

R I V I E R A  
D E V E L O P M E N T

September 28, 2012

Coral Gables City Commission  
c/o Mr. Patrick Salerno, City Manager  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

2012 OCT - 1 PM 2:30  
OFFICE OF THE CITY CLERK  
CITY OF CORAL GABLES

Re: Appeal of Proposed BID Assessment  
Folios 03-4117-005-0650, -0660, -0670, -0680, -0690, -0700,  
-0710, -0720, -0730 and -0740.  
Parking lot – Andalusia Avenue

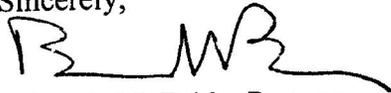
Honorable City Commissioners:

We are owners of commercial property located in the 100 Block of Andalusia Avenue and within the existing Business Improvement District of Coral Gables (BID). We supported the recent petition to renew the existence of the BID, however are appealing our proposed BID assessment for the 2012-2017 period. We seek relief from the assessment due to the fact that the property is a parking lot with no building improvements and does not derive the same benefits as a retailer, restaurant or business.

The BID Board of Directors has supported our position to reduce our assessment by 50% from \$10,175.00 to \$5,087.50, or one half of the proposed 2012-2013 assessment. We would accept the 4% increase each year thereafter, if imposed by the BID. A copy of the minutes of the Board of Directors of the BID of July 18, 2012, which supports our appeal, is enclosed.

Your favorable consideration of this appeal of the proposed BID assessment is appreciated.

Sincerely,



Brian A. McBride, Partner  
McBride Family Limited Partnership

BAM: ts

Board of Director's Minutes  
July 18, 2012  
Vote by E-mail

Gallet emailed the board a copy of the resolution from the last board meeting, which stated:

"Guilford moved for Executive Director Gallet to work with [property owners] Sabia and McBride and come back to the Board with a recommendation regarding appeals to their future BID assessment on parking lots and/or vacant land, within 48 hours so that the board may take a position and vote by email." Fonte seconded the motion. The motion carried unanimously.

After speaking to both property owners, Gallet asked the board to pass a resolution supporting the appeals of Nancy Sabia and McBride Family LTD Partnership. Both have agreed to submit an appeal for a reduction of 50% of their BID assessment on their parking lot parcels for our next five year charter. In the case of the one vacant and undeveloped parcel owned by McBride, they will appeal 100% of their assessment, also to be supported by the BID.

The net effect to the BID budget, should both of these appeals be granted, would be \$9,851.49 less in 2012-2013.

In order for the resolution to pass, 6 votes were needed.

Burton Hersh, Judy Weissel, Denise Erwin, Gus Fonte, Wayne Eldred, Abe Ng, Jose Bolado, Michael Wurster, Jennifer Hornik and Helena Ulloa voted "yes" to approve the resolution.

Zeke Guilford agreed to the Sabia parking lot, the McBride vacant parcel, but did not agree to reduce the McBride's parking lots.

The resolution supporting the appeals mentioned above passed by a majority vote of the BID Board of Directors.

Respectfully submitted,



Mari Gallet  
Executive Director

RIVIERA  
DEVELOPMENT

September 28, 2012

Coral Gables City Commission  
c/o Mr. Patrick Salerno, City Manager  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

2012 OCT - 1 PM 2:30  
RECEIVED BY THE CITY OF CORAL GABLES

Re: Appeal of Proposed BID Assessment  
Folio 03-4117-005-0520  
Vacant lot – Miracle Mile

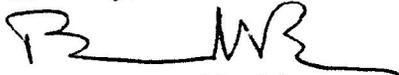
Honorable City Commissioners:

We are owners of a vacant lot located in the 100 Block of Miracle Mile and within the existing Business Improvement District of Coral Gables (BID). We supported the recent petition to renew the existence of the BID, however are appealing our proposed BID assessment for the 2012-2017 period. We seek relief from the assessment due to the fact that the property is a vacant lot and does not derive the same benefits as a retailer, restaurant or business.

