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**AGENDA ITEM COVER PAGE**

**File ID: #4298**

**Resolution**

**Sponsored by: Vice Chair Ken Russell**

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), RE-ESTABLISHING A SPECIAL ASSESSMENT DISTRICT AREA TO BE KNOWN AS THE COCONUT GROVE BUSINESS IMPROVEMENT DISTRICT ("BID") AND AUTHORIZING THE LEVY AND COLLECTION OF A SPECIAL ASSESSMENT FOR A PERIOD OF TEN (10) YEARS, SUBJECT TO THE APPROVAL OF A MAJORITY OF AFFECTED PROPERTY OWNERS FOR THE CONTINUED EXISTENCE OF THE BID; PROVIDING FOR THE NATURE AND ESTIMATE OF BENEFITS TO BE PROVIDED; PROVIDING DETAILS OF ASSESSMENT PROCEDURES, PAYMENTS, AND STATUTORY LIENS; PROVIDING FOR PUBLICATION OF LEGAL NOTICE; PROPOSING AND RECOMMENDING AMENDING THE COMPOSITION OF THE BID BOARD OF DIRECTORS; AUTHORIZING AND DIRECTING THE CITY MANAGER, THE CITY CLERK, THE FINANCE DIRECTOR, THE BID EXECUTIVE DIRECTOR, BID BOARD MEMBERS, AND ALL OTHER NECESSARY CITY OFFICIALS, AFTER CONSULTATION WITH THE CITY ATTORNEY, TO UNDERTAKE ALL NECESSARY ACTIONS AND PROCEDURES TO ACCOMPLISH THE PURPOSE AND INTENT SET FORTH IN THIS RESOLUTION IN ACCORDANCE WITH CHAPTER 170, FLORIDA STATUTES.

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**City of Miami**  
**Legislation**  
**Resolution**

City Hall  
3500 Pan American Drive  
Miami, FL 33133  
www.miamigov.com

**File Number: 4298**

**Final Action Date:**

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), RE-ESTABLISHING A SPECIAL ASSESSMENT DISTRICT AREA TO BE KNOWN AS THE COCONUT GROVE BUSINESS IMPROVEMENT DISTRICT ("BID") AND AUTHORIZING THE LEVY AND COLLECTION OF A SPECIAL ASSESSMENT FOR A PERIOD OF TEN (10) YEARS, SUBJECT TO THE APPROVAL OF A MAJORITY OF AFFECTED PROPERTY OWNERS FOR THE CONTINUED EXISTENCE OF THE BID; PROVIDING FOR THE NATURE AND ESTIMATE OF BENEFITS TO BE PROVIDED; PROVIDING DETAILS OF ASSESSMENT PROCEDURES, PAYMENTS, AND STATUTORY LIENS; PROVIDING FOR PUBLICATION OF LEGAL NOTICE; PROPOSING AND RECOMMENDING AMENDING THE COMPOSITION OF THE BID BOARD OF DIRECTORS; AUTHORIZING AND DIRECTING THE CITY MANAGER, THE CITY CLERK, THE FINANCE DIRECTOR, THE BID EXECUTIVE DIRECTOR, BID BOARD MEMBERS, AND ALL OTHER NECESSARY CITY OFFICIALS, AFTER CONSULTATION WITH THE CITY ATTORNEY, TO UNDERTAKE ALL NECESSARY ACTIONS AND PROCEDURES TO ACCOMPLISH THE PURPOSE AND INTENT SET FORTH IN THIS RESOLUTION IN ACCORDANCE WITH CHAPTER 170, FLORIDA STATUTES.

WHEREAS, Chapter 170, Florida Statutes, provides that a municipality, subject to the approval of a majority of the affected property owners, may levy and collect special assessments against properties benefited in a retail business district for the purposes of stabilizing and improving such district through promotion, management, marketing, and other similar services in such districts; and

WHEREAS, on July 24, 2008, the City Commission adopted Resolution No. 08-0455 creating the Coconut Grove Business Improvement District ("BID"), subject to the approval of a majority of the affected property owners, for a period of ten (10) years; and

WHEREAS, following approval by a majority of the affected property owners and other statutory prerequisites as set forth in Chapter 170, Florida Statutes, the City Commission, on February 12, 2009, adopted Resolution No. 09-0076 confirming the creation of the BID and the levy and collection of a special assessment for a period of ten (10) years within the BID's boundaries; and

WHEREAS, the Board of Directors of the BID ("BID Board") was established to stabilize and improve retail and other business in the areas described in Sections 35-221 and 54-341 of the Code of the City of Miami, Florida, as amended ("City Code"), and the assessed area known as the BID, as more particularly described in Resolution No. 08-0455 and confirmed in Resolution No. 09-0076, through promotion, management, marketing, and other similar services, including but not limited to, coordination, funding, implementation and maintenance of infrastructure improvements, and other projects; and

WHEREAS, the BID has developed a variety of programs to keep the BID clean and secure, fund marketing projects, sponsor special events, beautify the streetscapes, make capital improvements, collect and disseminate economic development research, facilitate access to parking, foster new business relationships, and partner with national, state, and local organizations; and

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WHEREAS, the BID assists the City by handling basic, services including security, sanitization, and beautification in addition to subsidizing major capital improvement projects; and

WHEREAS, it is in the best interest of the property owners and merchants located within the BID boundaries to maintain the services that the Grove residents and BID stakeholders have enjoyed for the last ten (10) years and have come to expect; and

WHEREAS, on June 11, 2018, the BID Board recommended that the BID be renewed, subject to approval by a majority of the affected property owners, for an additional ten (10) year period; and

WHEREAS, on June 11, 2018, the BID Board also proposed and recommended that Chapter 2, Article XI, Division 17, entitled "Coconut Grove Business Improvement District Board (Bid Board)" be amended to (i) reduce the BID Board from nineteen (19) Directors to nine (9) Directors who shall be representative of various business interests in the District, (ii) of the nine (9) seats on the BID Board, the following seats shall be filled as follows:

