

**CITY OF CORAL GABLES**  
**- MEMORANDUM -**

**TO:** Carmen Olazabal  
Interim City Manager

**DATE:** August 21, 2014

**FROM:** Diana M. Gomez  
Finance Director



**SUBJECT:** Miracle Mile Streetscape  
Improvements Appeals

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In accordance with the Initial Assessment Resolution for Miracle Mile Improvement Project that was adopted by the City Commission on June 10, 2014, I had directed the provision of notice to all affected property owners within the Miracle Mile Assessment Area. On or before August 5, 2014, 360 notices were mailed to these property owners. In addition to the monetary amounts of the proposed assessments, these notices detailed the front footage assigned to the property, the building area assigned to the property, and the market value assigned to the property so that any mistakes in these assessment unit assignments could be corrected, as provided in section 2.13 of the City's Capital Project and Related Services Assessment Ordinance.

To date, the City has received credible information from 2 property owners within the Miracle Mile Assessment Area, demonstrating an error in the assignment of assessment units. Information regarding these properties, and analysis performed, is detailed in the attached.

It is recommended that the City Commission approve the Final Assessment Resolution and incorporate the corrections noted above.

**FISHKIND**  
& ASSOCIATES  
ECONOMIC CONSULTANTS

August 21, 2014

Ms. Diana Gomez, Finance Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

VIA: Email Only to [dgomez@coralgables.com](mailto:dgomez@coralgables.com)

RE: Miracle Mile Streetscape Special Assessment Appeal  
California Pizza Kitchen located at 300 Miracle Mile  
Tax Identification Number 0341170050140

Dear Ms. Gomez:

I have reviewed the materials provided by the landowner including: (1) letter from Mr. Shapiro of August 20, 2014, (2) survey, (3) lease excerpt, and (4) plot plan design. In addition, I have reviewed the field report by Mr. Ortiz. Based on these documents, I agree with the landowner that the square footage figure contained in the Property Appraiser's ("PA") database is inaccurate. The PA shows the building contains 6,639 square feet, but the building renovations documented by the landowner show that this was changed to 5,896 square feet via the elimination of a partial second story. Table 1 displays the adjustments I recommend reflecting the reduced square footage for the building.

**Table 1. Proposed Adjustments**

<i>Reference</i>	<i>Market Value</i>	<i>Adj. Bld. SF</i>	<i>FF</i>
<i>California Pizza Kitchen</i>	\$2,264,190	6,639	46
<i>Adjustment</i>	\$0.00	-743	0
<i>As Adjusted</i>	\$2,264,190	5,896	46

The proposed adjustment to the building square feet lowers the assessment by about 3% as shown in Table 2. The par debt assessed would be reduced from the currently proposed \$51,156 to an adjusted amount of \$49,472.

**Table 2. Impact of the Adjustment**

<i>Reference</i>	<i>Market Value Ass.</i>	<i>Adj. Building SF Ass.</i>	<i>Front Feet Ass.</i>	<i>Annual Ass.</i>	<i>Admin . Fee</i>	<i>Total Annual Ass.</i>	<i>Total Par Debt Ass.</i>
<i>California Pizza Kitchen Adjustment As Adjusted</i>	\$1,516 \$0 \$1,516	\$1,203 -\$135 \$1,069	\$1,371 \$0 \$1,371	\$4,091 -\$135 \$3,956	\$409 -\$13 \$396	\$4,500 -\$148 \$4,352	\$51,156 (\$1,852) \$49,472

After your review please let me know if there are any additional questions.

Sincerely,

**Henry H. Fishkind, Ph.D.**

Digitally signed by Henry H. Fishkind, Ph.D.  
DN: cn=Henry H. Fishkind, Ph.D., o=Fishkind & Associates,  
Inc., ou, email=hankf@fishkind.com, c=US  
Date: 2014.08.21 09:14:59 -04'00'

Hank Fishkind, Ph.D.  
President

**FISHKIND**  
& ASSOCIATES  
ECONOMIC CONSULTANTS

August 21, 2014

Ms. Diana Gomez, Finance Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

VIA: Email Only to [dgomez@coralgables.com](mailto:dgomez@coralgables.com)

RE: Miracle Mile Streetscape Special Assessment Appeal  
Irene Ida Sands 215 Miracle Mile  
Tax Identification Number 0341080063720

Dear Ms. Gomez:

I have reviewed the materials provided by the landowner including: (1) documentation from the Property Appraiser ("PA") and (2) legal description provided by the owner's representative, Mr. Sands. I have also discussed this matter directly with Mr. Sands. After my review of this I agree with the landowner that the square footage figure contained in the Property Appraiser's ("PA") database is inaccurate. The PA shows the building contains 6,076 square feet, but the building lot has just 5,880 square feet. Since the property is improved with a one-story building, the building square feet cannot exceed the lot size. Mr. Sands told me that he would be satisfied with adjusting the building square footage to 5,880. Table 1 displays the adjustments I recommend reflecting the reduced square footage for the building.

**Table 1. Proposed Adjustments**

<i>Reference</i>	<i>Market Value</i>	<i>Adj. Bld. SF</i>	<i>FF</i>
<i>Sands</i>	\$2,099,160	6,076	49
<i>Adjustment</i>	\$0.00	-196	0
<i>As Adjusted</i>	\$2,099,160	5,880	49

The proposed adjustment to the building square feet lowers the assessment by about 1% as shown in Table 2. The par debt assessed would be reduced from the currently proposed \$49,690 to an adjusted amount of \$49,246.

**Table 2. Impact of the Adjustment**

<i>Reference</i>	<i>Market Value Ass.</i>	<i>Adj. Building SF Ass.</i>	<i>Front Feet Ass.</i>	<i>Annual Ass.</i>	<i>Admin. Fee</i>	<i>Total Annual Ass.</i>	<i>Total Par Debt Ass.</i>
<i>Sands</i>	\$1,406	\$1,101	\$1,467	\$3,974	\$397	\$4,371	\$49,690
<i>Adjustment</i>	\$0	-\$36	\$0	-\$36	-\$4	-\$39	(\$489)
<i>As Adjusted</i>	\$1,406	\$1,066	\$1,467	\$3,938	\$394	\$4,332	\$49,246

After your review please let me know if there are any additional questions.

Sincerely,

**Henry H. Fishkind, Ph.D.**

Digitally signed by Henry H. Fishkind, Ph.D.  
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Associates, Inc., ou, email=hankf@fishkind.com, c=US  
Date: 2014.08.21 12:24:31 -04'00'

Hank Fishkind, Ph.D.  
President