 Conditions

Asset Type	Total Asset Count	2070 Conditions								
		2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Critical Community and Emergency Facilities										
Affordable Housing	**1**	0	0	1	0	0	1	1	1	1
Schools	**21**	0	0	7	0	0	10	16	20	20
Law Enforcement Facilities	**2**	0	0	0	0	0	0	2	2	2
Healthcare Facilities	**22**	0	0	10	0	3	8	15	19	19
Fire Stations	**2**	0	0	0	0	0	1	1	2	2
Community Centers	**1**	0	0	0	0	0	1	1	1	1
Churches	**10**	0	0	2	0	0	4	8	10	10
Local Government Facilities	**1**	0	0	0	0	0	0	1	1	1
Critical Infrastructure										
Communications Facilities FDEM	**1**	0	0	1	0	0	1	1	1	1
Post offices	**1**	0	0	0	0	0	0	0	1	1
Substation	**1**	0	0	1	0	0	0	1	1	1
Wastewater Treatment/Lift Stations	**1**	0	0	1	0	1	1	1	1	1
Solid and Hazardous Waste Facilities – FDEP	**6**	0	0	2	0	2	4	4	5	5
Solid and Hazardous Waste Facilities – SQG	**136**	0	0	120	0	0	9	115	133	133
SFWMD Infrastructure (culverts w/ risers)	**3**	0	0	2	0	3	3	3	3	3
Outfalls	**77**	0	0	75	0	76	77	77	77	77
Stormwater Ponds	**6**	1	2	6	2	5	6	6	6	6
Levees	**35**	1	1	34	3	34	35	35	35	35
Natural, Cultural, and Historic										
Historic and Cultural Structures	**22**	1	1	9	1	2	17	21	22	22
Historic Resources	**4**	2	2	4	2	2	3	4	4	4
National Parks	**1**	1	1	1	1	1	1	1	1	1
Conservation Areas	**12**	7	7	12	8	11	12	12	12	12
Wetlands	**7**	7	7	7	7	7	7	7	7	7
Surface Water Flowlines	**19**	5	5	19	5	19	19	19	19	19
Surface Waters	**2**	1	1	2	1	1	2	2	2	2
Transportation and Evacuation Routes										
Airports	**1**	0	0	1	1	1	1	1	1	1
Marinas and Boat ramps	**4**	0	2	4	2	4	4	4	4	4
Bridges	**12**	0	0	12	0	10	10	12	12	12
Major Roadways (NTD)	**1,232**	2	6	1,200	18	520	1,028	1,201	1,231	1,231
Major Roadways (FDOT)	**20**	0	0	20	1	12	18	20	20	20

4.4 RISK ANALYSIS

Overview

Risk levels for each asset type are determined based on the sensitivity and exposure analysis. The risk analysis builds off of the sensitivity analysis by assigning a level of risk to each asset type based on the percentage of assets affected by each of the flood scenarios. This analysis indicates which asset types (e.g. schools, roads, culverts, etc.) tend to be the least or most exposed to flood within a given planning horizon.

Methodology

In accordance with the Resilient Florida Program guidance and state statute requirements, the risk analysis is derived using the results from the sensitivity analysis. Risk is presented by asset type and is the percentage of individual assets exposed to a given flood scenario. For example, there are 21 schools and three are exposed to the 1%-annual-chance flood in 2030, so 14% of the evaluated schools are at risk of this flood type and have a low-risk rating for 1%-annual-chance flood in 2030. The level of risk for each asset type varies across flood scenarios and planning horizons. The thresholds for the risk ratings are provided in Table 4-11. Risk results are summarized in Table 4-12 – Table 4-15, below.

Table 4-11: Risk Rating

None	0%
Low	≤25%
Medium	25 – 50%
High	>50% – 75%
Extreme	>75%



Results

Table 4-12: Risk Assessment – Current Conditions

Asset Type	Total Asset Count	Current Conditions					
		1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Critical Community and Emergency Facilities							
Affordable Housing	**1**	100%	100%	0%	0%	100%	100%
Schools	**21**	14%	33%	0%	0%	5%	67%
Law Enforcement Facilities	**2**	0%	0%	0%	0%	0%	0%
Healthcare Facilities	**22**	14%	45%	0%	0%	27%	50%
Fire Stations	**2**	0%	0%	0%	0%	0%	50%
Community Centers	**1**	100%	0%	0%	0%	100%	100%
Churches	**10**	30%	20%	0%	w0%	30%	60%
Local Government Facilities	**1**	0%	0%	0%	0%	0%	0%
Critical Infrastructure							
Communications Facilities FDEM	**1**	0%	100%	0%	0%	100%	100%
Post offices	**1**	0%	0%	0%	0%	0%	0%
Substation	**1**	0%	100%	0%	0%	0%	100%
Wastewater Treatment/Lift Stations	**1**	100%	0%	0%	0%	100%	100%
Solid and Hazardous Waste Facilities – FDEP	**6**	33%	33%	0%	0%	67%	67%
Solid and Hazardous Waste Facilities – SQG	**136**	6%	88%	0%	0%	4%	77%
SFWMD Infrastructure (culverts w/ risers)	**3**	100%	67%	67%	0%	100%	100%
Outfalls	**77**	100%	94%	60%	0%	100%	100%
Stormwater Ponds	**6**	100%	100%	100%	33%	83%	100%
Levees	**35**	100%	97%	60%	9%	100%	100%

Asset Type	Total Asset Count	Current Conditions					
		1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Natural, Cultural, and Historic							
Historic and Cultural Structures	**22**	41%	41%	5%	5%	45%	91%
Historic Resources	**4**	50%	100%	50%	50%	75%	75%
National Parks	**1**	100%	100%	100%	100%	100%	100%
Conservation Areas	**12**	92%	100%	83%	58%	92%	100%
Wetlands	**7**	100%	100%	100%	100%	100%	100%
Surface Water Flowlines	**19**	100%	100%	100%	26%	100%	100%
Surface Waters	**2**	50%	100%	100%	50%	100%	100%
Transportation and Evacuation Routes							
Airports	**1**	100%	100%	0%	100%	100%	100%
Marinas and Boat ramps	**4**	100%	100%	75%	50%	100%	100%
Bridges	**12**	83%	100%	83%	0%	83%	100%
Major Roadways (NTD)	**1,232**	62%	97%	0%	1%	73%	92%
Major Roadways (FDOT)	**20**	70%	100%	45%	5%	80%	100%

Table 4-13: Risk Assessment – 2030 Conditions

Asset Type	Total Asset Count	2030 Conditions							
		2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Critical Community and Emergency Facilities									
Affordable Housing	**1**	0%	0%	0%	0%	100%	100%	100%	100%
Schools	**21**	0%	0%	0%	0%	10%	24%	67%	81%
Law Enforcement Facilities	**2**	0%	0%	0%	0%	0%	0%	50%	100%
Healthcare Facilities	**22**	0%	0%	0%	0%	32%	36%	64%	68%
Fire Stations	**2**	0%	0%	0%	0%	0%	50%	50%	50%
Community Centers	**1**	0%	0%	0%	0%	100%	100%	100%	100%
Churches	**10**	0%	0%	0%	0%	40%	40%	70%	80%
Local Government Facilities		0%	0%	0%	0%	0%	0%	0%	100%
Critical Infrastructure									
Communications Facilities FDEM	**1**	0%	0%	0%	0%	100%	100%	100%	100%
Post offices	**1**	0%	0%	0%	0%	0%	0%	0%	0%
Substation	**1**	0%	0%	0%	0%	0%	0%	100%	100%
Wastewater Treatment/Lift Stations	**1**	0%	0%	0%	0%	100%	100%	100%	100%
Solid and Hazardous Waste Facilities – FDEP	**6**	0%	0%	0%	0%	67%	67%	67%	67%
Solid and Hazardous Waste Facilities – SQG	**136**	0%	0%	0%	0%	4%	5%	82%	84%
SFWMD Infrastructure (culverts w/ risers)	**3**	0%	0%	0%	0%	100%	100%	100%	100%
Outfalls	**77**	0%	0%	0%	0%	100%	100%	100%	100%
Stormwater Ponds	**6**	17%	17%	33%	33%	100%	100%	100%	100%
Levees	**35**	3%	3%	9%	9%	100%	100%	100%	100%
Natural, Cultural, and Historic									
Historic and Cultural Structures	**22**	5%	5%	5%	5%	50%	64%	95%	95%
Historic Resources	**4**	50%	50%	50%	50%	75%	75%	100%	100%
National Parks	**1**	100%	100%	100%	100%	100%	100%	100%	100%
Conservation Areas	**12**	50%	50%	67%	67%	100%	100%	100%	100%
Wetlands	**7**	86%	86%	100%	100%	100%	100%	100%	100%
Surface Water Flowlines	**19**	21%	26%	26%	26%	100%	100%	100%	100%
Surface Waters	**2**	50%	50%	50%	50%	100%	100%	100%	100%
Transportation and Evacuation Routes									
Airports	**1**	0%	0%	100%	100%	100%	100%	100%	100%
Marinas and Boat ramps	**4**	0%	0%	50%	50%	100%	100%	100%	100%
Bridges	**12**	0%	0%	0%	0%	83%	83%	100%	100%
Major Roadways (NTD)	**1,232**	0%	0%	1%	1%	78%	81%	94%	97%
Major Roadways (FDOT)	**20**	0%	0%	5%	5%	85%	85%	100%	100%

Table 4-14: Risk Assessment – 2040 Conditions

Asset Type	Total Asset Count	2040 Conditions								
		2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Critical Community and Emergency Facilities										
Affordable Housing	**1**	0%	0%	100%	0%	0%	100%	100%	100%	100%
Schools	**21**	0%	0%	33%	0%	0%	14%	48%	71%	81%
Law Enforcement Facilities	**2**	0%	0%	0%	0%	0%	0%	0%	50%	100%
Healthcare Facilities	**22**	0%	0%	45%	0%	0%	36%	41%	68%	73%
Fire Stations	**2**	0%	0%	0%	0%	0%	0%	50%	50%	50%
Community Centers	**1**	0%	0%	0%	0%	0%	100%	100%	100%	100%
Churches	**10**	0%	0%	20%	0%	0%	40%	40%	70%	80%
Local Government Facilities	**1**	0%	0%	0%	0%	0%	0%	0%	0%	100%
Critical Infrastructure										
Communications Facilities FDEM	**1**	0%	0%	100%	0%	0%	100%	100%	100%	100%
Post offices	**1**	0%	0%	0%	0%	0%	0%	0%	0%	0%
Substation	**1**	0%	0%	100%	0%	0%	0%	0%	100%	100%
Wastewater Treatment/Lift Stations	**1**	0%	0%	0%	0%	0%	100%	100%	100%	100%
Solid and Hazardous Waste Facilities – FDEP	**6**	0%	0%	33%	0%	0%	67%	67%	67%	67%
Solid and Hazardous Waste Facilities – SQG	**136**	0%	0%	88%	0%	0%	4%	7%	84%	85%
SFWMD Infrastructure (culverts w/ risers)	**3**	0%	0%	67%	0%	0%	100%	100%	100%	100%
Outfalls	**77**	0%	0%	96%	0%	0%	100%	100%	100%	100%
Stormwater Ponds	**6**	17%	17%	100%	33%	33%	100%	100%	100%	100%
Levees	**35**	3%	3%	97%	9%	9%	100%	100%	100%	100%
Natural, Cultural, and Historic										
Historic and Cultural Structures	**22**	5%	5%	41%	5%	5%	55%	77%	95%	100%
Historic Resources	**4**	50%	50%	100%	50%	50%	75%	75%	100%	100%
National Parks	**1**	100%	100%	100%	100%	100%	100%	100%	100%	100%
Conservation Areas	**12**	50%	58%	100%	67%	67%	100%	100%	100%	100%
Wetlands	**7**	86%	100%	100%	100%	100%	100%	100%	100%	100%
Surface Water Flowlines	**19**	21%	26%	100%	26%	26%	100%	100%	100%	100%
Surface Waters	**2**	50%	50%	100%	50%	50%	100%	100%	100%	100%
Transportation and Evacuation Routes										
Airports	**1**	0%	0%	100%	100%	100%	100%	100%	100%	100%
Marinas and Boat ramps	**4**	0%	25%	100%	50%	50%	100%	100%	100%	100%
Bridges	**12**	0%	0%	100%	0%	0%	83%	100%	100%	100%
Major Roadways (NTD)	**1,232**	0%	0%	97%	1%	1%	79%	84%	94%	98%
Major Roadways (FDOT)	**20**	0%	0%	100%	5%	5%	85%	90%	100%	100%

Table 4-15: Risk Assessment – 2070 Conditions

Asset Type	Total Asset Count	2070 Conditions								
		2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Critical Community and Emergency Facilities										
Affordable Housing	**1**	0%	0%	100%	0%	0%	100%	100%	100%	100%
Schools	**21**	0%	0%	33%	0%	0%	48%	76%	95%	95%
Law Enforcement Facilities	**2**	0%	0%	0%	0%	0%	0%	100%	100%	100%
Healthcare Facilities	**22**	0%	0%	45%	0%	14%	36%	68%	86%	86%
Fire Stations	**2**	0%	0%	0%	0%	0%	50%	50%	100%	100%
Community Centers	**1**	0%	0%	0%	0%	0%	100%	100%	100%	100%
Churches	**10**	0%	0%	20%	0%	0%	40%	80%	100%	100%
Local Government Facilities	**1**	0%	0%	0%	0%	0%	0%	100%	100%	100%
Critical Infrastructure										
Communications Facilities FDEM	**1**	0%	0%	100%	0%	0%	100%	100%	100%	100%
Post offices	**1**	0%	0%	0%	0%	0%	0%	0%	100%	100%
Substation	**1**	0%	0%	100%	0%	0%	0%	100%	100%	100%
Wastewater Treatment/Lift Stations	**1**	0%	0%	100%	0%	100%	100%	100%	100%	100%
Solid and Hazardous Waste Facilities – FDEP	**6**	0%	0%	33%	0%	33%	67%	67%	83%	83%
Solid and Hazardous Waste Facilities – SQG	**136**	0%	0%	88%	0%	0%	7%	85%	98%	98%
SFWMD Infrastructure (culverts w/ risers)	**3**	0%	0%	67%	0%	100%	100%	100%	100%	100%
Outfalls	**77**	0%	0%	97%	0%	99%	100%	100%	100%	100%
Stormwater Ponds	**6**	17%	33%	100%	33%	83%	100%	100%	100%	100%
Levees	**35**	3%	3%	97%	9%	97%	100%	100%	100%	100%
Natural, Cultural, and Historic										
Historic and Cultural Structures	**22**	5%	5%	41%	5%	9%	77%	95%	100%	100%
Historic Resources	**4**	50%	50%	100%	50%	50%	75%	100%	100%	100%
National Parks	**1**	100%	100%	100%	100%	100%	100%	100%	100%	100%
Conservation Areas	**12**	58%	58%	100%	67%	92%	100%	100%	100%	100%
Wetlands	**7**	100%	100%	100%	100%	100%	100%	100%	100%	100%
Surface Water Flowlines	**19**	26%	26%	100%	26%	100%	100%	100%	100%	100%
Surface Waters	**2**	50%	50%	100%	50%	50%	100%	100%	100%	100%
Transportation and Evacuation Routes										
Airports	**1**	0%	0%	100%	100%	100%	100%	100%	100%	100%
Marinas and Boat ramps	**4**	0%	50%	100%	50%	100%	100%	100%	100%	100%
Bridges	**12**	0%	0%	100%	0%	83%	83%	100%	100%	100%
Major Roadways (NTD)	**1,232**	0%	0%	97%	1%	42%	83%	97%	99%	99%
Major Roadways (FDOT)	**20**	0%	0%	100%	5%	60%	90%	100%	100%	100%



5.1 OVERVIEW

Miami-Dade County developed a Heat Vulnerability Assessment to help prevent heat related illnesses and deaths in communities throughout the county and to understand how health risk varies across the county. The analysis examined each zip code for the severity of heat exposure and the prevalence of sensitive groups. There are three zip codes within Palmetto Bay: 33157, 33158, 33176. Zip code 33158 falls completely within Palmetto Bay, however the other two zip codes cross village boundaries and capture data from other jurisdictions. It's important to keep this in mind when reviewing the results below.



To create a heat vulnerability assessment, the county used regression statistics to show which exposure and sensitivity variables had the strongest relationship with average annual heat related illness hospitalization and emergency department rates from 2015 to 2019.

The study also evaluated a range of factors that contribute to heat exposure, and heat sensitivity. The factors are detailed in the sections below. The methodology and results of the study are explained in detail in the Miami-Dade Extreme Heat Vulnerability Mapping Report (Uejio and Ahn, 2022).



5.2 HEAT VULNERABILITY INDEX

Due to various exposure and sensitivity factors, some neighborhoods experience increased risk to heat related illness hospitalizations or emergency room department visits. The assessment examines heat vulnerability in the context of heat health risk. Using emergency department visits and hospitalizations due to heat related illness as the primary metrics, the heat vulnerability index examines the many factors that contribute to heat vulnerability.

This study analyzed publicly available emergency room and hospitalization rates for 2015-2019 from the Florida Department of Health. It should be noted that studies suggest that classified heat related deaths and illnesses are undercounted – which is likely the case in the Miami-Dade study area.

There are three resulting outputs for the heat vulnerability index: Average Heat Vulnerability, Hospitalization Vulnerability, and Emergency Department Vulnerability. Descriptions of each output are detailed below.

Hospitalization Vulnerability: Shows the level of risk for heat related hospitalization for each zip code. Hospitalizations are more likely to reflect heat illnesses in older adults, people with pre-existing, and/or unmanaged health conditions. This assessment determined that the percentage of people living in poverty and the percentage of mobile homes are key indicators that contribute to potential hospitalization due to heat related illness. Mobile homes residents face multiple environmental health threats, tend to live on a fixed income, and/or have unstable income or housing tenure. Often, low-income households have to make "no-win" economic choices between food, housing, transportation, and energy which puts them at higher risk for dealing with periods of extreme heat. These factors were evaluated to determine emergency department vulnerability.

Emergency Department Vulnerability: Shows which areas are more at risk to have people admitted to the emergency department for heat related illness. Based on the study's statistical analysis, visits to the emergency room are influenced by a person's: occupational heat exposure (% outdoor workers); age, particularly young children and those recreating outside (age less than 18); heat exposure measured by the magnitude of the urban heat island (daytime surface temperature); percent indigenous population; percentage of people living alone; and percentage of mobile homes. These factors were evaluated to determine emergency department vulnerability.

Average Heat Vulnerability: Provides an average of the Emergency Department Vulnerability and the Hospitalization Vulnerability results. It provides an overall heat vulnerability rating to establish which zip codes may be most prone to heat health risks.

The vulnerability results for all three assessments were aggregated into overall ratings from 1 to 5. A score of 1 indicates less vulnerability and a rating of 5 indicates higher vulnerability. Mapped results of vulnerability to heat health risks are shown in Figure 5-1 – Figure 5-3. The vulnerability ratings for each assessment are shown in Table 5-1.

Table 5-1: Heat Vulnerability Ratings

Zip Code	Average Vulnerability	Hospitalization Vulnerability	Emergency Department Vulnerability
33157	3	2	3
33158	2	1	3
33176	2	1	2

Based on these results, the zip codes that intersect the Palmetto Bay boundary have low to moderate vulnerability. The results capture data that apply both to Palmetto Bay but also include data from the other jurisdictions that the zip codes overlap. Additionally, the vulnerability results capture only some of the demographic and geographic features that contribute to vulnerability of heat health. The heat exposure and sensitivity assessment in the following sections takes a closer look at the individual variables that can contribute to heat vulnerability.



Figure 5-1: Heat Vulnerability Index: Average Heat Vulnerability

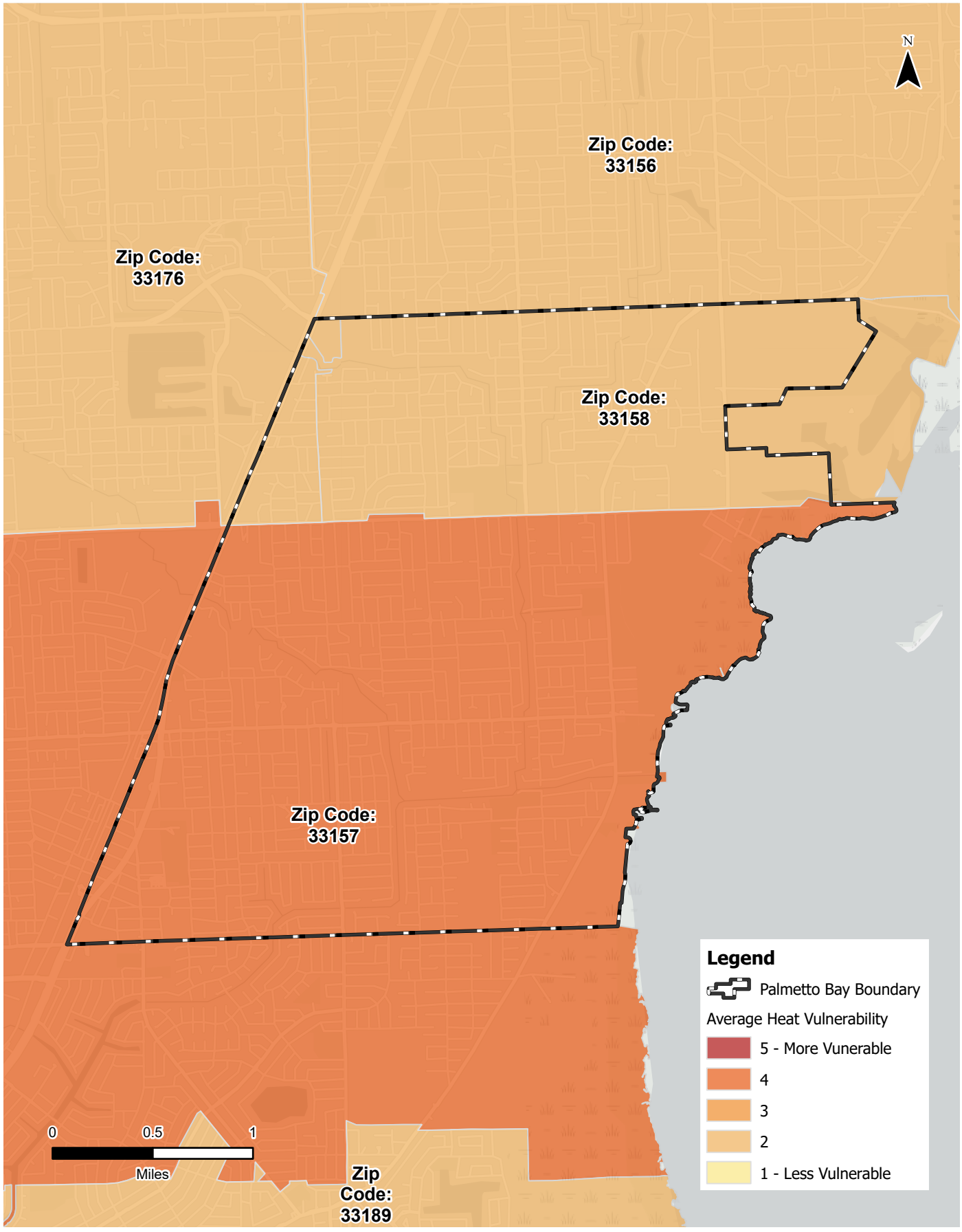


Figure 5-2: Heat Vulnerability Index: Hospitalization Vulnerability

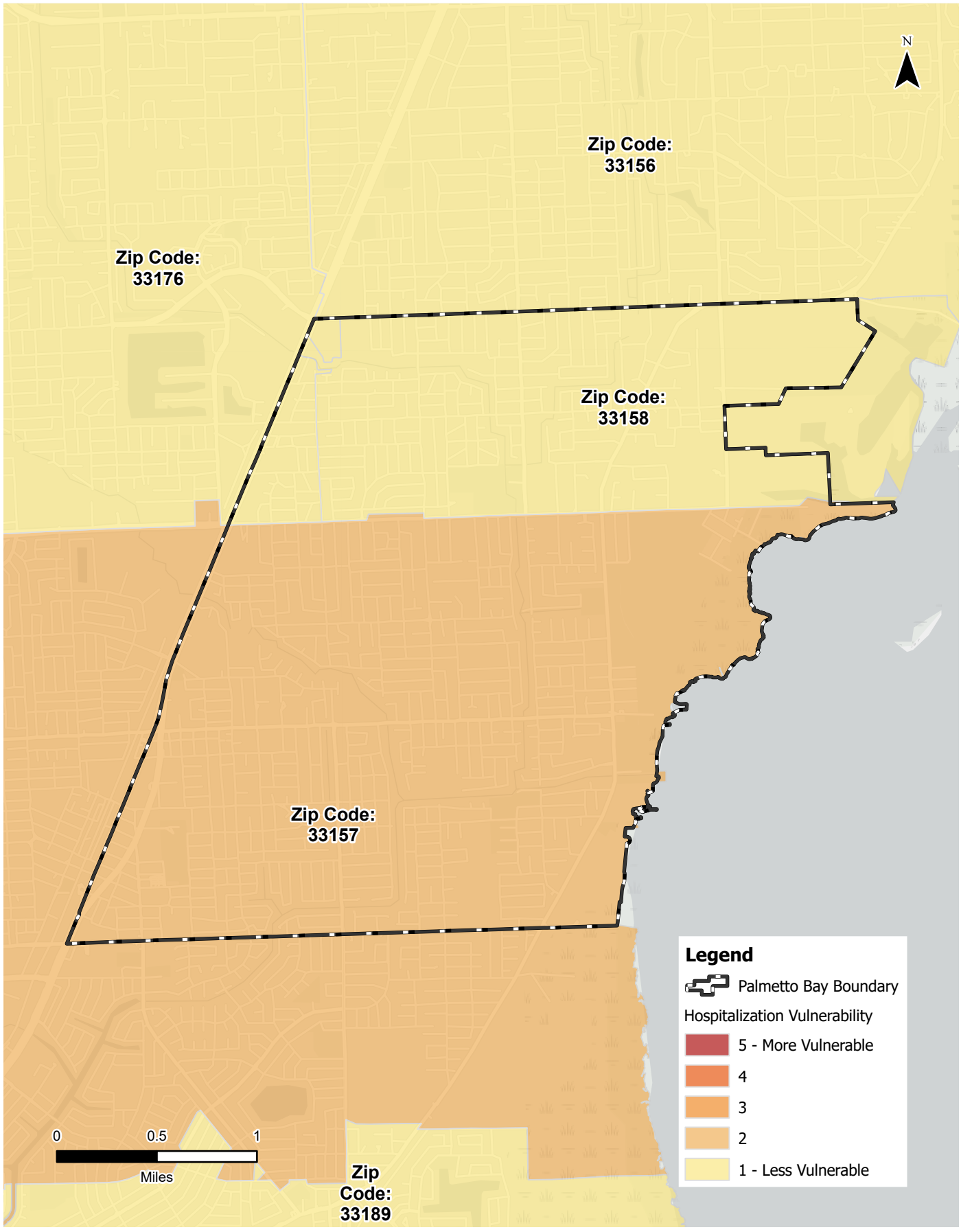
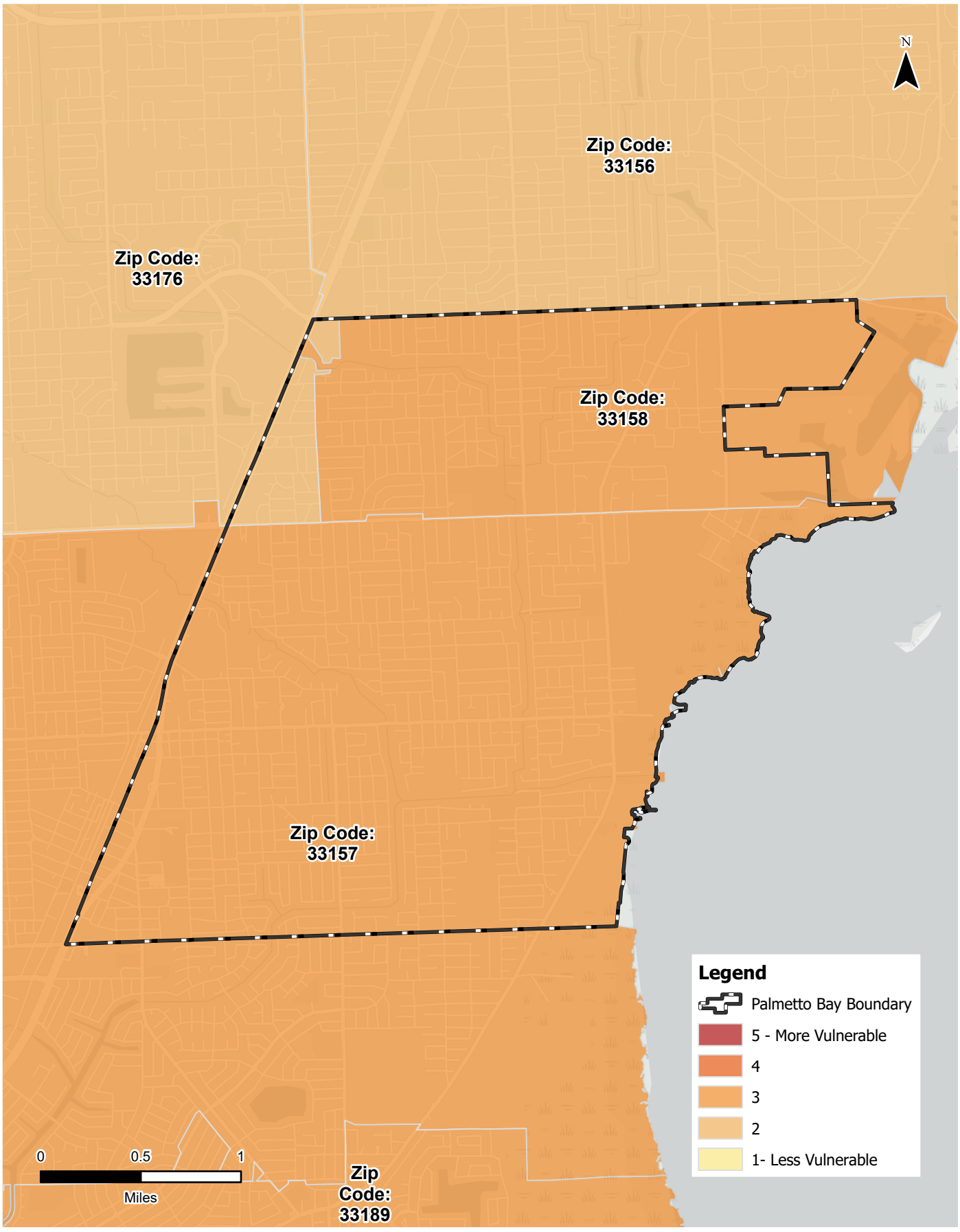


Figure 5-3: Heat Vulnerability Index: Emergency Department Visit Vulnerability



5.3 HEAT EXPOSURE

The heat exposure assessment examined several factors that can increase a person's exposure to heat and ultimately increase their heat health risk. The evaluated variables include urban tree canopy, impervious surfaces, nighttime land surface temperature, daytime land surface temperature, and outdoor workers.

Urban Tree Canopy: Percentage of each zip code covered in shrubs or trees. Trees help cool surface temperature through evapotranspiration.

Impervious Surfaces: Percentage of impervious surface coverage. Impervious surfaces are surfaces that allow little or no storm water infiltration into the ground such as concrete or pavement. High amounts of these materials warm the surface.

Nighttime Land Surface Temperature: Average daytime urban heat island temperature from 2003 - 2021. The results come from hundreds of satellite (MODIS) land surface temperature images recorded at 1:30 a.m.

Daytime Land Surface Temperature: Average daytime urban heat island temperature from 2003 - 2021. The results come from hundreds of satellite (MODIS) land surface temperature images recorded at 1:30 p.m.

Outdoor Workers: Percentage of outdoor workers by zip code. Hot and humid heat exposures challenge the health of outdoor workers engaged in construction, agriculture, first response, manufacturing, military, or resource extraction and indoor workers without adequate ventilation or access to air conditioning. Elevated heat exposures increase the risk of outdoor worker deaths, illness, injuries, and reduce productivity and cognitive functioning.

Results for each of the exposure variables are shown in Table 5-2. Results of the heat exposure variables in Palmetto Bay are displayed by zip code in Figure 5-4 – Figure 5-7.

Table 5-2: Heat Exposure Results

	Zip Code		
Exposure Variable	**33157**	**33158**	**33176**
Urban Tree Canopy (%)	24.4%	42.3%	22.3%
Impervious Surfaces (%)	34.6%	23.2%	31.7%
Nighttime Land Surface Temperature (°F)	78.6°	78.8°	78.4°
Daytime Land Surface Temperature	108.5°F	103.5°F	109.5°F

There are two cooling centers that are easily accessible to Palmetto Bay residents, the Palmetto Bay Branch Library, and Coral Reef Branch Library. The Palmetto Bay Branch Library is one of the assets analyzed in this plan and has high exposure ratings for 100yr and 1,000yr storm surge and sea level rise compound flooding scenarios. The library also has a medium exposure rating for 1%-annual-chance flood.



Figure 5-4: Heat Exposure: Urban Tree Coverage

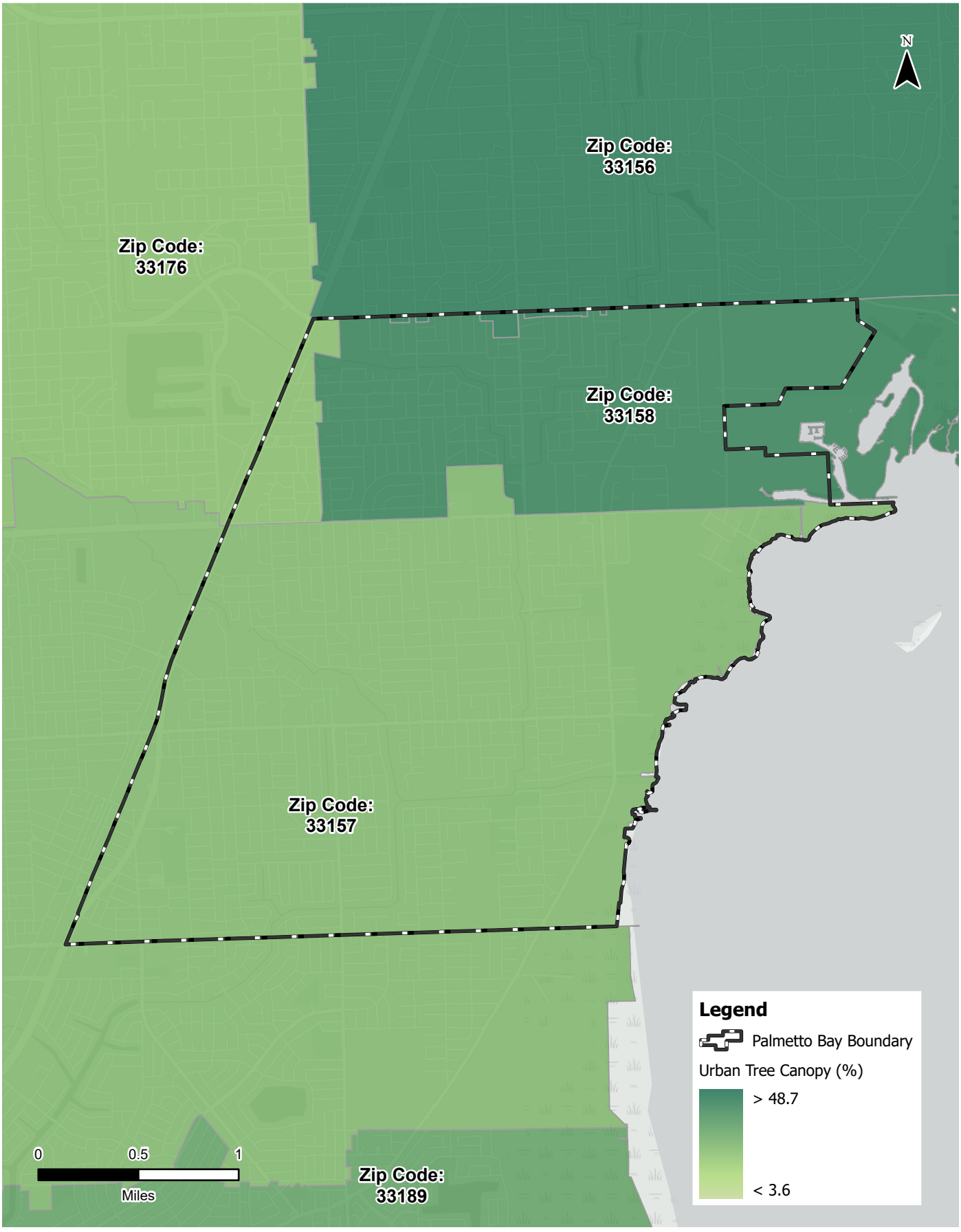


Figure 5-5: Heat Exposure: Impervious Surface Coverage

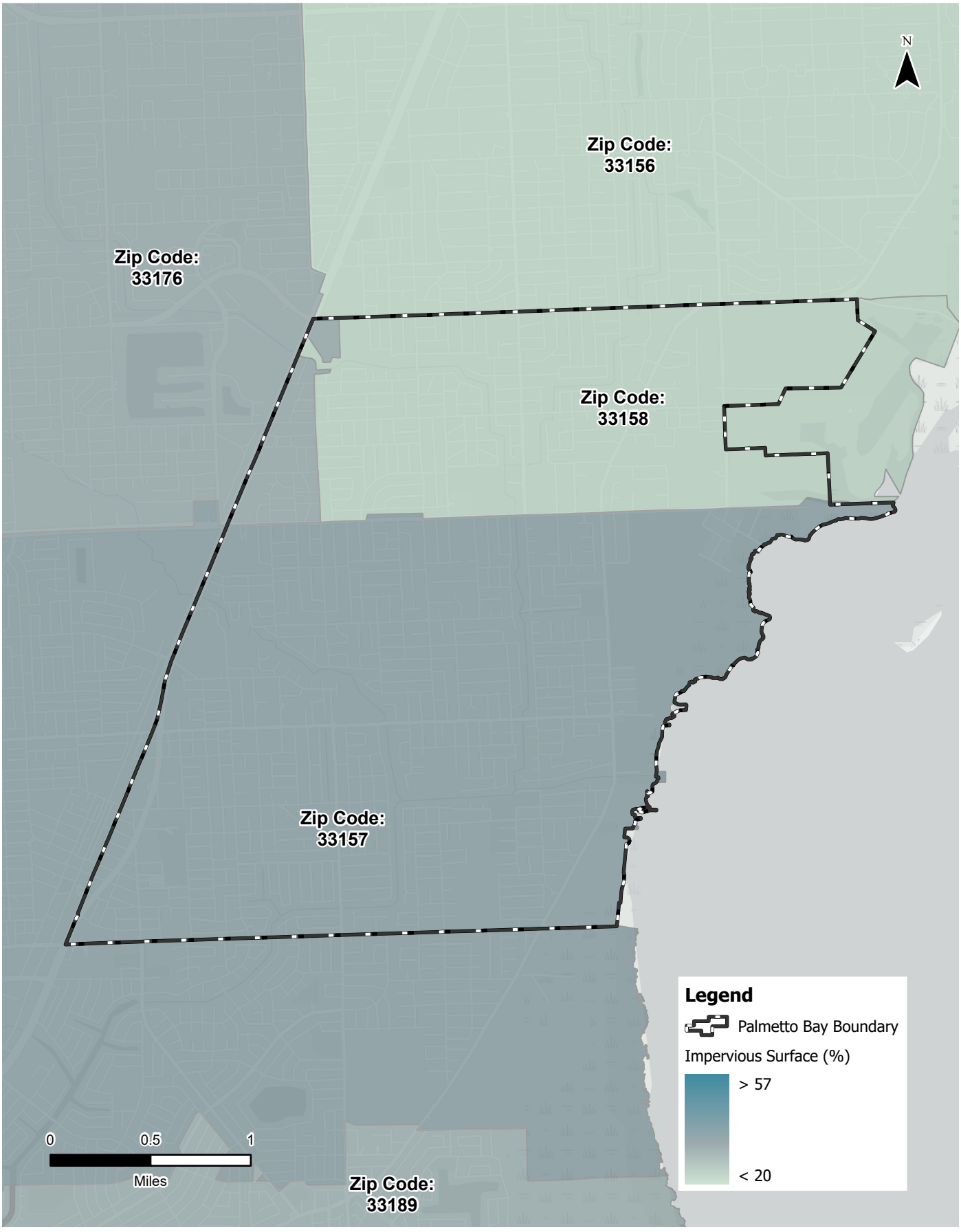


Figure 5-6: Heat Exposure: Nighttime Land Surface Temperature

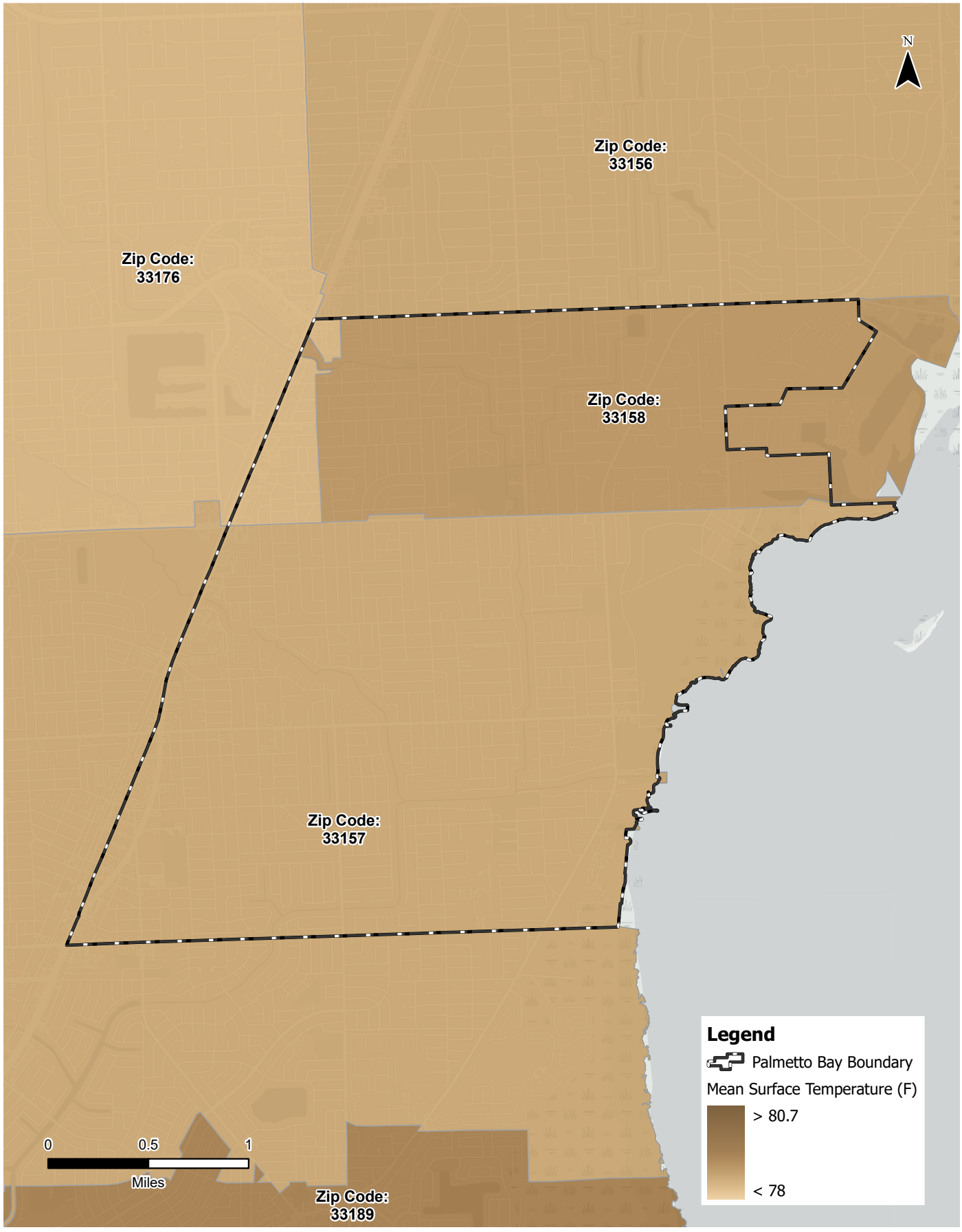
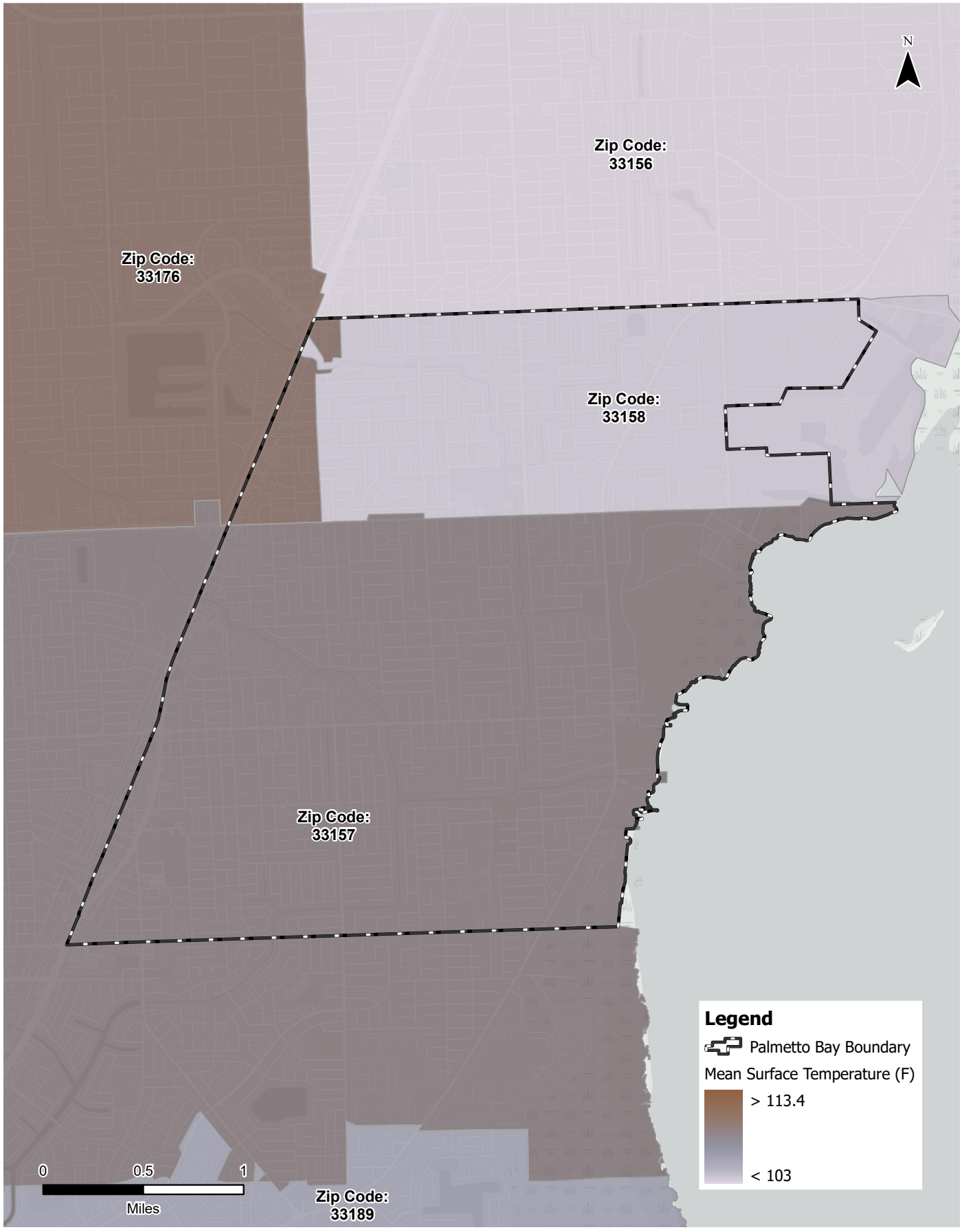


Figure 5-7: Heat Exposure: Daytime Land Surface Temperature





5.4 HEAT SENSITIVITY

People can be more sensitive to negative impacts of heat based on certain socio-economic and demographic factors. This is often due to factors such as age that influence how the body handles high temperatures but is also a result of historically underserved populations that have fewer resources available to cope with extreme heat. The Miami-Dade heat sensitivity analysis examined the following characteristics:

High School Education or Less: percentage of the population (25yrs or older) that has a high school education or less. Education level can be correlated to income, access to health insurance and other socio-economic factors. Lower income households may have limited access to healthcare, work outdoors, or difficulty accessing air conditioning.

Native American/Indigenous: percentage of Native American/Indigenous population by zip code. Indigenous people and communities are vulnerable to climate change, including extreme heat events due to multiple social, environmental, economic, and political stressors. Indigenous people tend to be in marginalized and underserved communities that have less access to air conditioning, hospitals, and social services.

Mobile Homes: percentage of mobile homes by zip code. Mobile/manufactured homes tend to have low air condition prevalence, insulation, and energy efficiency. Mobile homes also sent to be located in areas with fewer trees and more asphalt/impervious surface coverage which increase heat exposure. It should be noted that there are no mobile homes in Palmetto Bay.

African American/Black: percentage of African American/Black population by zip code. Due to historical discrimination and institutional biases, African Americans have limited access to healthcare. Nationwide, African Americans have lower rates of health insurance coverage. Additionally, institutional and healthcare provider biases coupled with discrimination, reduces chronic disease testing and care which may promote heat complications and mortality risks. Increased barriers to healthcare increase risk of heat-related illness.

Aged 65 and Older: Percentage of adults aged 65 or older. Older adults are physiologically sensitive to heat, more likely to suffer from chronic diseases, and take medications that increase heat sensitivity and/or dehydration. Compared to middle aged adults, older adults are more likely to have impaired body temperature regulation and blood pressure. Pre-existing conditions can also impair the body's responses and functioning to heat stress.

English as Second Language: Percentage of population that learned English as their second language. Those who speak English as second language may not have the same access to weather warnings as someone whose first language is English. Language barriers can limit the ability to understand and respond to extreme heat warning messages.

Poverty Rate: Percentage of population living in poverty. Studies have found evidence of the relationship between poverty and heat-associated mortality. Those who live in poverty are less likely to have air conditioning or may not be able to afford it. Additionally, limited access to health insurance makes it harder to detect disease, maintain healthier behaviors, and mange chronic illness – all of which increase risks of heat-related illness.

Population Living Alone: Percentage of population living alone. Those socially isolated or living alone have increased risk of heat related death, especially if they are older adults. Isolated individuals may lack mobility or have difficulty seeking other resources to reduce heat exposure.

Results for each of the sensitivity variables are shown in Table 5-3. Mapped heat sensitivity results for Palmetto Bay are displayed by zip code in Figure 5-8 – Figure 5-15.

Table 5-3: Heat Sensitivity Results

	Zip Code		
Sensitivity Variable	**33157**	**33158**	**33176**
High School Education or Less (%)	40.6%	9.6%	28.2%
Native American/Indigenous (%)	0.0%	0.0%	0.0%
Mobile Homes (%)	0.1%	0.4%	0.2%
African American/Black (%)	19.2%	2.7%	15.0%
Aged 65 and Older (%)	14%	17.3%	17.0%
English as Second Language (%)	15.9%	2.0%	15.2%
Poverty Rate (%)	13.7%	2.0%	15.2%
Living Alone (%)	4.9%	3.5%	7.6%



Figure 5-8: Heat Sensitivity: High School Education or Less

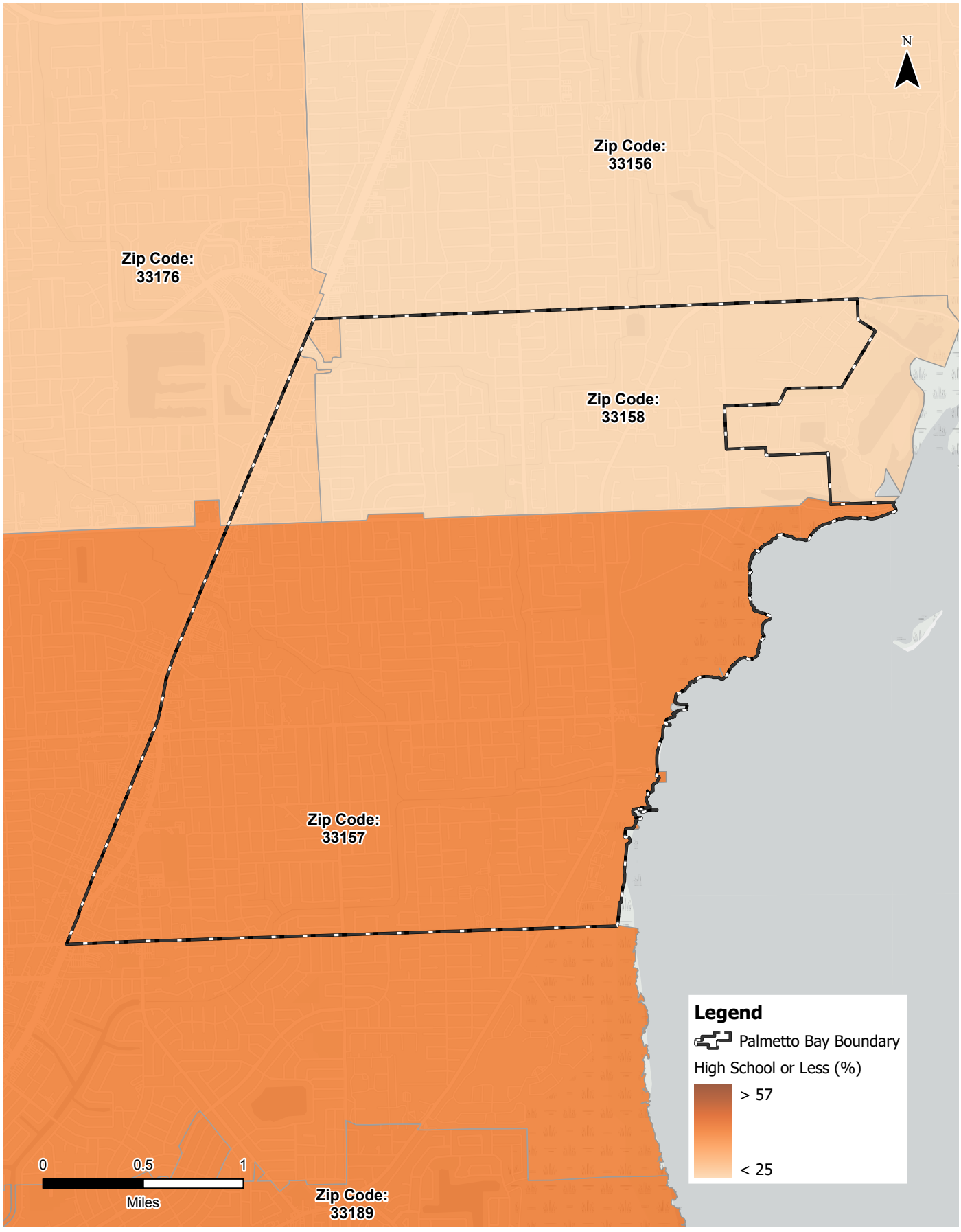


Figure 5-9: Heat Sensitivity: Native American/Indigenous Population

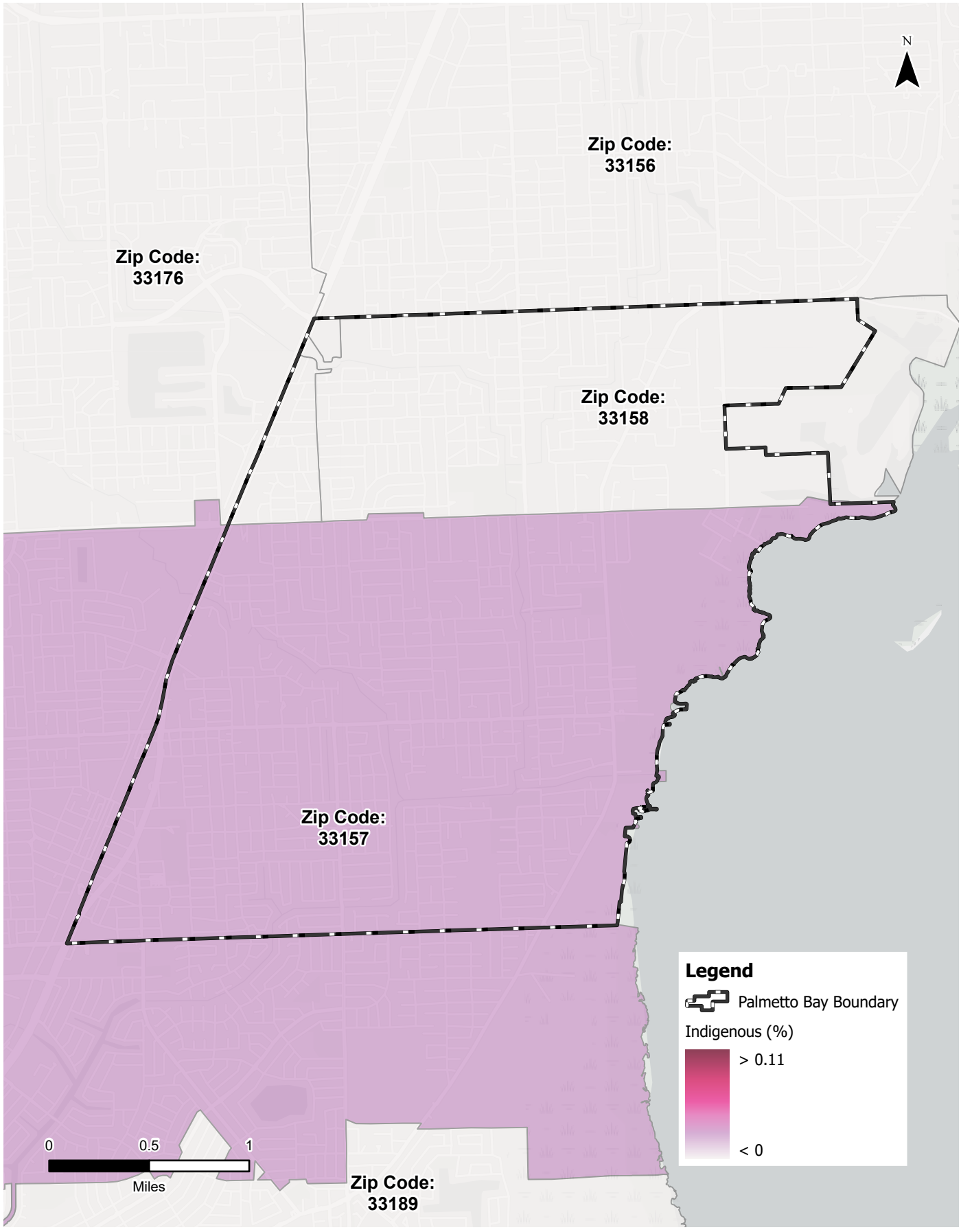


Figure 5-10: Heat Sensitivity: Percentage of Mobile Homes

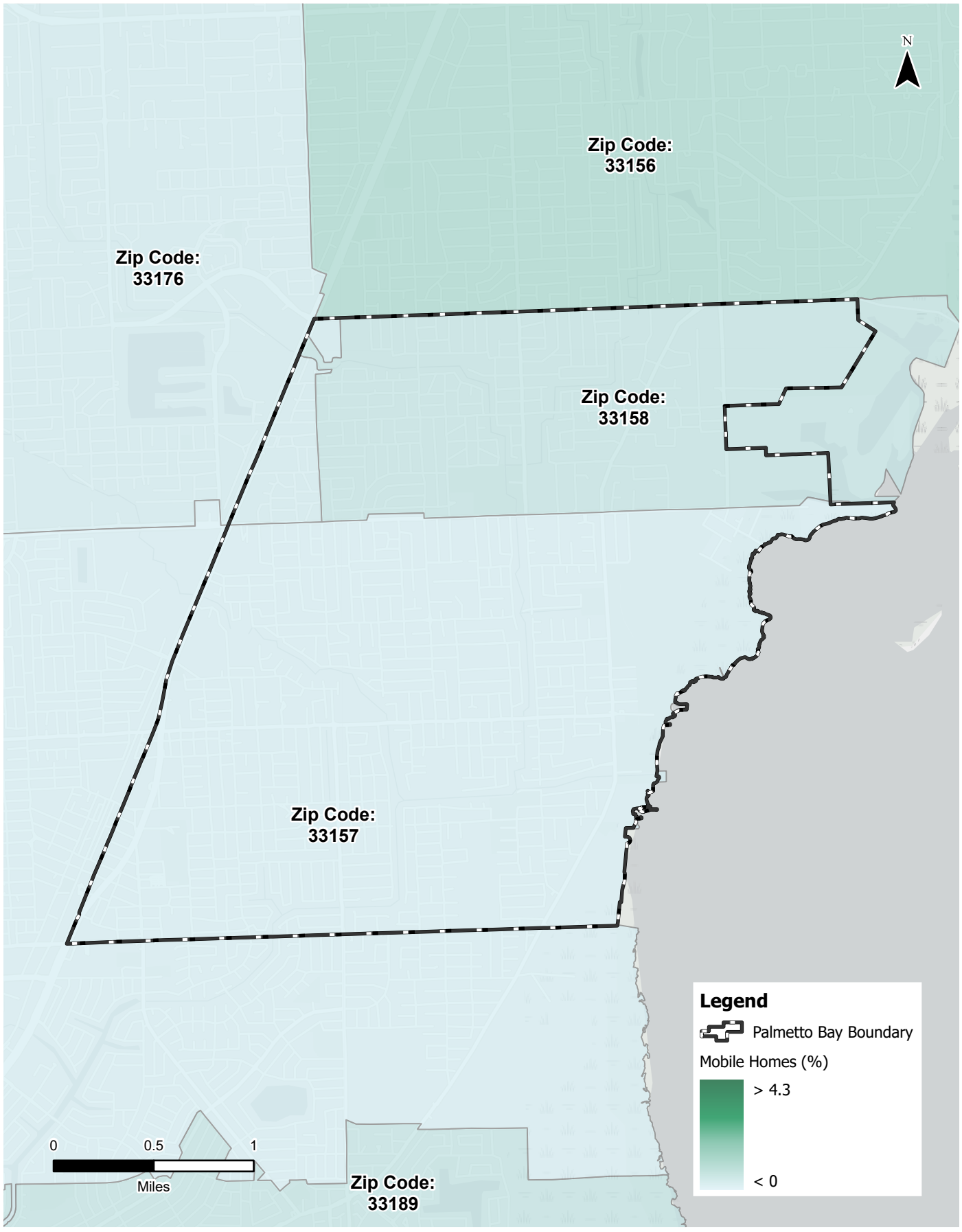


Figure 5-11: Heat Sensitivity: African American/Black Population

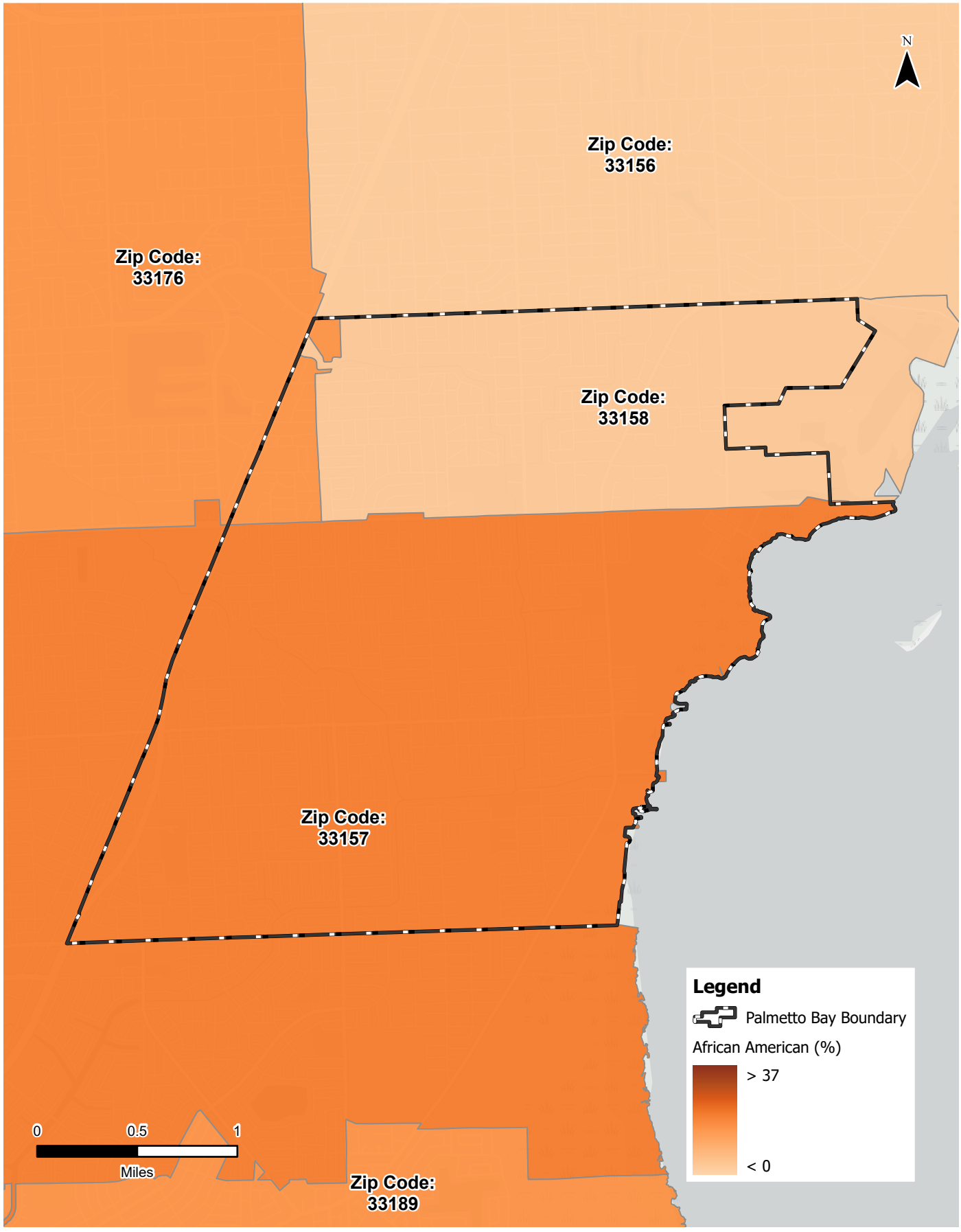


Figure 5-12: Heat Sensitivity: Population Aged 65 or Older

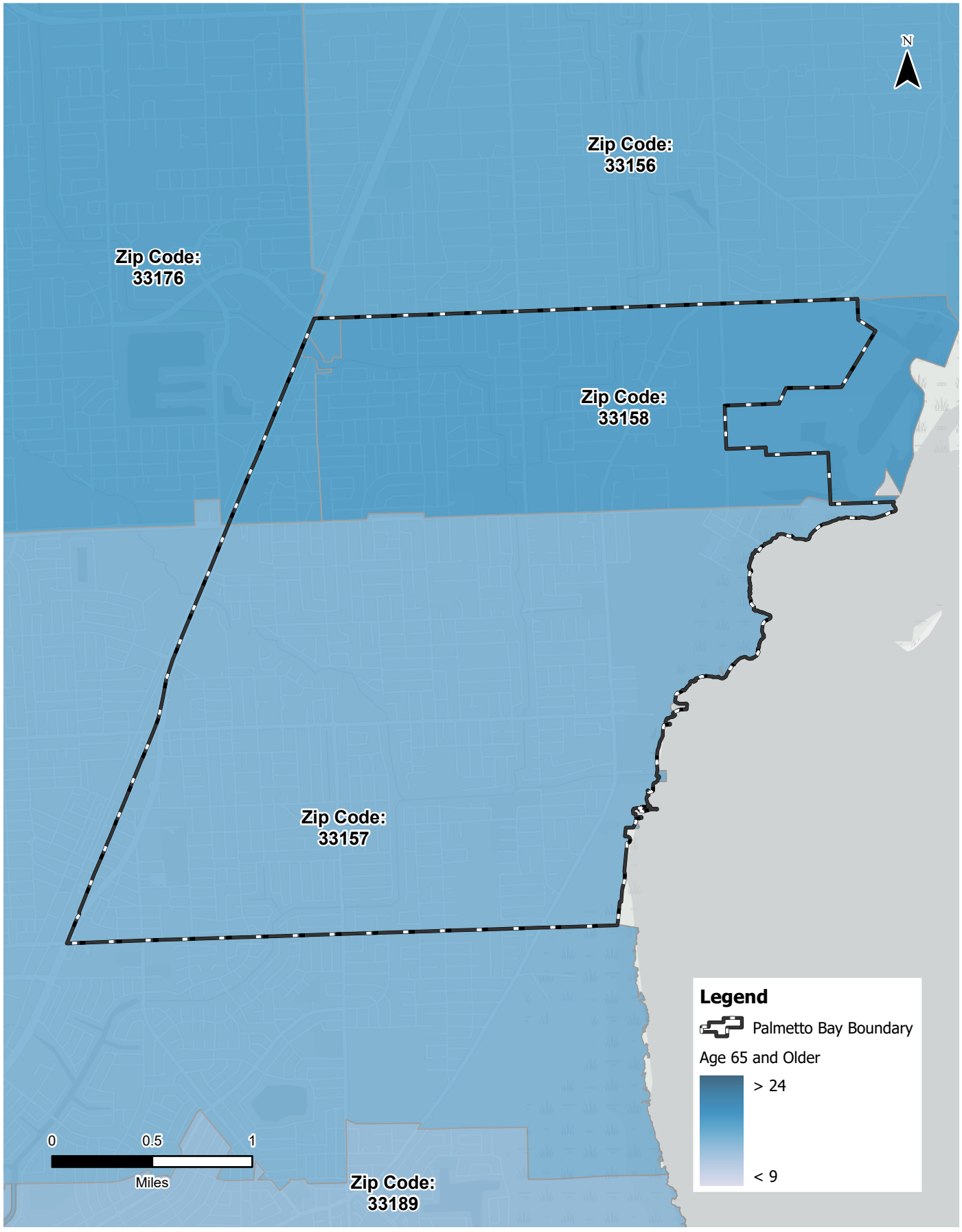


Figure 5-13: Heat Sensitivity: English as Second Language

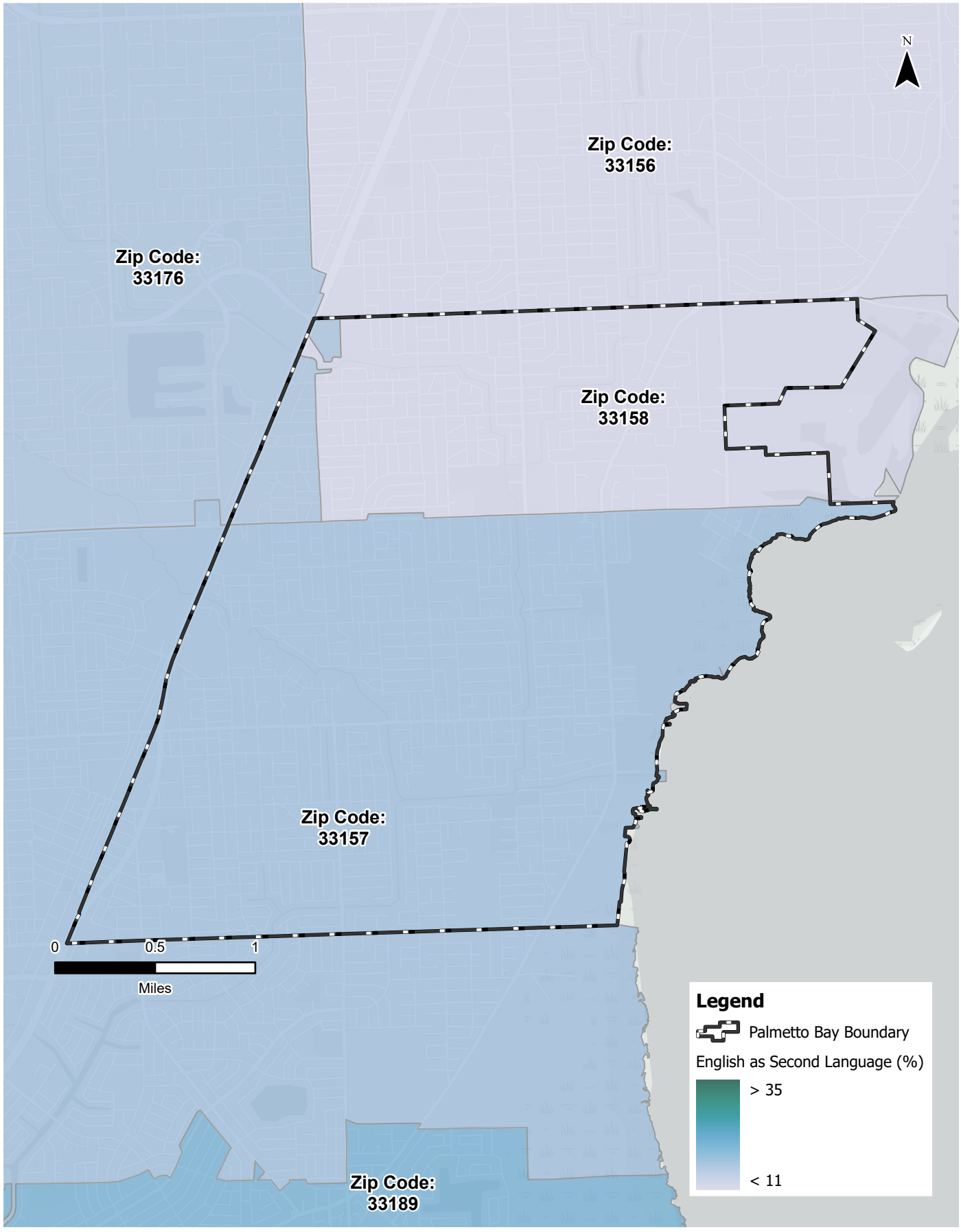


Figure 5-14: Heat Sensitivity: Population Living in Poverty

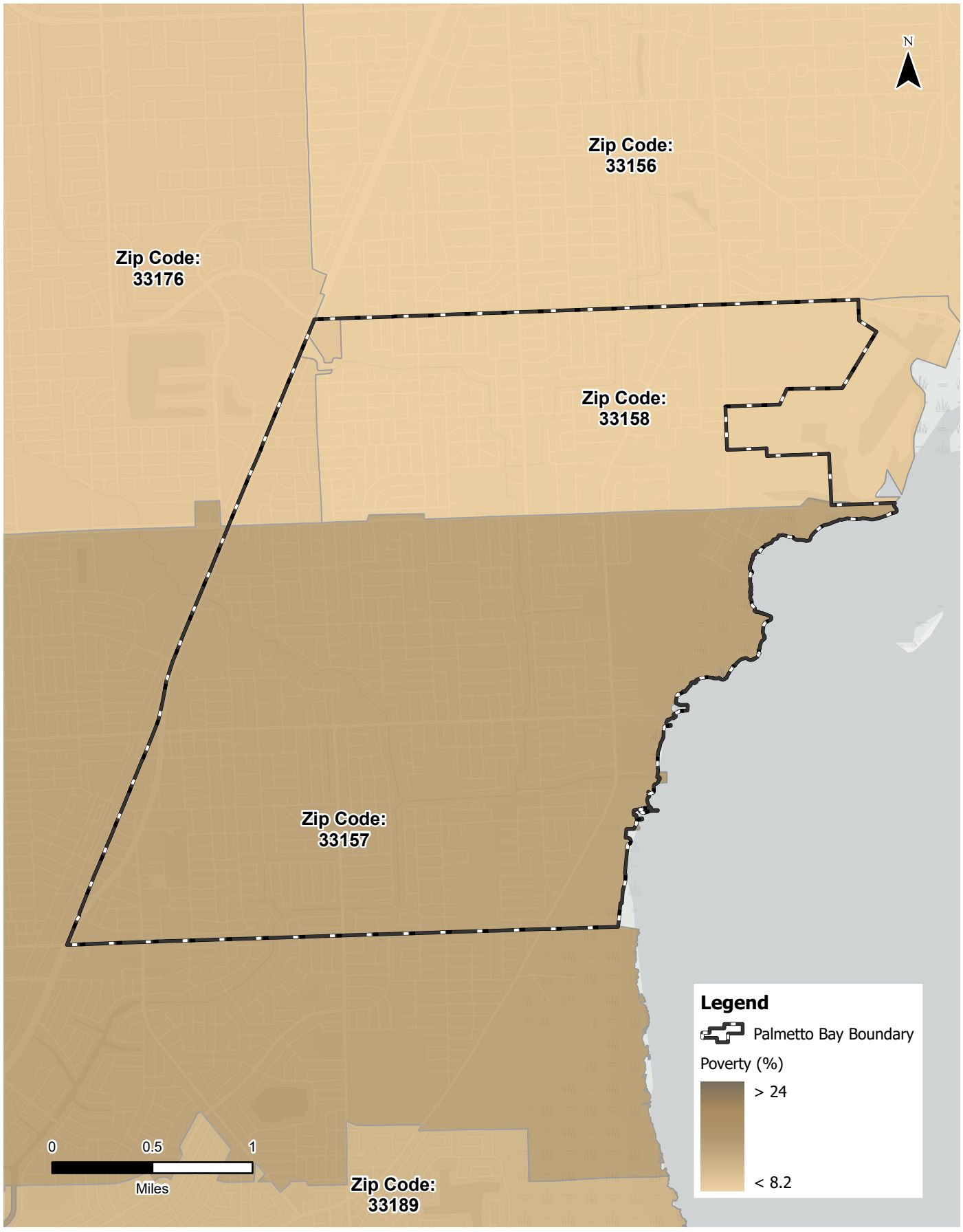
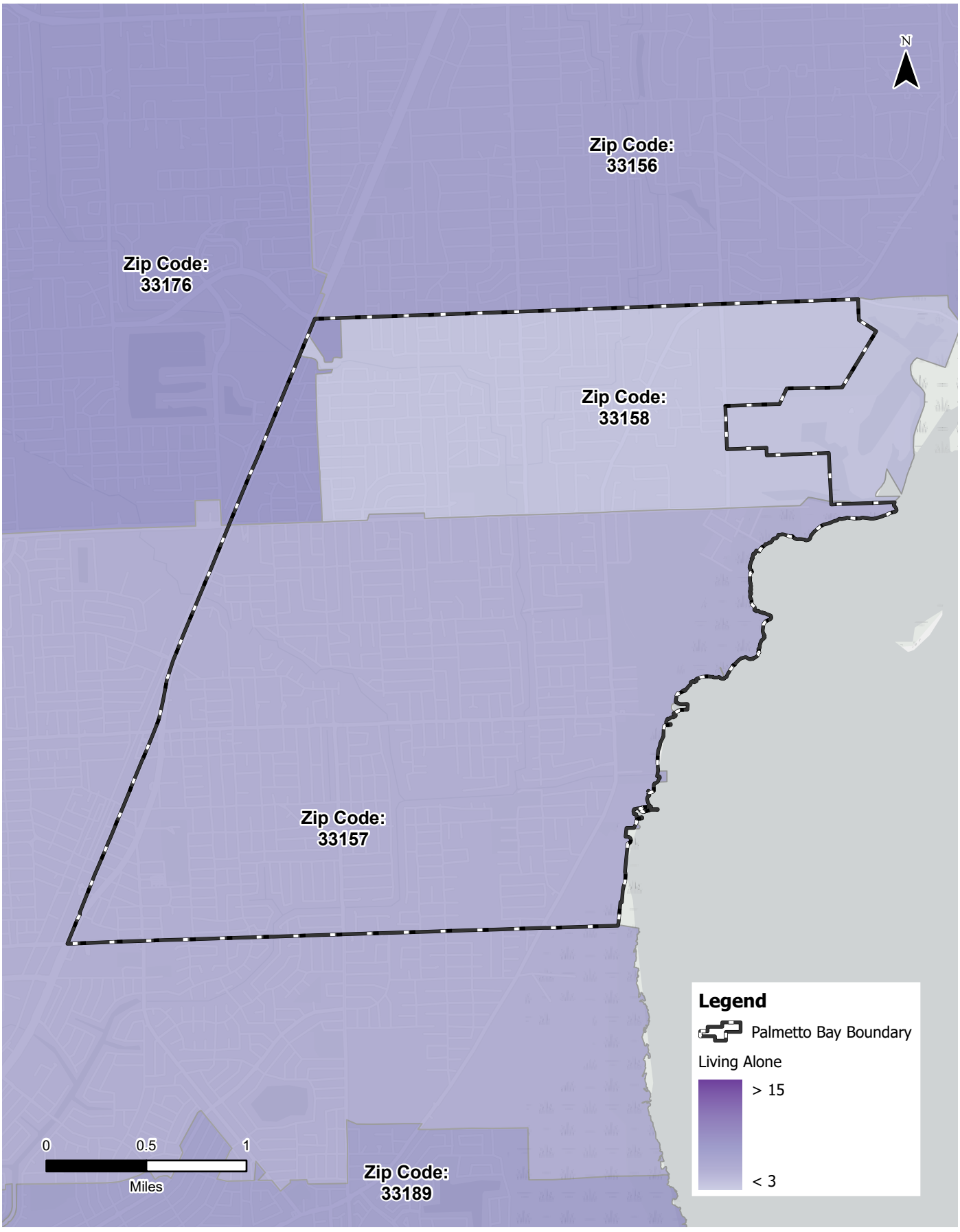


Figure 5-15: Heat Sensitivity: Population Living Alone





6.1 OVERVIEW

The adaptation actions outlined in this document will help Palmetto Bay to identify and implement tangible actions that will improve local resilience.

The Steering Committee underwent several brainstorming sessions and explored adaptation projects and approaches to create strategies that support the plan objectives and reflect the village's resilience needs. At the third Resilience Steering Committee meeting, committee members reviewed and discussed results and key findings from the vulnerability assessment. The findings were used to identify vulnerable assets and areas that should be addressed by the adaptation plan.



To facilitate the brainstorming process, the village's planning consultant reviewed examples of resilience and adaptation strategies and used a range of adaptation strategy categories to help committee members consider a variety of approaches.

The committee reviewed the resilience approaches outlined in the Florida Adaptation Planning Guidebook The following adaptation categories were used to demonstrate how to develop a comprehensive approach to resilience:

- **Protection:** Structurally defensive strategies
- **Accommodation:** Alter physical design
- **Retreat:** Move away when protection and accommodation are not effective
- **Avoidance:** Guide new development away from at risk areas



01 Protection

Protection strategies are structurally defensive measures that directly protect vulnerable structures, allowing them to be left largely unaltered.



02 Accommodation

Accommodation strategies alter physical design of vulnerable structures to allow the structure or land use to stay in place with modification.



03 Retreat

Retreat from areas or infrastructure where protection or accommodation will not be efficient or effective can be voluntary, incentivized, or done gradually.



04 Avoidance

Avoidance involves guiding new development away from areas that are subject to coastal hazards and can be done by implementing policy and/or offering of incentives.

The committee also discussed key considerations, or various factors, to consider throughout the strategy development process. Such considerations included:

- **Plan Objectives:** ways to achieve plan goals and consider solutions to risk and vulnerability;
- **Barriers:** potential challenges that may limit strategy implementation;
- **Capability:** reasonable and feasible options given current and potential future resources;
- **Timeline for Implementation:** determine when project implementation can begin and how long it would take to complete; and
- **Plan Integration:** opportunities for adaptation strategies to complement actions and projects throughout the village and county
- **Potential Funding:** consider what types of projects have been funded through local, county, state, and federal programs



6.2 CAPABILITY ASSESSMENT

This section provides a summary of the Village of Palmetto Bay's capability to implement adaptation projects and reduce risk. The purpose of conducting a capability assessment is to determine the ability to implement a comprehensive adaptation strategy and to identify potential opportunities for establishing or enhancing specific adaptation policies, programs, or projects.

The assessment reviews existing mitigation activities, policies, regulations, and plans that pertain to adaptation and can affect vulnerability as well as administrative, technical, and fiscal resources that may support project implementation.

The capability assessment completed for Palmetto Bay serves as a critical planning step toward developing an effective resilience strategy. Coupled with the vulnerability assessment, the capability assessment helps identify and target effective goals, objectives, and potential adaptation actions that are realistically achievable.

Regulatory Capability

Regulatory capabilities, include planning and land management tools used to implement hazard resilience and adaptation activities evaluating regulatory capability also helps ensure an integrated approach to resilience, which is a crucial step in this planning process. To build upon past local, regional, and state efforts, the section below evaluates existing plans to identify what the community has already done that can be incorporated into this planning process. Below is a summary of local and regional plans and ordinances that are relevant to the Village of Palmetto Bay's resilience planning efforts.

Palmetto Bay Village-Wide Parks Master Plan, 2023



The parks master plan seeks to improve the parks system throughout Palmetto Bay. The plan provides an evaluation of existing parks, the potential for new park locations, and a needs assessment to identify necessary improvements and priorities for future investment. Parks and open space play an important role in building resilience as they help manage flood water when covered in vegetation that can help increase infiltration and limit runoff. Similarly parks play a key role in mitigating extreme heat by reducing the urban heat index and providing shaded areas for residents to get out of the sun.

Maintaining and expanding park space in the floodplain or in flood-prone areas is a great way to add value to the community and protect against future flood. Parks increase social cohesion, provide a space for recreation and, reduce impacts of extreme heat and reduce the quantity of water requiring management. This plan supports the village's resilience efforts by exploring opportunities for park improvements and expansion. Future park locations were considered in the development of the adaptation action plan.

Village of Palmetto Bay 2035/2045 Comprehensive Plan

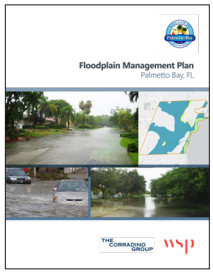
A comprehensive plan, also called a land use plan or general plan, establishes the overall vision for what a community wants to be and serves as a guide for future governmental decision making. Typically, a comprehensive plan contains sections on demographic conditions, land use, transportation elements, and community facilities. Given the broad nature of the plan and its regulatory standing in many communities, the integration of resiliency measures into the comprehensive plan can enhance the likelihood of achieving risk reduction goals, objectives, and actions.

The Village of Palmetto Bay's Comprehensive Plan is currently being updated and will be completed in 2025. The plan contains 12 elements, with goals, objectives,

and policies identified within each element. While all elements of the plan can be relevant to adaptation and resilience planning, several key elements include conservation and sustainability, coastal management, recreation and open space, and future land use.

The State of Florida requires that the comprehensive plan coastal management element language complies with the Peril of Flood requirements in paragraph 163.3178(2)(f) of the Florida Statutes. This language outlines the village's intent to restrict development activities from areas that would damage or destroy coastal resources and limit public expenditures in areas subject to natural disasters. The village's comprehensive plan fulfills these requirements.

Village of Palmetto Bay Floodplain Management Plan, 2023



A floodplain management plan (FMP) provides a framework for action regarding corrective and preventative measures to reduce flood-related impacts. The FMP is a key activity that receives credit under the Community Rating System (CRS) program. The CRS is an incentive-based program that encourages communities to undertake defined flood mitigation activities that go beyond the minimum requirements of the National Flood Insurance Program. Each of the CRS mitigation activities is assigned a point value. As a community earns points and reaches identified thresholds, they can apply for an improved CRS class. The Village of Palmetto Bay is a Class 5 community and receives a discount of 25%.

Like this plan, the FMP identifies and evaluates flood hazards, assess critical assets, and conducts a vulnerability assessment to understand flood risk in Palmetto Bay. The village's plan covered the following hazards: coastal/canal bank erosion, dam/levee failure, flood (coastal and inland), hurricane and tropical storm, sea level rise, and stormwater/localized flooding. As many of the same hazards are covered in this plan, data and findings from the FMP will be included and expanded upon in this planning effort. The FMP also includes a mitigation strategy with 14 actions developed to reduce risk and vulnerability. Adaption actions selected for this plan complement and build off of the projects included in the FMP.

Village of Palmetto Bay 2020 Stormwater Master Plan

A stormwater master plan is designed to address flooding associated with stormwater runoff. The stormwater master plan is typically focused on design and construction measures that are intended to reduce the impact of more frequently occurring minor urban flooding. The Palmetto Bay 2020 Stormwater Master Plan is an update of the 2014 plan and assess areas throughout the village for stormwater programming and priorities. This plan identifies priority sub basins and localized drainage improvement locations to implement capital improvement projects.

This plan helps the village identify areas with ongoing flood challenges and understand where future flooding may worsen. Several of the projects within the stormwater plan consider future impacts of sea level rise. These projects were considered and incorporated in the development of the adaptation action plan.

Palmetto Bay Multi-Modal Transportation Master Plan, 2025

Transportation networks are directly impacted by flood events. Floods can make roads and other transportation systems impassable when roads are inundated or damaged by water. Damaged and inundated roads can make properties inaccessible from fire, EMS services, and other emergency response vehicles.

The Village of Palmetto Bay is developing the 2025 Multi-Modal Transportation Master Plan to address the rapid growth in South Miami-Dade County and the increasing need for safer, more efficient infrastructure and services across all transportation modes. A primary goal for this plan is to create a connected, safe, and resilient community. Multi-modal transportation that is not solely centered around cars builds resilience within a community. Access to sidewalks, bike paths, and public transportation provides diverse options and alternative routes for travel, ensuring a more reliable and robust transportation system during disruptions or emergencies.

As the village develops the master plan, it will be important to consider the findings from this vulnerability assessment and understand how future flood hazards may impact the existing transportation infrastructure.

Miami-Dade County Local Mitigation Strategy, 2025

A local mitigation strategy is a community's blueprint for how it intends to reduce the impact of natural, and in some cases human-caused, hazards on people and the built environment. The essential elements of a hazard mitigation plan include a risk assessment, capability assessment, and mitigation projects.

The Village of Palmetto Bay has adopted the 2020 Miami-Dade County Local Mitigation Strategy (LMS). The previous LMS is being updated and will be finalized in 2025. The LMS includes flood mitigation related projects specific to the village, including drainage improvements, stormwater pumps, erosion control, emergency response support, and building retrofits. Detailed descriptions of these projects are included in Part 2 of the LMS.

Resilient 305 Strategy



The Resilient305 Strategy is a living strategy addressing resilience challenges prioritized through intergovernmental and community collaboration. It is designed to address key shocks (like storm events) and chronic stresses (like infrastructure failure). Early implementation of the strategy has garnered nearly $1billion in direct and indirect funding to support resilience-related community improvement initiatives. The program uses a website (https://resilient305.com/) to track its progress. The Miami Resilience and Public Works Department is moving from planning to implementation stage with the associated Miami Forever strategic plan. In this process, they are integrating community engagement and building improved infrastructure for flood protection and stormwater management. This plan provides a model for integrating resilience across community efforts and setting up a framework for successful plan implementation.

Miami-Dade County Sea Level Rise Strategy



The development of the Miami-Dade Sea Level Rise Strategy was an action included in the Resilient305 Strategy. The plan has three primary components:

- Tells the story of the county's history of living with water and illustrates a vision to adapt communities to rising sea levels
- Details key actions and capital projects that will advance our adaptation goals, help the county recover, and create local jobs
- Provides information on the key challenges, along with the many opportunities to gracefully and equitably accommodate more water.

The plan includes adaptation approaches that consist of individual tools for the county and municipalities to implement for a comprehensive approach to sea level rise resilience. Thes tools will be implemented by the county but can also be tailored for local-level implementation based on the geography and physical characteristics of each community. The plan provides case studies, implementation guides, and location specific strategies that best fit a community's unique challenges. The plan can be explored and downloaded at the Sea Level Rise Strategy ArcGIS Hub.

Adaptation strategies and approaches detailed in the county's strategy were consulted and incorporated into the development of this adaptation strategy. Integration between the two plans will ensure a coordinated approach to resilience.

Miami-Dade County Extreme Heat Toolkit



Miami-Dade County's Extreme Heat Toolkit was developed to provide a high-level briefing of various policy and project options identified by the community to adapt to and mitigate extreme heat. The toolkit offers a glimpse into benefits and tradeoffs associated with adapting and mitigating extreme heat through strategies related to 1) Blue & Green Spaces; 2) Buildings and Transit; and 3) Communications and Community Engagement. The

toolkit provides several strategies for communities to address extreme heat. These strategies were reviewed, and relevant tools were incorporated into the adaption action plan.

Miami-Dade County Heat Vulnerability Assessment

The Miami-Dade Heat Vulnerability Assessment can be found on the county's website Understanding Heat Exposure in Miami-Dade County. The assessment was development to understand how heat health risk varies across the county. The assessment analyzes each zip code for the severity of heat exposure, the prevalence of sensitive groups, and the area's ability to adapt to heat.

The heat vulnerability assessment was used to understand heat vulnerability in Palmetto Bay. Details of the findings are discussed in Section 5 of this plan.

Table 6-1 below summarizes regulatory capabilities and land management tools that can help support flood and heat adaptation.

Table 6-1: Regulatory Resilience Capabilities

Regulatory Tool (ordinances, codes, plans)	Comments
Zoning ordinance	Chapter 30 of the Code of Ordinances; contains the Village's Land Development Code
Subdivision ordinance	Part of Land Development Code; Sec. 30-80
Floodplain ordinance	Part of Land Development Code; Sec. 30-80
Sustainable building standards	Chapter 5 o the Code of Ordinance: Article II
Building code	Florida Building Code 8th Edition (2023)
Site Plan Review Requirements	Part of Land Development Code; Sec. 30-30.5
Capital Improvements Plan	Completed 2020
Flood Insurance Study or Other Engineering Study for Streams	FEMA 2009 FIS Report and 2021 Preliminary FIS Report; no local studies
Repetitive Loss Plan	Completed in 2024

Administrative and Technical Capability

The ability of a local government to develop and implement resilience projects, policies, and programs is directly tied to its ability to direct staff time and resources for that purpose. Administrative capability can be evaluated by determining how resilience-related activities are assigned to local departments and if there are adequate personnel resources to complete these activities. The degree of intragovernmental coordination among departments will also affect administrative capability for the implementation and success of proposed resilience activities.

Technical capability can generally be evaluated by assessing the level of knowledge and technical expertise of local government employees, such as personnel skilled in using geographic information systems (GIS) to analyze and assess community hazard vulnerability.

Table 6-2 provides a summary of the village's relevant staff and technical resources.

Table 6-2: Administrative and Technical Capabilities

Personnel and Resources
Planner/Engineer with knowledge of land development/land management practices
Engineer/Professional trained in construction practices related to buildings and/or infrastructure
Planner/Engineer/Scientist with an understanding of natural and/or human caused hazards
Resilience Coordinator
Tree Advisory Board
Resiliency Committee
Personnel skilled in GIS
Full time Building Official
Floodplain Manager
Emergency Manager
Grant Writer
Public Information Officer
GIS data: flood zones/hazard areas
GIS data: critical facilities
GIS data: current and/or future land use
GIS data: building footprints
GIS data: links to Assessor's data

Based on village staff input on administrative resources and departments with responsibilities related to resilience, the village is well-equipped to implement the adaptation action plan. The village has staff availability and expertise to implement resilience initiatives, including integrating resilience into normal village functions. Coordination between personnel across various departments is essential to implementation of many resilience initiatives. To make the most of the administrative capability already in place, the village must continue to coordinate planning efforts across multiple departments. There are staff across multiple departments that can support a variety of projects through planning, development regulations and code enforcement, engineering, public education and outreach, and grant writing.

In addition to in-house capabilities, village staff has relationships and memberships with area organizations and stakeholders that can support local resilience efforts. The village should work closely with Miami-Dade County and South Florida Water Management District as both entities pursue regional resilience.

Fiscal Capability

The ability of a local government to implement resilience actions is often dependent on the amount of funding available to do so. This may take the form of outside grant funding awards or locally based revenue and financing. The costs associated with resilience policy and project associated with the creation and monitoring of a given program. In other cases, direct expenses are linked to a physical project such as the acquisition of flood-prone houses, which can require a substantial commitment from local, state, and federal funding sources.

Table 6-3 provides a list of available local fiscal resources that can be used to support resilience.

Table 6-3: Local Fiscal Resources

Fiscal Resources Resource
Capital improvements project funding
Authority to levy taxes for specific purposes
Impact fees for new development
Incur debt through special tax bonds

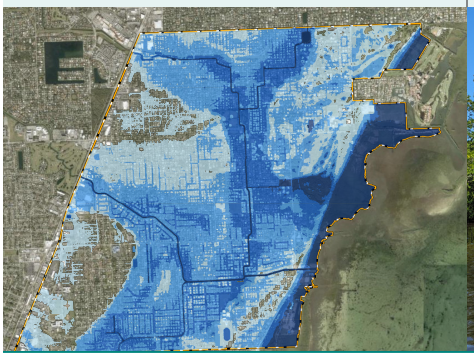
Based on village staff input on fiscal resources, the village has a few opportunities to generate and manage local funds to implement flood mitigation. Outside funding will likely be needed to supplement these resources. Potential sources for outside grant funding include Florida Department of Environmental Protection, South Florida Water Management District, Florida Department of Transportation, Miami-Dade County, and FEMA Hazard Mitigation Assistance grants.

6.3 PLAN GOALS

Goals are general guidelines that explain what is to be achieved. They are usually broad-based policy type statements and represent long term comprehensive visions. Goals help define the benefits that the plan is trying to achieve. Goals are also necessary to guide the review of possible adaptation measures and to ensure that recommended actions are consistent with what is appropriate for the village. Resilience goals need to reflect community priorities and should be aligned with other village plans.

The Resilience Steering Committee further refined the planning intentions into three plan goals. These goals offer broad approaches to building resilience and will serve as a guide for identifying adaptation strategies:

Table 6-4: Plan Goals

GOAL 1: Plan & Prepare	GOAL 2: Natural Resource Protection	GOAL 3: Holistic Approach
Protect people and property by preparing for future flood conditions and planning for quick and effective recovery.	Protect natural and environmentally sensitive areas and invest in strategies that enhance key ecosystem services that benefit the community and provide natural safeguards.	Prioritize strategies that provide protection, enhance people's everyday wellbeing, and maintain the character and vibrancy of Palmetto Bay.
		

6.4 PRIORITIZATION

To begin project prioritization, Palmetto Bay used a resilience scorecard developed by WSP that evaluates projects based on resilience criteria that a project should address, co-benefit impacts that a project can potentially provide, and considerations for ease of project implementation. The Resilience Scorecard was used to evaluate all strategies identified through this planning process and will also serve as a tool for integrating resilience considerations into other village actions. For example, the Resilience Scorecard can be used to evaluate capital improvement projects, comprehensive plan policies, and other village planning efforts.

Evaluation Criteria

The scorecard evaluates projects across three categories—Effectiveness, Implementation, and Benefits—to determine if one resilience project might be more important, more effective, or more likely to be implemented than another.

- **Effectiveness:** this category considers a project's ability to withstand shocks and stressors, whether it will provide long-term benefits, and its ability to be replicated or expanded.
- **Implementation:** this category considers the feasibility of project implementation, alignment with other village planning initiatives, and potential obstacles.
- **Benefits:** this category assesses the project's ability to provide overall benefits to the village, including quality of life for residents, environmental quality and protection, and economic growth.

Several "resilience performance criteria" have been identified for each of these three main categories. To generate scores for each of the overarching categories, the projects are evaluated based on each of these criteria within the three categories. By scoring projects on these criteria, the village also documents the reasons and rationale for selection of projects to be implemented. The resilience scorecard, the performance criteria within each category, and the considerations for scoring are detailed in Table 6-5.

Table 6-5: Resilience Scorecard

	Criteria	Description / Guiding Questions
Effectiveness	Resilient	Is the project itself able to withstand identified hazards and stressors?
	Redundant	Does the project reduce/avoid service interruptions?
	Sustainable	Does the project provide long-term benefits and minimize future mitigation needs?
	Scalable	Can the project be expanded or duplicated if successful? Does this project enable future project implementation?
	Targeted	Does the project benefit high or moderate vulnerability assets?
Implementation	Feasible	Can the strategy be implemented with existing administrative and technical capabilities?
	Supported	Does the strategy have political and public support?
	Integrated	Does the strategy align with other village planning goals and projects?
Benefits	Cost-Beneficial	Do the benefits of the projects outweigh the costs?
	Social Benefits	Does the strategy increase equity within the Town?
	Economic Benefits	Does the strategy support the local economy?
	Environmental Benefits	Does the strategy protect existing natural systems and resources?

Scoring Process

Each resilience project is rated as negative, neutral, or positive for each of the criteria listed in Table 6-5.

- **Negative** (-1 point) = the project opposes the criteria (i.e. costs outweigh benefits, the project contradicts existing plans or policies, there is public or political opposition, etc.)
- **Neutral** (0 points) = the criteria are not relevant to the project, or the pros and cons are balanced
- **Positive** (1 point) = the project meets or provides benefits within the criteria

Points for each the criteria are grouped and totaled for each of the three categories (effectiveness, implementation, and benefits) to provide a summary rating for each category and an overall prioritization score. For example, a project could receive an effectiveness score between 5 and -5 and an overall resilience score between 12 and -12. Strategies with resilience scores between 9 and 12 are considered high priority strategies, those with scores between 6 and 8 are medium priority, and those with scores of 5 or lower are low priority.

Project scores from the resilience scorecard were determined based on public and stakeholder input and feedback from the steering committee. Preliminary prioritization results were presented to the steering committee for final consensus.

Results of the resilience scorecard prioritization are presented in Table 6-6.

Table 6-6: Resilience Scorecard Results

Action	Priority	Total	Effectiveness	Implementation	Benefits	Resilient	Redundant	Sustainable	Scalable	Targeted	Feasible	Supported	Integrated	Cost-Beneficial	Social Benefits	Economic Benefits	Environmental Benefits
Stormwater Pocket Parks	High	9	3	3	3	1	0	1	1	0	1	1	1	1	1	0	1
Green Infrastructure Requirement	Medium	7	2	3	2	0	1	1	0	0	1	1	1	1	0	0	1
Green Streets & Urban Heat Reduction	High	9	4	3	2	1	0	1	1	1	1	1	1	1	0	0	1
Stormwater System Modifications and Sea Level Rise Protection	Medium	8	4	3	1	1	1	1	0	1	1	1	1	1	0	0	0
Royal Coast Apartments Heat and Flood Protection	Low	5	3	1	1	1	0	1	0	1	0	0	1	0	1	0	0
Palmetto Bay Branch Library Resilience Upgrades	Medium	8	4	3	1	1	1	1	0	1	1	1	1	0	1	0	0

6.5 ADAPTATION ACTION PLAN

Table 6-7: Adaptation Action Plan

Strategy Title	Description	Hazard(s) Addressed	Asset(s) Addressed	Goal(s) Addressed	Priority	Lead Agency/ Department	Implementation Timeline
Stormwater Pocket Parks	Create small neighborhood parks or "Pocket Parks" intended to provide green space and incorporate blue and green infrastructure to manage water. This project aims to find space for water on a smaller scale throughout the village. These should be passive parks that utilize existing open space or locations where pavement can be removed for green and blue infrastructure including rain gardens or "swales," trees, and permeable materials like gravel and shells. These parks should also provide signage and opportunities to describe and showcase innovative stormwater management and discuss resilience in the community.	Rainfall Induced Flooding, Stormwater Flooding	Natural, Cultural, & Historical Resources	2 and 3	High	Palmetto Bay Parks and Recreation, Palmetto Bay Public Services, Palmetto Bay Planning and Zoning	1-3 Years
Green Infrastructure Requirement	Update stormwater regulations to require all development to include green infrastructure options. Approaches include retrofits to parking lots and large site redevelopments that can be designed to reduce stormwater runoff.	Rainfall Induced Flooding, Stormwater Flooding	Critical Infrastructure, Natural, Cultural, & Historical	1	Medium	Palmetto Bay Planning and Zoning, Palmetto Bay Public Services	1-3 Years
Green Streets & Urban Heat Reduction	As the village updates the transportation master plan, explore opportunities to implement green street principles and strategies into future projects. Prioritize the placement of tree in the right of way to help reduce urban heat island effect. Consider opportunities for permeable pavement, utilize the existing right of way to plant trees and install bioswales, rain gardens, and other stormwater features that help reduce runoff, filter water. Such techniques should be considered as the village takes the lead on multi-modal connectivity along the SMART corridor.	Rainfall Induced Flooding, Stormwater Flooding, Storm Surge, Extreme Heat	Transportation and Evacuation Routes	3	High	Palmetto Bay Public Services, Miami-Dade Transportation and Public Works	3-5 Years
Stormwater System Modifications and Sea Level Rise Protection	Implement stormwater system modifications outlined in the 2020 Village of Palmetto Bay Stormwater Master Plan to mitigate flood risks and increase the infrastructures resilience to sea level rise. Secure funding for the projects designed for the following sub-basins: #11, #12, #39, #41, #42, and #43. Note all projects have completed design and permitting.	Stormwater, Rainfall Induced Flooding, Sea Level Rise	Critical Infrastructure	1	Medium	Palmetto Bay Public Services	1-3 Years

Strategy Title	Description	Hazard(s) Addressed	Asset(s) Addressed	Goal(s) Addressed	Priority	Lead Agency/ Department	Implementation Timeline
Royal Coast Apartments Heat and Flood Protection	The ongoing affordable housing crisis in Miami-Dade County is expected to be exacerbated by increasing flood risks associated with sea level rise. Many areas vulnerable to the impacts of sea level rise include areas with affordable housing. Similarly, heat vulnerability disproportionately impacts lower-income households. Explore options for flood risk reduction and heat protection at the Royal Coast Apartments. Potential projects include HVAC elevation, onsite stormwater management, and reflective roof upgrades.	Extreme Heat, Sea Level Rise, Rainfall Induced Flooding, Storm Surge	Critical Community & Emergency Facilities	1 and 2	Low	Palmetto Bay Public Services, TRG Management Company	5+ Years
Palmetto Bay Branch Library Resilience Upgrades	The Palmetto Bay Branch Library is an important place for community gathering and serves as the village's cooling center. The library should ensure that its infrastructure is protected from future flood risks and can continue to operate during periods of high demand. Verify/provide backup power sources for critical facilities with no/unknown generator access to ensure occupants and residents have access to safe spaces during extreme weather events and ensure continuity of critical services. Consider projects such as elevation of electrical equipment, purchase of back-up generator and other forms of energy, redundancy, increase shade on park/property grounds (solar shading, awnings).	Extreme Heat, Sea Level Rise	Critical Community & Emergency Facilities	1 and 2	Medium	Palmetto Bay Parks and Recreation	3-5 Years

Project Focus Areas

The map in Figure 6-1 displays the adaptation action plan project focus areas. These areas correspond to the locations of the selected adaptation projects. Some project focus areas are asset specific while other encompass a larger area within the village. It is important to understand where other relevant assets are located in relation to the adaptation projects. Figure 6-2 displays each focus area and assets within each area as well as neighboring assets. Table 6-8 provides a list of the assets within or in close proximity to each project focus area.