- 1) The Commissioner of District 2,
- 2) One self-identified representative of the Miami Parking Authority,
- 3) One self-identified representative of the Mayfair in the Grove,
- 4) One self-identified representative of CocoWalk, and

(iii) of the nine (9) seats on the BID Board, five (5) seats shall, in accordance with the BID Board's By-laws, be elected and the members of those seats, to the extent practical, shall represent hotel, restaurant, office, and retail properties, or property owners; and

WHEREAS, the boundaries of the proposed BID are as follows:

All lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby, and further designated by the assessment plat, attached hereto as composite Exhibit "A," attached and incorporated, which include all of the commercial properties consisting of an eighteen (18) block area of the central commercial core of Coconut Grove on the properties abutting:

- i) the north side of South Bayshore Drive from Darwin Street to McFarlane Road,
- ii) McFarlane Road from South Bayshore Drive to Main Highway,
- iii) Main Highway from McFarlane Road to Franklin Avenue including the single commercial property just south of Franklin Avenue,
- iv) Commodore Plaza,
- v) Fuller Street,
- vi) Grand Avenue from Margaret Street to Mary Street,
- vii) the west side of Matilda Street from Grand Avenue to Florida Avenue,
- viii) Virginia Street from Grand Avenue to Oak Avenue,
- ix) Mary Street from South Bayshore Drive to Oak Avenue,
- x) Oak Avenue from Virginia Street to Mary Street,
- xi) Tigertail Avenue from Mary Street to Darwin Street,
- xii) S.W. 27<sup>th</sup> Avenue from Tigertail Avenue to South Bayshore Drive, and
- xiii) the west side of Darwin Street from Tigertail Avenue to South Bayshore Drive; and

WHEREAS, although included within the boundaries described above and in composite Exhibit "A," attached and incorporated, is property owned or occupied by the City, other governmental entities, churches (used for religious purposes), libraries, not-for-profit organization property (used for their related charitable purposes), the condominium hotels known as the Commodore Inn, the Mayfair Hotel & Spa, the Sonesta Bayfront Hotel, the Mutiny

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Hotel, and the Ritz-Carlton Coconut Grove, and residential property, said properties are exempt from the assessment, except to the extent any such property wishes to include themselves within the BID; and

WHEREAS, the boundaries of the proposed BID include only commercial property and not-for-profit property used for commercial purposes;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. Pursuant to the provisions of Chapter 170, Florida Statutes, a special assessment is hereby authorized to be levied and collected and a special assessment district to be known as the BID is hereby renewed for a period of ten (10) years, with boundaries to be as set forth in composite Exhibit "A," attached and incorporated, subject to the approval of a majority of affected property owners in said BID, for the purposes of stabilizing and improving retail business in said BID through promotion, management, marketing, and other similar services.

Section 3. The total estimated cost of the services to be funded by the proposed special assessments is approximately Four Hundred Ninety-Four Thousand, Six Hundred Ninety-Five Dollars (\$494,695.00) per year and special assessments shall be levied in accordance with the applicable provisions of Chapter 170, Florida Statutes, for the purposes of defraying a portion of the costs of services, programs, and projects and based on the proposed Business Plan and Budget, attached hereto as composite Exhibit "B" and based upon the assessment methodologies by categories, as set forth in Exhibit "C," both attached and incorporated.

Section 4. The assessment shall be payable to the Finance Director of the City, on such date as shall be contained in a bill to be mailed to each property owner within the BID at least thirty (30) days prior to the due date and within thirty (30) days following the confirmation by the City Commission of the Final Assessment Roll.

Section 5. Installments not paid when due shall become due and payable in accordance with statutory provisions and shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims until paid and shall bear interest at such rate or rates as specified in Section 170.09, Florida Statutes.

Section 6. The assessment levied against a benefited property upon the approval of a majority of affected property owners shall be prorated based on the number of days remaining in the fiscal year from the date the Final Assessment Roll is confirmed by Resolution of the City Commission, pursuant to Chapter 170, Florida Statutes, minus any assessments already collected, if any, in the same fiscal year prior to the date the Resolution confirming the Final Assessment Roll is adopted.

Section 7. The proposed BID area upon which the special assessments shall be levied, subject to the approval of a majority of affected property owners, shall incorporate the total area set forth in the map attached and incorporated as Exhibit "A-1" and shall reflect the geographic boundaries description, as set forth in Exhibit "A-2," both attached hereto and incorporated.

Section 8. The special assessment shall be levied and collected for a ten (10) year period and another petition and affidavit in support of the BID by the affected property owners would be required prior to the termination of such ten (10) year period, to determine whether to continue or discontinue the special assessment, or include additional properties in the BID, or change the boundaries of the BID.

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Section 9. In accordance with Section 170.04, Florida Statutes, there is on file with the City Clerk at the time of the adoption of this Resolution an assessment plat showing the area to be assessed, with plans and specifications, and an estimate of the cost of the proposed improvement, the details of the proposed programs, services, and projects, and a cost estimate as indicated in the Business Plan and Budget, attached hereto as composite Exhibits "A" and "B," which shall be open to inspection by the public.

Section 10. In accordance with Chapter 170, Florida Statutes, a Preliminary Assessment Roll showing the lots and lands assessed and the amount of the benefit and the assessment against each lot or parcel of land shall be considered at a future duly advertised Public Hearing to be held by the City Commission, following the approval of a majority of affected property owners at a time and place to be set in a separate Resolution. At that time the City Commission shall hear, as an equalizing board, all parties in regard to the proposed assessment and after making any adjustments that the City Commission may deem appropriate, the Final Assessment Roll will be confirmed by a Resolution of the City Commission.

Section 11. In accordance with Section 170.05, Florida Statutes, this Resolution shall be published one (1) time in a newspaper of general circulation in the City of Miami ("City") upon its adoption.