The BID Board of Directors has supported our position to fully exempt our property from assessment. A copy of the minutes of the Board of Directors of the BID of July 18, 2012, which supports our appeal, is enclosed.

Your favorable consideration of this appeal of the proposed BID assessment is appreciated.

Sincerely,



Brian A. McBride, Manager  
Mirmac Partners, LLC

BAM: ts

Enclosure

**Board of Director's Minutes  
July 18, 2012  
Vote by E-mail**

Gallet emailed the board a copy of the resolution from the last board meeting, which stated:

"Guilford moved for Executive Director Gallet to work with [property owners] Sabia and McBride and come back to the Board with a recommendation regarding appeals to their future BID assessment on parking lots and/or vacant land, within 48 hours so that the board may take a position and vote by email." Fonte seconded the motion. The motion carried unanimously.

After speaking to both property owners, Gallet asked the board to pass a resolution supporting the appeals of Nancy Sabia and McBride Family LTD Partnership. Both have agreed to submit an appeal for a reduction of 50% of their BID assessment on their parking lot parcels for our next five year charter. In the case of the one vacant and undeveloped parcel owned by McBride, they will appeal 100% of their assessment, also to be supported by the BID.

The net effect to the BID budget, should both of these appeals be granted, would be \$9,851.49 less in 2012-2013.

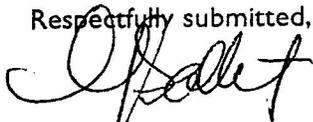
In order for the resolution to pass, 6 votes were needed.

Burton Hersh, Judy Weissel, Denise Erwin, Gus Fonte, Wayne Eldred, Abe Ng, Jose Bolado, Michael Wurster, Jennifer Hornik and Helena Ulloa voted "yes" to approve the resolution.

Zeke Guilford agreed to the Sabia parking lot, the McBride vacant parcel, but did not agree to reduce the McBride's parking lots.

The resolution supporting the appeals mentioned above passed by a majority vote of the BID Board of Directors.

Respectfully submitted,



Mari Gallet  
Executive Director

**DUNVEGAN2, LLC**  
1260 Mendavia Avenue  
Coral Gables, Florida 33146

September 10, 2012

Coral Gables City Commission  
c/o City Manager Patrick Salerno  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

Re: Appeal of Proposed BID Assessment on  
Folio Number 03-4108-007-3470  
153 Aragon Ave

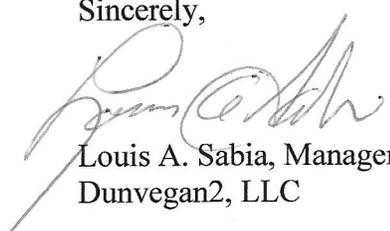
Dear Mr. Salerno,

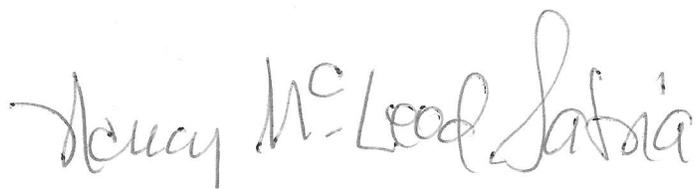
We are Coral Gables commercial property owners with property located inside the proposed Business Improvement District of Coral Gables. We supported the petition to create the BID, but we are appealing our proposed BID assessment for 2012-2017, and would like to seek relief because our property is a parking lot with no building improvements that does not derive the same benefits as a retailer, restaurant or business.

We attended several BID meetings and the BID Board supported our position to reduce our assessment by 50%, from \$3,052.50 for 2012-2013, to \$1526.25, or half of the proposed amount. We would accept the 4% increase each year thereafter.

We would greatly appreciate you considering, and further approving our appeal to reduce BID assessment.

Sincerely,

  
Louis A. Sabia, Manager  
Dunvegan2, LLC



Nancy McLeod Sabia, Manager  
Dunvegan2, LLC

cc: Mari Gallet, Executive Director, BID