Table 6-8: Assets Near Project Focus Areas

Asset Name	Asset Type	Asset Group	Project Focus Area
Palmetto Bay Collegiate Senior High School	School	Community and Emergency Facilities	Stormwater project sub-basin 11
Lorenzo's Enterprise Group	Healthcare Facility	Community and Emergency Facilities	Stormwater project sub-basin 11
Royal Coast Apartments	Affordable Public Housing	Community and Emergency Facilities	Royal Coast Apartments
ID: 5035D006O001	Outfalls	Critical Infrastructure	Stormwater project sub-basin 42
ID: 5034D006O002	Outfalls	Critical Infrastructure	Stormwater project sub-basin 42
Golden Palms Assisted Living Facility INC	Healthcare Facility	Community and Emergency Facilities	Stormwater project sub-basin 12
(DA02759 : 16870 OLD CUTLER RD)	Historic Structure	Natural and Cultural Historical	Stormwater project sub-basin 12
(DA02816 : 7253 SW 168TH ST)	Historic Structure	Natural and Cultural Historical	Stormwater project sub-basin 43
Palmetto Bay Branch Library	Community Center	Community and Emergency Facilities	Palmetto Bay Branch Library
Mangrove Swamp	Wetland	Natural and Cultural Historical	Palmetto Bay Branch Library
Charles Deering Estate	Historic District	Natural and Cultural Historical	Stormwater project sub-basin 43
Biscayne National Park	Conservation Land	Natural and Cultural Historical	Palmetto Bay Branch Library
Deering Estate at Cutler	Conservation Land	Natural and Cultural Historical	Stormwater project sub-basin 43
NTD Road Segments: 39	Major Roadways – NTD	Transportation and Evacuation Routes	Stormwater project sub-basin 11, 12, 39, 41, 42, and 43
FDOT Road Segments: 3	Major Roadways - FDOT	Transportation and Evacuation Routes	Stormwater project sub-basin 11, 12, 42, and 43
Structure: 870232	Bridges	Transportation and Evacuation Routes	Stormwater project sub-basin 12
Structure: 870015	Bridges	Transportation and Evacuation Routes	Stormwater project sub-basin 12
Structure: 874293	Bridges	Transportation and Evacuation Routes	Stormwater project sub-basin 42
Structure: 874424	Bridges	Transportation and Evacuation Routes	Stormwater project sub-basin 41

Figure 6-1: Project Focus Areas

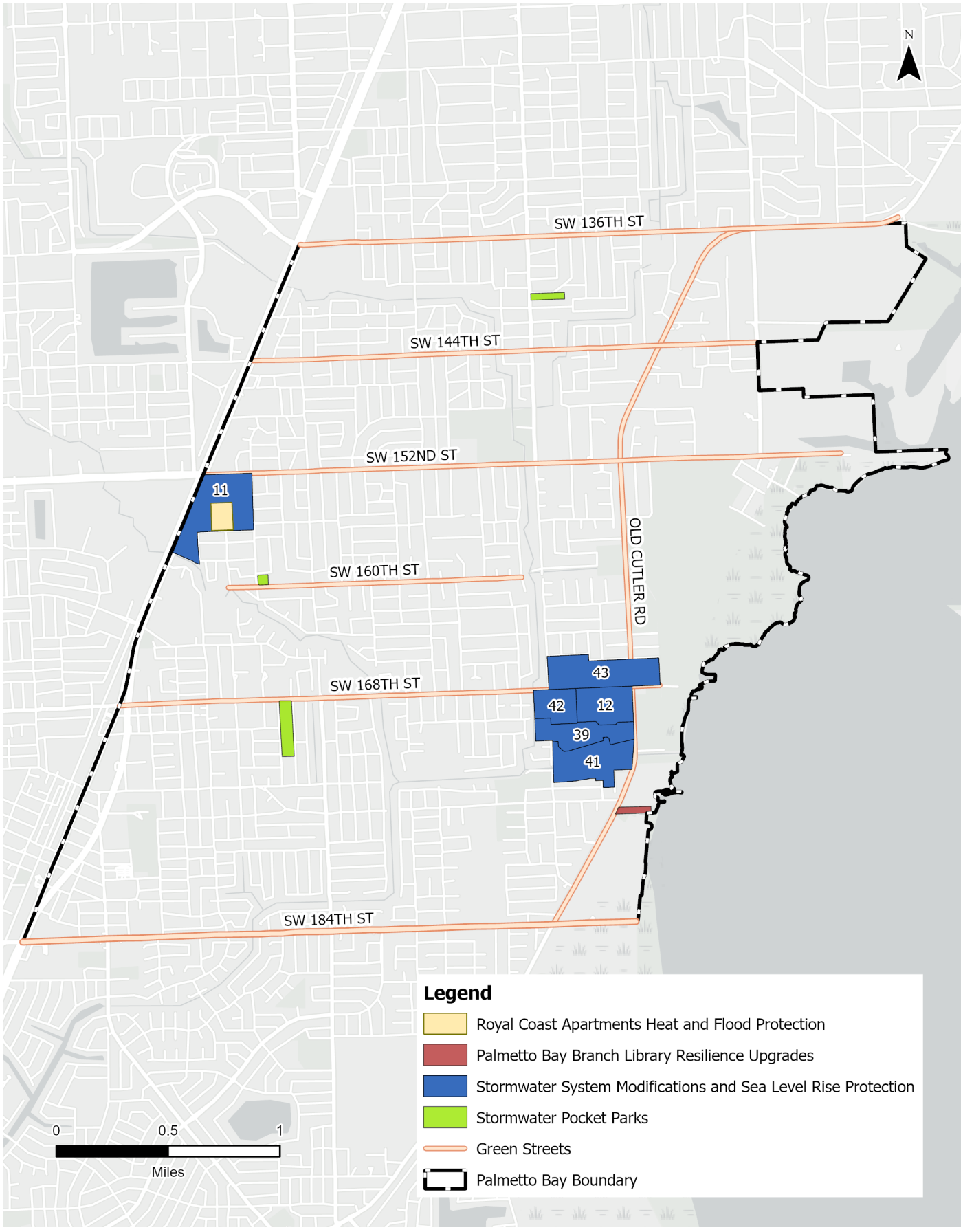
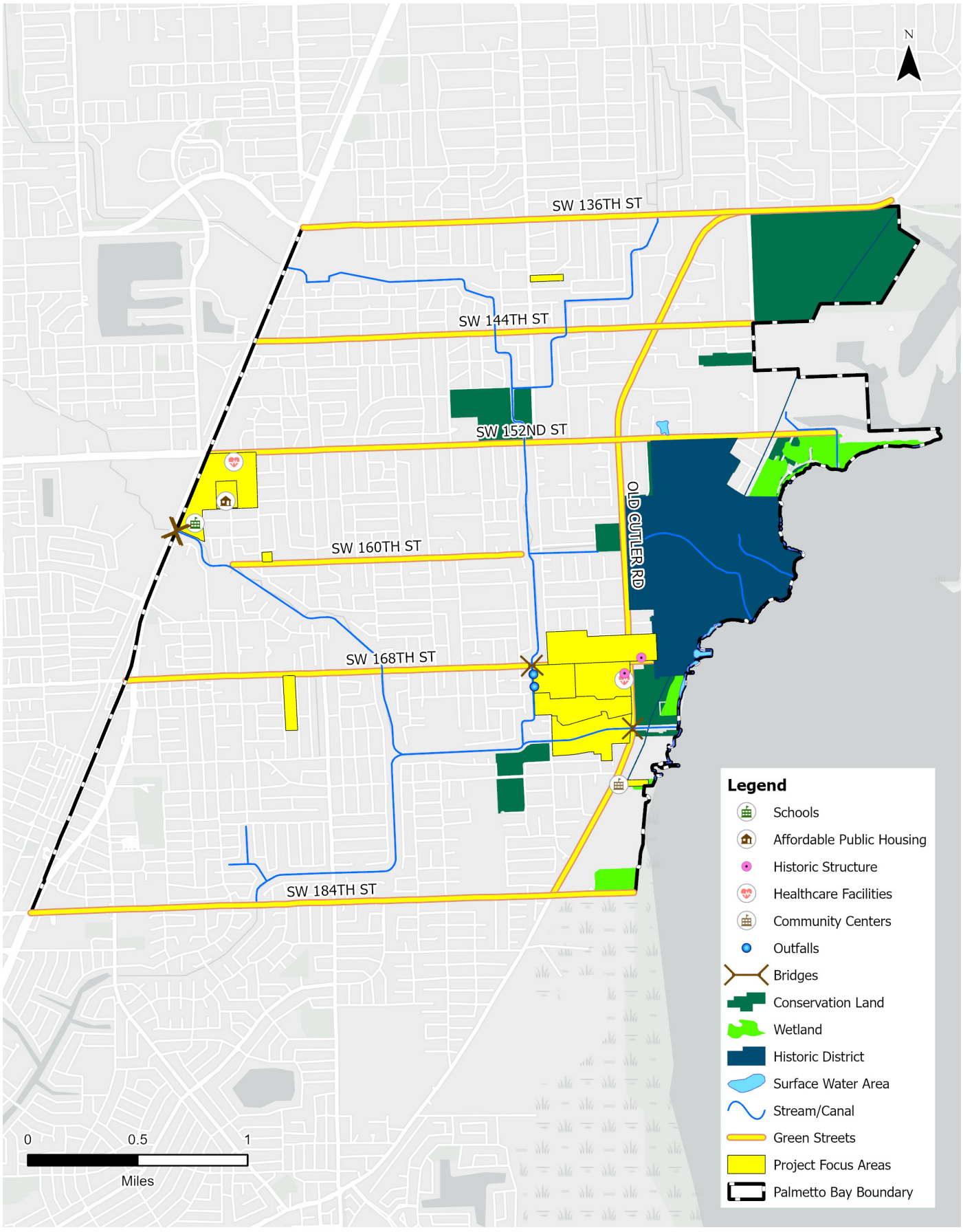


Figure 6-2: Assets Near Project Focus Areas



Project Details

The tables in this section outline details for each of the selected projects, and if applicable, are followed by a respective project map(s).

Stormwater Pocket Parks

Table 6-9: Project Details: Stormwater Pocket Parks

Project Name	Stormwater Pocket Parks
Project Description	Create small neighborhood parks or "Pocket Parks" intended to provide green space and incorporate blue and green infrastructure to manage water. This project aims to find space for water on a smaller scale throughout the village. These should be passive parks that utilize existing open space or locations where pavement can be removed for green and blue infrastructure including rain gardens or "swales," trees, and permeable materials like gravel and shells. These parks should also provide signage and opportunities to describe and showcase innovative stormwater management and discuss resilience in the community. The village will need to complete additional scoping and elevation analyses to determine the most suitable locations.
Location	Three initial locations have been suggested based on potential pocket park locations identified in the Palmetto Bay Parks Master Plan: SW 160th St/ SW 89th Ave; Palmetto Rd/SW 140th St; The Woods (S.W. 186th Street)
Source	Steering Committee input, public survey, Palmetto Bay Parks Master Plan, Miami-Dade County Sea Level Rise Strategy
Scoping Questions	What type of plantings and design features are most suitable to these locations? How will the village coordinate project implementation and coordination with landowners? Which areas provide the most suitable spaces for green infrastructure and stormwater management?
Hazard(s) Addressed	Rainfall induced flooding, stormwater flooding
Asset Group	Natural, Cultural, & Historical Resources
Estimated Timeline	1-3 years
Responsible Entity	Palmetto Bay Parks and Recreation, Palmetto Bay Public Services, Palmetto Bay Planning and Zoning
Potential Partners	Miami-Dade County Water and Sewer Department, Florida Power and Light, Miami-Dade County Parks, Recreation, and Open Spaces
Potential Funding Sources	General Obligation Bonds, Florida DEP (Parks and Open Spaces Florida Grant Program, Florida Recreation Development Assistance Program, Resilient Florida Program)
Estimated Cost	Rain gardens: $10/square ft, Trees: $500/ tree, additional cost of purchasing land.
Anticipated Benefit	Reduces flooding and the flow of water from heavy rainfall by slowing down, storing, and treating more runoff on-site. Increases shade and reduces urban heat, beautifies neighborhoods, sequesters carbon, and increases habitat for wildlife and plants. Increases park access and provides physical and mental health benefits for neighborhoods in need of green space, parks, recreation, and open space.
Examples/Case studies	City of North Miami Good Neighbor Stormwater Park; City of Bonifay Resilient Stormwater Park, Town of Lake Park Stormwater 2nd St Project; Hillsborough County Shimberg Park Parcel Flood Mitigation; Naturally Resilient Communities
Priority Rating	High

Figure 6-3 – Figure 6-5 displays three potential locations for pocket parks that were identified in the Palmetto Bay Parks Master Plan. Figure 6-6 displays a map of these suggested locations in relation to exiting open space, agricultural parcels, and existing parks within the village. This overview map can help the village begin to consider potential locations and strategically plan for the most viable sites. See Appendix C for details on occupancy and ownership of the identified parks and open space locations.

Figure 6-3: Stormwater Pocket Park Location 1



Figure 6-4: Stormwater Pocket Park Location 2



Figure 6-5: Stormwater Pocket Park Location 3

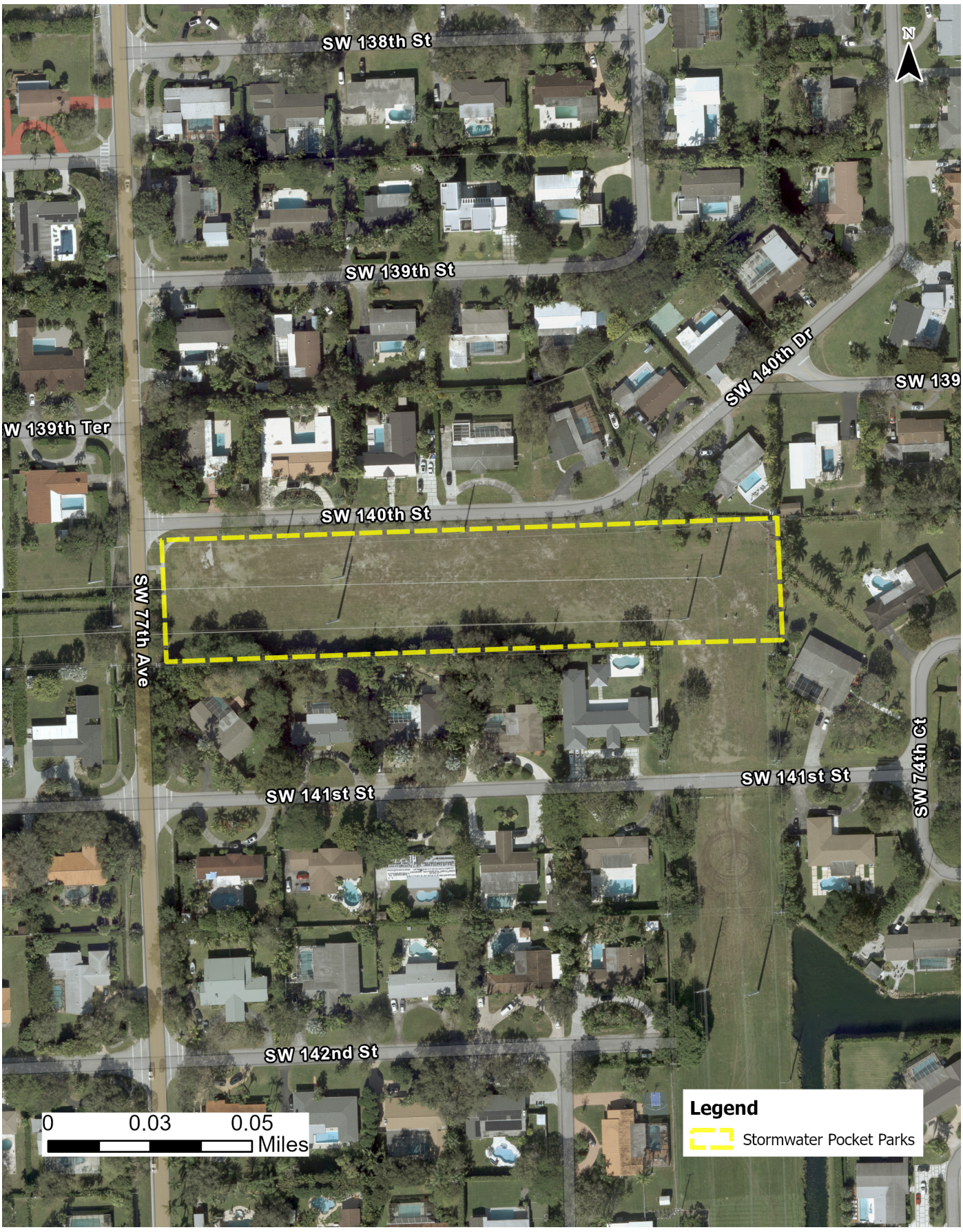
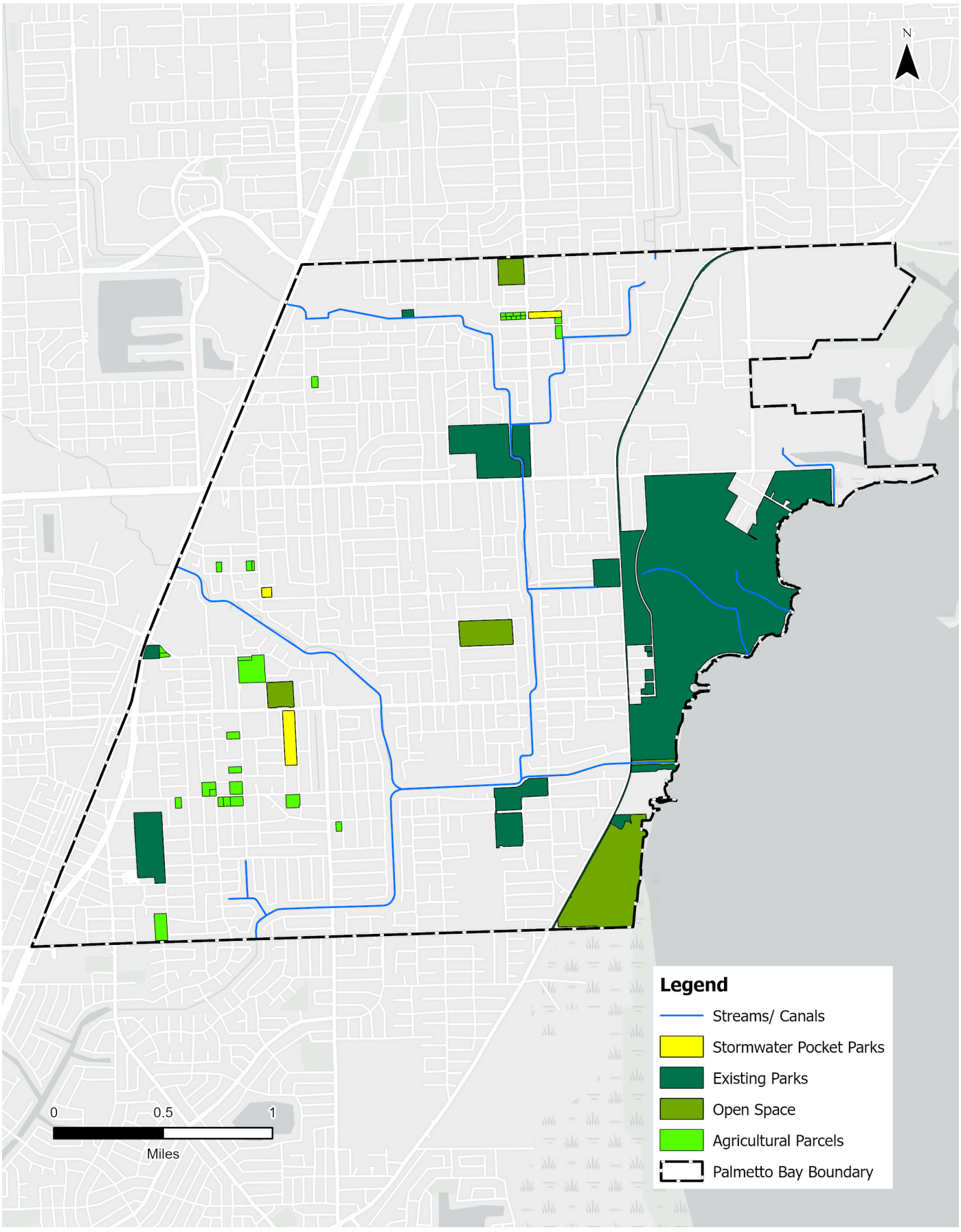


Figure 6-6: Stormwater Pocket Parks, Agricultural Parcels, Open Space, and Existing Parks



Green Infrastructure Requirement

Table 6-10: Project Details: Green Infrastructure Requirement

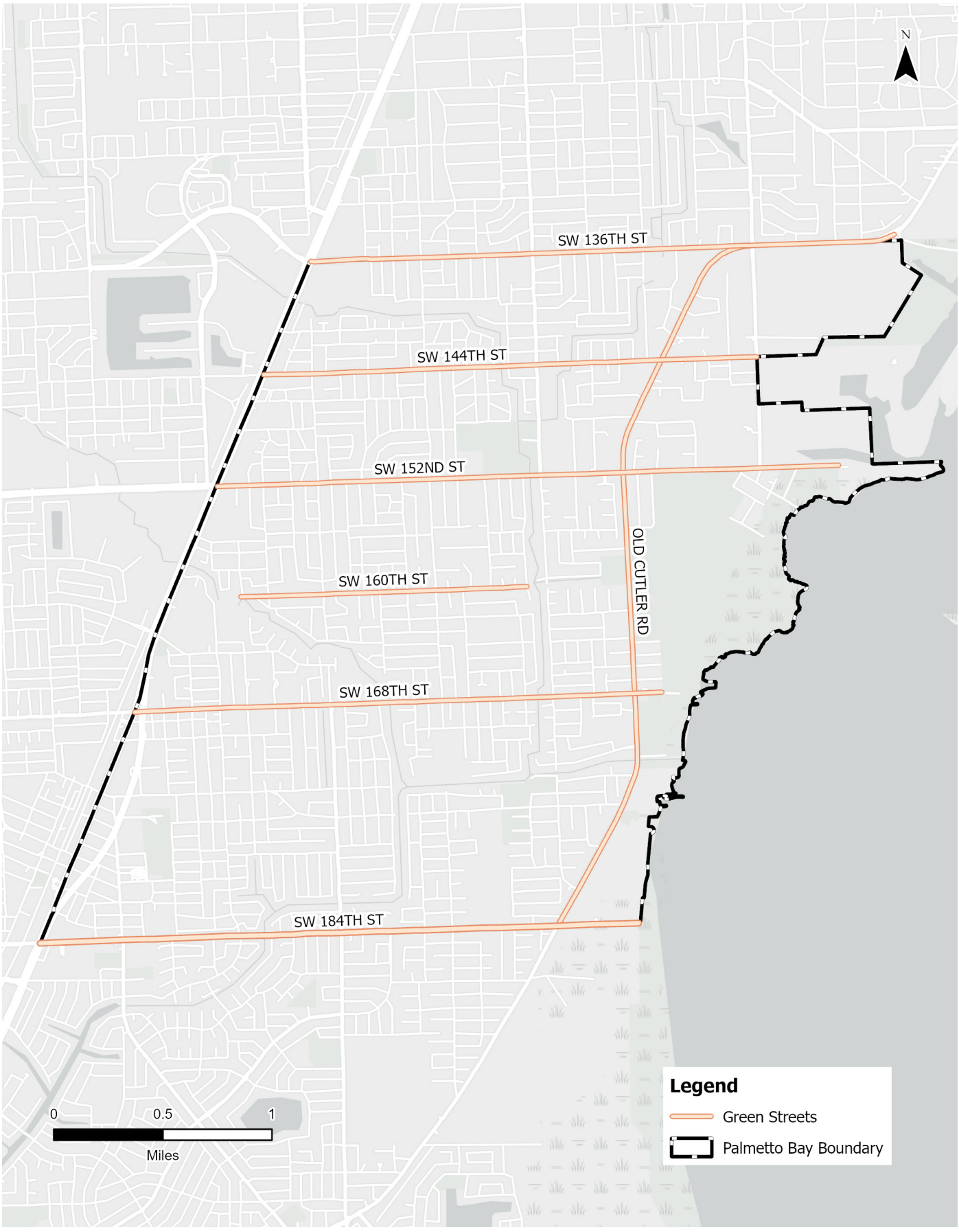
Project Name	Green Infrastructure Requirement
Project Description	Update stormwater regulations to require all development to include green infrastructure options. Approaches include retrofits to parking lots and large site redevelopments that can be designed to reduce stormwater runoff.
Location	Village-wide
Source	Steering Committee input, public survey, Miami-Dade County Sea Level Rise Strategy
Scoping Questions	What design standards should be included? How will these standards be enforced?
Hazard(s) Addressed	Rainfall induced flooding, stormwater flooding
Asset Group	Critical Infrastructure, Natural, Cultural, & Historical
Estimated Timeline	1-3 years
Responsible Entity	Palmetto Bay Planning and Zoning, Palmetto Bay Public Services
Potential Partners	Miami-Dade County
Potential Funding Sources	Operating Budget
Estimated Cost	Staff time
Anticipated Benefit	Can help reduce flooding in areas that could otherwise increase flood risk due to new development. Green infrastructure can manage the "first flush" of stormwater while producing significant cost savings for local governments. Can minimize heat islands and maintain and improve biodiversity as well as air and water quality. Can improve aesthetics of new development and surrounding area. This policy could support CRS Class 4 improvement.
Examples/Case studies/ Resources	Miami-Dade County; City of Austin, TX SITES requirements; Georgetown Climate Center Integrating *Green Infrastructure into Existing Processes*
Priority Rating	Medium

Green Streets & Urban Heat Reduction

Table 6-11: Project Details: Green Streets and Urban Heat Reduction

Project Name	Green Streets & Urban Heat Reduction
Project Description	As the village updates the transportation master plan, explore opportunities to implement green street principles and strategies into future projects. Prioritize the placement of tree in the right of way to help reduce urban heat island effect. Consider opportunities for permeable pavement, utilize the existing right of way to plant trees and install bioswales, rain gardens, and other stormwater features that help reduce runoff, filter water. Such techniques should be considered as the village takes the lead on multi-modal connectivity along the SMART corridor.
Location	Potential locations were selected based on regional bus stop locations associated with the South Dade Transitway and major corridors within the village: SW 136th St, SW 144th St, SW 152nd St, SW 160th St, SW 168th St, SW 184th St, Old Cutler Rd
Source	Palmetto Bay Multi-Modal Transportation Master Plan, Miami-Dade County Sea Level Rise Resilience Strategy
Scoping Questions	How will these upgrades impact existing traffic patterns? What are the long-term maintenance requirements for the selected green infrastructure?
Hazard(s) Addressed	Rainfall Induced Flooding, Stormwater Flooding, Storm Surge, Extreme Heat
Asset Group	Transportation and Evacuation Routes
Estimated Timeline	3-5 years
Responsible Entity	Palmetto Bay Public Services, Miami-Dade Transportation and Public Works
Potential Partners	Palmetto Bay Planning and Zoning, Miami-Dade County Parks, Recreation, and Open Spaces
Potential Funding Sources	FDEP
Estimated Cost	Depends on the size and nature of the selected green street improvements. Planters: $55/sq ft; $500/tree
Anticipated Benefit	Green streets and greenways provide space for walking, biking and other recreational activities and alternatives to driving. They can reduce impacts of flooding and enhance natural habitats and water quality.
Examples/Case studies	Miami-Dade County Ludlam Trail, Naturally Resilient Communities, EPA Green Street Practices
Priority Rating	High

Figure 6-7: Green Streets & Urban Heat Reduction Project Locations

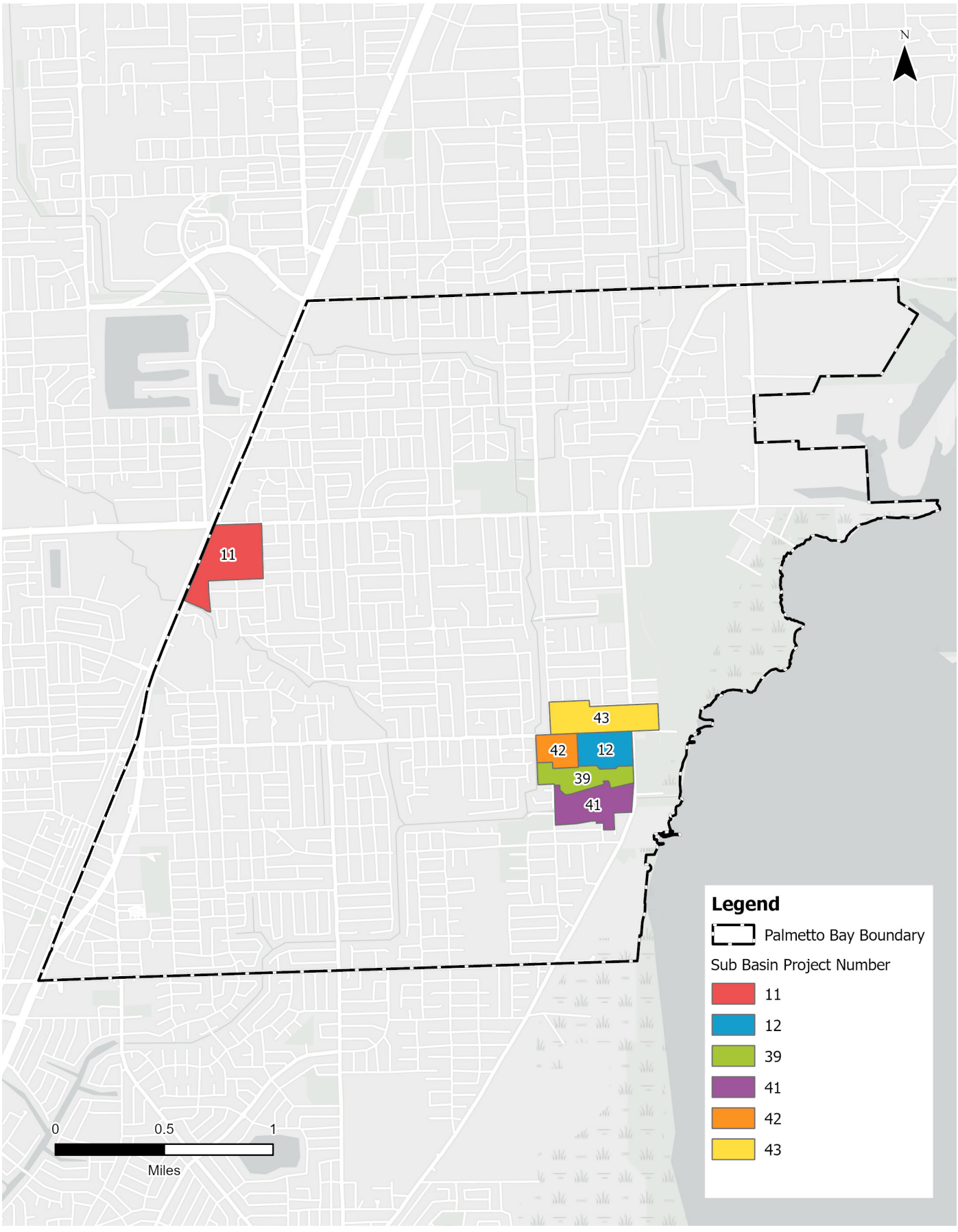


Stormwater System Modifications and Sea Level Rise Protection

Table 6-12: Project Details: Stormwater System Modifications and Sea Level Rise Protection

Project Name	Stormwater System Modifications and Sea Level Rise Protection
Project Description	Implement stormwater system modifications outlined in the 2020 Village of Palmetto Bay Stormwater Master Plan to mitigate flood risks and increase the infrastructures resilience to sea level rise. Secure funding for the projects designed for the following sub-basins: #11, #12, #39, #41, #42, and #43. Note all projects have completed design and permitting.
Location	Sub-Basins #11, #12, #39, #41, #42, and #43
Source	Steering Committee input, public survey, Village of Palmetto Bay Stormwater Master Plan, 2020
Scoping Questions	Are there any additional features or updates that should be added to the existing design? Can any green design strategies be integrated into the existing project?
Hazard(s) Addressed	Stormwater, Rainfall Induced Flooding, Sea Level Rise
Asset Group	Critical Infrastructure
Estimated Timeline	1-3 years
Responsible Entity	Palmetto Bay Public Services
Potential Partners	Miami-Dade County Environmental Resources Management, South Florida Water Management District
Potential Funding Sources	FDEP, Capital Improvement Budget
Estimated Cost	$930,000 - $1,570,000 (see project design for estimated costs)
Anticipated Benefit	These stormwater projects will help reduce flooding and upgrade existing infrastructure to better handle future impacts from sea level rise. Integrating projects from the stormwater master plan creates consistency across the Villages efforts to address flooding and increase the performance of existing infrastructure.
Examples/Case studies	Village of Palmetto Bay Stormwater Master Plan
Priority Rating	Medium

Figure 6-8: Stormwater System Modification and Sea Level Rise Protection: Sub Basin Project Locations

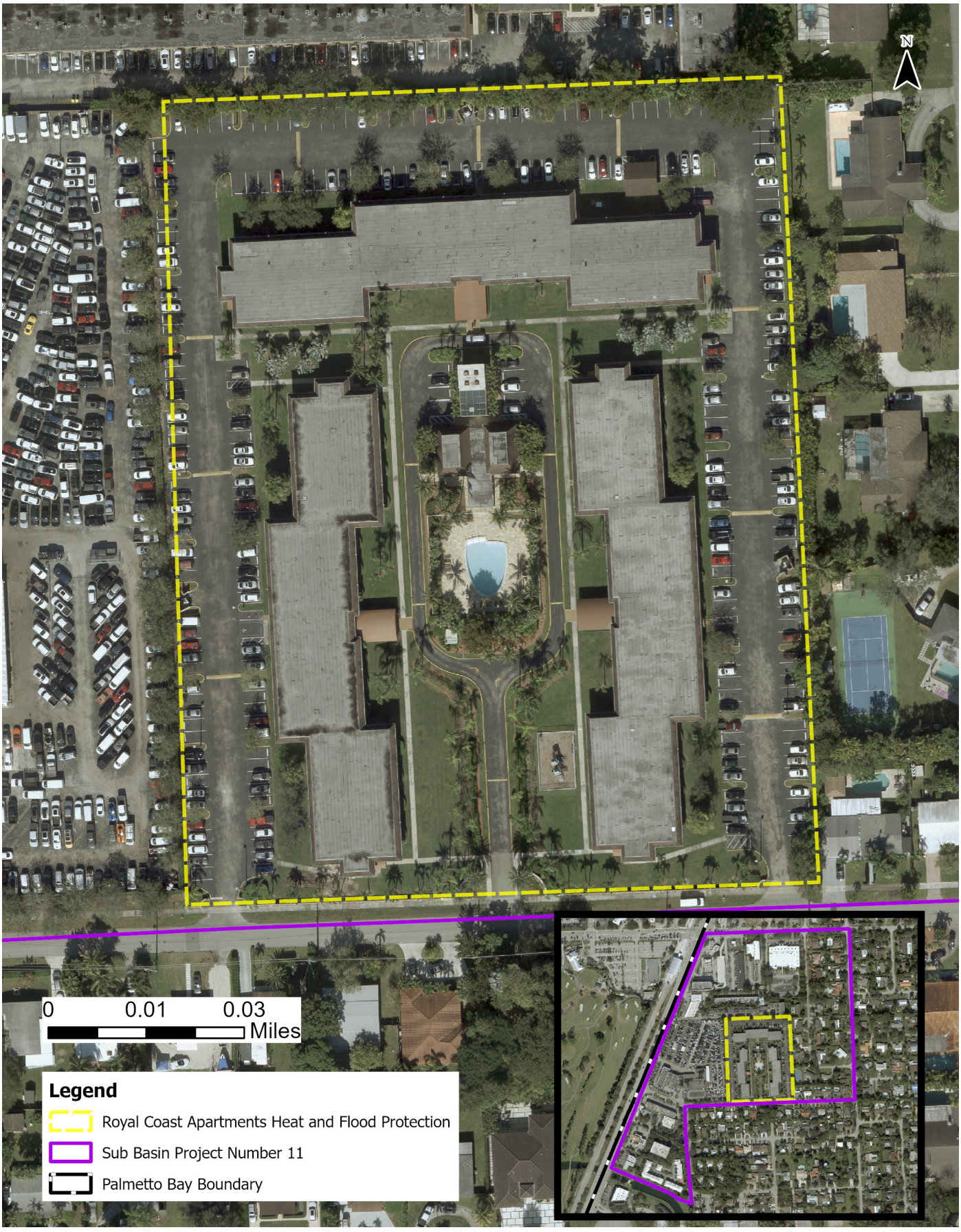


Royal Coast Apartments Heat and Flood Protection

Table 6-13: Project Details: Royal Coast Apartments Heat and Flood Protection

Project Name	Royal Coast Apartments Heat and Flood Protection
Project Description	The ongoing affordable housing crisis in Miami-Dade County is expected to be exacerbated by increasing flood risks associated with sea level rise. Many areas vulnerable to the impacts of sea level rise include areas with affordable housing. Similarly, heat vulnerability disproportionately impacts lower-income households. Explore options for flood risk reduction and heat protection at the Royal Coast Apartments. Potential projects include HVAC elevation, onsite stormwater management, and reflective roof upgrades.
Location	9001 SW 156th St, Palmetto Bay, FL 33157
Source	Miami-Dade County Sea Level Rise Strategy, Miami-Dade Heat Vulnerability Assessment
Scoping Questions	How will residents be accommodated during construction? Are there any existing or planned projects in the area that can be leveraged to address flood or heat risk and housing needs? What are the technical and financial feasibility of different mitigation options? How can the Village work with the property owner to incentivize upgrades?
Hazard(s) Addressed	Extreme Heat, Sea Level Rise, Rainfall Induced Flooding, Storm Surge
Asset Group	Critical Community & Emergency Facilities
Estimated Timeline	5+ years
Responsible Entity	Palmetto Bay Public Services, TRG Management Company
Potential Partners	Miami-Dade County Housing and Community Development
Potential Funding Sources	Miami-Dade Affordable Housing Trust Fund, HUD's Green and Resilient Retrofit Program to Combat Climate Change
Estimated Cost	Cool roof: $0.75-$4.50 sq/foot (depending on materials); Energy efficient window $400/window (average)
Anticipated Benefit	Protects those that are typically disproportionately impacted by climate change and face health risks associated with extreme weather events. Climate-resilient housing can mitigate these risks by providing safe and comfortable living spaces during heatwaves and floods.
Examples/Case studies	Miami-Dade County Sea Level Rise Strategy, Miami-Dade Affordable Housing Framework, Disaster Preparedness for Affordable Housing Organizations
Priority Rating	Low

Figure 6-9: Royal Coast Apartments Heat and Flood Protection



Palmetto Bay Branch Library Resilience Upgrades

Table 6-14: Project Details: Palmetto Bay Branch Library Resilience Upgrades

Project Name	Royal Coast Apartments Heat and Flood Protection
Project Description	The Palmetto Bay Branch Library is an important place for community gathering and serves as the village's cooling center. The library should ensure that its infrastructure is protected from future flood risks and can continue to operate during periods of high demand. Verify/provide backup power sources for critical facilities with no/unknown generator access to ensure occupants and residents have access to safe spaces during extreme weather events and ensure continuity of critical services. Consider projects such as elevation of electrical equipment, purchase of back-up generator and other forms of energy, redundancy, increase shade on park/property grounds (solar shading, awnings).
Location	17641 Old Cutler Rd, Palmetto Bay, FL 33157
Source	Miami-Dade County Heat Vulnerability Assessment
Scoping Questions	What infrastructure components need to be elevated? Are there any components that cannot be elevated and require alternative flood protection measures? Will any existing equipment need to be replaced or upgraded as part of the elevation project?
Hazard(s) Addressed	Extreme Heat, Sea Level Rise
Asset Group	Critical Community & Emergency Facilities
Estimated Timeline	3-5 years
Responsible Entity	Palmetto Bay Parks and Recreation
Potential Partners	Miami-Dade County Public Library System
Potential Funding Sources	FDEP, Army Corps of Engineers, Florida Department of Water Resources (DWRM)
Estimated Cost	$300,000 (generator installation and elevation)
Anticipated Benefit	Flood protection and power redundancy will support continued operation of the library as a cooling center during flood and extreme heat events.
Examples/Case studies	Jose Marti Park Adaptive Redesign; Monroe County, FL Harry Harris Park Resilient Redesign; South Battery Park, NY
Priority Rating	Medium

Figure 6-10: Royal Coast Apartments Heat and Flood Protection



APPENDIX A

ASSET INVENTORY

Table A-1: Asset Class and Type Table

Asset Class & Type			
CRITICAL COMMUNITY & EMERGENCY FACILITIES			
Affordable Housing			
Royal Coast			
Schools			
Westminster Christian School	Southwood Middle School	Lil Abner Foundation	Lincoln-Marti Schools - 168th St
Alexander School	Howard Drive Elementary School	Lincoln-Marti Schools - Wayne Ave	Palmetto Bay Academy
Perrine SDA School	Perrine Elementary School	Winhold Montessori Schools Inc.	Palmetto Bay Collegiate Senior High School
Palmer Trinity School	Coral Reef Elementary School	Raggedy Ann and Andys Pre School	Westminster Christian School
Alexander School (Old Cutler Rd)	KLA School of Palmetto Bay	Christ Fellowship Academy	3 C's Preschool
Alexander Montessori School	Little Wonders	-	-
Law Enforcement Facilities			
Palmetto Bay Police Department			
Dade County Metro Police Dept Cutler Ridge Mini Station			
Healthcare Facilities			
San Martin De Porras Assisted Living Facility INC. #2	BMA of South Miami; Fresenius Kidney Care South Miami	Nicklaus Children's Palmetto Bay	Adult Day Center of South of Florida
Chalet at Old Cutler LLC	Bethshalom Assisted Living Facility Corporation	Lorenzo's Enterprise Group	Casa Salcines A.L.F II Inc
Sun Bay Manor	T.L.C. Home, Inc	Lorenzo's Enterprise Group	Sun Bay Manor I
Golden Palms Assisted Living Facility Inc.	Grammercy Park Nursing & Rehabilitation Center	National Mental Healthcare, LLC	T.L.C. Retirement Home #1
Sunset Oak 1 Inc	Moseley, Katherine	Opus Hospice Center	Stein Gerontological Institute Inc
Sun Bay Manor II	Baptist Health Urgent Care		
Fire Stations			
Miami-Dade Fire Rescue St 50 (Perrine)			
Miami-Dade Fire Rescue St 62			
Community Centers			
Palmetto Bay Branch Library			
Local Government Facilities			
Village of Palmetto Bay Village Hall			
CRITICAL INFRASTRUCTURE			
Radio Communication Towers			
T-Mobile South LLC			
Post Office			
Perrine Post Office			
Electric Substations			
Florida Electric Substation			
Electric Transmission			
WHISPERING PINES - TAP150685 100-161-AC; OVERHEAD		CUTLER - SUNILAND 100-161-AC; OVERHEAD	
CUTLER - MITCHELL 100-161-AC; OVERHEAD		CUTLER - SOUTH MIAMI 100-161-AC; OVERHEAD	
CUTLER - NOT AVAILABLE 100-161-OVERHEAD		CUTLER - CORAL REEF 100-161-AC; OVERHEAD	
CUTLER - DAVIS 100-161-AC; OVERHEAD			

Asset Class & Type			
Wastewater Treatment/Lift Stations			
Casa Granada Condominium Association			
Solid and Hazardous Waste Facilities – Municipal (FDEP)*			
17535 SW 95TH AVE – Facility		7271 SW 168TH ST – Waste Processing Area	
17535 SW 95TH AVE – Waste Processing Area		7895 SW 152 STREET – Facility	
7271 SW 168TH ST – Facility		7895 SW 152 STREET – Waste Processing Area	
Solid and Hazardous Waste Facilities – Small Quantity Generators (SQG)			
LCA/South Motors Infiniti	Mainstreet Children's Dentistry	Industrial Conveyor Systems, Inc	Nations Auto Repairs
Zuzel Trujillo, DMD, PA.	Fall Chiropractic Center	J & R Engine Service	Harley-Davidson South, L.L.C.
Sardinas Corp./DBA Soler Auto Repair	Garrido Auto Repair, Corp.	Javier Sanchez, D.D.S., P.A.	Coral Reef Chiropractic Center
4WD Shop, Inc.	Auto Technician Benjamin Corp.	Jose Luis Ruiz, M.D.	Rattan Art Furniture, Inc.
Print 2000, LLC./ DBA Copy Express	South Japanese Care Corp.	Juan F. Quintero, DMD, PA	Valdes Auto Repairs
CME Arma	Morgan Tire & Auto, Inc./DBA Tires Plus	LCA/South Motors Infiniti	Banner Tire South
Garrido Auto Repair, Corp.	All In One I.R.A., Inc.	Mac Ivor Animal Hospital	H & H Power Steering Specialist
Efficient Automotive Inc.	USDA-ARS-SHRS	K & E Tire Shop, Inc.	Sega Brakes Inc.
Adams Electric Service Inc.	Anwaar's Auto Repair, Inc.	Zima's	Betty K Agencies (USA) L.L.C.
Dixie Animal Hospital	Abo Automotive, Inc.	Bello Enterprises Inc.\DBA Buckeye Body	Midway South Body Shop
Sarlaz International, Inc. DBA	Cutler Ridge Radiator	Scott's Auto Refinishing	Chadwell & Sons, Inc.
Oil Change USA of Perrine, Inc.	Mark A. Yaffey, D.D.S.	Motor Service Group Llc.	Coral Reef Animal Clinic
JS Auto Leasing & Sales, Inc.	All Pro Paint & Body Shop, Inc.	Walgreens Store 10470	Dixie Animal Hospital
Shift Transmissions, Inc./DBA A-AAA-A NA	Perfection Transmission & Auto	Toyo R, Inc./DBA Toyoar	Car Care International
Lord + Paul Auto Repair, Inc.	B & D Auto Tech, Inc.	AA & J South Dade Auto Paint and Body Shop	Perrine Cutler Press, Inc.
Miami Auto Collision	Banner Tire South	Land Rover South Dade LLC. Dba Land Rove	Al's Lawnmower Sales And
Ammunition Reloaders, Inc.	J.P. Custom Metals, Inc.	Verde Speed Machine Shop	Best Choice Silk Screen & Embr
Beautiful Smiles South Miami, PA.	C.L.R. Motor Sports	Best Choice Silk Screen & Embroidery, Inc	Chisyaswe, Inc./DBA Second Dim
Develop Miami Transmission Group	Aad Auto Repair Services, Inc.	Chadwell & Sons, Inc.	Aljoma Lumber, Inc.
Romi Dry Cleaners	City Graphics USA, Inc.	Floralba Vuelta, DDS, PA	Courtesy Ford Inc. DBA
Valdes Auto Repairs	Compete Medical Rehap	Bellsouth - M2650	Publix Store #0223
Main Street Children's Dentistry of Palm	Coral Reef Animal Clinic	Hydraulic Sales & Service Inc.	Anthony Auto Collision Center Inc.
Coral Reef Chiropractic Center P.A.	Coral Reef Standard, Inc./DBA	Shell #136630	Alt Mar Marine Service
Stephen E. Ezell, D.D.S., P.A.	Potamkin Hy Palmetto, L.L.C.\DBA Kendall H	Battery Sales	Badd Auto Service & Sale LLC
Bramart Jeeps & Auto Repair, Inc.	Dadeland Dodge Inc.\DBA Dadeland Dodge C	B & D Auto Tech, Inc.	Banner Tire South
Scott's Auto Refinishing	Dee V's, Inc./ DBA Dee V's Aut	Morgan Tire & Auto, Inc./DBA T	Marlin Motors Inc D/B/A South Florida Co
Nations Auto Repairs	Deering Bay Yacht & Country Club	South Japanese Care Corp.	J R Auto Sales of Miami, Inc.

Asset Class & Type			
Dade Pump & Supply Co. D/B/A	Easy Oil Change Corp. DBA Castrol Premiu	Courtesy Ford, Inc.	Adan Batteries
The Ed's Shop Corp.	CVS Pharmacy # 3421	Warren Henry Automobiles Inc/L	Morejon's Pro Automotive Specialist, Inc
Douglas B. Weinman D.D.S.	Eduardo's Auto Repair, Inc.	Badd Auto Service & Sale LLC	World Of Wheels Motorsports
One Low Price Cleaners	Amores Dental Care, P.A.	Glasspec Corporation	Anwaar's Auto Repair, Inc.
Padilla Auto Care	Glasspec Corporation	Viking Kabinets, Inc.	Quality Auto Repair
Cancas Services, Inc/DBA Nibaj	Harley-Davidson South, L.L,C.	Venus Labs\DBA Earth Friendly Products	Pitman Photo, Inc.
Shirley F. Simmonds, D.M.D.,P.A.	Carshop 24, L.L.C	Aramark Uniform Services	Trotta Tire of Miami, LLC.
Stormwater Ponds			
Six stormwater ponds			
SFWMD Infrastructure (culverts w/ risers)			
S118			
S123			
S700			
Canals and Levees			
C-100 - Canal		C-100B – Canal	
C-100 north levee – Levee segment (4)		C-100B north levee – Levee segment (2)	
C-100 south levee – Levee segment (4)		C-100B south levee – Levee segment (1)	
C-100 west levee – Levee segment (2)		C-100C – Canal	
C-100A – Canal		C-100C east levee – Levee segment (3)	
C-100A east levee – Levee segment (3)		C-100C north levee – Levee segment (3)	
C-100A south levee – Levee segment (2)		C-100C south levee – Levee segment (1)	
C-100A west levee – Levee segment (4)		C-100C west levee – Levee segment (1)	
Outfalls			
78 outfalls – see attribute data for outfall ID			
TRANSPORTATION AND EVACUATION ROUTES			
Bridges			
Structure: 874293	Structure: 874423	Structure: 874417	Structure: 874418
Structure: 870233	Structure: 874421	Structure: 870232	Structure: 870016
Structure: 874422	Structure: 874292	Structure: 874424	Structure: 870015
Airports			
Palmetto Bay Village Heliport			
Major Roadways – NTD			
1,232 road segments			
Major Roadways – FDOT			
Road: 87000067	Road: 87042500	Road: 87020001	Road: 87000081
Road: 87000502	Road: 87092500	Road: 87000498	Road: 87000074
Road: 87039000	Road: 87067508	Road: 87000451	Road: 87020000
Road: 87000496	Road: 87039500	Road: 87000068	Road: 87000069
Road: 87000065	Road: 87000080	Road: 87000071	Road: 87048500
Marinas and Boat Ramps			
Deering Point Canoe / Kayak Launch		Bill Sadowski Park and Nature Center - Canoe and Kayak Launch Beach	
Coral Reef Park - Canoe and Kayak Launch Beach		People's Dock	

Asset Class & Type			
NATURAL, CULTURAL, HISTORICAL ASSETS			
Historic Resources			
Old Cutler Road Historic Highway			
Charles Deering Estate			
US-1			
S.W. 72nd Avenue Road Segment			
Historic and Cultural Structures			
DA02807 : 8315 SW 153RD Terrace (Private Residence)	DA02758 : 16553 Old Cutler Rd (Private Residence)	DA05636 : 7201 SW 166 Street (Private Residence)	DA16447 : Boat Turning Basin
DA02815A : Charles Deering House	DA02759 : 16870 Old Cutler Rd (Private Residence)	DA15239 : 8001 SW 148TH Drive (Private Residence)	DA16448 : South Estate Wall
DA02815B : Richmond House and Cottage	DA02760 : 17301 Old Cutler Rd (Park)	DA15240 : 8025 SW 148TH Drive (Private Residence)	DA16449 : Carriage House (Coach House)
DA02815D : Charles Deering Estate Oolite Wall	DA02761 : 17800 Old Cutler Rd (Private Residence)	DA15241 : 8101 SW 148TH Drive (Private Residence)	DA16450 : Power House
DA02816 : 7253 SW 168th St (Private Residence)	DA06925 : Harry Troeger House	DA15242 : 8125 SW 148TH Drive (Private Residence)	DA16451 : Pump House (Water Storage House)
DA03185 : Perrine Elementary School	DA05626 : 6725 SW 144 Street (Private Residence)		
Churches			
Christ Fellowship		Old Cutler Presbyterian Church	
Chabad of Palmetto Bay		St. Andrews Episcopal Church	
Kingdom Hall of Jehovah's Witnesses		Christ Congregational United Church of Christ	
St. Thomas Lutheran Church		Perrine Seventh-day Adventist Church	
St. Richards Catholic Church		Amar Jyoti Mandir	
National Parks			
Biscayne National Park			
Shorelines (categorized by type)			
10D/4: Scrub-shrub wetlands/Coarse-grained sand beaches: 1		8A/10D: Sheltered rocky shores and sheltered scarps in bedrock, mud, or clay/Scrub-shrub wetlands: 1	
10D: Scrub-shrub wetlands: 10		8A: Sheltered rocky shores and sheltered scarps in bedrock, mud, or clay: 4	
1B: Exposed, solid man-made structures: 2		8B: Sheltered solid man-made structures: 7	
4: Coarse-grained sand beaches: 1		9B: Vegetated low banks: 12	
5: Mixed sand and gravel beaches: 2			
Wetlands			
Wetland Hardwood Forests: 7			
Surface Flowlines			
19 flowlines (see attribute data for asset ID)			
Surface Waters			
Biscayne Bay			
USGS Lake/Pond			
Conservation Lands			
Coral Reef Park	Ludlam Pineland	Deering Estate South Addition	Chapman Field Park
Deering Estate at Cutler	Deering Estate Powers Addition	Biscayne National Park	Biscayne Coastal Wetlands
Deering Estate North Addition	Bill Sadowski Park	Subtropical Horticultural Research Station	C100/Bayfront Property (Hass)

APPENDIX B

EXPOSURE ANALYSIS

FLOOD SCENARIO MAPS

Figure B-1: Current Conditions: 1%-Annual-Chance Flood

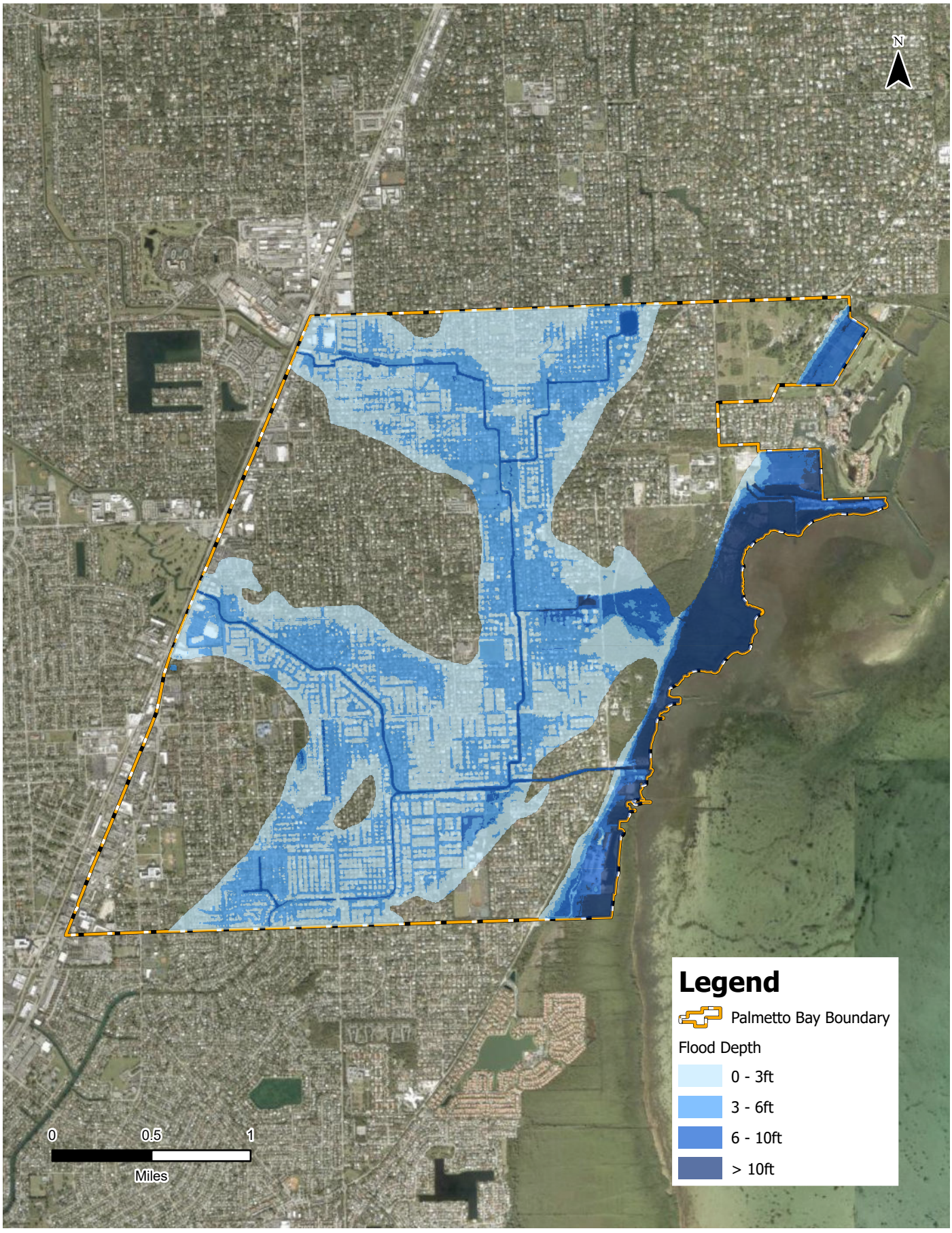


Figure B-2: Current Conditions: 25yr Precipitation Event

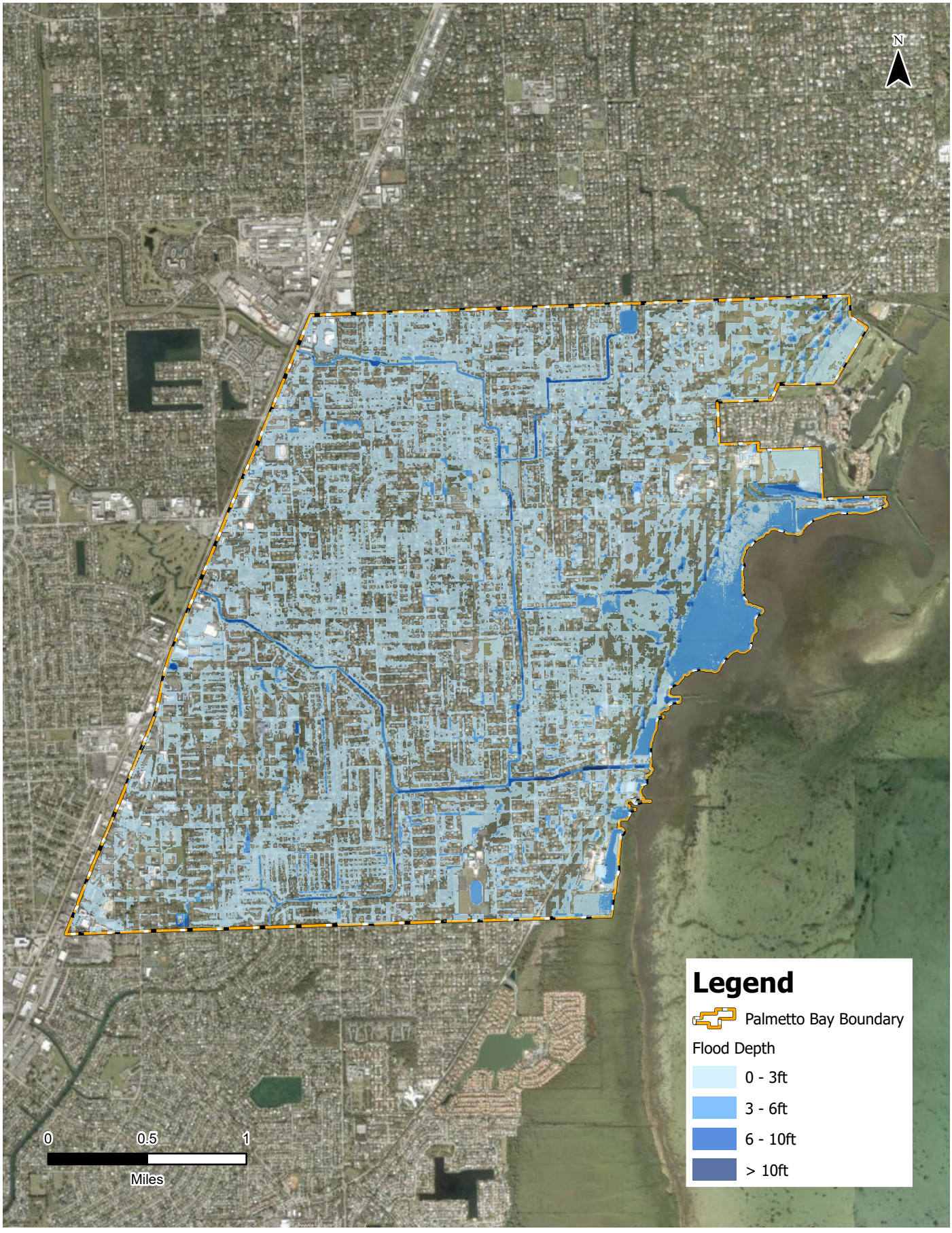


Figure B-3: Current Conditions: High Tide



Figure B-4: Current Conditions: Storm Surge (5yr)

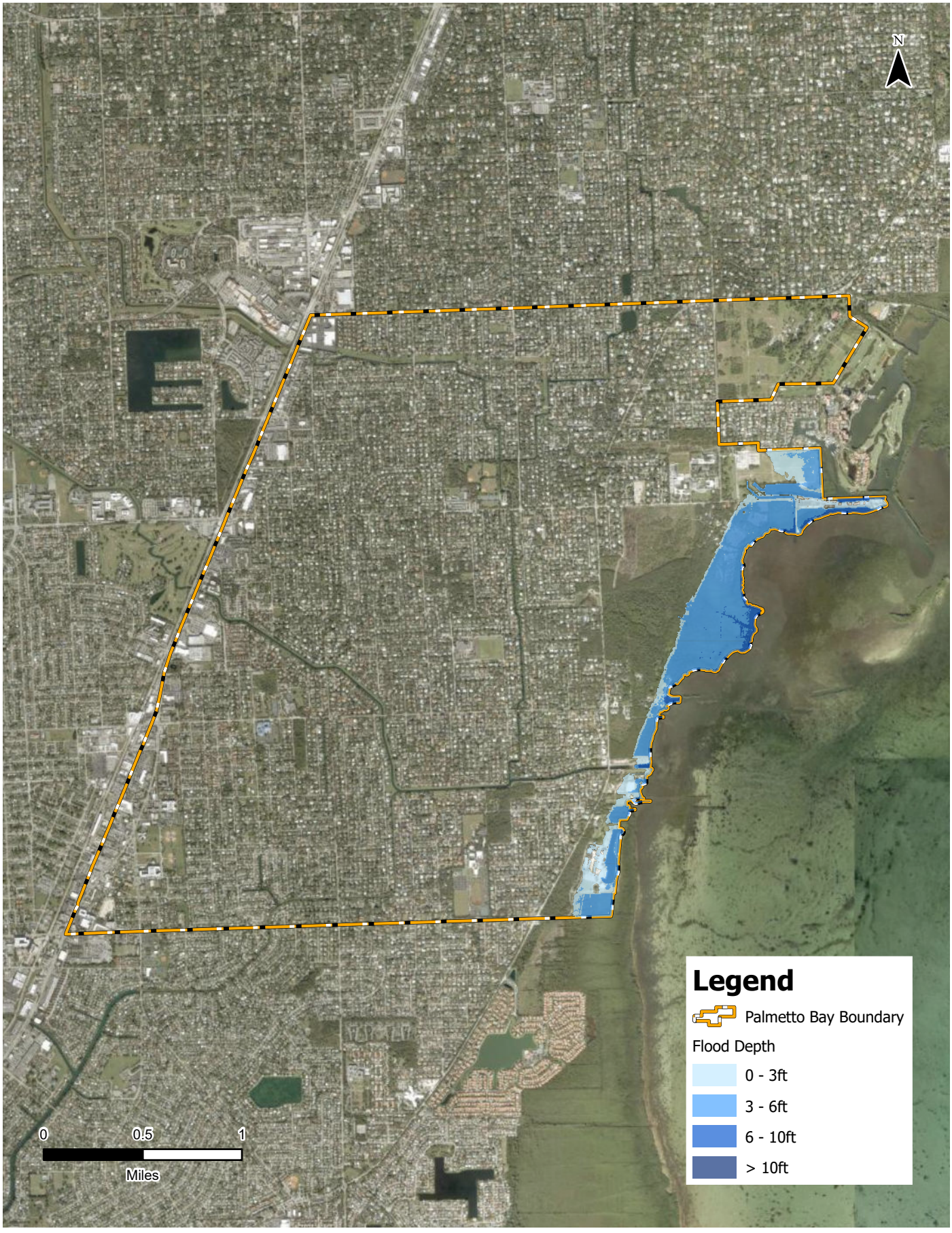


Figure B-5: Current Conditions: Storm Surge (100yr)

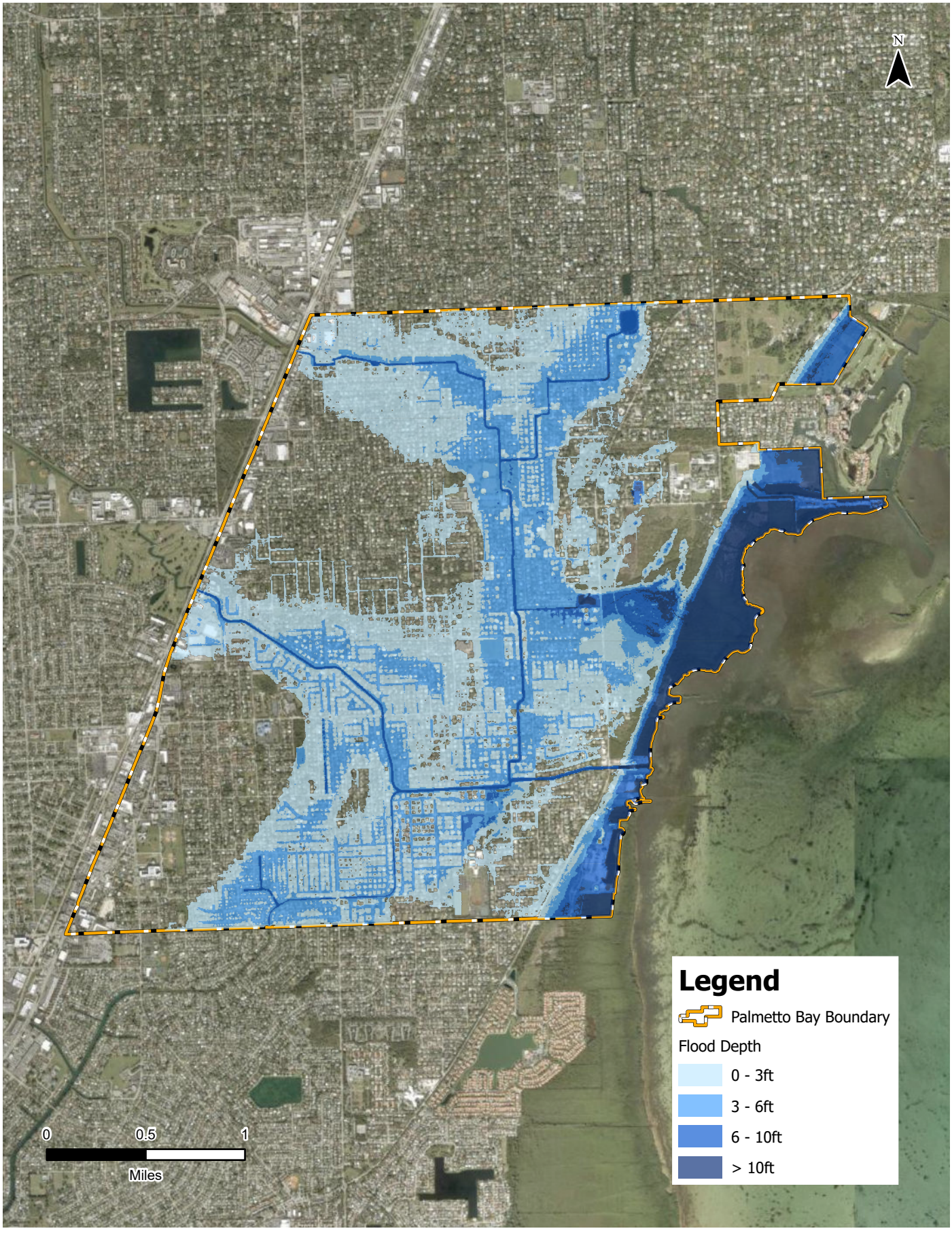


Figure B-6: Current Conditions: Storm Surge (1,000yr)

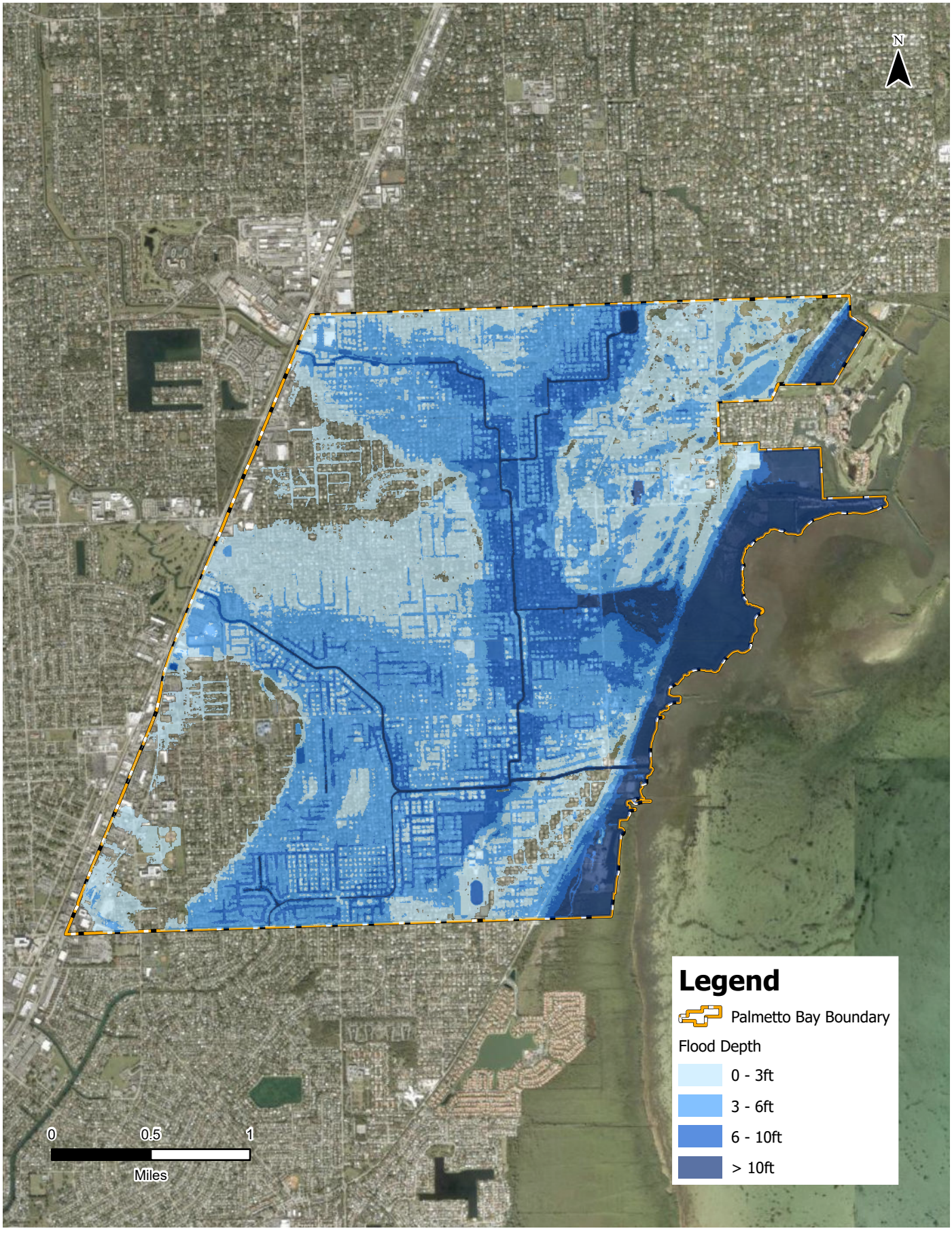


Figure B-7: 2030 Conditions: 2030 Sea Level Rise – Intermediate Low



Figure B-8: 2030 Conditions: 2030 Sea Level Rise – Intermediate High



Figure B-9: 2030 Conditions: Storm Surge (5yr) & 2030 Sea Level Rise – Intermediate Low



Figure B-10: 2030 Conditions: Storm Surge (5yr) & 2030 Sea Level Rise – Intermediate High



Figure B-11: 2030 Conditions: Storm Surge (100yr) & 2030 Sea Level Rise – Intermediate Low

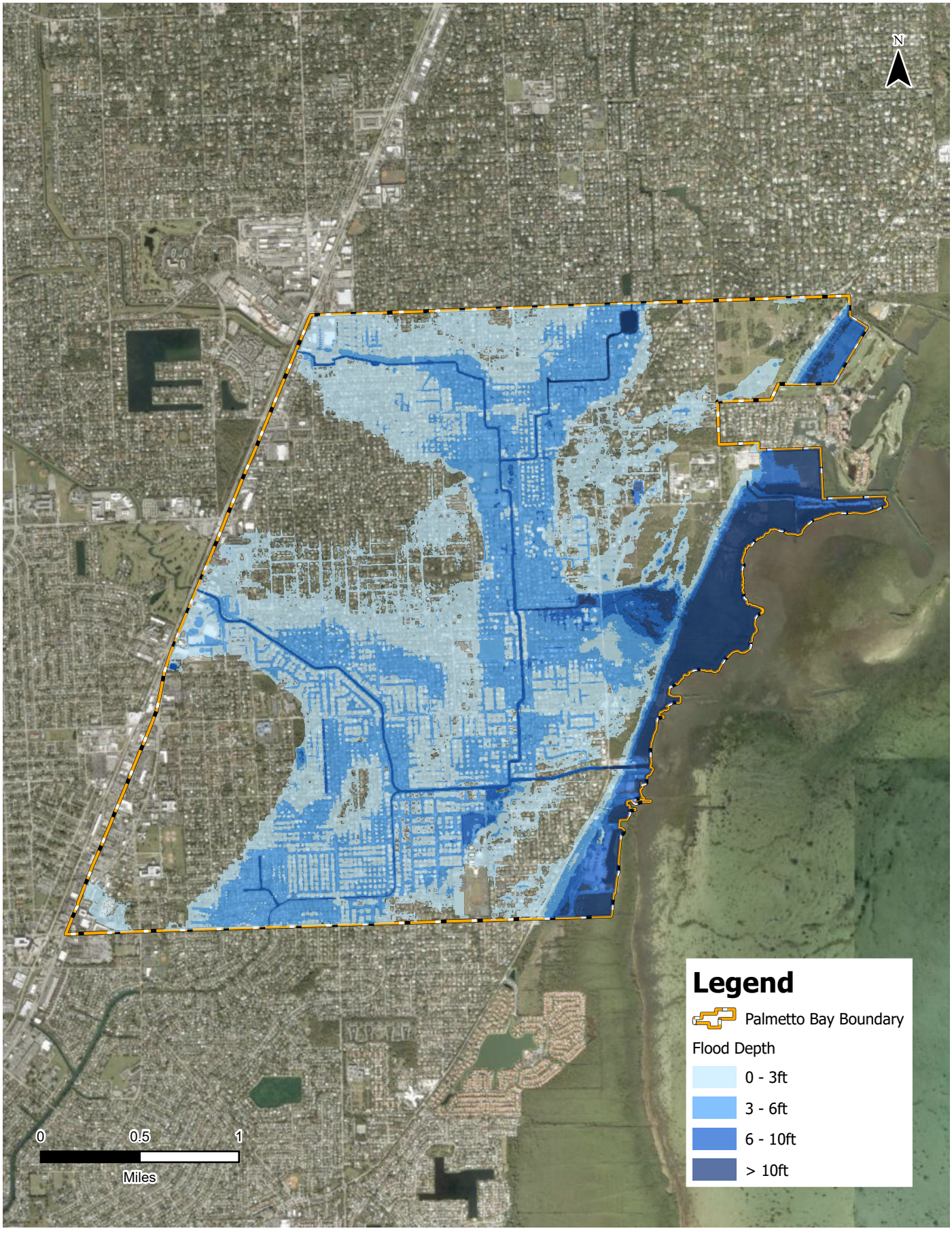


Figure B-12: 2030 Conditions: Storm Surge (100yr) & 2030 Sea Level Rise – Intermediate High

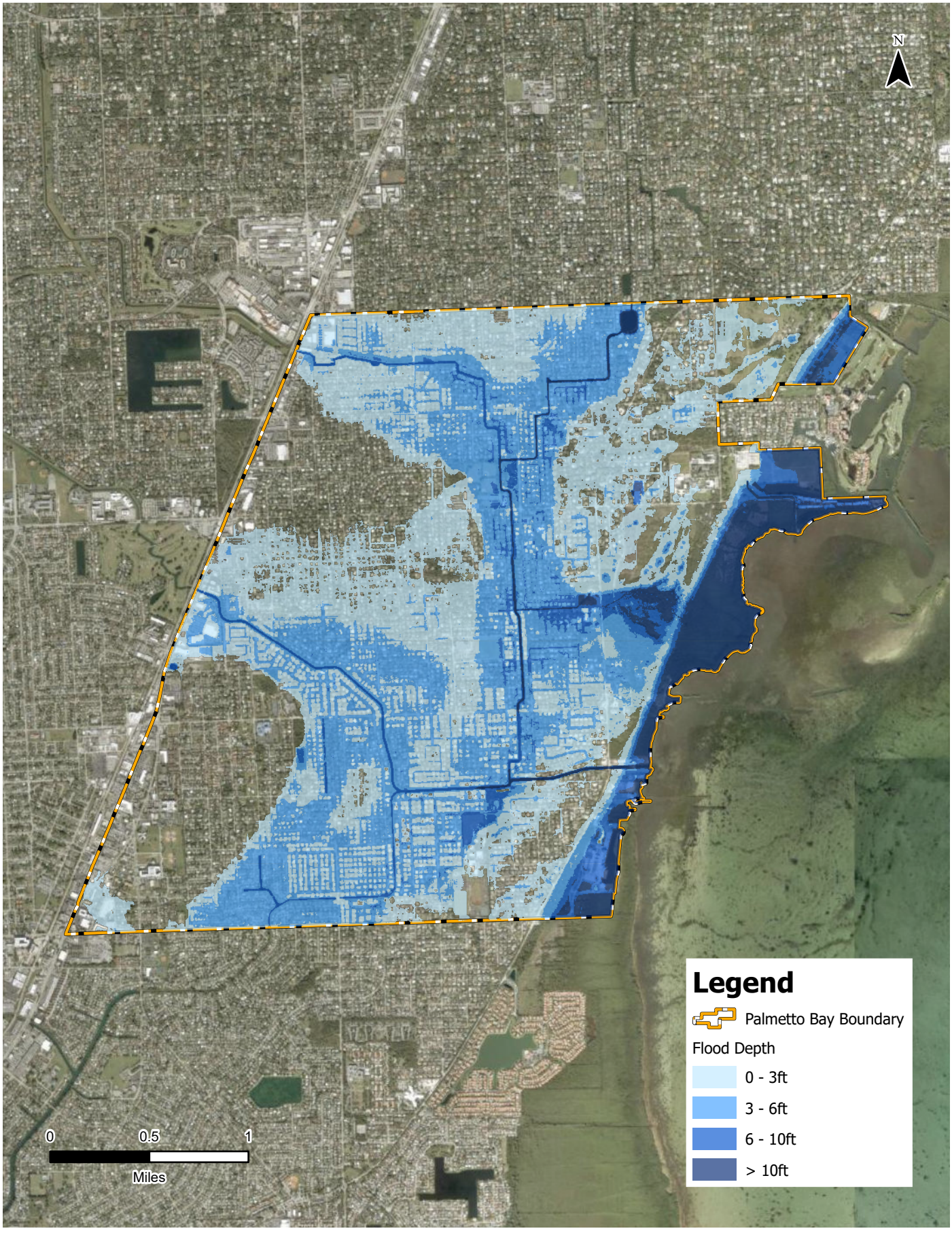


Figure B-13: 2030 Conditions: Storm Surge (1,000yr) & 2030 Sea Level Rise – Intermediate Low

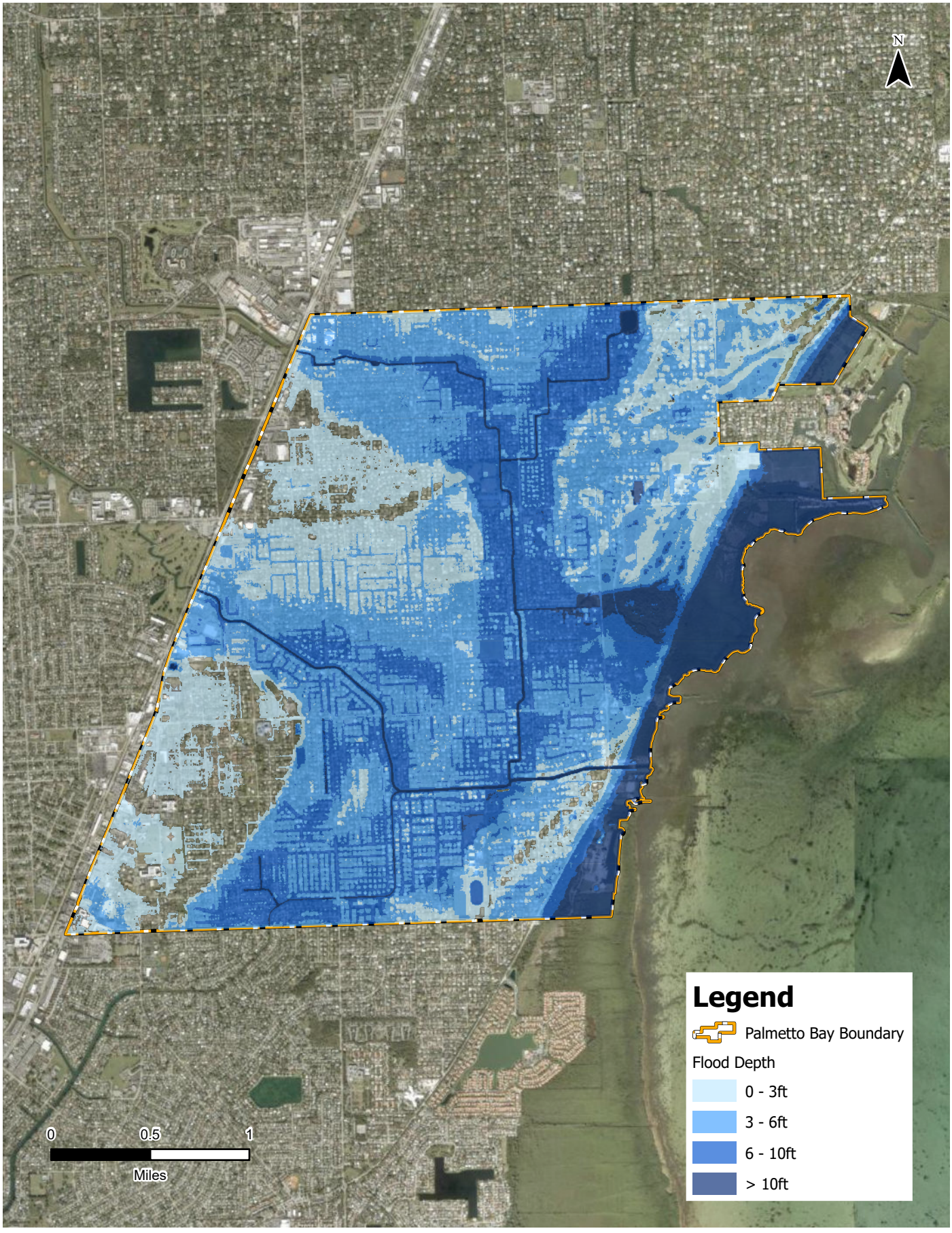


Figure B-14: 2030 Conditions: Storm Surge (1,000yr) & 2030 Sea Level Rise – Intermediate High

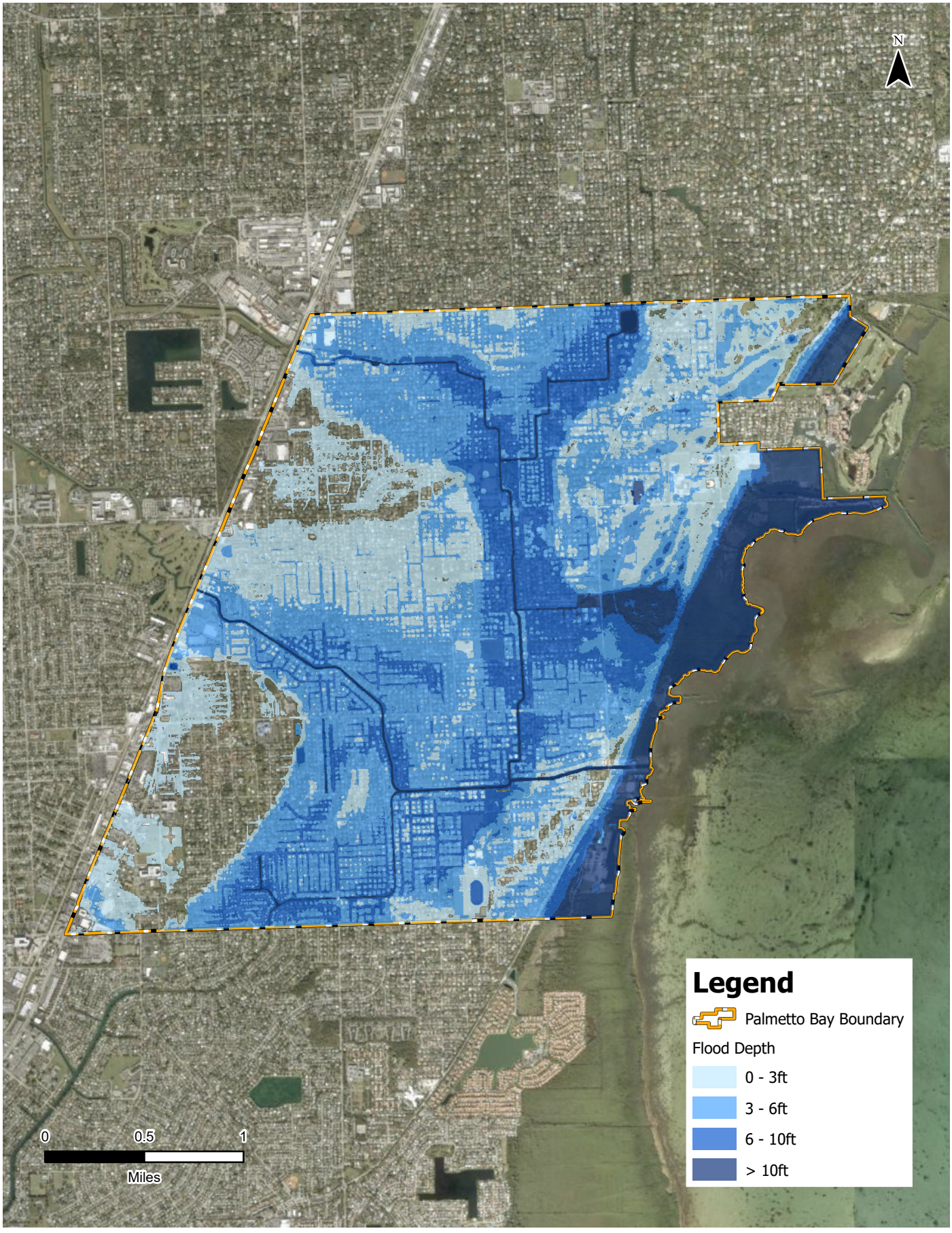


Figure B-15: 2040 Conditions: 2040 Sea Level Rise – Intermediate Low



Figure B-16: 2040 Conditions: 2040 Sea Level Rise – Intermediate High



Figure B-17: 2040 Conditions: 25yr Precipitation Event & 1ft Sea Level Rise

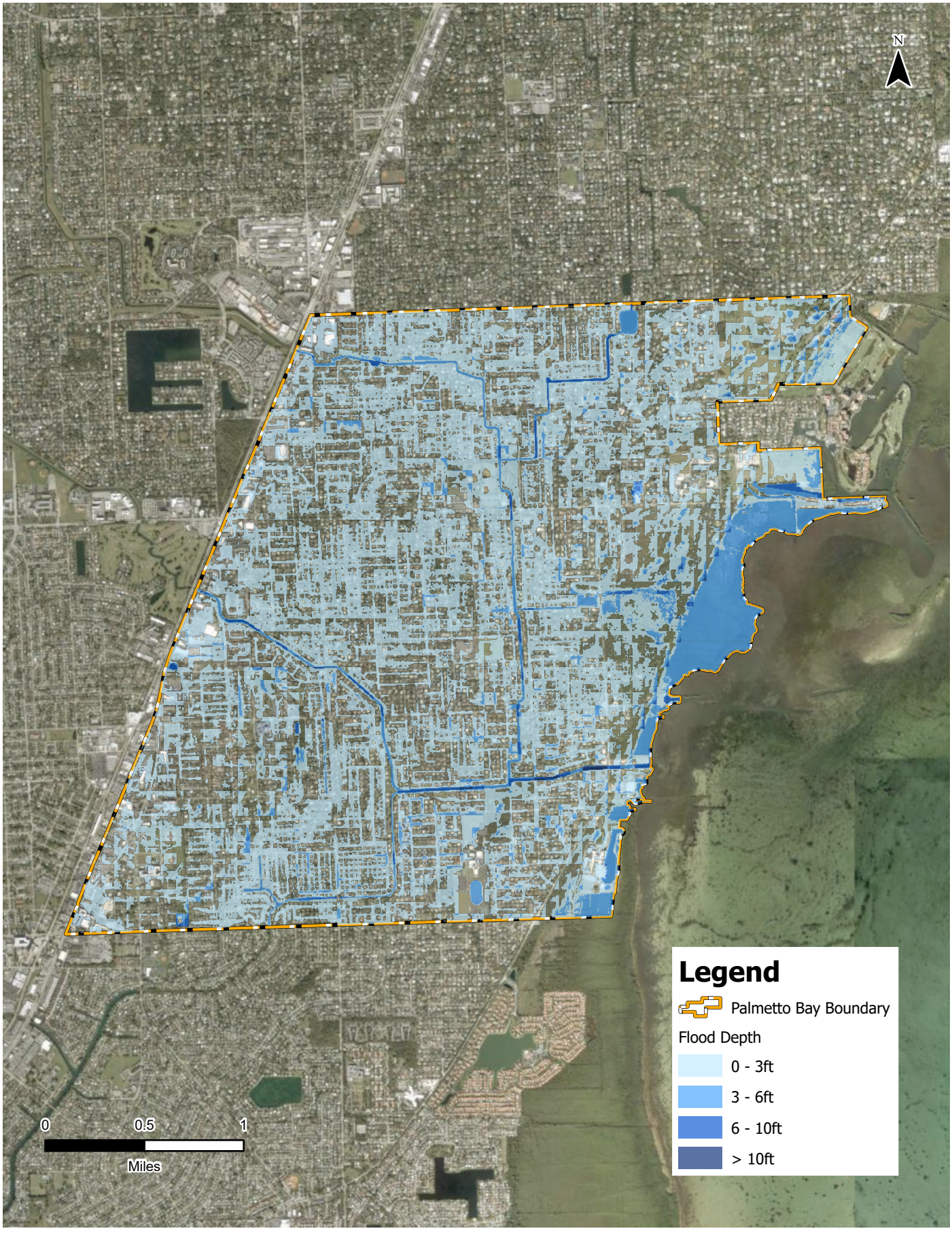


Figure B-18: 2040 Conditions: Storm Surge (5yr) & 2040 Sea Level Rise – Intermediate Low

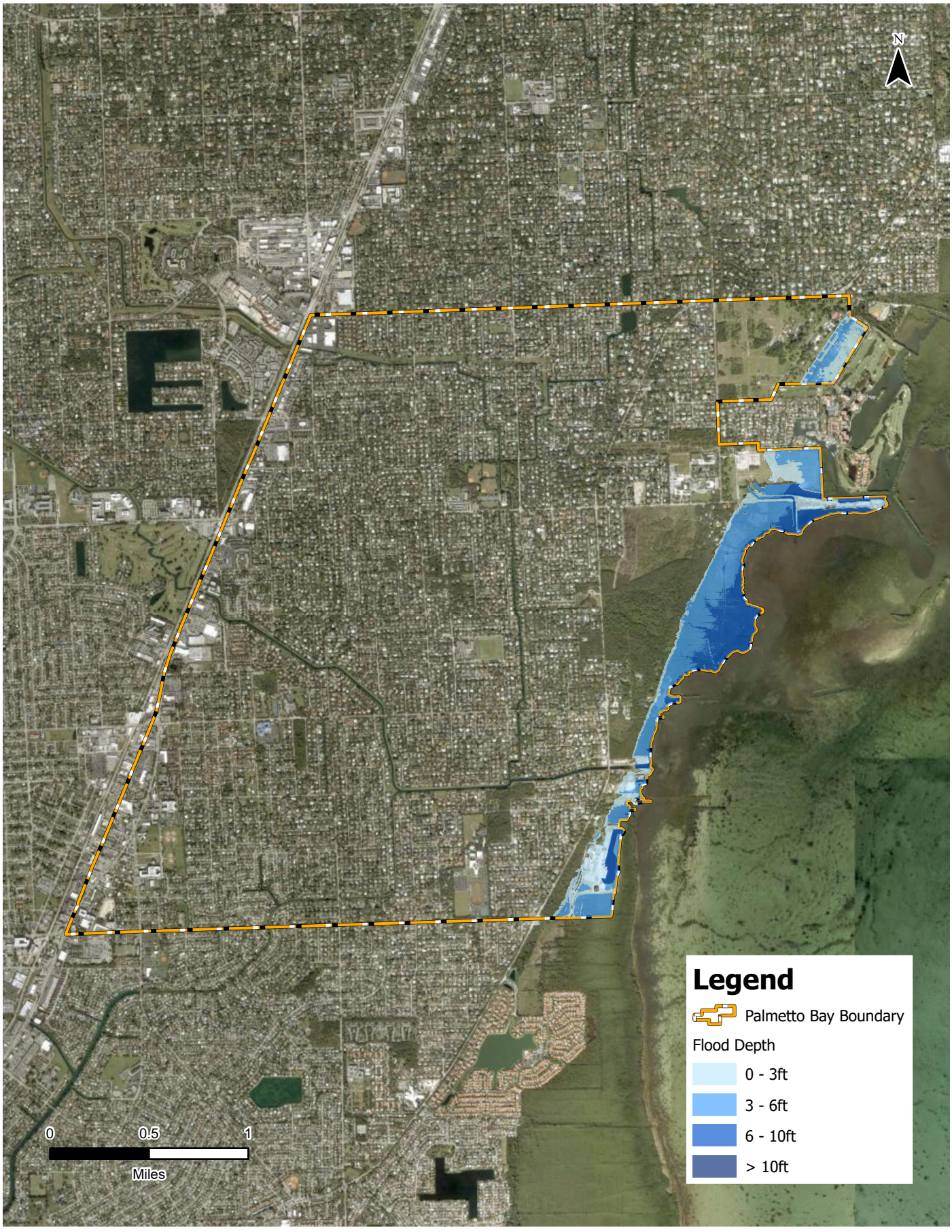


Figure B-19: 2040 Conditions: Storm Surge (5yr) & 2040 Sea Level Rise – Intermediate High

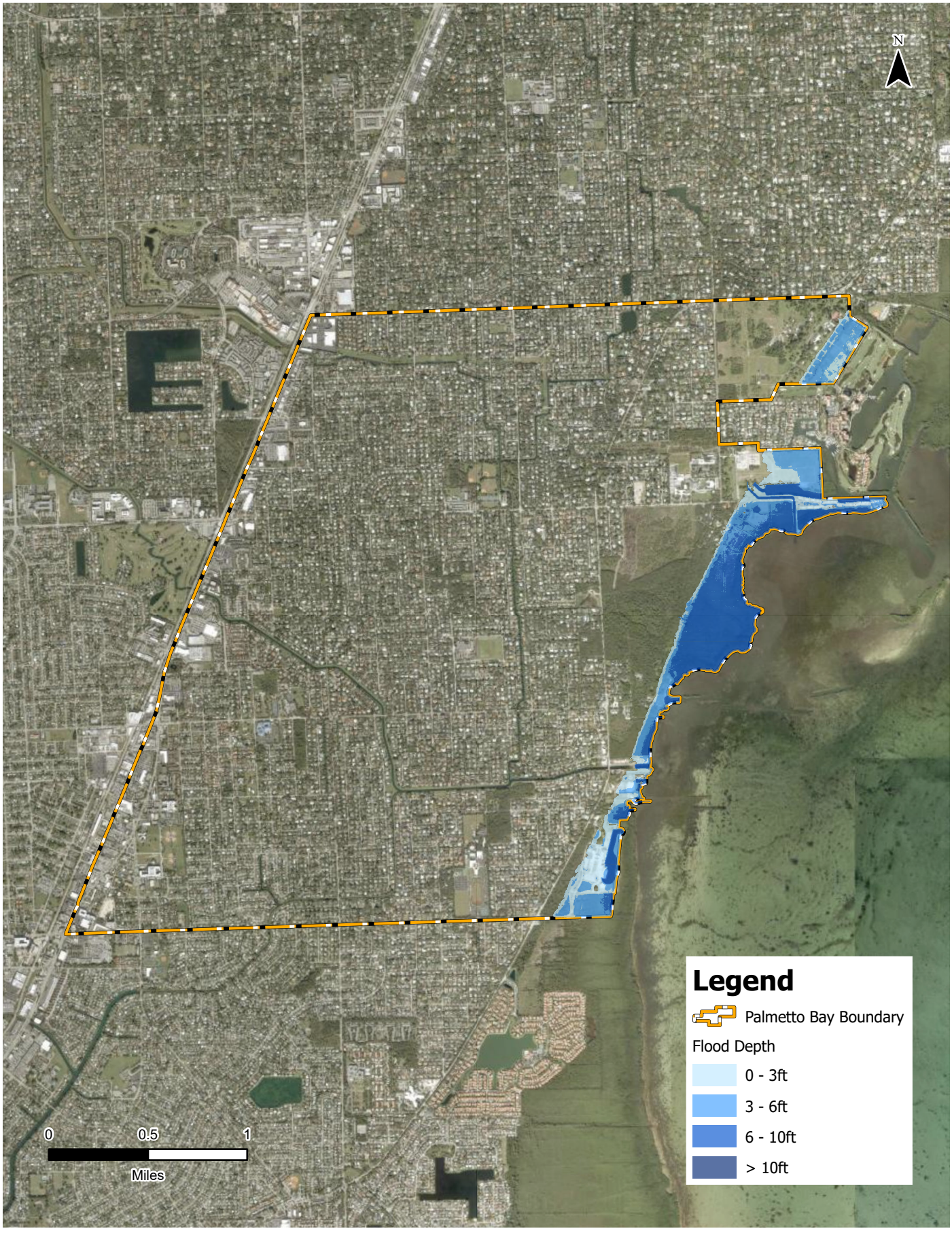


Figure B-20: 2040 Conditions: Storm Surge (100yr) & 2040 Sea Level Rise – Intermediate Low

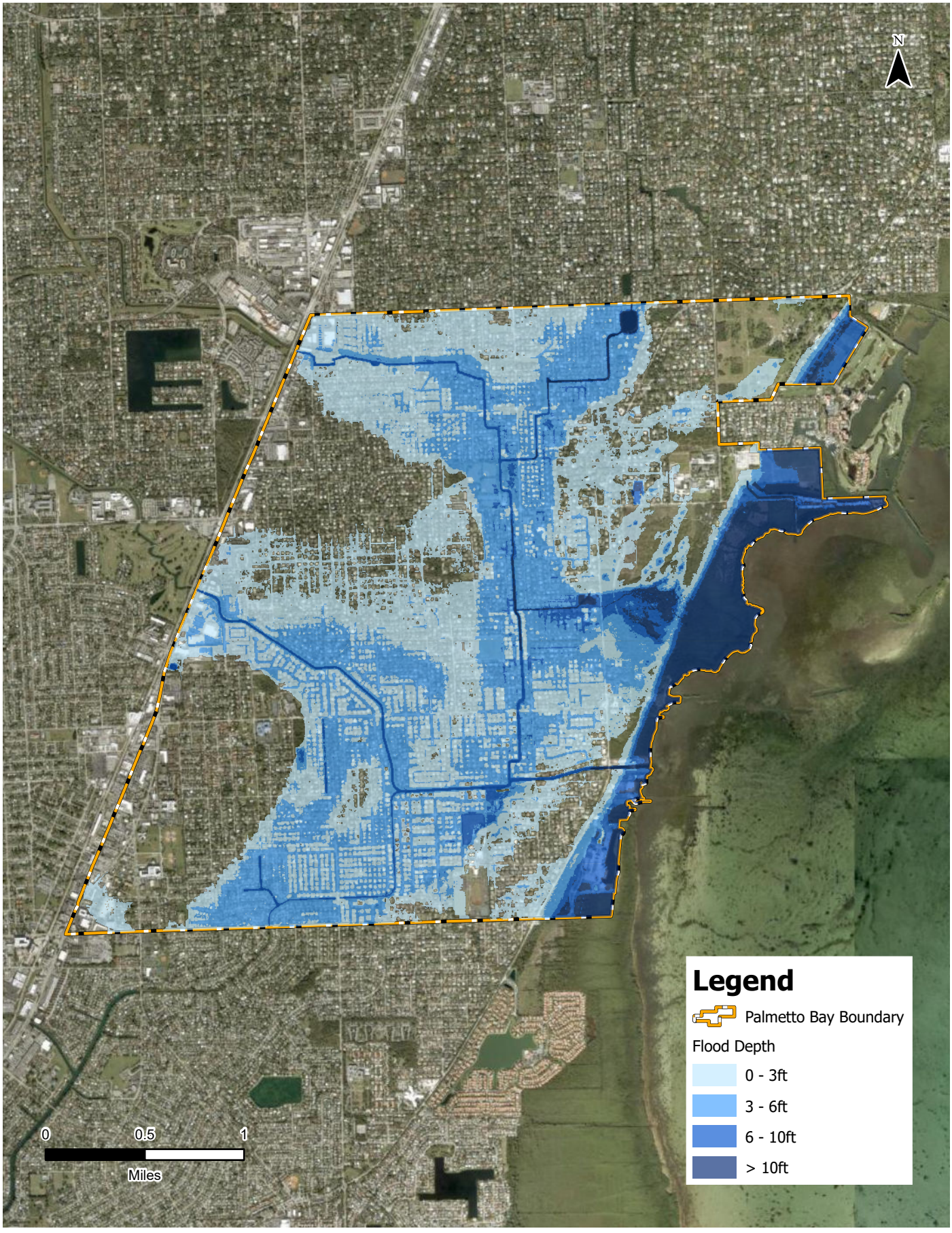


Figure B-21: 2040 Conditions: Storm Surge (100yr) & 2040 Sea Level Rise – Intermediate High