Section 12. The City Commission hereby finds that the assessment has been fairly and reasonably apportioned amongst the properties that will receive the special benefit.

Section 13. The City Commission, upon obtaining the approval of a majority of the affected property owners, shall amend Chapter 2, Article XI, Division 17, entitled "COCONUT GROVE BUSINESS IMPROVEMENT DISTRICT BOARD (BID BOARD)" to incorporate the aforementioned proposed and recommended amendments to the BID Board.

Section 14. The City Manager, the City Clerk, the Finance Director, the Executive Director of the BID, the BID Board, and other necessary City officials, after consultation with the City Attorney, are authorized<sup>1</sup> and directed to undertake any and all necessary actions and procedures to take such actions, as contemplated by this Resolution, including any action appropriate in connection with obtaining the approval of the affected property owners.

Section 15. This Resolution shall become effective upon the date of its adoption herein provided, however, that if the proposed special assessment does not receive the approval of a majority of the affected property owners in the BID, this Resolution shall be null and void.<sup>2</sup>

Section 16. In the event that the proposed special assessment does not receive the required majority approval, the BID shall continue to exist without change as originally created pursuant to Resolution Nos. 08-0455 and 09-0076.

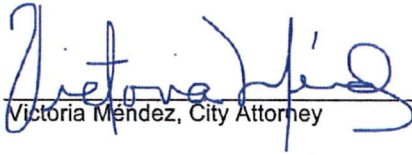
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<sup>1</sup> The herein authorization is further subject to compliance with all requirements that may be imposed by the City Attorney, including but not limited to, those prescribed by applicable City Charter and City Code provisions.

<sup>2</sup> If the Mayor does not sign this Resolution, it shall become effective at the end of ten (10) calendar days from the date it was passed and adopted. If the Mayor vetoes this Resolution, it shall become effective immediately upon override of the veto by the City Commission.

APPROVED AS TO FORM AND CORRECTNESS:

  
Victoria Méndez, City Attorney 7/2/2018

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**COMPOSITE EXHIBIT A**

**Exhibit A-1:** Coconut Grove Business Improvement District Assessment Plat

**Exhibit A-2:** Description of the Geographic Boundaries of the Coconut Grove Business Improvement District

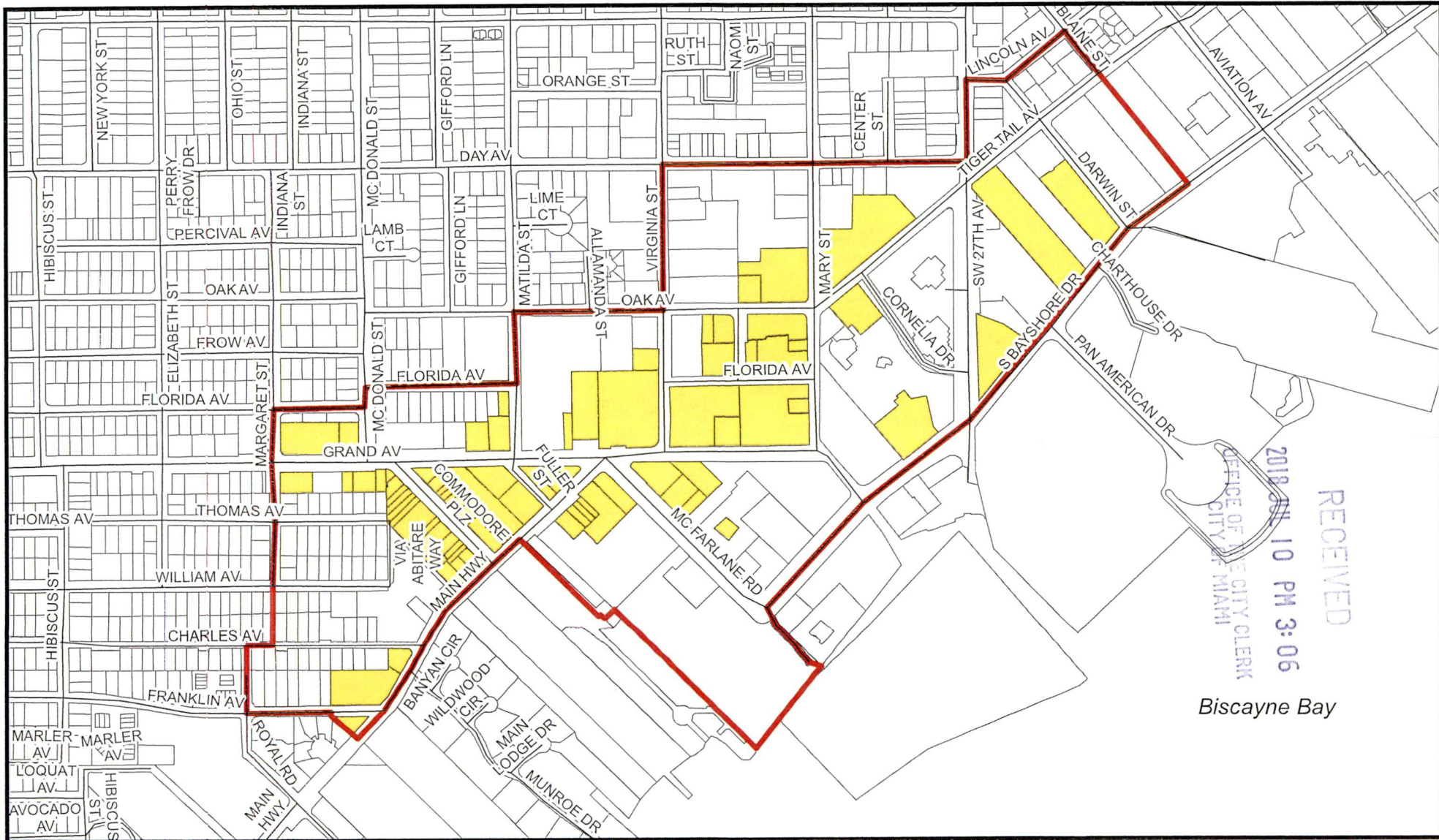
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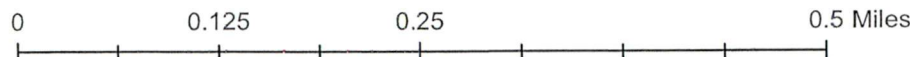
# Coconut Grove Business Improvement District, Exhibit A-1