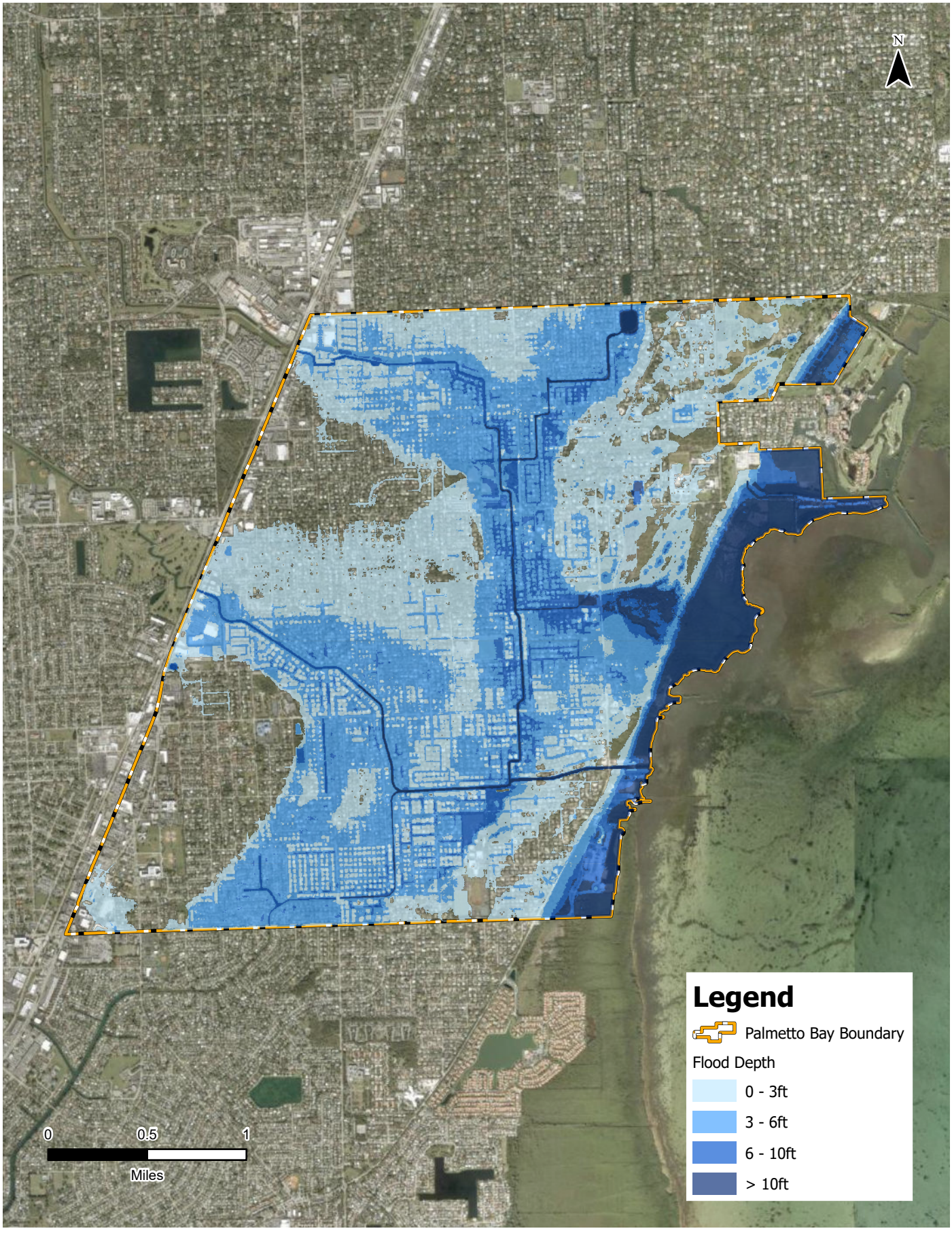


Figure B-22: 2040 Conditions: Storm Surge (1,000yr) & 2040 Sea Level Rise – Intermediate Low

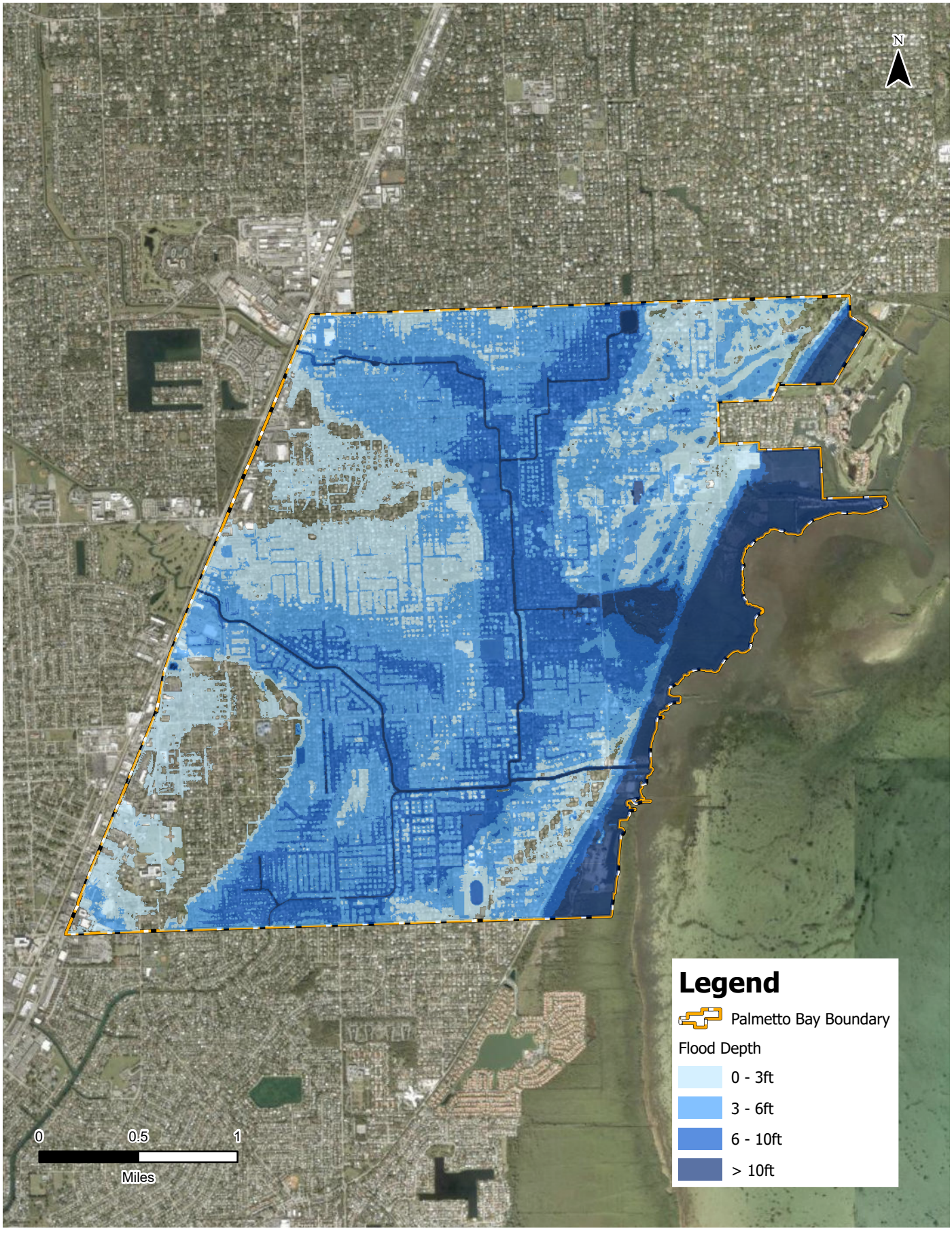


Figure B-23: 2040 Conditions: Storm Surge (1,000yr) & 2040 Sea Level Rise – Intermediate High

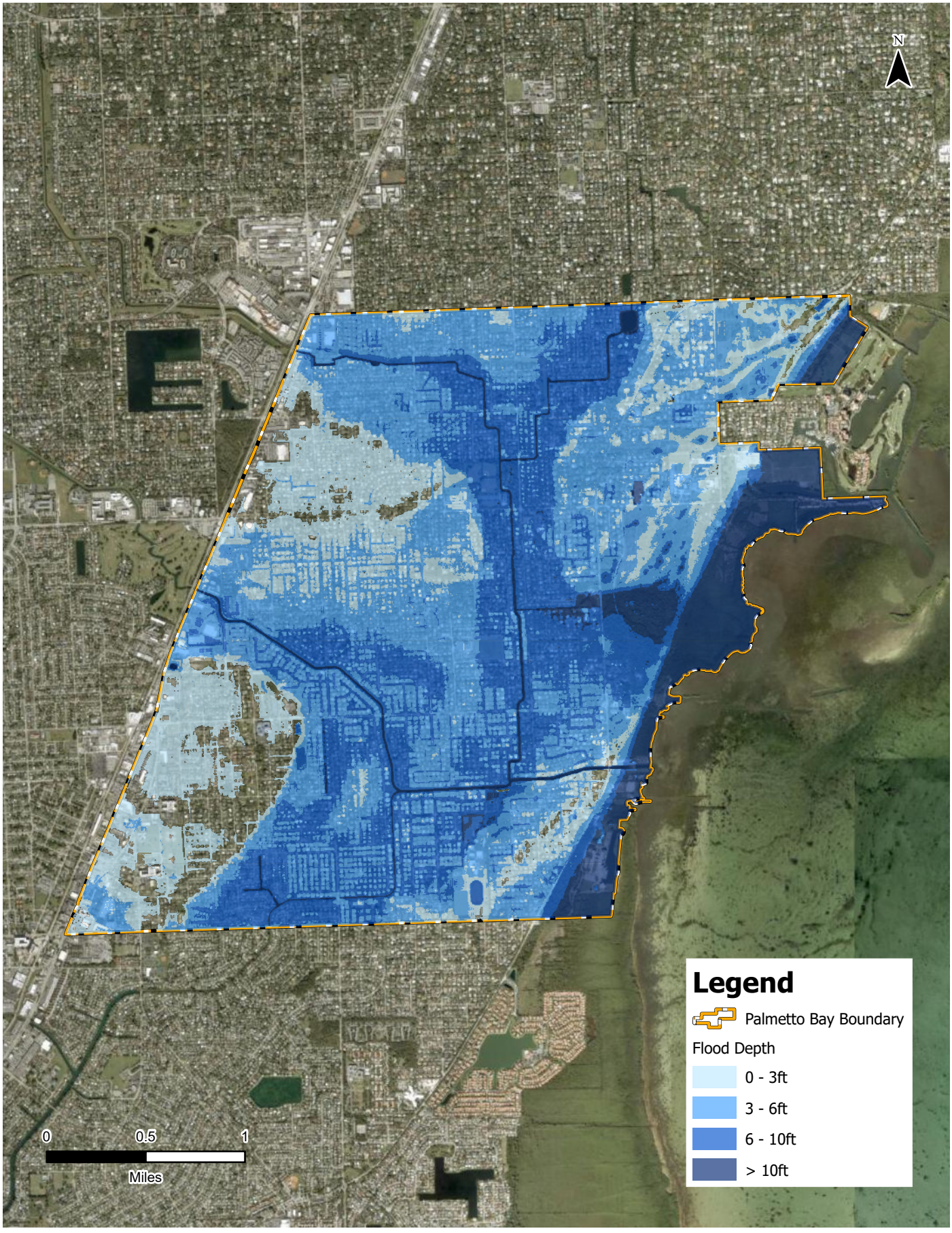


Figure B-24: 2070 Conditions: 2070 Sea Level Rise - Intermediate Low



Figure B-25: 2070 Conditions: 2070 Sea Level Rise – Intermediate High



Figure B-26: 2070 Conditions: 25yr Precipitation Event & 2ft Sea Level Rise

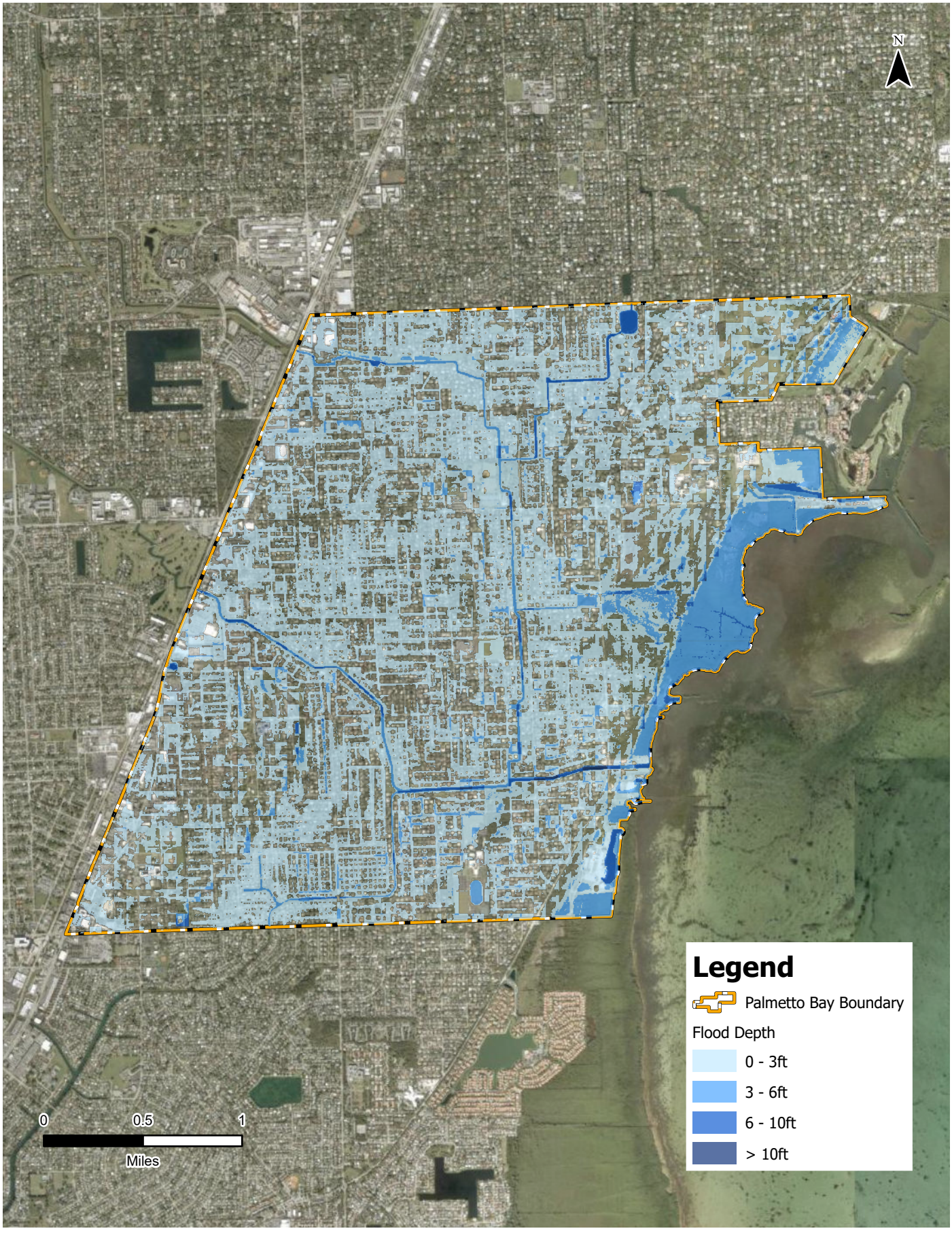


Figure B-27: 2070 Conditions: Storm Surge (5yr) & 2070 Sea Level Rise – Intermediate Low



Figure B-28: 2070 Conditions: Storm Surge (5yr) & 2070 Sea Level Rise – Intermediate High

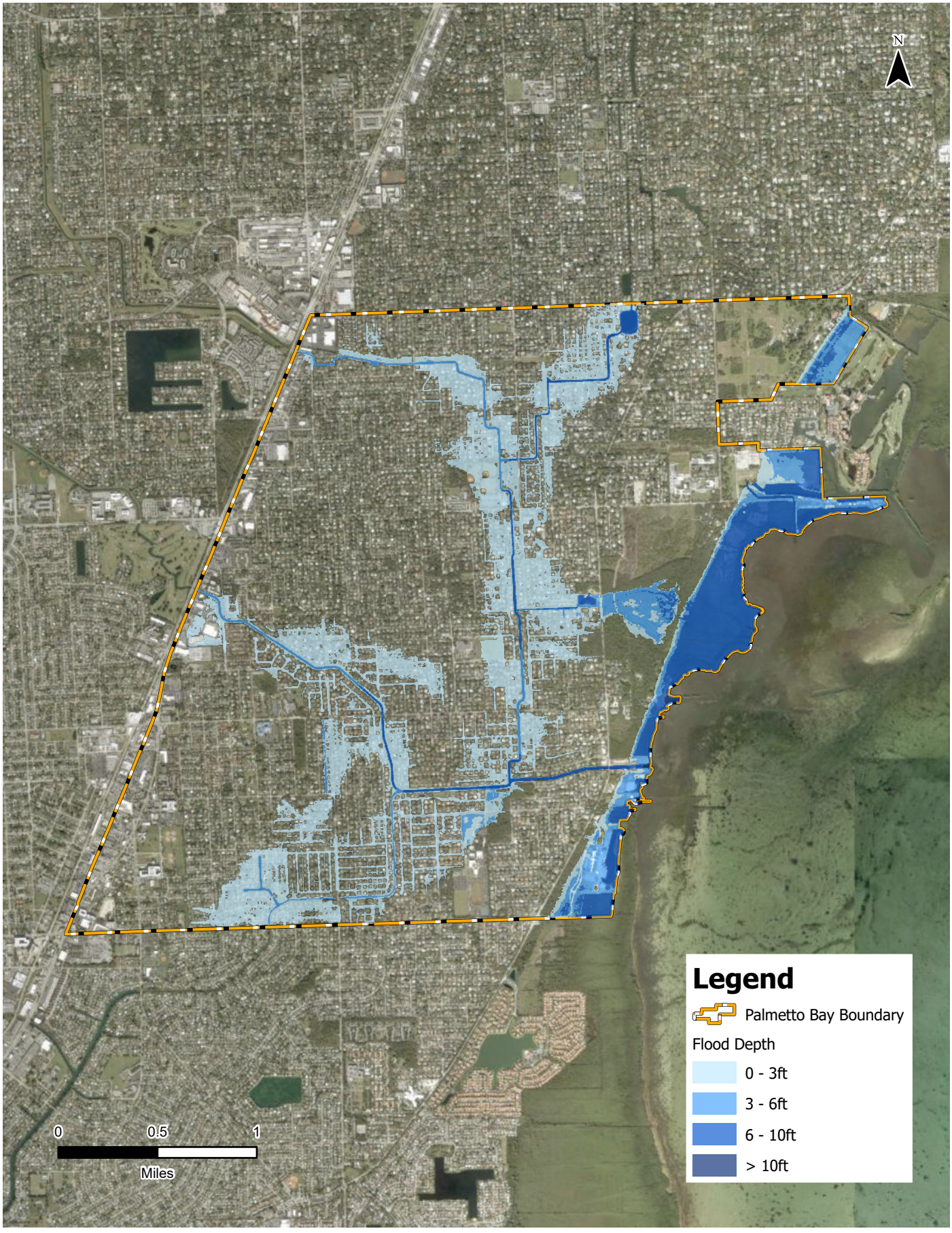


Figure B-29: 2070 Conditions: Storm Surge (100yr) & 2070 Sea Level Rise – Intermediate Low

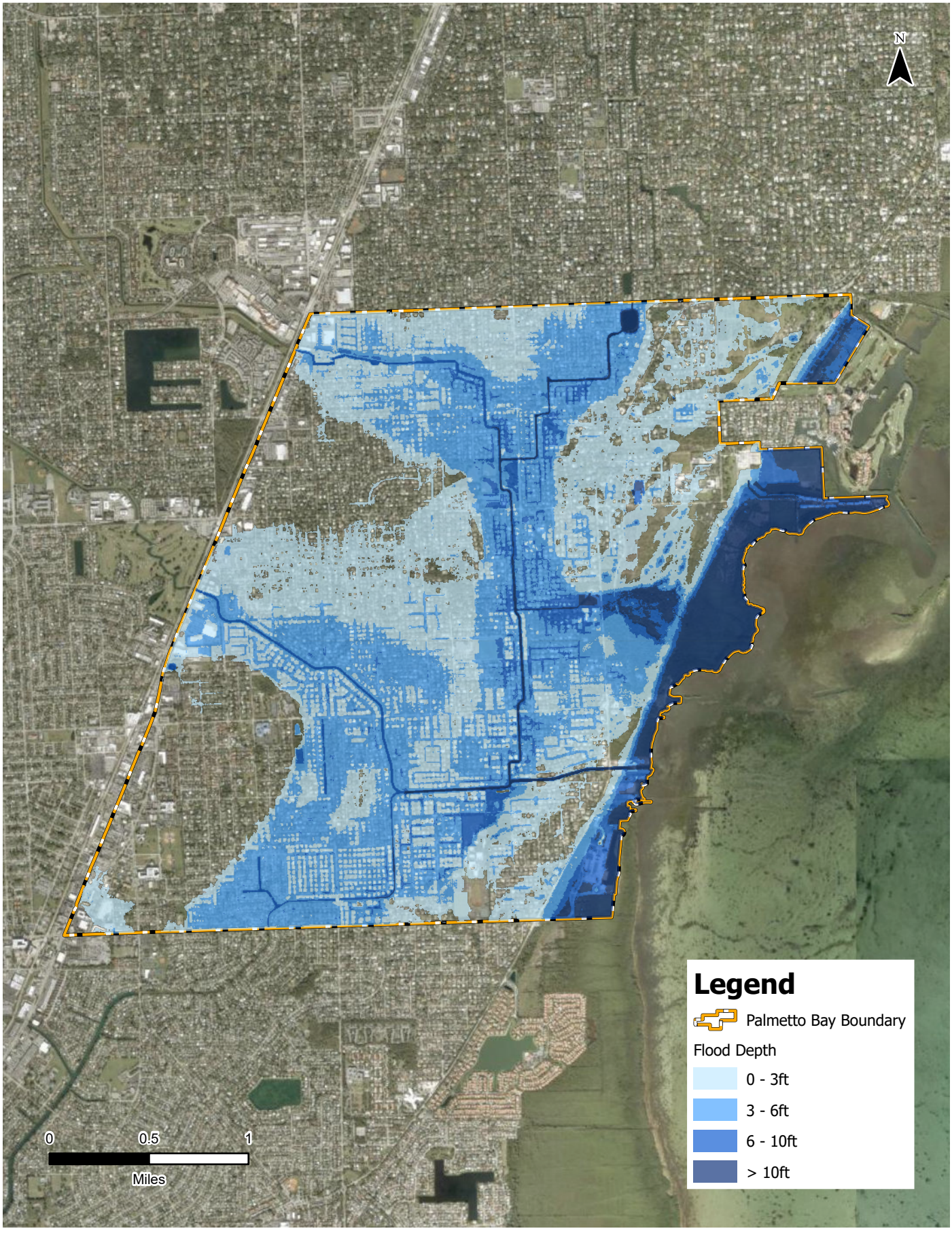


Figure B-30: 2070 Conditions: Storm Surge (100yr) & 2070 Sea Level Rise – Intermediate High

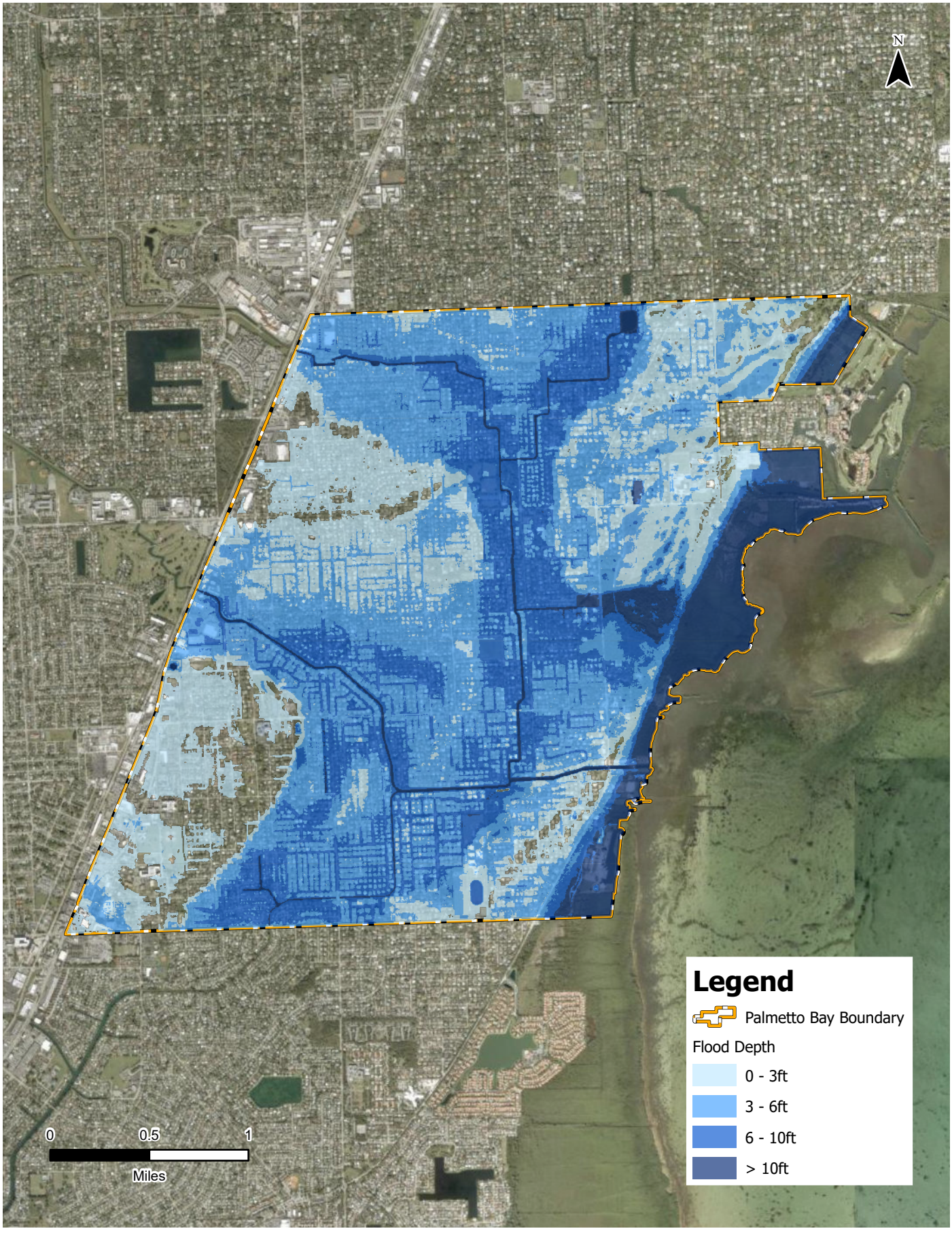


Figure B-31: 2070 Conditions: Storm Surge (1,000yr) & 2070 Sea Level Rise – Intermediate Low

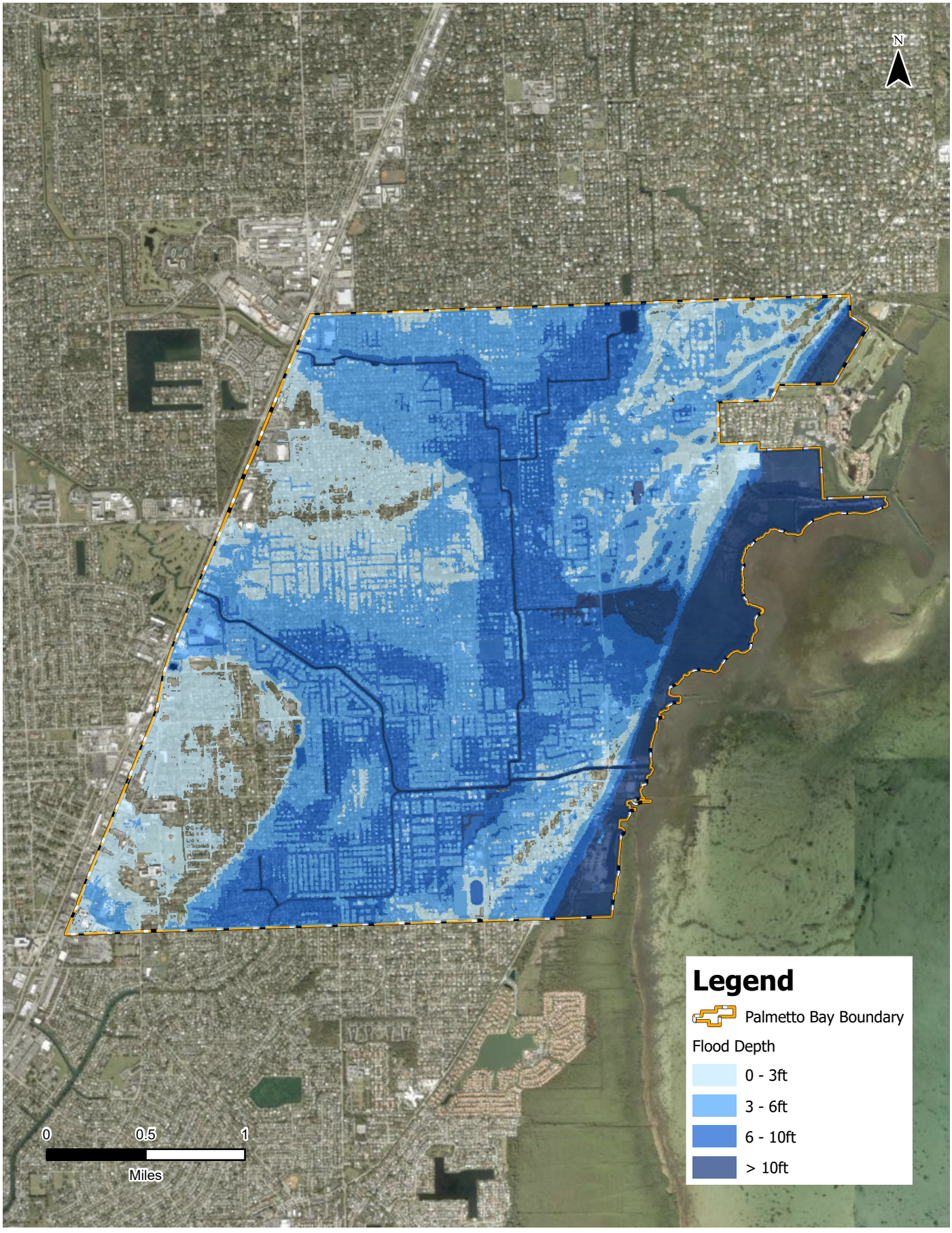
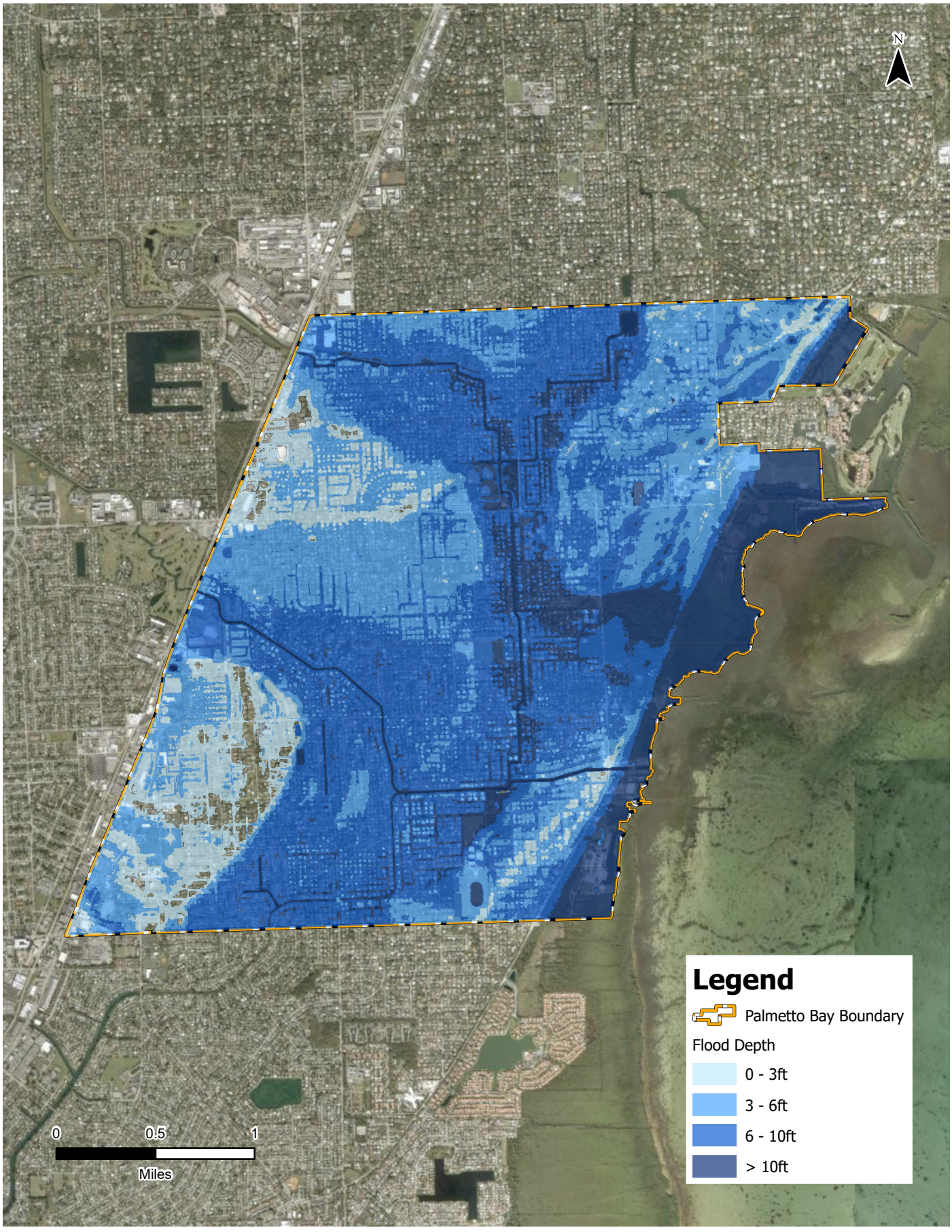


Figure B-32: 2070 Conditions: Storm Surge (1,000yr) & 2070 Sea Level Rise – Intermediate High



EXPOSURE MAPS

Figure B-33: Exposure Analysis: 1%-Annual-Chance Flood

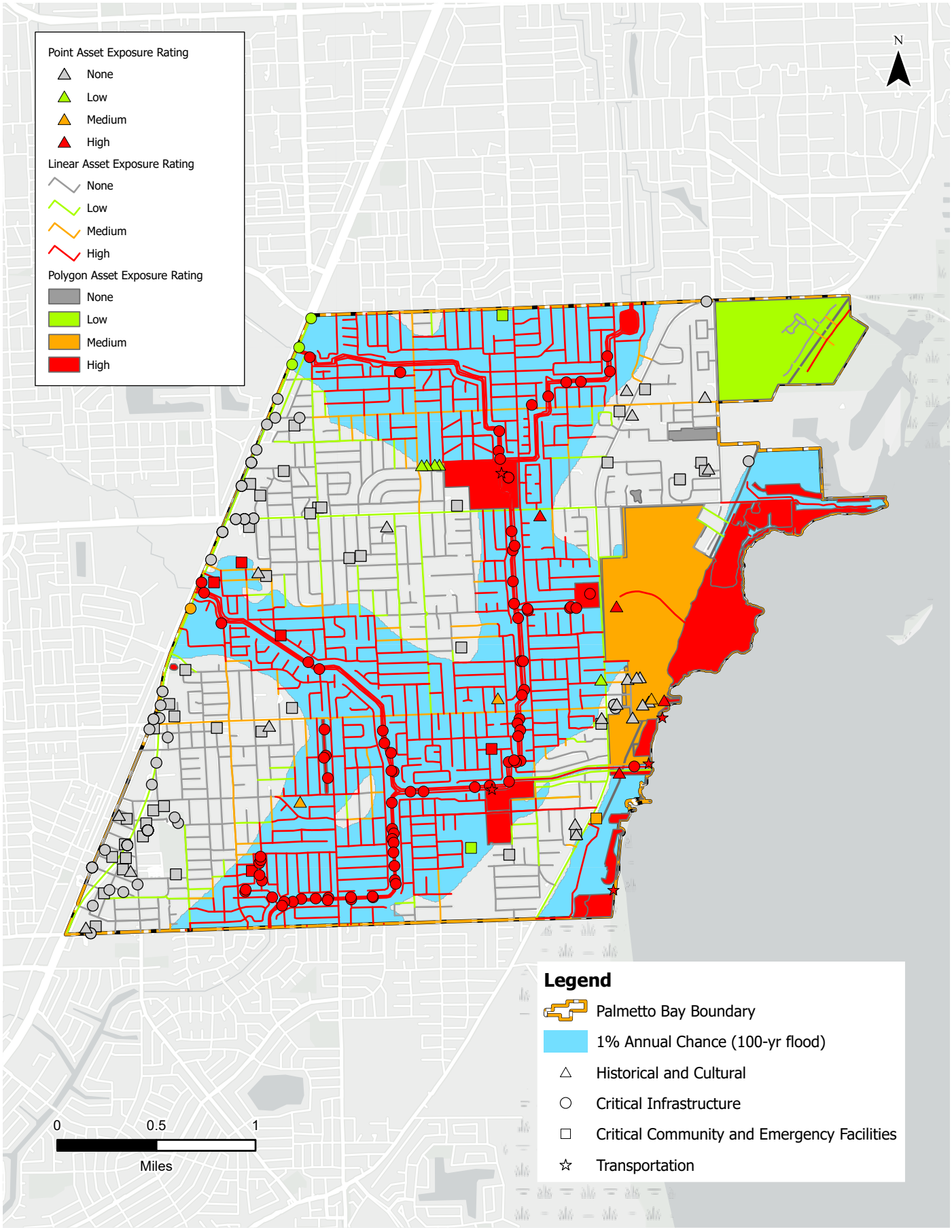


Figure B-34: Exposure Analysis: 25yr Precipitation Event

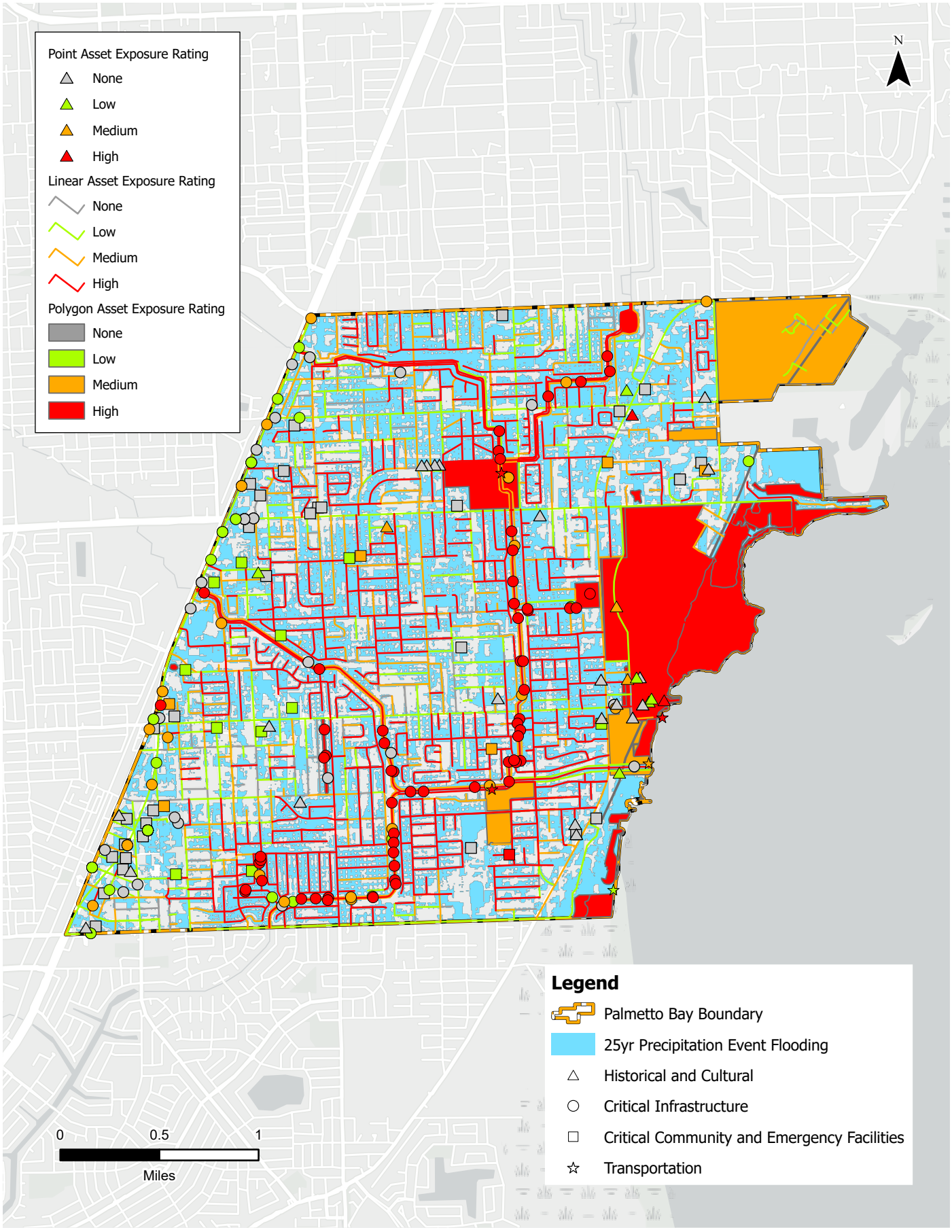


Figure B-35: Exposure Analysis: High Tide

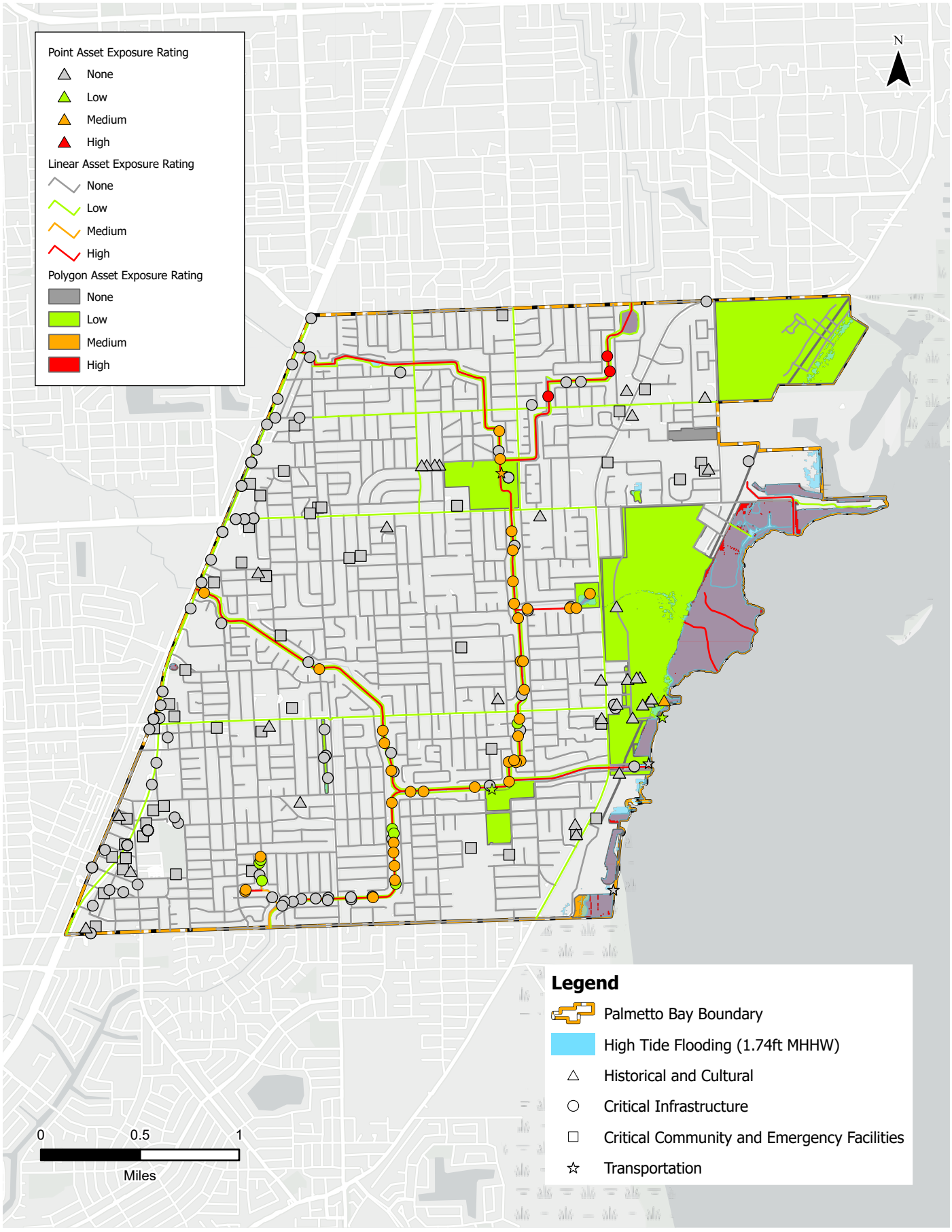


Figure B-36: Exposure Analysis: Storm Surge (5yr)

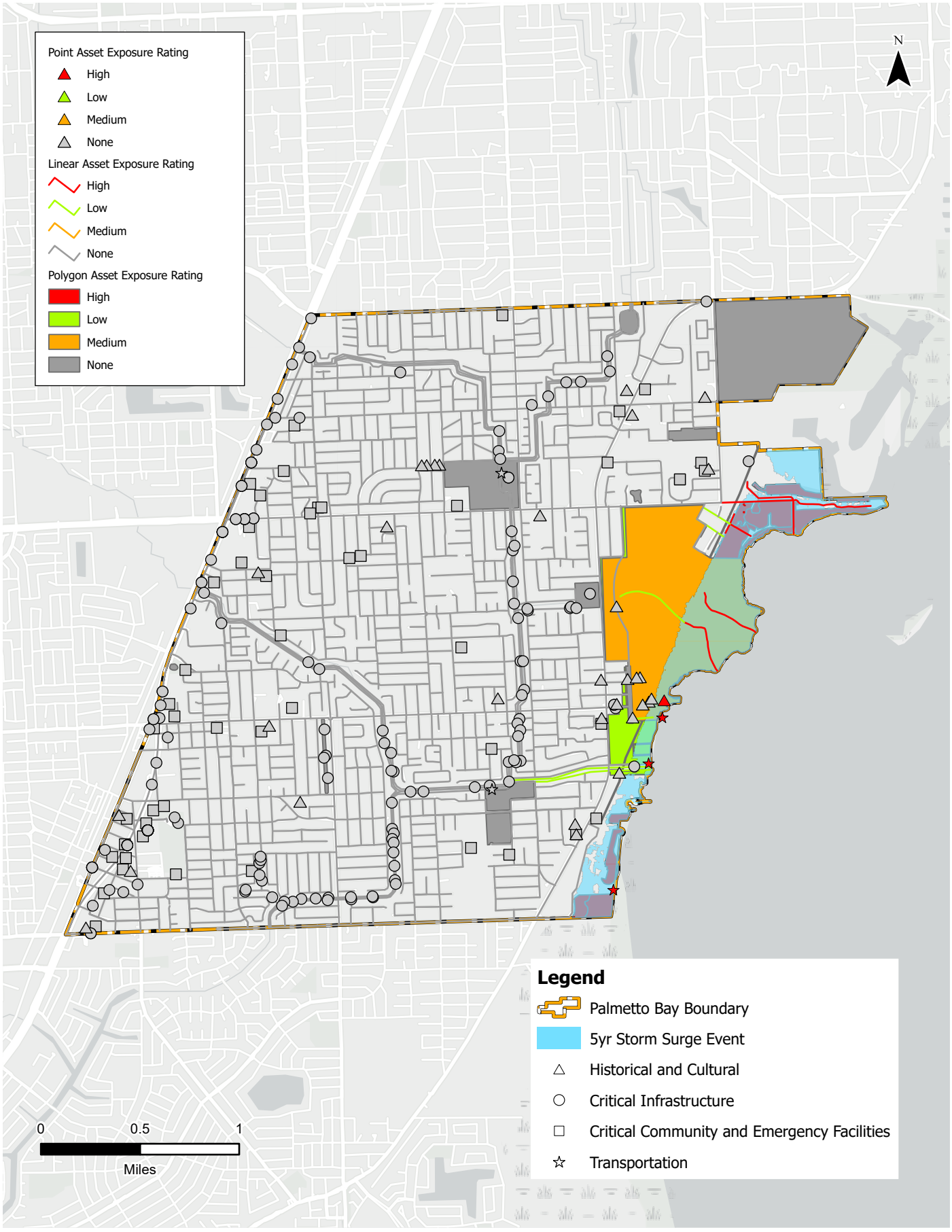


Figure B-37: Exposure Analysis: Storm Surge (100yr)

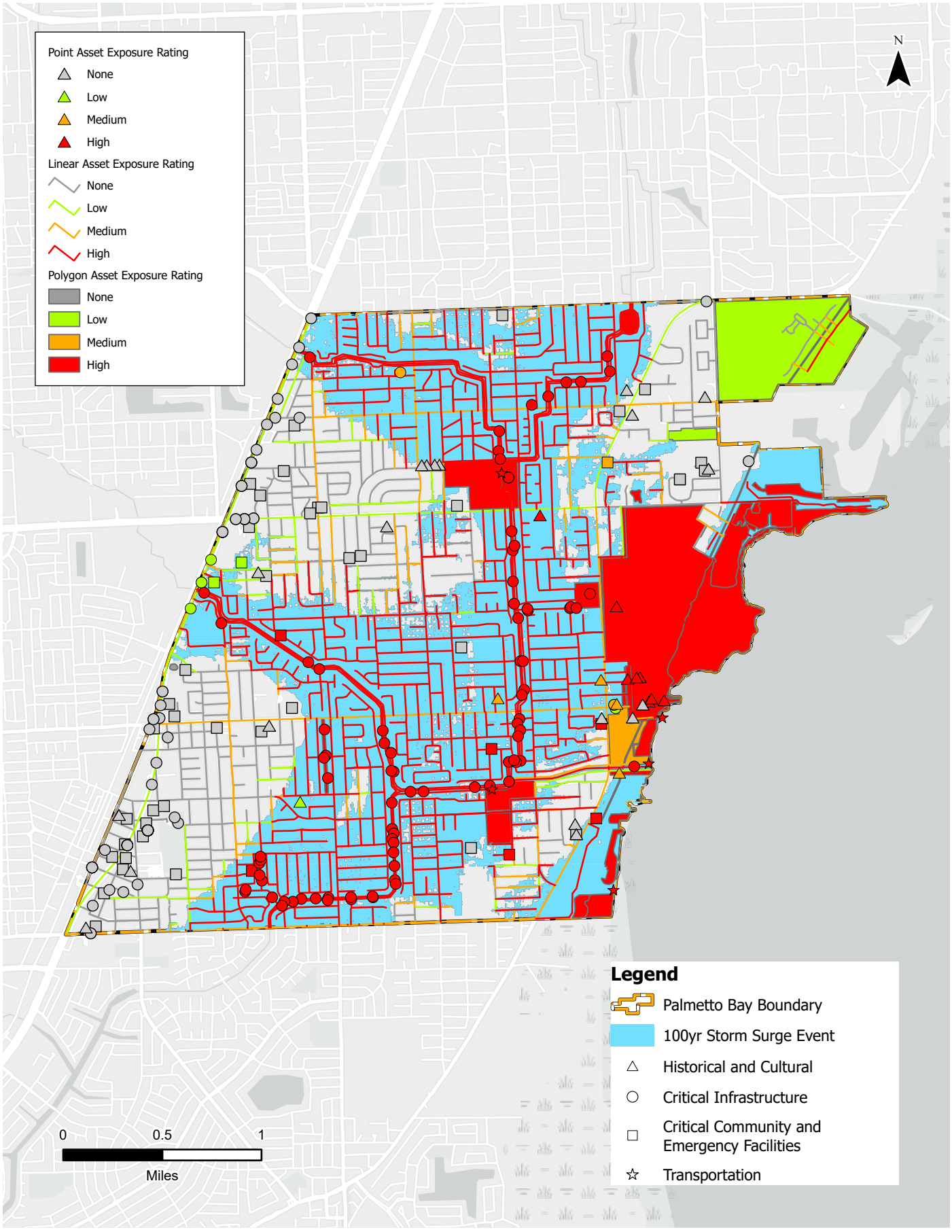


Figure B-38: Exposure Analysis: Storm Surge (1,000yr)

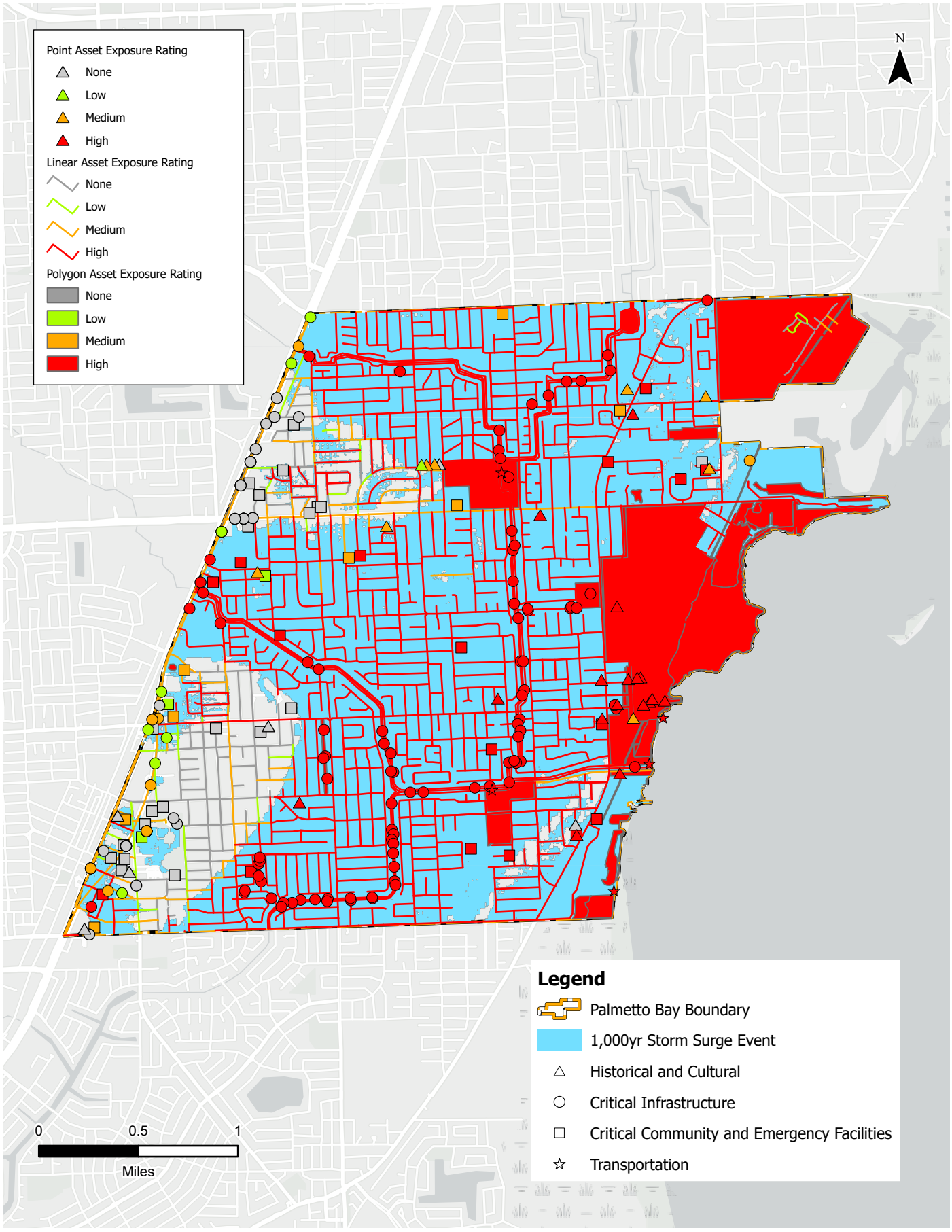


Figure B-39: 2030 Sea Level Rise – Intermediate Low

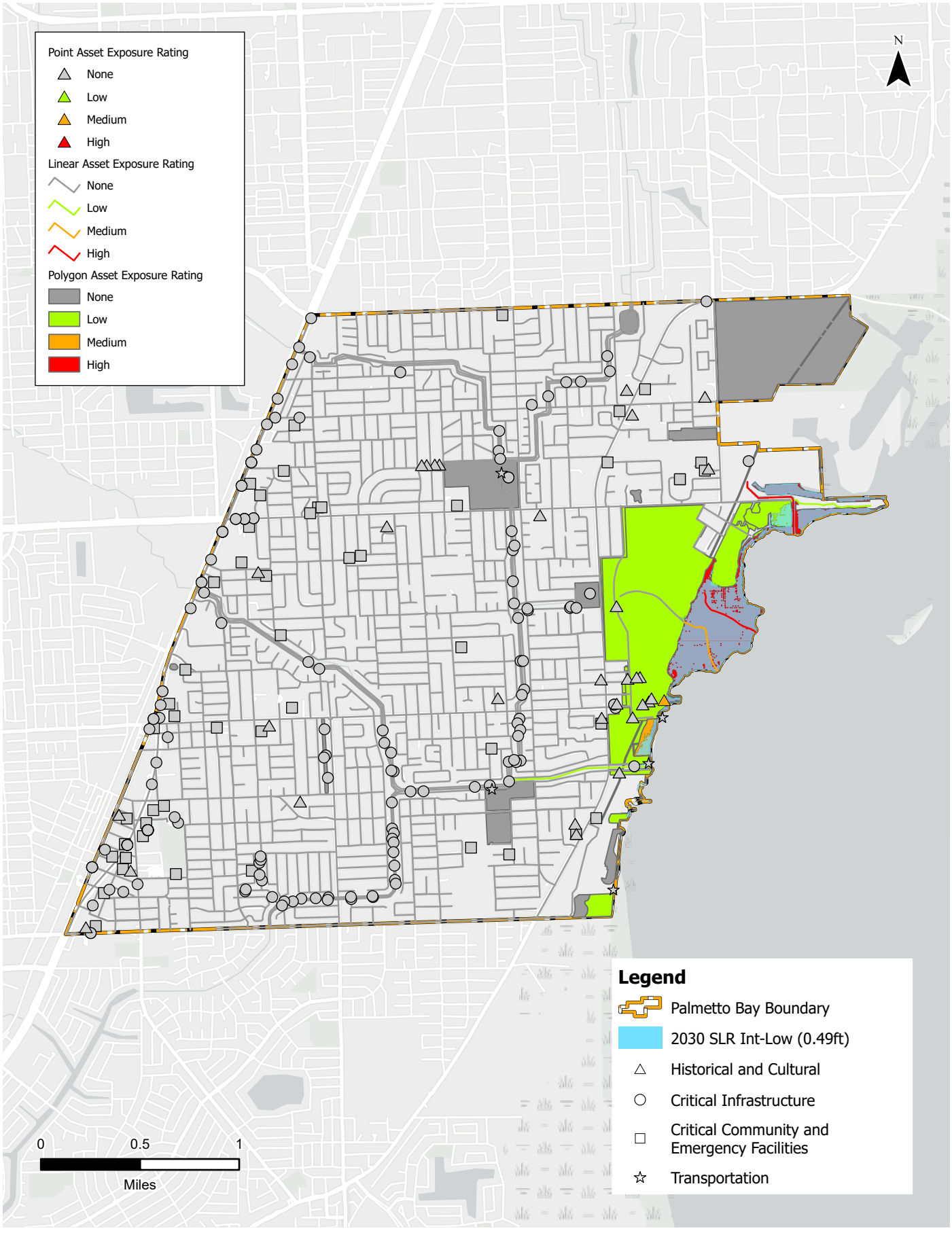


Figure B-40: Exposure Analysis: 2030 Sea Level Rise – Intermediate High

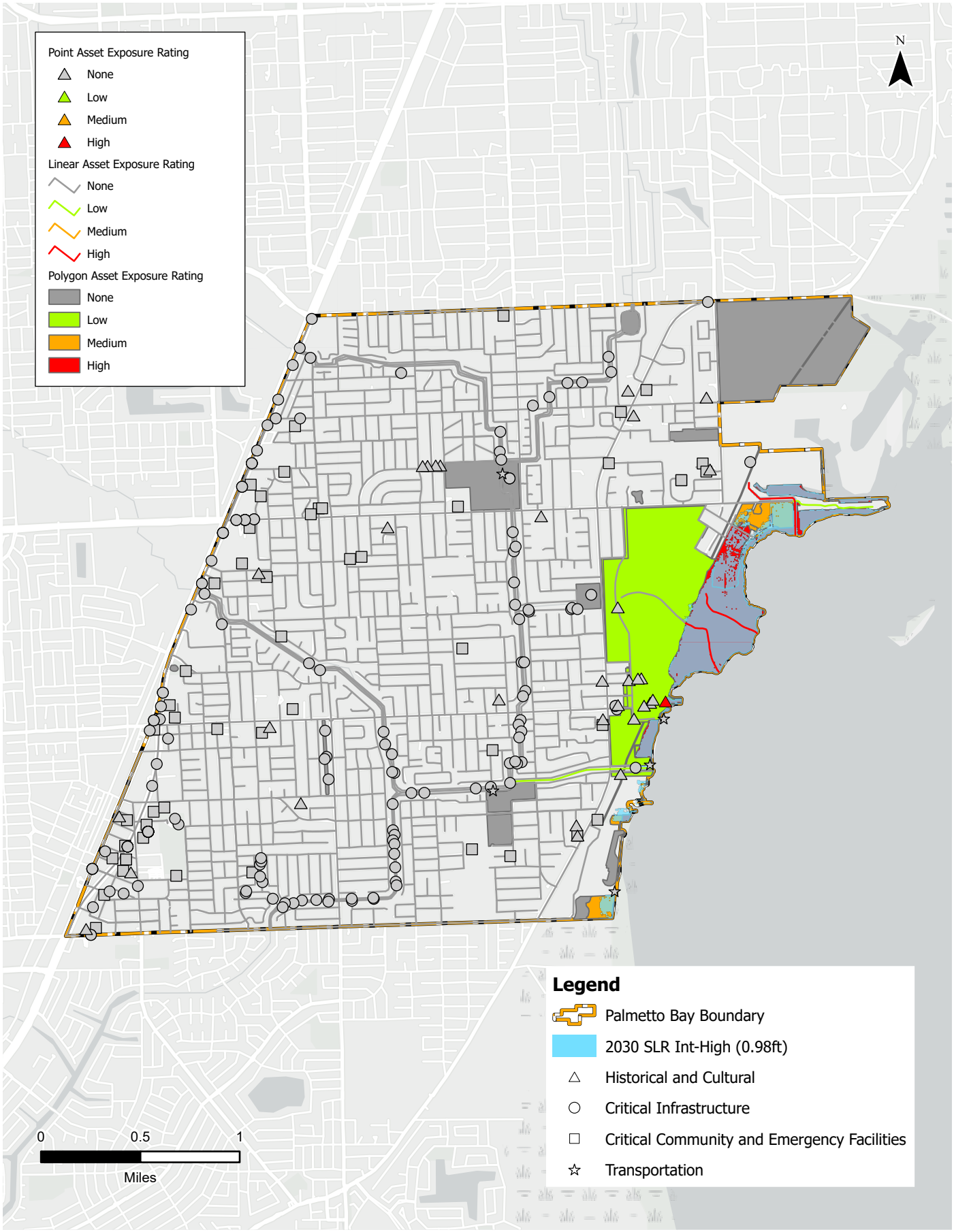


Figure B-41: Exposure Analysis: Storm Surge (5yr) & 2030 Sea Level Rise – Intermediate Low

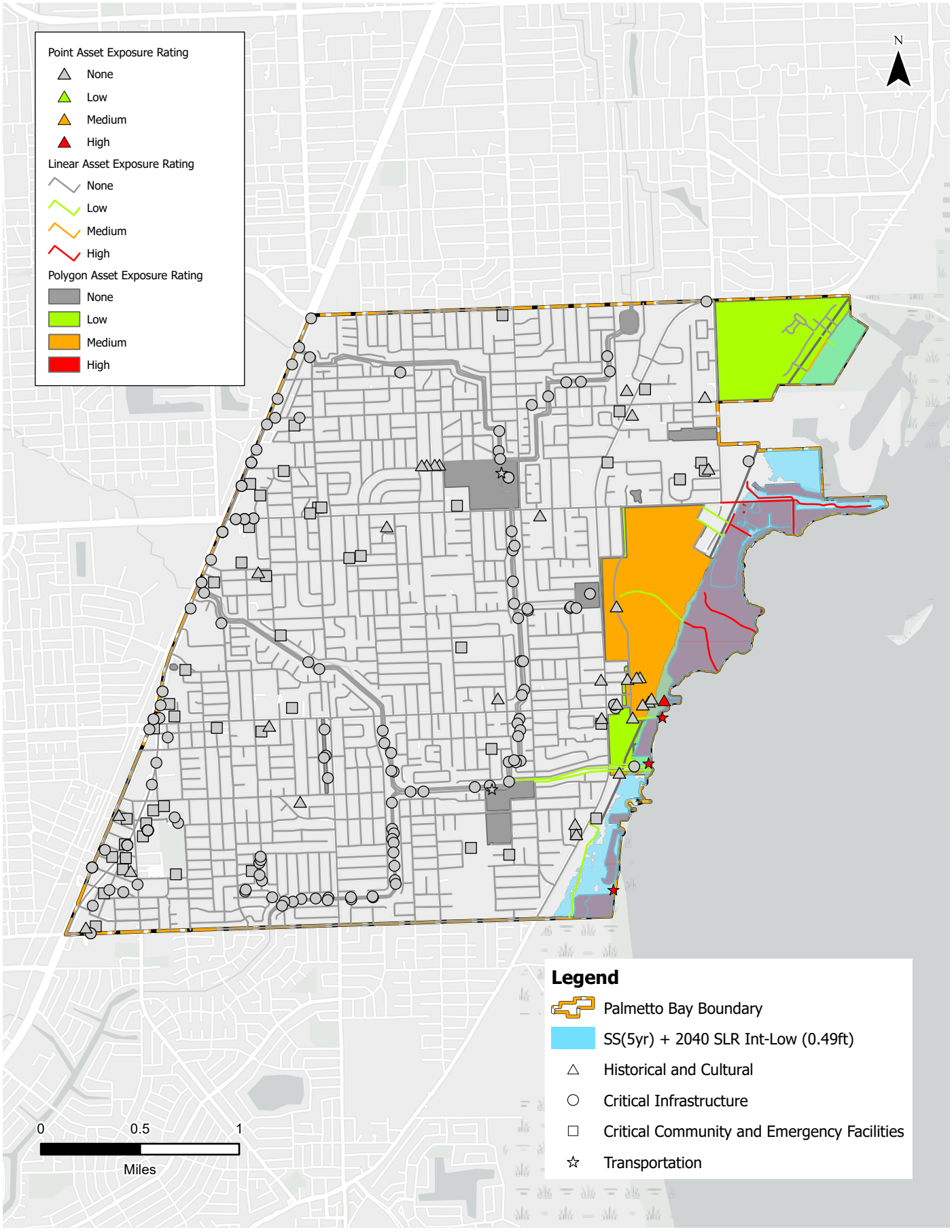


Figure B-42: Exposure Analysis: Storm Surge (5yr) & 2030 Sea Level Rise – Intermediate High

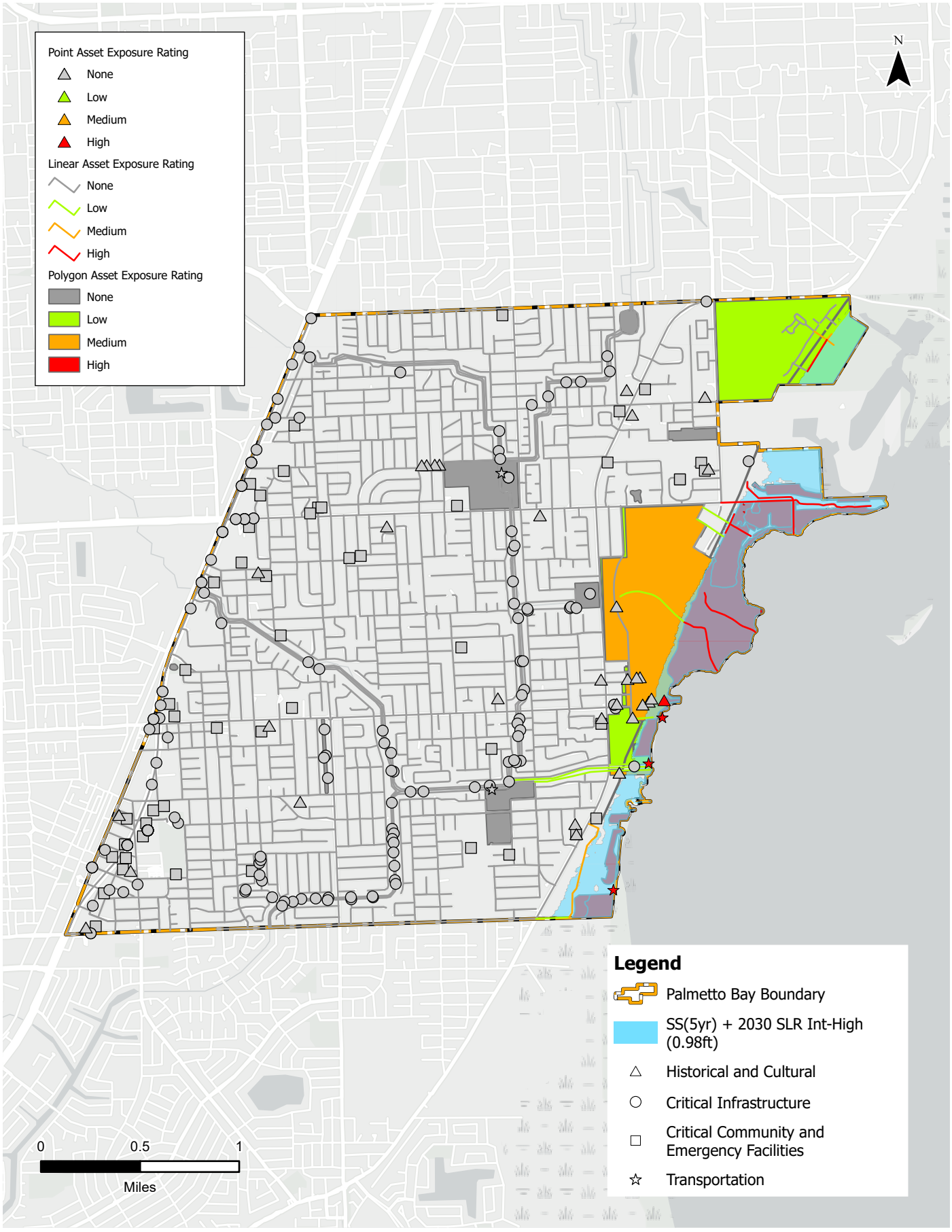


Figure B-43: Storm Surge (100yr) & 2030 Sea Level Rise – Intermediate Low

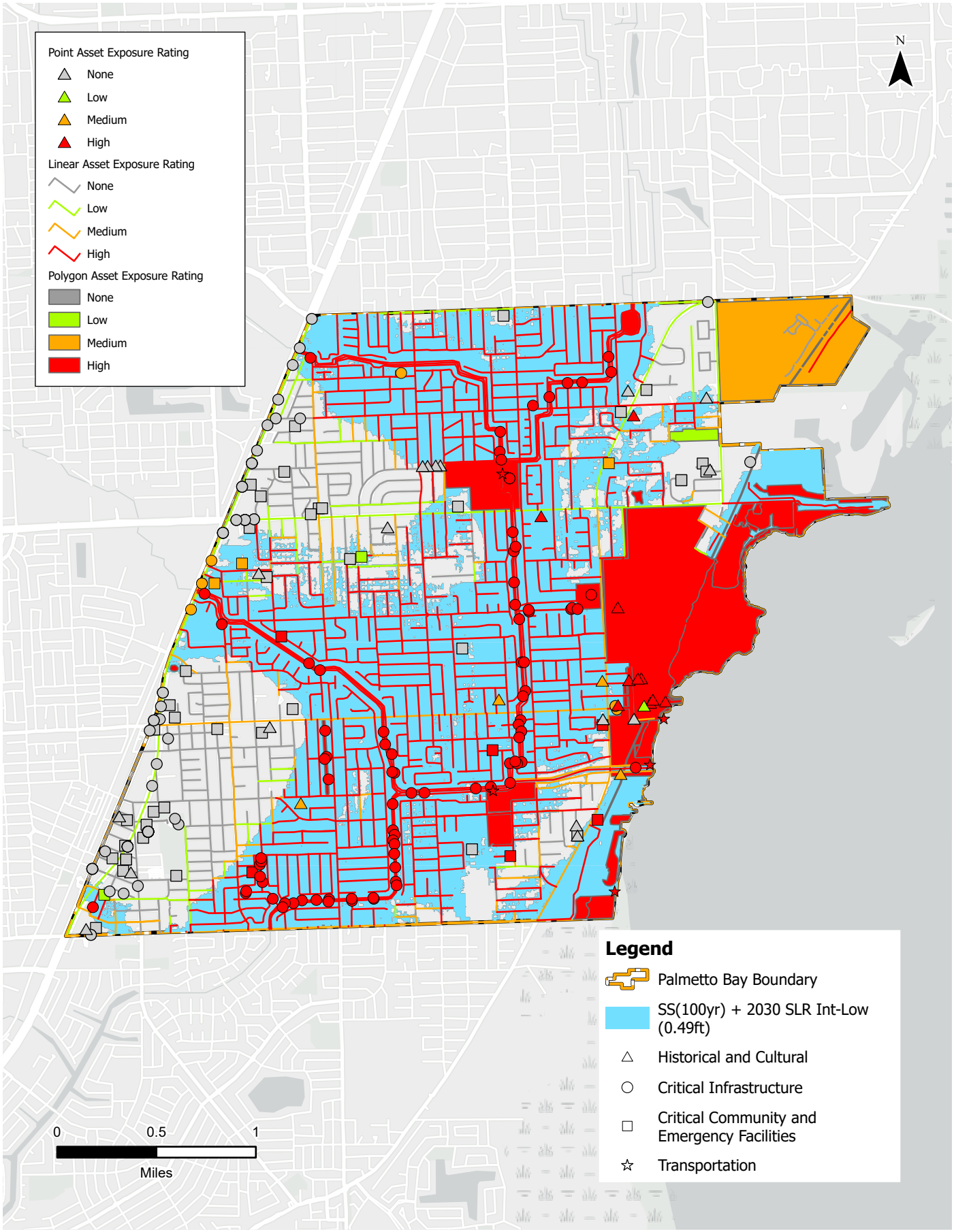


Figure B-44: Storm Surge (100yr) & 2030 Sea Level Rise – Intermediate High

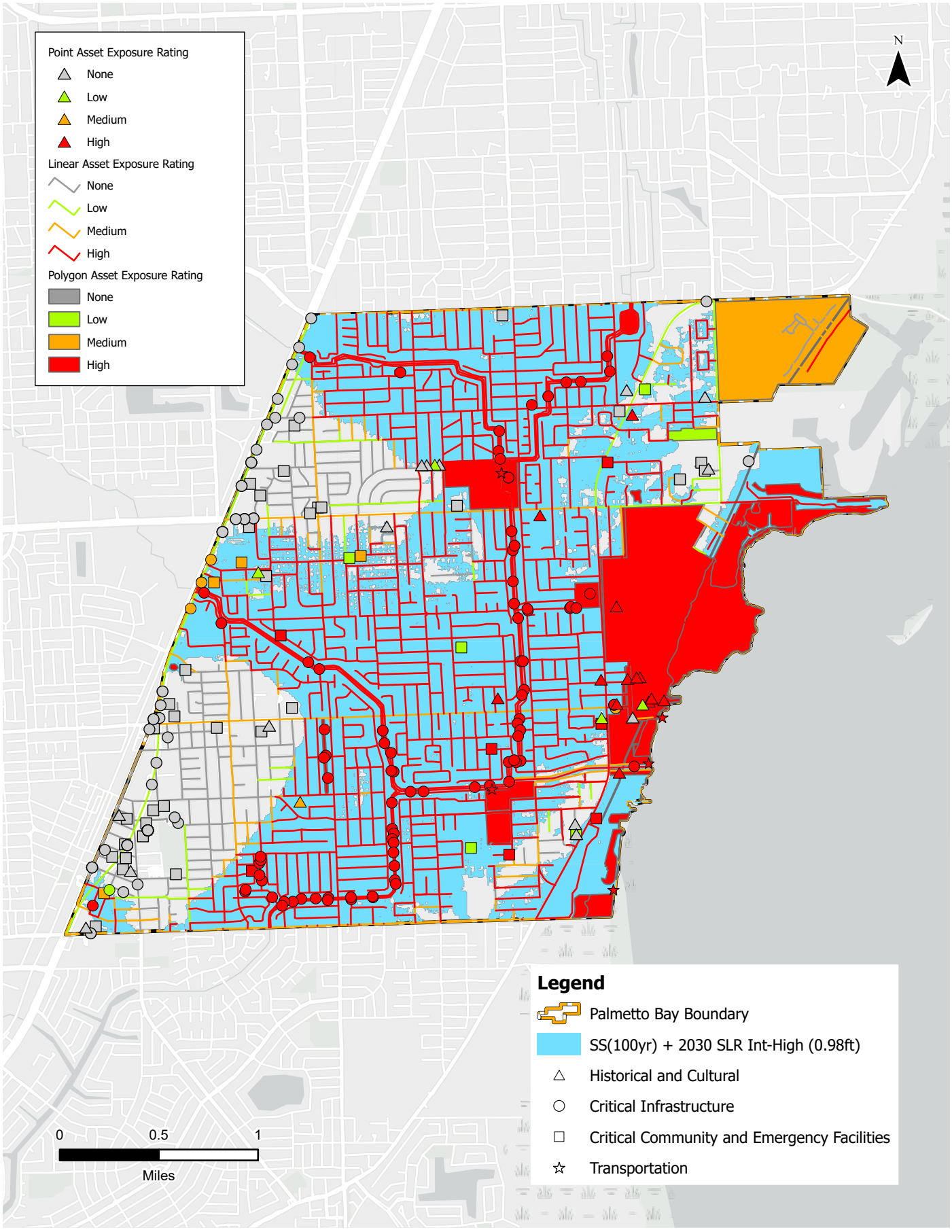


Figure B-45: Exposure Analysis: Storm Surge (1,000yr) & 2030 Sea Level Rise – Intermediate Low

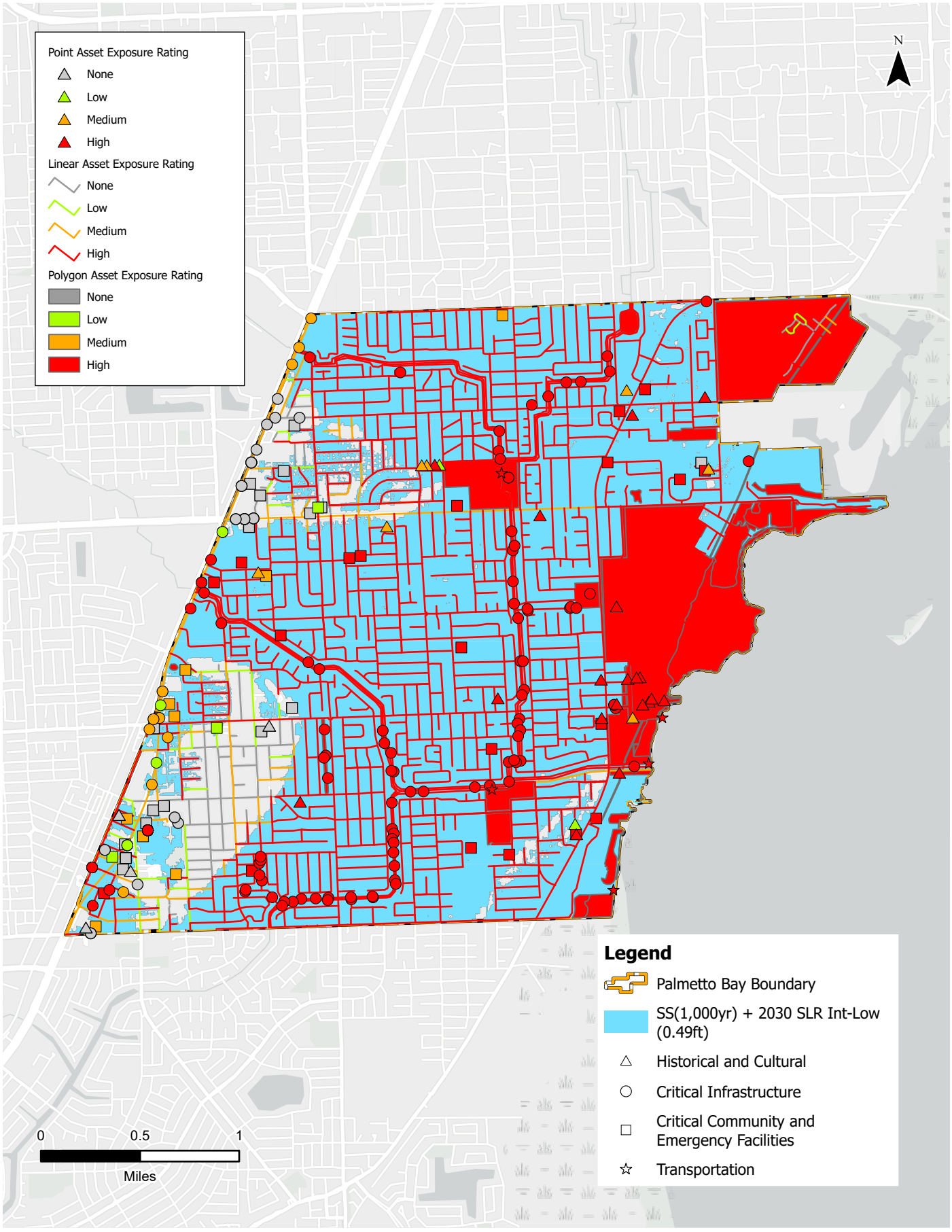


Figure B-46: Exposure Analysis: Storm Surge (1,000yr) & 2030 Sea Level Rise – Intermediate High

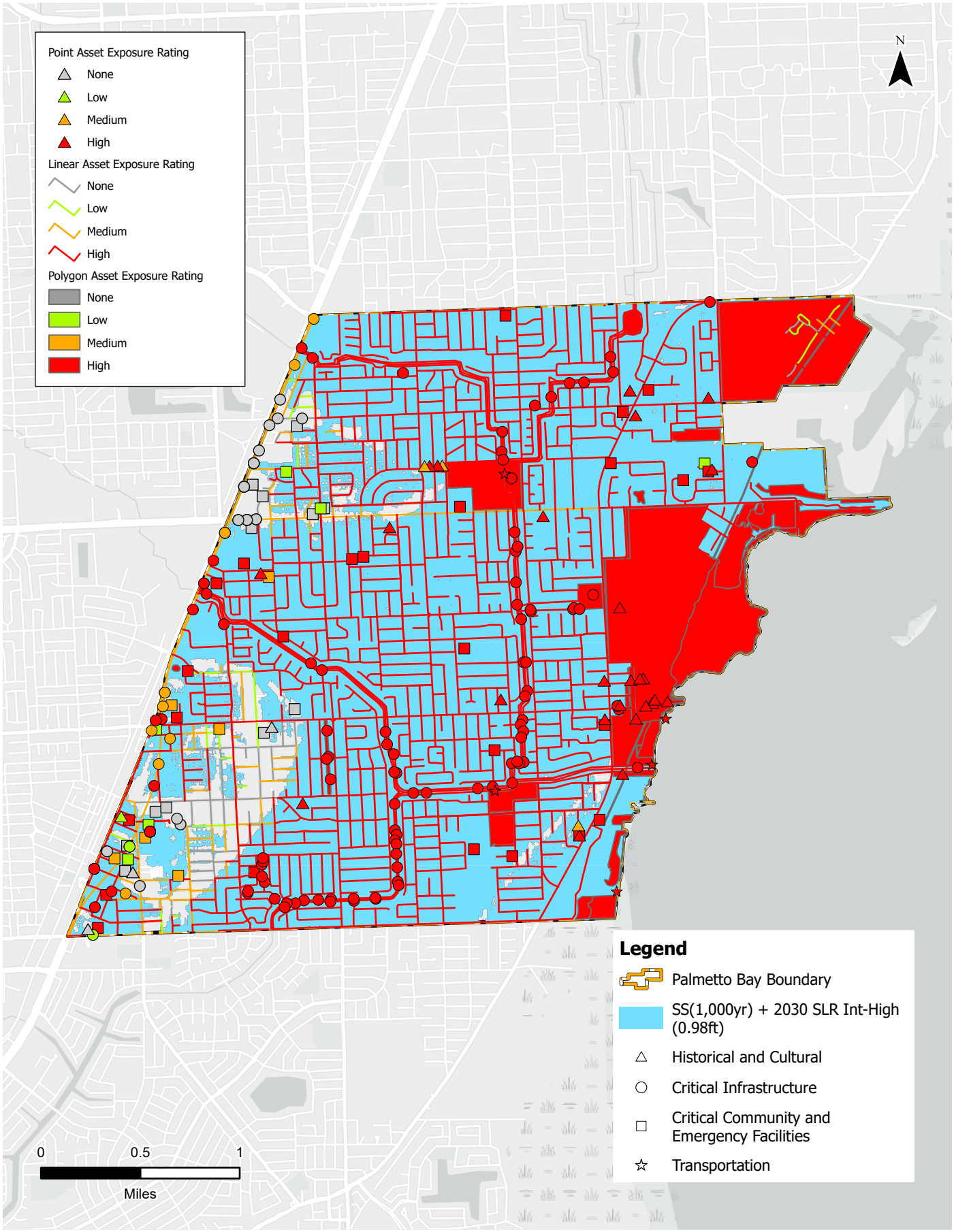


Figure B-47: Exposure Analysis: 2040 Sea Level Rise – Intermediate Low

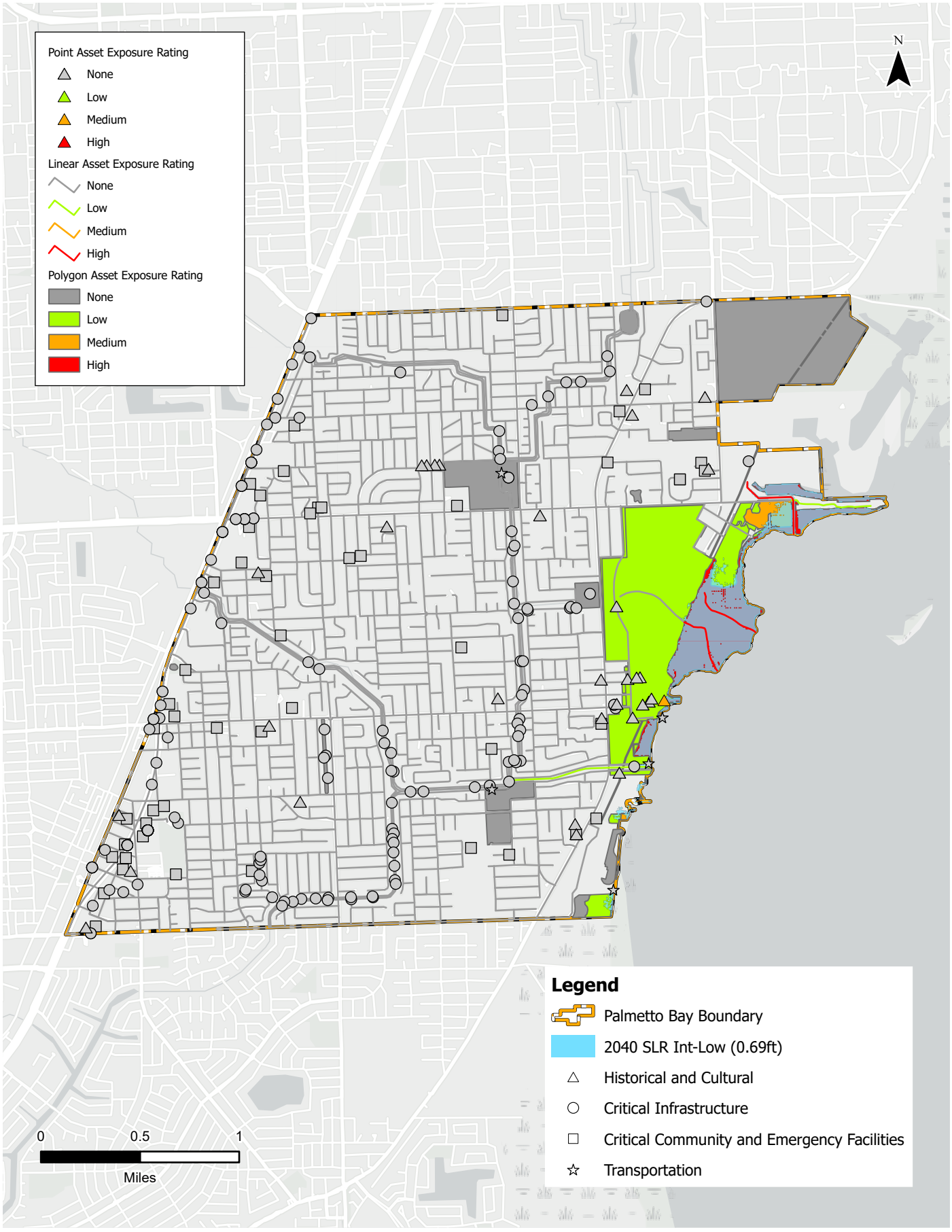


Figure B-48: Exposure Analysis: 2040 Sea Level Rise – Intermediate High

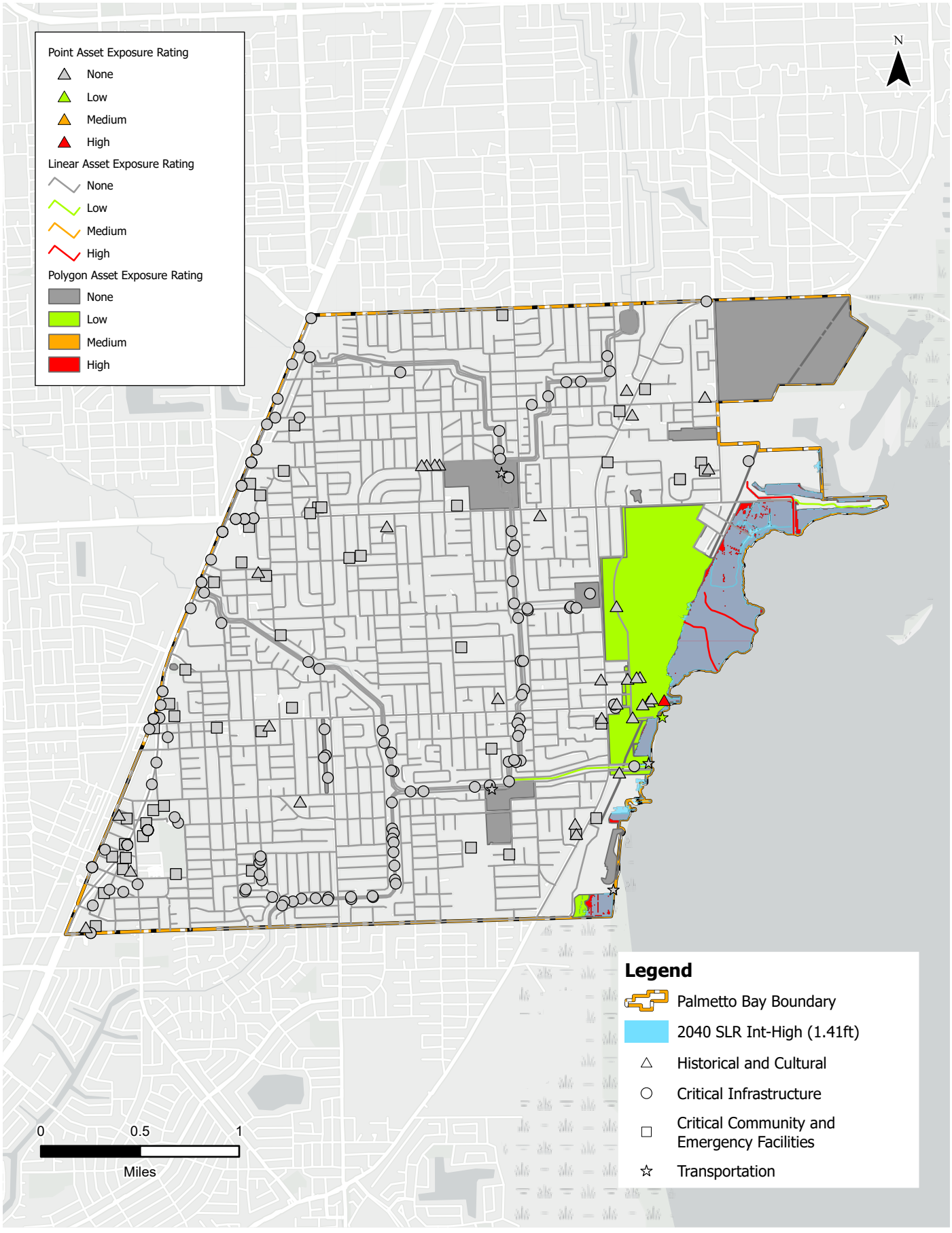


Figure B-49: Exposure Analysis: 25yr Precipitation Event & 1ft Sea Level Rise

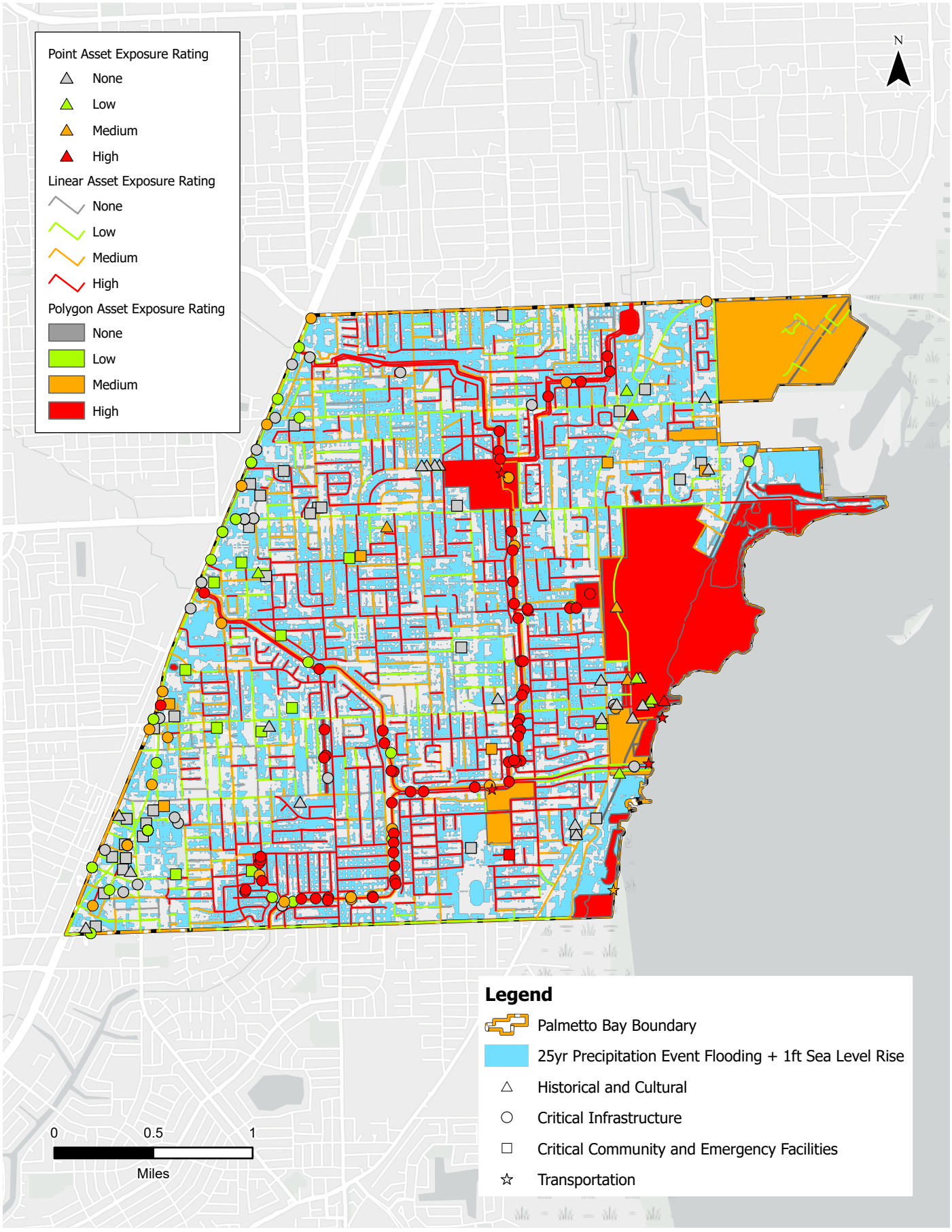


Figure B-50: Exposure Analysis: Storm Surge (5yr) & 2040 Sea Level Rise – Intermediate Low

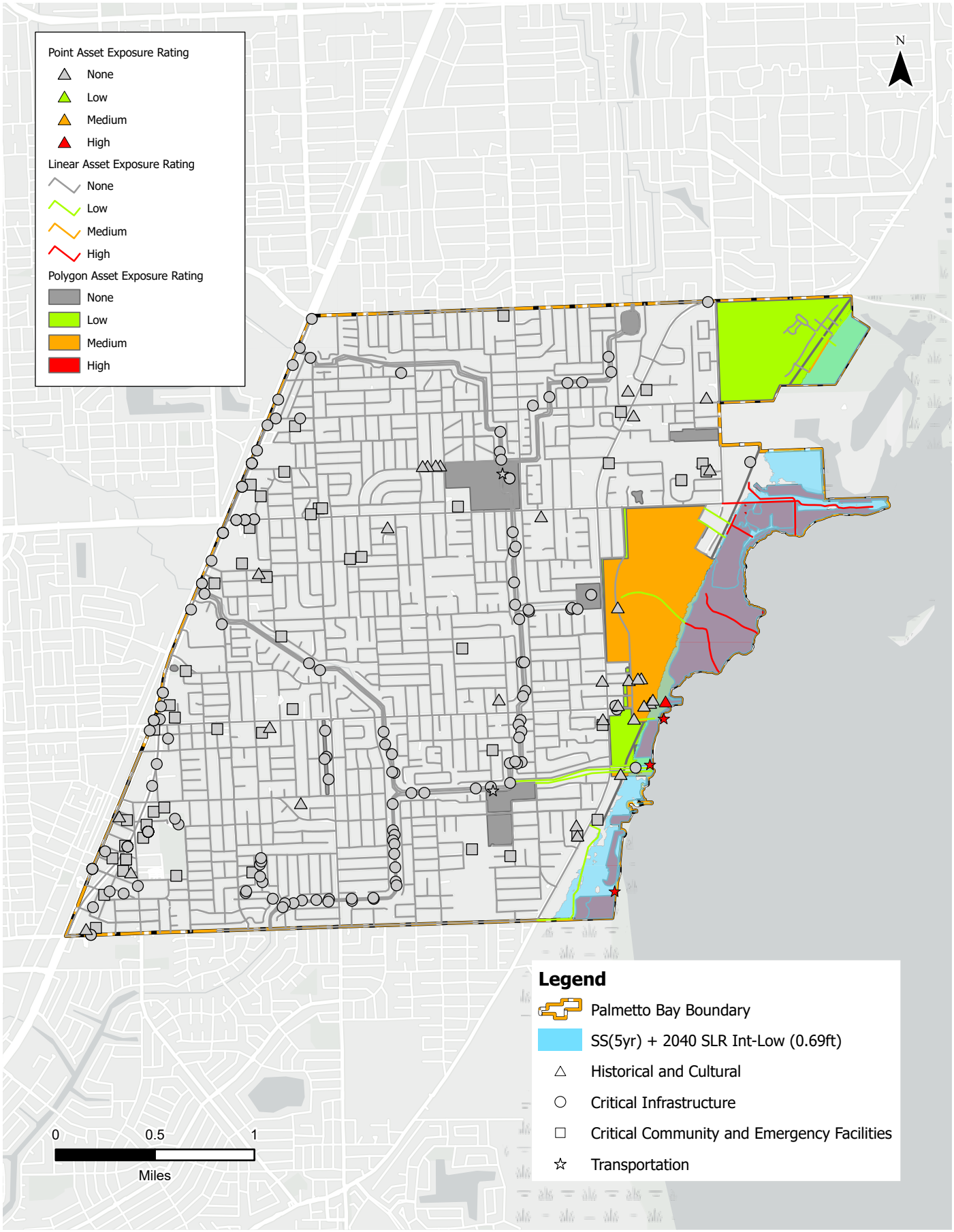


Figure B-51: Exposure Analysis: Storm Surge (5yr) & 2040 Sea Level Rise – Intermediate High

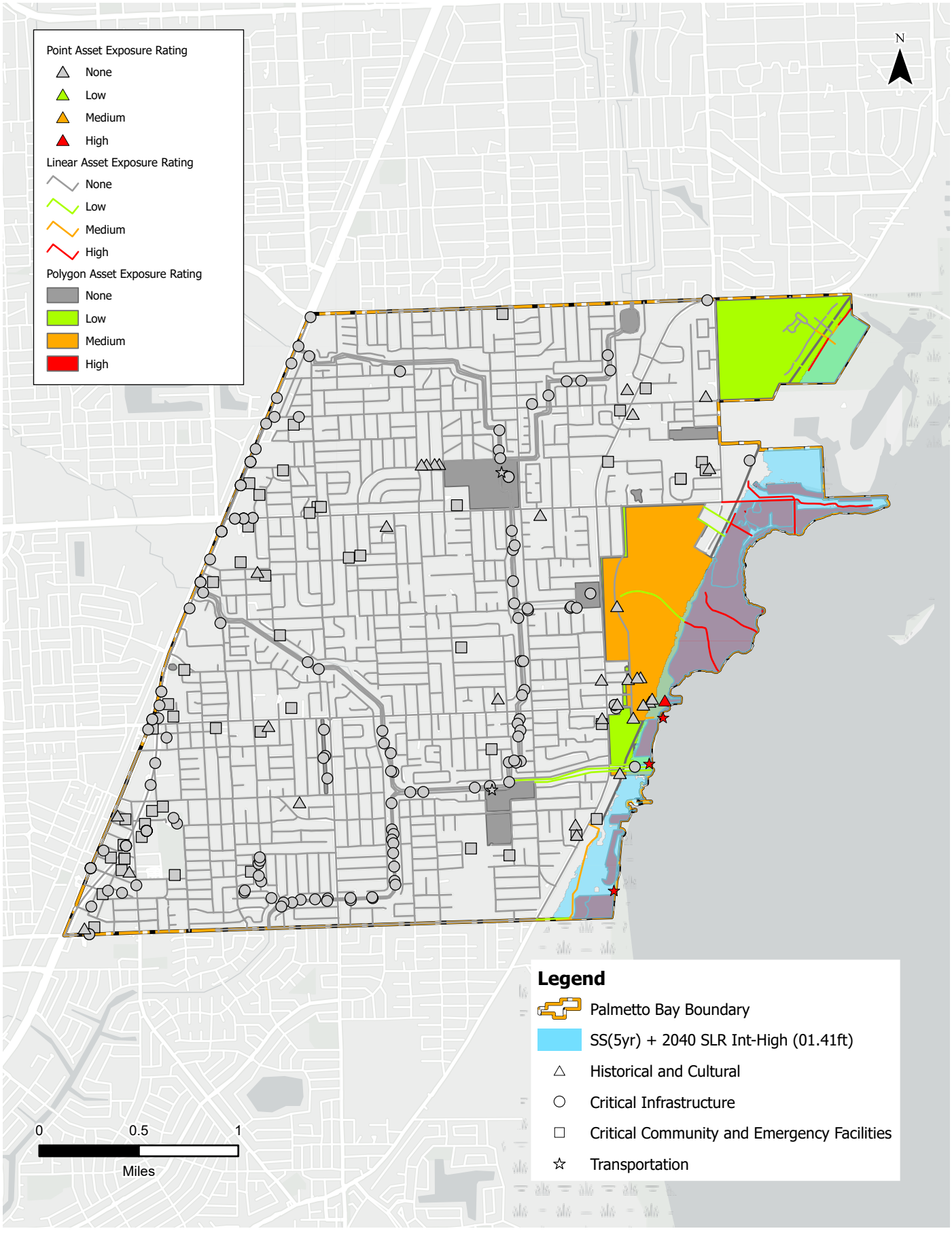


Figure B-52: Exposure Analysis: Storm Surge (100yr) & 2040 Sea Level Rise – Intermediate Low