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Biscayne Bay

- Streets
- ▭ Coconut Grove Central Commercial Core
- ▭ Parcels



**EXHIBIT A-2**

**DESCRIPTION OF THE GEOGRAPHIC BOUNDARIES OF  
THE COCONUT GROVE BUSINESS IMPROVEMENT DISTRICT (“BID”)**

Excepting five (5) hotels (The Ritz-Carlton Coconut Grove, The Mayfair Hotel & Spa, The Mutiny Hotel, The Sonesta Bayfront Hotel, and The Commodore Inn), the inclusive area of the BID shall comprise the contiguous non-residential, non-tax-exempt properties in Coconut Grove’s central commercial core as follows:

- a) Properties abutting the north side of South Bayshore Drive from Darwin Street to McFarlane Road,
- b) Properties abutting McFarlane Road from South Bayshore Drive to Main Highway,
- c) Properties abutting Main Highway from McFarlane Road to Franklin Avenue including the single commercial property just south of Franklin Avenue,
- d) Properties abutting Commodore Plaza,
- e) Properties abutting Fuller Street,
- f) Properties abutting Grand Avenue from Margaret Street to Mary Street,
- g) Properties abutting the west side of Matilda Street from Grand Avenue to Florida Avenue,
- h) Properties abutting Virginia Street from Grand Avenue to Oak Avenue,
- i) Properties abutting Mary Street from South Bayshore Drive to Oak Avenue,
- j) Properties abutting Oak Avenue from Virginia Street to Mary Street,
- k) Properties abutting Tigertail Avenue from Mary Street to Darwin Street,
- l) Properties abutting Southwest 27<sup>th</sup> Avenue from Tigertail Avenue to South Bayshore Drive, and
- m) Properties abutting the west side of Darwin Street from Tigertail Avenue to South Bayshore Drive.

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**EXHIBIT B: BUSINESS PLAN AND BUDGET**

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The Coconut Grove Business Improvement District was established to stabilize and improve retail and other business in the areas described in sections 35-221 and 54-341 of the Code of the City of Miami, as amended, and the assessed area known as the BID more particularly described in Resolution #08-0455 adopted on July 24, 2008 and later confirmed in Resolution #09-0076 adopted on February 12, 2009.

The Coconut Grove BID is a Board of the City of Miami dedicated to protecting and enhancing the vitality of Coconut Grove's commercial core. Established in 2009 by its property owners and merchants, the BID has developed a variety of programs to keep the District clean and secure, fund marketing projects, sponsor special events, beautify the streetscapes, make capital improvements, collect and disseminate economic development research, facilitate transportation solutions, foster new business relationships, and partner with national, state, and local organizations.

The BID is led by a dynamic Board of Directors representing a cross section of Coconut Grove stakeholders, which includes elected officials, property owners, restaurateurs, merchants, tenants and ex-officio representatives.

**BACKGROUND:**

For the past several decades across the United States, once-thriving urban commercial districts have faced competitive factors which have significantly eroded their former appeal and market share. Municipal governments –faced with complex problems and limited resources – have been unable to adequately respond to the challenges facing their commercial districts.

Business Improvement Districts, or BIDs, have emerged to finance and maintain the services and improvements that are required to restore quality and economic vitality to commercial districts. Across the board, BIDs have produced strong results and impressive statistics. The concept of a “business improvement district” has proven itself to be an idea that works and also one which can be adapted to specifically serve widely different commercial districts in terms of their differing needs and realities.

The Coconut Grove Business Improvement District intends to remain the voice of the commercial district representing property owners, restaurants, and merchants.

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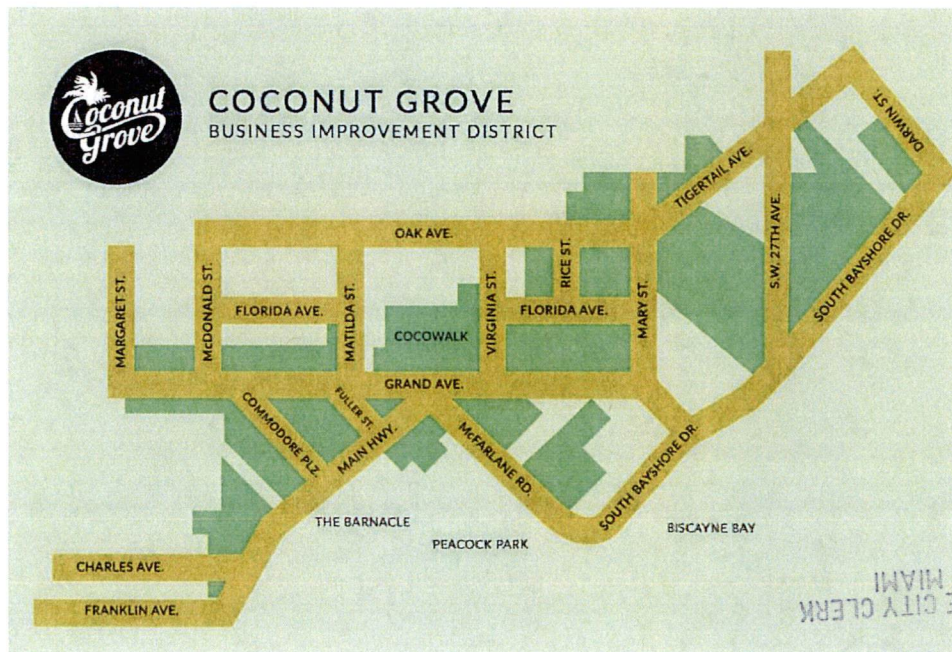
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## COCONUT GROVE BID BOUNDARIES:

With the exception of five (5) hotels (The Ritz-Carlton, Mayfair Hotel & Spa, The Mutiny Hotel, the Sonesta Hotel, and The Commodore Inn), the inclusive area of the Coconut Grove BID shall comprise the contiguous non-residential, non-tax-exempt properties in Coconut Grove's central commercial core as follows:

- Properties abutting the north side of South Bayshore Drive from Darwin Street to McFarlane Road,
- Properties abutting McFarlane Road from South Bayshore Drive to Main Highway,
- Properties abutting Main Highway from McFarlane Road to Franklin Avenue including the single commercial property just south of Franklin Avenue,
- Properties abutting Commodore Plaza,
- Properties abutting Fuller Street,
- Properties abutting Grand Avenue from Margaret Street to Mary Street,
- Properties abutting the west side of Matilda Street from Grand Avenue to Florida Avenue,
- Properties abutting Virginia Street from Grand Avenue to Oak Avenue,
- Properties abutting Mary Street from South Bayshore Drive to Oak Avenue,
- Properties abutting Oak Avenue from Virginia Street to Mary Street,
- Properties abutting Tigertail Avenue from Mary Street to Darwin Street,
- Properties abutting S.W. 27th Avenue from Tigertail Avenue to South Bayshore Drive and
- Properties abutting the west side of Darwin Street from Tigertail Avenue to South Bayshore Drive.



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**COCONUT GROVE BID ASSESSMENTS:**

The assessment rates for the properties, unless stated otherwise, shall be based on square footage for years 11-20 and shall be as follows:

Years 11-20 shall follow the same gradual incremental increases originally voted upon in 2009: Retail, office, and restaurant will increase by one cent (\$0.01) each year beginning at \$0.36 in Year 11 and increasing to \$0.45 by Year 20.

Bayshore Office buildings will remain at \$0.17 with no increase.

Buildings with parking will remain at \$0.06 with no increase.

Parking (without buildings) will remain at \$0.17 with no increase.

Hotels will be assessed at a flat annual rate of \$12,000.00 with no increase.

**BOARD COMPOSITION:**

The BID Board of Directors shall consist of nine (9) Directors representative of various business interests in the District and the members of the Board of Directors shall be representatives of the following groups:

Of the nine (9) seats on the Board of Directors, the following four (4) seats will not be elected and shall be filled as follows:

- 1) The Commissioner of District 2,
- 2) One self-identified representative of Miami Parking Authority,
- 3) One self-identified representative of the Mayfair,
- 4) One self-identified representative of CocoWalk;

Of the nine (9) seats on the Board of Directors, five (5) seats shall, in accordance with the BID Board's By-laws, be elected and the members of those seats, to the extent practical, shall represent hotel, restaurant, office and retail properties, or property owners (should be no more than two representatives from each area).

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**SUMMARY OF 2009 BUSINESS PLAN GOALS:**

At the time of its establishment, the BID's Business Plan included the following areas of focus: Sanitation, Security, Retail Mix, Marketing, Special Events, and Streetscape and Curb Appeal.

**SUMMARY OF ACCOMPLISHMENTS FROM THE GROVE BID SINCE 2009:**

**SAFETY**

With a growing residential base and new retail opportunities, the BID Security Ambassadors, with the help of the City of Miami Police Department, continue to play an important on-street role helping to maintain public safety within the District.

**BID/CITY OF MIAMI OFF DUTY POLICE PROGRAM:**

Since 2010, the BID, in partnership with the City of Miami Police Department, has provided security services four (4) days per week, to assist in the safety and security of the District. These police officers are equipped with a radio for efficient communication with BID safety and cleaning ambassadors, in addition to a cell phone provided by the BID, which is used by merchants to communicate directly with the officer when necessary.

**CCTV SECURITY CAMERA NETWORK:**

In 2014 the Coconut Grove Business Improvement District installed ten (10) High Definition ("HD") public surveillance cameras along Grand Avenue and Main Highway with the assistance of the City of Miami Police Department. The HD camera network is currently operational 24 hours a day, 7 days a week. The BID continued its expansion of the camera network in 2015, 2016, and 2017, and the camera network now totals thirteen (13) cameras throughout the District.

**PUBLIC SAFETY BID AMBASSADORS:**

Since the project's inception in 2011, *Block by Block*, the nations' leading business improvement district security and cleaning provider, has been in charge of providing well trained ambassadors that are responsible for public safety support and hospitality services, making the District an attractive, safe and clean destination. These concierges on the street also offer directions, maps/guides, and security coverage. Since the program began in 2011, the vast majority of merchants remain pleased with the security services provided and believe that our safety ambassadors help create a safe environment for all to enjoy.

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## **BEAUTIFICATION**

The charming beauty, historical architecture, and lush tropical canopy of the District make Coconut Grove one of South Florida's favorite neighborhoods for locals and visitors alike. Through a variety of seasonal landscape and streetscape programs, the BID works diligently to support its mission of enhancing the aesthetic appeal of our District.

### **CLEAN TEAM CAMPAIGN:**

There are many tasks that are overlooked or not addressed by the City of Miami due to limited resources. The Coconut Grove BID's Clean Team Ambassadors operate within the District five (5) days a week (Wednesday-Sunday) logging over 114 hours weekly. Clean Team Ambassadors are responsible for maintaining the cleanliness of all the public right of way areas within the BID's boundaries to ensure a more attractive and appealing commercial location.

### **LANDSCAPING BEAUTIFICATION PROGRAM:**

Along the Grove's vital arteries, the Coconut Grove Business Improvement District currently maintains (herbicide, weed abatement, hedging, trimming & watering) more than 8,500 plants on a weekly basis. Since 2010, the Coconut Grove BID has maintained the medians located along South Bayshore Drive, McFarlane Road, and Grand Avenue to ensure an aesthetically pleasing experience when traveling through the District. In addition to landscaping, in 2017, a portion of the medians were regraded to better retain natural rainfall, resulting in a cost savings for routine watering maintenance.