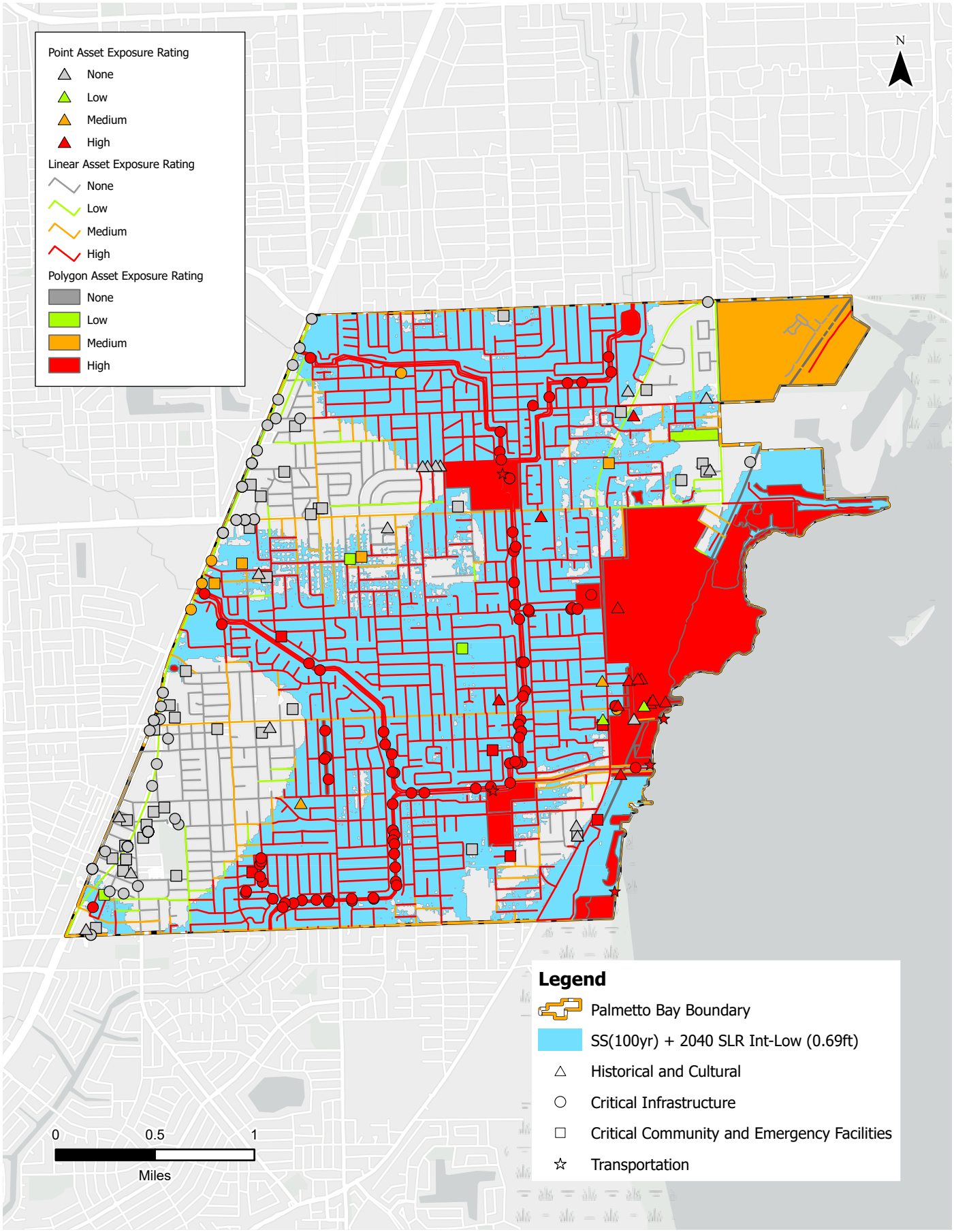


Figure B-53: Exposure Analysis: Storm Surge (100yr) & 2040 Sea Level Rise – Intermediate High

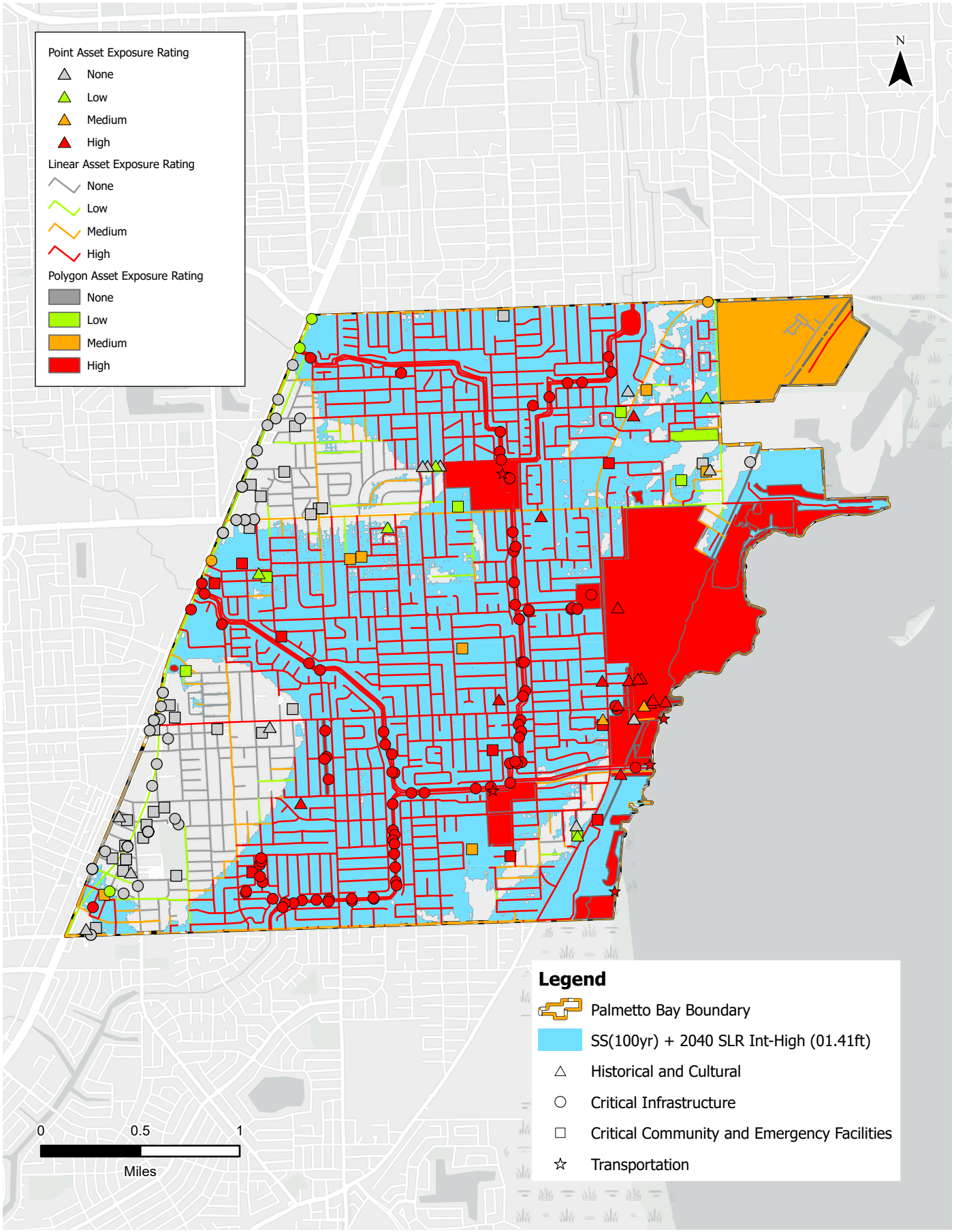


Figure B-54: Exposure Analysis: Storm Surge (1,000yr) & 2040 Sea Level Rise – Intermediate Low

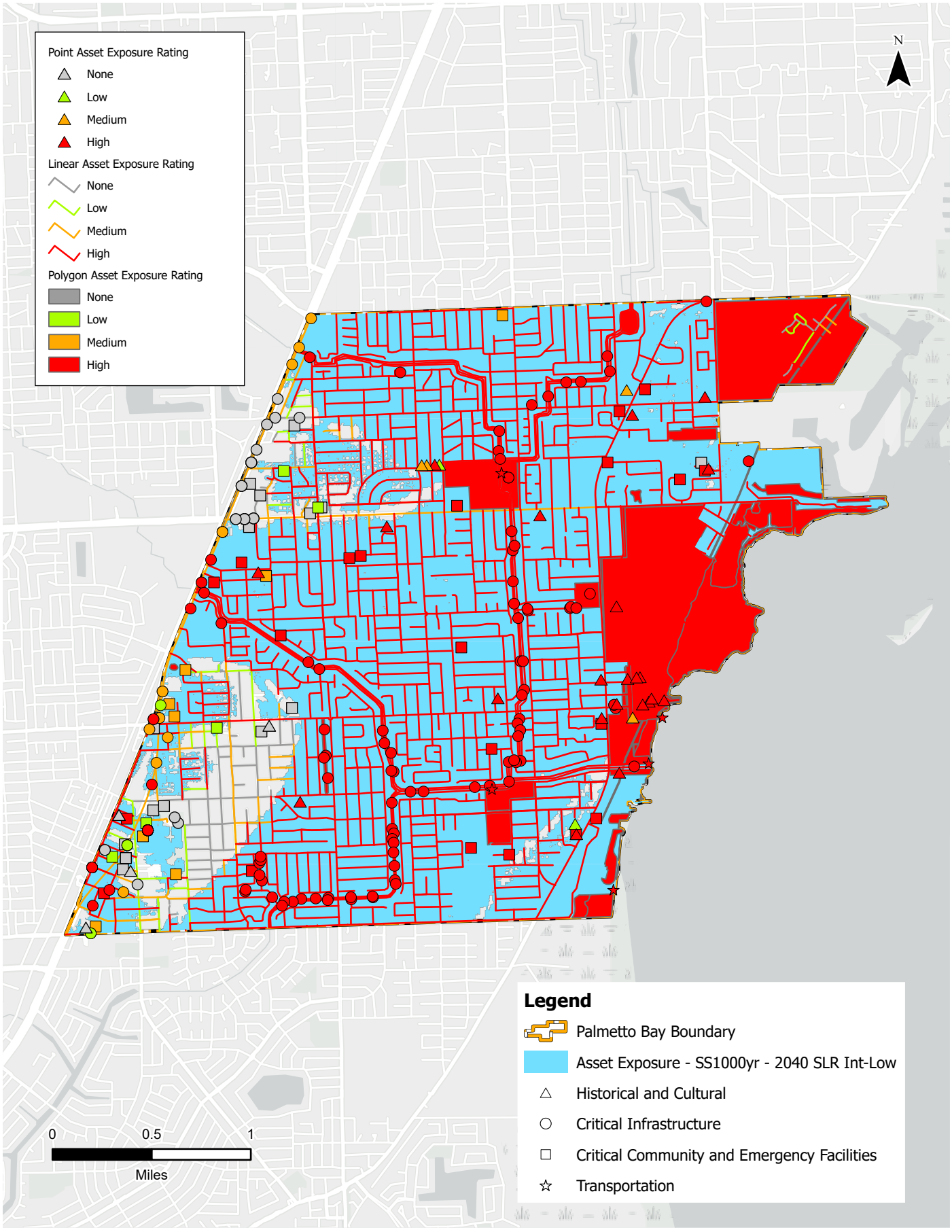


Figure B-55: Exposure Analysis: Storm Surge (1,000yr) & 2040 Sea Level Rise – Intermediate High

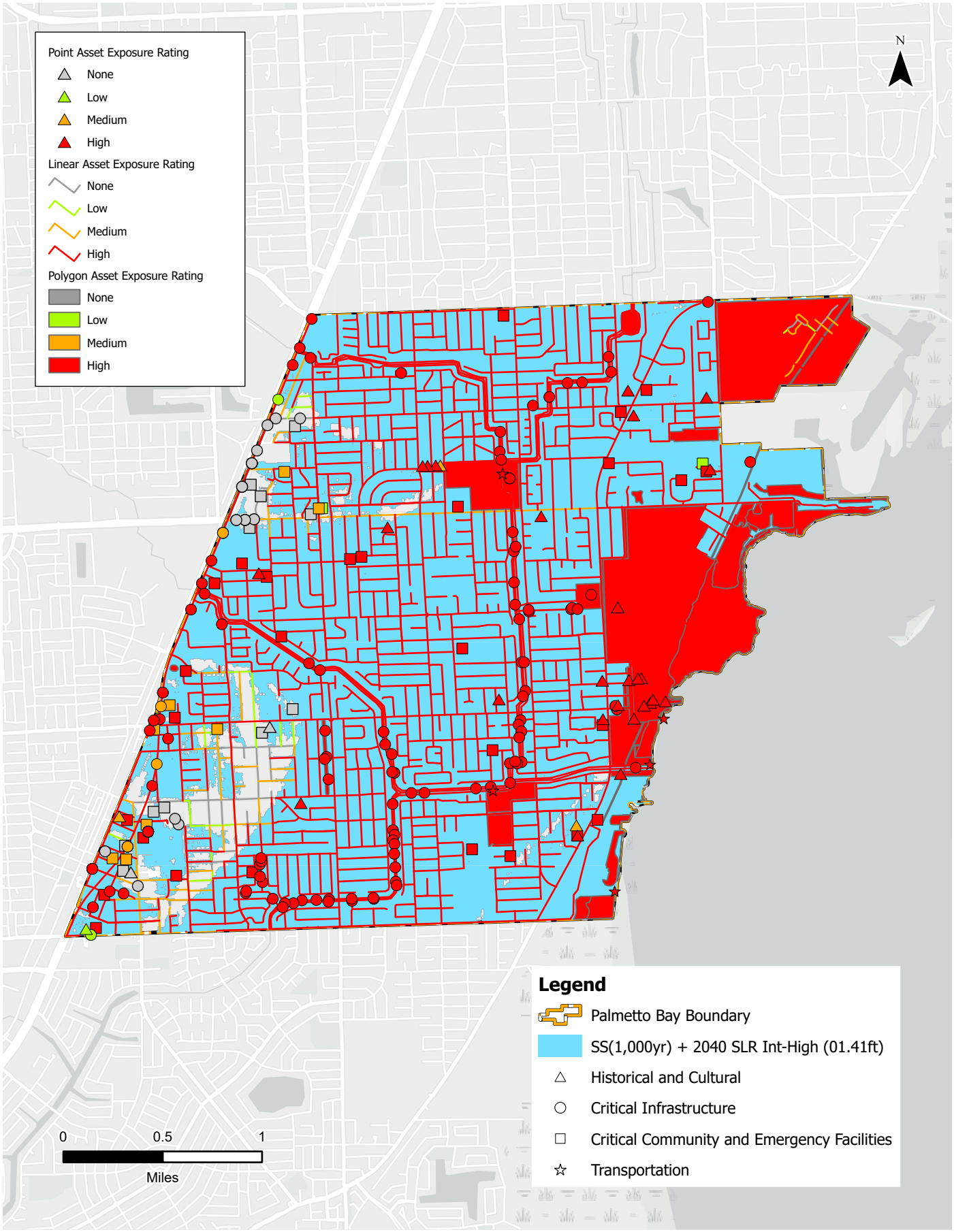


Figure B-56: Exposure Analysis: 2070 Sea Level Rise – Intermediate Low

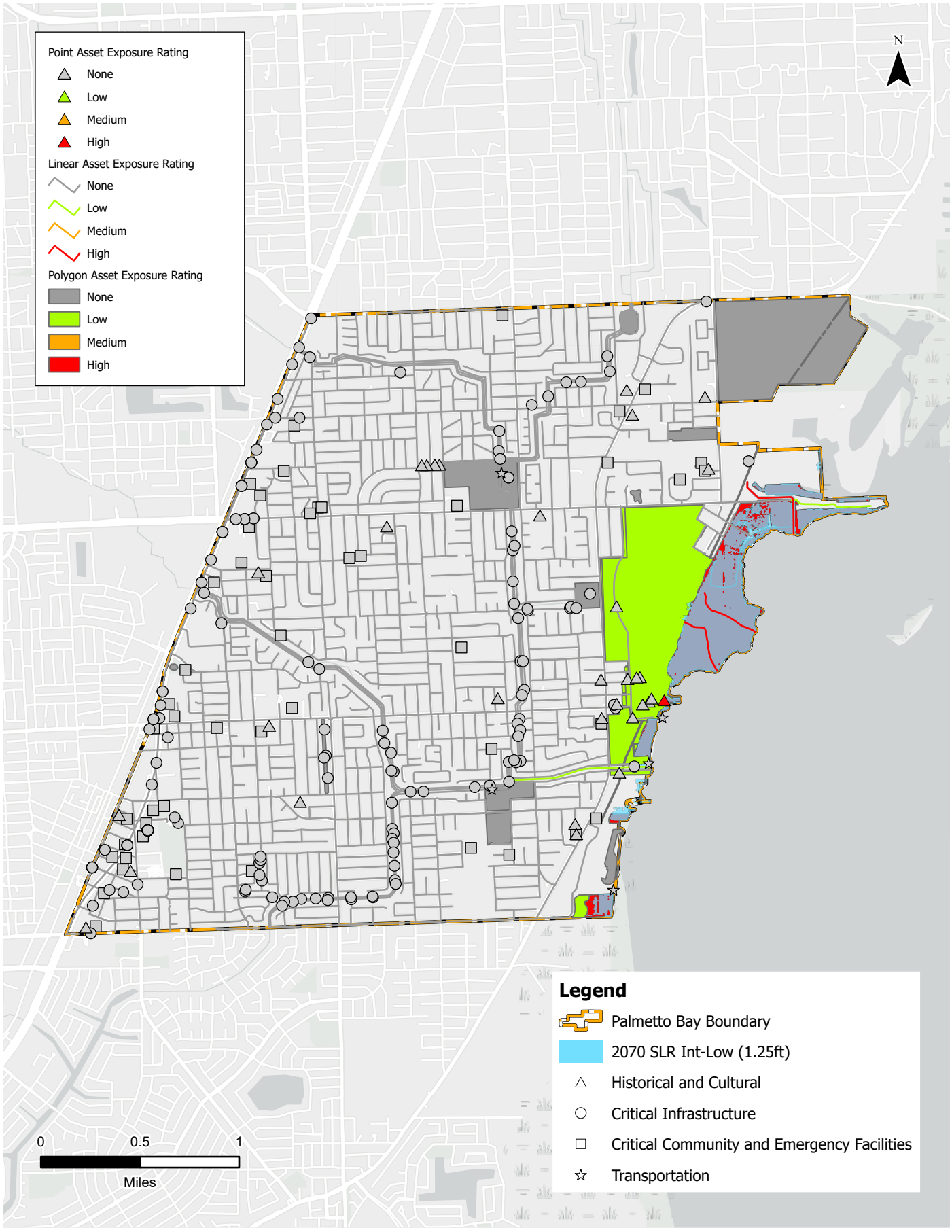


Figure B-57: Exposure Analysis: 2070 Sea Level Rise – Intermediate High

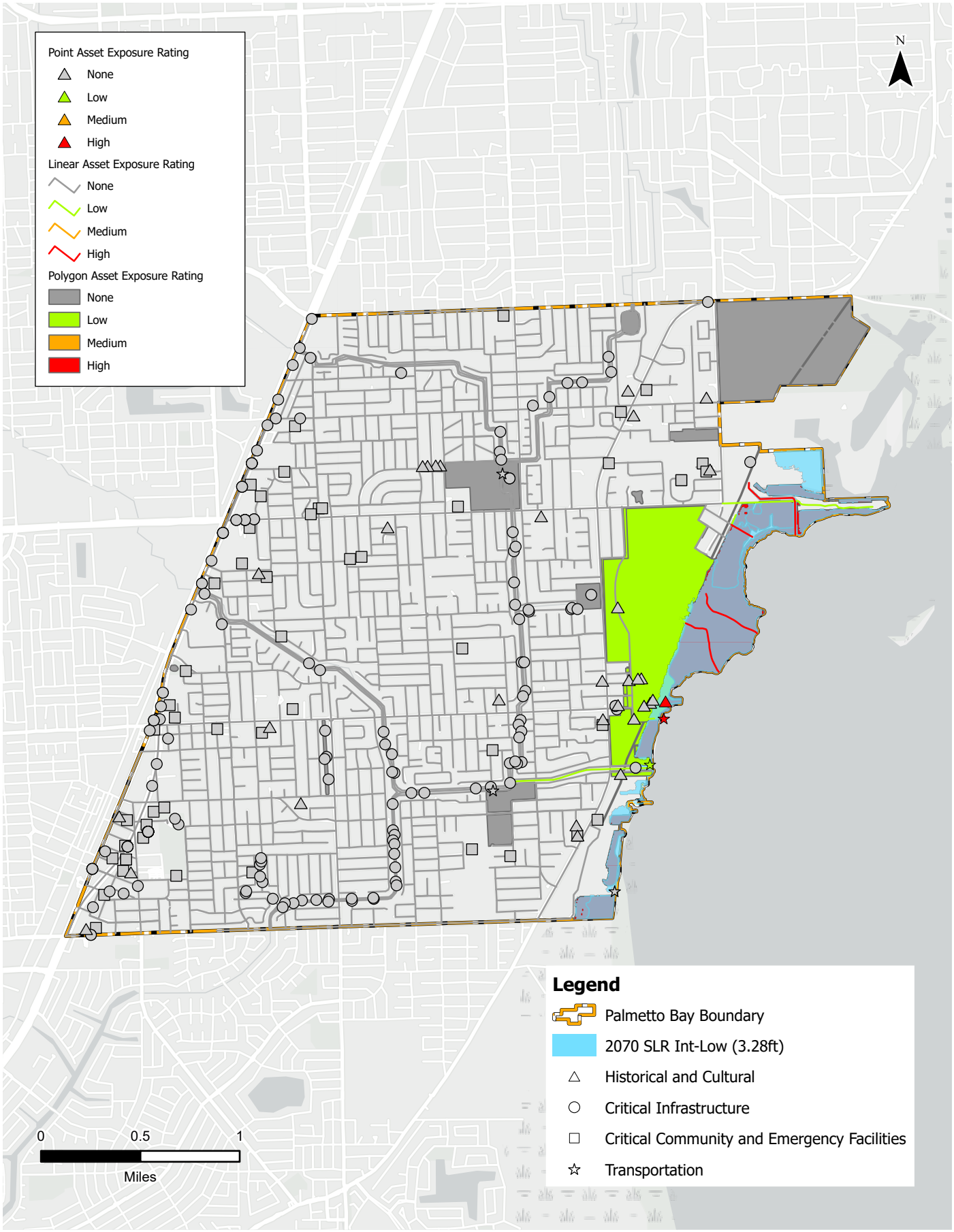


Figure B-58: Exposure Analysis: 25yr Precipitation Event & 2ft Sea Level Rise

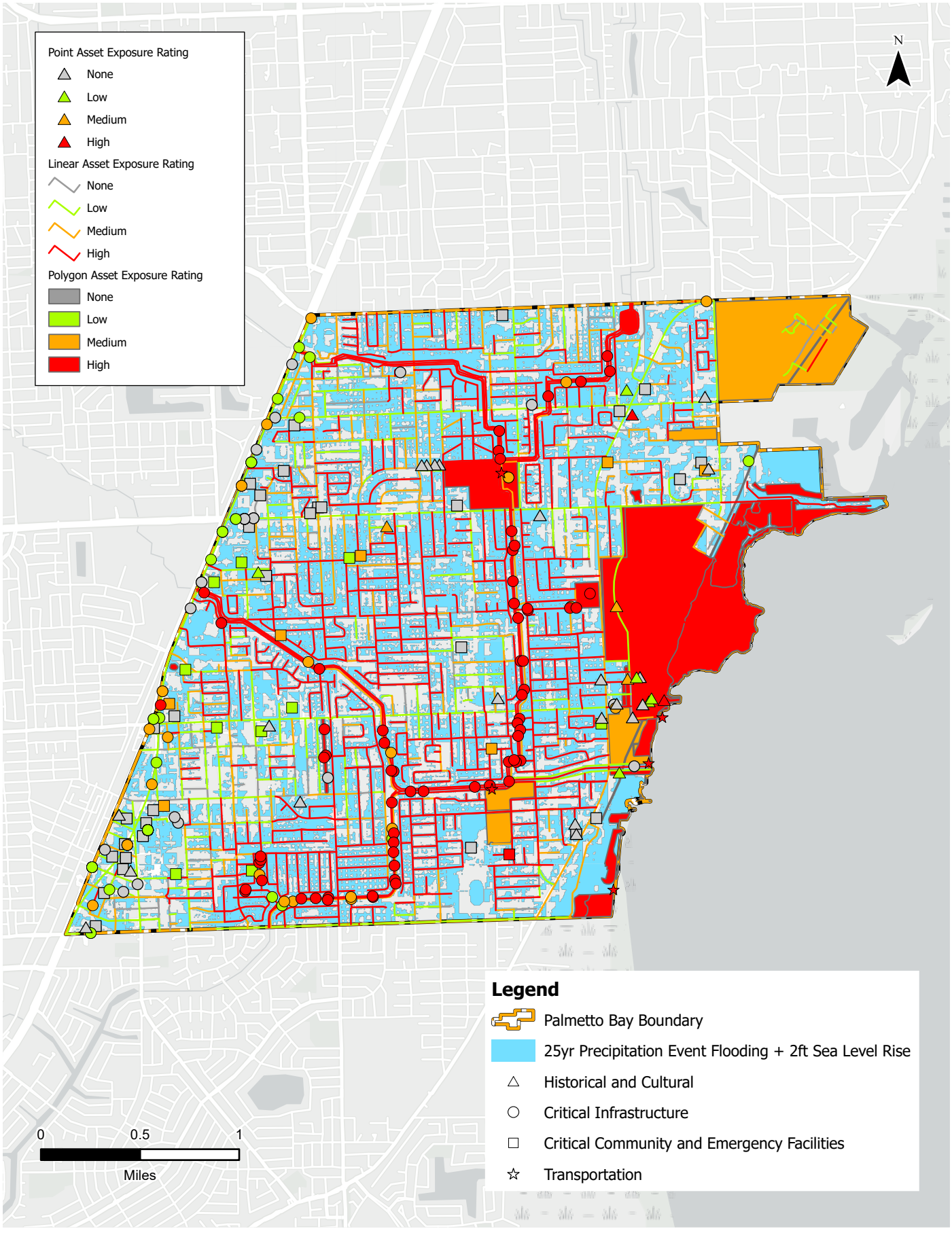


Figure B-59: Exposure Analysis: Storm Surge (5yr) & 2070 Sea Level Rise – Intermediate Low

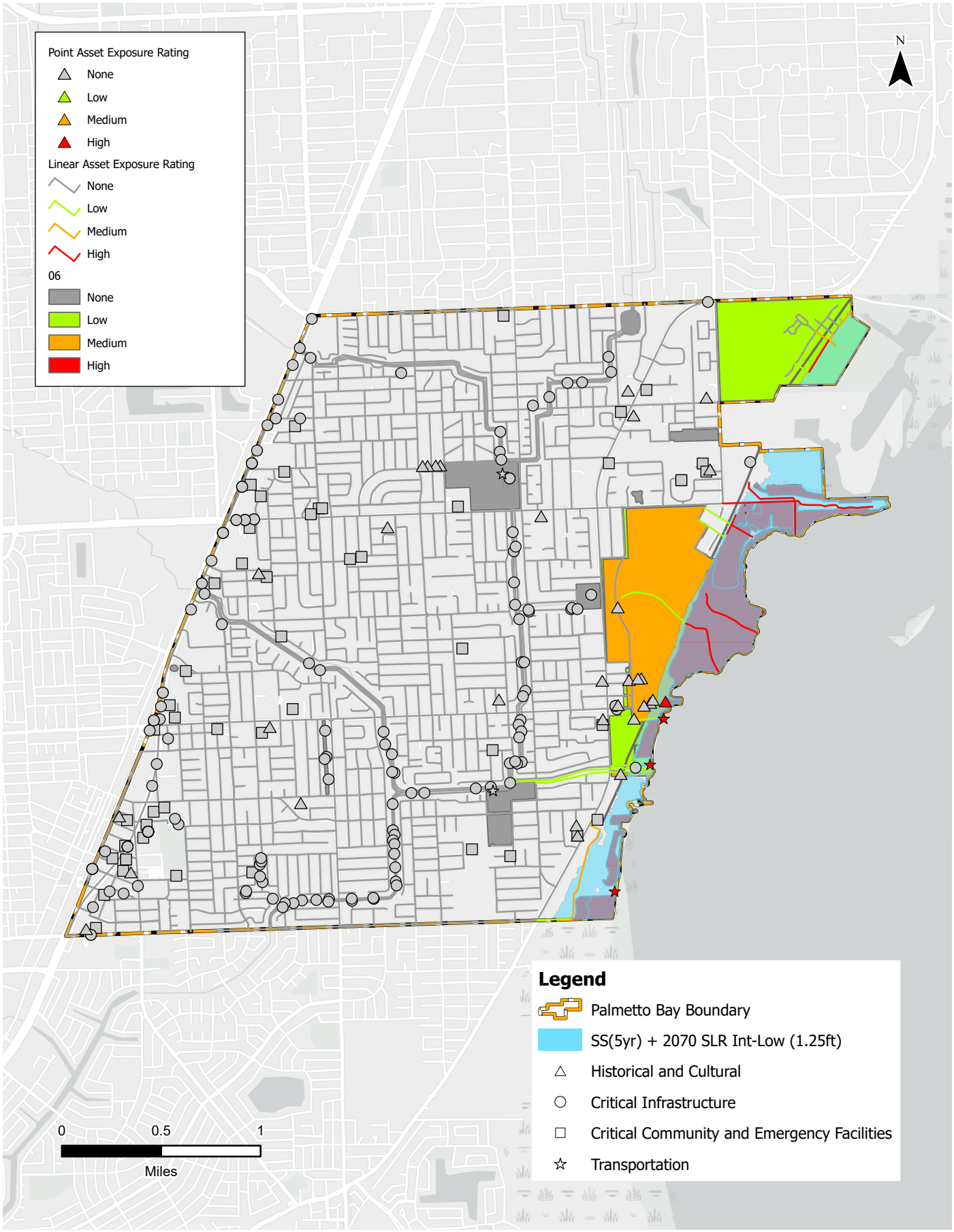


Figure B-60: Exposure Analysis: Storm Surge (5yr) & 2070 Sea Level Rise – Intermediate High

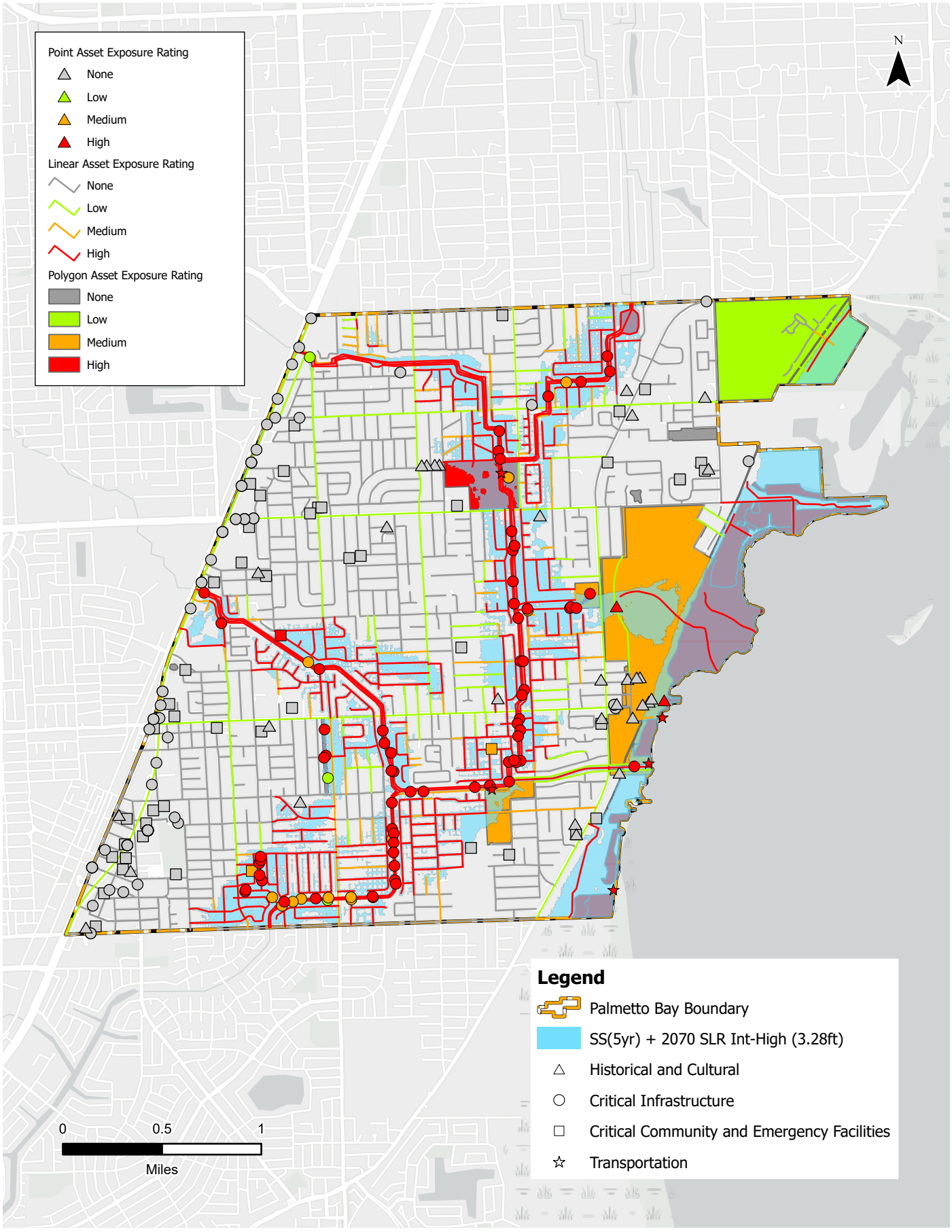


Figure B-61: Exposure Analysis: Storm Surge (100yr) & 2070 Sea Level Rise – Intermediate Low

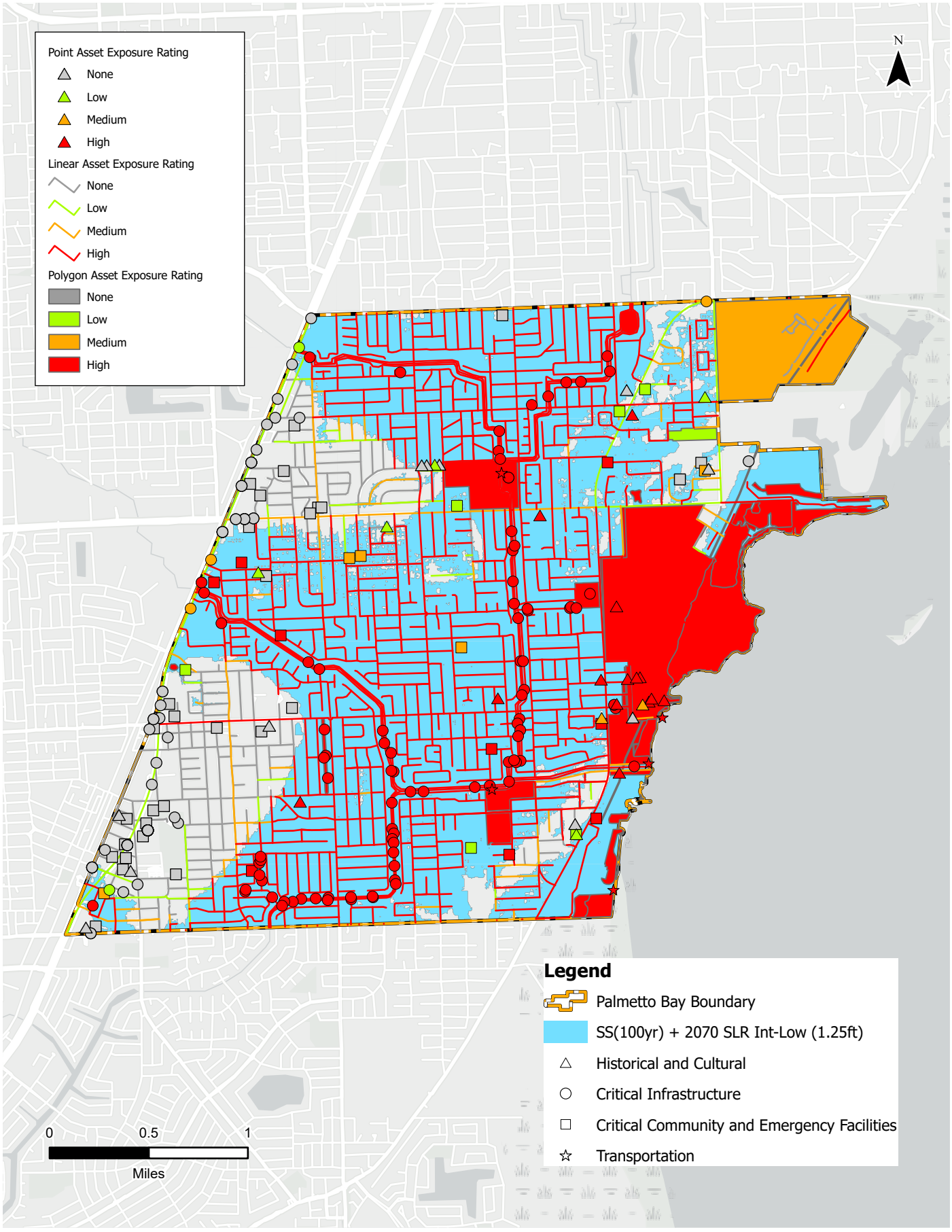


Figure B-62: Exposure Analysis: Storm Surge (100yr) & 2070 Sea Level Rise – Intermediate High

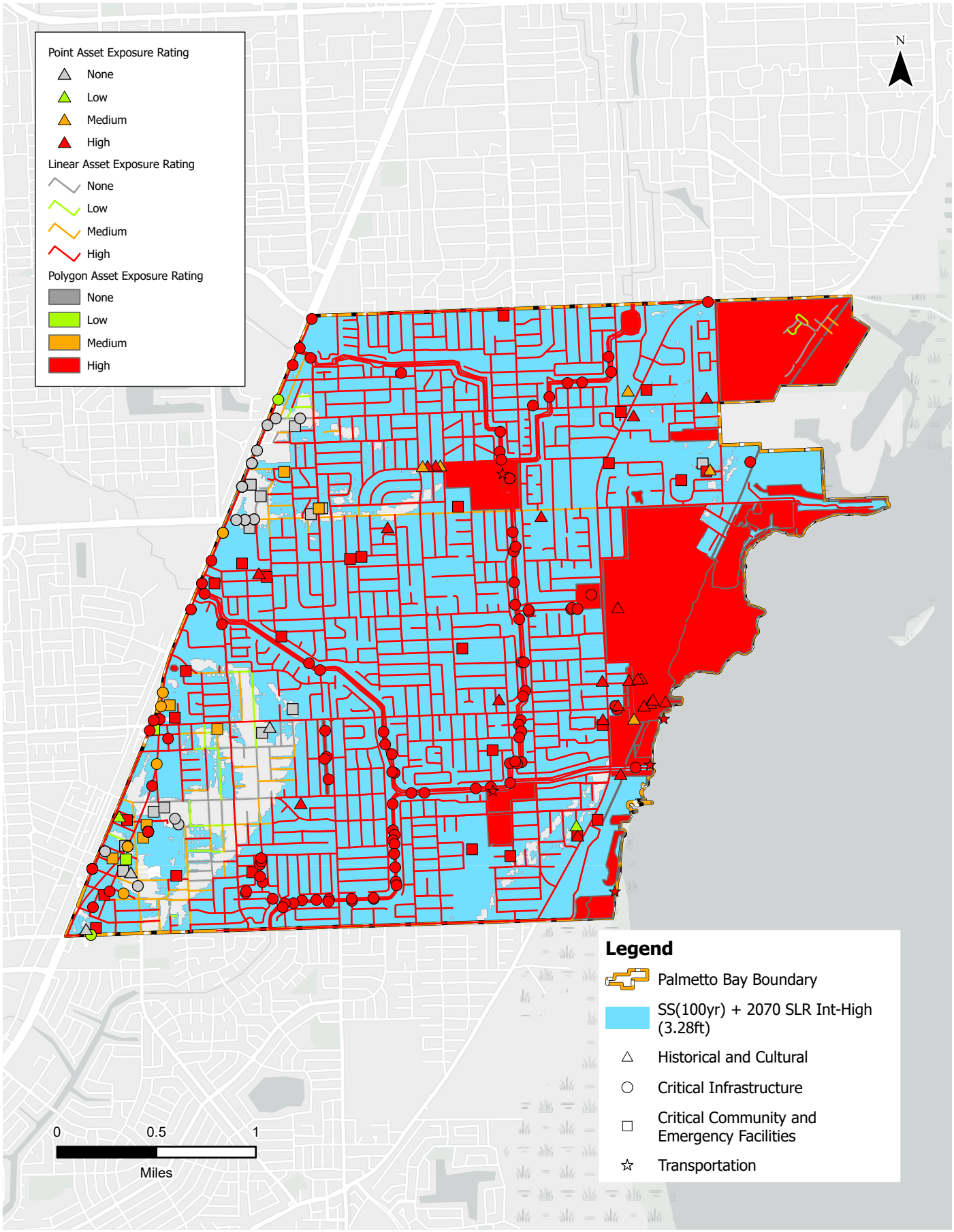


Figure B-63: Exposure Analysis: Storm Surge (1,000yr) & 2070 Sea Level Rise – Intermediate Low

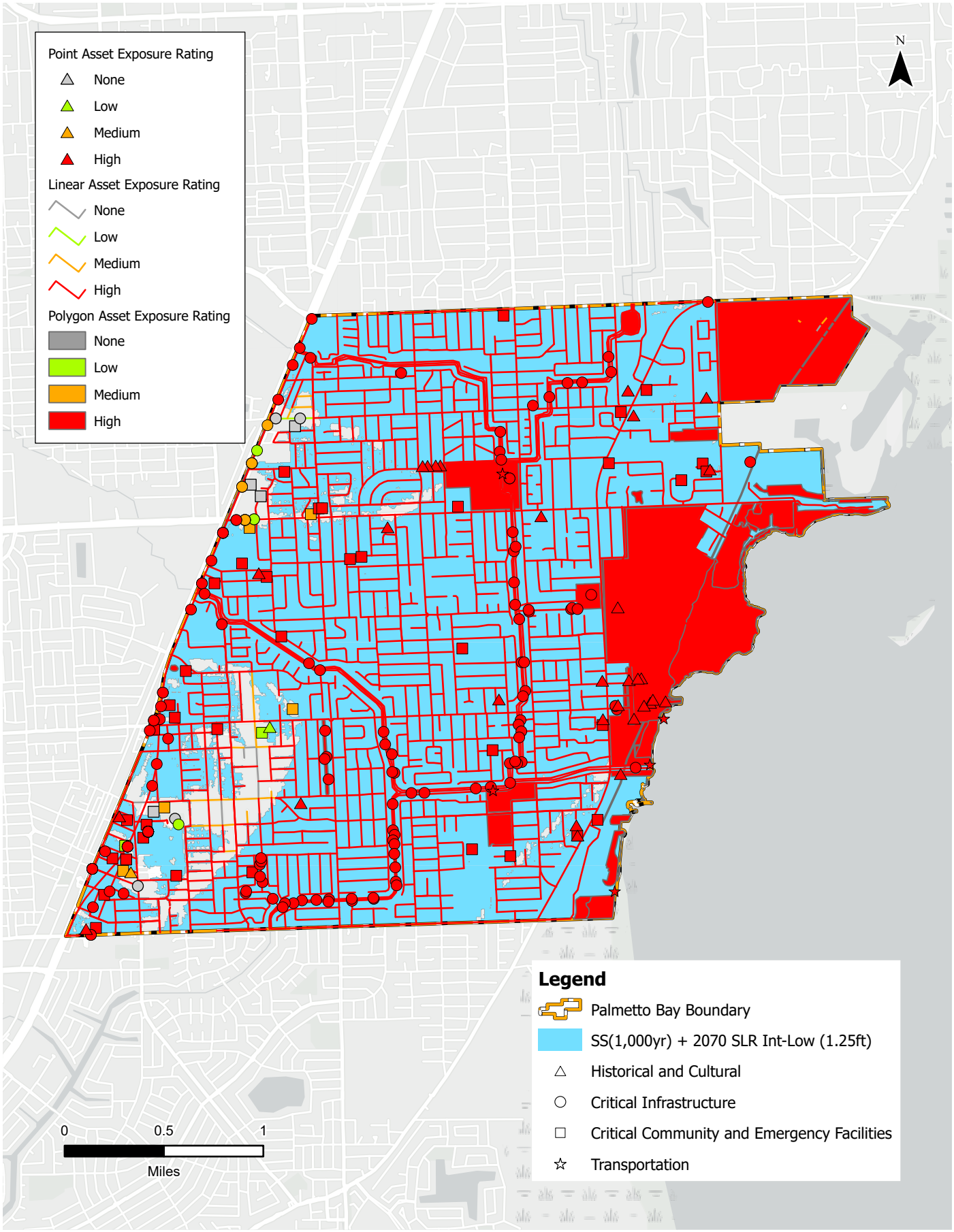
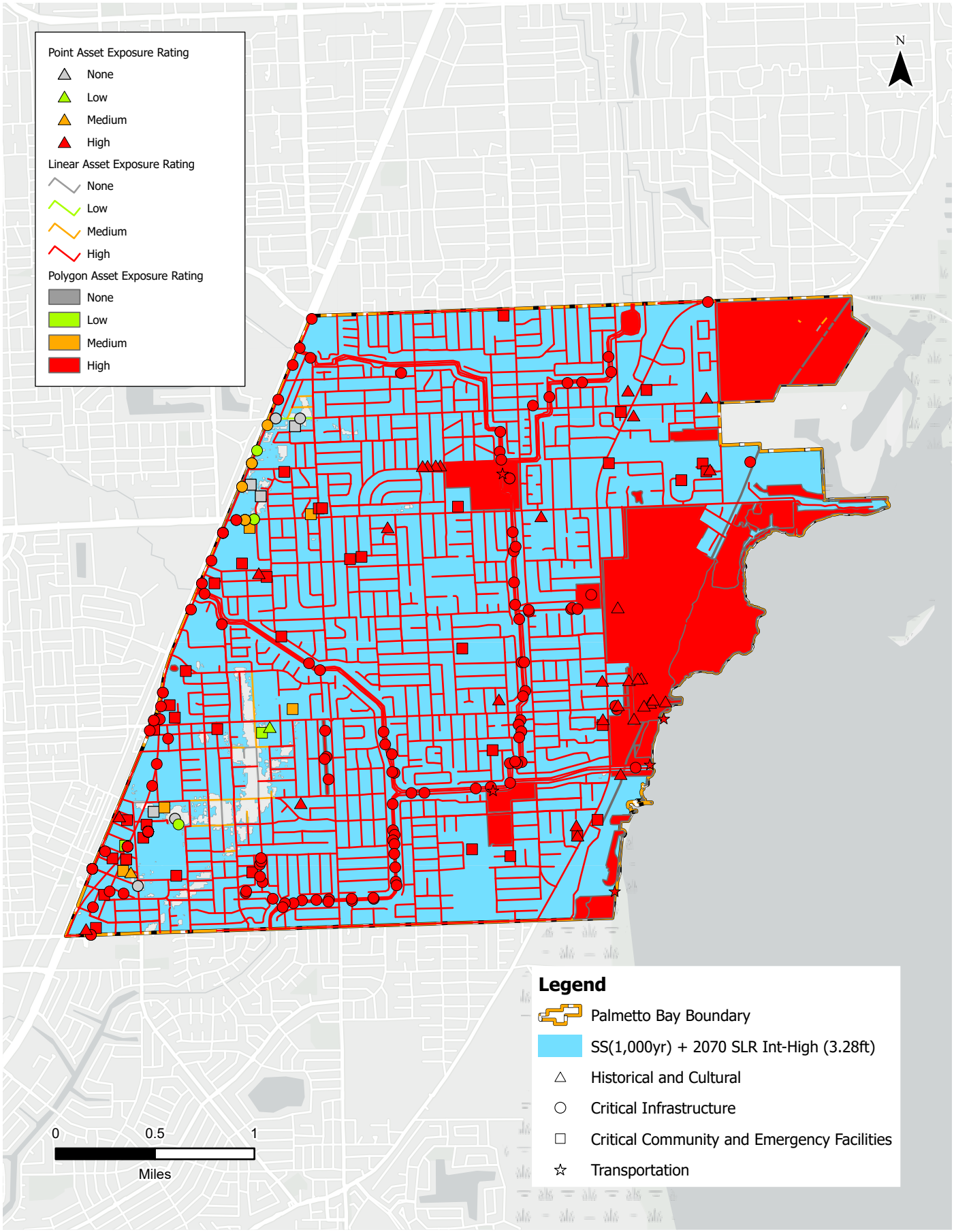


Figure B-64: Exposure Analysis: Storm Surge (1,000yr) & 2070 Sea Level Rise – Intermediate High



APPENDIX C

STORMWATER POCKET PARKS: LOCATION EVALUATION

The map below displays the proposed locations for the Stormwater Pocket Parks as well as an overview of existing open space and parks. Agricultural parcels are also included on this map, as these areas have been identified by the Palmetto Bay Parks Master Plan as potential parcels to convert to pocket parks. It should be noted that several of these parcels are privately owned and vacant – no agricultural uses are implemented on these properties.

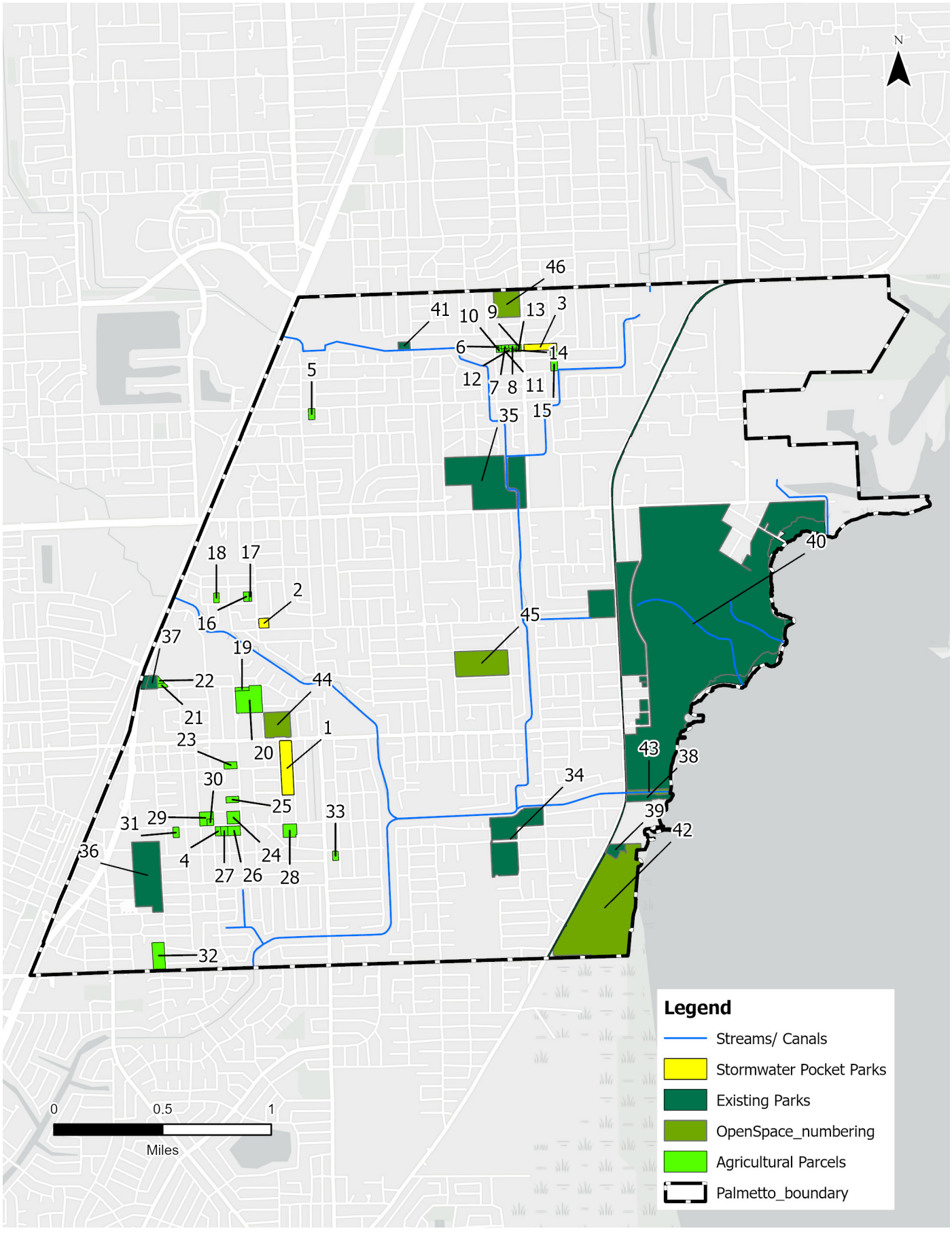
Each parcel has been assigned a number. The table below details occupancy information and ownership information for each parcel if available. This information is intended to support the Village in identifying potential locations for new parks, identify gaps in park locations, and explore opportunities for coordination, partnerships, or acquisition. It should be noted that not all of the identified parcels are available or suitable for new park locations. Some locations already have existing uses, such as school playgrounds or fields, or existing parks.

Table C-1: Parks and Open Space Parcel Type and Ownership Type

Number	Parcel Type	Ownership Type
1	Stormwater Pocket Park	Public Vacant (Village)
2	Stormwater Pocket Park	Public Vacant (County)
3	Stormwater Pocket Park	Public Vacant (Florida Power and Light; County)
4	Agricultural	Private Vacant: Residential
5	Agricultural	Private: Residential - Single Family : 1 Unit
6	Agricultural	Private Vacant: Residential w
7	Agricultural	Private Vacant: Residential
8	Agricultural	Private Vacant: Residential
9	Agricultural	Private Vacant: Residential
10	Agricultural	Private Vacant: Residential
11	Agricultural	Private Vacant: Residential
12	Agricultural	Private Vacant: Residential
13	Agricultural	Private Vacant: Residential
14	Agricultural	Private Vacant: Residential
15	Agricultural	Public Vacant (County)
16	Agricultural	Private: Residential - Single Family : 1 Unit
17	Agricultural	Private Vacant Residential
18	Agricultural	Private: Residential - Single Family : 1 Unit
19	Agricultural	Private Club or Hall
20	Agricultural	Private Religious
21	Agricultural	Private Educational/Scientific
22	Agricultural	Private Educational/Scientific
23	Agricultural	Private: Residential - Single Family: 1 Unit
24	Agricultural	Private: Residential - Single Family: 1 Unit
25	Agricultural	Private: Residential - Single Family: 1 Unit
26	Agricultural	Private: Residential - Single Family: 1 Unit
27	Agricultural	Private: Residential - Single Family: 1 Unit
28	Agricultural	Private: RELIGIOUS - EXEMPT
29	Agricultural	Private: Residential: Additional Living Quarters
30	Agricultural	Private: Residential - Single Family: 1 Unit
31	Agricultural	Private: Residential - Single Family: 1 Unit
32	Agricultural	Public Vacant (County)
33	Agricultural	Private: Residential - Single Family: 1 Unit

Number	Parcel Type	Ownership Type
34	Existing Parks	Bill Sadowski Preserve
35	Existing Parks	Coral Reef Park
36	Existing Parks	Palmetto Bay Park
37	Existing Parks	Perrine Wayside (Dog) Park
38	Existing Parks	Thalatta Estate Park
39	Existing Parks	Ludovici Park
40	Existing Parks	Charles Deering Estate
41	Existing Parks	Area 259
42	Open Space	N/A
43	Open Space	N/A
44	Open Space	Dr. Henry E. Perrine Academy of the Arts
45	Open Space	Southwood Middle School
46	Open Space	Howard Drive Elementary School

Figure C-1: Existing Parks and Open Space



VILLAGE OF PALMETTO BAY, FLORIDA

VULNERABILITY ASSESSMENT
AND RESILIENCE ACTION PLAN

EXPOSURE ANNEX

This annex provides the exposure results for each of the assessed assets. The methodology used to assess exposure is outlined in the following paragraphs and detailed in Section 4.2 of the main document. The results are broken down by each of the four planning horizons – current conditions, 2030, 2040, 2070. There is a table of results for each of the asset feature types (point, linear, polygon). The methodology review below provides details on how each feature type is assessed.

METHODOLOGY

Exposure ratings, outlined in the three tables below, are assigned to each asset based on the depth of water caused by the flood scenarios. All exposure results are measured in feet. The depth of water a single asset is exposed to varies based on the different flood scenarios assessed.

Point assets exposed to less than or equal to half a foot of water have a low exposure rating. Water depths less than or equal to one and a half feet of water but greater than half a foot have a medium rating, and those with a high exposure rating are exposed to greater than one and a half feet of water. These thresholds were established based on the estimated heights various assets may avoid and begin to experience moderate to high levels of water damage.

Exposure Rating (Point Features)

Low	≤½ ft
Medium	½ ft – 1 ½ ft
High	> 1 ½ ft

Critical assets that are represented as line features such as roads, levees, and bridges are exposed to varying depths of flood along the asset. To assess linear features, points were generated along linear assets at 50ft intervals. End points were used to assess bridges. An inundation value for each point along the line was derived using the same method as the point asset data. The exposure rating for each asset generated by tallying the points with flood depths greater than six inches of inundation and dividing it by the total point count for each asset. This yields a percentage of each linear asset that is inundated above six inches. As shown in **Error! Reference source not found.**, if 33% or less of the asset's points have flood depths greater than six inches then the asset was assigned a low exposure rating. If more than 33% but 66% or less of the points have flood depths over six inches the asset was assigned a medium rating. Assets where more than 66% of the points have flood depths greater than six inches were assigned a high exposure rating.

Exposure Rating (Line Features)

Low	≤33% points with flood depth greater than 6"
Medium	33% – 66% points with flood depth greater than 6"
High	> 66% points with flood depth greater than 6"

Critical assets that are represented as polygon features such as conservation areas, parks, historic districts, stormwater ponds, surface water, and wetlands are exposed to varying depths of flood across the asset area. Inundation values for polygon features were determined using mathematical models that derive Max and Mean inundation values for each polyline or Polygon. Like point and linear features, inundation values are derived by determining the difference between ground elevation and flood surface elevation. To estimate overall exposure, these assets were evaluated by determining the extent of the area exposed to a given flood hazard.

Polygon features with 33% or less of the area exposed has low exposure, areas with 33% - 66% of the area exposed has medium exposure, and areas with greater than 66% of the area exposed has high exposure.

Exposure Rating (Polygon Features)

Low	≤33% area exposed to flood scenario
Medium	33% – 66% area exposed to flood scenario
High	> 66% area exposed to flood scenario

1 CURRENT CONDITIONS

1.1 POINT FEATURES

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Critical Community and Emergency Facilities						
Affordable Housing						
Royal Coast	1.63	0.31	--	--	0.38	2.34
Schools						
Westminster Christian School	--	--	--	--	--	1.64
Alexander School	--	--	--	--	--	--
Alexander School (Old Cutler Rd)	--	--	--	--	--	1.23
Westminster Christian School	--	--	--	--	--	1.65
3 C's Preschool	--	1.43	--	--	--	2.57
Palmer Trinity School	0.10	--	--	--	--	1.71
Howard Drive Elementary School	0.10	--	--	--	--	0.56
Palmetto Bay Collegiate Senior High School	1.77	0.21	--	--	0.47	2.41
Alexander Montessori School	--	--	--	--	--	1.65
Perrine SDA School	--	--	--	--	--	0.86
Southwood Middle School	--	--	--	--	--	1.83
Perrine Elementary School	--	0.21	--	--	--	--
Coral Reef Elementary School	--	--	--	--	--	1.20
KLA School of Palmetto Bay	--	--	--	--	--	--
Little Wonders	--	0.25	--	--	--	0.72
Lil Abner Foundation	--	--	--	--	--	--
Lincoln-Marti Schools - Wayne Ave	--	--	--	--	--	1.58
Winhold Montessori Schools,Inc.	--	--	--	--	--	--
Raggedy Ann And Andys Pre School	--	0.85	--	--	--	--
Christ Fellowship Academy	--	0.22	--	--	--	--
Lincoln-Marti Schools - 168th St	--	--	--	--	--	0.79
Palmetto Bay Academy	--	1.00	--	--	--	0.11
Law Enforcement Facilities						
Palmetto Bay Police Department	--	--	--	--	--	--
Dade County Metro Police Dept Cutler Ridge Mini Station	--	--	--	--	--	--
Healthcare Facilities						
Chalet at Old Cutler LLC	--	0.59	--	--	0.59	3.37
Sunset Oak 1, Inc	4.77	0.22	--	--	3.86	5.89
Bethshalom ALF Corporation	4.30	0.97	--	--	4.05	6.43

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Nicklaus Children's Palmetto Bay	4.04	0.19	--	--	3.24	5.50
Golden Palms ALF Inc	--	0.14	--	--	1.57	4.46
Moseley, Katherine	--	5.77	--	--	2.09	4.80
San Martin De Porras ALF, Inc. #2	--	0.13	--	--	--	--
Sun Bay Manor	--	0.79	--	--	--	2.12
Sun Bay Manor II	--	--	--	--	--	--
BMA of South Miami; Fresenius Kidney Care South Miami	--	--	--	--	--	--
T L C Home, Inc.	--	--	--	--	--	--
Grammercy Park Nursing & Rehabilitation Center	--	--	--	--	--	--
Baptist Health Urgent Care	--	0.26	--	--	--	--
Lorenzoâs Enterprise Group	--	--	--	--	--	--
Lorenzoâs Enterprise Group	--	--	--	--	--	0.26
National Mental Healthcare, LLC	--	--	--	--	--	--
Opus Hospice Center	--	--	--	--	--	--
Adult Day Center of South of Florida	--	--	--	--	--	0.66
Casa Salcines A.L.F II Inc	--	--	--	--	--	0.33
Sun Bay Manor I	--	0.17	--	--	--	1.37
T.L.C. Retirement Home #1	--	--	--	--	--	--
Stein Gerontological Institute,Inc	--	--	--	--	--	--
Fire Stations						
Miami-Dade Fire Rescue St 62	--	--	--	--	--	1.82
Miami-Dade Fire Rescue St 50 (Perrine)	--	--	--	--	--	--
Community Centers						
Palmetto Bay Branch Library	1.14	--	--	--	2.17	5.16
Local Government Facilities						
Village Of Palmetto Bay City Hall	--	--	--	--	--	--
Critical Infrastructure						
Communications Facilities – FDEM						
T-Mobile South LLC	--	0.56	--	--	0.41	3.54
Communication Facilities – Post Office						
Perrine Post Office	--	--	--	--	--	--
Substations						
Florida Electric Substation	--	0.10	--	--	--	1.45
Outfalls						
5034D027O0005	3.42	0.43	--	--	3.70	6.03
5033D032O0001	3.67	2.97	--	--	4.05	6.42
5033D031O0002	3.46	0.31	--	--	3.80	6.17
5033D026O0004	3.82	0.55	--	--	4.14	6.49
5033D031O0001	3.17	--	--	--	3.48	5.84

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
No ID #	1.81	--	--	--	0.68	2.77
No ID #	5.06	0.58	--	--	3.88	5.85
5034D004O002	6.91	3.67	--	--	6.41	8.55
5034D022O003	8.76	4.85	1.03	--	8.57	10.98
5027D032O002	9.17	5.25	1.09	--	9.16	11.68
5035D006O001	8.88	4.31	1.09	--	8.72	11.16
5034D022O001	8.07	4.52	0.19	--	7.88	10.32
5034D006O002	7.20	2.38		--	7.01	9.44
5034D022O002	8.54	5.15	1.09	--	8.34	10.76
5034D003O001	8.04	3.23	1.01	--	7.88	10.30
5034D003O002	8.31	4.85	1.09	--	8.14	10.55
5034D022O003	8.55	4.40	1.09	--	8.37	10.79
5034D010O003	9.17	4.91	1.09	--	9.09	11.53
5034D010O002	6.32	1.15	--	--	6.20	8.63
5034D018O001	8.61	6.22	1.09	--	8.45	10.86
5034D019O002	8.86	5.93	1.02	--	8.59	10.93
5034D019O001	9.08	6.42	1.00	--	8.77	11.09
5034D011O002	6.03	1.85	--	--	5.68	7.93
5034D009O001	8.89	4.56	0.81	--	8.54	10.79
5034D011O001	4.64	--	--	--	4.29	6.51
5034D002O002	7.75	5.34	0.98	--	7.39	9.59
5034D002O001	9.06	5.42	0.98	--	8.70	10.89
5034D004O001	5.39	1.97	--	--	4.90	7.00
5034D019O001	7.08	4.64	--	--	6.57	8.72
5034D004O003	3.11	--	--	--	2.60	4.78
5034D009O002	9.06	5.15	0.98	--	8.72	11.03
5034D009O003	5.55	0.89	0.24	--	5.24	7.61
5034D019O003	4.96	4.01	0.16	--	4.66	7.04
5034D001O001	3.77	0.19		--	3.47	5.87
5034D019O004	8.93	5.49	0.84	--	8.64	11.05
5034D024O001	8.20	4.30	0.97	--	7.92	10.35
5034D024O002	9.06	5.84	0.97	--	8.81	11.27
5034D024O003	8.98	5.29	0.97	--	8.75	11.25
5034D035O001	8.21	5.29	0.31	--	7.99	10.50
5034D014O003	9.06	4.20	0.97	--	8.74	11.23
5034D024O001	6.25	0.79	--	--	5.93	8.42
5034D014O002	3.89	0.56	--	--	3.47	5.93
5034D014O001	4.54	0.86	--	--	4.12	6.57
5034D032O003	4.05	2.50	--	--	3.53	5.95

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
5034D031O0003	3.16	1.85	--	--	2.64	5.06
5034D032O0002	5.05	3.44	--	--	4.49	6.88
5033D027O0004	8.31	4.83	0.80	--	7.49	9.78
5033D027O0003	7.02	1.89	0.68	--	6.20	8.49
5033D026O0003	8.06	4.31	0.09	--	7.29	9.58
5033D027O0002	5.08	0.89	--	--	4.30	6.58
5033D027O0001	7.24	3.40	0.06	--	6.47	8.72
5033D026O0002	8.47	4.86	0.38	--	7.70	9.95
5033D026O0001	8.61	4.87	0.52	--	7.83	10.08
5028D059O0001	9.06	6.90	0.98	--	8.40	10.48
No ID #	4.52	--	--	--	3.80	5.86
5027D034O0002	5.31	1.47	--	--	5.26	7.76
5027D034O0001	7.13	3.48	1.09	--	7.23	9.78
5027D032O0001	7.06	1.55	1.09	--	7.18	9.75
5027D044O0001	7.94	4.32	1.09	--	8.16	10.75
5026D020O0001	4.59	2.16	--	--	4.93	7.56
5026D006O0001	6.19	2.50	1.09	--	6.53	9.16
5027D022O0001	8.87	4.32	1.09	--	9.07	11.65
5027D006O0001	8.96	4.79	1.09	--	9.17	11.74
5027D031O0002	7.29	3.41	1.09	--	7.49	10.06
5027D036O0001	5.23	1.34	--	--	5.44	8.01
5027D031O0001	7.08	5.14	1.08	--	7.24	9.79
No ID #	7.08	8.27	--	--	6.89	9.31
No ID #	9.17	5.33	1.08	--	9.03	11.46
No ID #	9.16	4.84	1.06	--	8.89	11.29
5023D016O0001	9.69	6.10	1.58	--	9.65	12.11
5023D017O0001	4.46	0.89	--	--	4.49	6.96
5023D018O0001	6.19	3.35	--	--	6.33	8.84
5023D009O0002	9.69	5.65	1.57	--	9.99	12.54
5023D009O0001	9.69	6.09	1.56	--	9.86	12.36
5026D016O0001	10.14	4.72	1.06	--	10.05	12.89
5026D006O0002	5.69	0.20	--	--	5.62	8.47
5026D016O0001	9.32	4.29	1.09	--	9.34	12.22
Solid and Hazardous Waste Facilities – Municipal (FDEP)						
7271 SW 168TH ST – Facility	--	--	--	--	1.00	4.12
7271 SW 168TH ST – Waste Processing Area	--	--	--	--	1.00	4.12
7895 SW 152 STREET – Facility	4.12	0.50	--	--	4.11	6.60
7895 SW 152 STREET – Waste Processing Area	4.12	0.50	--	--	4.11	6.60
17535 SW 95TH AVE – Facility	--	--	--	--	--	--

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
17535 SW 95TH AVE – Waste Processing Area	--	--	--	--	--	--
Solid and Hazardous Waste Facilities – Small Quantity Generators (SQG)						
USDA-ARS-SHRS	--	1.15	--	--	--	2.46
Fall Chiropractic Center	0.41	0.19	--	--	--	0.65
Morgan Tire & Auto, Inc./DBA Tires Plus	1.64	--	--	--	0.34	2.23
Potamkin Hy Palmetto, LLC.\DBA Kendall H	1.49	--	--	--	0.21	2.11
Deering Bay Yacht & Country Club	2.87	--	--	--	2.75	5.18
Amores Dental Care, P.A.	0.31	1.03	--	--	--	0.47
Morgan Tire & Auto, Inc./DBA T	1.64	--	--	--	0.34	2.23
Pitman Photo, Inc.	0.06	--	--	--	--	0.32
LCA/South Motors Infiniti	--	0.44	--	--	--	1.19
Zuzel Trujillo, DMD, PA.	--	0.33	--	--	--	--
Sardinas Corp./DBA Soler Auto Repair	--	0.44	--	--	--	1.19
4 W D Shop, Inc.	--	0.19	--	--	--	1.37
Print 2000, LLC./ DBA Copy Express	--	0.76	--	--	--	0.09
Cme Arma	--	--	--	--	--	--
Garrido Auto Repair, Corp.	--	0.44	--	--	--	1.19
Efficient Automotive Inc.	--	0.44	--	--	--	1.19
Adams Electric Service Inc.	--	--	--	--	--	--
Dixie Animal Hospital	--	0.33	--	--	--	--
Sarlaz International, Inc. DBA	--	0.30	--	--	--	--
Oil Change USA oF Perrine,Inc.	--	0.59	--	--	--	0.87
JS Auto Leasing & Sales, Inc.	--	0.44	--	--	--	1.19
Shift Transmissions, Inc./DBA A-AAA-A NA	--	0.19	--	--	--	1.37
Lord + Paul Auto Repair, Inc.	--	0.44	--	--	--	1.19
Miami Auto Collision	--	1.02	--	--	--	0.29
Ammunition Reloaders, Inc.	--	0.44	--	--	--	1.19
Beautiful Smiles South Miami, PA.	--	0.66	--	--	--	0.49
Develop Miami Trasnmission Group	--	0.44	--	--	--	1.19
Romi Dry Cleaners	--	0.40	--	--	--	0.05
Valdes Auto Repairs	--	0.44	--	--	--	1.19
Main Street Children's Dentistry Of Palm	--	--	--	--	--	--
Coral Reef Chiropractic Center P.A.	--	0.47	--	--	--	--
Stephen E. Ezell, D.D.S., P.A.	--	--	--	--	--	--
Bramart Jeeps & Auto Repair, Inc.	--	0.19	--	--	--	1.37
Scott's Auto Refinishing	--	0.44	--	--	--	1.19
Nations Auto Repairs	--	0.44	--	--	--	1.19
Dade Pump & Supply Co. D/B/A	--	0.33	--	--	--	--
The Ed's Shop Corp.	--	0.44	--	--	--	1.19

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Douglas B. Weinman D.D.S.	--	--	--	--	--	--
One Low Price Cleaners	--	0.86	--	--	--	--
Padilla Auto Care	--	0.44	--	--	--	1.19
Cancas Services, Inc/DBA NIBAJ	--	0.44	--	--	--	1.19
Shirley F. Simmonds, D.M.D.,P.A.	--	--	--	--	--	--
Mainstreet Childrens Dentistry	--	0.37	--	--	--	--
Garrido Auto Repair, Corp.	--	0.44	--	--	--	1.19
Auto Technician Benjamin Corp.	--	0.44	--	--	--	1.19
South Japanese Care Corp.	--	0.44	--	--	--	1.19
All In One I.R.A., Inc.	--	0.44	--	--	--	1.19
Anwaar's Auto Repair, Inc.	--	0.44	--	--	--	1.19
Abo Automotive, Inc.	--	0.44	--	--	--	1.19
Cutler Ridge Radiator	--	0.44	--	--	--	1.19
Mark A. Yaffey, D.D.S.	--	--	--	--	--	--
All Pro Paint & Body Shop, Inc.	--	0.44	--	--	--	1.19
Perfection Transmission & Auto	--	0.44	--	--	--	1.19
B & D Auto Tech, Inc.	--	0.44	--	--	--	1.19
Banner Tire South	--	0.58	--	--	--	--
J.P. Custom Metals, Inc.	--	0.44	--	--	--	1.19
C.L.R. Motor Sports	--	0.44	--	--	--	1.19
AAD Auto Repair Services, Inc.	--	0.44	--	--	--	1.19
City Graphics USA, Inc.	--	0.44	--	--	--	1.19
Compete Medical Rehap	--	0.44	--	--	--	1.19
Coral Reef Animal Clinic	--	0.40	--	--	--	0.05
Coral Reef Standard, Inc./DBA	--	0.44	--	--	--	1.19
Dadeland Dodge Inc.\DBA Dadeland Dodge C	--	0.76	--	--	--	0.09
Dee V's, Inc./ DBA Dee V's Auto	--	0.44	--	--	--	1.19
Easy Oil Change Corp. DBA Castrol Premiu	--	0.32	--	--	--	0.03
CVS Pharmacy # 3421	--	0.33	--	--	--	--
Eduardo's Auto Repair, Inc.	--	0.44	--	--	--	1.19
Glasspec Corporation	--	0.44	--	--	--	1.19
Harley-Davidson South, L.C.	--	0.58	--	--	--	--
Carshop 24, LLC.	--	0.44	--	--	--	1.19
Industrial Conveyor Systems, Inc	--	0.44	--	--	--	1.19
J & R Engine Service	--	0.58	--	--	--	--
Javier Sanchez, D.D.S., P.A.	--	0.81	--	--	--	--
Jose Luis Ruiz, M.D.	--	0.44	--	--	--	1.19
Juan F. Quintero, DMD, PA	--	--	--	--	--	--
LCA/South Motors Infiniti	--	0.44	--	--	--	1.19

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Mac Ivor Animal Hospital	--	0.30	--	--	--	--
K & E Tire Shop, Inc.	--	0.40	--	--	--	0.05
Zima's	--	0.86	--	--	--	--
Bello Enterprises Inc.\DBA Buckeye Body	--	0.44	--	--	--	1.19
Scott's Auto Refinishing	--	0.44	--	--	--	1.19
Motor Service Group LLC	--	0.19	--	--	--	1.37
Walgreens Store 10470	--	--	--	--	--	0.58
Toyo R, Inc./DBA Toyoar	--	0.19	--	--	--	1.37
Aa & J South Dade Auto Paint And Body Sh	--	0.44	--	--	--	1.19
Land Rover South Dade LLC. DBA Land Rove	--	0.39	--	--	--	1.00
Verde Speed Machine Shop	--	0.44	--	--	--	1.19
Best Choice Silk Screen & Embroidery, In	--	0.44	--	--	--	1.19
Chadwell & Sons, Inc.	--	0.44	--	--	--	1.19
Floralba Vuelta, DDS, PA	--	0.86	--	--	--	--
Bellsouth - M2650	--	1.68	--	--	--	--
Hydraulic Sales & Service Inc.	--	0.44	--	--	--	1.19
Shell #136630	--	0.44	--	--	--	1.19
Battery Sales	--	0.44	--	--	--	1.19
B & D Auto Tech, Inc.	--	0.44	--	--	--	1.19
South Japanese Care Corp.	--	0.44	--	--	--	1.19
Courtesy Ford, Inc.	--	0.44	--	--	--	1.19
Warren Henry Automobiles Inc/L	--	0.39	--	--	--	1.00
Badd Auto Service & Sale LLC	--	0.44	--	--	--	1.19
Glasspec Corporation	--	0.44	--	--	--	1.19
Viking Kabinets, Inc.	--	0.44	--	--	--	1.19
Venus Labs\DBA Earth Friendly Products	--	--	--	--	--	--
Aramark Uniform Services	--	0.44	--	--	--	1.19
Nations Auto Repairs	--	0.44	--	--	--	1.19
Harley-Davidson South, L.C.	--	0.58	--	--	--	--
Coral Reef Chiropractic Center	--	0.47	--	--	--	--
Rattan Art Furnitures, Inc.	--	0.44	--	--	--	1.19
Valdes Auto Repairs	--	0.44	--	--	--	1.19
Banner Tire South	--	0.58	--	--	--	--
H & H Power Steering Specialis	--	0.44	--	--	--	1.19
Sega Brakes Inc.	--	0.44	--	--	--	1.19
Betty K Agencies (USA) LLC	--	1.24	--	--	--	3.23
Midway South Body Shop	--	0.44	--	--	--	1.19
Chadwell & Sons, Inc.	--	0.44	--	--	--	1.19
Coral Reef Animal Clinic	--	0.40	--	--	--	0.05

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Dixie Animal Hospital	--	0.33	--	--	--	--
Car Care International	--	0.44	--	--	--	1.19
Perrine Cutler Press, Inc.	--	0.44	--	--	--	1.19
Al's Lawnmower Sales And	--	0.42	--	--	--	1.20
Best Choice Silk Screen & Embr	--	0.44	--	--	--	1.19
Chisyaswe, Inc./DBA Second Dim	--	0.40	--	--	--	0.05
Aljoma Lumber, Inc.	--	--	--	--	--	0.22
Courtesy Ford Inc. DBA	--	0.40	--	--	0.14	1.95
Publix Store #0223	--	--	--	--	--	--
Anthony Auto Collision Center Inc.	--	0.44	--	--	--	1.19
Alt Mar Marine Service	--	0.44	--	--	--	1.19
Badd Auto Service & Sale Llc	--	0.44	--	--	--	1.19
Banner Tire South	--	0.58	--	--	--	--
Marlin Motors Inc D/B/A South Florida Co	--	0.44	--	--	--	1.19
J R Auto Sales Of Miami, Inc./	--	0.19	--	--	--	1.37
Adan Batteries	--	0.44	--	--	--	1.19
Morejon's Pro Automotive Specialist, Inc	--	0.44	--	--	--	1.19
World Of Wheels Motoorsports	--	0.44	--	--	--	1.19
Anwaar's Auto Repair, Inc.	--	0.44	--	--	--	1.19
Quality Auto Repair	--	0.44	--	--	--	1.19
Trotta Tire Of Miami, LLC	--	0.44	--	--	--	1.19
SFWMD Infrastructure (culverts w/ risers)						
S118	8.38	6.94	0.98	--	7.07	9.01
S123	6.07	--	--	--	3.94	7.49
S700	9.95	10.21	1.09	--	10.20	13.14
Wastewater Treatment/Lift Stations						
Casa Granada Condominium Assn	3.44	--	--	--	1.84	3.77
Transportation and Evacuation Routes						
Airports						
Palmetto Bay Village Heliport	11.97	0.14	--	1.80	9.36	12.74
Marinas						
Deering Point Canoe / Kayak Launch	14.73	0.72	--	2.72	10.76	14.39
Coral Reef Park - Canoe and Kayak Launch Beach	8.87	4.95	0.78	--	8.79	11.25
Bill Sadowski Park and Nature Center - Canoe and Kayak Launch Beach	8.42	4.09	0.34	--	8.33	10.77
People's Dock	16.47	2.49	0.40	4.01	12.38	16.04
Natural, Cultural, and Historical						
Churches						
Old Cutler Presbyterian Church	--	3.08	--	--	--	6.05

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
St. Andrews Episcopal Church	--	0.11	--	--	--	0.76
Christ Congregational United Church of Christ	--	--	--	--	--	1.00
Chabad of Palmetto Bay	1.02	--	--	--	0.83	3.26
Kingdom Hall of Jehovahâ€™s Witnesses	1.12	--	--	--	0.49	2.69
St. Richards Catholic Church	2.66	--	--	--	3.08	5.72
St. Thomas Lutheran Church	--	--	--	--	--	--
Christ Fellowship	--	--	--	--	--	--
Perrine Seventh-day Adventist Church	--	--	--	--	--	--
Amar Jyoti Mandir	--	--	--	--	--	--
Historic and Cultural Structures						
DA05626 : 6725 SW 144 Street	--	--	--	--	--	1.19
DA02815B : Richmond House And Cottage	--	0.22	--	--	3.28	6.82
DA02816 : 7253 SW 168th St	--	--	--	--	1.06	4.22
DA02759 : 16870 Old Cutler Rd	--	--	--	--	--	2.28
DA05636 : 7201 SW 166 Street	--	1.17	--	--	4.41	7.68
DA16448 : South Estate Wall	--	--	--	--	--	0.75
DA16449 : Carriage House (Coach House)	--	--	--	--	--	2.91
DA16450 : Power House	--	--	--	--	2.09	5.47
DA16451 : Pump House (Water Storage House)	--	0.14	--	--	2.12	5.48
DA15239 : 8001 SW 148th Drive	0.10	--	--	--	--	--
DA15240 : 8025 SW 148th Drive	0.10	--	--	--	--	1.22
DA15241 : 8101 SW 148th Drive	0.10	--	--	--	--	0.58
DA16447 : Boat Turning Basin	17.07	2.59	1.00	4.36	12.76	16.42
DA02760 : 17301 Old Cutler Rd	1.89	0.48	--	--	0.83	3.78
DA02815A : Charles Deering House	1.40	0.29	--	--	3.36	6.91
DA02815D : Charles Deering Estate Oolite Wall	5.49	1.16	--	--	6.27	9.37
DA02758 : 16553 Old Cutler Rd	0.31	--	--	--	0.60	3.63
DA02761 : 17800 Old Cutler Rd	--	--	--	--	--	1.72
DA02807 : 8315 SW 153rd Terrace	--	1.07	--	--	--	0.87
DA03185 : Perrine Elementary School	--	--	--	--	--	--
DA06925 : Harry Troeger House	--	0.45	--	--	--	0.90
DA15242 : 8125 SW 148th Drive	0.10	--	--	--	--	0.32

1.2 LINEAR FEATURES

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Transportation and Evacuation Routes						
Bridges						
Structure: 874293 (Road: 87000451)	33	100	33	0	100	100
Structure: 874422 (Road: 87000071)	100	67	33	0	100	100
Structure: 874423 (Road: 87039500)	100	67	33	0	100	100
Structure: 874421 (Road: 87000081)	100	67	0	0	100	100
Structure: 874292 (Road: 87000068)	75	50	25	0	75	100
Structure: 874417 (Road: 87000074)	100	67	33	0	100	100
Structure: 874424 (Road: 87000068)	67	33	33	0	67	100
Structure: 874418 (Road: 87000081)	100	67	33	0	100	100
Structure: 870015 (Road: 87020000)	100	67	33	0	100	100
Structure: 870233 (Road: 87020000)	67	100	0	0	67	100
Major Roadways – FDOT						
Road: 87000081	63	21	1	0	60	94
Road: 87067508	0	26	0	0	4	100
Road: 87048500	37	38	0	0	0	90
Road: 87039500	20	16	1	0	26	50
Road: 87000451	27	36	1	0	48	93
Road: 87000080	0	20	0	0	0	69
Road: 87000068	62	20	2	0	62	68
Road: 87000074	62	51	1	0	63	93
Road: 87000502	95	71	0	0	97	100
Road: 87000071	85	8	1	0	72	100
Road: 87020000	13	19	1	0	1	35
Road: 87000496	30	60	0	0	90	100
Road: 87000069	0	100	0	0	0	0
Road: 87000067	100	0	0	0	100	100
Road: 87000065	42	13	0	0	47	86
Road: 87042500	0	100	0	0	0	50
Road: 87000498	0	4	0	0	0	0
Road: 87092500	0	14	0	0	0	20
Road: 87039000	0	0	0	0	0	0
Road: 87020001	0	43	0	0	0	60
Major Roadways – NTD						
Royal Palm Dr	22	33	0	11	33	94

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 152nd St	82	15	0	67	87	97
Paradise Point Dr	100	64	2	98	100	100
SW 67th Ct	100	100	0	100	100	100
Royal Palm Dr	100	100	7	100	100	100
SW 67th Ct	100	86	0	86	100	100
No ID	46	38	0	31	62	85
No ID	11	39	0	6	33	89
SW 73rd Ct	0	14	0	0	57	100
No ID	30	30	0	0	40	50
SW 140th Ter	0	80	0	0	0	100
No ID	0	9	0	0	0	77
SW 147th St	0	64	0	0	9	100
SW 146th St	0	58	0	0	0	100
SW 67th Ct	0	100	0	0	0	100
No ID	0	50	0	0	0	0
SW 145th St	0	33	0	0	0	100
SW 72nd Ave	0	14	0	0	57	100
SW 140th St	0	86	0	0	0	100
SW 71st Ave	0	40	0	0	0	100
SW 151st St	0	67	0	0	100	100
SW 153rd St	0	38	0	0	100	100
SW 146th Ter	0	92	0	0	58	100
SW 148th St	26	71	0	0	58	100
No ID	0	0	0	0	0	0
SW 73rd Ct	0	100	0	0	100	100
No ID	0	0	0	0	0	0
SW 69th Ct	0	45	0	0	0	100
SW 69th Ct	0	78	0	0	44	100
SW 138th St	0	100	0	0	0	100
SW 145th Ter	0	100	0	0	0	100
SW 73rd Ct	13	13	0	0	100	100
SW 142nd Ter	0	38	0	0	0	94
SW 149th Ter	0	83	0	0	39	100
SW 152nd Ter	0	80	0	0	100	100
SW 68th Ave	0	100	0	0	0	100
SW 146th St	0	0	0	0	0	100
SW 146th Street Cir	0	0	0	0	33	100
SW 74th Ave	0	86	0	0	57	100
SW 67th Pl	0	91	0	0	0	100
SW 67th Ct	0	100	0	0	0	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
No ID	0	0	0	0	0	0
SW 72nd Ave	0	11	0	0	4	100
SW 67th Pl	0	33	0	0	0	73
No ID	0	0	0	0	0	0
SW 69th Ct	0	82	0	0	53	100
No ID	0	29	0	0	0	100
SW 154th St	0	29	0	0	0	71
SW 74th Ct	0	29	0	0	64	100
No ID	0	25	0	0	0	0
No ID	57	36	0	0	57	71
No ID	0	73	0	0	0	100
SW 68th Ave	0	8	0	0	0	100
SW 142nd Ter	0	0	0	0	0	100
No ID	0	31	0	0	0	15
SW 67th Ct	0	0	0	0	100	100
SW 68th Ave	0	0	0	0	0	75
SW 148th Ter	0	42	0	0	84	100
SW 146th Stcr	0	82	0	0	100	100
No ID	0	30	0	0	0	0
SW 72nd Ct	0	62	0	0	100	100
SW 151st St	0	50	0	0	100	100
SW 72nd Ct	0	100	0	0	78	100
No ID	44	11	0	0	44	56
SW 72nd Ave	0	56	0	0	33	100
SW 69th Pl	0	63	0	0	0	100
SW 71st Ave	0	50	0	0	100	100
SW 154th Ter	0	63	0	0	100	100
SW 146th Street Cir	17	94	0	0	94	100
No ID	0	0	0	0	0	0
SW 68th Ct	0	100	0	0	0	100
SW 156th St	29	64	0	0	86	100
SW 148th Ter	0	36	0	0	71	100
SW 67th Ave	0	29	0	0	0	100
SW 69th Ave	0	91	0	0	18	100
No ID	0	0	0	0	0	100
SW 144th Ter	0	92	0	0	0	100
SW 141st St	0	100	0	0	0	100
SW 68th Ave	0	0	0	0	0	100
SW 67th Ct	0	100	0	0	0	100
SW 68th Ave	0	67	0	0	0	93

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
No ID	0	10	0	0	0	0
SW 68th Ct	0	80	0	0	0	100
SW 72nd Ct	0	96	0	0	82	100
SW 67th Pl	0	100	0	0	0	100
SW 63rd Ave	0	0	0	0	0	100
No ID	0	38	0	0	0	75
SW 149th Ter	0	56	0	0	0	88
SW 152nd Ter	0	100	0	0	100	100
SW 139th St	0	100	0	0	0	100
SW 69th Ave	0	83	0	0	0	100
No ID	0	0	0	0	0	0
SW 145th Ter	0	80	0	0	0	100
SW 156th St	0	33	0	0	0	78
SW 70th Ave	52	26	0	0	74	100
No ID	0	0	0	0	0	0
S Cartee Rd	44	33	0	0	67	100
SW 146th St	0	47	0	0	0	80
No ID	0	15	0	0	0	15
Cartee Rd	0	57	0	0	0	100
SW 71st Ct	0	33	0	0	0	100
S Cartee Rd	0	39	0	0	0	89
SW 138th Ter	0	60	0	0	0	100
No ID	27	27	0	0	55	73
No ID	50	21	0	0	43	64
SW 76th Ave	63	100	0	0	100	100
SW 72nd Ave	0	0	0	0	71	100
SW 166th St	33	93	0	0	100	100
SW 74th Ave	0	67	0	0	100	100
Palmetto Rd	0	100	0	0	100	100
SW 74th Pl	40	60	0	0	80	100
SW 165th St	53	60	0	0	100	100
SW 169th Ter	86	100	0	0	100	100
SW 170th Ter	0	100	0	0	64	100
SW 168th St	0	73	0	0	60	100
SW 172nd St	0	100	0	0	100	100
SW 167th St	93	100	0	0	100	100
SW 173rd St	82	82	0	0	100	100
SW 73rd Ct	20	100	0	0	100	100
Palmetto Rd	57	100	0	0	100	100
SW 72nd Ave	0	0	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 169th St	11	56	0	0	89	100
SW 167th St	0	13	0	0	100	100
SW 171st St	100	100	0	0	100	100
76th Ave	100	43	0	0	100	100
SW 74th Ave	0	100	0	0	100	100
SW 173rd St	0	74	0	0	86	93
SW 170th Ter	23	100	0	0	100	100
SW 72nd Ave	64	9	0	0	86	100
SW 141st Ter	100	100	0	0	100	100
SW 74th Ave	33	17	0	0	42	67
SW 75th Ct	100	80	0	0	100	100
SW 145th Ter	100	30	0	0	100	100
SW 73rd Ave	100	0	0	0	100	100
SW 79th Ave	100	100	0	0	0	100
SW 142nd Ter	100	100	0	0	100	100
SW 147th St	100	43	0	0	100	100
SW 144th Ter	100	50	0	0	100	100
SW 141st St	100	87	0	0	87	100
SW 74th Ave	100	0	0	0	100	100
SW 72nd Ave	100	50	0	0	100	100
SW 141st St	100	100	0	0	100	100
SW 72nd Ave	100	50	0	0	100	100
SW 141st St	100	100	0	0	100	100
SW 73rd Ct	100	31	0	0	100	100
SW 142nd St	100	93	0	0	100	100
SW 72nd Ct	100	0	0	0	100	100
SW 143rd St	100	83	0	0	100	100
SW 141st St	100	73	0	0	91	100
SW 138th St	100	47	0	0	100	100
SW 73rd Ct	100	0	0	0	100	100
SW 146th Ter	81	88	0	0	100	100
SW 75th Ave	100	43	0	0	100	100
SW 72nd Ave	100	0	0	0	100	100
SW 139th Ter	100	29	0	0	29	100
SW 73rd Ct	100	83	0	0	100	100
SW 140th Ter	100	57	0	0	100	100
SW 75th Ave	100	100	0	0	100	100
SW 73rd Ave	100	11	0	0	100	100
SW 73rd Ave	100	50	0	0	100	100
SW 80th Ave	100	87	0	0	93	100
SW 74th Ct	100	67	0	0	100	100
SW 80th Ave	100	78	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 138th St	100	60	0	0	100	100
SW 74th Ave	100	100	0	0	100	100
SW 74th Ct	100	80	0	0	100	100
SW 70th Ave	100	0	0	0	100	100
SW 148th St	100	100	0	0	100	100
SW 140th Dr	100	43	0	0	100	100
SW 78th Ave	100	44	0	0	72	100
SW 77th Ct	100	73	0	0	82	100
SW 74th Pl	100	57	0	0	100	100
SW 72nd Ave	100	0	0	0	100	100
SW 138th St	100	50	0	0	100	100
SW 142nd Ter	100	100	0	0	100	100
SW 74th Ave	100	20	0	0	100	100
SW 140th Ter	100	100	0	0	100	100
SW 80th Ct	13	67	0	0	47	100
SW 76th Ave	100	86	0	0	100	100
SW 75th Ave	100	100	0	0	100	100
SW 78th Ct	100	52	0	0	84	100
SW 140th St	100	79	0	0	86	100
SW 75th Ct	100	100	0	0	100	100
SW 140th Dr	100	83	0	0	100	100
SW 74th Ave	100	8	0	0	100	100
SW 140th Ter	100	40	0	0	100	100
SW 75th Ave	100	57	0	0	57	100
SW 139th Ter	92	17	0	0	25	100
SW 139th St	100	27	0	0	100	100
SW 74th Ave	100	0	0	0	100	100
SW 139th Ter	100	87	0	0	100	100
SW 137th St	100	0	0	0	100	100
SW 73rd Ave	17	83	0	0	67	100
SW 74th Ave	100	0	0	0	100	100
SW 78th Ave	100	43	0	0	81	100
SW 73rd Ave	100	0	0	0	100	100
SW 145th Ter	71	86	0	0	93	100
SW 72nd Ave	100	0	0	0	100	100
SW 75th Ave	100	44	0	0	100	100
SW 147th St	100	11	0	0	100	100
SW 78th Pl	100	59	0	0	86	100
SW 139th St	93	27	0	0	73	100
SW 148th Ter	100	100	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 72nd Ct	100	58	0	0	100	100
SW 74th Ave	100	13	0	0	100	100
SW 74th Ct	100	57	0	0	100	100
SW 142nd St	100	67	0	0	100	100
SW 137th St	100	20	0	0	60	100
SW 72nd Ave	90	60	0	0	100	100
SW 138th Ter	100	42	0	0	92	100
SW 72nd Ct	83	83	0	0	92	100
SW 74th Ct	100	52	0	0	100	100
SW 79th Ct	100	23	0	0	73	100
SW 139th Ter	100	67	0	0	100	100
SW 138th St	100	0	0	0	100	100
SW 147th St	100	100	0	0	100	100
SW 79th Ct	100	80	0	0	100	100
SW 79th Ct	100	0	0	0	100	100
SW 159th Ter	100	33	0	0	100	100
SW 78th Ave	100	57	0	0	100	100
SW 155th St	100	100	0	0	100	100
SW 79th Ave	100	100	0	0	100	100
SW 74th Pl	55	14	0	0	100	100
SW 145th Ter	100	75	0	0	100	100
SW 76th Ave	100	100	0	0	100	100
SW 143rd St	100	87	0	0	100	100
SW 80th Ave	100	7	0	0	100	100
SW 79th Ct	100	44	0	0	100	100
SW 80th Ave	100	18	0	0	100	100
SW 76th Ave	100	100	0	0	100	100
SW 146th St	100	74	0	0	100	100
SW 157th Ter	100	71	0	0	100	100
SW 78th Ct	100	100	0	0	100	100
SW 167th St	67	14	0	0	86	100
SW 147th St	100	100	0	0	100	100
SW 79th Ct	100	73	0	0	100	100
SW 151st Ter	100	100	0	0	100	100
SW 149th St	100	100	0	0	100	100
SW 147th Ter	100	100	0	0	100	100
SW 141st Ter	100	100	0	0	100	100
SW 79th Ave	100	84	0	0	100	100
SW 81st Ave	100	43	0	0	100	100
SW 76th Ct	100	100	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 78th Ct	100	50	0	0	100	100
SW 80th Ave	0	82	0	0	35	100
SW 147th Ter	100	57	0	0	100	100
SW 77th Ct	100	100	0	0	100	100
SW 78th Ave	100	100	0	0	100	100
SW 143rd St	100	87	0	0	100	100
SW 76th Ct	100	100	0	0	100	100
SW 79th Ct	100	25	0	0	100	100
SW 77th Ave	100	87	0	0	100	100
SW 77th Ave	100	75	0	0	100	100
SW 163rd St	100	100	0	0	100	100
SW 81st Ave	0	33	0	0	0	100
SW 145th St	100	62	0	0	100	100
SW 78th Ct	100	100	0	0	100	100
SW 76th Ave	100	100	0	0	100	100
SW 146th St	100	100	0	0	100	100
SW 145th St	100	100	0	0	100	100
SW 80th Ave	100	67	0	0	100	100
SW 147th St	100	100	0	0	100	100
SW 140th Ter	100	100	0	0	100	100
SW 77th Ct	100	83	0	0	100	100
SW 140th Ter	100	100	0	0	100	100
SW 77th Ct	100	83	0	0	100	100
Palmetto Rd	100	80	0	0	100	100
SW 80th Ave	0	100	0	0	0	100
SW 150th Ter	100	100	0	0	100	100
SW 77th Ave	100	100	0	0	100	100
SW 156th St	100	53	0	0	100	100
SW 77th Ave	100	93	0	0	100	100
SW 140th Ter	100	100	0	0	100	100
SW 144th Ter	100	100	0	0	100	100
SW 148th St	0	27	0	0	0	47
SW 77th Ct	100	73	0	0	100	100
SW 143rd St	100	80	0	0	100	100
SW 161st Ter	100	0	0	0	100	100
SW 146th Ter	100	75	0	0	100	100
SW 80th Ave	100	80	0	0	100	100
SW 77th Ct	100	100	0	0	100	100
SW 154th St	100	100	0	0	100	100
Palmetto Rd	100	71	0	0	100	100
SW 150th St	100	60	0	0	100	100
SW 166th Ter	100	71	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 79th Ave	100	100	0	0	100	100
SW 155th St	100	100	0	0	100	100
SW 140th Ter	100	73	0	0	100	100
SW 78th Pl	100	89	0	0	100	100
SW 80th Ave	100	13	0	0	100	100
SW 81st Ave	94	39	0	0	90	100
SW 76th Ave	100	100	0	0	100	100
165th Ter	100	100	0	0	100	100
SW 80th Ave	100	100	0	0	100	100
SW 148th Dr	0	33	0	0	0	100
SW 76th Ave	100	88	0	0	100	100
SW 150th St	100	100	0	0	100	100
SW 151st Ter	100	100	0	0	100	100
SW 79th Ave	100	63	0	0	100	100
SW 145th St	100	87	0	0	100	100
SW 79th Ct	100	55	0	0	100	100
SW 76th Ave	100	100	0	0	100	100
SW 148th St	100	100	0	0	100	100
SW 79th Ct	100	100	0	0	100	100
SW 148th St	100	100	0	0	100	100
SW 142nd St	100	100	0	0	100	100
SW 148th St	100	100	0	0	100	100
SW 142nd St	100	100	0	0	100	100
SW 79th Ave	100	100	0	0	100	100
165th Ter	100	100	0	0	100	100
SW 76th Ct	100	100	0	0	100	100
SW 160th Ter	100	80	0	0	100	100
No ID	100	20	0	0	100	100
SW 153rd St	100	100	0	0	100	100
SW 74th Ct	100	36	0	0	100	100
SW 141st Ter	100	100	0	0	100	100
SW 80th Ave	50	100	0	0	25	100
SW 77th Ct	100	100	0	0	100	100
SW 79th Ave	100	88	0	0	100	100
SW 146th St	100	100	0	0	100	100
SW 146th St	100	38	0	0	100	100
Palmetto Rd	100	86	0	0	100	100
SW 163rd St	96	89	0	0	100	100
SW 78th Ave	100	100	0	0	100	100
SW 78th Ave	100	100	0	0	100	100
SW 76th Ave	100	100	0	0	100	100
SW 165th Ter	100	42	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 162nd St	41	7	0	0	100	100
SW 78th Pl	100	100	0	0	100	100
SW 164th St	100	50	0	0	100	100
SW 164th St	100	100	0	0	100	100
SW 162nd St	100	50	0	0	100	100
SW 81st Ave	100	54	0	0	100	100
SW 78th Ave	100	75	0	0	100	100
SW 166th St	100	4	0	0	100	100
SW 167th Ter	100	63	0	0	100	100
SW 79th Ct	100	100	0	0	100	100
Palmetto Rd	100	86	0	0	100	100
SW 166th St	100	88	0	0	100	100
SW 170th St	100	53	0	0	100	100
SW 77th Ct	100	100	0	0	100	100
SW 172nd Ter	100	80	0	0	100	100
SW 164th St	100	64	0	0	100	100
SW 78th Ct	100	83	0	0	100	100
SW 164th St	86	17	0	0	100	100
SW 80th Ave	25	0	0	0	100	100
SW 169th St	100	100	0	0	100	100
SW 157th Ter	57	100	0	0	86	100
SW 169th St	100	83	0	0	100	100
SW 156th St	100	100	0	0	100	100
SW 81st Ct	100	80	0	0	100	100
SW 78th Ct	100	60	0	0	100	100
SW 171st St	100	100	0	0	100	100
SW 159th Ter	100	29	0	0	100	100
SW 169th St	100	100	0	0	100	100
SW 162nd St	100	93	0	0	100	100
SW 77th Ct	100	55	0	0	100	100
SW 170th St	100	100	0	0	100	100
SW 80th Ave	100	0	0	0	100	100
SW 82nd Ave	100	89	0	0	100	100
SW 168th Ter	100	83	0	0	100	100
SW 169th St	100	40	0	0	100	100
SW 169th Ter	100	100	0	0	100	100
SW 78th Pl	100	73	0	0	100	100
SW 165th St	100	18	0	0	100	100
SW 161st St	35	54	0	0	100	100
SW 80th Ave	100	0	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 78th Ave	100	0	0	0	100	100
SW 80th Ave	100	0	0	0	100	100
Palmetto Rd	100	100	0	0	100	100
SW 170th St	100	100	0	0	100	100
SW 172nd St	100	100	0	0	100	100
SW 78th Pl	100	100	0	0	100	100
SW 165th Ter	100	13	0	0	100	100
SW 81st Ave	100	59	0	0	100	100
SW 156th St	38	75	0	0	50	100
SW 79th Ct	100	0	0	0	100	100
SW 157th Ter	100	100	0	0	100	100
SW 77th Ct	100	20	0	0	100	100
SW 78th Ave	100	90	0	0	100	100
Palmetto Rd	100	29	0	0	100	100
SW 79th Ct	100	100	0	0	100	100
SW 80th Ct	100	93	0	0	100	100
SW 78th Ave	100	0	0	0	100	100
SW 79th Pl	100	32	0	0	100	100
SW 156th St	100	100	0	0	100	100
SW 164th St	100	100	0	0	100	100
SW 168th Ter	100	100	0	0	100	100
SW 170th St	100	100	0	0	100	100
SW 171st Ter	100	100	0	0	100	100
SW 77th Ct	100	87	0	0	100	100
SW 78th Ave	100	88	0	0	100	100
Palmetto Rd	100	33	0	0	100	100
SW 164th Ter	100	21	0	0	100	100
SW 78th Ave	100	100	0	0	100	100
SW 78th Pl	100	83	0	0	100	100
SW 79th Pl	100	87	0	0	93	100
SW 73rd Ct	100	100	0	0	100	100
SW 82nd Ct	100	26	0	0	100	100
SW 167th St	100	17	0	0	100	100
SW 170th St	100	100	0	0	100	100
SW 170th Ter	100	80	0	0	100	100
SW 160th St	100	100	0	0	100	100
SW 74th Ct	100	100	0	0	100	100
SW 158th Ter	85	38	0	0	100	100
SW 160th St	71	57	0	0	100	100
SW 171st St	100	100	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 79th Ct	100	80	0	0	100	100
SW 78th Ct	100	53	0	0	100	100
SW 170th St	100	100	0	0	100	100
SW 78th Pl	100	67	0	0	100	100
SW 162nd St	100	100	0	0	100	100
SW 84th Ct	100	100	0	0	100	100
SW 86th Ave	100	57	0	0	100	100
SW 142nd St	100	78	0	0	100	100
SW 160th St	100	100	0	0	100	100
SW 163rd Ter	100	71	0	0	100	100
SW 84th Ave	100	86	0	0	100	100
SW 160th St	100	80	0	0	100	100
SW 161st St	100	100	0	0	100	100
SW 84th Ave	60	33	0	0	40	80
86th Ave	100	0	0	0	100	100
SW 84th Ct	100	50	0	0	50	100
SW 84th Ave	100	0	0	0	100	100
SW 136th Ter	100	100	0	0	100	100
SW 146th St	100	0	0	0	100	100
SW 87th Ave	100	88	0	0	100	100
SW 84th Ave	100	72	0	0	100	100
SW 141st St	100	0	0	0	100	100
SW 84th Ave	100	63	0	0	100	100
SW 83rd Ave	100	67	0	0	100	100
SW 85th Ave	100	0	0	0	100	100
SW 143rd St	91	0	0	0	100	100
SW 146th St	100	33	0	0	100	100
SW 166th St	100	100	0	0	100	100
SW 145th St	100	0	0	0	100	100
SW 84th Ct	33	47	0	0	7	40
SW 161st St	60	100	0	0	100	100
SW 83rd Ct	100	57	0	0	100	100
SW 142nd St	100	19	0	0	100	100
SW 146th St	67	17	0	0	33	100
SW 84th Ct	25	100	0	0	32	100
SW 84th Pl	100	50	0	0	100	100
SW 84th Ave	100	50	0	0	100	100
SW 140th St	100	7	0	0	100	100
SW 84th Ct	100	64	0	0	100	100
SW 84th Ave	100	67	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 161st Ter	100	60	0	0	100	100
SW 85th Ave	53	93	0	0	100	100
SW 82nd Pl	100	60	0	0	100	100
SW 142nd Ter	100	20	0	0	100	100
SW 160th St	100	100	0	0	100	100
SW 84th Ct	100	55	0	0	100	100
SW 87th Ave	100	100	0	0	100	100
SW 160th St	22	100	0	0	100	100
SW 160th St	100	100	0	0	100	100
SW 86th Ct	100	41	0	0	95	100
SW 85th Ct	100	60	0	0	100	100
SW 84th Pl	100	38	0	0	100	100
SW 83rd Pl	100	50	0	0	100	100
SW 141st St	100	0	0	0	100	100
SW 84th Ave	13	47	0	0	13	100
SW 165th Ter	100	0	0	0	100	100
SW 83rd Ave	29	82	0	0	41	88
SW 82nd Ct	59	41	0	0	71	100
SW 162nd St	59	97	0	0	100	100
SW 83rd Ave	100	20	0	0	100	100
SW 160th St	100	67	0	0	100	100
SW 138th Ter	100	100	0	0	100	100
SW 83rd Ave	100	60	0	0	100	100
SW 139th Ter	100	100	0	0	100	100
SW 146th St	100	43	0	0	100	100
SW 139th Ter	100	88	0	0	100	100
SW 83rd Ct	100	100	0	0	95	100
SW 139th Ter	100	100	0	0	100	100
SW 82nd Ct	77	100	0	0	59	95
SW 84th Ave	100	100	0	0	100	100
SW 85th Ave	100	38	0	0	100	100
SW 138th Ter	100	100	0	0	100	100
SW 84th Ct	100	86	0	0	100	100
SW 84th Ct	100	95	0	0	100	100
SW 84th Pl	100	14	0	0	100	100
SW 142nd St	100	63	0	0	100	100
SW 141st St	100	56	0	0	100	100
SW 83rd Ave	12	79	0	0	47	92
SW 83rd Ct	87	47	0	0	73	100
SW 164th Ter	100	90	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 83rd Ct	0	76	0	0	0	76
SW 163rd Ter	100	0	0	0	100	100
SW 83rd Ave	95	58	0	0	79	100
SW 137th St	100	78	0	0	100	100
SW 138th Ter	100	57	0	0	100	100
SW 163rd Ter	100	42	0	0	100	100
SW 87th Ave	24	46	0	0	37	65
SW 162nd Ter	100	100	0	0	100	100
SW 138th St	100	100	0	0	100	100
SW 84th Ct	100	67	0	0	100	100
SW 83rd Ave	100	0	0	0	100	100
SW 84th Pl	100	86	0	0	100	100
SW 82nd Ct	100	80	0	0	100	100
SW 83rd Ave	100	75	0	0	100	100
SW 141st St	100	9	0	0	100	100
SW 146th St	0	0	0	0	0	100
SW 84th Ave	100	100	0	0	100	100
SW 143rd St	100	0	0	0	100	100
SW 83rd Ave	14	67	0	0	100	100
SW 146th St	22	31	0	0	21	53
SW 166th St	100	0	0	0	100	100
SW 158th St	100	100	0	0	100	100
SW 86th Ave	100	80	0	0	100	100
SW 162nd St	100	100	0	0	100	100
SW 163rd Ter	100	100	0	0	100	100
SW 162nd St	100	100	0	0	100	100
SW 88th Ct	100	86	0	0	100	100
SW 167th Ter	100	100	0	0	100	100
SW 157th St	61	43	0	0	4	100
SW 88th Ave	100	100	0	0	100	100
163rd Ter	100	100	0	0	100	100
SW 89th Pl	100	100	0	0	100	100
87th Ave	100	100	0	0	100	100
SW 159th St	100	75	0	0	100	100
SW 161st Ter	100	20	0	0	100	100
SW 168th Ter	100	64	0	0	100	100
SW 87th Ave	25	13	0	0	0	75
SW 90th Ct	100	55	0	0	100	100
SW 83rd Ct	100	75	0	0	100	100
SW 140th Ter	100	0	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 90th Ave	100	86	0	0	0	100
87th Ave	100	80	0	0	100	100
SW 160th Ter	100	100	0	0	100	100
SW 84th Ct	100	100	0	0	100	100
SW 83rd Ave	100	69	0	0	100	100
SW 86th Ct	100	91	0	0	100	100
SW 165th Ter	67	83	0	0	75	83
SW 166th St	100	100	0	0	100	100
SW 169th Ter	100	82	0	0	100	100
87th Ave	100	100	0	0	100	100
SW 159th Ter	100	78	0	0	89	100
SW 157th St	100	0	0	0	91	100
SW 83rd Ave	100	0	0	0	100	100
SW 83rd Ct	100	50	0	0	100	100
SW 160th St	100	100	0	0	100	100
SW 160th St	100	68	0	0	100	100
SW 161st Ter	100	0	0	0	100	100
SW 92nd Ave	100	44	0	0	100	100
87th Ave	100	100	0	0	100	100
SW 86th Ct	100	100	0	0	100	100
SW 85th Ave	44	67	0	0	0	56
SW 87th Ave	100	100	0	0	88	100
SW 162nd Ln	100	60	0	0	100	100
SW 156th St	64	25	0	0	18	100
SW 158th Ln	100	60	0	0	90	100
SW 88th Ct	32	95	0	0	95	100
SW 89th Ave	53	67	0	0	60	67
SW 89th Ave	100	100	0	0	100	100
SW 158th St	71	29	0	0	57	100
SW 87th Ct	100	100	0	0	100	100
SW 159th St	62	100	0	0	100	100
SW 162nd Ter	100	100	0	0	100	100
SW 163rd Ter	57	64	0	0	43	79
SW 87th Ct	100	100	0	0	100	100
SW 92nd Ave	100	100	0	0	100	100
SW 86th Ct	100	100	0	0	100	100
SW 158th St	100	25	0	0	100	100
SW 160th St	100	57	0	0	100	100
SW 156th St	33	67	0	0	44	100
SW 91st Ct	100	60	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 87th Pl	100	100	0	0	100	100
SW 158th St	20	27	0	0	7	100
SW 88th Pl	100	100	0	0	100	100
SW 89th Avenue Rd	100	100	0	0	100	100
SW 89th Pl	100	100	0	0	100	100
SW 142nd St	13	25	0	0	25	88
SW 164th St	100	88	0	0	100	100
SW 164th St	100	100	0	0	100	100
SW 159th Ter	100	0	0	0	100	100
SW 162nd St	100	40	0	0	100	100
SW 169th Ter	100	86	0	0	100	100
SW 90th Ave	80	20	0	0	80	100
SW 90th Ct	100	100	0	0	100	100
SW 84th Ave	100	0	0	0	100	100
SW 92nd Ave	100	40	0	0	100	100
SW 88th Avenue Rd	100	100	0	0	100	100
SW 140th Ter	100	40	0	0	100	100
SW 91st Ct	100	75	0	0	100	100
SW 90th Ave	86	43	0	0	71	86
SW 83rd Ave	100	43	0	0	100	100
SW 90th Ave	50	20	0	0	0	100
SW 83rd Ave	100	43	0	0	100	100
SW 90th Ave	50	20	0	0	0	100
SW 89th Ct	100	100	0	0	100	100
SW 92nd Ave	39	58	0	0	39	47
	97	100	0	0	94	100
SW 85th Ave	27	47	0	0	0	40
SW 87th Ave	50	100	0	0	100	100
SW 160th St	100	100	0	0	100	100
SW 87th Pl	100	80	0	0	100	100
SW 141st St	100	38	0	0	50	100
SW 88th Avenue Rd	100	73	0	0	100	100
SW 87th Ct	100	100	0	0	100	100
SW 165th Ter	100	67	0	0	100	100
SW 86th Ave	13	20	0	0	60	100
SW 168th Ter	100	90	0	0	100	100
SW 89th Ave	61	100	0	0	89	100
SW 90th Ct	100	83	0	0	100	100
No ID	30	43	0	0	24	32
SW 164th St	83	100	0	0	83	92
SW 141st St	27	55	0	0	0	64
SW 91st Ct	100	17	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 91st Ct	100	29	0	0	100	100
SW 161st Ln	100	20	0	0	100	100
SW 84th Ave	100	83	0	0	100	100
SW 78th Ave	100	67	0	0	100	100
SW 174th St	63	13	0	0	100	100
SW 171st Ter	100	50	0	0	100	100
SW 176th Ter	100	100	0	0	100	100
Palmetto Rd	88	100	0	0	100	100
SW 174th St	5	95	0	0	28	98
SW 83rd Ave	100	0	0	0	100	100
SW 81st Ct	100	33	0	0	100	100
Palmetto Rd	38	100	0	0	63	100
SW 176th St	89	39	0	0	100	100
SW 85th Ave	100	8	0	0	100	100
SW 170th Ter	100	67	0	0	100	100
SW 171st St	100	100	0	0	100	100
SW 171st St	100	80	0	0	100	100
SW 84th Ct	58	69	0	0	100	100
SW 92nd Ave	67	78	0	0	56	78
SW 173rd Ter	100	95	0	0	100	100
SW 79th Pl	100	40	0	0	100	100
SW 180th St	100	100	0	0	100	100
SW 179th St	100	100	0	0	100	100
SW 172nd St	100	80	0	0	100	100
SW 176th St	67	69	0	0	71	98
SW 86th Ave	100	58	0	0	100	100
SW 79th Ave	100	0	0	0	100	100
SW 172nd St	100	82	0	0	100	100
SW 82nd Ave	100	100	0	0	100	100
SW 81st Ct	100	50	0	0	100	100
SW 170th St	100	68	0	0	100	100
SW 83rd Ave	100	0	0	0	100	100
SW 179th Ter	100	100	0	0	100	100
SW 175th St	100	48	0	0	100	100
SW 82nd Ave	100	80	0	0	100	100
SW 176th St	100	96	0	0	100	100
SW 84th Ave	100	40	0	0	100	100
SW 177th Ter	100	100	0	0	100	100
SW 164th St	32	42	0	0	26	58
SW 175th St	42	74	0	0	79	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 86th Ave	100	23	0	0	100	100
SW 82nd Ave	100	100	0	0	100	100
SW 88th Ave	36	27	0	0	91	100
SW 81st Ct	100	100	0	0	100	100
SW 174th Ter	100	50	0	0	100	100
SW 78th Pl	100	43	0	0	100	100
SW 178th St	100	100	0	0	100	100
SW 172nd Ter	100	81	0	0	100	100
SW 80th Ct	100	100	0	0	100	100
SW 88th Ave	100	0	0	0	91	100
SW 85th Ave	67	73	0	0	53	100
SW 172nd Ter	100	100	0	0	100	100
SW 172nd St	100	63	0	0	100	100
SW 87th Ct	100	0	0	0	100	100
SW 82nd Ave	100	100	0	0	100	100
SW 178th Ter	100	100	0	0	100	100
SW 82nd Ave	100	100	0	0	100	100
SW 88th Ct	100	18	0	0	100	100
SW 84th Ave	100	80	0	0	100	100
SW 77th Ave	20	74	0	0	37	83
SW 178th Ter	0	50	0	0	100	100
SW 171st St	100	57	0	0	100	100
SW 79th Ct	100	0	0	0	100	100
SW 172nd Ter	100	33	0	0	100	100
SW 86th Ave	100	0	0	0	100	100
SW 80th Ave	100	100	0	0	100	100
SW 173rd Ter	100	0	0	0	100	100
SW 176th St	100	100	0	0	100	100
SW 80th Pl	100	33	0	0	100	100
SW 172nd St	100	80	0	0	100	100
SW 80th Ct	100	100	0	0	100	100
SW 78th Ave	100	75	0	0	100	100
SW 173rd Ter	100	80	0	0	100	100
SW 175th St	24	60	0	0	68	100
SW 171st St	100	0	0	0	100	100
SW 80th Pl	100	80	0	0	100	100
SW 82nd Ct	100	100	0	0	100	100
SW 83rd Ct	100	73	0	0	100	100
SW 82nd Ct	100	81	0	0	100	100
SW 82nd Pl	100	100	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 170th Ter	100	69	0	0	100	100
SW 170th Ter	100	43	0	0	100	100
SW 182nd Ter	17	83	0	0	42	100
SW 83rd Ave	100	100	0	0	100	100
SW 87th Pl	100	100	0	0	100	100
SW 174th St	100	0	0	0	75	100
SW 88th Ct	43	0	0	0	14	100
SW 83rd Ave	100	100	0	0	100	100
SW 85th Ave	88	88	0	0	100	100
SW 178th St	100	100	0	0	100	100
SW 88th Ave	100	100	0	0	100	100
SW 89th Ct	100	75	0	0	100	100
SW 178th St	100	100	0	0	100	100
SW 89th Ct	100	100	0	0	100	100
SW 181st Ter	100	100	0	0	100	100
SW 182nd St	86	68	0	0	100	100
SW 177th Ter	100	25	0	0	100	100
SW 176th Ter	100	86	0	0	100	100
SW 88th Ct	100	0	0	0	100	100
SW 181st Ter	100	100	0	0	100	100
SW 83rd Ct	100	100	0	0	100	100
SW 181st Ter	100	100	0	0	100	100
SW 83rd Ct	100	100	0	0	100	100
SW 176th St	40	33	0	0	100	100
SW 84th Ave	100	78	0	0	100	100
SW 178th Ter	45	55	0	0	64	82
SW 178th Ter	100	100	0	0	100	100
SW 174th St	33	0	0	0	33	67
SW 179th St	100	100	0	0	100	100
SW 178th Ter	100	100	0	0	100	100
SW 181st St	100	100	0	0	100	100
SW 86th Ave	75	50	0	0	100	100
SW 86th Ave	100	100	0	0	100	100
SW 174th Ter	100	100	0	0	100	100
SW 172nd St	20	73	0	0	13	40
SW 176th St	100	0	0	0	100	100
SW 176th Ter	100	74	0	0	100	100
SW 174th St	79	61	0	0	68	100
SW 82nd Ct	100	73	0	0	100	100
SW 176th St	100	91	0	0	100	100
SW 172nd Ter	23	27	0	0	18	36
SW 182nd St	100	63	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 83rd Ave	100	100	0	0	100	100
SW 178th St	100	100	0	0	100	100
SW 181st Ter	100	18	0	0	100	100
SW 178th Ter	100	100	0	0	100	100
SW 89th Ave	83	78	0	0	83	94
SW 180th St	100	97	0	0	100	100
SW 88th Pl	100	100	0	0	100	100
SW 177th Ter	100	76	0	0	100	100
SW 84th Ct	100	69	0	0	100	100
SW 178th Ter	100	100	0	0	100	100
SW 178th Ter	100	100	0	0	100	100
SW 83rd Ave	100	100	0	0	100	100
SW 88th Ct	100	100	0	0	100	100
SW 175th St	100	87	0	0	100	100
SW 176th St	87	73	0	0	100	100
SW 177th Ter	33	87	0	0	53	73
SW 88th Ct	100	100	0	0	100	100
SW 175th Ter	100	100	0	0	100	100
SW 89th Ave	100	50	0	0	100	100
SW 83rd Ave	100	95	0	0	100	100
SW 89th Ct	60	65	0	0	60	75
SW 86th Ave	27	27	0	0	33	100
SW 89th Ave	100	96	0	0	100	100
SW 176th St	100	100	0	0	100	100
SW 91st Ave	100	100	0	0	100	100
SW 178th St	100	88	0	0	100	100
SW 84th Ave	100	53	0	0	100	100
SW 83rd Ct	100	96	0	0	100	100
SW 181st Ter	100	100	0	0	100	100
SW 84th Ct	47	67	0	0	100	100
SW 83rd Ave	13	50	0	0	50	100
SW 174th St	100	0	0	0	100	100
SW 181st St	100	54	0	0	100	100
SW 176th St	24	10	0	0	29	48
SW 90th Ave	78	100	0	0	83	100
SW 83rd Ct	100	100	0	0	100	100
SW 87th Ct	100	100	0	0	100	100
SW 82nd Ave	57	60	0	0	70	100
SW 178th Ter	100	100	0	0	100	100
SW 83rd Pl	0	13	0	0	0	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 89th Pl	100	100	0	0	100	100
SW 177th Ter	100	93	0	0	100	100
SW 180th St	100	100	0	0	100	100
SW 92nd Ave	100	100	0	0	100	100
SW 92nd Ct	100	100	0	0	100	100
SW 180th St	100	91	0	0	100	100
SW 181st St	100	100	0	0	100	100
SW 92nd Ct	10	50	0	0	30	50
SW 92nd Ave	50	100	0	0	75	100
SW 89th Ct	100	100	0	0	100	100
SW 181st Ter	100	100	0	0	100	100
SW 181st St	100	100	0	0	100	100
SW 181st St	100	100	0	0	100	100
SW 180th St	13	88	0	0	38	63
SW 91st Ave	100	100	0	0	100	100
SW 92nd Ave	100	100	0	0	100	100
SW 179th St	100	100	0	0	100	100
SW 137th St	0	8	0	0	8	100
SW 74th Ct	77	62	0	0	100	100
68th Ct	0	100	0	0	0	100
SW 85th Ave	0	73	0	0	40	100
SW 176th St	0	88	0	0	100	100
SW 174th St	0	0	0	0	25	100
SW 74th Ct	100	93	0	0	100	100
165th Ter	100	100	0	0	100	100
SW 162nd St	100	100	0	0	100	100
SW 162nd St	100	92	0	0	100	100
SW 74th Ct	100	43	0	0	100	100
No ID	97	32	0	0	100	100
SW 60th Ave	100	0	0	0	100	100
SW 156th St	100	100	0	0	100	100
SW 164th Ter	100	7	0	0	100	100
SW 154th Pl	100	100	0	0	100	100
SW 74th Ct	100	100	0	0	100	100
SW 74th Ct	100	100	0	0	100	100
SW 60th Ave	100	25	0	0	100	100
SW 74th Ct	100	71	0	0	100	100
SW 60th Ave	100	43	0	0	100	100
SW 73rd Ct	100	0	0	0	100	100
SW 74th Ave	100	100	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
74th Ave	100	45	0	0	100	100
SW 74th Pl	100	85	0	0	100	100
SW 60th Ave	100	60	0	0	100	100
SW 74th Ave	100	100	0	0	100	100
SW 75th Ave	100	100	0	0	100	100
SW 74th Pl	100	100	0	0	100	100
SW 157th Ter	96	82	0	0	96	100
SW 74th Ave	100	100	0	0	100	100
SW 165th St	100	100	0	0	100	100
SW 184th St	84	26	0	0	89	100
SW 74th Ave	100	38	0	0	100	100
SW 76th Ave	100	100	0	0	100	100
SW 158th Ter	100	100	0	0	100	100
SW 156th St	100	100	0	0	100	100
SW 75th Ave	100	100	0	0	100	100
SW 164th St	100	87	0	0	100	100
SW 166th St	100	100	0	0	100	100
SW 179th St	43	43	0	0	57	100
SW 156th St	100	70	0	0	100	100
SW 74th Pl	100	100	0	0	100	100
SW 158th Ter	100	53	0	0	100	100
SW 74th Pl	100	100	0	0	100	100
SW 158th Ter	100	53	0	0	100	100
SW 75th Ave	100	100	0	0	100	100
SW 74th Ave	100	88	0	0	100	100
SW 89th Ct	100	70	0	0	100	100
SW 92nd Ct	100	100	0	0	100	100
SW 183rd Ter	100	42	0	0	100	100
SW 93rd Ave	50	75	0	0	58	83
SW 182nd Ter	100	89	0	0	100	100
SW 90th Ct	100	100	0	0	100	100
SW 183rd Ter	100	50	0	0	100	100
SW 181st Ter	47	87	0	0	60	80
SW 88th Pl	100	86	0	0	100	100
Sterling Dr	100	0	0	0	100	100
SW 92nd Ave	100	85	0	0	100	100
SW 182nd Ter	100	72	0	0	100	100
SW 93rd Ave	100	67	0	0	100	100
SW 182nd St	100	100	0	0	100	100
SW 183rd Ter	100	69	0	0	100	100
SW 183rd Ter	0	40	0	0	20	100
SW 181st Ter	100	100	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 86th Ave	100	91	0	0	100	100
SW 182nd Ter	100	88	0	0	100	100
SW 182nd St	100	94	0	0	100	100
SW 183rd Ter	100	100	0	0	100	100
SW 90th Ct	100	100	0	0	100	100
SW 86th Ct	100	50	0	0	100	100
SW 182nd St	100	40	0	0	100	100
SW 87th Pl	0	0	0	0	50	100
SW 182nd Ter	100	75	0	0	100	100
SW 92nd Pl	100	0	0	0	100	100
SW 94th Ave	100	0	0	0	100	100
SW 92nd Ave	100	0	0	0	100	100
SW 84th Ct	100	90	0	0	100	100
SW 181st Ter	100	100	0	0	100	100
SW 182nd Ter	100	100	0	0	100	100
SW 85th Ct	100	100	0	0	100	100
SW 88th Ct	100	0	0	0	100	100
SW 94th Ave	19	12	0	0	21	26
SW 181st Ter	12	48	0	0	15	40
SW 94th Ave	80	0	0	0	80	100
SW 183rd Ter	0	17	0	0	0	100
SW 182nd St	100	100	0	0	100	100
SW 94th Ct	60	0	0	0	60	100
SW 78th Ct	0	29	0	0	43	100
SW 180th Ter	0	84	0	0	36	96
SW 174th St	0	100	0	0	0	92
SW 183rd Ter	0	0	0	0	100	100
SW 83rd Ave	0	33	0	0	0	100
Palmetto Rd	0	100	0	0	0	100
SW 180th St	0	100	0	0	80	100
SW 176th St	0	27	0	0	13	100
SW 78th Pl	0	0	0	0	0	100
SW 82nd Ave	0	0	0	0	0	100
SW 77th Ave	0	18	0	0	82	100
SW 77th Ct	0	0	0	0	0	100
SW 180th Ter	0	100	0	0	78	100
SW 78th Ave	0	100	0	0	100	100
SW 78th Pl	0	86	0	0	57	100
SW 79th Ct	0	0	0	0	0	0
SW 83rd Ave	0	0	0	0	0	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 74th Ct	0	88	0	0	0	100
SW 74th Ct	0	70	0	0	0	100
SW 77th Ave	0	13	0	0	0	0
SW 77th Ave	0	100	0	0	89	100
SW 75th Ave	0	100	0	0	0	100
SW 176th St	0	85	0	0	0	100
SW 183rd Ter	0	36	0	0	91	100
SW 78th Ave	8	100	0	0	100	100
SW 179th Ter	0	100	0	0	100	100
SW 77th Ave	0	0	0	0	29	100
SW 78th Pl	0	100	0	0	13	100
SW 183rd St	0	0	0	0	38	100
SW 180th St	0	88	0	0	24	96
SW 73rd Ct	0	82	0	0	0	100
SW 74th Pl	0	83	0	0	0	100
SW 179th Ter	0	46	0	0	0	92
SW 78th Pl	0	71	0	0	0	100
SW 178th Ter	0	60	0	0	0	93
SW 77th Ave	0	29	0	0	86	100
SW 183rd St	0	7	0	0	20	100
SW 78th Ave	0	100	0	0	43	100
SW 177th St	7	100	0	0	93	100
SW 77th Ave	0	100	0	0	0	67
SW 77th Ave	0	25	0	0	0	75
SW 182nd Ter	0	72	0	0	80	100
SW 174th St	0	100	0	0	0	100
SW 181st Ter	0	92	0	0	64	100
SW 178th St	0	100	0	0	73	100
SW 75th Ave	0	100	0	0	0	100
SW 78th Pl	0	100	0	0	100	100
SW 77th Ct	0	100	0	0	0	100
SW 76th Ave	0	54	0	0	0	100
SW 74th Ave	0	100	0	0	0	100
SW 84th Ct	0	36	0	0	0	0
SW 155th St	0	100	0	0	100	100
SW 79th Ave	0	0	0	0	100	100
SW 82nd Ct	0	100	0	0	100	100
SW 148th Dr	0	10	0	0	0	30
SW 83rd Ave	0	100	0	0	0	100
SW 162nd St	0	80	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 160th St	0	44	0	0	100	100
SW 158th St	0	100	0	0	50	100
SW 158th St	0	89	0	0	0	100
SW 155th St	0	0	0	0	0	100
SW 79th Ave	0	50	0	0	0	100
SW 84th Ct	0	74	0	0	0	87
SW 146th St	0	0	0	0	0	63
SW 80th Ave	0	67	0	0	100	100
SW 80th Ave	0	84	0	0	94	100
SW 154th Ter	0	100	0	0	0	100
SW 151st St	0	77	0	0	0	77
SW 83rd Ave	0	100	0	0	0	100
SW 79th Ave	0	13	0	0	88	100
SW 79th Ave	0	4	0	0	0	100
SW 83rd Ave	0	50	0	0	0	25
SW 153rd Ter	0	86	0	0	0	100
SW 153rd St	0	29	0	0	0	100
SW 152nd Ter	0	67	0	0	67	100
SW 81st Ave	0	96	0	0	96	100
SW 153rd Ter	0	78	0	0	78	100
SW 156th St	0	22	0	0	44	100
SW 80th Ave	0	21	0	0	100	100
SW 161st St	0	100	0	0	100	100
SW 83rd Ct	0	64	0	0	0	100
SW 158th St	0	78	0	0	0	100
148 Dr	0	71	0	0	0	29
SW 153rd St	0	11	0	0	0	100
SW 154th Ter	0	71	0	0	0	100
SW 149th Dr	0	83	0	0	0	100
SW 79th Ave	0	0	0	0	0	100
SW 151st St	0	48	0	0	13	44
SW 83rd Ave	0	44	0	0	0	100
SW 148th Dr	0	88	0	0	0	100
SW 150th Dr	0	33	0	0	0	41
SW 83rd Ave	0	100	0	0	0	100
SW 158th Ter	0	100	0	0	100	100
SW 157th St	0	8	0	0	0	58
SW 156th St	0	86	0	0	0	100
SW 83rd Ct	0	100	0	0	40	100
SW 163rd St	0	7	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 156th St	0	55	0	0	0	100
SW 79th Ct	0	85	0	0	85	100
SW 160th St	0	0	0	0	27	100
SW 84th Ave	0	100	0	0	0	100
SW 154th Ter	0	100	0	0	0	100
SW 151st St	0	18	0	0	0	0
SW 83rd Pl	0	75	0	0	0	80
159th St	0	100	0	0	100	100
SW 82nd Ct	0	66	0	0	34	100
SW 155th Ter	0	100	0	0	0	100
SW 160th St	0	0	0	0	60	100
SW 81st Ave	0	100	0	0	100	100
SW 148 Dr	0	58	0	0	0	42
159th St	0	100	0	0	100	100
SW 160th St	0	82	0	0	100	100
SW 81st Ave	0	100	0	0	28	100
SW 148th Dr	0	0	0	0	0	100
SW 148th Dr	0	64	0	0	0	64
SW 83rd Ave	0	89	0	0	78	100
SW 157th St	0	100	0	0	0	100
SW 160th St	0	75	0	0	100	100
SW 157th St	0	100	0	0	0	100
SW 160th St	0	75	0	0	100	100
SW 155th Ter	0	93	0	0	0	100
SW 147th Ter	0	77	0	0	0	88
SW 86th Ave	0	0	0	0	0	0
SW 145th St	0	100	0	0	0	0
SW 87th Ct	0	77	0	0	0	38
SW 150th Ter	0	100	0	0	0	9
SW 158th St	0	75	0	0	100	100
SW 151st St	0	82	0	0	0	35
SW 85th Ave	0	100	0	0	0	100
SW 87th Ave	0	28	0	0	0	67
SW 143rd St	0	54	0	0	0	0
SW 86th Ave	0	100	0	0	0	71
SW 145th St	0	93	0	0	0	0
SW 149th Ter	0	87	0	0	0	100
SW 88th Ave	0	18	0	0	0	36
SW 86th Ave	0	57	0	0	39	88
SW 87th Ave	0	0	0	0	0	0
SW 87th Ct	0	20	0	0	0	0
SW 87th Ct	0	38	0	0	0	69

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 87th Ave	0	0	0	0	0	0
SW 84th Ct	0	23	0	0	0	23
SW 145th St	0	100	0	0	0	30
SW 155th Ter	0	100	0	0	0	100
SW 148th St	0	0	0	0	0	0
SW 155th Ter	0	100	0	0	0	100
SW 146th St	0	71	0	0	0	0
SW 158th St	0	100	0	0	75	100
SW 149th Ter	0	100	0	0	0	92
SW 87th Ave	0	0	0	0	0	0
SW 88th Ave	0	71	0	0	0	0
SW 89th Ave	0	100	0	0	0	0
SW 87th Ave	0	63	0	0	0	100
SW 147th St	0	31	0	0	0	85
SW 85th Ave	0	100	0	0	87	100
SW 150th Ter	0	100	0	0	0	100
SW 87th Ave	0	14	0	0	0	100
SW 85th Ave	0	100	0	0	0	0
SW 150th Ter	0	100	0	0	0	100
SW 86th Ave	0	100	0	0	0	100
SW 149th Ter	0	100	0	0	0	100
SW 141st St	0	14	0	0	0	0
SW 85th Ave	0	39	0	0	0	65
SW 148th Ter	0	100	0	0	0	100
SW 84th Ave	0	22	0	0	0	44
SW 88th Ave	0	50	0	0	0	0
SW 86th Ave	0	86	0	0	0	0
Galloway Rd	0	0	0	0	0	0
SW 84th Ave	0	30	0	0	0	100
SW 85th Ave	0	100	0	0	0	100
SW 87th Ave	0	0	0	0	0	11
SW 159th St	0	100	0	0	100	100
SW 146th St	0	40	0	0	0	80
SW 87th Ave	0	0	0	0	0	0
SW 87th Pl	0	7	0	0	0	0
Galloway Rd	0	0	0	0	0	80
SW 148th Ter	0	86	0	0	0	100
SW 146th St	0	33	0	0	0	0
SW 88th Ave	0	25	0	0	0	38
SW 85th Ave	0	100	0	0	0	75

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 142nd St	0	0	0	0	0	0
SW 87th Ct	0	30	0	0	0	20
SW 155th Ter	0	100	0	0	0	100
SW 89th Ave	0	15	0	0	0	100
SW 171st Ter	0	80	0	0	0	0
89th Pl	0	20	0	0	0	0
SW 88th Ave	0	34	0	0	25	88
SW 87th Ct	0	100	0	0	83	100
SW 93rd Ave	0	86	0	0	0	43
SW 149th Ter	0	100	0	0	0	0
SW 164th St	0	60	0	0	0	0
SW 150th St	0	60	0	0	0	53
SW 155th Ter	0	100	0	0	63	100
93rd Pl	0	43	0	0	0	57
SW 153rd Ter	0	47	0	0	27	100
SW 171st St	0	67	0	0	0	20
SW 89th Ave	0	83	0	0	0	100
SW 89th Ct	0	38	0	0	0	0
SW 170th St	0	0	0	0	0	0
SW 169th Ter	0	0	0	0	0	0
SW 88th Ct	0	50	0	0	0	67
SW 89th Ave	0	13	0	0	0	0
SW 91st Ave	0	89	0	0	0	0
SW 90th Ave	0	5	0	0	0	0
SW 165th St	0	100	0	0	0	63
SW 89th Ct	0	29	0	0	0	0
SW 92nd Ave	0	69	0	0	0	0
SW 89th Ave	0	33	0	0	0	100
SW 164th St	0	40	0	0	0	0
SW 148th St	0	87	0	0	0	13
SW 87th Ct	0	44	0	0	0	100
SW 170th St	0	0	0	0	0	0
SW 89th Ave	0	60	0	0	0	20
SW 88th Ct	0	40	0	0	0	0
SW 92nd Ave	0	100	0	0	0	29
SW 170th St	0	40	0	0	0	0
SW 88th Ave	0	78	0	0	0	67
SW 150th Ter	0	0	0	0	0	0
SW 88th Ave	0	100	0	0	0	100
SW 92nd Ct	0	40	0	0	0	0

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 149th St	0	25	0	0	0	100
SW 164th St	0	24	0	0	0	0
SW 89th Ave	0	11	0	0	0	33
SW 155th St	0	89	0	0	22	100
SW 89th Ave	0	0	0	0	0	0
SW 166th St	0	44	0	0	0	89
SW 89th Ct	0	0	0	0	0	0
SW 165th St	0	100	0	0	0	100
No ID	0	75	0	0	0	100
SW 153rd Ter	0	0	0	0	0	100
SW 91st Ave	0	29	0	0	0	0
SW 154th Ter	0	69	0	0	44	100
SW 170th St	0	13	0	0	0	0
SW 156th Ter	0	100	0	0	47	100
SW 155th Ter	0	100	0	0	63	100
SW 151st St	0	20	0	0	0	0
SW 88th Ave	0	47	0	0	0	40
SW 148th St	0	55	0	0	0	27
SW 155th St	0	88	0	0	0	100
SW 88th Ave	0	100	0	0	100	100
SW 89th Ct	0	75	0	0	0	0
SW 88th Ave	0	100	0	0	100	100
SW 89th Ct	0	75	0	0	0	0
SW 89th Ct	0	50	0	0	23	82
SW 90th Ave	0	0	0	0	0	0
SW 88th Ct	0	13	0	0	0	13
SW 169th St	0	14	0	0	0	43
SW 94th Ct	0	33	0	0	0	40
SW 169th St	0	100	0	0	0	0
SW 169th St	0	88	0	0	0	25
SW 173rd St	0	0	0	0	0	0
SW 175th Ter	0	24	0	0	0	33
SW 169th St	0	13	0	0	0	0
SW 92nd Ct	0	67	0	0	0	0
W Datura St	0	9	0	0	0	55
SW 92nd Ave	0	75	0	0	0	38
SW 92nd Ct	0	30	0	0	0	0
E Banyan St	0	0	0	0	0	0
SW 92nd Ave	0	20	0	0	0	0
SW 92nd Ave	0	100	0	0	0	100
SW 89th Ct	0	40	0	0	0	0
SW 92nd Ct	0	43	0	0	0	0

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 173rd Ter	0	0	0	0	0	0
SW 93rd Ave	0	50	0	0	0	0
SW 94th Ave	0	46	0	0	0	85
SW 93rd Ave	0	86	0	0	0	100
SW 93rd Ct	0	0	0	0	0	0
SW 175th Ter	0	17	0	0	0	22
SW 92nd Ct	0	28	0	0	0	0
SW 90th Ave	0	53	0	0	0	27
SW 92nd Ct	0	80	0	0	0	0
SW 172nd Ter	0	73	0	0	0	0
SW 93rd Ct	0	31	0	0	0	77
SW 167th St	0	56	0	0	0	67
SW 170th St	0	29	0	0	0	0
SW 93rd Ave	0	0	0	0	0	0
SW 93rd Ave	0	25	0	0	0	0
SW 171st Ter	0	83	0	0	0	0
SW 94th Ave	0	55	0	0	0	20
SW 170th Ln	0	63	0	0	0	0
SW 170th St	0	11	0	0	0	0
SW 176th St	0	64	0	0	0	0
SW 170th St	0	0	0	0	0	0
SW 176th St	0	64	0	0	0	0
SW 170th St	0	0	0	0	0	0
SW 94th Ave	0	50	0	0	0	0
SW 93rd Ave	0	20	0	0	0	0
SW 174th St	0	0	0	0	0	0
SW 93rd Ave	0	40	0	0	0	20
SW 174th St	0	0	0	0	0	0
SW 166th Ter	0	56	0	0	0	100
SW 93rd Ave	0	40	0	0	0	0
SW 94th Ave	0	8	0	0	0	0
SW 92nd Ave	0	67	0	0	0	0
SW 92nd Ave	0	8	0	0	0	0
SW 174th St	0	0	0	0	0	0
SW 92nd Ave	0	50	0	0	0	75
SW 178th Ter	0	44	0	0	0	56
SW 95th Ave	0	32	0	0	0	26
SW 91st Ave	0	85	0	0	15	54
SW 170th St	0	0	0	0	0	0
SW 170th St	0	18	0	0	0	18
SW 174th St	0	25	0	0	0	0
SW 166th Ter	0	0	0	0	0	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 167th Ter	0	93	0	0	0	67
SW 93rd Ave	0	86	0	0	0	100
SW 93rd Ave	0	100	0	0	0	100
SW 93rd Pl	0	93	0	0	0	0
SW 170th St	0	0	0	0	0	14
SW 174th St	0	0	0	0	0	0
SW 174th St	0	7	0	0	0	0
SW 169th St	0	50	0	0	0	83
SW 170th Ln	0	91	0	0	0	0
E Evergreen St	0	29	0	0	0	100
SW 93rd Ave	0	14	0	0	0	100
SW 92nd Ave	0	31	0	0	0	0
SW 91st Ave	0	50	0	0	0	0
SW 166th St	0	80	0	0	0	100
SW 93rd Ave	0	88	0	0	0	0
Wayne Ave	0	43	0	0	0	100
SW 94th Ct	0	0	0	0	0	0
E Hibiscus St	0	8	0	0	0	17
E Guava St	0	44	0	0	0	33
SW 94th Ct	0	83	0	0	0	0
SW 178th St	0	75	0	0	0	0
SW 94th Ct	0	75	0	0	0	0
SW 181st Ter	0	33	0	0	0	0
E Indigo St	0	7	0	0	0	80
SW 178th Ter	0	25	0	0	0	0
SW 180th St	0	40	0	0	0	0
SW 180th St	0	75	0	0	0	0
SW 95th Ct	0	0	0	0	0	0
SW 98th Avenue Rd	0	88	0	0	0	0
SW 94th Ct	0	0	0	0	0	0
SW 94th Ave	0	38	0	0	0	0
SW 181st Ter	0	100	0	0	0	0
SW 93rd Ave	0	0	0	0	0	0
SW 93rd Ave	0	50	0	0	0	0
SW 94th Ct	0	0	0	0	0	71
SW 95th Ct	0	0	0	0	0	0
SW 183rd St	0	18	0	0	0	53
SW 98th Ct	0	93	0	0	0	100
SW 179th Ter	0	53	0	0	0	0
SW 98th Avenue Rd	0	42	0	0	0	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
SW 98th Avenue Rd	0	0	0	0	0	100
SW 181st St	7	93	0	0	13	40
SW 98th Ave	0	43	0	0	0	100
SW 182nd Ter	0	20	0	0	0	0
SW 93rd Pl	0	100	0	0	0	0
SW 95th Ct	0	13	0	0	0	0
SW 178th Ter	0	0	0	0	0	0
Wayne Ave	0	17	0	0	0	100
SW 183rd St	0	50	0	0	0	100
SW 181st Ter	0	0	0	0	0	100
SW 98th Ave	0	0	0	0	0	100
E Hibiscus St	0	4	0	0	0	13
SW 178th St	0	43	0	0	0	0
SW 180th St	0	28	0	0	0	0
SW 94th Ave	0	0	0	0	0	0
E Hibiscus St	0	0	0	0	0	0
SW 94th Ave	0	18	0	0	0	0
SW 182nd St	0	0	0	0	0	93
SW 98th Avenue Rd	0	13	0	0	0	75
SW 93rd Ave	0	71	0	0	0	0
SW 182nd St	0	0	0	0	0	8
E Indigo St	0	11	0	0	0	41
SW 183rd St	0	21	0	0	0	54
E Guava St	0	38	0	0	0	46
Wayne Ave	0	19	0	0	0	38
SW 98th Avenue Rd	0	20	0	0	0	100
SW 94th Ave	14	14	0	0	29	57
E Fern St	0	14	0	0	0	14
SW 177th St	0	13	0	0	0	0
SW 181st Ter	0	75	0	0	0	0
SW 181st St	0	8	0	0	0	0
Natural, Cultural, and Historic						
Surface Water Flowlines						
{BF6B7A0F-488E-48D7-85A5-9B6B3C51070E}	100	100	100	100	100	100
138352161	100	100	100	100	100	100
{F0F9D3CF-294E-42C4-8027-712DDB7DE366}	100	100	97	100	100	100
138352153	90	95	7	12	100	100
Cutler Drain Canal Number C-100 A 138359614	100	100	100	0	100	100
Cutler Drain Canal C-100 138359618	100	100	100	0	100	100
Cutler Drain Canal C-100B 138343799	100	98	95	0	98	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Cutler Drain Canal C-100 138359620	100	100	100	12	100	100
138343803	100	100	73	0	100	100
Cutler Drain Canal Number C-100 138359605	100	100	100	0	100	100
{8E3D12E7-FEEF-48C6-B46C-7BABA5ABF1EE} Cutler Drain Canal Number C-100 A	100	100	100	0	100	100
Cutler Drain Canal Number C-100 C 138343695	100	100	100	0	100	100
138343800	100	100	65	0	100	100
138343762	100	100	97	0	100	100
138343804	100	100	53	0	100	100
Cutler Drain Canal Number C-100 A 138359617	100	100	100	0	100	100
Cutler Drain Canal Number C-100 A {04F1E9FD-A032-4F76-AFA0-05C7084F94A9}	100	100	100	0	100	100
Cutler Drain Canal Number C-100 A 138359615	100	100	100	0	100	100
Cutler Drain Canal C-100B 138343805	93	93	60	0	93	100
Critical Infrastructure						
Levees and Canals						
C-100A west levee	100	83	31	0	100	100
C-100A south levee	100	50	0	0	100	100
C-100C east levee	100	32	1	0	99	100
C-100A east levee	99	66	6	0	100	100
C-100 north levee	100	60	6	0	100	100
C-100A east levee	99	66	6	0	100	100
C-100 north levee	100	60	6	0	100	100
C-100 south levee	100	67	2	0	100	100
C-100 south levee	96	67	1	0	96	100
C-100B north levee	100	57	11	0	98	100
C-100 west levee	100	53	1	0	100	100
C-100A east levee	98	40	1	0	99	100
C-100A west levee	99	63	3	0	99	100
C-100A west levee	99	89	30	0	99	100
C-100A east levee	100	86	0	0	100	100
C-100C west levee	100	70	2	0	97	100
C-100A south levee	100	77	0	0	100	100
C-100 north levee	22	22	2	0	48	94
C-100A west levee	95	77	0	0	95	100
C-100C east levee	100	15	15	0	100	100
C-100C north levee	100	27	0	0	100	100
C-100 west levee	67	0	0	0	0	100
C-100B south levee	98	51	2	0	98	100
C-100C west levee	86	86	29	0	100	100
C-100C north levee	100	79	0	0	100	100
C-100C south levee	100	50	0	0	100	100

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
C-100 north levee	80	20	0	0	20	100
C-100C north levee	100	63	0	0	100	100
C-100 south levee	100	20	0	0	40	100
C-100C east levee	50	50	0	0	50	100
C-100 north levee	65	24	0	6	59	76
C-100 south levee	30	17	0	5	31	61
C-100B north levee	87	60	0	0	87	100

1.3 POLYGON FEATURES

Asset	Current Conditions					
	1% Flood	25yr Precipitation	High Tide	SS/5yr	SS/100yr	SS/1,000yr
Critical Infrastructure						
Stormwater Ponds						
Asset ID: 3090206079461	100	99	100	0	100	100
Asset ID: 3090206079467	100	99	99	0	100	100
Asset ID: 3090206079470	100	96	96	0	100	100
Asset ID: 3090206079469	100	99	99	99	100	100
Asset ID: 3090206050103	100	100	100	100	100	100
Asset ID: 3090206050100	81	100	100	0	0	100
Natural, Cultural, Historic						
Conservation Areas						
Coral Reef Park	88	77	78	0	90	97
Deering Estate at Cutler	62	67	68	32	77	99
Deering Estate North Addition	100	99	99	99	100	100
Ludlam Pineland	0	51	51	0	0	91
Deering Estate Powers Addition	100	81	81	0	88	100
Bill Sadowski Park	85	52	55	0	84	99
Deering Estate South Addition	5	52	54	30	62	93
Biscayne National Park	100	97	99	99	100	100
Subtropical Horticultural Research Station	21	55	56	0	24	80
Chapman Field Park	11	8	8	0	11	11
Biscayne Coastal Wetlands	100	100	100	100	100	100
C100/Bayfront Property (Hass)	91	45	52	28	86	99
Historical and Cultural Structures						
OLD CUTLER ROAD HISTORIC HIGHWAY	62	51	51	4	90	99
CHARLES DEERING ESTATE	64	68	69	34	78	98
US-1	0	24	24	0	0	0
S.W. 72ND AVENUE ROAD SEGMENT	0	29	29	0	80	100
National Parks						
Biscayne National Park	100	96	99	99	100	100
Surface Waters						
Biscayne Bay	99	100	100	99	99	99
USGS Lake/Pond	0	92	93	0	96	100
Wetlands						
6120: Mangrove Swamp – 1	100	100	100	100	100	100
6120: Mangrove Swamp – 2	99	99	99	99	99	99

6120: Mangrove Swamp – 3	100	99	99	100	100	100
6120: Mangrove Swamp – 4	100	99	100	100	100	100
6170: Mixed Wetland Hardwoods	100	99	100	99	100	100
6172: Mixed Shrubs – 1	100	99	100	100	100	100
6172: Mixed Shrubs – 2	100	97	100	100	100	100

2 2030 CONDITIONS

2.1 POINT FEATURES

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Critical Community and Emergency Facilities								
Affordable Housing								
Royal Coast	--	--	--	--	0.87	1.36	2.83	3.32
Schools								
Westminster Christian School	--	--	--	--	--	--	2.13	2.62
Alexander School	--	--	--	--	--	--	--	0.07
Alexander School (Old Cutler Rd)	--	--	--	--	--	--	1.72	2.21
Westminster Christian School	--	--	--	--	--	--	2.14	2.63
3 C's Preschool	--	--	--	--	--	--	3.06	3.55
Palmer Trinity School	--	--	--	--	--	0.11	2.20	2.69
Howard Drive Elementary School	--	--	--	--	--	--	1.05	1.54
Palmetto Bay Collegiate Senior High School	--	--	--	--	0.96	1.45	2.90	3.39
Alexander Montessori School	--	--	--	--	--	0.16	2.14	2.63
Perrine SDA School	--	--	--	--	--	--	1.35	1.84
Southwood Middle School	--	--	--	--	--	0.44	2.32	2.81
Perrine Elementary School	--	--	--	--	--	--	--	--
Coral Reef Elementary School	--	--	--	--	--	--	1.69	2.18
KLA School of Palmetto Bay	--	--	--	--	--	--	--	--
Little Wonders	--	--	--	--	--	--	1.21	1.70
Lil Abner Foundation	--	--	--	--	--	--	--	0.17
Lincoln-Marti Schools - Wayne Ave	--	--	--	--	0.04	0.51	2.07	2.56
Winhold Montessori Schools,Inc.	--	--	--	--	--	--	--	0.36
Raggedy Ann And Andys Pre School	--	--	--	--	--	--	--	--
Christ Fellowship Academy	--	--	--	--	--	--	--	--
Lincoln-Marti Schools - 168th St	--	--	--	--	--	--	1.28	1.77
Palmetto Bay Academy	--	--	--	--	--	--	0.53	1.02
Law Enforcement Facilities								
Palmetto Bay Police Department	--	--	--	--	--	--	--	0.26
Dade County Metro Police Dept Cutler Ridge Mini Station	--	--	--	--	--	--	0.21	0.70
Healthcare Facilities								
Chalet at Old Cutler LLC	--	--	--	--	1.08	1.57	3.86	4.35
Sunset Oak 1, Inc	--	--	--	--	4.35	4.84	6.38	6.87

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Bethshalom ALF Corporation	--	--	--	--	4.54	5.03	6.92	7.41
Nicklaus Childrens Palmetto Bay	--	--	--	--	3.73	4.22	5.99	6.48
Golden Palms ALF Inc	--	--	--	--	2.06	2.55	4.95	5.44
Moseley, Katherine	--	--	--	--	2.58	3.07	5.29	5.78
San Martin De Porras ALF, Inc. #2	--	--	--	--	--	--	0.26	0.75
Sun Bay Manor	--	--	--	--	0.48	0.97	2.61	3.10
Sun Bay Manor II	--	--	--	--	--	--	--	0.39
Bma Of South Miami; Fresenius Kidney Care South Miami	--	--	--	--	--	--	--	--
T L C Home, Inc.	--	--	--	--	--	--	0.17	0.37
Grammercy Park Nursing & Rehabilitation Center	--	--	--	--	--	--	--	--
Baptist Health Urgent Care	--	--	--	--	--	--	0.91	1.40
Lorenzoâs Enterprise Group	--	--	--	--	--	--	--	--
Lorenzoâs Enterprise Group	--	--	--	--	--	--	0.75	1.24
National Mental Healthcare, LLC	--	--	--	--	--	--	--	--
Opus Hospice Center	--	--	--	--	--	--	--	--
Adult Day Center of South of Florida	--	--	--	--	--	--	1.15	1.64
Casa Salcines A.L.F II Inc	--	--	--	--	--	--	0.82	1.31
Sun Bay Manor I	--	--	--	--	--	0.24	1.86	2.35
T.L.C. Retirement Home #1	--	--	--	--	1.08	1.57	3.86	4.35
Stein Gerontological Institute,Inc	--	--	--	--	4.35	4.84	6.38	6.87
Fire Stations								
Miami-Dade Fire Rescue St 62	--	--	--	--	--	0.14	2.31	2.80
Miami-Dade Fire Rescue St 50 (Perrine)	--	--	--	--	--	--	--	--
Community Centers								
Palmetto Bay Branch Library	--	--	--	--	2.66	3.15	5.65	6.14
Local Government Facilities								
Village Of Palmetto Bay City Hall	--	--	--	--	--	--	--	0.26
Critical Infrastructure								
Communications Facilities – FDEM								
T-Mobile South LLC	--	--	--	--	0.90	1.39	4.03	4.52
Communication Facilities – Post Office								
Perrine Post Office	--	--	--	--	--	--	--	--
Substations								
Florida Electric Substation	--	--	--	--	--	--	1.94	2.43
Outfalls								
5034D027O005	--	--	--	--	4.19	4.68	6.52	7.01

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
5033D032O001	--	--	--	--	4.54	5.03	6.91	7.40
5033D031O002	--	--	--	--	4.29	4.78	6.66	7.15
5033D026O004	--	--	--	--	4.63	5.12	6.98	7.47
5033D031O001	--	--	--	--	3.97	4.46	6.33	6.82
No ID #	--	--	--	--	1.17	1.66	3.26	3.75
No ID #	--	--	--	--	4.37	4.86	6.34	6.83
5034D004O002	--	--	--	--	6.90	7.39	9.04	9.53
5034D022O003	--	--	--	--	9.06	9.55	11.47	11.96
5027D032O002	--	--	--	--	9.65	10.14	12.17	12.66
5035D006O001	--	--	--	--	9.21	9.70	11.65	12.14
5034D022O001	--	--	--	--	8.37	8.86	10.81	11.30
5034D006O002	--	--	--	--	7.50	7.99	9.93	10.42
5034D022O002	--	--	--	--	8.83	9.32	11.25	11.74
5034D003O001	--	--	--	--	8.37	8.86	10.79	11.28
5034D003O002	--	--	--	--	8.63	9.12	11.04	11.53
5034D022O003	--	--	--	--	8.86	9.35	11.28	11.77
5034D010O003	--	--	--	--	9.58	10.07	12.02	12.51
5034D010O002	--	--	--	--	6.69	7.18	9.12	9.61
5034D018O001	--	--	--	--	8.94	9.43	11.35	11.84
5034D019O002	--	--	--	--	9.08	9.57	11.42	11.91
5034D019O001	--	--	--	--	9.26	9.75	11.58	12.07
5034D011O002	--	--	--	--	6.17	6.66	8.42	8.91
5034D009O001	--	--	--	--	9.03	9.52	11.28	11.77
5034D011O001	--	--	--	--	4.78	5.27	7.00	7.49
5034D002O002	--	--	--	--	7.88	8.37	10.08	10.57
5034D002O001	--	--	--	--	9.19	9.68	11.38	11.87
5034D004O001	--	--	--	--	5.39	5.88	7.49	7.98
5034D019O001	--	--	--	--	7.06	7.55	9.21	9.70
5034D004O003	--	--	--	--	3.09	3.58	5.27	5.76
5034D009O002	--	--	--	--	9.21	9.70	11.52	12.01
5034D009O003	--	--	--	--	5.73	6.22	8.10	8.59
5034D019O003	--	--	--	--	5.15	5.64	7.53	8.02
5034D001O001	--	--	--	--	3.96	4.45	6.36	6.85
5034D019O004	--	--	--	--	9.13	9.62	11.54	12.03
5034D024O001	--	--	--	--	8.41	8.90	10.84	11.33
5034D024O002	--	--	--	--	9.30	9.79	11.76	12.25
5034D024O003	--	--	--	--	9.24	9.73	11.74	12.23
5034D035O001	--	--	--	--	8.48	8.97	10.99	11.48

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
5034D014O003	--	--	--	--	9.23	9.72	11.72	12.21
5034D024O001	--	--	--	--	6.42	6.91	8.91	9.40
5034D014O002	--	--	--	--	3.96	4.45	6.42	6.91
5034D014O001	--	--	--	--	4.61	5.10	7.06	7.55
5034D032O003	--	--	--	--	4.02	4.51	6.44	6.93
5034D031O003	--	--	--	--	3.13	3.62	5.55	6.04
5034D032O002	--	--	--	--	4.98	5.47	7.37	7.86
5033D027O004	--	--	--	--	7.98	8.47	10.27	10.76
5033D027O003	--	--	--	--	6.69	7.18	8.98	9.47
5033D026O003	--	--	--	--	7.78	8.27	10.07	10.56
5033D027O002	--	--	--	--	4.79	5.28	7.07	7.56
5033D027O001	--	--	--	--	6.96	7.45	9.21	9.70
5033D026O002	--	--	--	--	8.19	8.68	10.44	10.93
5033D026O001	--	--	--	--	8.32	8.81	10.57	11.06
5028D059O001	--	--	--	--	8.89	9.38	10.97	11.46
No ID #	--	--	--	--	4.29	4.78	6.35	6.84
5027D034O002	--	--	--	--	5.75	6.24	8.25	8.74
5027D034O001	--	--	--	--	7.72	8.21	10.27	10.76
5027D032O001	--	--	--	--	7.67	8.16	10.24	10.73
5027D044O001	--	--	--	--	8.65	9.14	11.24	11.73
5026D020O001	--	--	--	--	5.42	5.91	8.05	8.54
5026D006O001	--	--	--	--	7.02	7.51	9.65	10.14
5027D022O001	--	--	--	--	9.56	10.05	12.14	12.63
5027D006O001	--	--	--	--	9.66	10.15	12.23	12.72
5027D031O002	--	--	--	--	7.98	8.47	10.55	11.04
5027D036O001	--	--	--	--	5.93	6.42	8.50	8.99
5027D031O001	--	--	--	--	7.73	8.22	10.28	10.77
No ID #	--	--	--	--	7.38	7.87	9.80	10.29
No ID #	--	--	--	--	9.52	10.01	11.95	12.44
No ID #	--	--	--	--	9.38	9.87	11.78	12.27
5023D016O001	--	--	--	--	10.14	10.63	12.60	13.09
5023D017O001	--	--	--	--	4.98	5.47	7.45	7.94
5023D018O001	--	--	--	--	6.82	7.31	9.33	9.82
5023D009O002	--	--	--	--	10.48	10.97	13.03	13.52
5023D009O001	--	--	--	--	10.35	10.84	12.85	13.34
5026D016O001	--	--	--	--	10.54	11.03	13.38	13.87
5026D006O002	--	--	--	--	6.11	6.60	8.96	9.45
5026D016O001	--	--	--	--	9.83	10.32	12.71	13.20

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Solid and Hazardous Waste Facilities – Municipal (FDEP)								
7271 SW 168TH ST – Facility	--	--	--	--	1.49	1.98	4.61	5.10
7271 SW 168TH ST – Waste Processing Area	--	--	--	--	1.49	1.98	4.61	5.10
7895 SW 152 STREET – Facility	--	--	--	--	4.60	5.09	7.09	7.58
7895 SW 152 STREET – Waste Processing Area	--	--	--	--	4.60	5.09	7.09	7.58
17535 SW 95TH AVE – Facility	--	--	--	--	--	--	--	--
17535 SW 95TH AVE – Waste Processing Area	--	--	--	--	--	--	--	--
Solid and Hazardous Waste Facilities – Small Quantity Generators (SQG)								
USDA-ARS-SHRS	--	--	--	--			2.95	3.44
Fall Chiropractic Center	--	--	--	--			1.14	1.63
Morgan Tire & Auto, Inc./DBA Tires Plus	--	--	--	--	0.79	1.28	2.72	3.21
Potamkin Hy Palmetto, LLC.\DBA Kendall H	--	--	--	--	0.66	1.15	2.60	3.09
Deering Bay Yacht & Country Club	--	--	--	--	3.24	3.73	5.67	6.16
Amores Dental Care, P.A.	--	--	--	--			0.96	1.45
Morgan Tire & Auto, Inc./DBA T	--	--	--	--	0.79	1.28	2.72	3.21
Pitman Photo, Inc.	--	--	--	--			0.81	1.30
LCA/South Motors Infiniti	--	--	--	--			1.68	2.17
Zuzel Trujillo, DMD, PA.	--	--	--	--				
Sardinas Corp./DBA Soler Auto Repair	--	--	--	--			1.68	2.17
4 W D Shop, Inc.	--	--	--	--			1.86	2.35
Print 2000, LLC./ DBA Copy Express	--	--	--	--			0.58	1.07
Cme Arma	--	--	--	--				
Garrido Auto Repair, Corp.	--	--	--	--			1.68	2.17
Efficient Automotive Inc.	--	--	--	--			1.68	2.17
Adams Electric Service Inc.	--	--	--	--				
Dixie Animal Hospital	--	--	--	--				
Sarlaz International, Inc. DBA	--	--	--	--				0.07
Oil Change USA oF Perrine,Inc.	--	--	--	--			1.36	1.85
JS Auto Leasing & Sales, Inc.	--	--	--	--			1.68	2.17
Shift Transmissions, Inc./DBA A-AAA-A NA	--	--	--	--			1.86	2.35
Lord + Paul Auto Repair, Inc.	--	--	--	--			1.68	2.17
Miami Auto Collision	--	--	--	--			0.78	1.27
Ammunition Reloaders, Inc.	--	--	--	--			1.68	2.17
Beautiful Smiles South Miami, PA.	--	--	--	--			0.98	1.47
Develop Miami Trasnmission Group	--	--	--	--			1.68	2.17
Romi Dry Cleaners	--	--	--	--			0.37	0.86
Valdes Auto Repairs	--	--	--	--			1.68	2.17
Main Street Children's Dentistry Of Palm	--	--	--	--				

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Coral Reef Chiropractic Center P.A.	--	--	--	--				
Stephen E. Ezell, D.D.S., P.A.	--	--	--	--				
Bramart Jeeps & Auto Repair, Inc.	--	--	--	--			1.86	2.35
Scott's Auto Refinishing	--	--	--	--			1.68	2.17
Nations Auto Repairs	--	--	--	--			1.68	2.17
Dade Pump & Supply Co. D/B/A	--	--	--	--				
The Ed's Shop Corp.	--	--	--	--			1.68	2.17
Douglas B. Weinman D.D.S.	--	--	--	--				
One Low Price Cleaners	--	--	--	--				
Padilla Auto Care	--	--	--	--			1.68	2.17
Cancas Services, Inc/DBA NIBAJ	--	--	--	--			1.68	2.17
Shirley F. Simmonds, D.M.D.,P.A.	--	--	--	--				
Mainstreet Childrens Dentistry	--	--	--	--				
Garrido Auto Repair, Corp.	--	--	--	--			1.68	2.17
Auto Technician Benjamin Corp.	--	--	--	--			1.68	2.17
South Japanese Care Corp.	--	--	--	--			1.68	2.17
All In One I.R.A., Inc.	--	--	--	--			1.68	2.17
Anwaar's Auto Repair, Inc.	--	--	--	--			1.68	2.17
Abo Automotive, Inc.	--	--	--	--			1.68	2.17
Cutler Ridge Radiator	--	--	--	--			1.68	2.17
Mark A. Yaffey, D.D.S.	--	--	--	--				
All Pro Paint & Body Shop, Inc.	--	--	--	--			1.68	2.17
Perfection Transmission & Auto	--	--	--	--			1.68	2.17
B & D Auto Tech, Inc.	--	--	--	--			1.68	2.17
Banner Tire South	--	--	--	--			0.03	0.44
J.P. Custom Metals, Inc.	--	--	--	--			1.68	2.17
C.L.R. Motor Sports	--	--	--	--			1.68	2.17
AAD Auto Repair Services, Inc.	--	--	--	--			1.68	2.17
City Graphics USA, Inc.	--	--	--	--			1.68	2.17
Compete Medical Rehap	--	--	--	--			1.68	2.17
Coral Reef Animal Clinic	--	--	--	--			0.37	0.86
Coral Reef Standard, Inc./DBA	--	--	--	--			1.68	2.17
Dadeland Dodge Inc.\DBA Dadeland Dodge C	--	--	--	--			0.58	1.07
Dee V's, Inc./ DBA Dee V's Auto	--	--	--	--			1.68	2.17
Easy Oil Change Corp. DBA Castrol Premiu	--	--	--	--			0.47	0.96
CVS Pharmacy # 3421	--	--	--	--				
Eduardo's Auto Repair, Inc.	--	--	--	--			1.68	2.17
Glasspec Corporation	--	--	--	--			1.68	2.17

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Harley-Davidson South, L.C.	--	--	--	--			0.03	0.44
Carshop 24, LLC.	--	--	--	--			1.68	2.17
Industrial Conveyor Systems, Inc	--	--	--	--			1.68	2.17
J & R Engine Service	--	--	--	--			0.03	0.44
Javier Sanchez, D.D.S., P.A.	--	--	--	--				
Jose Luis Ruiz, M.D.	--	--	--	--			1.68	2.17
Juan F. Quintero, DMD, PA	--	--	--	--	--	--	--	--
LCA/South Motors Infiniti	--	--	--	--	--	--	--	--
Mac Ivor Animal Hospital	--	--	--	--	--	--	--	0.07
K & E Tire Shop, Inc.	--	--	--	--	--	--	0.37	0.86
Zima's	--	--	--	--	--	--	--	--
Bello Enterprises Inc.\DBA Buckeye Body	--	--	--	--	--	--	1.68	2.17
Scott's Auto Refinishing	--	--	--	--	--	--	1.68	2.17
Motor Service Group LLC	--	--	--	--	--	--	1.86	2.35
Walgreens Store 10470	--	--	--	--	--	--	1.07	1.56
Toyo R, Inc./DBA Toyoar	--	--	--	--	--	--	1.86	2.35
Aa & J South Dade Auto Paint And Body Sh	--	--	--	--	--	--	1.68	2.17
Land Rover South Dade LLC. DBA Land Rove	--	--	--	--	--	--	1.49	1.98
Verde Speed Machine Shop	--	--	--	--	--	--	1.68	2.17
Best Choice Silk Screen & Embroidery, In	--	--	--	--	--	--	1.68	2.17
Chadwell & Sons, Inc.	--	--	--	--	--	--	1.68	2.17
Floralba Vuelta, DDS, PA	--	--	--	--	--	--	--	--
Bellsouth - M2650	--	--	--	--	--	--	0.24	0.73
Hydraulic Sales & Service Inc.	--	--	--	--	--	--	1.68	2.17
Shell #136630	--	--	--	--	--	--	1.68	2.17
Battery Sales	--	--	--	--	--	--	1.68	2.17
B & D Auto Tech, Inc.	--	--	--	--	--	--	1.68	2.17
South Japanese Care Corp.	--	--	--	--	--	--	1.68	2.17
Courtesy Ford, Inc.	--	--	--	--	--	--	1.68	2.17
Warren Henry Automobiles Inc/L	--	--	--	--	--	--	1.49	1.98
Badd Auto Service & Sale LLC	--	--	--	--	--	--	1.68	2.17
Glasspec Corporation	--	--	--	--	--	--	1.68	2.17
Viking Kabinets, Inc.	--	--	--	--	--	--	1.68	2.17
Venus Labs\DBA Earth Friendly Products	--	--	--	--	--	--	--	--
Aramark Uniform Services	--	--	--	--	--	--	1.68	2.17
Nations Auto Repairs	--	--	--	--	--	--	1.68	2.17
Harley-Davidson South, L.C.	--	--	--	--	--	--	0.03	0.44
Coral Reef Chiropractic Center	--	--	--	--	--	--	--	--

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Rattan Art Furnitures, Inc.	--	--	--	--	--	--	1.68	2.17
Valdes Auto Repairs	--	--	--	--	--	--	1.68	2.17
Banner Tire South	--	--	--	--	--	--	0.03	0.44
H & H Power Steering Specialis	--	--	--	--	--	--	1.68	2.17
Sega Brakes Inc.	--	--	--	--	--	--	1.68	2.17
Betty K Agencies (USA) LLC	--	--	--	--	1.56	2.05	3.72	4.21
Midway South Body Shop	--	--	--	--	--	--	1.68	2.17
Chadwell & Sons, Inc.	--	--	--	--	--	--	1.68	2.17
Coral Reef Animal Clinic	--	--	--	--	--	--	0.37	0.86
Dixie Animal Hospital	--	--	--	--	--	--	--	--
Car Care International	--	--	--	--	--	--	1.68	2.17
Perrine Cutler Press, Inc.	--	--	--	--	--	--	1.68	2.17
Al's Lawnmower Sales And	--	--	--	--	--	0.07	1.69	2.18
Best Choice Silk Screen & Embr	--	--	--	--	--	--	1.68	2.17
Chisyaswe, Inc./DBA Second Dim	--	--	--	--	--	--	0.37	0.86
Aljoma Lumber, Inc.	--	--	--	--	--	--	0.71	1.20
Courtesy Ford Inc. DBA	--	--	--	--	0.51	1.00	2.44	2.93
Publix Store #0223	--	--	--	--	--	--	--	--
Anthony Auto Collision Center Inc.	--	--	--	--	--	--	1.68	2.17
Alt Mar Marine Service	--	--	--	--	--	--	1.68	2.17
Badd Auto Service & Sale Llc	--	--	--	--	--	--	1.68	2.17
Banner Tire South	--	--	--	--	--	--	0.03	0.44
Marlin Motors Inc D/B/A South Florida Co	--	--	--	--	--	--	1.68	2.17
J R Auto Sales Of Miami, Inc./	--	--	--	--	--	--	1.86	2.35
Adan Batteries	--	--	--	--	--	--	1.68	2.17
Morejon's Pro Automotive Specialist, Inc	--	--	--	--	--	--	1.68	2.17
World Of Wheels Motoorsports	--	--	--	--	--	--	1.68	2.17
Anwaar's Auto Repair, Inc.	--	--	--	--	--	--	1.68	2.17
Quality Auto Repair	--	--	--	--	--	--	1.68	2.17
Trotta Tire Of Miami, LLC	--	--	--	--	--	--	1.68	2.17
SFWMD Infrastructure (culverts w/ risers)								
S118	--	--	--	--	7.56	8.05	9.50	9.99
S123	--	--	--	--	4.43	4.92	7.98	8.47
S700	--	--	--	--	10.69	11.18	13.63	14.12
Wastewater Treatment/Lift Stations								
Casa Granada Condominium Assn	--	--	--	--	2.33	2.82	4.26	4.75
Transportation and Evacuation Routes								
Airports								

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Palmetto Bay Village Heliport	--	--	2.29	2.78	9.85	10.34	13.23	13.72
Marinas								
Deering Point Canoe / Kayak Launch	--	--	3.21	3.70	11.25	11.74	14.88	15.37
Coral Reef Park - Canoe and Kayak Launch Beach	--	--	--	--	9.28	9.77	11.74	12.23
Bill Sadowski Park and Nature Center - Canoe and Kayak Launch Beach	--	--	--	--	8.82	9.31	11.26	11.75
People's Dock	--	--	4.50	4.99	12.87	13.36	16.53	17.02
Natural, Cultural, and Historical								
Churches								
Old Cutler Presbyterian Church	--	--	--	--	3.82	4.31	6.54	7.03
St. Andrews Episcopal Church	--	--	--	--	--	--	1.25	1.74
Christ Congregational United Church of Christ	--	--	--	--	--	--	1.49	1.98
Chabad of Palmetto Bay	--	--	--	--	1.32	1.81	3.75	4.24
Kingdom Hall of Jehovahâs Witnesses	--	--	--	--	0.98	1.47	3.18	3.67
St. Richards Catholic Church	--	--	--	--	3.57	4.06	6.21	6.70
St. Thomas Lutheran Church	--	--	--	--	--	--	0.02	0.51
Christ Fellowship	--	--	--	--	--	--	--	--
Perrine Seventh-day Adventist Church	--	--	--	--	--	--	--	0.23
Amar Jyoti Mandir	--	--	--	--	--	--	--	--
Historic and Cultural Structures								
DA05626 : 6725 SW 144 Street	--	--	--	--			1.68	2.17
DA02815B : Richmond House And Cottage	--	--	--	--	3.77	4.26	7.31	7.80
DA02816 : 7253 SW 168th St	--	--	--	--	1.55	2.04	4.71	5.20
DA02759 : 16870 Old Cutler Rd	--	--	--	--		0.34	2.77	3.26
DA05636 : 7201 SW 166 Street	--	--	--	--	4.90	5.39	8.17	8.66
DA16448 : South Estate Wall	--	--	--	--			1.07	1.56
DA16449 : Carriage House (Coach House)	--	--	--	--	0.16	0.42	3.40	3.89
DA16450 : Power House	--	--	--	--	2.58	3.07	5.96	6.45
DA16451 : Pump House (Water Storage House)	--	--	--	--	2.61	3.10	5.97	6.46
DA15239 : 8001 SW 148th Drive	--	--	--	--	--	--	0.12	0.56
DA15240 : 8025 SW 148th Drive	--	--	--	--	--	--	1.71	2.20
DA15241 : 8101 SW 148th Drive	--	--	--	--	--	--	1.07	1.56
DA16447 : Boat Turning Basin	1.03	1.52	4.85	5.34	13.25	13.74	16.91	17.40
DA02760 : 17301 Old Cutler Rd	--	--	--	--	1.32	1.81	4.27	4.76
DA02815A : Charles Deering House	--	--	--	--	3.85	4.34	7.40	7.89
DA02815D : Charles Deering Estate Oolite Wall	--	--	--	--	6.76	7.25	9.86	10.35

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
DA02758 : 16553 Old Cutler Rd	--	--	--	--	1.09	1.58	4.12	4.61
DA02761 : 17800 Old Cutler Rd	--	--	--	--	--	--	2.21	2.70
DA02807 : 8315 SW 153rd Terrace	--	--	--	--	--	--	1.36	1.85
DA03185 : Perrine Elementary School	--	--	--	--	--	--	--	--
DA06925 : Harry Troeger House	--	--	--	--	--	0.03	1.39	1.88
DA15242 : 8125 SW 148th Drive	--	--	--	--	--	--	0.81	1.30

2.2 LINEAR FEATURES

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Transportation and Evacuation Routes								
Bridges								
Structure: 874293 (Road: 87000451)	0	0	0	0	100	100	100	100
Structure: 874422 (Road: 87000071)	0	0	0	0	100	100	100	100
Structure: 874423 (Road: 87039500)	0	0	0	0	100	100	100	100
Structure: 874421 (Road: 87000081)	0	0	0	0	100	100	100	100
Structure: 874292 (Road: 87000068)	0	0	0	0	100	100	100	100
Structure: 874417 (Road: 87000074)	0	0	0	0	100	100	100	100
Structure: 874424 (Road: 87000068)	0	0	0	0	67	100	100	100
Structure: 874418 (Road: 87000081)	0	0	0	0	100	100	100	100
Structure: 870015 (Road: 87020000)	0	0	0	0	67	100	100	100
Structure: 870233 (Road: 87020000)	0	0	0	0	67	100	100	100
Major Roadways - FDOT								
Road: 87000081	0	0	0	0	71	77	97	98
Road: 87067508	0	0	0	0	9	19	100	100
Road: 87048500	0	0	0	0	14	51	99	100
Road: 87039500	0	0	0	0	31	36	50	51
Road: 87000451	0	0	0	0	64	76	94	96
Road: 87000080	0	0	0	0	1	11	78	90
Road: 87000068	0	0	0	0	64	66	71	83
Road: 87000074	0	0	0	0	66	70	98	100
Road: 87000502	0	0	0	0	98	100	100	100
Road: 87000071	0	0	0	0	83	99	100	100
Road: 87020000	0	0	0	0	4	18	54	64
Road: 87000496	0	0	0	0	99	100	100	100
Road: 87000069	0	0	0	0	0	0	0	100
Road: 87000067	0	0	0	0	100	100	100	100
Road: 87000065	0	0	0	0	52	54	92	95
Road: 87042500	0	0	0	0	0	0	100	100
Road: 87000498	0	0	0	0	0	0	0	0
Road: 87092500	0	0	0	0	0	0	27	35
Road: 87039000	0	0	0	0	0	0	0	0
Road: 87020001	0	0	0	0	0	0	87	99
Major Roadways - NTD								
Royal Palm Dr	0	0	11	11	39	39	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 152nd St	0	0	72	72	90	90	100	100
Paradise Point Dr	2	2	100	100	100	100	100	100
SW 67th Ct	0	0	100	100	100	100	100	100
Royal Palm Dr	0	0	100	100	100	100	100	100
SW 67th Ct	0	0	100	100	100	100	100	100
No ID	0	0	31	31	62	62	100	100
No ID	0	0	6	6	33	44	100	100
SW 73rd Ct	0	0	0	0	100	100	100	100
No ID	0	0	0	10	40	40	50	60
SW 140th Ter	0	0	0	0	0	80	100	100
No ID	0	0	0	0	0	9	91	95
SW 147th St	0	0	0	0	36	82	100	100
SW 146th St	0	0	0	0	92	100	100	100
SW 67th Ct	0	0	0	0	0	0	100	100
No ID	0	0	0	0	0	0	0	50
SW 145th St	0	0	0	0	53	67	100	100
SW 72nd Ave	0	0	0	0	71	71	100	100
SW 140th St	0	0	0	0	0	86	100	100
SW 71st Ave	0	0	0	0	100	100	100	100
SW 151st St	0	0	0	0	100	100	100	100
SW 153rd St	0	0	0	0	100	100	100	100
SW 146th Ter	0	0	0	0	75	83	100	100
SW 148th St	0	0	0	0	94	100	100	100
No ID	0	0	0	0	0	0	0	0
SW 73rd Ct	0	0	0	0	100	100	100	100
No ID	0	0	0	0	0	0	0	0
SW 69th Ct	0	0	0	0	45	64	100	100
SW 69th Ct	0	0	0	0	67	78	100	100
SW 138th St	0	0	0	0	0	100	100	100
SW 145th Ter	0	0	0	0	100	100	100	100
SW 73rd Ct	0	0	0	0	100	100	100	100
SW 142nd Ter	0	0	0	0	0	13	100	100
SW 149th Ter	0	0	0	0	100	100	100	100
SW 152nd Ter	0	0	0	0	100	100	100	100
SW 68th Ave	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	57	86	100	100
SW 146th Street Cir	0	0	0	0	67	83	100	100
SW 74th Ave	0	0	0	0	79	96	100	100
SW 67th Pl	0	0	0	0	0	91	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 67th Ct	0	0	0	0	0	100	100	100
No ID	0	0	0	0	0	0	0	0
SW 72nd Ave	0	0	0	0	29	54	100	100
SW 67th Pl	0	0	0	0	0	0	100	100
No ID	0	0	0	0	0	0	0	27
SW 69th Ct	0	0	0	0	100	100	100	100
No ID	0	0	0	0	0	52	100	100
SW 154th St	0	0	0	0	0	0	100	100
SW 74th Ct	0	0	0	0	71	79	100	100
No ID	0	0	0	0	0	0	0	0
No ID	0	0	29	36	57	64	71	71
No ID	0	0	0	0	36	91	100	100
SW 68th Ave	0	0	0	0	100	100	100	100
SW 142nd Ter	0	0	0	0	0	17	100	100
No ID	0	0	0	0	0	0	23	31
SW 67th Ct	0	0	0	0	100	100	100	100
SW 68th Ave	0	0	0	0	0	0	75	100
SW 148th Ter	0	0	0	0	100	100	100	100
SW 146th Stcr	0	0	0	0	100	100	100	100
No ID	0	0	0	0	0	0	0	0
SW 72nd Ct	0	0	0	0	100	100	100	100
SW 151st St	0	0	0	0	100	100	100	100
SW 72nd Ct	0	0	0	0	78	89	100	100
No ID	0	0	0	0	44	44	56	56
SW 72nd Ave	0	0	0	0	44	56	100	100
SW 69th Pl	0	0	0	0	0	100	100	100
SW 71st Ave	0	0	0	0	100	100	100	100
SW 154th Ter	0	0	0	0	100	100	100	100
SW 146th Street Cir	0	0	0	0	94	100	100	100
No ID	0	0	0	0	0	0	0	0
SW 68th Ct	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	93	100	100	100
SW 148th Ter	0	0	0	0	93	100	100	100
SW 67th Ave	0	0	0	0	0	0	100	100
SW 69th Ave	0	0	0	0	64	91	100	100
No ID	0	0	0	0	0	67	100	100
SW 144th Ter	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	0	100	100	100
SW 68th Ave	0	0	0	0	0	0	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 67th Ct	0	0	0	0	0	100	100	100
SW 68th Ave	0	0	0	0	10	79	95	100
No ID	0	0	0	0	0	0	0	10
SW 68th Ct	0	0	0	0	80	80	100	100
SW 72nd Ct	0	0	0	0	93	100	100	100
SW 67th Pl	0	0	0	0	0	100	100	100
SW 63rd Ave	0	0	0	0	0	0	100	100
No ID	0	0	0	0	0	25	94	100
SW 149th Ter	0	0	0	0	0	0	88	100
SW 152nd Ter	0	0	0	0	100	100	100	100
SW 139th St	0	0	0	0	0	100	100	100
SW 69th Ave	0	0	0	0	0	83	100	100
No ID	0	0	0	0	0	0	0	0
SW 145th Ter	0	0	0	0	80	80	100	100
SW 156th St	0	0	0	0	11	11	100	100
SW 70th Ave	0	0	0	0	81	85	100	100
No ID	0	0	0	0	0	0	0	0
S Cartee Rd	0	0	0	0	78	78	100	100
No ID	0	0	0	0	0	0	0	0
S Cartee Rd	0	0	0	0	78	78	100	100
SW 146th St	0	0	0	0	33	40	93	93
No ID	0	0	0	0	0	0	31	31
Cartee Rd	0	0	0	0	0	52	100	100
SW 71st Ct	0	0	0	0	75	92	100	100
S Cartee Rd	0	0	0	0	0	39	100	100
SW 138th Ter	0	0	0	0	0	80	100	100
No ID	0	0	0	0	55	64	73	82
No ID	0	0	0	0	43	50	71	71
SW 76th Ave	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	81	81	100	100
SW 166th St	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 74th Pl	0	0	0	0	100	100	100	100
SW 165th St	0	0	0	0	100	100	100	100
SW 169th Ter	0	0	0	0	100	100	100	100
SW 170th Ter	0	0	0	0	79	93	100	100
SW 168th St	0	0	0	0	100	100	100	100
SW 172nd St	0	0	0	0	100	100	100	100
SW 167th St	0	0	0	0	100	100	100	100
SW 173rd St	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 73rd Ct	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100
SW 169th St	0	0	0	0	100	100	100	100
SW 167th St	0	0	0	0	100	100	100	100
SW 171st St	0	0	0	0	100	100	100	100
76th Ave	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 173rd St	0	0	0	0	88	88	95	100
SW 170th Ter	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	95	100	100	100
SW 141st Ter	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	42	50	75	100
SW 75th Ct	0	0	0	0	100	100	100	100
SW 145th Ter	0	0	0	0	100	100	100	100
SW 73rd Ave	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	0	100	100	100
SW 142nd Ter	0	0	0	0	100	100	100	100
SW 147th St	0	0	0	0	100	100	100	100
SW 144th Ter	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	100	100	100	100
SW 73rd Ct	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	100	100	100	100
SW 72nd Ct	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	100	100	100	100
SW 138th St	0	0	0	0	100	100	100	100
SW 73rd Ct	0	0	0	0	100	100	100	100
SW 146th Ter	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	0	0	100	100	100	100
SW 73rd Ct	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	100	100	100	100
SW 73rd Ave	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 73rd Ave	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	93	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 138th St	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 70th Ave	0	0	0	0	100	100	100	100
SW 148th St	0	0	0	0	100	100	100	100
SW 140th Dr	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 74th Pl	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100
SW 138th St	0	0	0	0	100	100	100	100
SW 142nd Ter	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 80th Ct	0	0	0	0	67	87	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	96	100	100	100
SW 140th St	0	0	0	0	100	100	100	100
SW 75th Ct	0	0	0	0	100	100	100	100
SW 140th Dr	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	0	0	92	100	100	100
SW 139th St	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	0	0	100	100	100	100
SW 137th St	0	0	0	0	100	100	100	100
SW 73rd Ave	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 73rd Ave	0	0	0	0	100	100	100	100
SW 145th Ter	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 75th Ave	0	0	0	0	100	100	100	100
SW 147th St	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	95	100	100	100
SW 139th St	0	0	0	0	93	100	100	100
SW 148th Ter	0	0	0	0	100	100	100	100
SW 72nd Ct	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	100	100	100	100
SW 137th St	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100
SW 138th Ter	0	0	0	0	100	100	100	100
SW 72nd Ct	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	95	100	100	100
SW 139th Ter	0	0	0	0	100	100	100	100
SW 138th St	0	0	0	0	100	100	100	100
SW 147th St	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 159th Ter	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 155th St	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
SW 74th Pl	0	0	0	0	100	100	100	100
SW 145th Ter	0	0	0	0	100	100	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	100	100	100	100
SW 167th St	0	0	0	0	100	100	100	100
SW 147th St	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 151st Ter	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 149th St	0	0	0	0	100	100	100	100
SW 147th Ter	0	0	0	0	100	100	100	100
SW 141st Ter	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	0	0	100	100	100	100
SW 76th Ct	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	59	88	100	100
SW 147th Ter	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	100	100	100	100
SW 76th Ct	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	100	100	100	100
SW 163rd St	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	0	0	0	0	100	100
SW 145th St	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	100	100	100	100
SW 145th St	0	0	0	0	100	100	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	100	100	100	100
SW 145th St	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 147th St	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	0	0	100	100
SW 150th Ter	0	0	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 144th Ter	0	0	0	0	100	100	100	100
SW 148th St	0	0	0	0	0	0	80	93
SW 77th Ct	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	100	100	100	100
SW 161st Ter	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 146th Ter	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 154th St	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 150th St	0	0	0	0	100	100	100	100
SW 166th Ter	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
SW 155th St	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	0	0	94	94	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
165th Ter	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 148th Dr	0	0	0	0	0	13	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 150th St	0	0	0	0	100	100	100	100
SW 151st Ter	0	0	0	0	100	100	100	100
SW 150th St	0	0	0	0	100	100	100	100
SW 151st Ter	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
SW 145th St	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 148th St	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 148th St	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
165th Ter	0	0	0	0	100	100	100	100
SW 76th Ct	0	0	0	0	100	100	100	100
SW 160th Ter	0	0	0	0	100	100	100	100
No ID	0	0	0	0	100	100	100	100
SW 153rd St	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 141st Ter	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	50	75	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 146th St	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 163rd St	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 165th Ter	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 166th St	0	0	0	0	100	100	100	100
SW 167th Ter	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 166th St	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 166th St	0	0	0	0	100	100	100	100
SW 170th St	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 172nd Ter	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 169th St	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	0	0	100	100	100	100
SW 169th St	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	100	100	100	100
SW 81st Ct	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	100	100	100	100
SW 171st St	0	0	0	0	100	100	100	100
SW 159th Ter	0	0	0	0	100	100	100	100
SW 169th St	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 170th St	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 80th Ave	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	100	100	100	100
SW 168th Ter	0	0	0	0	100	100	100	100
SW 169th St	0	0	0	0	100	100	100	100
SW 169th Ter	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 165th St	0	0	0	0	100	100	100	100
SW 161st St	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 170th St	0	0	0	0	100	100	100	100
SW 172nd St	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 165th Ter	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	63	75	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 80th Ct	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 79th Pl	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 168th Ter	0	0	0	0	100	100	100	100
SW 170th St	0	0	0	0	100	100	100	100
SW 171st Ter	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 164th Ter	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 79th Pl	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 73rd Ct	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	0	0	100	100	100	100
SW 167th St	0	0	0	0	100	100	100	100
SW 170th St	0	0	0	0	100	100	100	100
SW 170th Ter	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 158th Ter	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 171st St	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	100	100	100	100
SW 170th St	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 163rd Ter	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 163rd Ter	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 161st St	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	47	53	100	100
86th Ave	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	75	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 136th Ter	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	100	100	100	100
SW 87th Ave	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	100	100	100	100
SW 166th St	0	0	0	0	100	100	100	100
SW 145th St	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 84th Ct	0	0	0	0	33	33	53	67
SW 161st St	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	50	67	100	100
SW 84th Ct	0	0	0	0	82	100	100	100
SW 84th Pl	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 140th St	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 161st Ter	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	100	100	100	100
SW 82nd Pl	0	0	0	0	100	100	100	100
SW 142nd Ter	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 87th Ave	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 86th Ct	0	0	0	0	97	100	100	100
SW 85th Ct	0	0	0	0	100	100	100	100
SW 84th Pl	0	0	0	0	100	100	100	100
SW 83rd Pl	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	93	100	100	100
SW 165th Ter	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	53	65	100	100
SW 82nd Ct	0	0	0	0	76	88	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 138th Ter	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 82nd Ct	0	0	0	0	82	91	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	100	100	100	100
SW 138th Ter	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 84th Pl	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	53	75	93	95
SW 83rd Ct	0	0	0	0	80	87	100	100
SW 164th Ter	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	0	0	100	100
SW 163rd Ter	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	84	89	100	100
SW 137th St	0	0	0	0	100	100	100	100
SW 138th Ter	0	0	0	0	100	100	100	100
SW 163rd Ter	0	0	0	0	100	100	100	100
SW 87th Ave	0	0	0	0	41	46	83	89
SW 162nd Ter	0	0	0	0	100	100	100	100
SW 138th St	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 84th Pl	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	0	0	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	22	22	69	77
SW 166th St	0	0	0	0	100	100	100	100
SW 158th St	0	0	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 163rd Ter	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 167th Ter	0	0	0	0	100	100	100	100
SW 157th St	0	0	0	0	25	61	100	100
SW 88th Ave	0	0	0	0	100	100	100	100
163rd Ter	0	0	0	0	100	100	100	100
SW 89th Pl	0	0	0	0	100	100	100	100
87th Ave	0	0	0	0	100	100	100	100
SW 159th St	0	0	0	0	100	100	100	100
SW 161st Ter	0	0	0	0	100	100	100	100
SW 168th Ter	0	0	0	0	100	100	100	100
SW 87th Ave	0	0	0	0	13	25	100	100
SW 90th Ct	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 90th Ave	0	0	0	0	14	100	100	100
87th Ave	0	0	0	0	100	100	100	100
SW 160th Ter	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 86th Ct	0	0	0	0	100	100	100	100
SW 165th Ter	0	0	0	0	75	83	92	100
SW 166th St	0	0	0	0	100	100	100	100
SW 169th Ter	0	0	0	0	100	100	100	100
87th Ave	0	0	0	0	100	100	100	100
SW 159th Ter	0	0	0	0	100	100	100	100
SW 157th St	0	0	0	0	91	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 161st Ter	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	100	100	100	100
87th Ave	0	0	0	0	100	100	100	100
SW 86th Ct	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	11	44	56	67
SW 87th Ave	0	0	0	0	100	100	100	100
SW 162nd Ln	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	71	96	100	100
SW 158th Ln	0	0	0	0	90	100	100	100
SW 88th Ct	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 89th Ave	0	0	0	0	60	60	73	73
SW 89th Ave	0	0	0	0	100	100	100	100
SW 158th St	0	0	0	0	71	86	100	100
SW 87th Ct	0	0	0	0	100	100	100	100
SW 159th St	0	0	0	0	100	100	100	100
SW 162nd Ter	0	0	0	0	100	100	100	100
SW 163rd Ter	0	0	0	0	50	64	86	93
SW 87th Ct	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	100	100	100	100
SW 86th Ct	0	0	0	0	100	100	100	100
SW 158th St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	78	100	100	100
SW 91st Ct	0	0	0	0	100	100	100	100
SW 87th Pl	0	0	0	0	100	100	100	100
SW 158th St	0	0	0	0	20	27	100	100
SW 88th Pl	0	0	0	0	100	100	100	100
SW 89th Avenue Rd	0	0	0	0	100	100	100	100
SW 89th Pl	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	38	63	100	100
SW 89th Pl	0	0	0	0	100	100	100	100
SW 142nd St	0	0	0	0	38	63	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 159th Ter	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 169th Ter	0	0	0	0	100	100	100	100
SW 90th Ave	0	0	0	0	87	93	100	100
SW 90th Ct	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	100	100	100	100
SW 88th Avenue Rd	0	0	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	100	100	100	100
SW 91st Ct	0	0	0	0	100	100	100	100
SW 90th Ave	0	0	0	0	71	86	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 90th Ave	0	0	0	0	0	30	100	100
SW 89th Ct	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	40	41	53	68
	0	0	0	0	94	97	100	100
SW 85th Ave	0	0	0	0	7	27	53	67

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 87th Ave	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 87th Pl	0	0	0	0	100	100	100	100
SW 141st St	0	0	0	0	88	100	100	100
SW 88th Avenue Rd	0	0	0	0	100	100	100	100
SW 87th Ct	0	0	0	0	100	100	100	100
SW 165th Ter	0	0	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	80	87	100	100
SW 168th Ter	0	0	0	0	100	100	100	100
SW 89th Ave	0	0	0	0	100	100	100	100
SW 90th Ct	0	0	0	0	100	100	100	100
No ID	0	0	0	0	27	27	41	49
SW 164th St	0	0	0	0	92	92	100	100
SW 141st St	0	0	0	0	18	27	100	100
SW 91st Ct	0	0	0	0	100	100	100	100
SW 91st Ct	0	0	0	0	100	100	100	100
SW 161st Ln	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 174th St	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 174th St	0	0	0	0	100	100	100	100
SW 171st Ter	0	0	0	0	100	100	100	100
SW 176th Ter	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	100	100	100	100
SW 174th St	0	0	0	0	43	78	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 81st Ct	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	0	0	75	75	100	100
SW 176th St	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	100	100	100	100
SW 170th Ter	0	0	0	0	100	100	100	100
SW 171st St	0	0	0	0	100	100	100	100
SW 171st St	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	67	67	78	89
SW 173rd Ter	0	0	0	0	100	100	100	100
SW 79th Pl	0	0	0	0	100	100	100	100
SW 180th St	0	0	0	0	100	100	100	100
SW 179th St	0	0	0	0	100	100	100	100
SW 172nd St	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 176th St	0	0	0	0	72	81	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
SW 172nd St	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	100	100	100	100
SW 81st Ct	0	0	0	0	100	100	100	100
SW 170th St	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 179th Ter	0	0	0	0	100	100	100	100
SW 175th St	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 177th Ter	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	37	37	68	84
SW 175th St	0	0	0	0	87	92	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	100	100	100	100
SW 88th Ave	0	0	0	0	95	95	100	100
SW 81st Ct	0	0	0	0	100	100	100	100
SW 174th Ter	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 178th St	0	0	0	0	100	100	100	100
SW 172nd Ter	0	0	0	0	100	100	100	100
SW 80th Ct	0	0	0	0	100	100	100	100
SW 88th Ave	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	73	93	100	100
SW 172nd Ter	0	0	0	0	100	100	100	100
SW 172nd St	0	0	0	0	100	100	100	100
SW 87th Ct	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	100	100	100	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	43	52	91	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 171st St	0	0	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 172nd Ter	0	0	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 173rd Ter	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	100	100	100	100
SW 80th Pl	0	0	0	0	100	100	100	100
SW 172nd St	0	0	0	0	100	100	100	100
SW 80th Ct	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 173rd Ter	0	0	0	0	100	100	100	100
SW 175th St	0	0	0	0	80	88	100	100
SW 171st St	0	0	0	0	100	100	100	100
SW 80th Pl	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	0	0	100	100	100	100
SW 82nd Pl	0	0	0	0	100	100	100	100
SW 170th Ter	0	0	0	0	100	100	100	100
SW 170th Ter	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	0	0	75	100	100	100
SW 170th Ter	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	0	0	75	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 87th Pl	0	0	0	0	100	100	100	100
SW 174th St	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	43	57	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	100	100	100	100
SW 178th St	0	0	0	0	100	100	100	100
SW 88th Ave	0	0	0	0	100	100	100	100
SW 89th Ct	0	0	0	0	100	100	100	100
SW 178th St	0	0	0	0	100	100	100	100
SW 89th Ct	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	0	0	100	100	100	100
SW 182nd St	0	0	0	0	100	100	100	100
SW 177th Ter	0	0	0	0	100	100	100	100
SW 176th Ter	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 84th Ave	0	0	0	0	100	100	100	100
SW 178th Ter	0	0	0	0	64	73	82	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 174th St	0	0	0	0	33	50	67	83
SW 179th St	0	0	0	0	100	100	100	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 181st St	0	0	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 174th Ter	0	0	0	0	100	100	100	100
SW 172nd St	0	0	0	0	20	27	47	60
SW 176th St	0	0	0	0	100	100	100	100
SW 176th Ter	0	0	0	0	100	100	100	100
SW 174th St	0	0	0	0	79	86	100	100
SW 82nd Ct	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	100	100	100	100
SW 172nd Ter	0	0	0	0	23	27	41	45
SW 182nd St	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 178th St	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 178th St	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	0	0	100	100	100	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 89th Ave	0	0	0	0	83	89	94	94
SW 180th St	0	0	0	0	100	100	100	100
SW 88th Pl	0	0	0	0	100	100	100	100
SW 177th Ter	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	100	100	100	100
SW 175th St	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	100	100	100	100
SW 177th Ter	0	0	0	0	60	60	73	80
SW 88th Ct	0	0	0	0	100	100	100	100
SW 175th Ter	0	0	0	0	100	100	100	100
SW 89th Ave	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 89th Ct	0	0	0	0	65	65	75	80

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 86th Ave	0	0	0	0	67	100	100	100
SW 89th Ave	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	100	100	100	100
SW 91st Ave	0	0	0	0	100	100	100	100
SW 178th St	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	63	75	100	100
SW 174th St	0	0	0	0	100	100	100	100
SW 181st St	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	29	33	52	57
SW 90th Ave	0	0	0	0	89	94	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 87th Ct	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	77	80	100	100
SW 178th Ter	0	0	0	0	100	100	100	100
SW 83rd Pl	0	0	0	0	13	88	100	100
SW 89th Pl	0	0	0	0	100	100	100	100
SW 83rd Pl	0	0	0	0	13	88	100	100
SW 89th Pl	0	0	0	0	100	100	100	100
SW 177th Ter	0	0	0	0	100	100	100	100
SW 180th St	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	100	100	100	100
SW 92nd Ct	0	0	0	0	100	100	100	100
SW 180th St	0	0	0	0	100	100	100	100
SW 181st St	0	0	0	0	100	100	100	100
SW 92nd Ct	0	0	0	0	30	40	60	60
SW 92nd Ave	0	0	0	0	100	100	100	100
SW 89th Ct	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	0	0	100	100	100	100
SW 181st St	0	0	0	0	100	100	100	100
SW 181st St	0	0	0	0	100	100	100	100
SW 180th St	0	0	0	0	50	50	75	75
SW 91st Ave	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	100	100	100	100
SW 179th St	0	0	0	0	100	100	100	100
SW 137th St	0	0	0	0	83	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
68th Ct	0	0	0	0	0	0	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 85th Ave	0	0	0	0	53	93	100	100
SW 176th St	0	0	0	0	100	100	100	100
SW 174th St	0	0	0	0	38	38	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
165th Ter	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
No ID	0	0	22	39	100	100	100	100
SW 60th Ave	0	0	0	14	100	100	100	100
SW 156th St	0	0	0	0	100	100	100	100
SW 164th Ter	0	0	0	0	100	100	100	100
SW 154th Pl	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 60th Ave	0	0	0	25	100	100	100	100
SW 74th Ct	0	0	0	0	100	100	100	100
SW 60th Ave	0	0	57	71	100	100	100	100
SW 73rd Ct	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 73rd Ct	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
74th Ave	0	0	0	0	100	100	100	100
SW 74th Pl	0	0	0	0	100	100	100	100
SW 60th Ave	0	0	0	40	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	100	100	100	100
SW 74th Pl	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 165th St	0	0	0	0	100	100	100	100
SW 184th St	0	0	0	5	95	95	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 76th Ave	0	0	0	0	100	100	100	100
SW 158th Ter	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	100	100	100	100
SW 164th St	0	0	0	0	100	100	100	100
SW 166th St	0	0	0	0	100	100	100	100
SW 179th St	0	0	0	0	57	86	100	100
SW 156th St	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 74th Pl	0	0	0	0	100	100	100	100
SW 158th Ter	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	100	100	100	100
SW 89th Ct	0	0	0	0	100	100	100	100
SW 92nd Ct	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	0	0	100	100	100	100
SW 93rd Ave	0	0	0	0	67	75	92	92
SW 182nd Ter	0	0	0	0	100	100	100	100
SW 90th Ct	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	0	0	67	67	87	87
SW 88th Pl	0	0	0	0	100	100	100	100
Sterling Dr	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	0	0	100	100	100	100
SW 93rd Ave	0	0	0	0	100	100	100	100
SW 182nd St	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	0	0	80	80	100	100
SW 183rd Ter	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	0	0	80	80	100	100
SW 181st Ter	0	0	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	0	0	100	100	100	100
SW 182nd St	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	0	0	100	100	100	100
SW 90th Ct	0	0	0	0	100	100	100	100
SW 86th Ct	0	0	0	0	100	100	100	100
SW 182nd St	0	0	0	0	100	100	100	100
SW 87th Pl	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	0	0	100	100	100	100
SW 92nd Pl	0	0	0	0	100	100	100	100
SW 94th Ave	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	0	0	100	100	100	100
SW 85th Ct	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	100	100	100	100
SW 94th Ave	0	0	0	0	23	25	28	37