### **FLOWER BASKET PROGRAM:**

In an effort to make the commercial village streets inviting, the BID installed and maintains 85 flower baskets atop our Victorian street lamp posts along Grand Ave, Main Highway, Fuller St., and Commodore Plaza. Each flower basket is exchanged four (4) times per year with New Guinea Impatiens during the winter and Sweet Potato Vines, Asparagus Sprengeri, and Burgundy Coleus during the summer months. In 2014, the flower basket program expanded along Main Highway from McFarland Road to Franklin Street, creating uniformity along the District's gateways; ensuring that there is no mistaking arrival into the Grove commercial district.

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## STREETSCAPE IMPROVEMENTS

### **WAYFINDING SIGNAGE IMPROVEMENTS:**

Since the inception of the BID in 2009, the maintenance of the Coconut Grove way-finding program that was introduced by the Coconut Grove Parking Improvement Committee was absorbed by the BID. There are over 80+ individual pieces of signage that consist of street signs, way-finding signs, pedestrian maps, illuminated parking signs, and banner poles, in addition to sixteen (16) bicycle racks, ten (10) designer benches, and a bicycle repair station that were installed by the BID. All of the items are continually maintained by the BID and refurbished on an as-need basis. In 2017, the BID completed a widespread refurbishment project, which included painting the sign poles/frames and updating typeface on various wayfinding signage. In 2017 the BID also added a fourth set of banner poles along S. Bayshore Drive (Northbound).

### **FAÇADE IMPROVEMENT GRANT PROGRAM:**

The annual façade grant program is an initiative that was started by the BID in 2011 aimed at encouraging and assisting business and property owners within the District to restore and improve their storefront appearances. The BID matches up to \$5,000 for each façade improvement project. Since 2011, the Coconut Grove BID partnership has leveraged over \$1,000,000 dollars in private investment. These grants are available to all businesses upon completion of a simple application.

### **SECURITY SHUTTER REMOVAL GRANT PROGRAM:**

In 2014, the BID Board approved up to \$200,000.00 for an outdoor shutter removal grant program to assist BID property owners by covering up to 50% of the costs associated with the removal of Hurricane Shutters and Outdoor Grilles within the District, as per Ordinance 13-00359. The BID assisted fifteen (15) businesses in coming into compliance.

### **METAL HALIDE LIGHT FIXTURE INSTALLATION WITHIN ENTIRE DISTRICT:**

The BID coordinated with the City of Miami Office of Capital Improvements and FPL for the installation of 150 watt metal halide light fixtures throughout Grand Avenue, Main Highway, Commodore Plaza and Fuller St. from 2010 through 2012. In 2016, another twenty-seven (27) 25 watt sodium vapor light fixtures that were also replaced with Victorian Metal Halide fixtures along Florida Ave, Virginia St., and Mary St.

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## MARKETING & SPECIAL EVENTS

The BID's integral mission is to provide initiatives and programs to support and increase exposure of small businesses and position Coconut Grove as a unique destination to shop, dine and visit. This is completed through a strategic and integrated mix of branding, advertising, marketing, public relations, and event management. The BID provides free yoga three (3) times per week, along with free historic bike tours once per month on Saturday mornings. The BID also produces the annual 4<sup>th</sup> of July Fireworks Show and other seasonal programs and events, in addition to sponsoring the Grove's iconic events including regattas, the Coconut Grove Arts Festival, King Mango Strut, and the Mad Hatter Arts Festival.

### **WEBSITE:**

In 2010, the Coconut Grove BID purchased the rights to [www.coconutgrove.com](http://www.coconutgrove.com). The website has since been expanded to store the merchant directory for the businesses within the District; video and news capability; imagery database as well as other countless uses for the members of the BID. The website is maintained by the Coconut Grove BID Marketing Department on a daily basis to update the imagery, business directory, featured articles, events and other useful information for residents and visitors alike.

### **DESTINATION MARKETING:**

In 2016, the BID developed a year-round media plan integrating both traditional print and digital advertising to promote and position Coconut Grove as a unique destination to shop, dine and visit. Local and regional publications and media partners include: The Miami Herald, Indulge Magazine, Miami Today, The Miami New Times, The Florida Villager, the Greater Miami Convention & Visitors Bureau, Edible South Florida, Miami Magazine, Key Biscayne Magazine, City & Shore Magazine, The New Tropic, The Welcome Channel, and Around Town.

### **BRANDING VIDEO:**

In 2016, The BID created a 60 second brand video to be shared via social media and the new website. The video highlights the rich history, beautiful bayside location, unique shops, galleries and dining options in Coconut Grove. The video is also available to all merchants for use on their websites and social media.

### **COCONUTGROVE.COM MOBILE SITE:**

In 2016, the CoconutGrove.com mobile site was launched. The mobile site functions like an app that helps visitors and locals navigate the District. The mobile site features a business directory; map of stores, restaurants, and historic sites; as well as information about parking, upcoming events and initiatives, and more.

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## **WELCOME CHANNEL CO-OP:**

The BID, in partnership with The Welcome Channel, offered BID Businesses an exciting co-op program designed to reach travelers staying in South Florida hotels. The Welcome Channel is Miami's premier visitor in-room programming and is viewed in thirty (30) hotels and over 9,500 hotel rooms. The commercial emphasized shopping, dining, historical landmarks, and entertainment in Coconut Grove.

## **GMCVB TRAVEL / VACATION PLANNER & VISITORS GUIDE:**

In 2016, the Coconut Grove BID continued their partnership with the Greater Miami Convention & Visitors Bureau (GMCVB). The BID advertised in the GMCVB Travel Planner, Vacation Planner and Visitors Guide with a combined readership of 2.8 million visitors promoting Coconut Grove as an attractive world-class destination to shop, dine and visit.