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 181st Ter	0	0	0	0	20	25	50	53
SW 94th Ave	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	0	0	42	92	100	100
SW 182nd St	0	0	0	0	100	100	100	100
SW 94th Ct	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	0	0	43	57	100	100
SW 180th Ter	0	0	0	0	44	56	100	100
SW 174th St	0	0	0	0	0	38	100	100
SW 183rd Ter	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	0	50	100	100
Palmetto Rd	0	0	0	0	0	0	100	100
SW 180th St	0	0	0	0	100	100	100	100
SW 176th St	0	0	0	0	20	80	100	100
SW 78th Pl	0	0	0	0	0	0	100	100
SW 82nd Ave	0	0	0	0	0	0	100	100
SW 77th Ave	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	0	100	100	100
SW 180th Ter	0	0	0	0	89	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	71	86	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	0	0	71	86	100	100
SW 79th Ct	0	0	0	0	0	0	100	100
SW 83rd Ave	0	0	0	0	33	83	100	100
SW 74th Ct	0	0	0	0	0	50	100	100
SW 74th Ct	0	0	0	0	0	20	100	100
SW 77th Ave	0	0	0	0	0	0	50	88
SW 77th Ave	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	0	0	0	72	100	100
SW 176th St	0	0	0	0	0	8	100	100
SW 183rd Ter	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	100	100	100	100
SW 179th Ter	0	0	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	57	100	100	100
SW 78th Pl	0	0	0	0	38	50	100	100
SW 183rd St	0	0	0	0	100	100	100	100
SW 180th St	0	0	0	0	28	40	100	100
SW 73rd Ct	0	0	0	0	0	18	100	100
SW 74th Pl	0	0	0	0	0	0	100	100
SW 179th Ter	0	0	0	0	0	0	100	100
SW 78th Pl	0	0	0	0	0	0	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 178th Ter	0	0	0	0	0	0	100	100
SW 77th Ave	0	0	0	0	100	100	100	100
SW 183rd St	0	0	0	0	40	53	100	100
SW 78th Ave	0	0	0	0	43	57	100	100
SW 177th St	0	0	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	0	0	100	100
SW 77th Ave	0	0	0	0	0	13	100	100
SW 182nd Ter	0	0	0	0	92	96	100	100
SW 174th St	0	0	0	0	0	100	100	100
SW 181st Ter	0	0	0	0	72	76	100	100
SW 178th St	0	0	0	0	80	87	100	100
SW 75th Ave	0	0	0	0	0	0	100	100
SW 78th Pl	0	0	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	0	0	100	100
SW 76th Ave	0	0	0	0	0	15	100	100
SW 74th Ave	0	0	0	0	33	100	100	100
SW 84th Ct	0	0	0	0	0	0	57	100
SW 155th St	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	0	0	100	100	100	100
SW 148th Dr	0	0	0	0	0	0	70	100
SW 83rd Ave	0	0	0	0	0	100	100	100
SW 162nd St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 158th St	0	0	0	0	100	100	100	100
SW 158th St	0	0	0	0	89	100	100	100
SW 155th St	0	0	0	0	0	0	100	100
SW 79th Ave	0	0	0	0	8	25	100	100
SW 84th Ct	0	0	0	0	48	70	91	91
SW 146th St	0	0	0	0	0	0	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 154th Ter	0	0	0	0	0	56	100	100
SW 151st St	0	0	0	0	0	0	92	100
SW 83rd Ave	0	0	0	0	0	0	100	100
SW 79th Ave	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	0	0	100	100
SW 83rd Ave	0	0	0	0	0	0	38	50
SW 153rd Ter	0	0	0	0	0	0	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 153rd St	0	0	0	0	0	71	100	100
SW 152nd Ter	0	0	0	0	78	89	100	100
SW 81st Ave	0	0	0	0	100	100	100	100
SW 153rd Ter	0	0	0	0	78	89	100	100
SW 156th St	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	100	100	100	100
SW 161st St	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	0	0	0	0	100	100
SW 158th St	0	0	0	0	78	100	100	100
148 Dr	0	0	0	0	0	0	43	57
SW 153rd St	0	0	0	0	0	0	100	100
SW 154th Ter	0	0	0	0	71	93	100	100
SW 149th Dr	0	0	0	0	0	0	100	100
SW 79th Ave	0	0	0	0	0	0	100	100
SW 151st St	0	0	0	0	14	16	75	86
SW 83rd Ave	0	0	0	0	0	100	100	100
SW 148th Dr	0	0	0	0	0	0	100	100
SW 150th Dr	0	0	0	0	0	0	78	100
SW 83rd Ave	0	0	0	0	0	43	100	100
SW 158th Ter	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	0	43	100	100
SW 158th Ter	0	0	0	0	100	100	100	100
SW 157th St	0	0	0	0	0	0	83	100
SW 156th St	0	0	0	0	57	100	100	100
SW 83rd Ct	0	0	0	0	100	100	100	100
SW 163rd St	0	0	0	0	100	100	100	100
SW 156th St	0	0	0	0	17	100	100	100
SW 79th Ct	0	0	0	0	92	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	57	100	100	100
SW 154th Ter	0	0	0	0	0	88	100	100
SW 151st St	0	0	0	0	0	0	45	64
SW 83rd Pl	0	0	0	0	0	0	100	100
159th St	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	0	0	88	100	100	100
SW 155th Ter	0	0	0	0	60	93	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	0	0	100	100	100	100
SW 148 Dr	0	0	0	0	0	0	58	83
159th St	0	0	0	0	100	100	100	100
SW 160th St	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 81st Ave	0	0	0	0	67	83	100	100
SW 148th Dr	0	0	0	0	0	0	100	100
SW 148th Dr	0	0	0	0	0	0	100	100
SW 83rd Ave	0	0	0	0	100	100	100	100
SW 157th St	0	0	0	0	91	100	100	100
SW 160th St	0	0	0	0	100	100	100	100
SW 155th Ter	0	0	0	0	80	100	100	100
SW 147th Ter	0	0	0	0	0	0	100	100
SW 86th Ave	0	0	0	0	0	0	0	57
SW 145th St	0	0	0	0	0	0	13	38
SW 87th Ct	0	0	0	0	0	0	46	62
SW 150th Ter	0	0	0	0	0	0	55	100
SW 158th St	0	0	0	0	100	100	100	100
SW 151st St	0	0	0	0	0	0	76	100
SW 85th Ave	0	0	0	0	80	100	100	100
SW 87th Ave	0	0	0	0	19	33	72	78
SW 143rd St	0	0	0	0	0	0	0	15
SW 86th Ave	0	0	0	0	0	0	100	100
SW 145th St	0	0	0	0	0	0	93	100
SW 149th Ter	0	0	0	0	0	0	100	100
SW 88th Ave	0	0	0	0	0	0	100	100
SW 86th Ave	0	0	0	0	51	69	92	96
SW 87th Ave	0	0	0	0	0	0	13	38
SW 87th Ct	0	0	0	0	0	0	0	40
SW 87th Ct	0	0	0	0	0	0	92	100
SW 87th Ave	0	0	0	0	0	0	86	100
SW 84th Ct	0	0	0	0	0	0	85	100
SW 145th St	0	0	0	0	0	0	40	50
SW 155th Ter	0	0	0	0	25	100	100	100
SW 148th St	0	0	0	0	0	0	27	100
SW 155th Ter	0	0	0	0	25	100	100	100
SW 146th St	0	0	0	0	0	0	0	57
SW 158th St	0	0	0	0	100	100	100	100
SW 149th Ter	0	0	0	0	0	0	100	100
SW 87th Ave	0	0	0	0	0	0	23	46
SW 88th Ave	0	0	0	0	0	0	14	43
SW 89th Ave	0	0	0	0	0	0	0	0
SW 87th Ave	0	0	0	0	0	0	100	100
SW 147th St	0	0	0	0	0	0	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 85th Ave	0	0	0	0	100	100	100	100
SW 150th Ter	0	0	0	0	0	0	100	100
SW 87th Ave	0	0	0	0	0	0	100	100
SW 85th Ave	0	0	0	0	0	0	63	100
SW 150th Ter	0	0	0	0	0	0	100	100
SW 86th Ave	0	0	0	0	0	0	100	100
SW 149th Ter	0	0	0	0	0	0	100	100
SW 141st St	0	0	0	0	0	0	14	14
SW 85th Ave	0	0	0	0	0	17	78	87
SW 148th Ter	0	0	0	0	0	0	100	100
SW 84th Ave	0	0	0	0	0	0	56	67
SW 88th Ave	0	0	0	0	0	0	0	13
SW 86th Ave	0	0	0	0	0	0	71	100
Galloway Rd	0	0	0	0	0	0	100	100
SW 84th Ave	0	0	0	0	0	40	100	100
SW 85th Ave	0	0	0	0	0	100	100	100
SW 87th Ave	0	0	0	0	0	0	100	100
SW 159th St	0	0	0	0	100	100	100	100
SW 146th St	0	0	0	0	0	0	93	100
SW 87th Ave	0	0	0	0	0	0	75	100
SW 87th Pl	0	0	0	0	0	0	0	27
Galloway Rd	0	0	0	0	0	0	100	100
SW 148th Ter	0	0	0	0	0	0	100	100
SW 146th St	0	0	0	0	0	0	0	0
SW 88th Ave	0	0	0	0	0	0	88	100
SW 85th Ave	0	0	0	0	0	0	100	100
SW 142nd St	0	0	0	0	0	0	20	30
SW 87th Ct	0	0	0	0	0	0	40	50
SW 155th Ter	0	0	0	0	100	100	100	100
SW 89th Ave	0	0	0	0	100	100	100	100
SW 171st Ter	0	0	0	0	0	0	0	33
89th Pl	0	0	0	0	0	0	30	70
SW 88th Ave	0	0	0	0	31	69	94	97
SW 87th Ct	0	0	0	0	100	100	100	100
SW 93rd Ave	0	0	0	0	0	0	57	71
SW 149th Ter	0	0	0	0	0	0	0	0
SW 164th St	0	0	0	0	0	0	0	0
SW 150th St	0	0	0	0	0	0	67	73
SW 155th Ter	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
93rd Pl	0	0	0	0	0	0	86	100
SW 153rd Ter	0	0	0	0	47	100	100	100
SW 171st St	0	0	0	0	0	0	27	53
SW 89th Ave	0	0	0	0	50	100	100	100
SW 89th Ct	0	0	0	0	0	0	0	0
SW 170th St	0	0	0	0	0	0	0	0
SW 169th Ter	0	0	0	0	0	0	0	40
SW 88th Ct	0	0	0	0	25	42	83	92
SW 89th Ave	0	0	0	0	0	0	0	0
SW 91st Ave	0	0	0	0	0	0	0	46
SW 90th Ave	0	0	0	0	0	0	2	7
SW 165th St	0	0	0	0	0	0	100	100
SW 89th Ct	0	0	0	0	0	0	0	0
SW 92nd Ave	0	0	0	0	0	0	15	46
SW 89th Ave	0	0	0	0	0	0	100	100
SW 164th St	0	0	0	0	0	0	7	13
SW 148th St	0	0	0	0	0	0	47	53
SW 87th Ct	0	0	0	0	0	33	100	100
SW 170th St	0	0	0	0	0	0	0	0
SW 89th Ave	0	0	0	0	0	0	30	40
SW 88th Ct	0	0	0	0	0	0	0	0
SW 92nd Ave	0	0	0	0	0	0	100	100
SW 170th St	0	0	0	0	0	0	0	0
SW 88th Ave	0	0	0	0	0	0	78	100
SW 150th Ter	0	0	0	0	0	0	0	0
SW 88th Ave	0	0	0	0	0	0	100	100
SW 92nd Ct	0	0	0	0	0	0	0	40
SW 149th St	0	0	0	0	0	0	100	100
SW 164th St	0	0	0	0	0	0	10	29
SW 89th Ave	0	0	0	0	11	22	39	44
SW 155th St	0	0	0	0	100	100	100	100
SW 89th Ave	0	0	0	0	0	0	0	0
SW 166th St	0	0	0	0	0	0	100	100
SW 89th Ct	0	0	0	0	0	0	0	0
SW 165th St	0	0	0	0	0	0	100	100
No ID	0	0	0	0	0	0	100	100
SW 153rd Ter	0	0	0	0	0	0	100	100
SW 91st Ave	0	0	0	0	0	0	0	0
SW 154th Ter	0	0	0	0	94	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 170th St	0	0	0	0	0	0	0	0
SW 156th Ter	0	0	0	0	93	100	100	100
SW 155th Ter	0	0	0	0	100	100	100	100
SW 151st St	0	0	0	0	0	0	13	33
SW 88th Ave	0	0	0	0	0	0	60	73
SW 148th St	0	0	0	0	0	0	73	100
SW 155th St	0	0	0	0	0	100	100	100
SW 88th Ave	0	0	0	0	100	100	100	100
SW 89th Ct	0	0	0	0	0	0	0	0
SW 89th Ct	0	0	0	0	73	77	86	86
SW 90th Ave	0	0	0	0	0	0	0	0
SW 88th Ct	0	0	0	0	0	0	38	50
SW 169th St	0	0	0	0	0	0	86	100
SW 94th Ct	0	0	0	0	0	0	87	100
SW 169th St	0	0	0	0	0	0	0	13
SW 169th St	0	0	0	0	0	0	100	100
SW 173rd St	0	0	0	0	0	0	0	14
SW 175th Ter	0	0	0	0	0	0	43	71
SW 169th St	0	0	0	0	0	0	40	47
SW 92nd Ct	0	0	0	0	0	0	0	40
W Datura St	0	0	0	0	0	0	82	100
SW 92nd Ave	0	0	0	0	0	0	100	100
SW 92nd Ct	0	0	0	0	0	0	10	30
E Banyan St	0	0	0	0	0	0	25	38
SW 92nd Ave	0	0	0	0	0	0	20	40
SW 92nd Ave	0	0	0	0	0	0	100	100
SW 89th Ct	0	0	0	0	0	0	0	0
SW 92nd Ct	0	0	0	0	0	0	29	86
SW 173rd Ter	0	0	0	0	0	0	27	40
SW 93rd Ave	0	0	0	0	0	0	0	50
SW 94th Ave	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	0	0	0	0	100	100
SW 93rd Ct	0	0	0	0	0	0	13	60
SW 175th Ter	0	0	0	0	0	0	33	67
SW 92nd Ct	0	0	0	0	0	0	0	0
SW 90th Ave	0	0	0	0	0	0	33	40
SW 92nd Ct	0	0	0	0	0	0	0	0
SW 172nd Ter	0	0	0	0	0	0	100	100
SW 93rd Ct	0	0	0	0	0	0	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 167th St	0	0	0	0	0	0	100	100
SW 170th St	0	0	0	0	0	0	29	43
SW 93rd Ave	0	0	0	0	0	0	0	0
SW 93rd Ave	0	0	0	0	0	0	0	75
SW 171st Ter	0	0	0	0	0	0	100	100
SW 94th Ave	0	0	0	0	0	0	55	75
SW 170th Ln	0	0	0	0	0	0	0	25
SW 170th St	0	0	0	0	0	0	0	0
SW 176th St	0	0	0	0	0	0	0	4
SW 170th St	0	0	0	0	0	0	0	0
SW 94th Ave	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	0	0	0	0	0	0
SW 174th St	0	0	0	0	0	0	0	0
SW 93rd Ave	0	0	0	0	0	0	80	100
SW 174th St	0	0	0	0	0	0	0	0
SW 166th Ter	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	0	0	0	0	0	13
SW 94th Ave	0	0	0	0	0	0	83	83
SW 92nd Ave	0	0	0	0	0	0	0	6
SW 92nd Ave	0	0	0	0	0	0	0	0
SW 174th St	0	0	0	0	0	0	0	0
SW 92nd Ave	0	0	0	0	25	50	75	100
SW 178th Ter	0	0	0	0	33	44	67	67
SW 95th Ave	0	0	0	0	0	0	58	74
SW 91st Ave	0	0	0	0	31	38	69	77
SW 170th St	0	0	0	0	0	0	0	0
SW 170th St	0	0	0	0	0	0	64	100
SW 174th St	0	0	0	0	0	0	0	0
SW 166th Ter	0	0	0	0	0	0	100	100
SW 167th Ter	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	0	0	0	0	100	100
SW 93rd Pl	0	0	0	0	0	0	0	0
SW 170th St	0	0	0	0	0	0	100	100
SW 174th St	0	0	0	0	0	0	0	0
SW 174th St	0	0	0	0	0	0	0	0
SW 169th St	0	0	0	0	0	0	100	100
SW 170th Ln	0	0	0	0	0	0	100	100
E Evergreen St	0	0	0	0	0	0	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 93rd Ave	0	0	0	0	0	0	100	100
SW 92nd Ave	0	0	0	0	0	0	0	53
SW 91st Ave	0	0	0	0	0	0	0	0
SW 166th St	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	0	0	0	0	0	50
Wayne Ave	0	0	0	0	64	71	100	100
SW 94th Ct	0	0	0	0	0	0	100	100
E Hibiscus St	0	0	0	0	0	0	58	100
E Guava St	0	0	0	0	0	0	67	89
SW 94th Ct	0	0	0	0	0	0	33	50
SW 178th St	0	0	0	0	0	0	0	0
SW 94th Ct	0	0	0	0	0	0	0	0
SW 181st Ter	0	0	0	0	0	0	0	0
E Indigo St	0	0	0	0	0	0	93	100
SW 178th Ter	0	0	0	0	0	0	0	0
SW 180th St	0	0	0	0	0	0	0	0
SW 180th St	0	0	0	0	0	0	75	75
SW 95th Ct	0	0	0	0	0	0	5	32
SW 98th Avenue Rd	0	0	0	0	0	0	38	88
SW 94th Ct	0	0	0	0	0	0	0	0
SW 94th Ave	0	0	0	0	0	0	0	0
SW 181st Ter	0	0	0	0	0	0	0	0
SW 94th Ave	0	0	0	0	0	0	0	0
SW 181st Ter	0	0	0	0	0	0	0	0
SW 93rd Ave	0	0	0	0	0	0	0	0
SW 93rd Ave	0	0	0	0	0	0	0	0
SW 94th Ct	0	0	0	0	29	43	71	71
SW 95th Ct	0	0	0	0	0	0	14	43
SW 183rd St	0	0	0	0	44	47	56	59
SW 98th Ct	0	0	0	0	100	100	100	100
SW 179th Ter	0	0	0	0	0	0	0	0
SW 98th Avenue Rd	0	0	0	0	83	100	100	100
SW 98th Avenue Rd	0	0	0	0	40	80	100	100
SW 181st St	0	0	0	0	20	27	40	47
SW 98th Ave	0	0	0	0	64	79	100	100
SW 182nd Ter	0	0	0	0	0	0	0	20
SW 93rd Pl	0	0	0	0	0	0	0	0
SW 95th Ct	0	0	0	0	0	0	0	13
SW 178th Ter	0	0	0	0	0	0	0	0
Wayne Ave	0	0	0	0	67	83	100	100
SW 183rd St	0	0	0	0	63	75	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
SW 181st Ter	0	0	0	0	33	67	100	100
SW 98th Ave	0	0	0	0	0	57	100	100
E Hibiscus St	0	0	0	0	0	0	38	54
SW 178th St	0	0	0	0	0	0	0	0
SW 180th St	0	0	0	0	0	0	28	33
SW 94th Ave	0	0	0	0	0	0	0	21
E Hibiscus St	0	0	0	0	0	0	0	0
SW 94th Ave	0	0	0	0	0	0	0	14
SW 182nd St	0	0	0	0	0	36	100	100
SW 98th Avenue Rd	0	0	0	0	0	0	88	100
SW 93rd Ave	0	0	0	0	0	0	0	0
SW 182nd St	0	0	0	0	0	0	92	100
E Indigo St	0	0	0	0	0	0	52	59
SW 183rd St	0	0	0	0	40	44	58	67
E Guava St	0	0	0	0	0	0	100	100
Wayne Ave	0	0	0	0	0	0	81	100
SW 98th Avenue Rd	0	0	0	0	0	0	100	100
SW 94th Ave	0	0	0	0	29	43	71	71
E Fern St	0	0	0	0	0	0	14	14
SW 177th St	0	0	0	0	0	0	0	40
SW 181st Ter	0	0	0	0	0	0	0	0
SW 181st St	0	0	0	0	0	0	17	33
Natural, Cultural, and Historical								
Surface Water Flowlines								
{BF6B7A0F-488E-48D7-85A5-9B6B3C51070E}	96	100	100	100	100	100	100	100
138352161	74	97	100	100	100	100	100	100
{F0F9D3CF-294E-42C4-8027-712DDB7DE366}	49	89	100	100	100	100	100	100
138352153	0	0	12	12	100	100	100	100
Cutler Drain Canal Number C-100 A 138359614	0	0	0	0	100	100	100	100
Cutler Drain Canal C-100 138359618	0	0	0	0	100	100	100	100
Cutler Drain Canal C-100B 138343799	0	0	0	0	100	100	100	100
Cutler Drain Canal C-100 138359620	12	12	12	12	100	100	100	100
138343803	0	0	0	0	100	100	100	100
Cutler Drain Canal Number C-100 138359605	0	0	0	0	100	100	100	100
{8E3D12E7-FEEF-48C6-B46C-7BABA5ABF1EE}	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Cutler Drain Canal Number C-100 A								
Cutler Drain Canal Number C-100 C 138343695	0	0	0	0	100	100	100	100
138343800	0	0	0	0	100	100	100	100
138343762	0	0	0	0	100	100	100	100
138343804	0	0	0	0	100	100	100	100
Cutler Drain Canal Number C-100 A 138359617	0	0	0	0	100	100	100	100
Cutler Drain Canal Number C-100 A {04F1E9FD-A032-4F76-AFA0-05C7084F94A9}	0	0	0	0	100	100	100	100
Cutler Drain Canal Number C-100 A 138359615	0	0	0	0	100	100	100	100
Cutler Drain Canal C-100B 138343805	0	0	0	0	93	93	100	100
Critical Infrastructure								
Canals and Levees								
C-100A west levee	0	0	0	0	100	100	100	100
C-100A south levee	0	0	0	0	100	100	100	100
C-100C east levee	0	0	0	0	100	100	100	100
C-100A east levee	0	0	0	0	100	100	100	100
C-100 north levee	0	0	0	0	100	100	100	100
C-100A east levee	0	0	0	0	100	100	100	100
C-100 north levee	0	0	0	0	100	100	100	100
C-100 south levee	0	0	0	0	100	100	100	100
C-100 south levee	0	0	0	0	97	100	100	100
C-100B north levee	0	0	0	0	100	100	100	100
C-100 west levee	0	0	0	0	100	100	100	100
C-100A east levee	0	0	0	0	99	100	100	100
C-100A west levee	0	0	0	0	99	100	100	100
C-100A west levee	0	0	0	0	100	100	100	100
C-100A east levee	0	0	0	0	100	100	100	100
C-100C west levee	0	0	0	0	99	100	100	100
C-100A south levee	0	0	0	0	100	100	100	100
C-100 north levee	0	0	0	0	56	59	94	94
C-100A west levee	0	0	0	0	100	100	100	100
C-100C east levee	0	0	0	0	100	100	100	100
C-100C north levee	0	0	0	0	100	100	100	100
C-100 west levee	0	0	0	0	33	67	100	100
C-100B south levee	0	0	0	0	98	99	100	100
C-100C west levee	0	0	0	0	100	100	100	100
C-100C north levee	0	0	0	0	100	100	100	100
C-100C south levee	0	0	0	0	100	100	100	100

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
C-100 north levee	0	0	0	0	60	100	100	100
C-100C north levee	0	0	0	0	100	100	100	100
C-100 south levee	0	0	0	0	100	100	100	100
C-100C east levee	0	0	0	0	100	100	100	100
C-100 north levee	0	0	12	12	65	65	82	82
C-100 south levee	0	0	6	9	39	45	64	77
C-100B north levee	0	0	0	0	87	87	100	100

2.3 POLYGON FEATURES

Asset	2030 Conditions							
	2030 SLR - Low	2030 SLR – High	SS/5yr/2030 SLR – Low	SS/5yr/2030 SLR – High	SS/100yr/2030 SLR – Low	SS/100yr/2030 SLR – High	SS/1,000yr/2030 SLR – Low	SS/1,000yr/2030 SLR – High
Critical Infrastructure								
Stormwater Ponds								
Asset ID: 3090206079461	0	0	0	0	100	100	100	100
Asset ID: 3090206079467	0	0	0	0	100	100	100	100
Asset ID: 3090206079470	0	0	0	0	100	100	100	100
Asset ID: 3090206079469	94	95	99	100	100	100	100	100
Asset ID: 3090206050103	0	0	100	100	100	100	100	100
Asset ID: 3090206050100	0	0	0	0	100	100	100	100
Natural, Cultural, Historic								
Conservation Areas								
Coral Reef Park	0	0	0	0	91	93	99	100
Deering Estate at Cutler	24	27	32	33	82	87	100	100
Deering Estate North Addition	21	65	99	99	100	100	100	100
Ludlam Pineland	0	0	0	0	13	23	97	98
Deering Estate Powers Addition	0	0	0	0	96	99	100	100
Bill Sadowski Park	0	0	0	0	93	96	98	99
Deering Estate South Addition	11	19	31	31	71	77	95	97
Biscayne National Park	11	77	100	100	100	100	100	100
Subtropical Horticultural Research Station	0	0	17	17	35	58	85	91
Chapman Field Park	0	0	10	10	11	11	11	11
Biscayne Coastal Wetlands	0	51	100	100	100	100	100	100
C100/Bayfront Property (Hass)	0	0.1	44	56	94	97	99	100
Historical and Cultural Structures								
OLD CUTLER ROAD HISTORIC HIGHWAY	0.2	1	5	7	92	93	100	100
CHARLES DEERING ESTATE	25	25	35	35	83	88	99	100
US-1	0	0	0	0	0	0	0	1
S.W. 72ND AVENUE ROAD SEGMENT	0	0	0	0	84	88	100	100
National Parks								
Biscayne National Park	11	75	100	100	100	100	100	100
Surface Waters								
Biscayne Bay	0	0	0	0	98	99	100	100
USGS Lake/Pond	91	94	99	99	99	99	99	99
Wetlands								
6120: Mangrove Swamp – 1	55	91	100	100	100	100	100	100

6120: Mangrove Swamp – 2	91	97	99	99	99	99	99	99
6120: Mangrove Swamp – 3	17	41	100	100	100	100	100	100
6120: Mangrove Swamp – 4	1	48	100	100	100	100	100	100
6170: Mixed Wetland Hardwoods	0	0	99	100	100	100	100	100
6172: Mixed Shrubs – 1	2	73	100	100	100	100	100	100
6172: Mixed Shrubs – 2	31	60	100	100	100	100	100	100

3 2040 CONDITIONS

3.1 POINT FEATURES

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Critical Community and Emergency Facilities									
Affordable Housing									
Royal Coast	--	--	0.27	--	--	1.07	1.79	3.03	3.75
Schools									
Westminster Christian School	--	--	--	--	--	--	0.07	2.33	3.05
Alexander School	--	--	--	--	--	--	--	--	0.50
Alexander School (Old Cutler Rd)	--	--	--	--	--	--	0.13	1.92	2.64
Westminster Christian School	--	--	--	--	--	--	0.07	2.34	3.06
3 C's Preschool	--	--	1.43	--	--	--	0.86	3.26	3.98
Palmer Trinity School	--	--	--	--	--	--	0.54	2.40	3.12
Howard Drive Elementary School	--	--	--	--	--	--	--	1.25	1.97
Palmetto Bay Collegiate Senior High School	--	--	0.21	--	--	1.16	1.88	3.10	3.82
Alexander Montessori School	--	--	--	--	--	--	0.14	2.34	3.06
Perrine SDA School	--	--	--	--	--	--	--	1.55	2.27
Southwood Middle School	--	--	--	--	--	0.15	0.87	2.52	3.24
Perrine Elementary School	--	--	0.21	--	--	--	--	--	--
Coral Reef Elementary School	--	--	--	--	--	--	0.26	1.89	2.61
KLA School of Palmetto Bay	--	--	--	--	--	--	--	--	--
Little Wonders	--	--	0.24	--	--	--	0.16	1.41	2.13
Lil Abner Foundation	--	--	--	--	--	--	--	--	0.60
Lincoln-Marti Schools - Wayne Ave	--	--	--	--	--	0.22	0.83	2.27	2.99
Winhold Montessori Schools,Inc.	--	--	--	--	--	--	--	0.07	0.79
Raggedy Ann And Andys Pre School	--	--	0.85	--	--	--	--	--	--
Christ Fellowship Academy	--	--	0.22	--	--	--	--	--	--
Lincoln-Marti Schools - 168th St	--	--	--	--	--	--	--	1.48	2.20
Palmetto Bay Academy	--	--	1.00	--	--	--	--	0.73	1.45
Law Enforcement Facilities									
Palmetto Bay Police Department	--	--	--	--	--	--	--	--	0.69
Dade County Metro Police Dept Cutler Ridge Mini Station	--	--	--	--	--	--	--	0.41	1.13
Healthcare Facilities									
Chalet at Old Cutler LLC	--	--	0.59	--	--	1.28	2.00	4.06	4.78

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Sunset Oak 1, Inc	--	--	0.44	--	--	4.55	5.27	6.58	7.30
Bethshalom ALF Corporation	--	--	0.96	--	--	4.74	5.46	7.12	7.84
Nicklaus Childrens Palmetto Bay	--	--	0.21	--	--	3.93	4.65	6.19	6.91
Golden Palms ALF Inc	--	--	0.14	--	--	2.26	2.98	5.15	5.87
Moseley, Katherine	--	--	5.77	--	--	2.78	3.50	5.49	6.21
San Martin De Porras ALF, Inc. #2	--	--	0.13	--	--	--	--	0.46	1.18
Sun Bay Manor	--	--	0.79	--	--	0.68	1.40	2.81	3.53
Sun Bay Manor II	--	--	--	--	--	--	--	0.10	0.82
Bma Of South Miami; Fresenius Kidney Care South Miami	--	--	--	--	--	--	--	--	--
T L C Home, Inc.	--	--	--	--	--	--	--	0.21	0.80
Grammercy Park Nursing & Rehabilitation Center	--	--	--	--	--	--	--	--	--
Baptist Health Urgent Care	--	--	0.26	--	--	--	--	1.11	1.83
Lorenzoâs Enterprise Group	--	--	--	--	--	--	--	--	--
Lorenzoâs Enterprise Group	--	--	--	--	--	--	--	0.95	1.67
National Mental Healthcare, LLC	--	--	--	--	--	--	--	--	--
Opus Hospice Center	--	--	--	--	--	--	--	--	--
Adult Day Center of South of Florida	--	--	--	--	--	--	--	1.35	2.07
Casa Salcines A.L.F II Inc	--	--	--	--	--	--	--	1.02	1.74
Sun Bay Manor I	--	--	0.17	--	--	--	0.66	2.06	2.78
T.L.C. Retirement Home #1	--	--	--	--	--	--	--	--	--
Stein Gerontological Institute,Inc	--	--	--	--	--	--	--	--	0.01
Fire Stations									
Miami-Dade Fire Rescue St 62	--	--	--	--	--	--	0.55	2.51	3.23
Miami-Dade Fire Rescue St 50 (Perrine)	--	--	--	--	--	--	--	--	--
Community Centers									
Palmetto Bay Branch Library	--	--	--	--	--	2.86	3.58	5.85	6.57
Local Government Facilities									
Village Of Palmetto Bay City Hall	--	--	--	--	--	--	--	--	0.69
Critical Infrastructure									
Communications Facilities – FDEM									
T-Mobile South LLC	--	--	0.56	--	--	1.10	1.82	4.23	4.95
Communication Facilities – Post Office									
Perrine Post Office	--	--	--	--	--	--	--	--	--
Substations									
Florida Electric Substation	--	--	0.10	--	--	--	--	2.14	2.86
Outfalls									

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
5034D027O005	--	--	0.47	--	--	4.39	5.11	6.72	7.44
5033D032O001	--	--	2.98	--	--	4.74	5.46	7.11	7.83
5033D031O002	--	--	0.34	--	--	4.49	5.21	6.86	7.58
5033D026O004	--	--	0.58	--	--	4.83	5.55	7.18	7.90
5033D031O001	--	--	--	--	--	4.17	4.89	6.53	7.25
No ID #	--	--	--	--	--	1.37	2.09	3.46	4.18
No ID #	--	--	0.90	--	--	4.57	5.29	6.54	7.26
5034D004O002	--	--	3.71	--	--	7.10	7.82	9.24	9.96
5034D022O003	--	--	4.96	--	--	9.26	9.98	11.67	12.39
5027D032O002	--	--	5.37	--	--	9.85	10.57	12.37	13.09
5035D006O001	--	--	4.42	--	--	9.41	10.13	11.85	12.57
5034D022O001	--	--	4.62	--	--	8.57	9.29	11.01	11.73
5034D006O002	--	--	2.48	--	--	7.70	8.42	10.13	10.85
5034D022O002	--	--	5.26	--	--	9.03	9.75	11.45	12.17
5034D003O001	--	--	3.34	--	--	8.57	9.29	10.99	11.71
5034D003O002	--	--	4.96	--	--	8.83	9.55	11.24	11.96
5034D022O003	--	--	4.51	--	--	9.06	9.78	11.48	12.20
5034D010O003	--	--	5.11	--	--	9.78	10.50	12.22	12.94
5034D010O002	--	--	1.47	--	--	6.89	7.61	9.32	10.04
5034D018O001	--	--	6.22	--	--	9.14	9.86	11.55	12.27
5034D019O002	--	--	5.95	--	--	9.28	10.00	11.62	12.34
5034D019O001	--	--	6.43	--	--	9.46	10.18	11.78	12.50
5034D011O002	--	--	1.93	--	--	6.37	7.09	8.62	9.34
5034D009O001	--	--	4.65	--	--	9.23	9.95	11.48	12.20
5034D011O001	--	--	0.11	--	--	4.98	5.70	7.20	7.92
5034D002O002	--	--	5.37	--	--	8.08	8.80	10.28	11.00
5034D002O001	--	--	5.46	--	--	9.39	10.11	11.58	12.30
5034D004O001	--	--	2.01	--	--	5.59	6.31	7.69	8.41
5034D019O001	--	--	4.67	--	--	7.26	7.98	9.41	10.13
5034D004O003	--	--	--	--	--	3.29	4.01	5.47	6.19
5034D009O002	--	--	5.22	--	--	9.41	10.13	11.72	12.44
5034D009O003	--	--	0.89	--	--	5.93	6.65	8.30	9.02
5034D019O003	--	--	4.01	--	--	5.35	6.07	7.73	8.45
5034D001O001	--	--	0.20	--	--	4.16	4.88	6.56	7.28
5034D019O004	--	--	5.51	--	--	9.33	10.05	11.74	12.46
5034D024O001	--	--	4.32	--	--	8.61	9.33	11.04	11.76
5034D024O002	--	--	5.85	--	--	9.50	10.22	11.96	12.68
5034D024O003	--	--	5.30	--	--	9.44	10.16	11.94	12.66

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
5034D035O0001	--	--	5.30	--	--	8.68	9.40	11.19	11.91
5034D014O0003	--	--	4.69	--	--	9.43	10.15	11.92	12.64
5034D024O0001	--	--	1.29	--	--	6.62	7.34	9.11	9.83
5034D014O0002	--	--	0.56	--	--	4.16	4.88	6.62	7.34
5034D014O0001	--	--	0.86	--	--	4.81	5.53	7.26	7.98
5034D032O0003	--	--	2.50	--	--	4.22	4.94	6.64	7.36
5034D031O0003	--	--	1.85	--	--	3.33	4.05	5.75	6.47
5034D032O0002	--	--	3.44	--	--	5.18	5.90	7.57	8.29
5033D027O0004	--	--	4.87	--	--	8.18	8.90	10.47	11.19
5033D027O0003	--	--	1.93	--	--	6.89	7.61	9.18	9.90
5033D026O0003	--	--	4.33	--	--	7.98	8.70	10.27	10.99
5033D027O0002	--	--	0.91	--	--	4.99	5.71	7.27	7.99
5033D027O0001	--	--	3.42	--	--	7.16	7.88	9.41	10.13
5033D026O0002	--	--	4.88	--	--	8.39	9.11	10.64	11.36
5033D026O0001	--	--	4.90	--	--	8.52	9.24	10.77	11.49
5028D059O0001	--	--	6.90	--	--	9.09	9.81	11.17	11.89
No ID #	--	--	0.29	--	--	4.49	5.21	6.55	7.27
5027D034O0002	--	--	1.59	--	--	5.95	6.67	8.45	9.17
5027D034O0001	--	--	3.82	--	--	7.92	8.64	10.47	11.19
5027D032O0001	--	--	1.73	--	--	7.87	8.59	10.44	11.16
5027D044O0001	--	--	4.77	--	--	8.85	9.57	11.44	12.16
5026D020O0001	--	--	2.20	--	--	5.62	6.34	8.25	8.97
5026D006O0001	--	--	2.54	--	--	7.22	7.94	9.85	10.57
5027D022O0001	--	--	4.77	--	--	9.76	10.48	12.34	13.06
5027D006O0001	--	--	4.93	--	--	9.86	10.58	12.43	13.15
5027D031O0002	--	--	3.47	--	--	8.18	8.90	10.75	11.47
5027D036O0001	--	--	1.40	--	--	6.13	6.85	8.70	9.42
5027D031O0001	--	--	5.20	--	--	7.93	8.65	10.48	11.20
No ID #	--	--	8.27	--	--	7.58	8.30	10.00	10.72
No ID #	--	--	5.46	--	--	9.72	10.44	12.15	12.87
No ID #	--	--	4.98	--	--	9.58	10.30	11.98	12.70
5023D016O0001	--	--	6.15	--	--	10.34	11.06	12.80	13.52
5023D017O0001	--	--	0.91	--	--	5.18	5.90	7.65	8.37
5023D018O0001	--	--	3.35	--	--	7.02	7.74	9.53	10.25
5023D009O0002	--	--	5.77	--	--	10.68	11.40	13.23	13.95
5023D009O0001	--	--	6.13	--	--	10.55	11.27	13.05	13.77
5026D016O0001	--	--	4.98	--	--	10.74	11.46	13.58	14.30
5026D006O0002	--	--	0.46	--	--	6.31	7.03	9.16	9.88

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
5026D016O001	--	--	4.56	--	--	10.03	10.75	12.91	13.63
Solid and Hazardous Waste Facilities – Municipal (FDEP)									
7271 SW 168TH ST – Facility	--	--	--	--	--	1.69	2.41	4.81	5.53
7271 SW 168TH ST – Waste Processing Area	--	--	--	--	--	1.69	2.41	4.81	5.53
7895 SW 152 STREET – Facility	--	--	0.50	--	--	4.80	5.52	7.29	8.01
7895 SW 152 STREET – Waste Processing Area	--	--	0.50	--	--	4.80	5.52	7.29	8.01
17535 SW 95TH AVE – Facility	--	--	--	--	--	--	--	--	--
17535 SW 95TH AVE – Waste Processing Area	--	--	--	--	--	--	--	--	--
Solid and Hazardous Waste Facilities – Small Quantity Generators (SQG)									
USDA-ARS-SHRS	--	--	1.15	--	--	--	1.38	3.15	3.87
Fall Chiropractic Center	--	--	0.16	--	--	--	0.17	1.34	2.06
Morgan Tire & Auto, Inc./DBA Tires Plus	--	--	--	--	--	0.99	1.71	2.92	3.64
Potamkin Hy Palmetto, LLC.\DBA Kendall H	--	--	--	--	--	0.86	1.58	2.80	3.52
Deering Bay Yacht & Country Club	--	--	--	--	--	3.44	4.16	5.87	6.59
Amores Dental Care, P.A.	--	--	1.03	--	--	--	0.13	1.16	1.88
Morgan Tire & Auto, Inc./DBA T	--	--	--	--	--	0.99	1.71	2.92	3.64
Pitman Photo, Inc.	--	--	--	--	--	--	--	1.01	1.73
LCA/South Motors Infiniti	--	--	0.43	--	--	--	--	1.88	2.60
Zuzel Trujillo, DMD, PA.	--	--	0.33	--	--	--	--	--	--
Sardinas Corp./DBA Soler Auto Repair	--	--	0.43	--	--	--	--	1.88	2.60
4 W D Shop, Inc.	--	--	0.17	--	--	--	--	2.06	2.78
Print 2000, LLC./ DBA Copy Express	--	--	0.76	--	--	--	--	0.78	1.50
Cme Arma	--	--	--	--	--	--	--	--	--
Garrido Auto Repair, Corp.	--	--	0.43	--	--	--	--	1.88	2.60
Efficient Automotive Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Adams Electric Service Inc.	--	--	--	--	--	--	--	--	--
Dixie Animal Hospital	--	--	0.33	--	--	--	--	--	--
Sarlaz International, Inc. DBA	--	--	0.30	--	--	--	--	0.01	0.50
Oil Change USA oF Perrine,Inc.	--	--	0.59	--	--	--	--	1.56	2.28
JS Auto Leasing & Sales, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Shift Transmissions, Inc./DBA A-AAA-A NA	--	--	0.17	--	--	--	--	2.06	2.78
Lord + Paul Auto Repair, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Miami Auto Collision	--	--	1.01	--	--	--	--	0.98	1.70

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Ammunition Reloaders, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Beautiful Smiles South Miami, PA.	--	--	0.66	--	--	--	--	1.18	1.90
Develop Miami Trasnmission Group	--	--	0.43	--	--	--	--	1.88	2.60
Romi Dry Cleaners	--	--	0.40	--	--	--	--	0.57	1.29
Valdes Auto Repairs	--	--	0.43	--	--	--	--	1.88	2.60
Main Street Children's Dentistry Of Palm	--	--	--	--	--	--	--	--	--
Coral Reef Chiropractic Center P.A.	--	--	0.47	--	--	--	--	--	--
Stephen E. Ezell, D.D.S., P.A.	--	--	--	--	--	--	--	--	--
Bramart Jeeps & Auto Repair, Inc.	--	--	0.17	--	--	--	--	2.06	2.78
Scott's Auto Refinishing	--	--	0.43	--	--	--	--	1.88	2.60
Nations Auto Repairs	--	--	0.43	--	--	--	--	1.88	2.60
Dade Pump & Supply Co. D/B/A	--	--	0.33	--	--	--	--	--	0.24
The Ed's Shop Corp.	--	--	0.43	--	--	--	--	1.88	2.60
Douglas B. Weinman D.D.S.	--	--	--	--	--	--	--	--	--
One Low Price Cleaners	--	--	0.86	--	--	--	--	--	--
Padilla Auto Care	--	--	0.43	--	--	--	--	1.88	2.60
Cancas Services, Inc/DBA NIBAJ	--	--	0.43	--	--	--	--	1.88	2.60
Shirley F. Simmonds, D.M.D.,P.A.	--	--	--	--	--	--	--	--	--
Mainstreet Childrens Dentistry	--	--	0.37	--	--	--	--	--	--
Garrido Auto Repair, Corp.	--	--	0.43	--	--	--	--	1.88	2.60
Auto Technician Benjamin Corp.	--	--	0.43	--	--	--	--	1.88	2.60
South Japanese Care Corp.	--	--	0.43	--	--	--	--	1.88	2.60
All In One I.R.A., Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Anwaar's Auto Repair, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Abo Automotive, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Cutler Ridge Radiator	--	--	0.43	--	--	--	--	1.88	2.60
Mark A. Yaffey, D.D.S.	--	--	--	--	--	--	--	--	--
All Pro Paint & Body Shop, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Perfection Transmission & Auto	--	--	0.43	--	--	--	--	1.88	2.60
B & D Auto Tech, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Banner Tire South	--	--	0.58	--	--	--	--	0.15	0.87
J.P. Custom Metals, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
C.L.R. Motor Sports	--	--	0.43	--	--	--	--	1.88	2.60
AAD Auto Repair Services, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
City Graphics USA, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Compete Medical Rehap	--	--	0.43	--	--	--	--	1.88	2.60
Coral Reef Animal Clinic	--	--	0.40	--	--	--	--	0.57	1.29

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Coral Reef Standard, Inc./DBA	--	--	0.43	--	--	--	--	1.88	2.60
Dadeland Dodge Inc.\DBA Dadeland Dodge C	--	--	0.76	--	--	--	--	0.78	1.50
Dee V's, Inc./ DBA Dee V's Auto	--	--	0.43	--	--	--	--	1.88	2.60
Easy Oil Change Corp. DBA Castrol Premiu	--	--	0.32	--	--	--	--	0.67	1.39
CVS Pharmacy # 3421	--	--	0.33	--	--	--	--	--	--
Eduardo's Auto Repair, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Glasspec Corporation	--	--	0.43	--	--	--	--	1.88	2.60
Harley-Davidson South, L.C.	--	--	0.58	--	--	--	--	0.15	0.87
Carshop 24, LLC.	--	--	0.43	--	--	--	--	1.88	2.60
Industrial Conveyor Systems, Inc	--	--	0.43	--	--	--	--	1.88	2.60
J & R Engine Service	--	--	0.58	--	--	--	--	0.15	0.87
Javier Sanchez, D.D.S., P.A.	--	--	0.81	--	--	--	--	--	--
Jose Luis Ruiz, M.D.	--	--	0.43	--	--	--	--	1.88	2.60
Juan F. Quintero, DMD, PA	--	--	--	--	--	--	--	--	--
LCA/South Motors Infiniti	--	--	0.43	--	--	--	--	1.88	2.60
Mac Ivor Animal Hospital	--	--	0.30	--	--	--	--	0.01	0.50
K & E Tire Shop, Inc.	--	--	0.40	--	--	--	--	0.57	1.29
Zima's	--	--	0.86	--	--	--	--	--	--
Bello Enterprises Inc.\DBA Buckeye Body	--	--	0.43	--	--	--	--	1.88	2.60
Scott's Auto Refinishing	--	--	0.43	--	--	--	--	1.88	2.60
Motor Service Group LLC	--	--	0.17	--	--	--	--	2.06	2.78
Walgreens Store 10470	--	--	--	--	--	--	--	1.27	1.99
Toyo R, Inc./DBA Toyoar	--	--	0.17	--	--	--	--	2.06	2.78
Aa & J South Dade Auto Paint And Body Sh	--	--	0.43	--	--	--	--	1.88	2.60
Land Rover South Dade LLC. DBA Land Rove	--	--	0.39	--	--	--	--	1.69	2.41
Verde Speed Machine Shop	--	--	0.43	--	--	--	--	1.88	2.60
Best Choice Silk Screen & Embroidery, In	--	--	0.43	--	--	--	--	1.88	2.60
Chadwell & Sons, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Floralba Vuelta, DDS, PA	--	--	0.86	--	--	--	--	--	--
Bellsouth - M2650	--	--	1.68	--	--	--	--	0.44	1.16
Hydraulic Sales & Service Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Shell #136630	--	--	0.43	--	--	--	--	1.88	2.60

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Battery Sales	--	--	0.43	--	--	--	--	1.88	2.60
B & D Auto Tech, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
South Japanese Care Corp.	--	--	0.43	--	--	--	--	1.88	2.60
Courtesy Ford, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Warren Henry Automobiles Inc/L	--	--	0.39	--	--	--	--	1.69	2.41
Badd Auto Service & Sale LLC	--	--	0.43	--	--	--	--	1.88	2.60
Glasspec Corporation	--	--	0.43	--	--	--	--	1.88	2.60
Viking Kabinets, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Venus Labs\DBA Earth Friendly Products	--	--	--	--	--	--	--	--	--
Aramark Uniform Services	--	--	0.43	--	--	--	--	1.88	2.60
Nations Auto Repairs	--	--	0.43	--	--	--	--	1.88	2.60
Harley-Davidson South, L.C.	--	--	0.58	--	--	--	--	0.15	0.87
Coral Reef Chiropractic Center	--	--	0.47	--	--	--	--		
Rattan Art Furnitures, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Valdes Auto Repairs	--	--	0.43	--	--	--	--	1.88	2.60
Banner Tire South	--	--	0.58	--	--	--	--	0.15	0.87
H & H Power Steering Specialis	--	--	0.43	--	--	--	--	1.88	2.60
Sega Brakes Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Betty K Agencies (USA) LLC	--	--	1.24	--	--	1.76	2.48	3.92	4.64
Midway South Body Shop	--	--	0.43	--	--	--	--	1.88	2.60
Chadwell & Sons, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Coral Reef Animal Clinic	--	--	0.40	--	--	--	--	0.57	1.29
Dixie Animal Hospital	--	--	0.33	--	--	--	--	--	--
Car Care International	--	--	0.43	--	--	--	--	1.88	2.60
Perrine Cutler Press, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Al's Lawnmower Sales And	--	--	0.42	--	--	--	0.46	1.89	2.61
Best Choice Silk Screen & Embr	--	--	0.43	--	--	--	--	1.88	2.60
Chisyaswe, Inc./DBA Second Dim	--	--	0.40	--	--	--	--	0.57	1.29
Aljoma Lumber, Inc.	--	--	--	--	--	--	--	0.91	1.63
Courtesy Ford Inc. DBA	--	--	0.40	--	--	0.71	1.43	2.64	3.36
Publix Store #0223	--	--	--	--	--	--	--	--	--
Anthony Auto Collision Center Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Alt Mar Marine Service	--	--	0.43	--	--	--	--	1.88	2.60
Badd Auto Service & Sale Llc	--	--	0.43	--	--	--	--	1.88	2.60
Banner Tire South	--	--	0.58	--	--	--	--	0.15	0.87
Marlin Motors Inc D/B/A South Florida Co	--	--	0.43	--	--	--	--	1.88	2.60

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
J R Auto Sales Of Miami, Inc./	--	--	0.17	--	--	--	--	2.06	2.78
Adan Batteries	--	--	0.43	--	--	--	--	1.88	2.60
Morejon's Pro Automotive Specialist, Inc	--	--	0.43	--	--	--	--	1.88	2.60
World Of Wheels Motoorsports	--	--	0.43	--	--	--	--	1.88	2.60
Anwaar's Auto Repair, Inc.	--	--	0.43	--	--	--	--	1.88	2.60
Quality Auto Repair	--	--	0.43	--	--	--	--	1.88	2.60
Trotta Tire Of Miami, LLC	--	--	0.43	--	--	--	--	1.88	2.60
SFWMD Infrastructure (culverts w/ risers)									
S118	--	--	6.94	--	--	7.76	8.48	9.70	10.42
S123	--	--	--	--	--	4.63	5.35	8.18	8.90
S700	--	--	10.21	--	--	10.89	11.61	13.83	14.55
Wastewater Treatment/Lift Stations									
Casa Granada Condominium Assn	--	--	--	--	--	2.53	3.25	4.46	5.18
Transportation and Evacuation Routes									
Airports									
Palmetto Bay Village Heliport	--	--	1.08	2.49	3.21	10.05	10.77	13.43	14.15
Marinas									
Deering Point Canoe / Kayak Launch	--	--	1.72	3.41	4.13	11.45	12.17	15.08	15.80
Coral Reef Park - Canoe and Kayak Launch Beach	--	--	4.96	--	--	9.48	10.20	11.94	12.66
Bill Sadowski Park and Nature Center - Canoe and Kayak Launch Beach	--	--	4.41	--	--	9.02	9.74	11.46	12.18
People's Dock	--	0.07	3.48	4.70	5.42	13.07	13.79	16.73	17.45
Natural, Cultural, and Historical									
Churches									
Old Cutler Presbyterian Church	--	--	3.08	--	--	3.82	4.31	6.54	7.03
St. Andrews Episcopal Church	--	--	0.11	--	--	--	--	1.25	1.74
Christ Congregational United Church of Christ	--	--	--	--	--	--	--	1.49	1.98
Chabad of Palmetto Bay	--	--	--	--	--	1.32	1.81	3.75	4.24
Kingdom Hall of Jehovahâs Witnesses	--	--	--	--	--	0.98	1.47	3.18	3.67
St. Richards Catholic Church	--	--	--	--	--	3.57	4.06	6.21	6.70
St. Thomas Lutheran Church	--	--	--	--	--	--	--	0.02	0.51
Christ Fellowship	--	--	--	--	--	--	--	--	--
Perrine Seventh-day Adventist Church	--	--	--	--	--	--	--	--	0.23
Amar Jyoti Mandir	--	--	--	--	--	--	--	--	--
Historic and Cultural Structures									

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
DA05626 : 6725 SW 144 Street	--	--		--	--			1.68	2.17
DA02815B : Richmond House And Cottage	--	--	0.22	--	--	3.77	4.26	7.31	7.80
DA02816 : 7253 SW 168th St	--	--		--	--	1.55	2.04	4.71	5.20
DA02759 : 16870 Old Cutler Rd	--	--		--	--		0.34	2.77	3.26
DA05636 : 7201 SW 166 Street	--	--	1.17	--	--	4.90	5.39	8.17	8.66
DA16448 : South Estate Wall	--	--		--	--			1.07	1.56
DA16449 : Carriage House (Coach House)	--	--		--	--	--	0.08	1.88	2.60
DA16450 : Power House	--	--		--	--	3.97	4.69	7.51	8.23
DA16451 : Pump House (Water Storage House)	--	--	0.14	--	--	1.75	2.47	4.91	5.63
DA15239 : 8001 SW 148th Drive	--	--		--	--	0.05	0.77	2.97	3.69
DA15240 : 8025 SW 148th Drive	--	--		--	--	5.10	5.82	8.37	9.09
DA15241 : 8101 SW 148th Drive	--	--		--	--			1.27	1.99
DA16447 : Boat Turning Basin	1.23	1.95	3.57	4.85	5.34	0.13	0.85	3.60	4.32
DA02760 : 17301 Old Cutler Rd	--	--	0.48	--	--	2.78	3.50	6.16	6.88
DA02815A : Charles Deering House	--	--	0.29	--	--	2.81	3.53	6.17	6.89
DA02815D : Charles Deering Estate Oolite Wall	--	--	1.18	--	--	--	--	0.27	0.99
DA02758 : 16553 Old Cutler Rd	--	--	--	--	--	--	0.37	1.91	2.63
DA02761 : 17800 Old Cutler Rd	--	--	--	--	--	--	--	1.27	1.99
DA02807 : 8315 SW 153rd Terrace	--	--	1.07	--	--	13.45	14.17	17.11	17.83
DA03185 : Perrine Elementary School	--	--	--	--	--	1.52	2.24	4.47	5.19
DA06925 : Harry Troeger House	--	--	0.45	--	--	4.05	4.77	7.60	8.32
DA15242 : 8125 SW 148th Drive	--	--	--	--	--	6.96	7.68	10.06	10.78

3.2 LINEAR FEATURES

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Transportation and Evacuation Routes									
Bridges									
Structure: 874293 (Road: 87000451)	0	0	100	0	0	100	100	100	100
Structure: 874422 (Road: 87000071)	0	0	67	0	0	100	100	100	100
Structure: 874423 (Road: 87039500)	0	0	67	0	0	100	100	100	100
Structure: 874421 (Road: 87000081)	0	0	67	0	0	100	100	100	100
Structure: 874292 (Road: 87000068)	0	0	50	0	0	100	100	100	100
Structure: 874417 (Road: 87000074)	0	0	67	0	0	100	100	100	100
Structure: 874424 (Road: 87000068)	0	0	33	0	0	67	100	100	100
Structure: 874418 (Road: 87000081)	0	0	67	0	0	100	100	100	100
Structure: 870015 (Road: 87020000)	0	0	67	0	0	100	100	100	100
Structure: 870233 (Road: 87020000)	0	0	100	0	0	67	100	100	100
Major Roadways - FDOT									
Road: 87000081	0	0	21	0	0	73	81	98	98
Road: 87067508	0	0	26	0	0	12	46	100	100
Road: 87048500	0	0	38	0	0	35	66	100	100
Road: 87039500	0	0	16	0	0	33	42	51	53
Road: 87000451	0	0	36	0	0	69	87	96	97
Road: 87000080	0	0	20	0	0	3	27	81	100
Road: 87000068	0	0	20	0	0	64	67	77	90
Road: 87000074	0	0	51	0	0	67	79	99	100
Road: 87000502	0	0	72	0	0	100	100	100	100
Road: 87000071	0	0	8	0	0	88	100	100	100
Road: 87020000	0	0	19	0	0	4	21	59	69
Road: 87000496	0	0	60	0	0	99	100	100	100
Road: 87000069	0	0	100	0	0	0	0	100	100
Road: 87000067	0	0	0	0	0	100	100	100	100
Road: 87000065	0	0	15	0	0	52	64	95	97
Road: 87042500	0	0	100	0	0	0	0	100	100
Road: 87000498	0	0	4	0	0	0	0	0	0
Road: 87092500	0	0	11	0	0	0	0	31	45
Road: 87039000	0	0	0	0	0	0	0	0	0
Road: 87020001	0	0	42	0	0	0	0	95	100
Major Roadways - NTD									
Royal Palm Dr	0	0	33	11	11	39	50	100	100
SW 152nd St	0	0	79	72	72	90	92	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Paradise Point Dr	2	2	80	100	100	100	100	100	100
SW 67th Ct	0	0	100	100	100	100	100	100	100
Royal Palm Dr	0	0	100	100	100	100	100	100	100
SW 67th Ct	0	0	100	100	100	100	100	100	100
No ID	0	0	46	31	38	62	62	100	100
No ID	0	0	39	6	6	39	50	100	100
SW 73rd Ct	0	0	14	0	0	100	100	100	100
No ID	0	0	30	0	0	40	40	50	60
SW 140th Ter	0	0	80	0	0	0	100	100	100
No ID	0	0	9	0	0	9	36	91	100
SW 147th St	0	0	64	0	0	45	100	100	100
SW 146th St	0	0	58	0	0	100	100	100	100
SW 67th Ct	0	0	100	0	0	0	100	100	100
No ID	0	0	50	0	0	0	0	0	50
SW 145th St	0	0	33	0	0	60	80	100	100
SW 72nd Ave	0	0	14	0	0	71	86	100	100
SW 140th St	0	0	86	0	0	0	100	100	100
SW 71st Ave	0	0	40	0	0	100	100	100	100
SW 151st St	0	0	67	0	0	100	100	100	100
SW 153rd St	0	0	38	0	0	100	100	100	100
SW 146th Ter	0	0	92	0	0	75	92	100	100
SW 148th St	0	0	71	0	0	97	100	100	100
No ID	0	0	0	0	0	0	0	0	0
SW 73rd Ct	0	0	100	0	0	100	100	100	100
No ID	0	0	0	0	0	0	0	0	0
SW 69th Ct	0	0	45	0	0	55	73	100	100
SW 69th Ct	0	0	78	0	0	67	78	100	100
SW 138th St	0	0	100	0	0	0	100	100	100
SW 145th Ter	0	0	100	0	0	100	100	100	100
SW 73rd Ct	0	0	13	0	0	100	100	100	100
SW 142nd Ter	0	0	38	0	0	0	25	100	100
SW 149th Ter	0	0	83	0	0	100	100	100	100
SW 152nd Ter	0	0	80	0	0	100	100	100	100
SW 68th Ave	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	0	0	0	71	100	100	100
SW 146th Street Cir	0	0	0	0	0	67	100	100	100
SW 74th Ave	0	0	86	0	0	89	100	100	100
SW 67th Pl	0	0	91	0	0	0	100	100	100
SW 67th Ct	0	0	100	0	0	0	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
No ID	0	0	0	0	0	0	0	0	29
SW 72nd Ave	0	0	11	0	0	39	68	100	100
SW 67th Pl	0	0	33	0	0	0	0	100	100
No ID	0	0	0	0	0	0	0	14	41
SW 69th Ct	0	0	82	0	0	100	100	100	100
No ID	0	0	29	0	0	14	62	100	100
SW 154th St	0	0	29	0	0	0	0	100	100
SW 74th Ct	0	0	29	0	0	79	93	100	100
No ID	0	0	25	0	0	0	0	0	25
No ID	0	0	50	29	36	57	64	71	79
No ID	0	0	73	0	0	73	100	100	100
SW 68th Ave	0	0	8	0	0	100	100	100	100
SW 142nd Ter	0	0	0	0	0	0	83	100	100
No ID	0	0	31	0	0	0	0	23	38
SW 67th Ct	0	0	0	0	0	100	100	100	100
SW 68th Ave	0	0	0	0	0	0	0	75	100
SW 148th Ter	0	0	42	0	0	100	100	100	100
SW 146th Stcr	0	0	82	0	0	91	100	100	100
No ID	0	0	30	0	0	0	0	0	40
SW 72nd Ct	0	0	62	0	0	100	100	100	100
SW 151st St	0	0	50	0	0	100	100	100	100
SW 72nd Ct	0	0	100	0	0	78	100	100	100
No ID	0	0	11	0	11	44	44	56	56
SW 72nd Ave	0	0	56	0	0	44	56	100	100
SW 69th Pl	0	0	63	0	0	38	100	100	100
SW 71st Ave	0	0	50	0	0	100	100	100	100
SW 154th Ter	0	0	63	0	0	100	100	100	100
SW 146th Street Cir	0	0	94	0	0	94	100	100	100
No ID	0	0	0	0	0	0	0	0	0
SW 68th Ct	0	0	100	0	0	100	100	100	100
SW 156th St	0	0	64	0	0	100	100	100	100
SW 148th Ter	0	0	36	0	0	93	100	100	100
SW 67th Ave	0	0	29	0	0	0	29	100	100
SW 69th Ave	0	0	91	0	0	73	100	100	100
No ID	0	0	0	0	0	0	100	100	100
SW 144th Ter	0	0	92	0	0	100	100	100	100
SW 141st St	0	0	100	0	0	0	100	100	100
SW 68th Ave	0	0	0	0	0	0	0	100	100
SW 67th Ct	0	0	100	0	0	0	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 68th Ave	0	0	67	0	0	12	86	100	100
No ID	0	0	10	0	0	0	0	0	0
SW 68th Ct	0	0	80	0	0	80	80	100	100
SW 72nd Ct	0	0	96	0	0	96	100	100	100
SW 67th Pl	0	0	100	0	0	0	100	100	100
SW 63rd Ave	0	0	0	0	0	0	100	100	100
No ID	0	0	38	0	0	25	31	94	100
SW 149th Ter	0	0	56	0	0	0	50	88	100
SW 152nd Ter	0	0	100	0	0	100	100	100	100
SW 139th St	0	0	100	0	0	0	100	100	100
SW 69th Ave	0	0	83	0	0	0	100	100	100
No ID	0	0	0	0	0	0	0	0	0
SW 145th Ter	0	0	80	0	0	80	100	100	100
SW 156th St	0	0	33	0	0	11	33	100	100
SW 70th Ave	0	0	26	0	0	81	85	100	100
No ID	0	0	0	0	0	0	0	0	0
S Cartee Rd	0	0	33	0	0	78	89	100	100
SW 146th St	0	0	47	0	0	40	47	93	100
No ID	0	0	15	0	0	0	0	31	38
Cartee Rd	0	0	57	0	0	0	71	100	100
SW 71st Ct	0	0	33	0	0	83	92	100	100
S Cartee Rd	0	0	39	0	0	0	67	100	100
SW 138th Ter	0	0	60	0	0	0	80	100	100
No ID	0	0	27	0	9	55	64	73	82
No ID	0	0	21	0	0	50	57	71	79
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	0	81	86	100	100
SW 166th St	0	0	93	0	0	100	100	100	100
SW 74th Ave	0	0	67	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 74th Pl	0	0	60	0	0	100	100	100	100
SW 165th St	0	0	67	0	0	100	100	100	100
SW 169th Ter	0	0	100	0	0	100	100	100	100
SW 170th Ter	0	0	100	0	0	86	100	100	100
SW 168th St	0	0	73	0	0	100	100	100	100
SW 172nd St	0	0	100	0	0	100	100	100	100
SW 167th St	0	0	100	0	0	100	100	100	100
SW 173rd St	0	0	91	0	0	100	100	100	100
SW 73rd Ct	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	0	100	100	100	100
SW 169th St	0	0	56	0	0	100	100	100	100
SW 167th St	0	0	13	0	0	100	100	100	100
SW 171st St	0	0	100	0	0	100	100	100	100
76th Ave	0	0	43	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 173rd St	0	0	74	0	0	88	90	98	100
SW 170th Ter	0	0	100	0	0	100	100	100	100
SW 72nd Ave	0	0	9	0	0	98	100	100	100
SW 141st Ter	0	0	100	0	0	100	100	100	100
SW 74th Ave	0	0	17	0	0	50	50	75	100
SW 75th Ct	0	0	80	0	0	100	100	100	100
SW 145th Ter	0	0	70	0	0	100	100	100	100
SW 73rd Ave	0	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	100	0	0	100	100	100	100
SW 142nd Ter	0	0	100	0	0	100	100	100	100
SW 147th St	0	0	86	0	0	100	100	100	100
SW 144th Ter	0	0	80	0	0	100	100	100	100
SW 141st St	0	0	87	0	0	100	100	100	100
SW 144th Ter	0	0	80	0	0	100	100	100	100
SW 141st St	0	0	87	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	75	0	0	100	100	100	100
SW 141st St	0	0	100	0	0	100	100	100	100
SW 73rd Ct	0	0	31	0	0	100	100	100	100
SW 142nd St	0	0	93	0	0	100	100	100	100
SW 72nd Ct	0	0	0	0	0	100	100	100	100
SW 143rd St	0	0	92	0	0	100	100	100	100
SW 141st St	0	0	77	0	0	100	100	100	100
SW 138th St	0	0	53	0	0	100	100	100	100
SW 73rd Ct	0	0	0	0	0	100	100	100	100
SW 146th Ter	0	0	88	0	0	100	100	100	100
SW 75th Ave	0	0	43	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	29	0	0	100	100	100	100
SW 73rd Ct	0	0	83	0	0	100	100	100	100
SW 140th Ter	0	0	71	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	100	100	100	100
SW 73rd Ave	0	0	11	0	0	100	100	100	100
SW 73rd Ave	0	0	50	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 80th Ave	0	0	87	0	0	100	100	100	100
SW 74th Ct	0	0	67	0	0	100	100	100	100
SW 80th Ave	0	0	78	0	0	100	100	100	100
SW 138th St	0	0	60	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 74th Ct	0	0	100	0	0	100	100	100	100
SW 70th Ave	0	0	0	0	0	100	100	100	100
SW 148th St	0	0	100	0	0	100	100	100	100
SW 140th Dr	0	0	43	0	0	100	100	100	100
SW 78th Ave	0	0	44	0	0	100	100	100	100
SW 77th Ct	0	0	73	0	0	100	100	100	100
SW 74th Pl	0	0	61	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	0	100	100	100	100
SW 138th St	0	0	50	0	0	100	100	100	100
SW 142nd Ter	0	0	100	0	0	100	100	100	100
SW 74th Ave	0	0	20	0	0	100	100	100	100
SW 140th Ter	0	0	100	0	0	100	100	100	100
SW 80th Ct	0	0	67	0	0	73	93	100	100
SW 76th Ave	0	0	86	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	100	100	100	100
SW 76th Ave	0	0	86	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	100	100	100	100
SW 78th Ct	0	0	48	0	0	100	100	100	100
SW 140th St	0	0	79	0	0	100	100	100	100
SW 75th Ct	0	0	100	0	0	100	100	100	100
SW 140th Dr	0	0	100	0	0	100	100	100	100
SW 74th Ave	0	0	8	0	0	100	100	100	100
SW 140th Ter	0	0	47	0	0	100	100	100	100
SW 75th Ave	0	0	57	0	0	100	100	100	100
SW 139th Ter	0	0	17	0	0	92	100	100	100
SW 139th St	0	0	47	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	87	0	0	100	100	100	100
SW 137th St	0	0	0	0	0	100	100	100	100
SW 73rd Ave	0	0	83	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	46	0	0	100	100	100	100
SW 73rd Ave	0	0	0	0	0	100	100	100	100
SW 145th Ter	0	0	86	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	0	100	100	100	100
SW 75th Ave	0	0	44	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 147th St	0	0	33	0	0	100	100	100	100
SW 78th Pl	0	0	59	0	0	100	100	100	100
SW 139th St	0	0	27	0	0	93	100	100	100
SW 148th Ter	0	0	100	0	0	100	100	100	100
SW 72nd Ct	0	0	67	0	0	100	100	100	100
SW 74th Ave	0	0	38	0	0	100	100	100	100
SW 74th Ct	0	0	57	0	0	100	100	100	100
SW 142nd St	0	0	67	0	0	100	100	100	100
SW 137th St	0	0	20	0	0	100	100	100	100
SW 72nd Ave	0	0	77	0	0	100	100	100	100
SW 138th Ter	0	0	42	0	0	100	100	100	100
SW 72nd Ct	0	0	83	0	0	100	100	100	100
SW 74th Ct	0	0	52	0	0	100	100	100	100
SW 79th Ct	0	0	23	0	0	100	100	100	100
SW 139th Ter	0	0	67	0	0	100	100	100	100
SW 138th St	0	0	0	0	0	100	100	100	100
SW 147th St	0	0	100	0	0	100	100	100	100
SW 79th Ct	0	0	80	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	0	100	100	100	100
SW 159th Ter	0	0	33	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	0	100	100	100	100
SW 159th Ter	0	0	33	0	0	100	100	100	100
SW 78th Ave	0	0	57	0	0	100	100	100	100
SW 155th St	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	100	0	0	100	100	100	100
SW 74th Pl	0	0	18	0	0	100	100	100	100
SW 145th Ter	0	0	100	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 143rd St	0	0	87	0	0	100	100	100	100
SW 80th Ave	0	0	7	0	0	100	100	100	100
SW 79th Ct	0	0	78	0	0	100	100	100	100
SW 80th Ave	0	0	27	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	74	0	0	100	100	100	100
SW 157th Ter	0	0	71	0	0	100	100	100	100
SW 78th Ct	0	0	100	0	0	100	100	100	100
SW 167th St	0	0	19	0	0	100	100	100	100
SW 147th St	0	0	100	0	0	100	100	100	100
SW 79th Ct	0	0	73	0	0	100	100	100	100
SW 151st Ter	0	0	100	0	0	100	100	100	100
SW 149th St	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 147th Ter	0	0	100	0	0	100	100	100	100
SW 141st Ter	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	90	0	0	100	100	100	100
SW 81st Ave	0	0	64	0	0	100	100	100	100
SW 76th Ct	0	0	100	0	0	100	100	100	100
SW 78th Ct	0	0	63	0	0	100	100	100	100
SW 80th Ave	0	0	82	0	0	76	100	100	100
SW 147th Ter	0	0	57	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 143rd St	0	0	87	0	0	100	100	100	100
SW 76th Ct	0	0	100	0	0	100	100	100	100
SW 79th Ct	0	0	25	0	0	100	100	100	100
SW 77th Ave	0	0	87	0	0	100	100	100	100
SW 77th Ave	0	0	75	0	0	100	100	100	100
SW 163rd St	0	0	100	0	0	100	100	100	100
SW 81st Ave	0	0	33	0	0	0	100	100	100
SW 145th St	0	0	62	0	0	100	100	100	100
SW 78th Ct	0	0	100	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 78th Ct	0	0	100	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	100	0	0	100	100	100	100
SW 145th St	0	0	100	0	0	100	100	100	100
SW 80th Ave	0	0	67	0	0	100	100	100	100
SW 147th St	0	0	100	0	0	100	100	100	100
SW 140th Ter	0	0	100	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	0	100	100	100	100
Palmetto Rd	0	0	85	0	0	100	100	100	100
SW 80th Ave	0	0	100	0	0	0	100	100	100
SW 150th Ter	0	0	100	0	0	100	100	100	100
SW 77th Ave	0	0	100	0	0	100	100	100	100
SW 156th St	0	0	60	0	0	100	100	100	100
SW 77th Ave	0	0	96	0	0	100	100	100	100
SW 140th Ter	0	0	100	0	0	100	100	100	100
SW 144th Ter	0	0	100	0	0	100	100	100	100
SW 148th St	0	0	27	0	0	0	13	93	100
SW 77th Ct	0	0	82	0	0	100	100	100	100
SW 143rd St	0	0	80	0	0	100	100	100	100
SW 161st Ter	0	0	0	0	0	100	100	100	100
SW 146th Ter	0	0	75	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 80th Ave	0	0	80	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	0	100	100	100	100
SW 154th St	0	0	100	0	0	100	100	100	100
Palmetto Rd	0	0	71	0	0	100	100	100	100
SW 150th St	0	0	60	0	0	100	100	100	100
SW 166th Ter	0	0	71	0	0	100	100	100	100
SW 79th Ave	0	0	100	0	0	100	100	100	100
SW 155th St	0	0	100	0	0	100	100	100	100
SW 140th Ter	0	0	82	0	0	100	100	100	100
SW 78th Pl	0	0	89	0	0	100	100	100	100
SW 80th Ave	0	0	13	0	0	100	100	100	100
SW 81st Ave	0	0	39	0	0	94	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
165th Ter	0	0	100	0	0	100	100	100	100
SW 80th Ave	0	0	100	0	0	100	100	100	100
SW 148th Dr	0	0	33	0	0	0	60	100	100
SW 76th Ave	0	0	88	0	0	100	100	100	100
SW 150th St	0	0	100	0	0	100	100	100	100
SW 151st Ter	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	88	0	0	100	100	100	100
SW 151st Ter	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	88	0	0	100	100	100	100
SW 145th St	0	0	87	0	0	100	100	100	100
SW 79th Ct	0	0	70	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 148th St	0	0	100	0	0	100	100	100	100
SW 79th Ct	0	0	100	0	0	100	100	100	100
SW 148th St	0	0	100	0	0	100	100	100	100
SW 142nd St	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	100	0	0	100	100	100	100
165th Ter	0	0	100	0	0	100	100	100	100
SW 76th Ct	0	0	100	0	0	100	100	100	100
SW 160th Ter	0	0	80	0	0	100	100	100	100
No ID	0	0	20	0	0	100	100	100	100
SW 153rd St	0	0	100	0	0	100	100	100	100
SW 74th Ct	0	0	36	0	0	100	100	100	100
SW 141st Ter	0	0	100	0	0	100	100	100	100
SW 80th Ave	0	0	100	0	0	75	100	100	100
SW 77th Ct	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	88	0	0	100	100	100	100
SW 146th St	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 146th St	0	0	38	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 163rd St	0	0	89	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 165th Ter	0	0	45	0	0	100	100	100	100
SW 162nd St	0	0	7	0	0	100	100	100	100
SW 78th Pl	0	0	100	0	0	100	100	100	100
SW 164th St	0	0	50	0	0	100	100	100	100
SW 164th St	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	50	0	0	100	100	100	100
SW 81st Ave	0	0	54	0	0	100	100	100	100
SW 78th Ave	0	0	81	0	0	100	100	100	100
SW 166th St	0	0	4	0	0	100	100	100	100
SW 167th Ter	0	0	75	0	0	100	100	100	100
SW 79th Ct	0	0	100	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 166th St	0	0	88	0	0	100	100	100	100
SW 170th St	0	0	73	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	0	100	100	100	100
SW 172nd Ter	0	0	80	0	0	100	100	100	100
SW 164th St	0	0	64	0	0	100	100	100	100
SW 78th Ct	0	0	94	0	0	100	100	100	100
SW 164th St	0	0	26	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	0	100	100	100	100
SW 169th St	0	0	100	0	0	100	100	100	100
SW 157th Ter	0	0	100	0	0	100	100	100	100
SW 169th St	0	0	83	0	0	100	100	100	100
SW 156th St	0	0	100	0	0	100	100	100	100
SW 81st Ct	0	0	80	0	0	100	100	100	100
SW 78th Ct	0	0	60	0	0	100	100	100	100
SW 171st St	0	0	100	0	0	100	100	100	100
SW 159th Ter	0	0	39	0	0	100	100	100	100
SW 169th St	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	95	0	0	100	100	100	100
SW 77th Ct	0	0	65	0	0	100	100	100	100
SW 170th St	0	0	100	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 82nd Ave	0	0	89	0	0	100	100	100	100
SW 168th Ter	0	0	100	0	0	100	100	100	100
SW 169th St	0	0	60	0	0	100	100	100	100
SW 169th Ter	0	0	100	0	0	100	100	100	100
SW 78th Pl	0	0	73	0	0	100	100	100	100
SW 165th St	0	0	18	0	0	100	100	100	100
SW 161st St	0	0	54	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 170th St	0	0	100	0	0	100	100	100	100
SW 172nd St	0	0	100	0	0	100	100	100	100
SW 78th Pl	0	0	100	0	0	100	100	100	100
SW 165th Ter	0	0	13	0	0	100	100	100	100
SW 81st Ave	0	0	59	0	0	100	100	100	100
SW 156th St	0	0	75	0	0	63	75	100	100
SW 79th Ct	0	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	100	0	0	100	100	100	100
SW 77th Ct	0	0	20	0	0	100	100	100	100
SW 78th Ave	0	0	90	0	0	100	100	100	100
Palmetto Rd	0	0	29	0	0	100	100	100	100
SW 79th Ct	0	0	100	0	0	100	100	100	100
SW 80th Ct	0	0	93	0	0	100	100	100	100
SW 78th Ave	0	0	14	0	0	100	100	100	100
SW 79th Pl	0	0	42	0	0	100	100	100	100
SW 156th St	0	0	100	0	0	100	100	100	100
SW 164th St	0	0	100	0	0	100	100	100	100
SW 168th Ter	0	0	100	0	0	100	100	100	100
SW 170th St	0	0	100	0	0	100	100	100	100
SW 171st Ter	0	0	100	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	0	100	100	100	100
SW 78th Ave	0	0	88	0	0	100	100	100	100
Palmetto Rd	0	0	33	0	0	100	100	100	100
SW 164th Ter	0	0	28	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 78th Pl	0	0	83	0	0	100	100	100	100
SW 79th Pl	0	0	87	0	0	100	100	100	100
SW 73rd Ct	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 82nd Ct	0	0	29	0	0	100	100	100	100
SW 167th St	0	0	17	0	0	100	100	100	100
SW 170th St	0	0	100	0	0	100	100	100	100
SW 170th Ter	0	0	80	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 74th Ct	0	0	100	0	0	100	100	100	100
SW 158th Ter	0	0	46	0	0	100	100	100	100
SW 160th St	0	0	71	0	0	100	100	100	100
SW 171st St	0	0	100	0	0	100	100	100	100
SW 79th Ct	0	0	80	0	0	100	100	100	100
SW 78th Ct	0	0	53	0	0	100	100	100	100
SW 170th St	0	0	100	0	0	100	100	100	100
SW 78th Pl	0	0	67	0	0	100	100	100	100
SW 162nd St	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	100	0	0	100	100	100	100
SW 86th Ave	0	0	57	0	0	100	100	100	100
SW 142nd St	0	0	78	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 163rd Ter	0	0	71	0	0	100	100	100	100
SW 84th Ave	0	0	86	0	0	100	100	100	100
SW 160th St	0	0	80	0	0	100	100	100	100
SW 161st St	0	0	100	0	0	100	100	100	100
SW 84th Ave	0	0	33	0	0	53	60	100	100
86th Ave	0	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	50	0	0	100	100	100	100
SW 84th Ave	0	0	0	0	0	100	100	100	100
SW 136th Ter	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	0	0	0	100	100	100	100
SW 87th Ave	0	0	88	0	0	100	100	100	100
SW 84th Ave	0	0	72	0	0	100	100	100	100
SW 141st St	0	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	63	0	0	100	100	100	100
SW 83rd Ave	0	0	73	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	0	100	100	100	100
SW 146th St	0	0	33	0	0	100	100	100	100
SW 166th St	0	0	100	0	0	100	100	100	100
SW 145th St	0	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	47	0	0	33	40	60	67

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 161st St	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	57	0	0	100	100	100	100
SW 142nd St	0	0	19	0	0	100	100	100	100
SW 146th St	0	0	17	0	0	50	67	100	100
SW 84th Ct	0	0	100	0	0	96	100	100	100
SW 84th Pl	0	0	67	0	0	100	100	100	100
SW 84th Ave	0	0	50	0	0	100	100	100	100
SW 140th St	0	0	7	0	0	100	100	100	100
SW 84th Ct	0	0	64	0	0	100	100	100	100
SW 84th Ave	0	0	83	0	0	100	100	100	100
SW 161st Ter	0	0	80	0	0	100	100	100	100
SW 85th Ave	0	0	93	0	0	100	100	100	100
SW 82nd Pl	0	0	100	0	0	100	100	100	100
SW 142nd Ter	0	0	20	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	55	0	0	100	100	100	100
SW 87th Ave	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 86th Ct	0	0	41	0	0	97	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 86th Ct	0	0	41	0	0	97	100	100	100
SW 85th Ct	0	0	60	0	0	100	100	100	100
SW 84th Pl	0	0	38	0	0	100	100	100	100
SW 83rd Pl	0	0	50	0	0	100	100	100	100
SW 141st St	0	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	47	0	0	100	100	100	100
SW 165th Ter	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	82	0	0	59	76	100	100
SW 82nd Ct	0	0	47	0	0	82	88	100	100
SW 162nd St	0	0	97	0	0	100	100	100	100
SW 83rd Ave	0	0	20	0	0	100	100	100	100
SW 160th St	0	0	67	0	0	100	100	100	100
SW 138th Ter	0	0	100	0	0	100	100	100	100
SW 83rd Ave	0	0	60	0	0	100	100	100	100
SW 139th Ter	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	43	0	0	100	100	100	100
SW 139th Ter	0	0	88	0	0	100	100	100	100
SW 83rd Ct	0	0	100	0	0	100	100	100	100
SW 139th Ter	0	0	100	0	0	100	100	100	100
SW 82nd Ct	0	0	100	0	0	86	95	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 84th Ave	0	0	100	0	0	100	100	100	100
SW 85th Ave	0	0	38	0	0	100	100	100	100
SW 138th Ter	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	86	0	0	100	100	100	100
SW 84th Ct	0	0	95	0	0	100	100	100	100
SW 84th Pl	0	0	14	0	0	100	100	100	100
SW 142nd St	0	0	63	0	0	100	100	100	100
SW 141st St	0	0	61	0	0	100	100	100	100
SW 83rd Ave	0	0	79	0	0	64	88	95	96
SW 83rd Ct	0	0	47	0	0	80	87	100	100
SW 164th Ter	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	76	0	0	0	0	100	100
SW 163rd Ter	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	58	0	0	89	95	100	100
SW 137th St	0	0	78	0	0	100	100	100	100
SW 138th Ter	0	0	57	0	0	100	100	100	100
SW 163rd Ter	0	0	42	0	0	100	100	100	100
SW 87th Ave	0	0	46	0	0	43	51	87	91
SW 162nd Ter	0	0	100	0	0	100	100	100	100
SW 138th St	0	0	100	0	0	100	100	100	100
SW 162nd Ter	0	0	100	0	0	100	100	100	100
SW 138th St	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	67	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	0	100	100	100	100
SW 84th Pl	0	0	100	0	0	100	100	100	100
SW 82nd Ct	0	0	80	0	0	100	100	100	100
SW 83rd Ave	0	0	75	0	0	100	100	100	100
SW 141st St	0	0	9	0	0	100	100	100	100
SW 146th St	0	0	0	0	0	0	0	100	100
SW 84th Ave	0	0	100	0	0	100	100	100	100
SW 143rd St	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	67	0	0	100	100	100	100
SW 146th St	0	0	31	0	0	22	27	75	94
SW 166th St	0	0	0	0	0	100	100	100	100
SW 158th St	0	0	100	0	0	100	100	100	100
SW 86th Ave	0	0	80	0	0	100	100	100	100
SW 162nd St	0	0	90	0	0	100	100	100	100
SW 163rd Ter	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	100	0	0	100	100	100	100
SW 88th Ct	0	0	100	0	0	100	100	100	100
SW 167th Ter	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 157th St	0	0	43	0	0	39	82	100	100
SW 88th Ave	0	0	100	0	0	100	100	100	100
163rd Ter	0	0	100	0	0	100	100	100	100
SW 89th Pl	0	0	100	0	0	100	100	100	100
87th Ave	0	0	100	0	0	100	100	100	100
SW 159th St	0	0	75	0	0	100	100	100	100
SW 161st Ter	0	0	20	0	0	100	100	100	100
SW 168th Ter	0	0	64	0	0	100	100	100	100
SW 87th Ave	0	0	13	0	0	13	50	100	100
SW 90th Ct	0	0	55	0	0	100	100	100	100
SW 83rd Ct	0	0	92	0	0	100	100	100	100
SW 140th Ter	0	0	0	0	0	100	100	100	100
SW 90th Ave	0	0	100	0	0	43	100	100	100
87th Ave	0	0	80	0	0	100	100	100	100
SW 160th Ter	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	100	0	0	100	100	100	100
SW 83rd Ave	0	0	62	0	0	100	100	100	100
SW 86th Ct	0	0	91	0	0	100	100	100	100
SW 165th Ter	0	0	83	0	0	83	83	92	100
SW 166th St	0	0	100	0	0	100	100	100	100
SW 169th Ter	0	0	82	0	0	100	100	100	100
87th Ave	0	0	100	0	0	100	100	100	100
SW 159th Ter	0	0	78	0	0	100	100	100	100
SW 157th St	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	50	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	68	0	0	100	100	100	100
SW 161st Ter	0	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	63	0	0	100	100	100	100
87th Ave	0	0	100	0	0	100	100	100	100
SW 86th Ct	0	0	100	0	0	100	100	100	100
SW 85th Ave	0	0	67	0	0	33	44	67	67
SW 87th Ave	0	0	100	0	0	100	100	100	100
SW 162nd Ln	0	0	60	0	0	100	100	100	100
SW 156th St	0	0	29	0	0	82	100	100	100
SW 158th Ln	0	0	60	0	0	90	100	100	100
SW 88th Ct	0	0	95	0	0	100	100	100	100
SW 89th Ave	0	0	67	0	0	60	67	73	73

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 89th Ave	0	0	100	0	0	100	100	100	100
SW 158th St	0	0	29	0	0	86	100	100	100
SW 87th Ct	0	0	100	0	0	100	100	100	100
SW 159th St	0	0	100	0	0	100	100	100	100
SW 162nd Ter	0	0	100	0	0	100	100	100	100
SW 163rd Ter	0	0	64	0	0	57	71	86	93
SW 87th Ct	0	0	100	0	0	100	100	100	100
SW 92nd Ave	0	0	100	0	0	100	100	100	100
SW 86th Ct	0	0	100	0	0	100	100	100	100
SW 158th St	0	0	25	0	0	100	100	100	100
SW 160th St	0	0	57	0	0	100	100	100	100
SW 156th St	0	0	67	0	0	89	100	100	100
SW 91st Ct	0	0	60	0	0	100	100	100	100
SW 87th Pl	0	0	100	0	0	100	100	100	100
SW 158th St	0	0	27	0	0	20	53	100	100
SW 88th Pl	0	0	100	0	0	100	100	100	100
SW 89th Avenue Rd	0	0	100	0	0	100	100	100	100
SW 89th Pl	0	0	100	0	0	100	100	100	100
SW 142nd St	0	0	25	0	0	50	75	100	100
SW 164th St	0	0	100	0	0	100	100	100	100
SW 164th St	0	0	100	0	0	100	100	100	100
SW 159th Ter	0	0	0	0	0	100	100	100	100
SW 162nd St	0	0	60	0	0	100	100	100	100
SW 169th Ter	0	0	86	0	0	100	100	100	100
SW 90th Ave	0	0	20	0	0	93	100	100	100
SW 90th Ct	0	0	100	0	0	100	100	100	100
SW 84th Ave	0	0	50	0	0	100	100	100	100
SW 92nd Ave	0	0	40	0	0	100	100	100	100
SW 88th Avenue Rd	0	0	100	0	0	100	100	100	100
SW 140th Ter	0	0	40	0	0	100	100	100	100
SW 91st Ct	0	0	75	0	0	100	100	100	100
SW 90th Ave	0	0	43	0	0	71	86	100	100
SW 83rd Ave	0	0	43	0	0	100	100	100	100
SW 90th Ave	0	0	20	0	0	0	100	100	100
SW 89th Ct	0	0	100	0	0	100	100	100	100
SW 92nd Ave	0	0	61	0	0	41	41	56	73
	0	0	100	0	0	94	100	100	100
SW 85th Ave	0	0	47	0	0	20	27	60	67
SW 87th Ave	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 160th St	0	0	100	0	0	100	100	100	100
SW 87th Pl	0	0	80	0	0	100	100	100	100
SW 141st St	0	0	38	0	0	100	100	100	100
SW 88th Avenue Rd	0	0	93	0	0	100	100	100	100
SW 87th Ct	0	0	100	0	0	100	100	100	100
SW 165th Ter	0	0	83	0	0	100	100	100	100
SW 86th Ave	0	0	20	0	0	80	93	100	100
SW 168th Ter	0	0	90	0	0	100	100	100	100
SW 89th Ave	0	0	100	0	0	100	100	100	100
SW 90th Ct	0	0	83	0	0	100	100	100	100
No ID	0	0	43	0	0	27	30	43	57
SW 164th St	0	0	100	0	0	92	92	100	100
SW 141st St	0	0	55	0	0	18	36	100	100
SW 91st Ct	0	0	0	0	0	100	100	100	100
SW 91st Ct	0	0	14	0	0	100	100	100	100
SW 161st Ln	0	0	20	0	0	100	100	100	100
SW 84th Ave	0	0	83	0	0	100	100	100	100
SW 78th Ave	0	0	67	0	0	100	100	100	100
SW 174th St	0	0	13	0	0	100	100	100	100
SW 171st Ter	0	0	50	0	0	100	100	100	100
SW 176th Ter	0	0	100	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 174th St	0	0	95	0	0	60	85	100	100
SW 83rd Ave	0	0	0	0	0	100	100	100	100
SW 81st Ct	0	0	33	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	75	100	100	100
SW 176th St	0	0	54	0	0	100	100	100	100
SW 85th Ave	0	0	8	0	0	100	100	100	100
SW 170th Ter	0	0	67	0	0	100	100	100	100
SW 171st St	0	0	100	0	0	100	100	100	100
SW 171st St	0	0	80	0	0	100	100	100	100
SW 84th Ct	0	0	69	0	0	100	100	100	100
SW 92nd Ave	0	0	78	0	0	67	67	78	89
SW 173rd Ter	0	0	95	0	0	100	100	100	100
SW 79th Pl	0	0	40	0	0	100	100	100	100
SW 180th St	0	0	100	0	0	100	100	100	100
SW 179th St	0	0	100	0	0	100	100	100	100
SW 172nd St	0	0	80	0	0	100	100	100	100
SW 176th St	0	0	75	0	0	75	85	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 86th Ave	0	0	67	0	0	100	100	100	100
SW 79th Ave	0	0	25	0	0	100	100	100	100
SW 172nd St	0	0	82	0	0	100	100	100	100
SW 82nd Ave	0	0	100	0	0	100	100	100	100
SW 81st Ct	0	0	50	0	0	100	100	100	100
SW 170th St	0	0	68	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	0	100	100	100	100
SW 179th Ter	0	0	100	0	0	100	100	100	100
SW 175th St	0	0	48	0	0	100	100	100	100
SW 82nd Ave	0	0	80	0	0	100	100	100	100
SW 176th St	0	0	100	0	0	100	100	100	100
SW 84th Ave	0	0	53	0	0	100	100	100	100
SW 177th Ter	0	0	100	0	0	100	100	100	100
SW 164th St	0	0	42	0	0	37	42	79	95
SW 175th St	0	0	74	0	0	89	100	100	100
SW 86th Ave	0	0	27	0	0	100	100	100	100
SW 82nd Ave	0	0	100	0	0	100	100	100	100
SW 88th Ave	0	0	27	0	0	95	100	100	100
SW 81st Ct	0	0	100	0	0	100	100	100	100
SW 174th Ter	0	0	50	0	0	100	100	100	100
SW 81st Ct	0	0	100	0	0	100	100	100	100
SW 174th Ter	0	0	50	0	0	100	100	100	100
SW 78th Pl	0	0	57	0	0	100	100	100	100
SW 178th St	0	0	100	0	0	100	100	100	100
SW 172nd Ter	0	0	81	0	0	100	100	100	100
SW 80th Ct	0	0	100	0	0	100	100	100	100
SW 88th Ave	0	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	73	0	0	80	100	100	100
SW 172nd Ter	0	0	100	0	0	100	100	100	100
SW 172nd St	0	0	63	0	0	100	100	100	100
SW 87th Ct	0	0	2	0	0	100	100	100	100
SW 82nd Ave	0	0	100	0	0	100	100	100	100
SW 178th Ter	0	0	100	0	0	100	100	100	100
SW 82nd Ave	0	0	100	0	0	100	100	100	100
SW 88th Ct	0	0	18	0	0	100	100	100	100
SW 84th Ave	0	0	87	0	0	100	100	100	100
SW 77th Ave	0	0	74	0	0	48	65	96	100
SW 178th Ter	0	0	50	0	0	100	100	100	100
SW 171st St	0	0	86	0	0	100	100	100	100
SW 79th Ct	0	0	20	0	0	100	100	100	100
SW 172nd Ter	0	0	33	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 86th Ave	0	0	0	0	0	100	100	100	100
SW 80th Ave	0	0	100	0	0	100	100	100	100
SW 173rd Ter	0	0	43	0	0	100	100	100	100
SW 176th St	0	0	100	0	0	100	100	100	100
SW 80th Pl	0	0	33	0	0	100	100	100	100
SW 172nd St	0	0	80	0	0	100	100	100	100
SW 80th Ct	0	0	100	0	0	100	100	100	100
SW 78th Ave	0	0	75	0	0	100	100	100	100
SW 173rd Ter	0	0	95	0	0	100	100	100	100
SW 175th St	0	0	60	0	0	84	100	100	100
SW 171st St	0	0	0	0	0	100	100	100	100
SW 80th Pl	0	0	80	0	0	100	100	100	100
SW 82nd Ct	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	73	0	0	100	100	100	100
SW 82nd Ct	0	0	81	0	0	100	100	100	100
SW 82nd Pl	0	0	100	0	0	100	100	100	100
SW 170th Ter	0	0	77	0	0	100	100	100	100
SW 170th Ter	0	0	57	0	0	100	100	100	100
SW 182nd Ter	0	0	83	0	0	83	100	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 87th Pl	0	0	100	0	0	100	100	100	100
SW 174th St	0	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	0	57	71	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 85th Ave	0	0	88	0	0	100	100	100	100
SW 178th St	0	0	100	0	0	100	100	100	100
SW 88th Ave	0	0	100	0	0	100	100	100	100
SW 89th Ct	0	0	75	0	0	100	100	100	100
SW 178th St	0	0	100	0	0	100	100	100	100
SW 89th Ct	0	0	100	0	0	100	100	100	100
SW 181st Ter	0	0	100	0	0	100	100	100	100
SW 182nd St	0	0	68	0	0	100	100	100	100
SW 177th Ter	0	0	25	0	0	100	100	100	100
SW 176th Ter	0	0	89	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	100	0	0	100	100	100	100
SW 176th St	0	0	33	0	0	100	100	100	100
SW 84th Ave	0	0	89	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 178th Ter	0	0	55	0	0	64	73	100	100
SW 178th Ter	0	0	100	0	0	100	100	100	100
SW 174th St	0	0	0	0	0	50	50	83	83
SW 179th St	0	0	100	0	0	100	100	100	100
SW 178th Ter	0	0	100	0	0	100	100	100	100
SW 181st St	0	0	100	0	0	100	100	100	100
SW 86th Ave	0	0	50	0	0	100	100	100	100
SW 86th Ave	0	0	100	0	0	100	100	100	100
SW 174th Ter	0	0	100	0	0	100	100	100	100
SW 172nd St	0	0	73	0	0	20	33	53	60
SW 176th St	0	0	0	0	0	100	100	100	100
SW 176th Ter	0	0	79	0	0	100	100	100	100
SW 174th St	0	0	61	0	0	82	100	100	100
SW 82nd Ct	0	0	73	0	0	100	100	100	100
SW 176th St	0	0	95	0	0	100	100	100	100
SW 172nd Ter	0	0	27	0	0	23	27	41	50
SW 182nd St	0	0	63	0	0	100	100	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 178th St	0	0	100	0	0	100	100	100	100
SW 181st Ter	0	0	64	0	0	100	100	100	100
SW 178th St	0	0	100	0	0	100	100	100	100
SW 181st Ter	0	0	64	0	0	100	100	100	100
SW 178th Ter	0	0	100	0	0	100	100	100	100
SW 89th Ave	0	0	78	0	0	89	89	94	94
SW 180th St	0	0	97	0	0	100	100	100	100
SW 88th Pl	0	0	100	0	0	100	100	100	100
SW 177th Ter	0	0	76	0	0	100	100	100	100
SW 84th Ct	0	0	69	0	0	100	100	100	100
SW 178th Ter	0	0	100	0	0	100	100	100	100
SW 178th Ter	0	0	100	0	0	100	100	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 88th Ct	0	0	100	0	0	100	100	100	100
SW 175th St	0	0	87	0	0	100	100	100	100
SW 176th St	0	0	73	0	0	100	100	100	100
SW 177th Ter	0	0	87	0	0	60	67	73	87
SW 88th Ct	0	0	100	0	0	100	100	100	100
SW 175th Ter	0	0	100	0	0	100	100	100	100
SW 89th Ave	0	0	50	0	0	100	100	100	100
SW 83rd Ave	0	0	95	0	0	100	100	100	100
SW 89th Ct	0	0	65	0	0	65	70	75	80
SW 86th Ave	0	0	27	0	0	73	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 89th Ave	0	0	96	0	0	100	100	100	100
SW 176th St	0	0	100	0	0	100	100	100	100
SW 91st Ave	0	0	100	0	0	100	100	100	100
SW 178th St	0	0	88	0	0	100	100	100	100
SW 84th Ave	0	0	53	0	0	100	100	100	100
SW 83rd Ct	0	0	96	0	0	100	100	100	100
SW 181st Ter	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	67	0	0	100	100	100	100
SW 83rd Ave	0	0	50	0	0	63	88	100	100
SW 174th St	0	0	0	0	0	100	100	100	100
SW 181st St	0	0	68	0	0	100	100	100	100
SW 176th St	0	0	10	0	0	33	43	57	62
SW 90th Ave	0	0	100	0	0	94	100	100	100
SW 83rd Ct	0	0	100	0	0	100	100	100	100
SW 87th Ct	0	0	100	0	0	100	100	100	100
SW 82nd Ave	0	0	60	0	0	77	83	100	100
SW 178th Ter	0	0	100	0	0	100	100	100	100
SW 83rd Pl	0	0	13	0	0	38	100	100	100
SW 89th Pl	0	0	100	0	0	100	100	100	100
SW 177th Ter	0	0	93	0	0	100	100	100	100
SW 89th Pl	0	0	100	0	0	100	100	100	100
SW 177th Ter	0	0	93	0	0	100	100	100	100
SW 180th St	0	0	100	0	0	100	100	100	100
SW 92nd Ave	0	0	100	0	0	100	100	100	100
SW 92nd Ct	0	0	100	0	0	100	100	100	100
SW 180th St	0	0	91	0	0	100	100	100	100
SW 181st St	0	0	100	0	0	100	100	100	100
SW 92nd Ct	0	0	50	0	0	30	40	60	70
SW 92nd Ave	0	0	100	0	0	100	100	100	100
SW 89th Ct	0	0	100	0	0	100	100	100	100
SW 181st Ter	0	0	100	0	0	100	100	100	100
SW 181st St	0	0	100	0	0	100	100	100	100
SW 181st St	0	0	100	0	0	100	100	100	100
SW 180th St	0	0	88	0	0	50	63	75	75
SW 91st Ave	0	0	100	0	0	100	100	100	100
SW 92nd Ave	0	0	100	0	0	100	100	100	100
SW 179th St	0	0	100	0	0	100	100	100	100
SW 137th St	0	0	8	0	0	100	100	100	100
SW 74th Ct	0	0	62	0	0	100	100	100	100
68th Ct	0	0	100	0	0	0	0	100	100
SW 85th Ave	0	0	73	0	0	73	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 176th St	0	0	88	0	0	100	100	100	100
SW 174th St	0	0	0	0	0	38	75	100	100
SW 74th Ct	0	0	93	0	0	100	100	100	100
165th Ter	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	92	0	0	100	100	100	100
SW 74th Ct	0	0	50	0	0	100	100	100	100
No ID	0	0	34	27	54	100	100	100	100
SW 60th Ave	0	0	0	14	43	100	100	100	100
SW 156th St	0	0	100	0	0	100	100	100	100
SW 164th Ter	0	0	7	0	0	100	100	100	100
SW 154th Pl	0	0	100	0	0	100	100	100	100
SW 74th Ct	0	0	100	0	0	100	100	100	100
SW 74th Ct	0	0	100	0	0	100	100	100	100
SW 60th Ave	0	0	25	8	92	100	100	100	100
SW 74th Ct	0	0	71	0	0	100	100	100	100
SW 60th Ave	0	0	43	57	81	100	100	100	100
SW 73rd Ct	0	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
74th Ave	0	0	73	0	0	100	100	100	100
SW 74th Pl	0	0	85	0	0	100	100	100	100
SW 60th Ave	0	0	60	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	100	100	100	100
SW 74th Pl	0	0	100	0	0	100	100	100	100
SW 157th Ter	0	0	82	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 165th St	0	0	100	0	0	100	100	100	100
SW 184th St	0	0	26	5	11	95	100	100	100
SW 74th Ave	0	0	38	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	0	100	100	100	100
SW 158th Ter	0	0	100	0	0	100	100	100	100
SW 156th St	0	0	100	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	100	100	100	100
SW 164th St	0	0	87	0	0	100	100	100	100
SW 166th St	0	0	100	0	0	100	100	100	100
SW 179th St	0	0	43	0	0	71	100	100	100
SW 156th St	0	0	70	0	0	100	100	100	100
SW 74th Pl	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 158th Ter	0	0	60	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	100	100	100	100
SW 74th Ave	0	0	88	0	0	100	100	100	100
SW 89th Ct	0	0	70	0	0	100	100	100	100
SW 92nd Ct	0	0	100	0	0	100	100	100	100
SW 183rd Ter	0	0	75	0	0	100	100	100	100
SW 93rd Ave	0	0	75	0	0	67	75	92	100
SW 182nd Ter	0	0	89	0	0	100	100	100	100
SW 90th Ct	0	0	100	0	0	100	100	100	100
SW 183rd Ter	0	0	50	0	0	100	100	100	100
SW 181st Ter	0	0	87	0	0	67	73	87	87
SW 88th Pl	0	0	100	0	0	100	100	100	100
Sterling Dr	0	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	85	0	0	100	100	100	100
SW 182nd Ter	0	0	88	0	0	100	100	100	100
SW 93rd Ave	0	0	67	0	0	100	100	100	100
SW 182nd St	0	0	100	0	0	100	100	100	100
SW 183rd Ter	0	0	69	0	0	100	100	100	100
SW 183rd Ter	0	0	60	0	0	80	80	100	100
SW 181st Ter	0	0	100	0	0	100	100	100	100
SW 183rd Ter	0	0	60	0	0	80	80	100	100
SW 181st Ter	0	0	100	0	0	100	100	100	100
SW 86th Ave	0	0	91	0	0	100	100	100	100
SW 182nd Ter	0	0	100	0	0	100	100	100	100
SW 182nd St	0	0	100	0	0	100	100	100	100
SW 183rd Ter	0	0	100	0	0	100	100	100	100
SW 90th Ct	0	0	100	0	0	100	100	100	100
SW 86th Ct	0	0	50	0	0	100	100	100	100
SW 182nd St	0	0	40	0	0	100	100	100	100
SW 87th Pl	0	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	100	0	0	100	100	100	100
SW 92nd Pl	0	0	0	0	0	100	100	100	100
SW 94th Ave	0	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	0	0	0	100	100	100	100
SW 84th Ct	0	0	90	0	0	100	100	100	100
SW 181st Ter	0	0	100	0	0	100	100	100	100
SW 182nd Ter	0	0	100	0	0	100	100	100	100
SW 85th Ct	0	0	100	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	0	100	100	100	100
SW 94th Ave	0	0	12	0	0	25	25	28	70
SW 181st Ter	0	0	48	0	0	22	30	50	58