## **SOCIAL MEDIA INITIATIVES:**

Social media is one of the most powerful forms of communication. The BID's social media marketing efforts center on creating valued, original content and captivating images that attract attention and reach thousands of followers daily.

Instagram provides a unique platform for consumers and businesses to interact and post real-time comments and responses. Growing the BID's Instagram, @CoconutGroveMiami, from approximately 6,000 followers in December 2015 and to over 46,000 followers was a priority of the BID to increase exposure.

The BID's Facebook page @CoconutGroveMiamiFL, is used to promote Coconut Grove as a shopping and dining destination to both locals and visitors. The BID posts special events, free community classes and tours, photos, news articles, promotions and currently has almost 20,000 followers.

## **TOUR BUS AMBASSADOR PROGRAM:**

Stationed at the Welcome Kiosk in front of CocoWalk, our Tour Bus Ambassadors provided more than 2,732 hours of hospitality services including giving directions, recommendations, and helpful information of things to see and places to visit in Coconut Grove. Our Ambassadors meet and greet tour bus arrivals daily and are always prepared to provide assistance.

## **SPECIAL EVENTS:**

Coconut Grove's bayside location is one of the most scenic and ideal backdrops for outdoor festivals such as the Coconut Grove Arts Festival, Grovetoberfest, Coconut Grove Pumpkin Patch, Mad Hatter Arts Festival, and the King Mango Strut parade. Each year, these events attract hundreds of thousands of people to the District and are supported by the BID.

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## **SEASONAL EVENTS:**

October 2017 kicked off the 6th season of Fashion, Art & Music Night (F.A.M) held on the first Saturday of each month from October through April. Participating galleries, restaurants, boutiques and businesses host artists, feature live music, offer special promotions and extended hours on F.A.M. Nights. This year the BID integrated an interactive map on the mobile site encouraging attendees to visit numerous businesses in the Grove.

Moreover, in 2017, the BID partnered with local restaurants to offer Wine Flight Wednesday. The new weekly deal offered an appetizer and either a wine flight or whole bottle. The \$33.00 price tag was designed to honor the area's 33133 area code.

In 2018, the BID launched Movies in the Park held on the 4th Friday of each month in partnership with the Barnacle Historic State Park. Attendees can enjoy Disney favorites and comedic classics under the stars along beautiful Biscayne Bay.

Additionally, in 2018, the BID partnered with Entercom to host some of the nation's best musical talents in the streets of Coconut Grove featuring live music, art, drink specials, and food from local Coconut Grove restaurants.

## **COCONUT GROVE HISTORIC WALKING & BICYCLE TOURS:**

To capitalize on Coconut Grove's unique and extensive history, the BID secured a partnership with HistoryMiami in 2012 to offer free historic walking tours with celebrated historian, Dr. Paul George. The BID also partnered with Royal Palm Tours of Miami to offer free historic bicycle tours highlighting Coconut Grove's natural beauty with leading environmental expert, Frank W. Schena, every 1<sup>st</sup> and 3<sup>rd</sup> Saturday of each month.

## **FREE WEEKLY YOGA:**

Since 2013, the Coconut Grove BID has partnered with a local business, Dharma Studio, to provide free community yoga classes every Tuesday night from 6:00 p.m. to 7:00 p.m. at Peacock Park. In 2015, an additional Thursday evening class at Peacock Park was introduced. Due to the growing popularity of the classes, an additional Saturday morning class was added on the rooftop of the Mayfair Hotel & Spa. Over 100 classes are enjoyed by more than 8,000+ locals and visitors annually.

## **4<sup>TH</sup> OF JULY FIREWORK SHOW:**

Since 2012, the annual 4th of July Fireworks Celebration has drawn thousands of families, locals and visitors. Attendees enjoy music, games and fireworks along Biscayne Bay. This year's event will include live music by Spam Allstars and an enhanced family fun zone.

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## SUSTAINABILITY

### **TREE CANOPY PROTECTION:**

The Tree Trimming Program was created to ensure the heralded Coconut Grove tree canopy will be enjoyed today and for years to come. In 2015 and 2016, two phases of large-scale tree trimmings were performed by BID-secured contracts to facilitate the trimming of 250+ trees located in the public right of ways throughout our District boundaries. The BID continues to keep tree trimming funds available in order to be able to address individual tree trimming and tree maintenance projects. This routine trimming helped create a more sustainable canopy and reduced the number of trees lost during Hurricane Irma.

### **EMERGENCY DEBRIS & REMOVAL SERVICES:**

Mobilizing quickly, the BID put its existing hurricane preparation procedures into action, and worked up until the day before Hurricane Irma to ensure that the District would be as resilient as possible. All trash receptacles, flower baskets, freestanding planters, and overhead banners were removed prior to the storm to reduce debris and damage potential. Immediately after the storm, BID and Block by Block staff surveyed the District for damages. The BID quickly entered into an agreement with local maintenance contractor SFM to have the extensive amounts of debris collected and hauled away. While there were only three (3) trees lost, our contractor collected over 300 cubic yards of debris. The more manageable debris, leaves, and extensive amount of general trash was collected by the Block by Block cleaning ambassadors, who were at the crux of restoring the District back to normalcy quickly after the storm.

### **FPL UTILITY BURIAL:**

As part of our commitment to improve entry corridors that lead into the central core of the Coconut Grove Business District, the BID is currently working with property owners along Grand Avenue and McFarlane Road to facilitate an FPL utility burial project in the coming months. The FPL burial project calls for the removal of eleven (11) utility poles that are currently found along sidewalks on Grand Avenue and McFarlane Road that will allow for additional pedestrian walking space and enhanced aesthetic appeal for this major entry point of the District.