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 94th Ave	0	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	17	0	0	75	100	100	100
SW 182nd St	0	0	100	0	0	100	100	100	100
SW 94th Ct	0	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	29	0	0	57	57	100	100
SW 180th Ter	0	0	84	0	0	48	60	100	100
SW 174th St	0	0	100	0	0	23	54	100	100
SW 183rd Ter	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	33	0	0	0	83	100	100
Palmetto Rd	0	0	100	0	0	0	100	100	100
SW 180th St	0	0	100	0	0	100	100	100	100
SW 176th St	0	0	27	0	0	47	100	100	100
SW 78th Pl	0	0	0	0	0	0	100	100	100
SW 82nd Ave	0	0	0	0	0	0	0	100	100
SW 77th Ave	0	0	18	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	0	0	100	100	100
SW 180th Ter	0	0	100	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 78th Pl	0	0	86	0	0	86	100	100	100
SW 79th Ct	0	0	0	0	0	0	0	100	100
SW 78th Pl	0	0	86	0	0	86	100	100	100
SW 79th Ct	0	0	0	0	0	0	0	100	100
SW 83rd Ave	0	0	0	0	0	33	100	100	100
SW 74th Ct	0	0	88	0	0	50	88	100	100
SW 74th Ct	0	0	70	0	0	0	100	100	100
SW 77th Ave	0	0	13	0	0	0	0	63	100
SW 77th Ave	0	0	100	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	0	83	100	100
SW 176th St	0	0	85	0	0	0	23	100	100
SW 183rd Ter	0	0	36	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 179th Ter	0	0	100	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	0	71	100	100	100
SW 78th Pl	0	0	100	0	0	50	75	100	100
SW 183rd St	0	0	0	0	0	100	100	100	100
SW 180th St	0	0	88	0	0	36	44	100	100
SW 73rd Ct	0	0	82	0	0	9	36	100	100
SW 74th Pl	0	0	83	0	0	0	83	100	100
SW 179th Ter	0	0	46	0	0	0	8	100	100
SW 78th Pl	0	0	71	0	0	0	29	100	100
SW 178th Ter	0	0	60	0	0	0	0	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 77th Ave	0	0	29	0	0	100	100	100	100
SW 183rd St	0	0	7	0	0	47	87	100	100
SW 78th Ave	0	0	100	0	0	57	71	100	100
SW 177th St	0	0	100	0	0	100	100	100	100
SW 77th Ave	0	0	100	0	0	0	0	100	100
SW 77th Ave	0	0	25	0	0	13	25	100	100
SW 182nd Ter	0	0	72	0	0	92	96	100	100
SW 174th St	0	0	100	0	0	40	100	100	100
SW 181st Ter	0	0	92	0	0	72	88	100	100
SW 178th St	0	0	100	0	0	80	93	100	100
SW 75th Ave	0	0	100	0	0	0	33	100	100
SW 78th Pl	0	0	100	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	0	0	0	100	100
SW 76th Ave	0	0	54	0	0	0	46	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	36	0	0	0	0	79	100
SW 155th St	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	100	0	0	100	100	100	100
SW 148th Dr	0	0	10	0	0	0	0	90	100
SW 83rd Ave	0	0	100	0	0	29	100	100	100
SW 162nd St	0	0	80	0	0	100	100	100	100
SW 160th St	0	0	56	0	0	100	100	100	100
SW 158th St	0	0	100	0	0	100	100	100	100
SW 158th St	0	0	89	0	0	100	100	100	100
SW 155th St	0	0	0	0	0	0	20	100	100
SW 79th Ave	0	0	50	0	0	17	58	100	100
SW 84th Ct	0	0	74	0	0	57	83	91	96
SW 146th St	0	0	0	0	0	0	0	100	100
SW 80th Ave	0	0	67	0	0	100	100	100	100
SW 80th Ave	0	0	84	0	0	100	100	100	100
SW 154th Ter	0	0	100	0	0	0	100	100	100
SW 151st St	0	0	77	0	0	0	62	100	100
SW 83rd Ave	0	0	100	0	0	0	70	100	100
SW 79th Ave	0	0	13	0	0	100	100	100	100
SW 79th Ave	0	0	4	0	0	0	21	100	100
SW 83rd Ave	0	0	50	0	0	0	0	50	63
SW 153rd Ter	0	0	86	0	0	0	100	100	100
SW 153rd St	0	0	29	0	0	57	86	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 152nd Ter	0	0	67	0	0	78	89	100	100
SW 81st Ave	0	0	96	0	0	100	100	100	100
SW 153rd Ter	0	0	78	0	0	78	89	100	100
SW 156th St	0	0	22	0	0	100	100	100	100
SW 80th Ave	0	0	21	0	0	100	100	100	100
SW 161st St	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	64	0	0	0	100	100	100
SW 158th St	0	0	78	0	0	100	100	100	100
148 Dr	0	0	71	0	0	0	0	57	71
SW 153rd St	0	0	11	0	0	0	67	100	100
SW 154th Ter	0	0	71	0	0	86	93	100	100
SW 149th Dr	0	0	83	0	0	0	61	100	100
SW 79th Ave	0	0	0	0	0	0	0	100	100
SW 151st St	0	0	48	0	0	14	32	84	90
SW 83rd Ave	0	0	44	0	0	67	100	100	100
SW 148th Dr	0	0	88	0	0	0	0	100	100
SW 150th Dr	0	0	33	0	0	0	0	100	100
SW 83rd Ave	0	0	100	0	0	0	100	100	100
SW 158th Ter	0	0	100	0	0	100	100	100	100
SW 157th St	0	0	8	0	0	0	25	100	100
SW 158th Ter	0	0	100	0	0	100	100	100	100
SW 157th St	0	0	8	0	0	0	25	100	100
SW 156th St	0	0	86	0	0	86	100	100	100
SW 83rd Ct	0	0	100	0	0	100	100	100	100
SW 163rd St	0	0	7	0	0	100	100	100	100
SW 156th St	0	0	55	0	0	38	100	100	100
SW 79th Ct	0	0	85	0	0	100	100	100	100
SW 160th St	0	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	100	0	0	86	100	100	100
SW 154th Ter	0	0	100	0	0	0	100	100	100
SW 151st St	0	0	18	0	0	0	0	55	77
SW 83rd Pl	0	0	75	0	0	0	0	100	100
159th St	0	0	100	0	0	100	100	100	100
SW 82nd Ct	0	0	66	0	0	100	100	100	100
SW 155th Ter	0	0	100	0	0	67	100	100	100
SW 160th St	0	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	100	0	0	100	100	100	100
SW 148 Dr	0	0	58	0	0	0	0	67	100
159th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	86	0	0	100	100	100	100
SW 81st Ave	0	0	100	0	0	78	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 148th Dr	0	0	0	0	0	0	0	100	100
SW 148th Dr	0	0	64	0	0	0	0	100	100
SW 83rd Ave	0	0	89	0	0	100	100	100	100
SW 157th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	88	0	0	100	100	100	100
SW 155th Ter	0	0	93	0	0	87	100	100	100
SW 147th Ter	0	0	77	0	0	0	0	100	100
SW 86th Ave	0	0	0	0	0	0	0	0	71
SW 145th St	0	0	100	0	0	0	0	13	63
SW 87th Ct	0	0	77	0	0	0	0	54	69
SW 150th Ter	0	0	100	0	0	0	0	73	100
SW 158th St	0	0	75	0	0	100	100	100	100
SW 151st St	0	0	82	0	0	0	6	94	100
SW 85th Ave	0	0	100	0	0	80	100	100	100
SW 87th Ave	0	0	28	0	0	25	47	75	86
SW 143rd St	0	0	54	0	0	0	0	8	23
SW 86th Ave	0	0	100	0	0	0	0	100	100
SW 145th St	0	0	93	0	0	0	0	100	100
SW 149th Ter	0	0	87	0	0	0	0	100	100
SW 88th Ave	0	0	18	0	0	0	0	100	100
SW 86th Ave	0	0	57	0	0	59	76	94	98
SW 87th Ave	0	0	0	0	0	0	0	38	50
SW 87th Ct	0	0	20	0	0	0	0	13	100
SW 87th Ct	0	0	38	0	0	0	0	92	100
SW 87th Ave	0	0	0	0	0	0	0	100	100
SW 84th Ct	0	0	23	0	0	0	0	100	100
SW 145th St	0	0	100	0	0	0	20	40	70
SW 155th Ter	0	0	100	0	0	75	100	100	100
SW 148th St	0	0	0	0	0	0	0	40	100
SW 155th Ter	0	0	100	0	0	88	100	100	100
SW 146th St	0	0	71	0	0	0	0	43	100
SW 158th St	0	0	100	0	0	100	100	100	100
SW 149th Ter	0	0	100	0	0	0	0	100	100
SW 87th Ave	0	0	0	0	0	0	0	31	54
SW 88th Ave	0	0	71	0	0	0	0	29	100
SW 89th Ave	0	0	100	0	0	0	0	0	38
SW 87th Ave	0	0	63	0	0	0	0	100	100
SW 147th St	0	0	31	0	0	0	19	100	100
SW 85th Ave	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 150th Ter	0	0	100	0	0	0	0	100	100
SW 87th Ave	0	0	14	0	0	0	0	100	100
SW 85th Ave	0	0	100	0	0	0	0	100	100
SW 150th Ter	0	0	100	0	0	0	0	100	100
SW 86th Ave	0	0	100	0	0	0	0	100	100
SW 149th Ter	0	0	100	0	0	0	0	100	100
SW 141st St	0	0	14	0	0	0	0	14	86
SW 85th Ave	0	0	39	0	0	0	30	83	91
SW 148th Ter	0	0	100	0	0	0	0	100	100
SW 84th Ave	0	0	22	0	0	0	0	56	78
SW 88th Ave	0	0	50	0	0	0	0	13	25
SW 86th Ave	0	0	86	0	0	0	0	86	100
Galloway Rd	0	0	0	0	0	0	0	100	100
SW 84th Ave	0	0	30	0	0	0	90	100	100
SW 85th Ave	0	0	100	0	0	0	100	100	100
SW 87th Ave	0	0	0	0	0	0	0	100	100
SW 159th St	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	40	0	0	0	20	100	100
SW 87th Ave	0	0	0	0	0	0	0	100	100
SW 87th Pl	0	0	7	0	0	0	0	0	93
SW 87th Ave	0	0	0	0	0	0	0	100	100
SW 87th Pl	0	0	7	0	0	0	0	0	93
Galloway Rd	0	0	0	0	0	0	0	100	100
SW 148th Ter	0	0	86	0	0	0	0	100	100
SW 146th St	0	0	33	0	0	0	0	0	78
SW 88th Ave	0	0	25	0	0	0	0	100	100
SW 85th Ave	0	0	100	0	0	0	0	100	100
SW 142nd St	0	0	0	0	0	0	0	20	20
SW 87th Ct	0	0	30	0	0	0	0	50	60
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 89th Ave	0	0	15	0	0	100	100	100	100
SW 171st Ter	0	0	80	0	0	0	0	0	40
89th Pl	0	0	20	0	0	0	0	40	90
SW 88th Ave	0	0	34	0	0	41	81	94	97
SW 87th Ct	0	0	100	0	0	100	100	100	100
SW 93rd Ave	0	0	86	0	0	0	0	57	86
SW 149th Ter	0	0	100	0	0	0	0	0	0
SW 164th St	0	0	60	0	0	0	0	0	60
SW 150th St	0	0	60	0	0	0	0	67	73
SW 155th Ter	0	0	100	0	0	100	100	100	100
93rd Pl	0	0	43	0	0	0	14	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 153rd Ter	0	0	47	0	0	87	100	100	100
SW 171st St	0	0	67	0	0	0	0	40	67
SW 89th Ave	0	0	83	0	0	75	100	100	100
SW 89th Ct	0	0	38	0	0	0	0	0	0
SW 170th St	0	0	0	0	0	0	0	0	0
SW 169th Ter	0	0	0	0	0	0	0	0	80
SW 88th Ct	0	0	50	0	0	33	50	83	92
SW 89th Ave	0	0	13	0	0	0	0	0	7
SW 91st Ave	0	0	89	0	0	0	0	0	61
SW 90th Ave	0	0	5	0	0	0	0	5	12
SW 165th St	0	0	100	0	0	0	0	100	100
SW 89th Ct	0	0	29	0	0	0	0	0	0
SW 92nd Ave	0	0	69	0	0	0	0	38	62
SW 89th Ave	0	0	33	0	0	0	0	100	100
SW 164th St	0	0	40	0	0	0	0	7	20
SW 148th St	0	0	87	0	0	0	0	47	60
SW 87th Ct	0	0	44	0	0	0	78	100	100
SW 170th St	0	0	0	0	0	0	0	0	0
SW 89th Ave	0	0	60	0	0	0	0	40	50
SW 88th Ct	0	0	40	0	0	0	0	0	13
SW 92nd Ave	0	0	100	0	0	0	0	100	100
SW 170th St	0	0	40	0	0	0	0	0	0
SW 88th Ave	0	0	78	0	0	0	0	89	100
SW 150th Ter	0	0	0	0	0	0	0	0	0
SW 88th Ave	0	0	100	0	0	0	0	100	100
SW 92nd Ct	0	0	40	0	0	0	0	20	100
SW 149th St	0	0	25	0	0	0	0	100	100
SW 164th St	0	0	24	0	0	0	0	19	62
SW 89th Ave	0	0	11	0	0	17	28	44	50
SW 155th St	0	0	89	0	0	100	100	100	100
SW 89th Ave	0	0	0	0	0	0	0	0	0
SW 166th St	0	0	44	0	0	0	0	100	100
SW 89th Ct	0	0	0	0	0	0	0	0	0
SW 165th St	0	0	100	0	0	0	55	100	100
No ID	0	0	75	0	0	0	0	100	100
SW 153rd Ter	0	0	0	0	0	0	13	100	100
SW 91st Ave	0	0	29	0	0	0	0	0	0
SW 154th Ter	0	0	69	0	0	94	100	100	100
SW 170th St	0	0	13	0	0	0	0	0	0

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 156th Ter	0	0	100	0	0	100	100	100	100
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 151st St	0	0	20	0	0	0	0	20	73
SW 88th Ave	0	0	47	0	0	0	0	67	87
SW 148th St	0	0	55	0	0	0	0	91	100
SW 155th St	0	0	88	0	0	50	100	100	100
SW 88th Ave	0	0	100	0	0	100	100	100	100
SW 89th Ct	0	0	75	0	0	0	0	0	0
SW 89th Ct	0	0	45	0	0	73	77	86	86
SW 90th Ave	0	0	0	0	0	0	0	0	0
SW 88th Ct	0	0	13	0	0	0	0	38	63
SW 169th St	0	0	14	0	0	0	0	100	100
SW 94th Ct	0	0	33	0	0	0	0	100	100
SW 169th St	0	0	100	0	0	0	0	13	25
SW 169th St	0	0	88	0	0	0	0	100	100
SW 173rd St	0	0	0	0	0	0	0	0	57
SW 175th Ter	0	0	24	0	0	0	0	57	76
SW 169th St	0	0	13	0	0	0	0	47	53
SW 92nd Ct	0	0	67	0	0	0	0	0	47
W Datura St	0	0	9	0	0	0	0	91	100
SW 92nd Ave	0	0	75	0	0	0	0	100	100
SW 92nd Ct	0	0	30	0	0	0	0	30	40
E Banyan St	0	0	0	0	0	0	0	25	50
SW 92nd Ave	0	0	20	0	0	0	0	20	60
SW 92nd Ave	0	0	100	0	0	0	0	100	100
SW 89th Ct	0	0	40	0	0	0	0	0	0
SW 92nd Ct	0	0	43	0	0	0	0	71	100
SW 173rd Ter	0	0	0	0	0	0	0	27	53
SW 93rd Ave	0	0	50	0	0	0	0	0	63
SW 94th Ave	0	0	46	0	0	0	0	100	100
SW 93rd Ave	0	0	86	0	0	0	0	100	100
SW 93rd Ct	0	0	0	0	0	0	0	20	100
SW 175th Ter	0	0	17	0	0	0	0	50	72
SW 92nd Ct	0	0	28	0	0	0	0	0	66
SW 90th Ave	0	0	53	0	0	0	13	33	47
SW 92nd Ct	0	0	80	0	0	0	0	0	0
SW 172nd Ter	0	0	73	0	0	0	0	100	100
SW 93rd Ct	0	0	31	0	0	0	0	100	100
SW 167th St	0	0	56	0	0	0	0	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 170th St	0	0	29	0	0	0	0	36	79
SW 93rd Ave	0	0	0	0	0	0	0	0	0
SW 93rd Ave	0	0	25	0	0	0	0	71	83
SW 171st Ter	0	0	83	0	0	0	0	100	100
SW 94th Ave	0	0	55	0	0	0	0	65	100
SW 170th Ln	0	0	63	0	0	0	0	0	50
SW 170th St	0	0	11	0	0	0	0	0	0
SW 176th St	0	0	64	0	0	0	0	0	24
SW 170th St	0	0	0	0	0	0	0	0	63
SW 94th Ave	0	0	50	0	0	0	0	100	100
SW 93rd Ave	0	0	20	0	0	0	0	0	0
SW 174th St	0	0	0	0	0	0	0	0	20
SW 93rd Ave	0	0	40	0	0	0	0	100	100
SW 174th St	0	0	0	0	0	0	0	0	0
SW 166th Ter	0	0	56	0	0	0	0	100	100
SW 93rd Ave	0	0	40	0	0	0	0	7	13
SW 94th Ave	0	0	8	0	0	0	0	83	92
SW 92nd Ave	0	0	67	0	0	0	0	6	22
SW 92nd Ave	0	0	8	0	0	0	0	0	0
SW 174th St	0	0	0	0	0	0	0	0	0
SW 92nd Ave	0	0	50	0	0	50	50	100	100
SW 178th Ter	0	0	44	0	0	44	56	67	78
SW 95th Ave	0	0	32	0	0	0	0	58	89
SW 91st Ave	0	0	85	0	0	31	46	69	85
SW 170th St	0	0	0	0	0	0	0	0	38
SW 170th St	0	0	18	0	0	0	0	91	100
SW 174th St	0	0	25	0	0	0	0	0	0
SW 166th Ter	0	0	0	0	0	0	40	100	100
SW 167th Ter	0	0	93	0	0	0	0	100	100
SW 93rd Ave	0	0	86	0	0	0	0	100	100
SW 93rd Ave	0	0	100	0	0	0	0	100	100
SW 93rd Pl	0	0	93	0	0	0	0	0	27
SW 170th St	0	0	0	0	0	0	0	100	100
SW 174th St	0	0	0	0	0	0	0	0	0
SW 174th St	0	0	7	0	0	0	0	0	0
SW 169th St	0	0	50	0	0	0	0	100	100
SW 170th Ln	0	0	91	0	0	0	0	100	100
E Evergreen St	0	0	29	0	0	0	0	100	100
SW 93rd Ave	0	0	14	0	0	0	0	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 92nd Ave	0	0	31	0	0	0	0	0	56
SW 91st Ave	0	0	50	0	0	0	0	0	0
SW 166th St	0	0	80	0	0	0	0	100	100
SW 93rd Ave	0	0	88	0	0	0	0	0	100
Wayne Ave	0	0	43	0	0	64	79	100	100
SW 94th Ct	0	0	0	0	0	0	0	100	100
E Hibiscus St	0	0	8	0	0	0	0	100	100
E Guava St	0	0	44	0	0	0	0	78	100
SW 94th Ct	0	0	83	0	0	0	0	50	83
SW 178th St	0	0	75	0	0	0	0	0	0
SW 94th Ct	0	0	75	0	0	0	0	0	0
SW 181st Ter	0	0	33	0	0	0	0	0	0
E Indigo St	0	0	7	0	0	0	7	100	100
SW 178th Ter	0	0	25	0	0	0	0	0	0
SW 180th St	0	0	40	0	0	0	0	0	7
SW 180th St	0	0	75	0	0	0	0	75	83
SW 95th Ct	0	0	0	0	0	0	0	16	53
SW 98th Avenue Rd	0	0	88	0	0	0	0	88	100
SW 94th Ct	0	0	0	0	0	0	0	0	33
SW 94th Ave	0	0	38	0	0	0	0	0	75
SW 181st Ter	0	0	100	0	0	0	0	0	0
SW 93rd Ave	0	0	0	0	0	0	0	0	14
SW 93rd Ave	0	0	50	0	0	0	0	0	0
SW 94th Ct	0	0	0	0	0	43	57	71	100
SW 95th Ct	0	0	0	0	0	0	0	29	71
SW 183rd St	0	0	18	0	0	44	47	59	68
SW 98th Ct	0	0	93	0	0	100	100	100	100
SW 179th Ter	0	0	53	0	0	0	0	0	33
SW 98th Avenue Rd	0	0	42	0	0	100	100	100	100
SW 98th Avenue Rd	0	0	0	0	0	60	100	100	100
SW 181st St	0	0	93	0	0	20	33	40	47
SW 98th Ave	0	0	43	0	0	71	100	100	100
SW 182nd Ter	0	0	20	0	0	0	0	0	100
SW 93rd Pl	0	0	100	0	0	0	0	0	0
SW 95th Ct	0	0	13	0	0	0	0	0	50
SW 178th Ter	0	0	0	0	0	0	0	0	79
Wayne Ave	0	0	17	0	0	67	100	100	100
SW 183rd St	0	0	50	0	0	75	100	100	100
SW 181st Ter	0	0	0	0	0	50	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
SW 98th Ave	0	0	0	0	0	0	100	100	100
E Hibiscus St	0	0	4	0	0	0	0	54	63
SW 178th St	0	0	43	0	0	0	0	0	86
SW 180th St	0	0	28	0	0	0	0	28	44
SW 94th Ave	0	0	0	0	0	0	0	0	93
E Hibiscus St	0	0	0	0	0	0	0	0	18
SW 94th Ave	0	0	18	0	0	0	0	0	23
SW 182nd St	0	0	0	0	0	14	64	100	100
SW 98th Avenue Rd	0	0	13	0	0	0	0	100	100
SW 93rd Ave	0	0	71	0	0	0	0	0	14
SW 182nd St	0	0	0	0	0	0	0	100	100
E Indigo St	0	0	11	0	0	0	7	56	59
SW 183rd St	0	0	21	0	0	42	50	63	75
E Guava St	0	0	38	0	0	0	0	100	100
Wayne Ave	0	0	19	0	0	0	0	100	100
SW 98th Avenue Rd	0	0	20	0	0	0	60	100	100
SW 94th Ave	0	0	14	0	0	29	43	71	86
E Fern St	0	0	14	0	0	0	0	14	21
SW 177th St	0	0	13	0	0	0	0	0	100
SW 181st Ter	0	0	75	0	0	0	0	0	0
SW 181st St	0	0	8	0	0	0	0	25	42
Natural, Cultural, and Historical									
Surface Water Flowlines									
{BF6B7A0F-488E-48D7-85A5-9B6B3C51070E}	100	100	100	100	100	100	100	100	100
138352161	92	100	100	100	100	100	100	100	100
{F0F9D3CF-294E-42C4-8027-712DDB7DE366}	70	97	100	100	100	100	100	100	100
138352153	0	2	98	12	12	100	100	100	100
Cutler Drain Canal Number C-100 A 138359614	0	0	100	0	0	100	100	100	100
Cutler Drain Canal C-100 138359618	0	0	100	0	0	100	100	100	100
Cutler Drain Canal C-100B 138343799	0	0	98	0	0	100	100	100	100
Cutler Drain Canal C-100 138359620	12	12	100	12	12	100	100	100	100
138343803	0	0	100	0	0	100	100	100	100
Cutler Drain Canal Number C-100 138359605	0	0	100	0	0	100	100	100	100
{8E3D12E7-FEEF-48C6-B46C-7BABA5ABF1EE} Cutler Drain Canal Number C-100 A	0	0	100	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Cutler Drain Canal Number C-100 C 138343695	0	0	100	0	0	100	100	100	100
138343800	0	0	100	0	0	100	100	100	100
138343762	0	0	100	0	0	100	100	100	100
138343804	0	0	100	0	0	100	100	100	100
Cutler Drain Canal Number C-100 A 138359617	0	0	100	0	0	100	100	100	100
Cutler Drain Canal Number C-100 A {04F1E9FD-A032-4F76-AFA0-05C7084F94A9}	0	0	100	0	0	100	100	100	100
Cutler Drain Canal Number C-100 A 138359615	0	0	100	0	0	100	100	100	100
Cutler Drain Canal C-100B 138343805	0	0	93	0	0	93	93	100	100
Critical Infrastructure									
Canals and Levees									
C-100A west levee	0	0	83	0	0	100	100	100	100
C-100A south levee	0	0	63	0	0	100	100	100	100
C-100C east levee	0	0	45	0	0	100	100	100	100
C-100A east levee	0	0	67	0	0	100	100	100	100
C-100 north levee	0	0	65	0	0	100	100	100	100
C-100 south levee	0	0	76	0	0	100	100	100	100
C-100 south levee	0	0	71	0	0	100	100	100	100
C-100B north levee	0	0	63	0	0	100	100	100	100
C-100 west levee	0	0	53	0	0	100	100	100	100
C-100A east levee	0	0	42	0	0	99	100	100	100
C-100A west levee	0	0	66	0	0	99	100	100	100
C-100A west levee	0	0	89	0	0	100	100	100	100
C-100A east levee	0	0	86	0	0	100	100	100	100
C-100C west levee	0	0	74	0	0	100	100	100	100
C-100A south levee	0	0	77	0	0	100	100	100	100
C-100 north levee	0	0	22	0	0	56	67	94	94
C-100A west levee	0	0	77	0	0	100	100	100	100
C-100C east levee	0	0	15	0	0	100	100	100	100
C-100C north levee	0	0	45	0	0	100	100	100	100
C-100 west levee	0	0	0	0	0	67	100	100	100
C-100B south levee	0	0	52	0	0	98	99	100	100
C-100C west levee	0	0	100	0	0	100	100	100	100
C-100C north levee	0	0	89	0	0	100	100	100	100
C-100C south levee	0	0	70	0	0	100	100	100	100
C-100 north levee	0	0	20	0	0	100	100	100	100

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
C-100C north levee	0	0	71	0	0	100	100	100	100
C-100 south levee	0	0	20	0	0	100	100	100	100
C-100C east levee	0	0	50	0	0	100	100	100	100
C-100 north levee	0	0	29	12	12	65	71	82	88
C-100 south levee	0	0	20	8	11	42	53	67	83
C-100B north levee	0	0	73	0	0	87	93	100	100

3.3 POLYGON FEATURES

Asset	2040 Conditions								
	2040 SLR - Low	2040 SLR – High	25yr/ SLR (1ft)	SS/5yr/2040 SLR – Low	SS/5yr/2040 SLR – High	SS/100yr/2040 SLR – Low	SS/100yr/2040 SLR – High	SS/1,000yr/2040 SLR – Low	SS/1,000yr/2040 SLR – High
Critical Infrastructure									
Stormwater Ponds									
Asset ID: 3090206079461	0	0	100	0	0	100	100	100	100
Asset ID: 3090206079467	0	0	99	0	0	100	100	100	100
Asset ID: 3090206079470	0	0	97	0	0	100	100	100	100
Asset ID: 3090206079469	94	95	99	99	100	100	100	100	100
Asset ID: 3090206050103	0	0	100	100	100	100	100	100	100
Asset ID: 3090206050100	0	0	100	0	0	100	100	100	100
Natural, Cultural, Historic									
Conservation Areas									
Coral Reef Park	0	0	83	0	0	92	94	99	100
Deering Estate at Cutler	25	28	69	32	33	84	91	100	100
Deering Estate North Addition	28	92	99	99	99	100	100	100	100
Ludlam Pineland	0	0	52	0	0	18	29	98	99
Deering Estate Powers Addition	0	0	82	0	0	99	100	100	100
Bill Sadowski Park	0	0	56	0	0	94	98	99	99
Deering Estate South Addition	18	20	55	31	32	74	80	96	98
Biscayne National Park	39	79	99	100	100	100	100	100	100
Subtropical Horticultural Research Station	0	0	57	17	18	36	64	86	94
Chapman Field Park	0	0	10	10	11	11	11	11	28
Biscayne Coastal Wetlands	3	76	100	100	100	100	100	100	100
C100/Bayfront Property (Hass)	0	0	73	50	58	95	98	100	100
Historical and Cultural Structures									
OLD CUTLER ROAD HISTORIC HIGHWAY	1	1	52	6	9	92	94	100	100
CHARLES DEERING ESTATE	27	30	70	35	35	85	92	100	100
US-1	0	0	24	0	0			0	7
S.W. 72ND AVENUE ROAD SEGMENT	0	0	30	0	0	86	91	100	100
National Parks									
Biscayne National Park	38	77	99	100	100	100	100	100	100
Surface Waters									
Biscayne Bay	0	0	93	0	0	98	99	100	100
USGS Lake/Pond	93	96	100	99	99	99	99	99	99
Wetlands									
6120: Mangrove Swamp – 1	84	95	100	100	100	100	100	100	100

6120: Mangrove Swamp – 2	95	98	100	99	99	99	99	99	99	99
6120: Mangrove Swamp – 3	24	61	100	100	100	100	100	100	100	100
6120: Mangrove Swamp – 4	18	80	100	100	100	100	100	100	100	100
6170: Mixed Wetland Hardwoods		11	100	99.9	100	100	100	100	100	100
6172: Mixed Shrubs – 1	15	90	100	100	100	100	100	100	100	100
6172: Mixed Shrubs – 2	42	92	100	100	100	100	100	100	100	100

4 2070 CONDITIONS

4.1 POINT FEATURES

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Critical Community and Emergency Facilities									
Affordable Housing									
Royal Coast	--	--	0.48	--	--	1.63	3.66	5.62	5.62
Schools									
Westminster Christian School	--	--	--	--	--	--	1.85	4.92	4.92
Alexander School	--	--	--	--	--	--	--	2.37	2.37
Alexander School (Old Cutler Rd)	--	--	--	--	--	0.06	1.84	4.51	4.51
Westminster Christian School	--	--	--	--	--	--	1.86	4.93	4.93
3 C's Preschool	--	--	1.43	--	--	0.70	2.73	5.85	5.85
Palmer Trinity School	--	--	--	--	--	0.38	2.41	4.99	4.99
Howard Drive Elementary School	--	--	--	--	--	--	1.64	3.84	3.84
Palmetto Bay Collegiate Senior High School	--	--	0.22	--	--	1.72	3.75	5.69	5.69
Alexander Montessori School	--	--	--	--	--	0.15	2.01	4.93	4.93
Perrine SDA School	--	--	--	--	--	--	2.05	4.14	4.14
Southwood Middle School	--	--	--	--	--	0.71	2.74	5.11	5.11
Perrine Elementary School	--	--	0.21	--	--	--	--	1.05	1.05
Coral Reef Elementary School	--	--	--	--	--	0.10	2.13	4.48	4.48
KLA School of Palmetto Bay	--	--	--	--	--	--	--	--	--
Little Wonders	--	--	0.25	--	--	0.02	2.03	4.00	4.00
Lil Abner Foundation	--	--	--	--	--		0.46	2.47	2.47
Lincoln-Marti Schools - Wayne Ave	--	--	--	--	--	0.67	2.70	4.86	4.86
Winhold Montessori Schools,Inc.	--	--	--	--	--	--	0.56	2.66	2.66
Raggedy Ann And Andys Pre School	--	--	0.85	--	--	--	--	0.92	0.92
Christ Fellowship Academy	--	--	0.22	--	--	--	--	0.41	0.41
Lincoln-Marti Schools - 168th St	--	--	--	--	--	--	2.06	4.07	4.07
Palmetto Bay Academy	--	--	1.00	--	--	--	1.33	3.32	3.32
Law Enforcement Facilities									
Palmetto Bay Police Department	--	--	--	--	--	--	0.43	2.56	2.56
Dade County Metro Police Dept Cutler Ridge Mini Station	--	--	--	--	--	--	0.88	3.00	3.00
Healthcare Facilities									
Chalet at Old Cutler LLC	--	--	0.59	--	--	1.84	3.87	6.65	6.65

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Sunset Oak 1, Inc	--	--	1.06	--	1.50	5.11	7.14	9.17	9.17
Bethshalom ALF Corporation	--	--	0.96	--	1.13	5.30	7.33	9.71	9.71
Nicklaus Childrens Palmetto Bay	--	--	0.43	--	0.76	4.49	6.52	8.78	8.78
Golden Palms ALF Inc	--	--	0.15	--	--	2.82	4.85	7.74	7.74
Moseley, Katherine	--	--	5.77	--	--	3.34	5.37	8.08	8.08
San Martin De Porras ALF, Inc. #2	--	--	0.13	--	--	--	1.01	3.05	3.05
Sun Bay Manor	--	--	0.81	--	--	1.24	3.27	5.40	5.40
Sun Bay Manor II	--	--	--	--	--	--	0.72	2.69	2.69
Bma Of South Miami; Fresenius Kidney Care South Miami	--	--	--	--	--	--	--	--	--
T L C Home, Inc.	--	--	--	--	--	--	0.63	2.67	2.67
Grammercy Park Nursing & Rehabilitation Center	--	--	--	--	--	--	--	--	--
Baptist Health Urgent Care	--	--	0.26	--	--	--	1.50	3.70	3.70
Lorenzoâs Enterprise Group	--	--	--	--	--	--	--	0.85	0.85
Lorenzoâs Enterprise Group	--	--	--	--	--	--	1.42	3.54	3.54
National Mental Healthcare, LLC	--	--	--	--	--	--	--		
Opus Hospice Center	--	--	--	--	--	--	--	0.48	0.48
Adult Day Center of South of Florida	--	--	--	--	--	--	1.75	3.94	3.94
Casa Salcines A.L.F II Inc	--	--	--	--	--	--	1.62	3.61	3.61
Sun Bay Manor I	--	--	0.17	--	--	0.50	2.53	4.65	4.65
T.L.C. Retirement Home #1	--	--	--	--	--	--	--	1.87	1.87
Stein Gerontological Institute,Inc	--	--	--	--	--	--	--	1.09	1.09
Fire Stations									
Miami-Dade Fire Rescue St 62	--	--	--	--	--	0.39	2.42	5.10	5.10
Miami-Dade Fire Rescue St 50 (Perrine)	--	--	--	--	--	--	--	0.70	0.70
Community Centers									
Palmetto Bay Branch Library	--	--	--	--	--	3.42	5.45	8.44	8.44
Local Government Facilities									
Village Of Palmetto Bay City Hall	--	--	--	--	--	--	0.43	2.56	2.56
Critical Infrastructure									
Communications Facilities – FDEM									
T-Mobile South LLC	--	--	0.57	--	--	1.66	3.69	6.82	6.82
Communication Facilities – Post Office									
Perrine Post Office	--	--	--	--	--	--	--	1.65	1.65
Substations									
Florida Electric Substation	--	--	0.10	--	--	--	1.54	4.73	4.73
Outfalls									

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
5034D027O005	--	--	0.39	--	1.14	4.95	6.98	9.31	9.31
5033D032O001	--	--	3.01	--	1.43	5.30	7.33	9.70	9.70
5033D031O002	--	--	0.77	--	1.20	5.05	7.08	9.45	9.45
5033D026O004	--	--	1.00	--	1.55	5.39	7.42	9.77	9.77
5033D031O001	--	--	0.39	--	0.89	4.73	6.76	9.12	9.12
No ID #	--	--	--	--	--	1.93	3.96	6.05	6.05
No ID #	--	--	1.51	--	1.68	5.13	7.16	9.13	9.13
5034D004O002	--	--	3.80	--	3.87	7.66	9.69	11.83	11.83
5034D022O003	--	--	5.42	--	5.61	9.82	11.85	14.26	14.26
5027D032O002	--	--	5.56	--	5.95	10.41	12.44	14.96	14.96
5035D006O001	--	--	4.57	--	5.64	9.97	12.00	14.44	14.44
5034D022O001	--	--	4.78	--	4.83	9.13	11.16	13.60	13.60
5034D006O002	--	--	2.63	--	3.97	8.26	10.29	12.72	12.72
5034D022O002	--	--	5.41	--	5.32	9.59	11.62	14.04	14.04
5034D003O001	--	--	3.79	--	4.90	9.13	11.16	13.58	13.58
5034D003O002	--	--	5.42	--	5.17	9.39	11.42	13.83	13.83
5034D022O003	--	--	4.97	--	5.41	9.62	11.65	14.07	14.07
5034D010O003	--	--	5.64	--	6.12	10.34	12.37	14.81	14.81
5034D010O002	--	--	2.24	--	3.27	7.45	9.48	11.91	11.91
5034D018O001	--	--	6.25	--	5.55	9.70	11.73	14.14	14.14
5034D019O002	--	--	5.98	--	5.80	9.84	11.87	14.21	14.21
5034D019O001	--	--	6.45	--	6.01	10.02	12.05	14.37	14.37
5034D011O002	--	--	2.45	--	2.98	6.93	8.96	11.21	11.21
5034D009O001	--	--	5.17	--	5.84	9.79	11.82	14.07	14.07
5034D011O001	--	--	0.79	--	1.60	5.54	7.57	9.79	9.79
5034D002O002	--	--	5.40	--	4.72	8.64	10.67	12.87	12.87
5034D002O001	--	--	5.49	--	6.04	9.95	11.98	14.17	14.17
5034D004O001	--	--	2.11	--	2.37	6.15	8.18	10.28	10.28
5034D019O001	--	--	4.81	--	4.04	7.82	9.85	12.00	12.00
5034D004O003	--	--	--	--	0.16	3.85	5.88	8.06	8.06
5034D009O002	--	--	5.41	--	6.00	9.97	12.00	14.31	14.31
5034D009O003	--	--	0.93	--	2.48	6.49	8.52	10.89	10.89
5034D019O003	--	--	4.06	--	1.89	5.91	7.94	10.32	10.32
5034D001O001	--	--	0.18	--	0.70	4.72	6.75	9.15	9.15
5034D019O004	--	--	5.54	--	5.86	9.89	11.92	14.33	14.33
5034D024O001	--	--	4.35	--	5.13	9.17	11.20	13.63	13.63
5034D024O002	--	--	5.88	--	5.99	10.06	12.09	14.55	14.55
5034D024O003	--	--	5.37	--	5.91	10.00	12.03	14.53	14.53

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
5034D035O001	--	--	5.37	--	5.14	9.24	11.27	13.78	13.78
5034D014O003	--	--	5.36	--	5.94	9.99	12.02	14.51	14.51
5034D024O001	--	--	1.96	--	3.13	7.18	9.21	11.70	11.70
5034D014O002	--	--	0.56	--	0.73	4.72	6.75	9.21	9.21
5034D014O001	--	--	0.86	--	1.38	5.37	7.40	9.85	9.85
5034D032O003	--	--	2.53	--	0.85	4.78	6.81	9.23	9.23
5034D031O003	--	--	1.88	--	0.06	3.89	5.92	8.34	8.34
5034D032O002	--	--	3.48	--	1.83	5.74	7.77	10.16	10.16
5033D027O004	--	--	5.15	--	5.00	8.74	10.77	13.06	13.06
5033D027O003	--	--	2.21	--	3.71	7.45	9.48	11.77	11.77
5033D026O003	--	--	4.56	--	4.78	8.54	10.57	12.86	12.86
5033D027O002	--	--	1.13	--	1.80	5.55	7.58	9.86	9.86
5033D027O001	--	--	3.63	--	3.97	7.72	9.75	12.00	12.00
5033D026O002	--	--	5.09	--	5.21	8.95	10.98	13.23	13.23
5033D026O001	--	--	5.11	--	5.35	9.08	11.11	13.36	13.36
5028D059O001	--	--	6.91	--	5.92	9.65	11.68	13.76	13.76
No ID #	--	--	0.94	--	1.35	5.05	7.08	9.14	9.14
5027D034O002	--	--	1.78	--	2.08	6.51	8.54	11.04	11.04
5027D034O001	--	--	4.13	--	3.95	8.48	10.51	13.06	13.06
5027D032O001	--	--	1.97	--	3.88	8.43	10.46	13.03	13.03
5027D044O001	--	--	5.26	--	4.81	9.41	11.44	14.03	14.03
5026D020O001	--	--	2.19	--	1.50	6.18	8.21	10.84	10.84
5026D006O001	--	--	2.53	--	3.10	7.78	9.81	12.44	12.44
5027D022O001	--	--	5.26	--	5.74	10.32	12.35	14.93	14.93
5027D006O001	--	--	5.28	--	5.83	10.42	12.45	15.02	15.02
5027D031O002	--	--	3.65	--	4.18	8.74	10.77	13.34	13.34
5027D036O001	--	--	1.58	--	2.12	6.69	8.72	11.29	11.29
5027D031O001	--	--	5.38	--	3.96	8.49	10.52	13.07	13.07
No ID #	--	--	8.28	--	3.87	8.14	10.17	12.59	12.59
No ID #	--	--	5.81	--	5.97	10.28	12.31	14.74	14.74
No ID #	--	--	5.64	--	5.92	10.14	12.17	14.57	14.57
5023D016O001	--	--	6.27	--	6.58	10.90	12.93	15.39	15.39
5023D017O001	--	--	0.94	--	1.40	5.74	7.77	10.24	10.24
5023D018O001	--	--	3.35	--	3.18	7.58	9.61	12.12	12.12
5023D009O002	--	--	6.13	--	6.78	11.24	13.27	15.82	15.82
5023D009O001	--	--	6.29	--	6.73	11.11	13.14	15.64	15.64
5026D016O001	--	--	5.36	--	6.26	11.30	13.33	16.17	16.17
5026D006O002	--	--	0.85	--	1.82	6.87	8.90	11.75	11.75

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
5026D016O001	--	--	4.94	--	5.49	10.59	12.62	15.50	15.50
Solid and Hazardous Waste Facilities – Municipal (FDEP)									
7271 SW 168TH ST – Facility	--	--	--	--	--	2.25	4.28	7.40	7.40
7271 SW 168TH ST – Waste Processing Area	--	--	--	--	--	2.25	4.28	7.40	7.40
7895 SW 152 STREET – Facility	--	--	0.77	--	0.96	5.36	7.39	9.88	9.88
7895 SW 152 STREET – Waste Processing Area	--	--	0.77	--	0.96	5.36	7.39	9.88	9.88
17535 SW 95TH AVE – Facility	--	--	--	--	--	--	--	0.03	0.03
17535 SW 95TH AVE – Waste Processing Area	--	--	--	--	--	--	--	--	--
Solid and Hazardous Waste Facilities – Small Quantity Generators (SQG)									
USDA-ARS-SHRS	--	--	1.15	--	--	1.22	3.25	5.74	5.74
Fall Chiropractic Center	--	--	0.18	--	--	0.06	2.03	3.93	3.93
Morgan Tire & Auto, Inc./DBA Tires Plus	--	--	--	--	--	1.55	3.58	5.51	5.51
Potamkin Hy Palmetto, LLC.\DBA Kendall H	--	--	--	--	--	1.42	3.45	5.39	5.39
Deering Bay Yacht & Country Club	--	--	--	--	--	4.00	6.03	8.46	8.46
Amores Dental Care, P.A.	--	--	1.03	--	--	--	1.87	3.75	3.75
Morgan Tire & Auto, Inc./DBA T	--	--	--	--	--	1.55	3.58	5.51	5.51
Pitman Photo, Inc.	--	--	--	--	--	--	1.70	3.60	3.60
LCA/South Motors Infiniti	--	--	0.44	--	--	--	2.35	4.47	4.47
Zuzel Trujillo, DMD, PA.	--	--	0.33	--	--	--	--	0.61	0.61
Sardinas Corp./DBA Soler Auto Repair	--	--	0.44	--	--	--	2.35	4.47	4.47
4 W D Shop, Inc.	--	--	0.22	--	--	--	2.54	4.65	4.65
Print 2000, LLC./ DBA Copy Express	--	--	0.76	--	--	--	1.40	3.37	3.37
Cme Arma	--	--	--	--	--	--	--	0.93	0.93
Garrido Auto Repair, Corp.	--	--	0.44	--	--	--	2.35	4.47	4.47
Efficient Automotive Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Adams Electric Service Inc.	--	--	--	--	--	--	--	0.03	0.03
Dixie Animal Hospital	--	--	0.33	--	--	--	--	0.61	0.61
Sarlaz International, Inc. DBA	--	--	0.30	--	--	--	0.17	2.37	2.37
Oil Change USA oF Perrine,Inc.	--	--	0.59	--	--	--	2.09	4.15	4.15
JS Auto Leasing & Sales, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Shift Transmissions, Inc./DBA A-AAA-A NA	--	--	0.22	--	--	--	2.54	4.65	4.65
Lord + Paul Auto Repair, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Miami Auto Collision	--	--	1.02	--	--	--	1.57	3.57	3.57

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Ammunition Reloaders, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Beautiful Smiles South Miami, PA.	--	--	0.67	--	--	--	1.75	3.77	3.77
Develop Miami Trasnmission Group	--	--	0.44	--	--	--	2.35	4.47	4.47
Romi Dry Cleaners	--	--	0.40	--	--	--	1.24	3.16	3.16
Valdes Auto Repairs	--	--	0.44	--	--	--	2.35	4.47	4.47
Main Street Children's Dentistry Of Palm	--	--	--	--	--	--	--	--	--
Coral Reef Chiropractic Center P.A.	--	--	0.47	--	--	--	--	1.78	1.78
Stephen E. Ezell, D.D.S., P.A.	--	--		--	--	--	--	0.93	0.93
Bramart Jeeps & Auto Repair, Inc.	--	--	0.22	--	--	--	2.54	4.65	4.65
Scott's Auto Refinishing	--	--	0.44	--	--	--	2.35	4.47	4.47
Nations Auto Repairs	--	--	0.44	--	--	--	2.35	4.47	4.47
Dade Pump & Supply Co. D/B/A	--	--	0.33	--	--	--	0.20	1.99	1.99
The Ed's Shop Corp.	--	--	0.44	--	--	--	2.35	4.47	4.47
Douglas B. Weinman D.D.S.	--	--	--	--	--	--	--	0.93	0.93
One Low Price Cleaners	--	--	0.86	--	--	--	--	0.92	0.92
Padilla Auto Care	--	--	0.44	--	--	--	2.35	4.47	4.47
Cancas Services, Inc/DBA NIBAJ	--	--	0.44	--	--	--	2.35	4.47	4.47
Shirley F. Simmonds, D.M.D.,P.A.	--	--	--	--	--	--	--	0.93	0.93
Mainstreet Childrens Dentistry	--	--	0.37	--	--	--	--	--	--
Garrido Auto Repair, Corp.	--	--	0.44	--	--	--	2.35	4.47	4.47
Auto Technician Benjamin Corp.	--	--	0.44	--	--	--	2.35	4.47	4.47
South Japanese Care Corp.	--	--	0.44	--	--	--	2.35	4.47	4.47
All In One I.R.A., Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Anwaar's Auto Repair, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Abo Automotive, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Cutler Ridge Radiator	--	--	0.44	--	--	--	2.35	4.47	4.47
Mark A. Yaffey, D.D.S.	--	--	--	--	--	--	--	0.03	0.03
All Pro Paint & Body Shop, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Perfection Transmission & Auto	--	--	0.44	--	--	--	2.35	4.47	4.47
B & D Auto Tech, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Banner Tire South	--	--	0.58	--	--	--	0.62	2.74	2.74
J.P. Custom Metals, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
C.L.R. Motor Sports	--	--	0.44	--	--	--	2.35	4.47	4.47
AAD Auto Repair Services, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
City Graphics USA, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Compete Medical Rehap	--	--	0.44	--	--	--	2.35	4.47	4.47
Coral Reef Animal Clinic	--	--	0.40	--	--	--	1.24	3.16	3.16

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Coral Reef Standard, Inc./DBA	--	--	0.44	--	--	--	2.35	4.47	4.47
Dadeland Dodge Inc.\DBA Dadeland Dodge C	--	--	0.76	--	--	--	1.40	3.37	3.37
Dee V's, Inc./ DBA Dee V's Auto	--	--	0.44	--	--	--	2.35	4.47	4.47
Easy Oil Change Corp. DBA Castrol Premiu	--	--	0.32	--	--	--	1.22	3.26	3.26
CVS Pharmacy # 3421	--	--	0.33	--	--	--	--	0.61	0.61
Eduardo's Auto Repair, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Glasspec Corporation	--	--	0.44	--	--	--	2.35	4.47	4.47
Harley-Davidson South, L.C.	--	--	0.58	--	--	--	0.62	2.74	2.74
Carshop 24, LLC.	--	--	0.44	--	--	--	2.35	4.47	4.47
Industrial Conveyor Systems, Inc	--	--	0.44	--	--	--	2.35	4.47	4.47
J & R Engine Service	--	--	0.58	--	--	--	0.62	2.74	2.74
Javier Sanchez, D.D.S., P.A.	--	--	0.81	--	--	--	--	1.08	1.08
Jose Luis Ruiz, M.D.	--	--	0.44	--	--	--	2.35	4.47	4.47
Juan F. Quintero, DMD, PA	--	--	--	--	--	--	--	--	--
LCA/South Motors Infiniti	--	--	0.44	--	--	--	2.35	4.47	4.47
Mac Ivor Animal Hospital	--	--	0.30	--	--	--	0.17	2.37	2.37
K & E Tire Shop, Inc.	--	--	0.40	--	--	--	1.24	3.16	3.16
Zima's	--	--	0.86	--	--	--	--	0.92	0.92
Bello Enterprises Inc.\DBA Buckeye Body	--	--	0.44	--	--	--	2.35	4.47	4.47
Scott's Auto Refinishing	--	--	0.44	--	--	--	2.35	4.47	4.47
Motor Service Group LLC	--	--	0.22	--	--	--	2.54	4.65	4.65
Walgreens Store 10470	--	--	0.11	--	--	--	1.86	3.86	3.86
Toyo R, Inc./DBA Toyoar	--	--	0.22	--	--	--	2.54	4.65	4.65
Aa & J South Dade Auto Paint And Body Sh	--	--	0.44	--	--	--	2.35	4.47	4.47
Land Rover South Dade LLC. DBA Land Rove	--	--	0.41	--	--	--	2.29	4.28	4.28
Verde Speed Machine Shop	--	--	0.44	--	--	--	2.35	4.47	4.47
Best Choice Silk Screen & Embroidery, In	--	--	0.44	--	--	--	2.35	4.47	4.47
Chadwell & Sons, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Floralba Vuelta, DDS, PA	--	--	0.86	--	--	--	--	0.92	0.92
Bellsouth - M2650	--	--	1.68	--	--	--	1.04	3.03	3.03
Hydraulic Sales & Service Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Shell #136630	--	--	0.44	--	--	--	2.35	4.47	4.47

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Battery Sales	--	--	0.44	--	--	--	2.35	4.47	4.47
B & D Auto Tech, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
South Japanese Care Corp.	--	--	0.44	--	--	--	2.35	4.47	4.47
Courtesy Ford, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Warren Henry Automobiles Inc/L	--	--	0.41	--	--	--	2.29	4.28	4.28
Badd Auto Service & Sale LLC	--	--	0.44	--	--	--	2.35	4.47	4.47
Glasspec Corporation	--	--	0.44	--	--	--	2.35	4.47	4.47
Viking Kabinets, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Venus Labs\DBA Earth Friendly Products	--	--	--	--	--	--	--	0.93	0.93
Aramark Uniform Services	--	--	0.44	--	--	--	2.35	4.47	4.47
Nations Auto Repairs	--	--	0.44	--	--	--	2.35	4.47	4.47
Harley-Davidson South, L.C.	--	--	0.58	--	--	--	0.62	2.74	2.74
Coral Reef Chiropractic Center	--	--	0.47	--	--	--	--	1.78	1.78
Rattan Art Furnitures, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Valdes Auto Repairs	--	--	0.44	--	--	--	2.35	4.47	4.47
Banner Tire South	--	--	0.58	--	--	--	0.62	2.74	2.74
H & H Power Steering Specialis	--	--	0.44	--	--	--	2.35	4.47	4.47
Sega Brakes Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Betty K Agencies (USA) LLC	--	--	1.33	--	--	1.76	4.35	6.51	6.51
Midway South Body Shop	--	--	0.44	--	--	--	2.35	4.47	4.47
Chadwell & Sons, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Coral Reef Animal Clinic	--	--	0.40	--	--	--	1.24	3.16	3.16
Dixie Animal Hospital	--	--	0.33	--	--	--	--	0.61	0.61
Car Care International	--	--	0.44	--	--	--	2.35	4.47	4.47
Perrine Cutler Press, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Al's Lawnmower Sales And	--	--	0.43	--	--	--	2.33	4.48	4.48
Best Choice Silk Screen & Embr	--	--	0.44	--	--	--	2.35	4.47	4.47
Chisyaswe, Inc./DBA Second Dim	--	--	0.40	--	--	--	1.24	3.16	3.16
Aljoma Lumber, Inc.	--	--	--	--	--	--	1.33	3.50	3.50
Courtesy Ford Inc. DBA	--	--	0.42	--	--	0.71	3.30	5.23	5.23
Publix Store #0223	--	--	--	--	--	--	--	0.23	0.23
Anthony Auto Collision Center Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Alt Mar Marine Service	--	--	0.44	--	--	--	2.35	4.47	4.47
Badd Auto Service & Sale Llc	--	--	0.44	--	--	--	2.35	4.47	4.47
Banner Tire South	--	--	0.58	--	--	--	0.62	2.74	2.74
Marlin Motors Inc D/B/A South Florida Co	--	--	0.44	--	--	--	2.35	4.47	4.47

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
J R Auto Sales Of Miami, Inc./	--	--	0.22	--	--	--	2.54	4.65	4.65
Adan Batteries	--	--	0.44	--	--	--	2.35	4.47	4.47
Morejon's Pro Automotive Specialist, Inc	--	--	0.44	--	--	--	2.35	4.47	4.47
World Of Wheels Motoorsports	--	--	0.44	--	--	--	2.35	4.47	4.47
Anwaar's Auto Repair, Inc.	--	--	0.44	--	--	--	2.35	4.47	4.47
Quality Auto Repair	--	--	0.44	--	--	--	2.35	4.47	4.47
Trotta Tire Of Miami, LLC	--	--	0.44	--	--	--	2.35	4.47	4.47
SFWMD Infrastructure (culverts w/ risers)									
S118	--	--	6.94	--	4.94	8.32	10.35	12.29	12.29
S123	--	--	--	--	3.24	5.19	7.22	10.77	10.77
S700	--	--	10.21	--	6.28	11.45	13.48	16.42	16.42
Wastewater Treatment/Lift Stations									
Casa Granada Condominium Assn	--	--	0.21	--	0.03	3.09	5.12	7.05	7.05
Transportation and Evacuation Routes									
Airports									
Palmetto Bay Village Heliport	--	--	2.07	3.05	5.08	10.61	12.64	16.02	16.02
Marinas									
Deering Point Canoe / Kayak Launch	--	0.30	2.71	3.97	6.00	12.01	14.04	17.67	17.67
Coral Reef Park - Canoe and Kayak Launch Beach	--	--	5.23	--	5.69	10.04	12.07	14.53	14.53
Bill Sadowski Park and Nature Center - Canoe and Kayak Launch Beach	--	--	5.18	--	5.39	9.58	11.61	14.05	14.05
People's Dock	--	1.94	4.48	5.26	7.29	13.63	15.66	19.32	19.32
Natural, Cultural, and Historical									
Churches									
Old Cutler Presbyterian Church	--	--	3.08	--	--	4.58	6.61	9.33	9.33
St. Andrews Episcopal Church	--	--	0.11	--	--	--	1.40	4.04	4.04
Christ Congregational United Church of Christ	--	--	--	--	--	--	1.16	4.28	4.28
Chabad of Palmetto Bay	--	--	--	--	--	2.08	4.11	6.54	6.54
Kingdom Hall of Jehovahâs Witnesses	--	--	--	--	--	1.74	3.77	5.97	5.97
St. Richards Catholic Church	--	--	--	--	--	4.33	6.36	9.00	9.00
St. Thomas Lutheran Church	--	--	--	--	--	--	0.01	2.81	2.81
Christ Fellowship	--	--	--	--	--	--	--	0.18	0.18
Perrine Seventh-day Adventist Church	--	--	--	--	--	--	0.45	2.53	2.53
Amar Jyoti Mandir	--	--	--	--	--	--	--	1.14	1.14
Historic and Cultural Structures									

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
DA05626 : 6725 SW 144 Street	--	--	--	--	--	--	1.66	4.47	4.47
DA02815B : Richmond House And Cottage	--	--	0.22	--	--	4.53	6.56	10.10	10.10
DA02816 : 7253 SW 168th St	--	--	--	--	--	2.31	4.34	7.50	7.50
DA02759 : 16870 Old Cutler Rd	--	--	--	--	--	0.61	2.64	5.56	5.56
DA05636 : 7201 SW 166 Street	--	--	1.23	--	--	5.66	7.69	10.96	10.96
DA16448 : South Estate Wall	--	--	--	--	--		0.69	3.86	3.86
DA16449 : Carriage House (Coach House)	--	--	--	--	--	0.69	2.72	6.19	6.19
DA16450 : Power House	--	--	--	--	--	3.34	5.37	8.75	8.75
DA16451 : Pump House (Water Storage House)	--	--	0.14	--	--	3.37	5.40	8.76	8.76
DA15239 : 8001 SW 148th Drive	--	--	--	--	--	--	0.58	2.86	2.86
DA15240 : 8025 SW 148th Drive	--	--	--	--	--	0.21	2.24	4.50	4.50
DA15241 : 8101 SW 148th Drive	--	--	--	--	--	--	1.61	3.86	3.86
DA16447 : Boat Turning Basin	1.79	2.54	4.56	5.61	7.64	14.01	16.04	19.70	19.70
DA02760 : 17301 Old Cutler Rd	--	--	0.48	--	--	2.08	4.11	7.06	7.06
DA02815A : Charles Deering House	--	--	0.29	--	--	4.61	6.64	10.19	10.19
DA02815D : Charles Deering Estate Oolite Wall	--	--	1.21	--	2.02	7.52	9.55	12.65	12.65
DA02758 : 16553 Old Cutler Rd	--	--	--	--	--	1.85	3.88	6.91	6.91
DA02761 : 17800 Old Cutler Rd	--	--	--	--	--	0.15	2.08	5.00	5.00
DA02807 : 8315 SW 153rd Terrace	--	--	1.07	--	--	0.03	1.97	4.15	4.15
DA03185 : Perrine Elementary School	--	--	--	--	--	--	--	2.12	2.12
DA06925 : Harry Troeger House	--	--	0.46	--	--	0.17	2.20	4.18	4.18
DA15242 : 8125 SW 148th Drive	--	--	--	--	--	--	1.37	3.60	3.60

4.2 LINEAR FEATURES

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Transportation and Evacuation Routes									
Bridges									
Structure: 874293 (Road: 87000451)	0	0	100	0	100	100	100	100	100
Structure: 874422 (Road: 87000071)	0	0	67	0	100	100	100	100	100
Structure: 874423 (Road: 87039500)	0	0	67	0	67	100	100	100	100
Structure: 874421 (Road: 87000081)	0	0	67	0	67	100	100	100	100
Structure: 874292 (Road: 87000068)	0	0	50	0	50	100	100	100	100
Structure: 874417 (Road: 87000074)	0	0	67	0	67	100	100	100	100
Structure: 874424 (Road: 87000068)	0	0	33	0	67	100	100	100	100
Structure: 874418 (Road: 87000081)	0	0	100	0	100	100	100	100	100
Structure: 870015 (Road: 87020000)	0	0	67	0	33	100	100	100	100
Structure: 870233 (Road: 87020000)	0	0	100	0	67	100	100	100	100
Major Roadways - FDOT									
Road: 87000081	0	0	21	0	4	79	98	100	100
Road: 87067508	0	0	26	0	0	30	100	100	100
Road: 87048500	0	0	39	0	0	62	100	100	100
Road: 87039500	0	0	17	0	1	39	52	97	97
Road: 87000451	0	0	36	0	4	83	94	100	100
Road: 87000080	0	0	20	0	0	21	73	100	100
Road: 87000068	0	0	20	0	2	67	84	98	98
Road: 87000074	0	0	51	0	1	72	100	100	100
Road: 87000502	0	0	74	0	66	100	100	100	100
Road: 87000071	0	0	8	0	1	100	100	100	100
Road: 87020000	0	0	20	0	1	19	68	90	90
Road: 87000496	0	0	69	0	13	100	100	100	100
Road: 87000069	0	0	100	0	0	0	100	100	100
Road: 87000067	0	0	0	0	0	100	100	100	100
Road: 87000065	0	0	15	0	0	62	94	100	100
Road: 87042500	0	0	100	0	0	0	100	100	100
Road: 87000498	0	0	4	0	0	0	0	12	12
Road: 87092500	0	0	14	0	0	0	37	89	89
Road: 87039000	0	0	0	0	0	0	0	100	100
Road: 87020001	0	0	44	0	0	0	100	100	100
Major Roadways - NTD									
Royal Palm Dr	0	0	33	11	17	44	94	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 152nd St	0	3	79	72	74	92	97	100	100
Paradise Point Dr	2	2	98	100	100	100	100	100	100
SW 67th Ct	0	29	100	100	100	100	100	100	100
Royal Palm Dr	0	93	100	100	100	100	100	100	100
SW 67th Ct	0	0	100	100	100	100	100	100	100
No ID	0	23	46	31	38	62	85	100	100
No ID	0	0	44	6	11	44	89	100	100
SW 73rd Ct	0	0	14	0	0	100	100	100	100
No ID	0	0	30	0	10	40	50	80	80
SW 140th Ter	0	0	80	0	0	100	100	100	100
No ID	0	0	9	0	0	36	77	100	100
SW 147th St	0	0	64	0	0	91	100	100	100
SW 146th St	0	0	58	0	0	100	100	100	100
SW 67th Ct	0	0	100	0	0	100	100	100	100
No ID	0	0	50	0	0	0	0	67	67
SW 145th St	0	0	33	0	0	73	100	100	100
SW 72nd Ave	0	0	14	0	0	71	100	100	100
SW 140th St	0	0	86	0	0	100	100	100	100
SW 71st Ave	0	0	40	0	0	100	100	100	100
SW 151st St	0	0	67	0	0	100	100	100	100
SW 153rd St	0	0	38	0	0	100	100	100	100
SW 146th Ter	0	0	92	0	0	92	100	100	100
SW 148th St	0	0	71	0	10	100	100	100	100
No ID	0	0	0	0	0	0	0	100	100
SW 73rd Ct	0	0	100	0	0	100	100	100	100
No ID	0	0	0	0	0	0	0	50	50
SW 69th Ct	0	0	45	0	0	64	100	100	100
SW 69th Ct	0	0	78	0	0	78	100	100	100
SW 138th St	0	0	100	0	0	100	100	100	100
SW 145th Ter	0	0	100	0	0	100	100	100	100
SW 73rd Ct	0	0	13	0	0	100	100	100	100
SW 142nd Ter	0	0	38	0	0	25	100	100	100
SW 149th Ter	0	0	83	0	0	100	100	100	100
SW 152nd Ter	0	0	80	0	0	100	100	100	100
SW 68th Ave	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	0	0	0	86	100	100	100
SW 146th Street Cir	0	0	0	0	0	83	100	100	100
SW 74th Ave	0	0	86	0	0	100	100	100	100
SW 67th Pl	0	0	91	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 67th Ct	0	0	100	0	0	100	100	100	100
No ID	0	0	0	0	0	0	0	86	86
SW 72nd Ave	0	0	11	0	0	61	100	100	100
SW 67th Pl	0	0	33	0	0	0	73	100	100
No ID	0	0	0	0	0	0	0	82	82
SW 69th Ct	0	0	82	0	0	100	100	100	100
No ID	0	0	29	0	0	62	100	100	100
SW 154th St	0	0	29	0	0	0	71	100	100
SW 74th Ct	0	0	29	0	0	93	100	100	100
No ID	0	0	25	0	0	0	0	100	100
No ID	0	0	50	36	43	64	71	86	86
No ID	0	0	73	0	0	100	100	100	100
SW 68th Ave	0	0	8	0	0	100	100	100	100
SW 142nd Ter	0	0	0	0	0	67	100	100	100
No ID	0	0	31	0	0	0	23	92	92
SW 67th Ct	0	0	0	0	0	100	100	100	100
SW 68th Ave	0	0	0	0	0	0	75	100	100
SW 148th Ter	0	0	42	0	0	100	100	100	100
SW 146th Stcr	0	0	82	0	0	100	100	100	100
No ID	0	0	30	0	0	0	0	100	100
SW 146th Stcr	0	0	82	0	0	100	100	100	100
No ID	0	0	30	0	0	0	0	100	100
SW 72nd Ct	0	0	62	0	0	100	100	100	100
SW 151st St	0	0	50	0	0	100	100	100	100
SW 72nd Ct	0	0	100	0	0	100	100	100	100
No ID	0	0	11	0	22	44	56	100	100
SW 72nd Ave	0	0	56	0	0	56	100	100	100
SW 69th Pl	0	0	63	0	0	100	100	100	100
SW 71st Ave	0	0	50	0	0	100	100	100	100
SW 154th Ter	0	0	63	0	0	100	100	100	100
SW 146th Street Cir	0	0	94	0	0	100	100	100	100
No ID	0	0	0	0	0	0	0	57	57
SW 68th Ct	0	0	100	0	0	100	100	100	100
SW 156th St	0	0	64	0	0	100	100	100	100
SW 148th Ter	0	0	36	0	0	100	100	100	100
SW 67th Ave	0	0	29	0	0	0	100	100	100
SW 69th Ave	0	0	91	0	0	100	100	100	100
No ID	0	0	0	0	0	67	100	100	100
SW 144th Ter	0	0	92	0	0	100	100	100	100
SW 141st St	0	0	100	0	0	100	100	100	100
SW 68th Ave	0	0	0	0	0	0	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 67th Ct	0	0	100	0	0	100	100	100	100
SW 68th Ave	0	0	67	0	0	83	95	100	100
No ID	0	0	10	0	0	0	0	80	80
SW 68th Ct	0	0	80	0	0	80	100	100	100
SW 72nd Ct	0	0	96	0	0	100	100	100	100
SW 67th Pl	0	0	100	0	0	100	100	100	100
SW 63rd Ave	0	0	0	0	0	100	100	100	100
No ID	0	0	38	0	0	31	81	100	100
SW 149th Ter	0	0	56	0	0	44	88	100	100
SW 152nd Ter	0	0	100	0	0	100	100	100	100
SW 139th St	0	0	100	0	0	100	100	100	100
SW 69th Ave	0	0	83	0	0	100	100	100	100
No ID	0	0	0	0	0	0	0	80	80
SW 145th Ter	0	0	80	0	0	100	100	100	100
SW 156th St	0	0	33	0	0	22	78	100	100
SW 70th Ave	0	0	26	0	0	85	100	100	100
No ID	0	0	0	0	0	0	0	0	0
S Cartee Rd	0	0	33	0	0	89	100	100	100
No ID	0	0	0	0	0	0	0	0	0
S Cartee Rd	0	0	33	0	0	89	100	100	100
SW 146th St	0	0	47	0	0	47	93	100	100
No ID	0	0	15	0	0	0	31	100	100
Cartee Rd	0	0	57	0	0	57	100	100	100
SW 71st Ct	0	0	33	0	0	92	100	100	100
S Cartee Rd	0	0	39	0	0	56	100	100	100
SW 138th Ter	0	0	60	0	0	80	100	100	100
No ID	0	0	27	9	18	64	73	100	100
No ID	0	0	21	0	0	50	71	100	100
SW 76th Ave	0	0	100	0	100	100	100	100	100
SW 72nd Ave	0	0	0	0	0	81	100	100	100
SW 166th St	0	0	93	0	0	100	100	100	100
SW 74th Ave	0	0	67	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 74th Pl	0	0	60	0	0	100	100	100	100
SW 165th St	0	0	73	0	0	100	100	100	100
SW 169th Ter	0	0	100	0	0	100	100	100	100
SW 170th Ter	0	0	100	0	0	100	100	100	100
SW 168th St	0	0	73	0	0	100	100	100	100
SW 172nd St	0	0	100	0	32	100	100	100	100
SW 167th St	0	0	100	0	0	100	100	100	100
SW 173rd St	0	0	91	0	73	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 73rd Ct	0	0	100	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	43	100	100	100	100
SW 72nd Ave	0	0	0	0	0	100	100	100	100
SW 169th St	0	0	56	0	0	100	100	100	100
SW 167th St	0	0	13	0	0	100	100	100	100
SW 171st St	0	0	100	0	80	100	100	100	100
76th Ave	0	0	43	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 173rd St	0	0	76	0	0	90	95	100	100
SW 170th Ter	0	0	100	0	0	100	100	100	100
SW 72nd Ave	0	0	9	0	9	100	100	100	100
SW 141st Ter	0	0	100	0	100	100	100	100	100
SW 74th Ave	0	0	17	0	0	50	75	100	100
SW 75th Ct	0	0	87	0	80	100	100	100	100
SW 145th Ter	0	0	70	0	60	100	100	100	100
SW 73rd Ave	0	0	0	0	0	100	100	100	100
SW 79th Ave	0	0	100	0	0	100	100	100	100
SW 142nd Ter	0	0	100	0	100	100	100	100	100
SW 147th St	0	0	100	0	100	100	100	100	100
SW 144th Ter	0	0	80	0	80	100	100	100	100
SW 141st St	0	0	87	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	0	100	100	100	100
SW 72nd Ave	0	0	100	0	100	100	100	100	100
SW 141st St	0	0	100	0	82	100	100	100	100
SW 73rd Ct	0	0	41	0	47	100	100	100	100
SW 142nd St	0	0	93	0	13	100	100	100	100
SW 72nd Ct	0	0	0	0	0	100	100	100	100
SW 143rd St	0	0	92	0	83	100	100	100	100
SW 141st St	0	0	77	0	18	100	100	100	100
SW 138th St	0	0	60	0	87	100	100	100	100
SW 73rd Ct	0	0	0	0	0	100	100	100	100
SW 146th Ter	0	0	88	0	0	100	100	100	100
SW 75th Ave	0	0	43	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100	100
SW 139th Ter	0	0	29	0	0	100	100	100	100
SW 73rd Ct	0	0	83	0	83	100	100	100	100
SW 140th Ter	0	0	86	0	100	100	100	100	100
SW 75th Ave	0	0	100	0	100	100	100	100	100
SW 73rd Ave	0	0	39	0	94	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 73rd Ave	0	0	58	0	50	100	100	100	100
SW 80th Ave	0	0	87	0	0	100	100	100	100
SW 74th Ct	0	0	67	0	58	100	100	100	100
SW 80th Ave	0	0	78	0	0	100	100	100	100
SW 138th St	0	0	67	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	100	100	100	100	100
SW 74th Ct	0	0	100	0	100	100	100	100	100
SW 70th Ave	0	0	0	0	0	100	100	100	100
SW 148th St	0	0	100	0	100	100	100	100	100
SW 140th Dr	0	0	43	0	0	100	100	100	100
SW 78th Ave	0	0	52	0	32	100	100	100	100
SW 77th Ct	0	0	73	0	0	100	100	100	100
SW 74th Pl	0	0	68	0	64	100	100	100	100
SW 72nd Ave	0	0	25	0	100	100	100	100	100
SW 138th St	0	0	58	0	0	100	100	100	100
SW 142nd Ter	0	0	100	0	100	100	100	100	100
SW 74th Ave	0	0	20	0	60	100	100	100	100
SW 140th Ter	0	0	100	0	100	100	100	100	100
SW 80th Ct	0	0	73	0	0	93	100	100	100
SW 76th Ave	0	0	86	0	71	100	100	100	100
SW 75th Ave	0	0	100	0	100	100	100	100	100
SW 78th Ct	0	0	52	0	0	100	100	100	100
SW 140th St	0	0	79	0	0	100	100	100	100
SW 75th Ct	0	0	100	0	100	100	100	100	100
SW 140th Dr	0	0	100	0	0	100	100	100	100
SW 74th Ave	0	0	20	0	32	100	100	100	100
SW 140th Ter	0	0	47	0	87	100	100	100	100
SW 75th Ave	0	0	57	0	0	100	100	100	100
SW 139th Ter	0	0	17	0	0	100	100	100	100
SW 139th St	0	0	60	0	67	100	100	100	100
SW 74th Ave	0	0	0	0	0	100	100	100	100
SW 139th Ter	0	0	87	0	0	100	100	100	100
SW 137th St	0	0	0	0	20	100	100	100	100
SW 73rd Ave	0	0	83	0	0	100	100	100	100
SW 74th Ave	0	0	0	0	0	100	100	100	100
SW 78th Ave	0	0	57	0	49	100	100	100	100
SW 73rd Ave	0	0	0	0	0	100	100	100	100
SW 145th Ter	0	0	86	0	0	100	100	100	100
SW 72nd Ave	0	0	0	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 75th Ave	0	0	56	0	0	100	100	100	100
SW 147th St	0	0	44	0	56	100	100	100	100
SW 78th Pl	0	0	73	0	0	100	100	100	100
SW 139th St	0	0	27	0	0	100	100	100	100
SW 148th Ter	0	0	100	0	100	100	100	100	100
SW 72nd Ct	0	0	100	0	100	100	100	100	100
SW 74th Ave	0	0	100	0	100	100	100	100	100
SW 74th Ct	0	0	71	0	86	100	100	100	100
SW 142nd St	0	0	67	0	0	100	100	100	100
SW 137th St	0	0	20	0	0	100	100	100	100
SW 72nd Ave	0	0	90	0	87	100	100	100	100
SW 138th Ter	0	0	58	0	0	100	100	100	100
SW 72nd Ct	0	0	83	0	25	100	100	100	100
SW 74th Ct	0	0	57	0	0	100	100	100	100
SW 79th Ct	0	0	23	0	0	100	100	100	100
SW 139th Ter	0	0	75	0	50	100	100	100	100
SW 138th St	0	0	0	0	0	100	100	100	100
SW 147th St	0	0	100	0	100	100	100	100	100
SW 79th Ct	0	0	80	0	80	100	100	100	100
SW 79th Ct	0	0	80	0	80	100	100	100	100
SW 79th Ct	0	0	0	0	0	100	100	100	100
SW 159th Ter	0	0	50	0	100	100	100	100	100
SW 78th Ave	0	0	71	0	86	100	100	100	100
SW 155th St	0	0	100	0	100	100	100	100	100
SW 79th Ave	0	0	100	0	100	100	100	100	100
SW 74th Pl	0	0	23	0	0	100	100	100	100
SW 145th Ter	0	0	100	0	100	100	100	100	100
SW 76th Ave	0	0	100	0	100	100	100	100	100
SW 143rd St	0	0	100	0	100	100	100	100	100
SW 80th Ave	0	0	14	0	0	100	100	100	100
SW 79th Ct	0	0	100	0	100	100	100	100	100
SW 80th Ave	0	0	36	0	0	100	100	100	100
SW 76th Ave	0	0	100	0	100	100	100	100	100
SW 146th St	0	0	74	0	41	100	100	100	100
SW 157th Ter	0	0	71	0	100	100	100	100	100
SW 78th Ct	0	0	100	0	100	100	100	100	100
SW 167th St	0	0	24	0	10	100	100	100	100
SW 147th St	0	0	100	0	100	100	100	100	100
SW 79th Ct	0	0	73	0	0	100	100	100	100
SW 151st Ter	0	0	100	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 149th St	0	0	100	0	100	100	100	100	100
SW 147th Ter	0	0	100	0	100	100	100	100	100
SW 141st Ter	0	0	100	0	100	100	100	100	100
SW 79th Ave	0	0	97	0	97	100	100	100	100
SW 81st Ave	0	0	93	0	86	100	100	100	100
SW 76th Ct	0	0	100	0	100	100	100	100	100
SW 78th Ct	0	0	75	0	75	100	100	100	100
SW 80th Ave	0	0	82	0	0	100	100	100	100
SW 147th Ter	0	0	57	0	57	100	100	100	100
SW 77th Ct	0	0	100	0	100	100	100	100	100
SW 78th Ave	0	0	100	0	100	100	100	100	100
SW 143rd St	0	0	93	0	73	100	100	100	100
SW 76th Ct	0	0	100	0	100	100	100	100	100
SW 79th Ct	0	0	50	0	50	100	100	100	100
SW 77th Ave	0	0	87	0	80	100	100	100	100
SW 77th Ave	0	0	75	0	100	100	100	100	100
SW 163rd St	0	0	100	0	100	100	100	100	100
SW 81st Ave	0	0	33	0	0	67	100	100	100
SW 145th St	0	0	62	0	0	100	100	100	100
SW 78th Ct	0	0	100	0	96	100	100	100	100
SW 76th Ave	0	0	100	0	100	100	100	100	100
SW 146th St	0	0	100	0	100	100	100	100	100
SW 145th St	0	0	100	0	100	100	100	100	100
SW 80th Ave	0	0	67	0	67	100	100	100	100
SW 147th St	0	0	100	0	46	100	100	100	100
SW 140th Ter	0	0	100	0	100	100	100	100	100
SW 77th Ct	0	0	100	0	100	100	100	100	100
Palmetto Rd	0	0	90	0	88	100	100	100	100
SW 80th Ave	0	0	100	0	0	100	100	100	100
SW 150th Ter	0	0	100	0	100	100	100	100	100
SW 77th Ave	0	0	100	0	100	100	100	100	100
SW 156th St	0	0	87	0	100	100	100	100	100
SW 77th Ave	0	0	96	0	100	100	100	100	100
SW 140th Ter	0	0	100	0	100	100	100	100	100
SW 144th Ter	0	0	100	0	100	100	100	100	100
SW 148th St	0	0	27	0	0	13	93	100	100
SW 77th Ct	0	0	91	0	73	100	100	100	100
SW 143rd St	0	0	80	0	80	100	100	100	100
SW 161st Ter	0	0	20	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 146th Ter	0	0	75	0	88	100	100	100	100
SW 80th Ave	0	0	80	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	100	100	100	100	100
SW 154th St	0	0	100	0	100	100	100	100	100
Palmetto Rd	0	0	71	0	64	100	100	100	100
SW 150th St	0	0	60	0	40	100	100	100	100
SW 166th Ter	0	0	81	0	19	100	100	100	100
SW 79th Ave	0	0	100	0	100	100	100	100	100
SW 155th St	0	0	100	0	100	100	100	100	100
SW 140th Ter	0	0	82	0	82	100	100	100	100
SW 78th Pl	0	0	89	0	0	100	100	100	100
SW 80th Ave	0	0	25	0	0	100	100	100	100
SW 81st Ave	0	0	42	0	0	97	100	100	100
SW 76th Ave	0	0	100	0	100	100	100	100	100
165th Ter	0	0	100	0	0	100	100	100	100
SW 80th Ave	0	0	100	0	100	100	100	100	100
SW 148th Dr	0	0	33	0	0	27	100	100	100
SW 76th Ave	0	0	88	0	25	100	100	100	100
SW 150th St	0	0	100	0	100	100	100	100	100
SW 151st Ter	0	0	100	0	100	100	100	100	100
SW 150th St	0	0	100	0	100	100	100	100	100
SW 151st Ter	0	0	100	0	100	100	100	100	100
SW 79th Ave	0	0	100	0	100	100	100	100	100
SW 145th St	0	0	87	0	87	100	100	100	100
SW 79th Ct	0	0	80	0	75	100	100	100	100
SW 76th Ave	0	0	100	0	92	100	100	100	100
SW 148th St	0	0	100	0	100	100	100	100	100
SW 79th Ct	0	0	100	0	100	100	100	100	100
SW 148th St	0	0	100	0	75	100	100	100	100
SW 142nd St	0	0	100	0	100	100	100	100	100
SW 79th Ave	0	0	100	0	100	100	100	100	100
165th Ter	0	0	100	0	88	100	100	100	100
SW 76th Ct	0	0	100	0	100	100	100	100	100
SW 160th Ter	0	0	80	0	60	100	100	100	100
No ID	0	0	60	0	60	100	100	100	100
SW 153rd St	0	0	100	0	100	100	100	100	100
SW 74th Ct	0	0	45	0	0	100	100	100	100
SW 141st Ter	0	0	100	0	100	100	100	100	100
SW 80th Ave	0	0	100	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	100	100	100	100	100
SW 79th Ave	0	0	88	0	88	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 146th St	0	0	100	0	100	100	100	100	100
SW 146th St	0	0	38	0	25	100	100	100	100
Palmetto Rd	0	0	100	0	100	100	100	100	100
SW 163rd St	0	0	93	0	46	100	100	100	100
SW 78th Ave	0	0	100	0	100	100	100	100	100
SW 78th Ave	0	0	100	0	100	100	100	100	100
SW 76th Ave	0	0	100	0	50	100	100	100	100
SW 165th Ter	0	0	67	0	100	100	100	100	100
SW 162nd St	0	0	15	0	11	100	100	100	100
SW 78th Pl	0	0	100	0	100	100	100	100	100
SW 164th St	0	0	50	0	100	100	100	100	100
SW 164th St	0	0	100	0	100	100	100	100	100
SW 162nd St	0	0	50	0	70	100	100	100	100
SW 81st Ave	0	0	62	0	38	100	100	100	100
SW 78th Ave	0	0	94	0	100	100	100	100	100
SW 166th St	0	0	11	0	32	100	100	100	100
SW 167th Ter	0	0	88	0	100	100	100	100	100
SW 79th Ct	0	0	100	0	100	100	100	100	100
Palmetto Rd	0	0	100	0	100	100	100	100	100
SW 166th St	0	0	88	0	88	100	100	100	100
Palmetto Rd	0	0	100	0	100	100	100	100	100
SW 166th St	0	0	88	0	88	100	100	100	100
SW 170th St	0	0	87	0	60	100	100	100	100
SW 77th Ct	0	0	100	0	100	100	100	100	100
SW 172nd Ter	0	0	100	0	100	100	100	100	100
SW 164th St	0	0	71	0	96	100	100	100	100
SW 78th Ct	0	0	100	0	100	100	100	100	100
SW 164th St	0	0	34	0	37	100	100	100	100
SW 80th Ave	0	0	0	0	0	100	100	100	100
SW 169th St	0	0	100	0	100	100	100	100	100
SW 157th Ter	0	0	100	0	14	100	100	100	100
SW 169th St	0	0	83	0	100	100	100	100	100
SW 156th St	0	0	100	0	100	100	100	100	100
SW 81st Ct	0	0	80	0	0	100	100	100	100
SW 78th Ct	0	0	80	0	100	100	100	100	100
SW 171st St	0	0	100	0	100	100	100	100	100
SW 159th Ter	0	0	82	0	100	100	100	100	100
SW 169th St	0	0	100	0	100	100	100	100	100
SW 162nd St	0	0	95	0	63	100	100	100	100
SW 77th Ct	0	0	90	0	100	100	100	100	100
SW 170th St	0	0	100	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 80th Ave	0	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	89	0	0	100	100	100	100
SW 168th Ter	0	0	100	0	100	100	100	100	100
SW 169th St	0	0	80	0	80	100	100	100	100
SW 169th Ter	0	0	100	0	100	100	100	100	100
SW 78th Pl	0	0	73	0	32	100	100	100	100
SW 165th St	0	0	25	0	32	100	100	100	100
SW 161st St	0	0	54	0	8	100	100	100	100
SW 80th Ave	0	0	7	0	0	100	100	100	100
SW 78th Ave	0	0	0	0	38	100	100	100	100
SW 80th Ave	0	0	0	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	100	100	100	100	100
SW 170th St	0	0	100	0	100	100	100	100	100
SW 172nd St	0	0	100	0	100	100	100	100	100
SW 78th Pl	0	0	100	0	15	100	100	100	100
SW 165th Ter	0	0	88	0	100	100	100	100	100
SW 81st Ave	0	0	76	0	100	100	100	100	100
SW 156th St	0	0	75	0	0	75	100	100	100
SW 79th Ct	0	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	100	0	100	100	100	100	100
SW 79th Ct	0	0	0	0	0	100	100	100	100
SW 157th Ter	0	0	100	0	100	100	100	100	100
SW 77th Ct	0	0	20	0	100	100	100	100	100
SW 78th Ave	0	0	90	0	81	100	100	100	100
Palmetto Rd	0	0	71	0	86	100	100	100	100
SW 79th Ct	0	0	100	0	100	100	100	100	100
SW 80th Ct	0	0	93	0	0	100	100	100	100
SW 78th Ave	0	0	43	0	100	100	100	100	100
SW 79th Pl	0	0	74	0	95	100	100	100	100
SW 156th St	0	0	100	0	57	100	100	100	100
SW 164th St	0	0	100	0	100	100	100	100	100
SW 168th Ter	0	0	100	0	0	100	100	100	100
SW 170th St	0	0	100	0	38	100	100	100	100
SW 171st Ter	0	0	100	0	100	100	100	100	100
SW 77th Ct	0	0	100	0	100	100	100	100	100
SW 78th Ave	0	0	100	0	100	100	100	100	100
Palmetto Rd	0	0	33	0	0	100	100	100	100
SW 164th Ter	0	0	72	0	100	100	100	100	100
SW 78th Ave	0	0	100	0	100	100	100	100	100
SW 78th Pl	0	0	100	0	100	100	100	100	100
SW 79th Pl	0	0	87	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 73rd Ct	0	0	100	0	0	100	100	100	100
SW 82nd Ct	0	0	32	0	10	100	100	100	100
SW 167th St	0	0	17	0	0	100	100	100	100
SW 170th St	0	0	100	0	88	100	100	100	100
SW 170th Ter	0	0	80	0	0	100	100	100	100
SW 160th St	0	0	100	0	100	100	100	100	100
SW 74th Ct	0	0	100	0	0	100	100	100	100
SW 158th Ter	0	0	54	0	54	100	100	100	100
SW 160th St	0	0	71	0	29	100	100	100	100
SW 171st St	0	0	100	0	100	100	100	100	100
SW 79th Ct	0	0	80	0	27	100	100	100	100
SW 78th Ct	0	0	53	0	80	100	100	100	100
SW 170th St	0	0	100	0	100	100	100	100	100
SW 78th Pl	0	0	67	0	67	100	100	100	100
SW 162nd St	0	0	100	0	100	100	100	100	100
SW 84th Ct	0	0	100	0	100	100	100	100	100
SW 86th Ave	0	0	79	0	71	100	100	100	100
SW 142nd St	0	0	78	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 163rd Ter	0	0	86	0	100	100	100	100	100
SW 84th Ave	0	0	86	0	27	100	100	100	100
SW 160th St	0	0	80	0	0	100	100	100	100
SW 161st St	0	0	100	0	71	100	100	100	100
SW 84th Ave	0	0	33	0	0	60	100	100	100
86th Ave	0	0	100	0	100	100	100	100	100
SW 84th Ct	0	0	50	0	25	100	100	100	100
SW 84th Ave	0	0	0	0	0	100	100	100	100
SW 136th Ter	0	0	100	0	22	100	100	100	100
SW 146th St	0	0	0	0	0	100	100	100	100
SW 87th Ave	0	0	88	0	75	100	100	100	100
SW 84th Ave	0	0	83	0	50	100	100	100	100
SW 141st St	0	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	63	0	0	100	100	100	100
SW 83rd Ave	0	0	73	0	0	100	100	100	100
SW 85th Ave	0	0	0	0	0	100	100	100	100
SW 143rd St	0	0	0	0	0	100	100	100	100
SW 146th St	0	0	33	0	0	100	100	100	100
SW 166th St	0	0	100	0	100	100	100	100	100
SW 145th St	0	0	0	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 84th Ct	0	0	47	0	0	33	67	100	100
SW 161st St	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	57	0	0	100	100	100	100
SW 142nd St	0	0	22	0	0	100	100	100	100
SW 146th St	0	0	17	0	0	67	100	100	100
SW 84th Ct	0	0	100	0	0	100	100	100	100
SW 84th Pl	0	0	83	0	100	100	100	100	100
SW 84th Ave	0	0	50	0	0	100	100	100	100
SW 140th St	0	0	7	0	0	100	100	100	100
SW 84th Ct	0	0	64	0	21	100	100	100	100
SW 84th Ave	0	0	100	0	100	100	100	100	100
SW 161st Ter	0	0	100	0	100	100	100	100	100
SW 85th Ave	0	0	93	0	0	100	100	100	100
SW 82nd Pl	0	0	100	0	0	100	100	100	100
SW 142nd Ter	0	0	40	0	33	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	91	0	36	100	100	100	100
SW 87th Ave	0	0	100	0	100	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 86th Ct	0	0	43	0	0	100	100	100	100
SW 85th Ct	0	0	70	0	100	100	100	100	100
SW 84th Pl	0	0	88	0	100	100	100	100	100
SW 83rd Pl	0	0	50	0	0	100	100	100	100
SW 141st St	0	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	47	0	0	100	100	100	100
SW 165th Ter	0	0	25	0	100	100	100	100	100
SW 83rd Ave	0	0	82	0	0	71	100	100	100
SW 82nd Ct	0	0	47	0	0	88	100	100	100
SW 162nd St	0	0	100	0	0	100	100	100	100
SW 83rd Ave	0	0	20	0	0	100	100	100	100
SW 160th St	0	0	89	0	0	100	100	100	100
SW 138th Ter	0	0	100	0	100	100	100	100	100
SW 83rd Ave	0	0	60	0	0	100	100	100	100
SW 139th Ter	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	43	0	0	100	100	100	100
SW 139th Ter	0	0	100	0	38	100	100	100	100
SW 83rd Ct	0	0	100	0	47	100	100	100	100
SW 139th Ter	0	0	100	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 82nd Ct	0	0	100	0	0	91	100	100	100
SW 84th Ave	0	0	100	0	100	100	100	100	100
SW 85th Ave	0	0	38	0	0	100	100	100	100
SW 138th Ter	0	0	100	0	33	100	100	100	100
SW 84th Ct	0	0	100	0	71	100	100	100	100
SW 84th Ct	0	0	95	0	90	100	100	100	100
SW 84th Pl	0	0	14	0	0	100	100	100	100
SW 142nd St	0	0	63	0	0	100	100	100	100
SW 141st St	0	0	56	0	0	100	100	100	100
SW 83rd Ave	0	0	79	0	0	83	95	100	100
SW 83rd Ct	0	0	47	0	0	87	100	100	100
SW 164th Ter	0	0	100	0	100	100	100	100	100
SW 83rd Ct	0	0	76	0	0	0	100	100	100
SW 163rd Ter	0	0	38	0	100	100	100	100	100
SW 83rd Ave	0	0	58	0	0	95	100	100	100
SW 137th St	0	0	89	0	22	100	100	100	100
SW 138th Ter	0	0	57	0	43	100	100	100	100
SW 163rd Ter	0	0	67	0	100	100	100	100	100
SW 87th Ave	0	0	46	0	14	48	90	98	98
SW 162nd Ter	0	0	100	0	100	100	100	100	100
SW 138th St	0	0	100	0	44	100	100	100	100
SW 84th Ct	0	0	100	0	50	100	100	100	100
SW 83rd Ave	0	0	0	0	11	100	100	100	100
SW 84th Pl	0	0	100	0	100	100	100	100	100
SW 82nd Ct	0	0	80	0	0	100	100	100	100
SW 83rd Ave	0	0	75	0	0	100	100	100	100
SW 141st St	0	0	9	0	0	100	100	100	100
SW 146th St	0	0	0	0	0	0	100	100	100
SW 84th Ave	0	0	100	0	100	100	100	100	100
SW 143rd St	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	67	0	0	100	100	100	100
SW 146th St	0	0	31	0	0	25	87	100	100
SW 166th St	0	0	14	0	71	100	100	100	100
SW 158th St	0	0	100	0	0	100	100	100	100
SW 86th Ave	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	100	0	0	100	100	100	100
SW 163rd Ter	0	0	100	0	100	100	100	100	100
SW 162nd St	0	0	100	0	0	100	100	100	100
SW 88th Ct	0	0	100	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 167th Ter	0	0	100	0	100	100	100	100	100
SW 157th St	0	0	43	0	0	75	100	100	100
SW 88th Ave	0	0	100	0	100	100	100	100	100
163rd Ter	0	0	100	0	100	100	100	100	100
SW 89th Pl	0	0	100	0	100	100	100	100	100
87th Ave	0	0	100	0	100	100	100	100	100
SW 159th St	0	0	88	0	0	100	100	100	100
SW 161st Ter	0	0	30	0	0	100	100	100	100
SW 168th Ter	0	0	64	0	82	100	100	100	100
SW 87th Ave	0	0	13	0	0	50	100	100	100
SW 90th Ct	0	0	91	0	55	100	100	100	100
SW 83rd Ct	0	0	100	0	100	100	100	100	100
SW 140th Ter	0	0	20	0	0	100	100	100	100
SW 90th Ave	0	0	100	0	0	100	100	100	100
87th Ave	0	0	80	0	90	100	100	100	100
SW 160th Ter	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	100	0	100	100	100	100	100
SW 83rd Ave	0	0	85	0	54	100	100	100	100
SW 86th Ct	0	0	91	0	82	100	100	100	100
SW 165th Ter	0	0	83	0	67	83	100	100	100
SW 166th St	0	0	100	0	100	100	100	100	100
SW 169th Ter	0	0	82	0	100	100	100	100	100
87th Ave	0	0	100	0	100	100	100	100	100
SW 159th Ter	0	0	78	0	0	100	100	100	100
SW 157th St	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	0	0	0	100	100	100	100
SW 83rd Ct	0	0	50	0	0	100	100	100	100
SW 160th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	68	0	0	100	100	100	100
SW 161st Ter	0	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	85	0	81	100	100	100	100
87th Ave	0	0	100	0	100	100	100	100	100
SW 86th Ct	0	0	100	0	100	100	100	100	100
SW 85th Ave	0	0	67	0	0	44	67	100	100
SW 87th Ave	0	0	100	0	13	100	100	100	100
SW 162nd Ln	0	0	60	0	0	100	100	100	100
SW 156th St	0	0	29	0	0	100	100	100	100
SW 158th Ln	0	0	80	0	50	100	100	100	100
SW 88th Ct	0	0	100	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 89th Ave	0	0	67	0	40	67	73	100	100
SW 89th Ave	0	0	100	0	0	100	100	100	100
SW 158th St	0	0	29	0	0	100	100	100	100
SW 87th Ct	0	0	100	0	100	100	100	100	100
SW 159th St	0	0	100	0	0	100	100	100	100
SW 162nd Ter	0	0	100	0	100	100	100	100	100
SW 163rd Ter	0	0	64	0	0	64	93	100	100
SW 87th Ct	0	0	100	0	100	100	100	100	100
SW 92nd Ave	0	0	100	0	75	100	100	100	100
SW 86th Ct	0	0	100	0	100	100	100	100	100
SW 158th St	0	0	25	0	0	100	100	100	100
SW 160th St	0	0	71	0	43	100	100	100	100
SW 156th St	0	0	67	0	0	100	100	100	100
SW 91st Ct	0	0	100	0	90	100	100	100	100
SW 87th Pl	0	0	100	0	100	100	100	100	100
SW 158th St	0	0	33	0	0	47	100	100	100
SW 88th Pl	0	0	100	0	100	100	100	100	100
SW 89th Avenue Rd	0	0	100	0	0	100	100	100	100
SW 89th Pl	0	0	100	0	100	100	100	100	100
SW 142nd St	0	0	25	0	0	63	100	100	100
SW 89th Pl	0	0	100	0	100	100	100	100	100
SW 142nd St	0	0	25	0	0	63	100	100	100
SW 164th St	0	0	100	0	100	100	100	100	100
SW 164th St	0	0	100	0	100	100	100	100	100
SW 159th Ter	0	0	100	0	100	100	100	100	100
SW 162nd St	0	0	100	0	100	100	100	100	100
SW 169th Ter	0	0	86	0	100	100	100	100	100
SW 90th Ave	0	0	20	0	13	100	100	100	100
SW 90th Ct	0	0	100	0	0	100	100	100	100
SW 84th Ave	0	0	100	0	100	100	100	100	100
SW 92nd Ave	0	0	40	0	0	100	100	100	100
SW 88th Avenue Rd	0	0	100	0	100	100	100	100	100
SW 140th Ter	0	0	80	0	0	100	100	100	100
SW 91st Ct	0	0	75	0	0	100	100	100	100
SW 90th Ave	0	0	43	0	0	86	100	100	100
SW 83rd Ave	0	0	43	0	57	100	100	100	100
SW 90th Ave	0	0	20	0	0	80	100	100	100
SW 89th Ct	0	0	100	0	100	100	100	100	100
SW 92nd Ave	0	0	66	0	28	41	69	98	98
	0	0	100	0	82	100	100	100	100
SW 85th Ave	0	0	47	0	0	27	67	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 87th Ave	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	100	0	50	100	100	100	100
SW 87th Pl	0	0	80	0	60	100	100	100	100
SW 141st St	0	0	38	0	0	100	100	100	100
SW 88th Avenue Rd	0	0	93	0	93	100	100	100	100
SW 87th Ct	0	0	100	0	100	100	100	100	100
SW 165th Ter	0	0	100	0	100	100	100	100	100
SW 86th Ave	0	0	20	0	0	93	100	100	100
SW 168th Ter	0	0	90	0	90	100	100	100	100
SW 89th Ave	0	0	100	0	0	100	100	100	100
SW 90th Ct	0	0	83	0	0	100	100	100	100
No ID	0	0	51	0	14	30	54	97	97
SW 164th St	0	0	100	0	75	92	100	100	100
SW 141st St	0	0	55	0	0	27	100	100	100
SW 91st Ct	0	0	17	0	0	100	100	100	100
SW 91st Ct	0	0	29	0	0	100	100	100	100
SW 161st Ln	0	0	20	0	0	100	100	100	100
SW 84th Ave	0	0	86	0	90	100	100	100	100
SW 78th Ave	0	0	67	0	0	100	100	100	100
SW 174th St	0	0	13	0	0	100	100	100	100
SW 171st Ter	0	0	63	0	38	100	100	100	100
SW 176th Ter	0	0	100	0	100	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 174th St	0	0	95	0	0	83	100	100	100
SW 83rd Ave	0	0	100	0	100	100	100	100	100
SW 81st Ct	0	0	33	0	0	100	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 176th St	0	0	54	0	36	100	100	100	100
SW 85th Ave	0	0	8	0	33	100	100	100	100
SW 170th Ter	0	0	67	0	0	100	100	100	100
SW 171st St	0	0	100	0	100	100	100	100	100
SW 171st St	0	0	80	0	0	100	100	100	100
SW 84th Ct	0	0	69	0	27	100	100	100	100
SW 92nd Ave	0	0	78	0	33	67	89	100	100
SW 173rd Ter	0	0	95	0	0	100	100	100	100
SW 79th Pl	0	0	100	0	100	100	100	100	100
SW 180th St	0	0	100	0	96	100	100	100	100
SW 179th St	0	0	100	0	100	100	100	100	100
SW 172nd St	0	0	100	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 176th St	0	0	75	0	50	84	100	100	100
SW 86th Ave	0	0	67	0	100	100	100	100	100
SW 79th Ave	0	0	100	0	100	100	100	100	100
SW 172nd St	0	0	82	0	9	100	100	100	100
SW 82nd Ave	0	0	100	0	100	100	100	100	100
SW 81st Ct	0	0	50	0	0	100	100	100	100
SW 170th St	0	0	68	0	0	100	100	100	100
SW 83rd Ave	0	0	100	0	100	100	100	100	100
SW 179th Ter	0	0	100	0	100	100	100	100	100
SW 175th St	0	0	86	0	86	100	100	100	100
SW 82nd Ave	0	0	80	0	90	100	100	100	100
SW 176th St	0	0	100	0	100	100	100	100	100
SW 84th Ave	0	0	53	0	0	100	100	100	100
SW 177th Ter	0	0	100	0	100	100	100	100	100
SW 164th St	0	0	42	0	0	42	89	100	100
SW 175th St	0	0	74	0	0	100	100	100	100
SW 86th Ave	0	0	27	0	45	100	100	100	100
SW 82nd Ave	0	0	100	0	100	100	100	100	100
SW 88th Ave	0	0	27	0	0	100	100	100	100
SW 81st Ct	0	0	100	0	100	100	100	100	100
SW 174th Ter	0	0	50	0	63	100	100	100	100
SW 78th Pl	0	0	100	0	100	100	100	100	100
SW 178th St	0	0	100	0	100	100	100	100	100
SW 172nd Ter	0	0	88	0	0	100	100	100	100
SW 80th Ct	0	0	100	0	0	100	100	100	100
SW 88th Ave	0	0	0	0	0	100	100	100	100
SW 85th Ave	0	0	73	0	0	100	100	100	100
SW 172nd Ter	0	0	100	0	100	100	100	100	100
SW 172nd St	0	0	88	0	50	100	100	100	100
SW 87th Ct	0	0	7	0	0	100	100	100	100
SW 82nd Ave	0	0	100	0	100	100	100	100	100
SW 178th Ter	0	0	100	0	100	100	100	100	100
SW 82nd Ave	0	0	100	0	100	100	100	100	100
SW 88th Ct	0	0	18	0	0	100	100	100	100
SW 84th Ave	0	0	80	0	0	100	100	100	100
SW 77th Ave	0	0	74	0	0	65	91	100	100
SW 178th Ter	0	0	50	0	0	100	100	100	100
SW 171st St	0	0	100	0	100	100	100	100	100
SW 79th Ct	0	0	100	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 172nd Ter	0	0	33	0	0	100	100	100	100
SW 86th Ave	0	0	0	0	25	100	100	100	100
SW 80th Ave	0	0	100	0	93	100	100	100	100
SW 173rd Ter	0	0	100	0	100	100	100	100	100
SW 176th St	0	0	100	0	100	100	100	100	100
SW 80th Pl	0	0	33	0	0	100	100	100	100
SW 172nd St	0	0	80	0	13	100	100	100	100
SW 80th Ct	0	0	100	0	100	100	100	100	100
SW 78th Ave	0	0	75	0	0	100	100	100	100
SW 173rd Ter	0	0	100	0	100	100	100	100	100
SW 175th St	0	0	60	0	0	100	100	100	100
SW 171st St	0	0	0	0	0	100	100	100	100
SW 80th Pl	0	0	80	0	0	100	100	100	100
SW 82nd Ct	0	0	100	0	100	100	100	100	100
SW 83rd Ct	0	0	100	0	100	100	100	100	100
SW 82nd Ct	0	0	81	0	0	100	100	100	100
SW 82nd Pl	0	0	100	0	0	100	100	100	100
SW 170th Ter	0	0	77	0	100	100	100	100	100
SW 170th Ter	0	0	71	0	100	100	100	100	100
SW 182nd Ter	0	0	83	0	0	100	100	100	100
SW 83rd Ave	0	0	100	0	100	100	100	100	100
SW 87th Pl	0	0	100	0	100	100	100	100	100
SW 174th St	0	0	0	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	0	71	100	100	100
SW 83rd Ave	0	0	100	0	100	100	100	100	100
SW 85th Ave	0	0	94	0	50	100	100	100	100
SW 178th St	0	0	100	0	100	100	100	100	100
SW 88th Ave	0	0	100	0	100	100	100	100	100
SW 89th Ct	0	0	75	0	0	100	100	100	100
SW 178th St	0	0	100	0	100	100	100	100	100
SW 89th Ct	0	0	100	0	100	100	100	100	100
SW 181st Ter	0	0	100	0	100	100	100	100	100
SW 182nd St	0	0	68	0	0	100	100	100	100
SW 177th Ter	0	0	25	0	0	100	100	100	100
SW 176th Ter	0	0	89	0	77	100	100	100	100
SW 88th Ct	0	0	0	0	0	100	100	100	100
SW 181st Ter	0	0	100	0	100	100	100	100	100
SW 83rd Ct	0	0	100	0	100	100	100	100	100
SW 176th St	0	0	40	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 84th Ave	0	0	100	0	100	100	100	100	100
SW 178th Ter	0	0	55	0	36	73	100	100	100
SW 178th Ter	0	0	100	0	100	100	100	100	100
SW 174th St	0	0	0	0	0	50	83	100	100
SW 179th St	0	0	100	0	90	100	100	100	100
SW 178th Ter	0	0	100	0	100	100	100	100	100
SW 181st St	0	0	100	0	100	100	100	100	100
SW 86th Ave	0	0	56	0	25	100	100	100	100
SW 86th Ave	0	0	100	0	100	100	100	100	100
SW 174th Ter	0	0	100	0	100	100	100	100	100
SW 172nd St	0	0	73	0	0	33	60	87	87
SW 176th St	0	0	0	0	0	100	100	100	100
SW 176th Ter	0	0	79	0	74	100	100	100	100
SW 174th St	0	0	61	0	0	100	100	100	100
SW 82nd Ct	0	0	91	0	55	100	100	100	100
SW 176th St	0	0	95	0	86	100	100	100	100
SW 172nd Ter	0	0	27	0	0	27	45	68	68
SW 182nd St	0	0	63	0	0	100	100	100	100
SW 83rd Ave	0	0	100	0	100	100	100	100	100
SW 178th St	0	0	100	0	100	100	100	100	100
SW 83rd Ave	0	0	100	0	100	100	100	100	100
SW 178th St	0	0	100	0	100	100	100	100	100
SW 181st Ter	0	0	100	0	100	100	100	100	100
SW 178th Ter	0	0	100	0	100	100	100	100	100
SW 89th Ave	0	0	78	0	67	89	94	100	100
SW 180th St	0	0	100	0	62	100	100	100	100
SW 88th Pl	0	0	100	0	100	100	100	100	100
SW 177th Ter	0	0	82	0	82	100	100	100	100
SW 84th Ct	0	0	69	0	56	100	100	100	100
SW 178th Ter	0	0	100	0	100	100	100	100	100
SW 178th Ter	0	0	100	0	100	100	100	100	100
SW 83rd Ave	0	0	100	0	67	100	100	100	100
SW 88th Ct	0	0	100	0	100	100	100	100	100
SW 175th St	0	0	87	0	87	100	100	100	100
SW 176th St	0	0	73	0	67	100	100	100	100
SW 177th Ter	0	0	87	0	0	67	80	100	100
SW 88th Ct	0	0	100	0	100	100	100	100	100
SW 175th Ter	0	0	100	0	100	100	100	100	100
SW 89th Ave	0	0	50	0	0	100	100	100	100
SW 83rd Ave	0	0	100	0	100	100	100	100	100
SW 89th Ct	0	0	65	0	0	70	80	90	90

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 86th Ave	0	0	27	0	0	100	100	100	100
SW 89th Ave	0	0	100	0	100	100	100	100	100
SW 176th St	0	0	100	0	71	100	100	100	100
SW 91st Ave	0	0	100	0	100	100	100	100	100
SW 178th St	0	0	88	0	100	100	100	100	100
SW 84th Ave	0	0	53	0	76	100	100	100	100
SW 83rd Ct	0	0	96	0	88	100	100	100	100
SW 181st Ter	0	0	100	0	90	100	100	100	100
SW 84th Ct	0	0	67	0	0	100	100	100	100
SW 83rd Ave	0	0	50	0	0	75	100	100	100
SW 174th St	0	0	0	0	0	100	100	100	100
SW 181st St	0	0	82	0	96	100	100	100	100
SW 176th St	0	0	10	0	0	38	62	95	95
SW 90th Ave	0	0	100	0	17	100	100	100	100
SW 83rd Ct	0	0	100	0	100	100	100	100	100
SW 87th Ct	0	0	100	0	100	100	100	100	100
SW 82nd Ave	0	0	60	0	33	83	100	100	100
SW 178th Ter	0	0	100	0	100	100	100	100	100
SW 83rd Pl	0	0	13	0	0	100	100	100	100
SW 89th Pl	0	0	100	0	100	100	100	100	100
SW 83rd Pl	0	0	13	0	0	100	100	100	100
SW 89th Pl	0	0	100	0	100	100	100	100	100
SW 177th Ter	0	0	93	0	93	100	100	100	100
SW 180th St	0	0	100	0	0	100	100	100	100
SW 92nd Ave	0	0	100	0	85	100	100	100	100
SW 92nd Ct	0	0	100	0	100	100	100	100	100
SW 180th St	0	0	91	0	73	100	100	100	100
SW 181st St	0	0	100	0	100	100	100	100	100
SW 92nd Ct	0	0	50	0	0	40	60	100	100
SW 92nd Ave	0	0	100	0	0	100	100	100	100
SW 89th Ct	0	0	100	0	100	100	100	100	100
SW 181st Ter	0	0	100	0	100	100	100	100	100
SW 181st St	0	0	100	0	100	100	100	100	100
SW 181st St	0	0	100	0	100	100	100	100	100
SW 180th St	0	0	88	0	0	63	75	100	100
SW 91st Ave	0	0	100	0	100	100	100	100	100
SW 92nd Ave	0	0	100	0	0	100	100	100	100
SW 179th St	0	0	100	0	73	100	100	100	100
SW 137th St	0	0	8	0	0	100	100	100	100
SW 74th Ct	0	0	62	0	0	100	100	100	100
68th Ct	0	0	100	0	0	0	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 85th Ave	0	0	73	0	0	100	100	100	100
SW 176th St	0	0	88	0	0	100	100	100	100
SW 174th St	0	0	0	0	0	63	100	100	100
SW 74th Ct	0	0	100	0	20	100	100	100	100
165th Ter	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	100	0	100	100	100	100	100
SW 162nd St	0	0	88	0	44	100	100	100	100
SW 74th Ct	0	0	57	0	71	100	100	100	100
No ID	0	0	56	53	85	100	100	100	100
SW 60th Ave	0	0	0	0	100	100	100	100	100
SW 156th St	0	0	100	0	9	100	100	100	100
SW 164th Ter	0	0	7	0	0	100	100	100	100
SW 154th Pl	0	0	100	0	63	100	100	100	100
SW 74th Ct	0	0	100	0	0	100	100	100	100
SW 74th Ct	0	0	100	0	0	100	100	100	100
SW 60th Ave	0	0	42	58	100	100	100	100	100
SW 74th Ct	0	0	86	0	0	100	100	100	100
SW 60th Ave	0	0	67	71	100	100	100	100	100
SW 73rd Ct	0	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	79	100	100	100	100
SW 73rd Ct	0	0	0	0	0	100	100	100	100
SW 74th Ave	0	0	100	0	79	100	100	100	100
74th Ave	0	0	100	0	100	100	100	100	100
SW 74th Pl	0	0	100	0	100	100	100	100	100
SW 60th Ave	0	0	60	40	100	100	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	100	100	100	100	100
SW 74th Pl	0	0	100	0	0	100	100	100	100
SW 157th Ter	0	0	82	0	25	100	100	100	100
SW 74th Ave	0	0	100	0	40	100	100	100	100
SW 165th St	0	0	100	0	0	100	100	100	100
SW 184th St	0	0	32	11	53	100	100	100	100
SW 74th Ave	0	0	50	0	63	100	100	100	100
SW 76th Ave	0	0	100	0	100	100	100	100	100
SW 158th Ter	0	0	100	0	100	100	100	100	100
SW 156th St	0	0	100	0	80	100	100	100	100
SW 75th Ave	0	0	100	0	100	100	100	100	100
SW 164th St	0	0	87	0	60	100	100	100	100
SW 166th St	0	0	100	0	0	100	100	100	100
SW 179th St	0	0	43	0	0	86	100	100	100
SW 156th St	0	0	80	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 74th Pl	0	0	100	0	0	100	100	100	100
SW 158th Ter	0	0	67	0	73	100	100	100	100
SW 75th Ave	0	0	100	0	67	100	100	100	100
SW 74th Ave	0	0	88	0	0	100	100	100	100
SW 89th Ct	0	0	80	0	80	100	100	100	100
SW 92nd Ct	0	0	100	0	100	100	100	100	100
SW 183rd Ter	0	0	100	0	100	100	100	100	100
SW 93rd Ave	0	0	75	0	0	75	92	100	100
SW 182nd Ter	0	0	89	0	78	100	100	100	100
SW 90th Ct	0	0	100	0	100	100	100	100	100
SW 183rd Ter	0	0	65	0	70	100	100	100	100
SW 181st Ter	0	0	87	0	0	73	87	100	100
SW 88th Pl	0	0	100	0	100	100	100	100	100
Sterling Dr	0	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	100	0	100	100	100	100	100
SW 182nd Ter	0	0	96	0	92	100	100	100	100
SW 93rd Ave	0	0	67	0	56	100	100	100	100
SW 182nd St	0	0	100	0	100	100	100	100	100
SW 183rd Ter	0	0	100	0	100	100	100	100	100
SW 183rd Ter	0	0	60	0	0	100	100	100	100
SW 183rd Ter	0	0	100	0	100	100	100	100	100
SW 183rd Ter	0	0	60	0	0	100	100	100	100
SW 181st Ter	0	0	100	0	100	100	100	100	100
SW 86th Ave	0	0	91	0	73	100	100	100	100
SW 182nd Ter	0	0	100	0	100	100	100	100	100
SW 182nd St	0	0	100	0	100	100	100	100	100
SW 183rd Ter	0	0	100	0	100	100	100	100	100
SW 90th Ct	0	0	100	0	100	100	100	100	100
SW 86th Ct	0	0	50	0	0	100	100	100	100
SW 182nd St	0	0	60	0	73	100	100	100	100
SW 87th Pl	0	0	0	0	0	100	100	100	100
SW 182nd Ter	0	0	100	0	100	100	100	100	100
SW 92nd Pl	0	0	0	0	0	100	100	100	100
SW 94th Ave	0	0	0	0	0	100	100	100	100
SW 92nd Ave	0	0	14	0	43	100	100	100	100
SW 84th Ct	0	0	90	0	90	100	100	100	100
SW 181st Ter	0	0	100	0	100	100	100	100	100
SW 182nd Ter	0	0	100	0	100	100	100	100	100
SW 85th Ct	0	0	100	0	0	100	100	100	100
SW 88th Ct	0	0	0	0	0	100	100	100	100
SW 94th Ave	0	0	12	0	0	25	46	91	91

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 181st Ter	0	0	50	0	0	28	57	100	100
SW 94th Ave	0	0	0	0	0	100	100	100	100
SW 183rd Ter	0	0	17	0	0	100	100	100	100
SW 182nd St	0	0	100	0	100	100	100	100	100
SW 94th Ct	0	0	0	0	0	100	100	100	100
SW 78th Ct	0	0	29	0	0	57	100	100	100
SW 180th Ter	0	0	84	0	0	56	100	100	100
SW 174th St	0	0	100	0	0	46	100	100	100
SW 183rd Ter	0	0	0	0	0	100	100	100	100
SW 83rd Ave	0	0	33	0	0	67	100	100	100
Palmetto Rd	0	0	100	0	0	100	100	100	100
SW 180th St	0	0	100	0	0	100	100	100	100
SW 176th St	0	0	27	0	0	87	100	100	100
SW 78th Pl	0	0	0	0	0	100	100	100	100
SW 82nd Ave	0	0	0	0	0	0	100	100	100
SW 77th Ave	0	0	18	0	0	100	100	100	100
SW 77th Ct	0	0	0	0	0	100	100	100	100
SW 180th Ter	0	0	100	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 78th Pl	0	0	86	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 78th Pl	0	0	86	0	0	100	100	100	100
SW 79th Ct	0	0	0	0	0	0	50	100	100
SW 83rd Ave	0	0	0	0	0	100	100	100	100
SW 74th Ct	0	0	88	0	0	88	100	100	100
SW 74th Ct	0	0	70	0	0	80	100	100	100
SW 77th Ave	0	0	13	0	0	0	50	100	100
SW 77th Ave	0	0	100	0	0	100	100	100	100
SW 75th Ave	0	0	100	0	0	78	100	100	100
SW 176th St	0	0	85	0	0	23	100	100	100
SW 183rd Ter	0	0	36	0	0	100	100	100	100
SW 78th Ave	0	0	100	0	0	100	100	100	100
SW 179th Ter	0	0	100	0	0	100	100	100	100
SW 77th Ave	0	0	0	0	0	100	100	100	100
SW 78th Pl	0	0	100	0	0	63	100	100	100
SW 183rd St	0	0	0	0	0	100	100	100	100
SW 180th St	0	0	88	0	0	44	100	100	100
SW 73rd Ct	0	0	82	0	0	27	100	100	100
SW 74th Pl	0	0	83	0	0	0	100	100	100
SW 179th Ter	0	0	46	0	0	0	100	100	100
SW 78th Pl	0	0	71	0	0	14	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 178th Ter	0	0	60	0	0	0	100	100	100
SW 77th Ave	0	0	29	0	0	100	100	100	100
SW 183rd St	0	0	7	0	0	60	100	100	100
SW 78th Ave	0	0	100	0	0	71	100	100	100
SW 177th St	0	0	100	0	0	100	100	100	100
SW 77th Ave	0	0	100	0	0	0	100	100	100
SW 77th Ave	0	0	25	0	0	25	100	100	100
SW 182nd Ter	0	0	72	0	0	96	100	100	100
SW 174th St	0	0	100	0	0	100	100	100	100
SW 181st Ter	0	0	92	0	0	84	100	100	100
SW 178th St	0	0	100	0	0	87	100	100	100
SW 75th Ave	0	0	100	0	0	0	100	100	100
SW 78th Pl	0	0	100	0	0	100	100	100	100
SW 77th Ct	0	0	100	0	0	0	100	100	100
SW 76th Ave	0	0	54	0	0	38	100	100	100
SW 74th Ave	0	0	100	0	0	100	100	100	100
SW 84th Ct	0	0	36	0	0	0	100	100	100
SW 155th St	0	0	100	0	0	100	100	100	100
SW 79th Ave	0	0	0	0	0	100	100	100	100
SW 82nd Ct	0	0	100	0	0	100	100	100	100
SW 148th Dr	0	0	10	0	0	0	100	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 162nd St	0	0	87	0	0	100	100	100	100
SW 160th St	0	0	56	0	0	100	100	100	100
SW 158th St	0	0	100	0	0	100	100	100	100
SW 158th St	0	0	89	0	0	100	100	100	100
SW 155th St	0	0	0	0	0	20	100	100	100
SW 79th Ave	0	0	50	0	0	42	100	100	100
SW 84th Ct	0	0	78	0	0	78	91	100	100
SW 146th St	0	0	0	0	0	0	100	100	100
SW 80th Ave	0	0	67	0	0	100	100	100	100
SW 80th Ave	0	0	84	0	0	100	100	100	100
SW 154th Ter	0	0	100	0	0	100	100	100	100
SW 151st St	0	0	77	0	0	38	100	100	100
SW 83rd Ave	0	0	100	0	0	30	100	100	100
SW 79th Ave	0	0	13	0	0	100	100	100	100
SW 79th Ave	0	0	4	0	0	0	100	100	100
SW 83rd Ave	0	0	50	0	0	0	50	100	100
SW 153rd Ter	0	0	86	0	0	43	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 153rd St	0	0	29	0	0	86	100	100	100
SW 152nd Ter	0	0	67	0	0	89	100	100	100
SW 81st Ave	0	0	96	0	0	100	100	100	100
SW 153rd Ter	0	0	78	0	0	89	100	100	100
SW 156th St	0	0	44	0	0	100	100	100	100
SW 80th Ave	0	0	21	0	0	100	100	100	100
SW 161st St	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	64	0	0	82	100	100	100
SW 158th St	0	0	89	0	0	100	100	100	100
148 Dr	0	0	71	0	0	0	57	100	100
SW 153rd St	0	0	11	0	0	0	100	100	100
SW 154th Ter	0	0	79	0	0	93	100	100	100
SW 149th Dr	0	0	83	0	0	42	100	100	100
SW 79th Ave	0	0	0	0	0	0	100	100	100
SW 151st St	0	0	48	0	0	24	89	100	100
SW 83rd Ave	0	0	56	0	0	100	100	100	100
SW 148th Dr	0	0	88	0	0	0	100	100	100
SW 150th Dr	0	0	33	0	0	0	100	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 158th Ter	0	0	100	0	0	100	100	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 158th Ter	0	0	100	0	0	100	100	100	100
SW 157th St	0	0	8	0	0	8	100	100	100
SW 156th St	0	0	100	0	0	100	100	100	100
SW 83rd Ct	0	0	100	0	0	100	100	100	100
SW 163rd St	0	0	20	0	0	100	100	100	100
SW 156th St	0	0	55	0	0	100	100	100	100
SW 79th Ct	0	0	85	0	0	100	100	100	100
SW 160th St	0	0	0	0	0	100	100	100	100
SW 84th Ave	0	0	100	0	0	100	100	100	100
SW 154th Ter	0	0	100	0	0	100	100	100	100
SW 151st St	0	0	18	0	0	0	64	100	100
SW 83rd Pl	0	0	75	0	0	0	100	100	100
159th St	0	0	100	0	0	100	100	100	100
SW 82nd Ct	0	0	69	0	0	100	100	100	100
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	0	0	0	100	100	100	100
SW 81st Ave	0	0	100	0	0	100	100	100	100
SW 148 Dr	0	0	58	0	0	0	92	100	100
159th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	86	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 81st Ave	0	0	100	0	0	100	100	100	100
SW 148th Dr	0	0	0	0	0	0	100	100	100
SW 148th Dr	0	0	64	0	0	0	100	100	100
SW 83rd Ave	0	0	100	0	0	100	100	100	100
SW 157th St	0	0	100	0	0	100	100	100	100
SW 160th St	0	0	88	0	0	100	100	100	100
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 147th Ter	0	0	77	0	0	0	100	100	100
SW 86th Ave	0	0	0	0	0	0	71	100	100
SW 145th St	0	0	100	0	0	0	63	100	100
SW 87th Ct	0	0	77	0	0	0	69	100	100
SW 150th Ter	0	0	100	0	0	0	100	100	100
SW 158th St	0	0	75	0	0	100	100	100	100
SW 151st St	0	0	82	0	0	0	100	100	100
SW 85th Ave	0	0	100	0	0	100	100	100	100
SW 87th Ave	0	0	28	0	0	42	83	100	100
SW 143rd St	0	0	54	0	0	0	23	46	46
SW 86th Ave	0	0	100	0	0	0	100	100	100
SW 145th St	0	0	93	0	0	0	100	100	100
SW 149th Ter	0	0	87	0	0	0	100	100	100
SW 88th Ave	0	0	18	0	0	0	100	100	100
SW 86th Ave	0	0	57	0	0	73	96	100	100
SW 87th Ave	0	0	0	0	0	0	50	75	75
SW 87th Ct	0	0	20	0	0	0	100	100	100
SW 87th Ct	0	0	38	0	0	0	100	100	100
SW 87th Ave	0	0	0	0	0	0	100	100	100
SW 84th Ct	0	0	23	0	0	0	100	100	100
SW 145th St	0	0	100	0	0	20	60	100	100
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 148th St	0	0	0	0	0	0	100	100	100
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	71	0	0	0	100	100	100
SW 158th St	0	0	100	0	0	100	100	100	100
SW 149th Ter	0	0	100	0	0	0	100	100	100
SW 87th Ave	0	0	0	0	0	0	54	85	85
SW 88th Ave	0	0	71	0	0	0	71	100	100
SW 89th Ave	0	0	100	0	0	0	0	100	100
SW 87th Ave	0	0	63	0	0	0	100	100	100
SW 147th St	0	0	31	0	0	0	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 85th Ave	0	0	100	0	0	100	100	100	100
SW 150th Ter	0	0	100	0	0	0	100	100	100
SW 87th Ave	0	0	14	0	0	0	100	100	100
SW 85th Ave	0	0	100	0	0	0	100	100	100
SW 150th Ter	0	0	100	0	0	0	100	100	100
SW 86th Ave	0	0	100	0	0	0	100	100	100
SW 149th Ter	0	0	100	0	0	0	100	100	100
SW 141st St	0	0	14	0	0	0	86	100	100
SW 85th Ave	0	0	39	0	0	26	87	100	100
SW 148th Ter	0	0	100	0	0	0	100	100	100
SW 84th Ave	0	0	22	0	0	0	78	100	100
SW 88th Ave	0	0	50	0	0	0	25	50	50
SW 86th Ave	0	0	86	0	0	0	100	100	100
Galloway Rd	0	0	0	0	0	0	100	100	100
SW 84th Ave	0	0	40	0	0	70	100	100	100
SW 85th Ave	0	0	100	0	0	100	100	100	100
SW 87th Ave	0	0	0	0	0	0	100	100	100
SW 159th St	0	0	100	0	0	100	100	100	100
SW 146th St	0	0	40	0	0	13	100	100	100
SW 87th Ave	0	0	0	0	0	0	100	100	100
SW 146th St	0	0	40	0	0	13	100	100	100
SW 87th Ave	0	0	0	0	0	0	100	100	100
SW 87th Pl	0	0	7	0	0	0	80	100	100
Galloway Rd	0	0	0	0	0	0	100	100	100
SW 148th Ter	0	0	86	0	0	0	100	100	100
SW 146th St	0	0	33	0	0	0	33	100	100
SW 88th Ave	0	0	25	0	0	0	100	100	100
SW 85th Ave	0	0	100	0	0	0	100	100	100
SW 142nd St	0	0	0	0	0	0	20	50	50
SW 87th Ct	0	0	30	0	0	0	60	100	100
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 89th Ave	0	0	54	0	0	100	100	100	100
SW 171st Ter	0	0	80	0	0	0	33	67	67
89th Pl	0	0	20	0	0	0	70	100	100
SW 88th Ave	0	0	34	0	0	78	97	100	100
SW 87th Ct	0	0	100	0	0	100	100	100	100
SW 93rd Ave	0	0	86	0	0	0	86	100	100
SW 149th Ter	0	0	100	0	0	0	0	100	100
SW 164th St	0	0	60	0	0	0	40	100	100
SW 150th St	0	0	60	0	0	0	73	93	93
SW 155th Ter	0	0	100	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
93rd Pl	0	0	43	0	0	0	100	100	100
SW 153rd Ter	0	0	53	0	0	100	100	100	100
SW 171st St	0	0	67	0	0	0	60	100	100
SW 89th Ave	0	0	83	0	0	100	100	100	100
SW 89th Ct	0	0	38	0	0	0	0	100	100
SW 170th St	0	0	0	0	0	0	0	50	50
SW 169th Ter	0	0	0	0	0	0	80	100	100
SW 88th Ct	0	0	50	0	0	50	92	100	100
SW 89th Ave	0	0	13	0	0	0	0	100	100
SW 91st Ave	0	0	89	0	0	0	57	86	86
SW 90th Ave	0	0	5	0	0	0	10	38	38
SW 165th St	0	0	100	0	0	0	100	100	100
SW 89th Ct	0	0	29	0	0	0	0	86	86
SW 92nd Ave	0	0	69	0	0	0	54	100	100
SW 89th Ave	0	0	67	0	0	0	100	100	100
SW 164th St	0	0	40	0	0	0	13	67	67
SW 148th St	0	0	87	0	0	0	60	87	87
SW 87th Ct	0	0	44	0	0	67	100	100	100
SW 170th St	0	0	0	0	0	0	0	0	0
SW 89th Ave	0	0	60	0	0	0	50	80	80
SW 88th Ct	0	0	40	0	0	0	0	100	100
SW 92nd Ave	0	0	100	0	0	0	100	100	100
SW 170th St	0	0	40	0	0	0	0	100	100
SW 88th Ave	0	0	78	0	0	0	100	100	100
SW 150th Ter	0	0	0	0	0	0	0	100	100
SW 88th Ave	0	0	100	0	0	0	100	100	100
SW 92nd Ct	0	0	40	0	0	0	80	100	100
SW 149th St	0	0	25	0	0	0	100	100	100
SW 164th St	0	0	24	0	0	0	48	100	100
SW 89th Ave	0	0	17	0	0	22	50	100	100
SW 155th St	0	0	100	0	0	100	100	100	100
SW 89th Ave	0	0	0	0	0	0	0	88	88
SW 166th St	0	0	44	0	0	0	100	100	100
SW 89th Ct	0	0	0	0	0	0	0	100	100
SW 165th St	0	0	100	0	0	18	100	100	100
No ID	0	0	75	0	0	0	100	100	100
SW 153rd Ter	0	0	0	0	0	0	100	100	100
SW 91st Ave	0	0	29	0	0	0	0	0	0
SW 154th Ter	0	0	81	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 170th St	0	0	13	0	0	0	0	50	50
SW 156th Ter	0	0	100	0	0	100	100	100	100
SW 155th Ter	0	0	100	0	0	100	100	100	100
SW 151st St	0	0	20	0	0	0	53	100	100
SW 88th Ave	0	0	47	0	0	0	80	100	100
SW 148th St	0	0	55	0	0	0	100	100	100
SW 155th St	0	0	88	0	0	100	100	100	100
SW 88th Ave	0	0	100	0	0	100	100	100	100
SW 89th Ct	0	0	75	0	0	0	0	75	75
SW 89th Ct	0	0	55	0	0	77	86	100	100
SW 90th Ave	0	0	0	0	0	0	0	0	0
SW 88th Ct	0	0	13	0	0	0	50	100	100
SW 169th St	0	0	14	0	0	0	100	100	100
SW 94th Ct	0	0	40	0	0	0	100	100	100
SW 169th St	0	0	100	0	0	0	25	75	75
SW 169th St	0	0	88	0	0	0	100	100	100
SW 173rd St	0	0	0	0	0	0	43	100	100
SW 175th Ter	0	0	29	0	0	0	76	95	95
SW 169th St	0	0	13	0	0	0	53	80	80
SW 92nd Ct	0	0	67	0	0	0	40	93	93
W Datura St	0	0	9	0	0	0	100	100	100
SW 92nd Ave	0	0	75	0	0	0	100	100	100
SW 92nd Ct	0	0	30	0	0	0	40	100	100
E Banyan St	0	0	0	0	0	0	38	75	75
SW 92nd Ave	0	0	20	0	0	0	60	100	100
SW 92nd Ave	0	0	100	0	0	0	100	100	100
SW 89th Ct	0	0	40	0	0	0	0	40	40
SW 92nd Ct	0	0	43	0	0	0	100	100	100
SW 173rd Ter	0	0	0	0	0	0	40	100	100
SW 93rd Ave	0	0	50	0	0	0	63	88	88
SW 94th Ave	0	0	54	0	0	0	100	100	100
SW 93rd Ave	0	0	86	0	0	0	100	100	100
SW 93rd Ct	0	0	0	0	0	0	93	100	100
SW 175th Ter	0	0	17	0	0	0	72	94	94
SW 92nd Ct	0	0	28	0	0	0	24	97	97
SW 90th Ave	0	0	53	0	0	7	40	80	80
SW 92nd Ct	0	0	80	0	0	0	0	0	0
SW 172nd Ter	0	0	73	0	0	0	100	100	100
SW 93rd Ct	0	0	31	0	0	0	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 167th St	0	0	56	0	0	0	100	100	100
SW 170th St	0	0	29	0	0	0	71	100	100
SW 93rd Ave	0	0	0	0	0	0	0	86	86
SW 93rd Ave	0	0	25	0	0	0	79	100	100
SW 171st Ter	0	0	83	0	0	0	100	100	100
SW 94th Ave	0	0	55	0	0	0	100	100	100
SW 170th Ln	0	0	63	0	0	0	38	100	100
SW 170th St	0	0	11	0	0	0	0	100	100
SW 176th St	0	0	64	0	0	0	8	52	52
SW 170th St	0	0	0	0	0	0	13	100	100
SW 94th Ave	0	0	50	0	0	0	100	100	100
SW 93rd Ave	0	0	20	0	0	0	0	67	67
SW 174th St	0	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	40	0	0	0	100	100	100
SW 174th St	0	0	0	0	0	0	0	88	88
SW 166th Ter	0	0	56	0	0	0	100	100	100
SW 93rd Ave	0	0	40	0	0	0	13	87	87
SW 94th Ave	0	0	8	0	0	0	92	100	100
SW 92nd Ave	0	0	67	0	0	0	6	94	94
SW 92nd Ave	0	0	8	0	0	0	0	92	92
SW 174th St	0	0	0	0	0	0	0	100	100
SW 92nd Ave	0	0	50	0	0	50	100	100	100
SW 178th Ter	0	0	44	0	0	44	67	100	100
SW 95th Ave	0	0	32	0	0	0	79	100	100
SW 91st Ave	0	0	85	0	0	38	77	100	100
SW 170th St	0	0	0	0	0	0	25	100	100
SW 170th St	0	0	18	0	0	0	100	100	100
SW 174th St	0	0	25	0	0	0	0	50	50
SW 166th Ter	0	0	0	0	0	40	100	100	100
SW 167th Ter	0	0	93	0	0	0	100	100	100
SW 93rd Ave	0	0	86	0	0	0	100	100	100
SW 93rd Ave	0	0	100	0	0	0	100	100	100
SW 93rd Pl	0	0	93	0	0	0	13	100	100
SW 170th St	0	0	0	0	0	0	100	100	100
SW 174th St	0	0	0	0	0	0	0	0	0
SW 174th St	0	0	7	0	0	0	0	42	42
SW 169th St	0	0	50	0	0	0	100	100	100
SW 170th Ln	0	0	91	0	0	0	100	100	100
E Evergreen St	0	0	29	0	0	0	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 93rd Ave	0	0	14	0	0	0	100	100	100
SW 92nd Ave	0	0	31	0	0	0	53	88	88
SW 91st Ave	0	0	50	0	0	0	0	50	50
SW 166th St	0	0	80	0	0	0	100	100	100
SW 93rd Ave	0	0	88	0	0	0	50	100	100
Wayne Ave	0	0	50	0	0	79	100	100	100
SW 94th Ct	0	0	0	0	0	0	100	100	100
E Hibiscus St	0	0	8	0	0	0	100	100	100
E Guava St	0	0	44	0	0	0	89	100	100
SW 94th Ct	0	0	83	0	0	0	50	100	100
SW 178th St	0	0	75	0	0	0	0	50	50
SW 94th Ct	0	0	75	0	0	0	0	100	100
SW 181st Ter	0	0	33	0	0	0	0	100	100
E Indigo St	0	0	7	0	0	7	100	100	100
SW 178th Ter	0	0	25	0	0	0	0	100	100
SW 180th St	0	0	40	0	0	0	0	100	100
SW 180th St	0	0	75	0	0	0	83	100	100
SW 95th Ct	0	0	0	0	0	0	42	100	100
SW 98th Avenue Rd	0	0	88	0	0	0	100	100	100
SW 94th Ct	0	0	0	0	0	0	0	100	100
SW 98th Avenue Rd	0	0	88	0	0	0	100	100	100
SW 94th Ct	0	0	0	0	0	0	0	100	100
SW 94th Ave	0	0	38	0	0	0	0	100	100
SW 181st Ter	0	0	100	0	0	0	0	100	100
SW 93rd Ave	0	0	0	0	0	0	0	100	100
SW 93rd Ave	0	0	50	0	0	0	0	100	100
SW 94th Ct	0	0	0	0	0	57	86	100	100
SW 95th Ct	0	0	0	0	0	0	57	100	100
SW 183rd St	0	0	29	0	0	47	65	100	100
SW 98th Ct	0	0	100	0	0	100	100	100	100
SW 179th Ter	0	0	53	0	0	0	0	100	100
SW 98th Avenue Rd	0	0	58	0	0	100	100	100	100
SW 98th Avenue Rd	0	0	20	0	0	100	100	100	100
SW 181st St	0	0	93	0	0	27	47	87	87
SW 98th Ave	0	0	50	0	0	100	100	100	100
SW 182nd Ter	0	0	20	0	0	0	20	100	100
SW 93rd Pl	0	0	100	0	0	0	0	100	100
SW 95th Ct	0	0	13	0	0	0	25	100	100
SW 178th Ter	0	0	0	0	0	0	0	100	100
Wayne Ave	0	0	33	0	0	100	100	100	100
SW 183rd St	0	0	63	0	0	88	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
SW 181st Ter	0	0	17	0	0	100	100	100	100
SW 98th Ave	0	0	0	0	0	100	100	100	100
E Hibiscus St	0	0	4	0	0	0	58	100	100
SW 178th St	0	0	43	0	0	0	5	100	100
SW 180th St	0	0	28	0	0	0	39	72	72
SW 94th Ave	0	0	0	0	0	0	50	100	100
E Hibiscus St	0	0	0	0	0	0	9	100	100
SW 94th Ave	0	0	18	0	0	0	18	77	77
SW 182nd St	0	0	0	0	0	57	100	100	100
SW 98th Avenue Rd	0	0	13	0	0	0	100	100	100
SW 93rd Ave	0	0	71	0	0	0	0	100	100
SW 182nd St	0	0	0	0	0	0	100	100	100
E Indigo St	0	0	11	0	0	4	59	89	89
SW 183rd St	0	0	29	0	0	46	71	100	100
E Guava St	0	0	38	0	0	0	100	100	100
Wayne Ave	0	0	19	0	0	0	100	100	100
SW 98th Avenue Rd	0	0	20	0	0	40	100	100	100
SW 94th Ave	0	0	14	0	0	43	71	100	100
E Fern St	0	0	14	0	0	0	21	100	100
SW 177th St	0	0	20	0	0	0	73	100	100
SW 181st Ter	0	0	75	0	0	0	0	100	100
SW 181st St	0	0	8	0	0	0	33	83	83
Natural, Cultural, and Historical									
Surface Water Flowlines									
{BF6B7A0F-488E-48D7-85A5-9B6B3C51070E}	100	100	100	100	100	100	100	100	100
138352161	100	100	100	100	100	100	100	100	100
{F0F9D3CF-294E-42C4-8027-712DDB7DE366}	97	100	100	100	100	100	100	100	100
138352153	2	5	98	12	98	100	100	100	100
Cutler Drain Canal Number C-100 A 138359614	0	0	100	0	100	100	100	100	100
Cutler Drain Canal C-100 138359618	0	0	100	0	100	100	100	100	100
Cutler Drain Canal C-100B 138343799	0	0	98	0	98	100	100	100	100
Cutler Drain Canal C-100 138359620	12	12	100	12	100	100	100	100	100
138343803	0	0	100	0	100	100	100	100	100
Cutler Drain Canal Number C-100 138359605	0	0	100	0	100	100	100	100	100
{8E3D12E7-FEEF-48C6-B46C-7BABA5ABF1EE}	0	0	100	0	100	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Cutler Drain Canal Number C-100 A									
Cutler Drain Canal Number C-100 C 138343695	0	0	100	0	100	100	100	100	100
138343800	0	0	100	0	100	100	100	100	100
138343762	0	0	100	0	100	100	100	100	100
138343804	0	0	100	0	100	100	100	100	100
Cutler Drain Canal Number C-100 A 138359617	0	0	100	0	100	100	100	100	100
Cutler Drain Canal Number C-100 A {04F1E9FD-A032-4F76-AFA0-05C7084F94A9}	0	0	100	0	100	100	100	100	100
Cutler Drain Canal Number C-100 A 138359615	0	0	100	0	100	100	100	100	100
Cutler Drain Canal C-100B 138343805	0	0	93	0	93	93	100	100	100
Critical Infrastructure									
Canals and Levees									
C-100A west levee	0	0	83	0	0	92	100	100	100
C-100A south levee	0	0	63	0	0	63	100	100	100
C-100C east levee	0	0	78	0	0	84	100	100	100
C-100A east levee	0	0	82	0	0	87	100	100	100
C-100 north levee	0	0	84	0	0	77	100	100	100
C-100 south levee	0	0	83	0	0	72	100	100	100
C-100 south levee	0	0	72	0	0	60	100	100	100
C-100B north levee	0	0	72	0	0	92	100	100	100
C-100 west levee	0	0	54	0	0	87	100	100	100
C-100A east levee	0	0	57	0	0	74	100	100	100
C-100A west levee	0	0	76	0	0	83	100	100	100
C-100A west levee	0	0	91	0	0	96	100	100	100
C-100A east levee	0	0	86	0	0	95	100	100	100
C-100C west levee	0	0	77	0	0	68	100	100	100
C-100A south levee	0	0	77	0	0	77	100	100	100
C-100 north levee	0	0	24	0	0	17	69	94	100
C-100A west levee	0	0	77	0	0	82	100	100	100
C-100C east levee	0	0	15	0	0	46	100	100	100
C-100C north levee	0	0	64	0	0	64	100	100	100
C-100 west levee	0	0	0	0	0	0	67	100	100
C-100B south levee	0	0	66	0	0	76	99	100	100
C-100C west levee	0	0	100	0	0	100	100	100	100
C-100C north levee	0	0	97	0	0	97	100	100	100
C-100C south levee	0	0	100	0	0	100	100	100	100

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
C-100 north levee	0	0	20	0	0	20	100	100	100
C-100C north levee	0	0	80	0	0	83	100	100	100
C-100 south levee	0	0	20	0	0	20	100	100	100
C-100C east levee	0	0	50	0	0	0	100	100	100
C-100 north levee	0	0	29	12	12	12	65	82	100
C-100 south levee	0	0	25	8	11	17	50	75	97
C-100B north levee	0	0	80	0	0	87	87	100	100

4.3 POLYGON FEATURES

Asset	2070 Conditions								
	2070 SLR - Low	2070 SLR – High	25yr/ SLR (2ft)	SS/5yr/2070 SLR – Low	SS/5yr/2070 SLR – High	SS/100yr/2070 SLR – Low	SS/100yr/2070 SLR – High	SS/1,000yr/2070 SLR – Low	SS/1,000yr/2070 SLR – High
Critical Infrastructure									
Stormwater Ponds									
Asset ID: 3090206079461	0	0	98	0	100	100	100	100	100
Asset ID: 3090206079467	0	0	98	0	100	100	100	100	100
Asset ID: 3090206079470	0	0	19	0	98	100	100	100	100
Asset ID: 3090206079469	95	98	96	100	100	100	100	100	100
Asset ID: 3090206050103	0	99	99	100	100	100	100	100	100
Asset ID: 3090206050100	0	0	78	0	0	100	100	100	100
Natural, Cultural, Historic									
Conservation Areas									
Coral Reef Park	0	0	0	0	71	94	100	100	100
Deering Estate at Cutler	28	31	30	33	48	90	99	100	100
Deering Estate North Addition	88	98	95	99	100	100	100	100	100
Ludlam Pineland	0	0	0	0	0	27	96	100	100
Deering Estate Powers Addition	0	0	26	0	55	100	100	100	100
Bill Sadowski Park	0	0	0	0	35	97	98	99	99
Deering Estate South Addition	20	24	21	32	35	78	94	100	100
Biscayne National Park	78	95	81	100	100	100	100	100	100
Subtropical Horticultural Research Station	0	0	3	18	20	62	86	100	100
Chapman Field Park	0	0	0	11	11	11	11	100	100
Biscayne Coastal Wetlands	66	100	88	100	100	100	100	100	100
C100/Bayfront Property (Hass)	0	2	0	58	61	98	99	100	100
Historical and Cultural Structures									
OLD CUTLER ROAD HISTORIC HIGHWAY	1	2	2	8	37	93	100	100	100
CHARLES DEERING ESTATE	30	33	32	35	50	90	99	100	100
US-1	0	0	0	0	0	0	6	67	67
S.W. 72ND AVENUE ROAD SEGMENT	0	0	0	0	0	90	100	100	100
National Parks									
Biscayne National Park	77	94	79	100	100	100	100	100	100
Surface Waters									
Biscayne Bay	0	0	23	0	0	99	100	100	100
USGS Lake/Pond	95	99	98	99	99	99	99	99	99
Wetlands									
6120: Mangrove Swamp – 1	94	99	97	100	100	100	100	100	100

6120: Mangrove Swamp – 2	97	99	98	99	99	99	99	99	99
6120: Mangrove Swamp – 3	55	99	73	100	100	100	100	100	100
6120: Mangrove Swamp – 4	70	99	91	100	100	100	100	100	100
6170: Mixed Wetland Hardwoods	0	95	44	100	100	100	100	100	100
6172: Mixed Shrubs – 1	88	99	94	100	100	100	100	100	100
6172: Mixed Shrubs – 2	86	97	95	100	100	100	100	100	100

AGENDA ITEM NO. 14.E

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE: July 7, 2025

SUBMITTED BY: Missy Arocha, Village Council

ITEM TYPE: Resolution

AGENDA SECTION: RESOLUTIONS WITH PUBLIC COMMENT

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUIRING VILLAGE COUNCIL APPROVAL OF OUTSIDE COUNSEL THAT COMBINES LEGAL SERVICES WITH LOBBYING SERVICES EXCEEDING FIFTY THOUSAND ($50,000) DOLLARS; REQUIRING BILLING STATEMENTS ITEMIZING LEGAL SERVICES SEPARATELY FROM LOBBYING SERVICES; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore)*

SUGGESTED ACTION:

ATTACHMENTS:
Reso-Outside Counsel Lobbying & Legal Services

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUIRING VILLAGE COUNCIL APPROVAL OF OUTSIDE COUNSEL THAT COMBINES LEGAL SERVICES WITH LOBBYING SERVICES EXCEEDING FIFTY THOUSAND ($50,000) DOLLARS; REQUIRING BILLING STATEMENTS ITEMIZING LEGAL SERVICES SEPARATELY FROM LOBBYING SERVICES; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore)*

WHEREAS, it is the responsibility of the Village Council and its Charter Officers to provide total transparency in all aspects of government business, including the provision of legal and lobbying services; and

WHEREAS, to provide the public with the cost of legal services and the cost of lobbying services, an outside counsel retained for legal services combined with lobbying services in excess of Fifty Thousand ($50,000.00) dollars shall be approved by Village Council, and its legal fees shall be separately itemized from lobbying costs in billing statements using standard legal billing practices stating dates, hours, and value for legal work performed.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

Section 1. That the above recitals are incorporated as if set forth in full.

Section 2. The Village Council determines that it is in the best interest of the public to ensure transparency in lobbying and legal services by requiring Village Council approval of outside counsel that combines legal services with lobbying services exceeding $50,000.00.

Section 3. Outside counsel that is retained for combining legal services and lobbying services in excess of $50,000.00 shall itemize legal fees separately from lobbying fees in billing statements, using standard legal billing practices specifying dates, hours, description of work performed, and dollar value.

PASSED and **ADOPTED** this 2nd of June, 2025.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

AGENDA ITEM NO. 14.F

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING THE "PALMETTO BAY ADOPT-A-PET PROGRAM" TO REIMBURSE RESIDENTS FOR ADOPTION FEES WHEN ADOPTING PETS FROM MIAMI-DADE COUNTY ANIMAL SERVICES; ALLOCATING FUNDS FOR THIS PURPOSE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*
SUGGESTED ACTION:	

ATTACHMENTS:
Reso-Adopt-A-Pet Program

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING THE "PALMETTO BAY ADOPT-A-PET PROGRAM" TO REIMBURSE RESIDENTS FOR ADOPTION FEES WHEN ADOPTING PETS FROM MIAMI-DADE COUNTY ANIMAL SERVICES; ALLOCATING FUNDS FOR THIS PURPOSE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Marsha Matson)*

WHEREAS, the Village of Palmetto Bay recognizes the joy and companionship that comes with adopting a pet enriching the lives of residents and fostering a stronger sense of community and well-being; and,

WHEREAS, Miami-Dade County Animal Services operates as a no-kill shelter, dedicated to providing care, safety, and second chances to countless animals in need, but relies heavily on adoption to continue its lifesaving mission; and,

WHEREAS, adoption from this shelter not only saves lives but also helps reduce overcrowding, ensuring every animal has the opportunity to find a loving home; and,

WHEREAS, to encourage more Palmetto Bay residents to adopt pets from Miami-Dade County Animal Services, the Village Council desires to establish the "Palmetto Bay Adopt-A-Pet Program," a reimbursement initiative to cover adoption fees up to a total allocation of Ten Thousand Dollars ($10,000); and,

WHEREAS, the adoption fees at the Miami-Dade County Animal Services are as follows: Puppies under four (4) months old, Eighty-five Dollars ($85); dogs four (4) months and older, Sixty-five Dollars ($65); and, cats and kittens, Thirty-five Dollars ($35). These fees include but are not limited to vaccinations, microchip, de-worming, and spay-neuter surgery as deemed appropriate; and,

WHEREAS, this program supports the Village's commitment to animal welfare, community health, and responsible pet ownership.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

Section 1. That the above recitals are incorporated as if set forth in full.

Section 2. The "Palmetto Bay Adopt-A-Pet Program" is hereby established to reimburse Palmetto Bay residents for their adoption fees paid to Miami-Dade County Animal Services, subject to program guidelines and fund availability.

Section 3. The Village Council authorizes the allocation of up to Ten Thousand Dollars ($10,000) to fund the reimbursement program.

Section 4. The Village Manager is authorized to implement the program, establish application procedures, and promote awareness to maximize community participation.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED and **ADOPTED** this 7th day of July, 2025.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

AGENDA ITEM NO. 14.G

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING TREE PRESERVATION PROTOCOLS FOR ALL VILLAGE-OWNED OR LEASED PROPERTY; REQUIRING EARLY IDENTIFICATION OF TREE RESOURCES DURING PROJECT PLANNING; PRIORITIZING ON-SITE PROTECTION AND PRESERVATION OF SPECIMEN TREES CONSISTENT WITH THE VILLAGE CODE AND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); ESTABLISHING KEY PERFORMANCE INDICATORS AND REPORTING REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*
SUGGESTED ACTION:	

ATTACHMENTS:

Reso-Tree Preservation Program

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING TREE PRESERVATION PROTOCOLS FOR ALL VILLAGE-OWNED OR LEASED PROPERTY; REQUIRING EARLY IDENTIFICATION OF TREE RESOURCES DURING PROJECT PLANNING; PRIORITIZING ON-SITE PROTECTION AND PRESERVATION OF SPECIMEN TREES CONSISTENT WITH THE VILLAGE CODE AND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); ESTABLISHING KEY PERFORMANCE INDICATORS AND REPORTING REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

WHEREAS, the Village Council recognizes that trees constitute critical green infrastructure, providing shade, storm-water management, habitat, and enhanced community aesthetics; and

WHEREAS, Section Sec. 30-100.4 of the Village Code of Ordinances and CDMP Policy Conservation & Sustainability Elements Part Two Objectives A, B, and C, identify specimen trees and mandate their protection whenever feasible; and

WHEREAS, Village capital projects occasionally require the removal or relocation of trees, but best practices dictate that healthy trees, especially specimen trees, be preserved in place wherever possible; and

WHEREAS, proactive identification and assessment of tree resources at the earliest stage of project planning allows designers to integrate trees into project requirements and avoid unnecessary impacts; and

WHEREAS, the Village Council desires to formalize tree preservation protocols, establish training for staff and contractors, and measure performance through quantifiable indicators; and

WHEREAS, the Village Council finds that this Resolution is in the best interest and welfare of the residents of the Village of Palmetto Bay.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. ADOPTION OF TREE PRESERVATION PROTOCOLS.

(a) **Scope.** This Resolution applies to all projects on property that is owned, leased, or otherwise controlled by the Village of Palmetto Bay ("Village projects").

(b) **Tree Resource Survey.** At the concept or pre-design phase of every Village project, the initiating department shall commission an on-site survey and assessment by a Florida-licensed Landscape Architect, an ISA-Certified Arborist, or equivalent professional, and, when appropriate, a qualified biologist. The survey shall identify:

1. Species, diameter at breast height (DBH), and canopy spread of each tree ≥ 3 inches DBH;

2. Health and structural condition per ISA standards;

3. Specimen trees as defined in the Village Code and CDMP;

4. Nuisance or hazardous trees recommended for removal.

(c) **Preservation Hierarchy.** Project design teams shall adhere to the following hierarchy, in order of priority:

1. Preserve trees, especially specimen trees, in their existing location;

2. Where preservation in place is infeasible, relocate healthy trees on-site;

3. As a last resort, relocate trees to other Village property or, if relocation is not feasible, remove and mitigate pursuant to the Village Code.

(d) **Documentation.** The survey, preservation plan, and any mitigation calculations shall be submitted to the Village Environment & Sustainability Division for review and approval prior to Site Plan or Building Permit issuance.

Section 3. TRAINING.

(a) The Village Manager, through the Public Works and Parks Departments, shall provide annual training on the requirements of this Resolution to:

1. Capital project managers and inspectors;

2. Design consultants and construction contractors engaged by the Village;

3. Staff responsible for landscape maintenance of Village property.

Section 4. KEY PERFORMANCE INDICATORS (KPIs) AND REPORTING.

(a) The Village Manager shall track and report to the Council each regular council meeting in April, beginning in 2026, the following KPIs for the preceding calendar year:

1. Number of individuals completing the training required in Section 2;

2. Number of Village projects initiated or completed that fully complied with the protocols established herein;

3. Total number of trees surveyed, number of trees preserved in place, number of trees relocated, number of specimen trees preserved, and number of trees removed;

(b) The annual report shall include a narrative analysis of challenges, lessons learned, and recommendations for improvement.

Section 4. IMPLEMENTATION.

(a) The Village Manager is authorized to develop administrative guidelines, standard operating procedures, and forms necessary to implement this Resolution.

Section 5. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this 7th day of July, 2025.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

AGENDA ITEM NO. 14.H

Item Cover Page

REGULAR COUNCIL AGENDA ITEM REPORT

DATE:	July 7, 2025
SUBMITTED BY:	Missy Arocha, Village Attorney's Office
ITEM TYPE:	Resolution
AGENDA SECTION:	RESOLUTIONS WITH PUBLIC COMMENT
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE SETTLEMENT OF THE CASE OF STEPHEN CODY. V. VILLAGE OF PALMETTO BAY AND MARK MERWITZER; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Councilmember Steve Cody)*
SUGGESTED ACTION:	

ATTACHMENTS:

Exhibit A-Offer of Settlement
Exhibit B-Mutual Release Agreement
Exhibit C-VPB Motion to Dismiss-JHernandez
Reso-Settlement_SMC_v_VPB_SC.pdf

IN THE COUNTY COURT OF THE 11TH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

CASE NO. 2025-063470-CC-26

STEPHEN CODY,

Plaintiff

vs

VILLAGE OF PALMETTO BAY, FLORIDA and MARK MERWITZER,

Defendants.

OFFER OF SETTLEMENT TO VILLAGE OF PALMETTO BAY ONLY PURSUANT TO RULE 1.442, F.R.Civ. P.

Plaintiff Stephen Cody hereby gives notice of service of an offer of settlement between Plaintiff and the Village of Palmetto Bay, solely, and states:

1. This is an offer of settlement to the Village of Palmetto Bay (hereinafter "the Village"), made pursuant to Rule 1.442 of the Florida Rules of Civil Procedure by Stephen Cody (hereinafter "Cody") in the case styled *Stephen Cody v. Village of Palmetto Bay and Mark Merwitzer*, filed in the County Court of Miami-Dade County, Florida, Case Number 25-63470 CC 26 (hereinafter "the Action").

2. Please note that this offer of settlement **does not** extend to Defendant Mark Merwitzer (hereinafter Merwitzer").

3. This proposal resolves all claims Cody could be awarded in a final declaratory judgment under Section 86.011, Fla. Stat., against the Village in the Action as well as any supplemental relief that could be awarded in the Action pursuant to Section 86.061, Fla. Stat.

4. The condition of this settlement is that the Village will adopt a Resolution (hereinafter "the Resolution") stating that:

a. Merwitzer failed to take the oath of office on December 9, 2024 for the position for Vice Mayor of the Village because County Commissioner Danielle Cohen Higgins was not authorized to administer an oath under Section 92.50(1), Florida Statutes; and

b. Merwitzer failed to complete taking the oath of office for Vice Mayor on December 11, 2025 from Village Clerk Missy Arocha because he never signed a written oath form in the direct presence of Clerk Arocha nor had his signature countersigned by Clerk Arocha on December 11, 2024 and that his attempt to take the oath is a nullity; and

c. Merwitzer appeared at the office of Clerk Arocha on December 16, 2024 prior to the scheduled Zoning Meeting but refused to recite the oath from Clerk Arocha and would only sign the oath form without taking the oath, whereafter Clerk Arocha merely acknowledged his signature, which the parties agree was not a valid taking of the oath of office by Merwitzer; and

d. To the date of the adoption of this Resolution, Merwitzer has not taken the oath of office for Vice Mayor in the manner prescribed by law; and

e. A total of more than 100 days have elapsed from December 9, 2024 to the date of the adoption of this Resolution.

5. There are no monetary terms of this proposal and Cody and the Village will release each other from any monetary damages which may have arisen out of the events detailed in the Complaint in the Action.

6. There are no monetary terms of this proposal for punitive damages and Cody and the Village will release each other from any punitive damages arising out of the events detailed in the Complaint in the Action.

7. Upon adoption of the Resolution incorporating the terms set forth in Paragraphs 4a through and including 4e hereof and the exchange of the releases regarding general damages and punitive damages set forth in Paragraphs 5 and 6 hereof, Cody shall cause a Notice of Dismissal with Prejudice, as against the Village only, to be filed on the docket of the Action with the Clerk of the Couty Court of Miami-Dade County, Florida.

8. The parties understand and agree that the litigation in this case can and will continue against Merwitzer.

9. Both Cody and the Village shall bear their own attorneys' fees and costs.

10. This offer shall remain open until July 14, 2025 at noon Eastern Daylight Savings Time.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was sent via email to Norman Waas, Esq. and to Jessica Hernandez, Esq., counsel for Village of Palmetto Bay, this May 21, 2025.

STEPHEN CODY, *pro se*
15835 SW 91ST Court
Palmetto Bay, FL 33157
Email: stevecody63@yahoo.com
Phone: 786-252-6918

_____

MUTUAL RELEASE AGREEMENT

This Mutual Release Agreement is entered into on _____, by and between STEPHEN CODY, 15835 SW 91st Court, Palmetto Bay, Florida, 33157 and VILLAGE OF PALMETTO BAY, a Florida municipal corporation, 9705 E. Hibiscus Street, Palmetto Bay, Florida, 33157.

Purpose:

This Release is intended to affect the termination of any duties, advantages, and obligations by either party as hereinafter described.

Recitals:

WHEREAS, disputes and differences have arisen between the parties with respect to the case of STEPHEN CODY v. VILLAGE OF PALMETTO BAY, filed in the County Court in and for Miami-Dade County, Florida, Case Number 2025-063470-CC-26 ("the Case") on April 10, 2025. A copy of the Complaint in the Case attached hereto as Exhibit A. Both parties have agreed to settle said disputes and differences set forth in the Case by executing this mutual release;

WHEREAS, both parties recognize that by the execution of this mutual release, they are relinquishing their respective legal rights with reference to the herein mentioned disputes and differences, both parties agree that in consideration of this execution of this mutual release, STEPHEN CODY and the VILLAGE OF PALMETTO BAY expressly release the other party from all liability for claims and/or demands which may have arisen or which may arise from the Complaint filed in the Case in the Complaint attached hereto;

WHEREAS, the Parties to this Release desire to provide releases under the terms and conditions set forth in this Release; and

NOW, THEREFORE, in consideration of the exchange of mutual releases as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

Witnesseth:

1. STEPHEN CODY does hereby release, cancel, forgive and forever discharge VILLAGE OF PALMETTO BAY, a Florida municipal corporation, and its successors and assigns, from all actions, claims, demands, damages, obligations, liabilities, controversies and executions, of any kind or nature whatsoever, whether known or unknown, whether suspected or not, which have arisen, or may have arisen, or shall arise by reason of the actions set forth in Complaint attached hereto and filed in the Case.

2. The VILLAGE OF PALMETTO BAY, a Florida municipal corporation, does hereby release, cancel, forgive and forever discharge STEPHEN CODY, his successors, heirs, and

assigns from all actions, claims, demands, damages, obligations, liabilities, controversies and executions, of any kind or nature whatsoever, whether known or unknown, whether suspected or not, which have arisen, or may have arisen, or shall arise by reason of the actions set forth in Complaint attached hereto and filed in the Case.

3. This Release shall not act as a release of Mark Merwitzer in any capacity for any of the actions set forth in Complaint attached hereto in the Case whatsoever.

Applicable Law:

This Release shall be construed under and in accordance with the laws of the Florida.

Legal Construction:

In the event any one or more of the provisions contained in this Release shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision. This Release shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it. The provisions of this Release must be read as a whole and are not severable and/or separately enforceable by either party hereto.

Signatures:

This Release shall be executed by STEPHEN CODY and by Nick Marano, Village Manager on behalf of the VILLAGE OF PALMETTO BAY, a Florida municipal corporation.

_____ Dated:_____
STEPHEN CODY

VILLAGE OF PALMETTO BAY

By:_____ Dated:_____
Nick Marano, Village Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE, ss:

The foregoing Mutual Release was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, _____ by _____, who is ☐ personally known to me or ☐ who has produced _____ as identification.

_____
Signature of person taking acknowledgment

_____
Name typed, printed, or stamped

STATE OF FLORIDA,
COUNTY OF MIAMI-DADE, ss:

The foregoing Mutual Release was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, _____ by _____, on behalf of the VILLAGE OF PALMETTO BAY who is ☐ personally known to me or ☐ who has produced _____ as identification.

_____
Signature of person taking acknowledgment

_____
Name typed, printed, or stamped

IN THE COUNTY COURT OF THE 11TH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

COUNTY CIVIL DIVISION
Case No.: 2025-063470-CC-26

STEPHEN CODY, individually and as a Member of the Palmetto Bay Village Council,

Plaintiff,

vs.

VILLAGE OF PALMETTO BAY, FLORIDA, a Florida municipal corporation and MARK MERWITZER, individually,

Defendants.
_____/

VILLAGE OF PALMETTO BAY'S MOTION TO DISMISS WITH PREJUDICE

The Defendant, VILLAGE OF PALMETTO BAY, by and through its undersigned counsel, files its Motion to Dismiss with Prejudice, and in support thereof states as follows:

INTRODUCTION

1. This is an action for declaratory and injunctive relief arising out of the swearing-in of Village of Palmetto Bay Vice-Mayor MARK MERWITZER.

2. Plaintiff asks this Court to declare that MARK MERWITZER was not properly sworn into office.

3. Plaintiff further asks this Court to declare that all legislative acts taken by MARK MERWITZER in his capacity as Vice-Mayor are null and void.

4. Finally, Plaintiff asks this Court to afford injunctive relief by (i) barring MARK MERWITZER from acting as Vice-Mayor until he is properly sworn in, (ii) ordering the VILLAGE OF PALMETTO BAY to make a list of all actions taken by MARK MERWITZER in his capacity as Vice-Mayor, (iii) ordering the VILLAGE OF PALMETTO BAY to make a list of all votes cast by MARK MERWITZER in his capacity as Vice-Mayor, and (iv) ordering that the VILLAGE OF PALMETTO BAY retroactively amend all meeting minutes to reflect that MARK MERWITZER was not the Vice-Mayor.

5. Plaintiff is not entitled to declaratory relief because he has failed to plead—and cannot plead—that a bona fide dispute exists. This is because the *de facto* officer doctrine cures any defect in the swearing in of MARK MERWITZER. This doctrine makes clear that where the only defect in an elected official's title is a failure to comply with a requirement such as executing an oath, the official may continue to serve—and their public acts are, and remain, valid. Plaintiff's Complaint makes clear that MARK MERWITZER is serving as Vice-Mayor as a consequence of a known and valid election. *See* Compl. at ¶ 11, attached as Exhibit "A." The only defect alleged by Plaintiff concerns the oath of office. Even assuming arguendo that such a defect exists (which it does not), same (i) does not

serve as a bar to MARK MERWITZER acting as Vice-Mayor, and (ii) does not invalidate MARK MERWITZER's public acts as Vice-Mayor.

6. Notwithstanding the foregoing, the VILLAGE OF PALMETTO BAY notes (for purposes of completion) that when measured against the governing authority, the facts alleged by Plaintiff fail to show a deficiency in the swearing in of MARK MERWITZER. Because Plaintiff's factual allegations do not support that there is a genuine issue for this Court to adjudicate, dismissal is appropriate.

7. Finally, although Plaintiff asks for an injunction in his prayer for relief, he fails to plead a separate claim for an injunction. In any event, he is not entitled to the requested to an injunction given the *de facto* officer doctrine.

8. Because amendment of the Complaint would be futile, this Court should dismiss the Complaint with prejudice.

MEMORANDUM OF LAW

A. Motion to Dismiss Standard

As per the Florida Supreme Court, "[t]he function of a motion to dismiss a complaint is to raise as a question of law the sufficiency of the facts *alleged* to state a cause of action." *See Connolly v. Sebeco, Inc.,* 89 So. 2d 482 (Fla. 1956). In evaluating a motion to dismiss, the court confines its consideration to the four corners of the complaint and must accept all well-pleaded allegations as true. *See Alvarez v. E&A Produce Corp.,* 708 So. 2d 997, 999 (Fla. 3d DCA 1998); *see also*

Abrams v. General Insurance Co., 460 So. 2d 572 (Fla. 3d DCA 1984).

Significantly, "[t]o survive a motion to dismiss, a complaint must allege a ***prima facie case***." *Alvarez,* 708 So. 2d at 999 (Fla. 3d DCA 1998) (emphasis added). "Whether a prima facie case has been pled depends on the sufficiency of the plaintiff's allegations of fact, excluding the bare conclusions of the plaintiff." *Id.*; *see also Frank v. Lurie,* 157 So. 2d 431 (Fla. 2d DCA 1963).

When ruling upon a motion to dismiss, the proper inquiry is whether, even if all the allegations in the complaint are accepted as true, the allegations are sufficient to establish a legal cause of action entitling the plaintiff to the requested relief. *See Fox v. Professional Wrecker Operators of Florida, Inc.,* 801 So. 2d 175, 178 (Fla. 5th DCA 2001).

A court's analysis when ruling upon a motion to dismiss necessarily involves examining whether a plaintiff has pled the elements of their claim as well as facts that support said elements; it is well settled that "[t]he complaint ***must set out the elements and the facts that support them*** so that the court and the defendant can clearly determine what is being alleged." *Barrett v. City of Margate*, 743 So. 2d 1160, 1162 (Fla. 4th DCA 1999) (emphasis added); *see also Bell Atlantic Corp. v. Twombly,* 550 US 544 (2007) (noting that "a plaintiff's obligation to provide the 'grounds' of his 'entitle[ment] to relief' requires more than labels and conclusions, and ***a formulaic recitation of a cause of action's elements will***

not do" (emphasis added)); *Clark v. Boeing Company,* 395 So. 2d 1226, 1229 (Fla. 3d DCA 1981) ("Pleadings must contain ultimate facts supporting each element of the cause of action. Mere conclusions are insufficient.").

To state a cause of action, a complaint must comply with Fla. R. Civ. P. 1.110. *Pizzi v. Central Bank and Trust Company,* 250 So. 2d 895, 896 (Fla. 1971). Fla. R. Civ. P. 1.110(b) requires that a pleading contain the following:

> (1) a short and plain statement of the grounds upon which the court's jurisdiction depends, unless the court already has jurisdiction and the claim needs no new grounds of jurisdiction to support it, (2) a short and plain statement of the ultimate facts showing that the pleader is entitled to relief, and (3) a demand for judgment for the relief to which the pleader deems himself or herself entitled. Relief in the alternative or of several different types may be demanded. Every complaint shall be considered to demand general relief.

Finally, "[w]hether a prima facie case has been pled depends on the ***sufficiency of the plaintiff's allegations of fact, excluding the bare conclusions of the plaintiff***." *Alvarez v. E & A Produce Corp.,* 708 So. 2d 997, 999-1000 (Fla. 3d DCA 1998) (emphasis added).

B. Plaintiff's factual allegations do not support that there is a genuine issue for this Court to adjudicate.

i. Declaratory Judgment Standard

Pursuant to § 86.021, Fla. Stat., plaintiffs are entitled to declaratory relief under the following circumstances:

> Any person claiming to be interested or who may be in doubt about his or her rights under a deed, will, contract, or other article, memorandum, or instrument in writing or whose rights, status, or other equitable or legal relations are affected by a statute, or any regulation made under statutory authority, or by municipal ordinance, contract, deed, will, franchise, or other article, memorandum, or instrument in writing may have determined any question of construction or validity arising under such statute, regulation, municipal ordinance, contract, deed, will, franchise, or other article, memorandum, or instrument in writing, or any part thereof, and obtain a declaration of rights, status, or other equitable or legal relations thereunder.

The Florida Supreme Court has stated that individuals seeking declaratory relief must show the following:

> there is a bona fide, actual, present practical need for the declaration; that the declaration should deal with a present, ascertained or ascertainable state of facts or present controversy as to a state of facts; that some immunity, power, privilege or right of the complaining party is dependent upon the facts or the law applicable to the facts; that there is some person or persons who have, or reasonably may have an actual, present, adverse and antagonistic interest in the subject matter, either in fact or law; that the antagonistic and adverse interest are all before the court by proper process or class representation and that the relief sought is not merely the giving of legal advice by the courts or the answer to questions propounded from curiosity. ***These elements are necessary in order to maintain the status of the proceeding as being judicial in nature and therefore within the constitutional powers of the courts.***

Martinez v. Scanlan, 582 So. 2d 1167, 1170 (Fla. 1991) (emphasis added).

ii. Because the *de facto* officer doctrine cures any defect in the swearing in of MARK MERWITZER, Plaintiff has not pled—and cannot plead—a *prima facie* case for declaratory relief.

As noted by the Florida Supreme Court, "[a] de facto officer is '[o]ne who,

while in actual possession of the office, is not holding such in a manner prescribed by law.'" *Fla. Bar v. Sibley,* 995 So. 2d 346, 351 (Fla. 2008). A *de facto* officer "exercise[s] the functions of office under color of title, in full view of the public, and in such manner and under circumstances of reputation or acquiescence that would suggest no ineligibility." *Id.* Significantly, "[a] de facto officer exercising the functions of office in consequence of a known and valid appointment or election may serve ***if the only defect in title is a failure to comply with some requirement or condition such as executing an oath or doing so in accordance with a prescribed form.***" *Id.* (emphasis added).

In *Sibley*, the plaintiff "challenge[d] the authority and power of some Supreme Court justices to act as constitutional judicial officers." *Id.* at 347. The plaintiff argued that "the referee who presided in his Bar discipline case and all but one of the justices of th[e] [Florida Supreme] Court [were] without authority to act because they ha[d] allegedly failed to properly execute loyalty oaths to serve as constitutional judicial officers with their respective courts." *Id.* at 347-48. The plaintiff highlighted the lack of notarized oaths under § 876.05, Fla. Stat. *Id.* at 348-49. The Florida Supreme Court observed that "a majority of the Court fulfilled the statute's requirements long before [the plaintiff's] case arose, and all of them had by the time of Sibley's suspension." *Id.* at 349. It further noted that under the Florida Constitution, a ***notarized*** oath was not required. Rather, justices "devote

personal attention to the duties of the office" upon ***reciting*** their oath of office. *Id.* Finally, the Florida Supreme Court stated that "even if the referee or any of the justices inadvertently failed to comply with the technical requirements of section 876.05 by executing a loyalty oath in writing . . . the de facto officer doctrine, which has been long established in Florida, would nevertheless cure any defect." *Id.*

In so ruling, the Florida Supreme Court noted the public policy reasons underpinning the doctrine:

> The de facto officer doctrine was "engrafted on the law for [reasons of] public policy and necessity, in order that the interest of the public and others dealing with the officer might be protected." *Hawthorne,* 28 So. 2d at 593; *see also Sawyer v. State,* 94 Fla. 60, 113 So. 736, 744 (Fla. 1927). As a practical matter, the public is entitled to rely upon the official acts of a person who is exercising the duties of an office and should not be required to inquire regarding an officer's qualifications. Consequently, "[t]he law validates the acts of de facto officers as to the public and third persons on the ground that, though not officers de jure, they are in fact officers whose acts public policy requires should be considered valid." *Sawyer,* 113 So. at 744. In other words, "[a] de facto officer's acts are as valid and binding upon the public or upon third persons as those of an officer de jure." *Kane v. Robbins,* 556 So. 2d 1381, 1385 (Fla. 1989) (on rehearing).

Id. at 351. The court also cited approvingly to its earlier decision in *State ex rel. Bisbee v. Bd. of County Canvassers,* 17 Fla. 9, 16 (1878), where it held that an election inspector's return of the oath bearing an unsigned jurat did not invalidate the official's public acts.

Of note, the Florida Supreme Court has repeatedly cited favorably to its decision in *Sibley* as a basis for denying petitions for writ of quo warranto. *See Hutchison v. Northcutt,* 25 So. 3d 1222 (Fla. 2009); *Lloyd v. Foster,* 9 So. 3d 614 (Fla. 2009); *Coulliette v. Wright,* 4 So. 3d 676 (Fla. 2009).

In the case at bar, the only defect concerns an alleged failure to properly "execut[e] an oath or do[] so in accordance with a prescribed form." Hence, *Sibley* is directly on point and makes clear that even if there was a defect in the swearing in of MARK MERWITZER, such defect is cured under the *de facto* officer doctrine, which states that an officer exercising the functions of office in consequence of a known and valid election may serve. Plaintiff's own Complaint reflects that MARK MERWITZER is indeed exercising the functions of vice-mayor in consequence of a known and valid election:

> In 2024, MERWITZER ran for the office of Vice Mayor against incumbent Leanne Tellam and MERWITZER received a majority of votes in the election and was subsequently declared the winner by the Miami-Dade County Canvassing Board on or around November 15, 2024.

See Exhibit "A" at ¶ 11.

Thus, under *Sibley* and *State ex rel. Bisbee*, not only may MARK MERWITZER continue to serve, but his public acts are, and remain, valid. On this basis alone, the instant lawsuit must be dismissed. Nevertheless, to avoid waiving any arguments, the VILLAGE OF PALMETTO BAY discusses additional grounds

for dismissal below.

iii. Factually, Plaintiff has not pled a *prima facie* case for declaratory relief.

As contemplated by Section 2.3 of the Village Charter, a vice-mayor must be sworn into office; the process of being sworn in marks the conclusion of the predecessor's term, and it marks the commencement of the successor's term.

Pursuant to § 92.50(1), Fla. Stat., "[o]aths, affidavits, and acknowledgments required or authorized under the laws of this state . . . may be taken or administered by or before any judge, clerk, or deputy clerk of any court of record within this state, including federal courts, or by or before any United States commissioner or any notary public within this state." Moreover, "[t]he jurat, or certificate of proof or acknowledgment, shall be authenticated by the signature and official seal of such officer or person taking or administering the same." *Id.*

In the case at bar, Plaintiff submits that a vice-mayor must not only ***take*** their oath of office before a judge, clerk, deputy clerk, United States commissioner, or notary public (hereinafter collectively referred to as "a person authorized to administer oaths"), but they must also have their oath ***administered*** by a person authorized to administer oaths. Plaintiff's position is refuted by the plain text of the very statute he relies upon. Section § 92.50(1)—which is written in the disjunctive—states that an oath may be taken before, or administered by, a person

authorized to administer oaths. Hence, § 92.50(1) is satisfied upon ***the occurrence of either*** (i) taking an oath in the presence of a judge, clerk, deputy clerk, United States commissioner, or notary public, or (ii) having an oath administered by such an individual. Concluding otherwise requires ignoring the plain language of § 92.50(1). It also requires setting aside the principle that "[a] statute should be interpreted to give effect to every clause in it, and to accord meaning and harmony to all of its parts," and that "[a] single word or provision of a statute cannot be read in isolation." *Valencia Res. Homeowners Ass'n v. Boynton Beach Assocs., XIX, LLLP,* 278 So. 3d 714 (Fla. 4th DCA 2019) (quoting *Giamberini v. Dep't of Fin. Servs.*, 162 So. 3d 1133, 1136 (Fla. 4th DCA 2015)).

As set forth in Plaintiff's Complaint, during the swearing-in ceremony on December 9, 2024, MARK MERWITZER took his oath of office. *See* Exhibit "A" at ¶ 25. The oath was administered by Miami-Dade County Commissioner Danielle Cohen Higgins. *Id.* Even accepting as true (as must be done for purposes of the instant motion) Plaintiff's allegations that Commissioner Cohen Higgins is not authorized to administer oaths, Plaintiff's allegations make clear that MARK MERWITZER indeed took his oath in the presence of a person authorized to administer oaths: Village Clerk Missel "Missy" Arocha, a notary public who attended the swearing-in ceremony. *Id.* at ¶ 38.

Moreover, in accordance with § 92.50(1), Commissioner Cohen Higgins and

MARK MERWITZER signed a document titled "Oath Requirement for Elected Office," which set forth the recited oath. *See* Exhibit "B" to Plaintiff's Complaint. Ms. Arocha thereafter acknowledged the signed instrument, as contemplated by § 117.04, Fla. Stat.: "A notary public is authorized to take the acknowledgments of deeds and other instruments of writing for record, as fully as other officers of this state." *See id.* Although Plaintiff contends that such an acknowledgment is not permitted under § 117.03, Fla. Stat., Plaintiff misconstrues this statute.

Section 117.03 merely bars a notary public from taking an acknowledgment of execution "***in lieu*** of an oath if an oath is required." (emphasis added). Hence, if MARK MERWITZER had not taken his oath of office, § 117.03 would have precluded Ms. Arocha from acknowledging his signed Oath Requirement for Elected Office as a substitute for taking the oath. Fatal to Plaintiff's claim, Plaintiff's own allegations reflect that MARK MERWITZER indeed took his oath of office. Thus, Plaintiff has failed to plead facts which support that there is a genuine dispute that MARK MERWITZER was properly sworn in on December 9, 2024.

For purposes of completion, the VILLAGE OF PALMETTO BAY further notes that even if MARK MERWITZER was not properly sworn in on December 9th (which he was), he was sworn in for a second time by December 16th. As alleged in the Complaint, on December 11th, Ms. Arocha administered the oath to

MARK MERWITZER during the Annual State of the Village Address. *See* Exhibit "A" at ¶¶ 41-42. Plaintiff claims that because Ms. Arocha did not have a written copy of the oath with her on December 11th, a second Oath Requirement for Elected Office was not signed until December 16th. *Id.* at ¶¶ 43, 51-52. On December 16th, MARK MERWITZER signed a second Oath Requirement for Elected Office ahead of a non-public "shade session" of the Village Council. Same was also signed by Ms. Arocha. *See* Exhibit "D" to Plaintiff's Complaint. Nevertheless, Plaintiff argues that MARK MERWITZER was not sworn in on December 16th because the signing of the Oath Requirement for Elected Office must occur immediately after the taking/administering of the oath of office. However, § 92.50(1) does not require any such contemporaneity.

C. Plaintiff has failed to plead a claim for injunctive relief. In any event, he is not entitled to same.

Under Fla. R. Civ. P. 1.110(f), "[e]ach claim founded on a separate transaction or occurrence . . . must be stated in a separate count or defense when a separation facilitates the clear presentation of the matter set forth."

As noted by the Third District, the criteria for issuance of a permanent injunction are as follows: "In order to establish a purported entitlement to a permanent injunction, the party requesting the injunction must 'establish a clear legal right, an inadequate remedy at law[,] and that irreparable harm will arise

absent injunctive relief.'" *Tropical Trailer Leasing, LLC v. Miami-Dade Expressway Authority,* 278 So. 3d 198, 201 (Fla. 3d DCA 2019).

As to the second and third elements, the Third District has defined "inadequate remedy at law" and "irreparable harm" as follows:

> "[I]rreparable injury is injury that cannot be cured by money damages." *Lutsky v. Schoenwetter,* 172 So.3d 534, 534 (Fla. 3d DCA 2015) (citing *Grove Isle Ass'n, Inc. v. Grove Isle Assocs., LLLP,* 137 So.3d 1081, 1092 (Fla. 3d DCA 2014)). And, "[t]he test for unavailability of an adequate remedy at law, under these requirements, is 'whether a judgment can be obtained, not whether, once obtained, it will be collectible.'" *Lopez–Ortiz v. Centrust Sav. Bank,* 546 So.2d 1126, 1127 (Fla. 3d DCA 1989) (citations omitted).

Sammie Investments, LLC v. Strategica Capital Associates, Inc., 247 So. 3d 596 (Fla. 3d 2018); *see also Liza Danielle, Inc. v. Jamko, Inc.,* 408 So. 2d 735, 738 (Fla. 3d DCA 1982) (stating that "[i]rreparable injury is an injury of such a nature that it cannot be redressed in a court of law, or, as the rule has been otherwise stated, the injury must be of a peculiar nature, so that compensation in money cannot atone for it," and that "[l]ack of an adequate remedy at law is a prerequisite for equitable relief, and furthermore, 'an injunction will not lie where there is a choice between the ordinary processes of law and the injunction, the former being sufficient to furnish the full relief to which the complaining party is entitled').

In the case at bar, Plaintiff has failed to expressly plead a claim for injunctive relief; he merely requests injunctive relief in his prayer for relief. This is

insufficient under Rule 1.110(f). Additionally, Plaintiff has failed to plead that he has a clear legal right to the requested injunctive relief. He has also failed to plead irreparable harm. Additionally, under *Sibley* and *State ex rel. Bisbee*—and under *Sibley*'s progeny denying petitions for writ of quo warranto (e.g., *Hutchison*, *Lloyd*, and *Coulliette*)—Plaintiff cannot state a claim for injunctive relief because the *de facto* officer doctrine cures any defect in the swearing in of MARK MERWITZER. Therefore, as a matter of law, even if there was a defect in the swearing in, there is no bar to MARK MERWITZER acting as Vice-Mayor, and there can be no invalidation of MARK MERWITZER's public acts as Vice-Mayor.

D. Dismissal should be with prejudice.

Fla. R. Civ. P. 1.190 governs amendments of pleadings. Courts have construed this rule to mean that "leave to amend should not be denied unless the privilege has been abused, there is prejudice to the opposing party, or amendment would be futile." *Thompson v. Bank of N.Y.,* 862 So. 2d 768, 770 (Fla. 4th DCA 2003) "[A] proposed amendment is futile where it is insufficiently pled" as "a matter of law." *Id.*

Given the *de facto* officer doctrine, Plaintiff cannot state a cause of action. Amendment would, thus, be futile.

CONCLUSION

For the reasons stated herein, this Court should dismiss the Complaint with

prejudice. Plaintiff cannot state a cause of action because the *de facto* officer doctrine unequivocally supports that MARK MERWITZER has been properly exercising his office as Vice-Mayor, and neither his office nor his legislative acts can be invalidated by a mere deficiency in being sworn into office. Regardless, the facts pled by Plaintiff supports that MARK MERWITZER was properly sworn in.

WHEREFORE, the Defendant, VILLAGE OF PALMETTO BAY, respectfully requests that this Honorable Court grant its Motion to Dismiss with Prejudice, and that it afford any and all other relief deemed just and proper.

RULE 1.202 CERTIFICATE

Because this motion seeks dismissal for failure to state a claim upon which relief can be granted, I certify that conferral prior to filing is not required under Rule 1.202.

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By: */s/ Norman M. Waas*
Norman M. Waas
Florida Bar No.: 614432
Jessica M. Hernandez
Florida Bar No.: 1025436

CERTIFICATE OF SERVICE

I certify that a copy hereof has been furnished to the attorneys listed on the attached service list, by e-mail, on May 6, 2025.

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IN THE CIRCUIT COURT OF THE
ELEVENTH JUDICIAL CIRCUIT IN AND
FOR MIAMI-DADE COUNTY, FLORIDA

CASE NO. 25-63470 CC26

FILED FOR RECORD
2025 APR 10 PM 1:21
CLERK
CIRCUIT AND COUNTY
COURTS
MIAMI-DADE COUNTY

STEPHEN CODY, individually and as a Member of the Palmetto Bay Village Council,

Plaintiff,

versus

VILLAGE OF PALMETTO BAY, FLORIDA, a Florida municipal corporation, and MARK MERWITZER, individually,

Defendant.

VERIFIED COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF

Plaintiff STEPHEN CODY, *pro se*, brings this action against Defendants VILLAGE OF PALMETTO BAY, FLORIDA, a Florida municipal corporation, and MARK MERWITZER, individually, for declaratory and injunctive relief, and states as follows:

Jurisdiction and Venue

1. This is an action for declaratory relief pursuant to Chapter 86, Florida Statutes (2025) seeking to declare that Defendant MARK MERWITZER failed to take the oath of office in the manner prescribed by law and is not a member of the Village Council of the Village of Palmetto Bay and this action is within the Court's equitable jurisdiction.

2. This is also an action for permanent injunctive relief and for such other relief as the Court deems just and proper and this action is within the Court's equitable jurisdiction.

3. This Court has jurisdiction to grant declaratory and injunctive relief. *See* §§86.011, 86.021, 86.101, Fla. Stat. (2025).

4. Venue is proper in Miami-Dade County because Defendant VILLAGE OF PALMETTO BAY is in Miami-Dade County, Defendant MARK MERWITZER is a resident of Miami-Dade County, and all actions described herein occurred in Miami-Dade County, Florida.

5. All conditions precedent to the institution of this lawsuit have been met, satisfied, or waived.

The Parties

6. Plaintiff STEPHEN CODY (hereinafter "CODY") is a resident of the Village of Palmetto Bay, Miami-Dade County, Florida and a registered voter therein. CODY is also a member of the Palmetto Bay Village Council.

7. Defendant VILLAGE OF PALMETTO BAY (hereinafter "the VILLAGE") is a municipal corporation with its principal place of business in Village Hall, 9705 East Hibiscus Avenue, Palmetto Bay, Florida 33157 in Miami-Dade County, Florida. The governing body for the VILLAGE is the Palmetto Bay Village Council. The Village Council consists of the Mayor, the Vice Mayor, and three Council Members.

8. Defendant MARK MERWITZER (hereinafter "MERWITZER") is a natural person and who, on information and belief, resides in the Village of Palmetto Bay, Florida and is a registered voter therein.

The Facts

9. Section 2.3(A) of the Charter of the Village of Palmetto Bay at all times material hereto provided and still provides:

> Section 2.3 Election and Term of Office.
>
> (A) Election and Term of Office. The Mayor, Vice-Mayor and each Council member shall be elected at-large for four year terms by the electors of the Village in the manner provided in Article V of this Charter. **Said term shall end upon the swearing in of his/her successor.** (Emphasis added.)

10. CODY was elected as a Council Member to the Village Council of Palmetto Bay, Florida in November 2020 and was subsequently reelected in November 2024.

11. In 2024, MERWITZER ran for the office of Vice Mayor against incumbent Leanne Tellam and MERWITZER received a majority of votes in the election and was subsequently declared the winner by the Miami-Dade County Canvassing Board on or around November 15, 2024.

12. The term of office for CODY and MERWITZER is for a period of four years which was to commence on December 9, 2024, at a swearing-in ceremony prior to the Regular Council Meeting scheduled immediately thereafter.

13. Palmetto Bay Council Members, including the Mayor and Vice Mayor, are required to take an oath of office before joining the Village Council.

14. Section 92.50(1), Fla. Stat. (2025), provides:

> 92.50 Oaths, affidavits, and acknowledgments; who may take or administer; requirements. —
>
> (1) IN THIS STATE.—**Oaths, affidavits, and acknowledgments required or authorized under the laws of this state** (except oaths to jurors and witnesses in court and such other oaths, affidavits and acknowledgments as are required by law to be taken or administered by or before particular officers) **may be taken or administered by or before any judge, clerk, or deputy clerk of any court of record within this state, including federal courts, or by or before any United States commissioner or any notary public within this state.** The jurat, or certificate of proof or acknowledgment, shall be authenticated by the signature and official seal of such officer or person taking or administering the same; however, when taken or

> administered by or before any judge, clerk, or deputy clerk of a court of record, the seal of such court may be affixed as the seal of such officer or person. (Emphasis added.)

15. Thus, Florida law limits the persons who can administer oaths to judges of any court of record within this state, including federal courts, the clerk or a deputy clerk of court, including federal courts, or by and before any United States commissioner, or by and before any notary public within this state. *See* Attorney General Opinion 96-41.

16. The phrase "United States commissioner" as used in Section 92.50(1) does not refer to a county or city commissioner.

17. Florida county commissioners are not included in the categories of persons who are authorized to administer oaths in the State of Florida under Section 92.50(1).

18. After the November 2024 election, MERWITZER announced via an email to the members of the Village Council, including CODY, that he was going to be sworn in by Miami-Dade County Commissioner Danielle Cohen Higgins. A copy of that email is attached hereto as Exhibit A.

19. Commissioner Cohen Higgins was not a judge, clerk, or deputy clerk of any court of record within this state, nor a notary public within this state at any of the times relevant hereto.

20. Palmetto Bay Village Attorney John Dellagloria was aware that Commissioner Cohen Higgins was not qualified to administer the oath of office to MERWITZER under Section 92.50(1).

21. Dellagloria told MERWITZER that he needed to be sworn in by someone qualified to administer oaths under the law. MERWITZER inquired as to whether he could get sworn in by the Village Clerk prior to the ceremony on Monday, December 9, 2024 and then take a symbolic swearing in at the public ceremony. Dellagloria told MERWITZER that he could.

22. Village Clerk Missy Arocha is a commissioned notary public in the State of Florida.

23. MERWITZER did not appear in the office of the Village Clerk prior to the public ceremony on December 9, 2024 to be sworn in by Village Clerk Arocha and he was not sworn in by any other notary, a judge, the clerk of courts, or a deputy clerk or any other person qualified to administer an oath under Section 92.50(1).

24. CODY took his oath of office on Monday, December 9, 2024 from Village Clerk Arocha during the public ceremony on December 9, 2024.

25. MERWITZER took the oath from Commissioner Cohen Higgins. He signed a written copy of the oath and Cohen Higgins signed it as the person who had administered the oath to him. A copy of the written oath executed by MERWITZER and Cohen Higgins is attached hereto as Exhibit B.

26. Commissioner Cohen Higgins was not authorized under section 92.50(1) to administer the oath of office to MERWITZER and, as such, the attempt to swear MERWITZER into the office of Vice Mayor was a nullity.

27. MERWITZER took a seat on the dais after Commissioner Cohen Higgins administered the oath to him and he participated in the Regular Council meeting, making motions, seconding motions, and casting votes.

28. Because the law requires that an elected official take the oath of office from someone authorized under the law to administer the oath, MERWITZER was not a member of the Village Council when he sat on the dais during the Regular Council Meeting on December 9, 2024 and all of the actions he took as Vice Mayor were a nullity.

29. Section 117.05(13)(a), Fla. Stat. (2025) (hereinafter "the Form"), contains the jurat notarial certificate adopted by the Florida Legislature containing each of the elements that must be satisfied when a notary administers an oath, like an oath of office, and provides:

> STATE OF FLORIDA
> COUNTY OF _____
>
> Sworn to (or affirmed) and subscribed before me by means of ___ physical presence or ___ online notarization, this _____ day of_____, _____(year) , by _____ (name of person making statement).
>
> _____
> (Signature of Notary Public - State of Florida)
> (Print, Type, or Stamp Commissioned Name of Notary Public)
>
> ___ Personally Known OR ___Produced Identification
>
> Type of Identification Produced _____

30. According to the Form adopted by the Florida Legislature in section 117.05(13)(a), Fla. Stat. (2025), there are several distinct steps that must be accomplished for a declarant to take an oath.

31. The Form uses the term "Sworn to (or affirmed)" which means the declarant must recite the oath out loud after the oath has first been stated out loud by the notary public.

32. The Form uses the term "and subscribed" meaning that the declarant must sign a written copy of the oath close enough physically to the notary so the notary can see the declarant place his or her signature on the paper being signed, or in the case of an online notarization, in full video view of the notary.

33. The Form uses the term "before me" meaning that the oath must be done by and before the direct presence of the notary, or in the case of an online notarization, in full video view of the notary.

34. The Form includes a space for the name of the declarant following the word "by".

35. The Form includes a line for the signature of the notary and an indication that the notary must include a printed, typed, or stamped name of the notary as contained in the notary commission.

36. The Form also includes space for the notary to fill in the day, month, and year of the date that all the events described in Paragraphs 31 through 35 took place.

37. The inclusion of a space for a single date consisting of a day, month, and year indicates that it was the intent of the Florida Legislature that the events described in Paragraphs 31 through 36 all take place contemporaneously.

38. Although Village Clerk Arocha was present in the Council Chambers on December 9, 2024, when Commissioner Cohen Higgins recited the oath to MERWITZER and when MERWITZER repeated it back to COHEN HIGGINS, and thus Cohen Higgins administered the oath to MERWITZER, Village Clerk Arocha's presence did not meet the requirements found in the Form or the word "administer" as used in Section 92.50(1).

39. On December 9, 2024, the Village Clerk did not recite the oath to MERWITZER, MERWITZER did not repeat the oath back to the Village Clerk, MERWITZER did not sign the written copy of the oath directly in front of the Village Clerk where she could see his writing hand, and the Village Clerk did not notarize the copy of the oath that MERWITZER had signed.

40. Thus, MERWITZER was not sworn into office on December 9, 2024 and was not a member of the Village Council as of that date.

41. The Village of Palmetto Bay held its Annual State of the Village Address by the Village Mayor, Karyn Cunningham, at a seaside manor house in the Village's Thalatta Estate park on the evening of Wednesday, December 11, 2024.

42. MERWITZER showed up at the State of the Village site where Village Clerk Arocha was checking in guests. There, he demanded that the Clerk swear him in again. The Village Clerk tried to get him to wait until the following morning. MERWITZER refused. The Village Clerk administered the oath to MERWITZER and MERWITZER repeated the oath.

43. However, because the Village Clerk was not aware that MERWITZER was going to show up and demand to be sworn in, the Clerk did not have a written copy of the oath for him to sign and, without a signed oath, there was nothing for the Clerk to notarize.

44. MERWITZER knew that he would need to bring the written oath form when he got sworn in, but MERWITZER failed to do so.

45. On December 6, 2024, the Village Clerk sent an email to both CODY and MERWITZER that enclosed a copy of the form that had to be filled out and notarized to make the swearing into office official. A copy of that email is attached to hereto as Exhibit C.

46. Because MERWITZER did not execute the written form of the oath on December 11, 2024 and because there was no signed written form of the oath for the Village Clerk to notarize, MERWITZER did not meet all the legal requirements to be sworn into office on December 11, 2024.

47. After the two failed efforts to be sworn in on December 9 and 11, 2024, Village Attorney John Dellagloria directed MERWITZER to come to Village Hall prior to the meetings scheduled for the evening of December 16, 2024 for the purpose of another attempt to be sworn in.

48. The Village Council was scheduled to convene in a non-public shade session, on December 16, 2024, prior to the Zoning Hearing.

49. Section 286.011(8), Fla. Stat. (2025), allows litigation strategy or settlement meetings to be held in private. Thus, in the "shade". The statute limits the persons who may attend such a meeting to the members of the governing board of the entity, the chief executive officer of the governmental entity, and the entity's attorneys.

50. If MERWITZER attended a shade session without having been legally sworn in, the Village would automatically waive privilege and would have to immediately release the transcript of the meeting.

51. MERWITZER appeared at the office of the Village Clerk on December 16, 2024 for the purpose of taking the oath of office from the Village Clerk, reciting the oath, signing a written copy of the oath in front of the Clerk, and to have the Village Clerk notarize the signed written oath.

52. However, when he appeared before the Village Clerk and in the presence of Village Attorney John Dellagloria and Deputy Village Clerk Melissa Dodge, MERWITZER refused to listen to Village Clerk Arocha recite the oath and refused to repeat the oath back to Clerk Arocha. Instead, all that MERWITZER agreed to do was to sign a new written copy of the oath form.

53. Dellagloria directed the Village Clerk to accept MERWITZER's signature on the oath form without MERWITZER having recited the oath and directed the Village Clerk to notarize the document.

54. The document signed by MERWITZER and notarized by the Village Clerk on December 16, 2024, is attached hereto as Exhibit D.

55. Exhibit D is an acknowledgement of MERWITZER's signature and not an indication that he took the oath of office.

56. Section 117.03, Fla. Stat. (2025) provides:

> 117.03 Administration of oaths. — A notary public may administer an oath and make a certificate thereof when it is necessary for the execution of any writing or document to be published under the seal of a notary public. **The notary public may not take an acknowledgment of execution in lieu of an oath if an oath is required.** (Emphasis added.)

57. Section 117.04, Fla. Stat. (2025) provides: "117.04 Acknowledgments. — A notary public is authorized to take the acknowledgments of deeds and other instruments of writing for record, as fully as other officers of this state."

58. Because the Village Clerk made an acknowledgement of MERWITZER's signature, the document attached hereto as Exhibit D does not fulfill the requirements of an oath.

59. MERWITZER was not sworn in on December 16, 2024 because he refused to recite the oath. At best, the Village Clerk merely acknowledged his signature, which, according to Section 117.03, cannot take the place of an oath where an oath is required.

60. Village Attorney Dellagloria was aware of the problems with MERWITZER's abortive attempts at being sworn in. At the January 13, 2025 Regular Council Meeting, Cody objected to the Minutes of the December 9, 2024 meeting on the grounds that MERWITZER had not been sworn in on that date, but that the minutes reflected MERWITZER as the Vice Mayor. In response, Dellagloria stated:

> Just to put an end to this, the person sitting next to me is the Vice Mayor of the city. He took an oath of office, he signed the jurat and there is nothing that Mr. Cody, Councilman Cody has stated in any of his documents or in any of his statements, that those two things have to happen at the same time.

61. At the February 3, 2025 Regular Council Meeting, Cody again objected to the Minutes of the January 13, 2025 meeting that showed that MERWITZER as the Vice Mayor. Dellagloria responded to that by saying: "Mr. Merwitzer was sworn in, in my opinion, on December 11 when he took the oath in front of the Village Clerk. Subsequently, he signed the appropriate documentation."

62. However, Village Attorney Dellagloria's certainty at the beginning of the February 3, 2025 Regular Council Meeting that MERWITZER had been properly sworn in on December 11, 2024 began to evaporate by the middle of the Regular Council Meeting a few hours later.

63. On February 3, 2025, beginning at 9:03 PM this text message exchange began to take place between Dellagloria and CODY:

Dellagloria (9:03 PM):	I have a solution.
Cody (9:11 PM):	What?
Dellagloria (9:24 PM):	To the swearing in.
	If you agree that on the 11th he took the oath in front of Missy, we will creat [sic] a form that states on the 11th he took the oath and "force" him to sign the form as the statute requires a signed form
Dellagloria (9:40 PM):	If doesn't sign, I opine that he can't sit as the form he previously signed are [sic] void due to unintentional errors.

64. Publicly, Dellagloria twice loudly asserted that MERWITZER had been properly sworn in. Privately, however, Dellagloria acknowledged that MERWITZER had not been properly sworn in and Dellagloria was willing to bargain with CODY, saying that a new form could be created in February 2025 that would somehow reach back and correct the errors made

throughout this whole swearing-in debacle, including the attempt to swear MERWITZER in on December 11, 2024.

65. By implication, Dellagloria's assertions in the text message exchange appear to acknowledge that MERWITZER was not properly sworn in on December 9, 2024 or December 11, 2024, and confirmed that the swearing in on December 11, 2024 was "void" because MERWITZER had not signed a form "as the statute requires a signed form".

66. At the December 9, 2024 Regular Council Meeting and at all meetings thereafter, MERWITZER made motions and seconded items and cast votes. He also participated in discussions and debates.

67. Beginning at the January 13, 2025 Regular Council meeting and at subsequent meetings, MERWITZER placed items on the Agenda for consideration by the Village Council.

68. Beginning at the January 13, 2025 Regular Council meeting and at subsequent meetings, MERWITZER made motions and seconded items and cast votes.

69. MERWITZER has also appointed members to various advisory committees in Palmetto Bay and has been appointed as the Council Liaison to one of the advisory committees.

70. Members of the public who are not Members of the Village Council, or who are not a Charter Officer, or who are not a Village of Palmetto Bay Department Director cannot place items on the Village Council Agenda, participate in Village Council discussions or debate, sit as Council Liaisons on Village Committees, or appoint residents to Village Committees.

Count I – Declaratory Judgment

71. CODY repeats and realleges Paragraphs 1 through 70 as if set forth herein.

72. This count is an action for declaratory judgment, pursuant to section 86.011, et. seq., Florida Statutes, seeking a declaration from the Court that MERWITZER was not legally

sworn in as the Palmetto Bay Vice Mayor on either December 9, 2024, December 11, 2024, or December 16, 2024.

73. This Count is also for associated injunctive relief.

74. All elements necessary to support a cause of action for declaratory relief are present:

a. There is a bona fide, actual, present need for a declaration as to whether MERWITZER has lawfully taken the oath of office and assumed the office of Vice Mayor of the Village of Palmetto Bay.

b. The declarations sought deal with present controversies as to an ascertainable set of facts.

c. Both as a voter in Palmetto Bay and as a member of the Palmetto Bay Village Council, the rights and privileges of CODY are dependent upon the law applicable to the facts.

d. MERWITZER's participation on the Village Council, if he has not been legally sworn in, is dilutive of CODY's interests as a voter in the Village and as a Member of the Village Council.

e. CODY, MERWITZER, and the VILLAGE have an actual, present, adverse, and antagonistic interest in the subject matter of this Complaint.

f. The antagonistic and adverse interests of CODY, MERWITZER, and the VILLAGE are all before this Court.

g. The relief sought is not merely the giving of legal advice or providing the answer to a question propounded from curiosity but stems from an actual controversy.

Prayer for Relief

WHEREFORE, CODY respectfully requests that judgment be entered in his favor:

a) Declaring that pursuant to Chapter 117, Fla. Stat. (2025) there are seven separate and distinct elements to the giving of an oath by a notary public in the State of Florida, to wit:

1. The oath must be administered to the declarant in the direct physical presence of the notary either in person or via an online notarization by the notary;
2. A declarant must recite the oath of office out loud after the oath has first stated out loud by the notary public, or alternatively, manifestly state his or her agreement to the terms of the oath;
3. The declarant must sign a written copy of the oath close enough to the notary so the notary can see the declarant place his or her signature on the paper being signed or, in the case of an online notarization, in full view of the notary;
4. The notary must fill in the name of the declarant on the jurat notarial certificate;
5. The notary must make his or her signature on the line for the signature of the notary and must include the printed, typed, or stamped name of the notary as contained in the notary commission;
6. The notary must indicate on the jurat notarial certificate that the declarant is either known to the notary or that the declarant has produced satisfactory identification; and

7. The space for the day, month, and year on notarial jurat certificate must include the date that all the events described in Paragraphs 1 through 6 of this subsection a) to the Prayer for Relief took place.

b) Declaring that inclusion of a space for a single date consisting of a day, month, and year indicates that it was the intent of the Florida Legislature that the events described in this subsection a) to the Prayer for Relief take place contemporaneously.

c) Declaring that County Commissioner Daniele Cohen Higgins was not authorized under Section 92.50(1) to administer the oath of office to MERWITZER.

d) Declaring that MERWITZER was not sworn into office as the Palmetto Bay Vice Mayor on December 9, 2024.

e) Declaring that because MERWITZER did not subscribe his signature to a written copy of the oath of office on December 11, 2024 and that because the Village Clerk could not, therefore, notarize MERWITZER's signature on a written copy of the oath, and that MERWITZER was not sworn into office as the Palmetto Bay Vice Mayor on December 11, 2024.

f) Declaring that because the jurat notarial certificate contains a place for only a single date consisting of one day, one month, and one year, that the Village Clerk could not administer the oath to MERWITZER and MERWITZER could not recite the oath on December 11, 2024 and thereafter when MERWITZER signed the written form of the oath on December 16, 2024 and the Village Clerk notarized the written oath on December 16, 2024, it did not meet the legal requirements for the administration of the oath of office to MERWITZER.

g) Declaring that MERWITZER's mere signing of the written oath form on December 16, 2024 without the Village Clerk having first recited the oath to MERWITZER and then without MERWITZER repeating the oath back, and then the Village Clerk's signing of the jurat notarial certificate, meant that the Village Clerk merely acknowledged MERWITZER's signature under Section 117.04, Fla. Stat. (2025).

h) Declaring that the Village Clerk's acknowledgement of MERWITZER's signature on December 16, 2024 could not act in the stead of the oath of office required by the Village Charter and was not in compliance with Section 117.03, Fla. Stat. (2025).

i) Declaring that MERWITZER was not sworn into office on December 16, 2024.

j) Declaring that all actions taken by MERWITZER as the Vice Mayor commencing on December 9, 2024 through such time as MERWITZER takes the oath in accordance with the law, including but not limited to, appointing members to Village Committees, acting as a Council Liaison to Village committees, placing items on the Agenda of the Village Council, moving or seconding items on the Agenda of the Palmetto Bay Village Council, making motions or seconding motions during Regular Council Meetings, Zoning Hearings, and meetings of the Local Planning Agency, and voting on items brought before the Palmetto Bay Village Council, are null, void, and of no force and effect.

k) Entering an injunction barring MERWITZER from taking any actions as the Vice Mayor in the future, which injunction should be conditioned for dissolution upon his lawfully taking the oath of office of Vice Mayor from a person qualified under

Section 92.50(1) to administer the oath, MERWITZER's recitation of the oath, MERWITZER's signing of the oath, and the notarization of the oath in accordance with the requirements of Section 92.50(1) and Chapter 117, Fla. Stat. (2025)

l) Declaring that MERWITZER's lawful taking of the oath would only have a prospective effect going forward from the date of his legal swearing in and would not have any retroactive or curative effect on any actions taken prior thereto.

m) Entering an injunction directing the VILLAGE to make a list of all actions taken by MERWITZER as Vice Mayor from December 9, 2024 to the date upon which MERWITZER legally takes the oath of office as Vice Mayor and to separately prepare an inventory of all votes cast by MERWITZER where he was the deciding vote on an item, motion, or issue.

n) Declaring that all items placed on any Agenda by MERWITZER from December 9, 2024 to the date upon which he legally takes the oath of office as Vice Mayor are null, void, and of no effect.

o) Enter an injunction directing the VILLAGE to amend and correct all minutes of any meetings to reflect that MERWITZER was not the Vice Mayor from December 9, 2024 to the date upon which he legally takes the oath of office as Vice Mayor.

p) Granting such other and further relief as this Court deems just and proper.

STEPHEN CODY, *pro se*
15835 SW 91st Court
Palmetto Bay, FL 33157
Tel: 786-252-6918
Email: SteveCody63@yahoo.com

STEPHEN CODY

STATE OF FLORIDA
COUNTY OF Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or ___ online notarization, this 9 day of APR, 2025 (year), by Stephen Cody (name of person making statement).

(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

___ Personally Known OR ✓ Produced Identification

Type of Identification Produced FL DRIVERS LICENSE

DANIELA PILOTO
Notary Public - State of Florida
Commission # HH 392722
My Comm. Expires Apr 30, 2027

EXHIBIT A

Subject: Honored to Be Sworn In by Commissioner Danielle Cohen Higgins
Date: Tuesday, November 26, 2024 at 7:43:37 AM Eastern Standard Time
From: Mark Merwitzer <mmerwitzer@palmettobay-fl.gov>
To: Fanny Carmona <fcarmona@palmettobay-fl.gov>, Missy Arocha <marocha@palmettobay-fl.gov>
CC: Village Council <Council@palmettobay-fl.gov>, district8@miamidade.gov <district8@miamidade.gov>

Dear Council and Staff,

I am incredibly honored to share that Commissioner Danielle Cohen Higgins will be swearing me in as Vice Mayor. This is a deeply meaningful moment for me because of the immense respect I have for her work and the example she sets as a leader.

Her relentless fight to stop the massive development project that would have moved the Urban Development Boundary shows how important the environment and our residents' quality of life are to her. Most recently, she sponsored and passed a groundbreaking stormwater management and flood mitigation ordinance which sought to enhance at resilience and safeguard Biscayne Bay.

What inspires me most is the way she always puts residents first, making decisions with transparency, integrity, and a genuine care for the people she serves. While we may not always agree on every issue, I greatly admire her way of leadership in ensuring all perspectives are considered. I also admire her ability to navigate complex challenges with honesty and a focus on what's best for the community. Her leadership reminds me of the importance of staying grounded in purpose and fighting for what's right, no matter how tough the challenge.

Having her swear me in is an honor I will never forget, and I hope to carry forward the same passion and she brings to her work.

Sincerely,
Vice Mayor-Elect Mark Merwitzer

EXHIBIT B

Oath Requirement for Elected Office

"I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States, of the State of Florida and of the Village of Palmetto Bay; that I am duly qualified to hold office under the Constitution of the State; and that I will well and faithfully perform the duties of the office of (*Vice Mayor*) on which I am now about to enter.

Mark Merwitzer
Signature

Mark Merwitzer
Print Name

12/09/2024
Date

Name of person administering Oath:

Darlene Cohen Higgins
Print Name

Signature

12/9/2024
Date

Witness: R Merwitzer
Signature & Print Name

Witness: Craig Merwitzer
Signature & Print Name

VILLAGE OF PALMETTO BAY INCORPORATED 2002

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument ("Oath Requirement for Elected Office") was acknowledged before me this 9th day of December 2024, by Mark Merwitzer who is personally known to me.

NOTARY PUBLIC

Missel Arocha
Printed Name

Seal:

MISSEL AROCHA
Notary Public - State of Florida
Commission # HH 178221
My Comm. Expires Nov 3, 2025
Bonded through National Notary Assn.

12/09/24
Date

EXHIBIT C

Steve Cody **Friday, March 21, 2025 at 13:57:31 Eastern Daylight Time**

Subject: Oath Requirement of Elected Office
Date: Friday, December 6, 2024 at 11:52:44 AM Eastern Standard Time
From: Missy Arocha <marocha@palmettobay-fl.gov>
To: Mark Merwitzer <mmerwitzer@palmettobay-fl.gov>, Steve Cody <scody@palmettobay-fl.gov>
CC: Missy Arocha <marocha@palmettobay-fl.gov>, John Dellagloria <jdellagloria@palmettobay-fl.gov>, Nick Marano <nmarano@palmettobay-fl.gov>, Melissa Dodge <mdodge@palmettobay-fl.gov>
Priority: High
Attachments: image001.png, Oath Requirement-Elected Office-Vice Mayor.pdf, Oath Requirement-Elected Office-Councilmember.pdf

Good morning, Vice Mayor Elect-Merwitzer and Councilmember Cody.

As part of the process for assuming elected office, please find attached a copy of the **Oath Requirement of Elected Office** for your records. This document outlines the official oath that must be completed and administered as part of your transition into office.

@Mark Merwitzer Please share it with Commissioner Danielle Cohen Higgins, as she will be administering your oath during the Swearing-In Ceremony on the evening of December 9, 2024. Once the document has been executed, I will need the original for our records.

I have the honor of being asked to administer the Oath of Office for @Steve Cody, and I will ensure that your Oath is completed as well.

If you have any questions or require further clarification, please don't hesitate to reach out to me.

Congratulations once again, and we look forward to working with you on your new term.

Respectfully,

Missy Arocha, MPA
Village Clerk / Passport Acceptance Facility Manager
Village of Palmetto Bay

Oath Requirement for Elected Office

"I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States, of the State of Florida and of the Village of Palmetto Bay; that I am duly qualified to hold office under the Constitution of the State; and that I will well and faithfully perform the duties of the office of (*Vice Mayor*) on which I am now about to enter.

_____ Signature

_____ Print Name

_____ Date

Name of person administering Oath:

_____ Print Name

_____ Signature

_____ Date

Witness: _____ Signature & Print Name

Witness: _____ Signature & Print Name

Oath Requirement for Elected Office

"I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States, of the State of Florida and of the Village of Palmetto Bay; that I am duly qualified to hold office under the Constitution of the State; and that I will well and faithfully perform the duties of the office of (*Councilmember*) on which I am now about to enter.

_____ _____

Signature Print Name

_____

Date

Name of person administering Oath: _____

Print Name

_____

Signature

_____

Date

Witness: _____

Signature & Print Name

Witness: _____

Signature & Print Name

EXHIBIT D

Oath Requirement for Elected Office

"I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States, of the State of Florida and of the Village of Palmetto Bay; that I am duly qualified to hold office under the Constitution of the State; and that I will well and faithfully perform the duties of the office of (*Vice Mayor*) on which I am now about to enter.

Mark Mersitzer
Signature

Mark Mersitzer
Print Name

12-16-24
Date

Name of person administering Oath:

Missy Arocha
Print Name

Signature

12-16-24
Date

Witness: Dale C. Dellafera Jr. Dale C. Dellafera Jr.
Signature & Print Name

Witness: Melissa Dodge Melissa Dodge
Signature & Print Name

VILLAGE OF PALMETTO BAY
INCORPORATED
2002

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE SETTLEMENT OF THE CASE OF STEPHEN CODY. V. VILLAGE OF PALMETTO BAY AND MARK MERWITZER; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Councilmember Steve Cody)*

WHEREAS, on or about April 10, 2025, Council Member Steve Cody ("Cody") filed a lawsuit in the County Court in and for Miami-Dade County against the Village of Palmetto Bay and Mark Merwitzer (the "Lawsuit"); and

WHEREAS, Steve Cody and the Village of Palmetto Bay (the "Village") are desirous of settling the claims in the Lawsuit involving the Village; and

WHEREAS, an Offer of Settlement pursuant to Rule 1.442 of the Florida Rules of Civil Procedure has been made by Cody to the Village settling all claims made by and between Cody and the Village and a copy of that Offer of Settlement is attached hereto as Exhibit A; and

WHEREAS, under the terms of the Offer of Settlement, in exchange for a dismissal of the Lawsuit against the Village with prejudice, the Village must agree to stipulate to certain terms and conditions; and

WHEREAS, the first stipulation is that Mark Merwitzer ("Merwitzer") failed to take the oath of office on December 9, 2024, for the position for Vice Mayor of the Village in accordance with the law because County Commissioner Danielle Cohen Higgins was not authorized to administer an oath under Section 92.50(1), Florida Statutes; and

WHEREAS, the second stipulation is that Merwitzer failed to complete taking the oath of office for Vice Mayor on December 11, 2025 from the Village Clerk in accordance with the law because he never signed a written oath form in the direct presence of the Village Clerk nor had his signature countersigned by Village Clerk on December 11, 2024 and that his attempt to take the oath was a nullity; and

WHEREAS, the third stipulation is Merwitzer appeared at the office of the Village Clerk on December 16, 2024 prior to the scheduled Zoning Meeting but refused to recite the oath from the Village Clerk and would only sign the oath form without taking the oath, whereafter the Clerk merely acknowledged his signature, which the parties agree was not a valid taking of the oath of office by Merwitzer, meaning that Merwitzer failed to take the oath of office in accordance with the law; and

WHEREAS, the fourth stipulation is that to the date of the adoption of this Resolution, Merwitzer has not taken the oath of office for Vice Mayor in accordance with the law; and

WHEREAS, the fifth stipulation is that total of more than 100 days have elapsed from December 9, 2024, to the date of the adoption of this Resolution; and

WHEREAS, the Offer of Settlement also calls for the signing of a Mutual Release by and between Cody and the Village, with the Mutual Release attached hereto as Exhibit B being acceptable to Cody and the Village; and

WHEREAS, Cody and the Village recognize that neither the Offer of Settlement nor the Mutual Release affect any of the claims raised by Cody against Merwitzer in the Lawsuit and that the Lawsuit can continue against Merwitzer.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as if set forth in full.

Section 2. The Village Council accepts the Offer of Settlement attached hereto as Exhibit A as proffered by Steve Cody.

Section 3. The Village Council directs the Village Manager to execute the Mutual Release attached hereto as Exhibit B on its behalf.

Section 4. The Village Council directs the Village Attorney to accept the original signed copy of the Dismissal of the Village of Palmetto

Bay with Prejudice and to see to it that it is filed with the Clerk of the County Court in and for Miami-Dade County.

Section 5. This Resolution shall take effect immediately upon passage.

PASSED and **ADOPTED** this 2nd day of June, 2025.

Attest:

_____	_____
Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Marsha Matson _____

Mayor Karyn Cunningham _____

Vice-Mayor Mark Merwitzer _____

Council Member Steve Cody _____