### **RECYCLING PROGRAM:**

This year, the City of Miami Department of Solid Waste worked with the BID to install twenty-five (25) permanent receptacles throughout the area. These receptacles are serviced weekly and collect cans and bottles. In 2017, the Department of Solid Waste recorded that 283.25 lbs. of material were collected per week, which translates to about 14,279 lbs. per year of recyclable waste being collected from Coconut Grove alone. BID staff coordinated with the City to determine locations for the recycling receptacles, and continue to work with the Solid Waste Department to make sure the receptacles are maintained regularly and remain in working condition. Additional receptacles are slated to be installed in 2018.

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## CAPITAL IMPROVEMENT PROJECTS

### **COMMODORE PLAZA SIDEWALK IMPROVEMENTS:**

In the summer of 2014, the City of Miami sidewalk improvements along Commodore Plaza commenced. As part of the improvements, fifteen (15) new trees were planted to ensure a diverse tree canopy for generations to come. The project also created wider sidewalks in some areas, in addition to the installation of pedestrian crosswalks to encourage the safe flow of pedestrians throughout the corridor. Improvements were funded by the District 2 Commissioner's office and facilitated by the City of Miami Office of Capital Improvements and the BID's Capital Committee.

### **VIRGINIA STREET SIDEWALK IMPROVEMENTS:**

Also in 2014, sidewalk repairs were made to Virginia Street by the City of Miami Office of Capital Improvements. As part of the improvements the taxi zone was relocated and sidewalks were widened to create a sidewalk café dining area, in an effort to energize the Virginia St. with more outdoor dining options.

### **GRAND AVENUE SIDEWALK IMPROVEMENTS:**

Once completed, the Grand Avenue sidewalk replacement project will provide an improved central thoroughfare that is more resilient, attractive, and enjoyable for local residents and visitors. The project, which commenced in August 2017, includes the installation of new brick pavers, replacement of sick/dying trees with new specimens, and the addition of Silva-cell technology which reduce the uplifting of pavers from over-growing tree roots. The project stretches along both sides of Grand Avenue from Mary Street to McDonald Street. Replacement trees were selected to fall into the current tree-succession plan, which will help ensure that the Avenue's canopy remains strong and lush throughout future generations. The BID has worked with all project stakeholders to bring the project into fruition and continues to coordinate with local merchants to address any issues throughout all phases of implementation.

### **FLORIDA AVENUE AND MARY ST. SIDEWALK IMPROVEMENTS:**

Prior to 2014, the City of Miami Office of Capital Improvements completed sidewalk restoration work on Florida avenue (from Virginia Street to Mary Street), as well as portions of the west side of Mary Street, south of Oak Avenue. The work included planting new trees with Silva-cell technology and the addition of artificial mulch. Akin to other sidewalk projects, the BID was a key mechanism in ensuring adequate stakeholder collaboration and communication.

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## TRANSPORTATION

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### **COCONUT GROVE TROLLEY:**

In 2017, the BID purchased two trolleys (\$400,000.00) for the City of Miami in an effort to create an official Coconut Grove trolley route fulfilling one of the major goals and expenditure items identified as high importance by the Coconut Grove BID since its inception in 2009. With stops along Grand Avenue, South Bayshore Drive, City Hall, and the Douglas Road Metrorail station located at 37th Avenue, the Coconut Grove trolley provided over 165,000 rides in its first year of operation.

### **FREEBEE SERVICE:**

In 2018, the BID launched Freebee which provides free transportation in six (6) passenger, street legal, electric vehicles. To request a ride, customers can use a free app available on iPhones and Android devices for on-demand services; flag down a Freebee vehicle; or use the call ahead reservation system. In addition to providing a convenient way for people to move around within the District, the Freebee app also serves as an economic development tool:

1. Supports local businesses: The Freebee app hosts a "Deals" section that allows BID businesses to submit deals and specials directly to Freebee that then get posted to the app at no cost to the businesses.
2. Points of Interest: The Freebee app includes a "Places to Bee" section that is customized to each of their service areas. The BID will have the ability to submit information about attractions including events, parks, facilities, hotels, restaurants, etc.
3. Social Media: Nicknamed "The Hive", the Freebee app also includes a section where selfie photos taken on the rides are hosted. These photos are also often shared on Freebee's social media sites.
4. Brand Ambassadors: Freebee's drivers serve as Brand Ambassadors for the BID and inform the riders of upcoming events and promotions as well as provide printed marketing materials to passengers.

### **CENTRALIZED VALET SERVICE:**

In 2018, the BID served as the pilot location for the Miami Parking Authority's Centralized Valet Program. The service is subsidized by the BID to allow for cheaper rates for those using the service for less than two (2) hours. Users are able drop off and pick up their cars at four (4) strategically placed locations throughout the District.

### **SENSOR PILOT PROGRAM:**

In 2018, the BID also served as the pilot location for the Miami Parking Authority's (MPA) sensor program. Through the sensor pilot program, the MPA will be able to provide data on utilization and length of stay for on-street parking spaces and loading zones; eventually this info will be translated into a mobile app for the public that will identify open parking spaces.

### **LOADING ZONES:**

The BID and MPA representatives met with local businesses who most utilize the loading zones to understand current delivery schedules and determine the feasibility of modifying hours to make the zones available for public parking during non-authorized hours. As a result, a number of other changes were made including reducing the number of parking spaces at several locations and reducing the hours from 6:00 p.m. to 4:00 p.m., making those spots available for public parking two (2) hours earlier. In total, six (6) additional parking spaces were added- and seventeen (17) additional spaces after 4:00 p.m.

### **QUICK BUILD CROSSWALK PROGRAM:**

In 2017, the BID collaborated with local civic organizations Grove 2030 and the Coconut Grove Village Council to apply for a Miami -Dade Quick Build grant to install temporary crosswalks at certain pedestrian junctions in Coconut Grove. The Quick Build Program, which provides funding and technical assistance for temporary transportation improvements, approved the grant in July 2017, and all stakeholders have worked to have the project realized. The temporary crosswalks present an opportunity to increase the likelihood of Miami-Dade County allocating funds to install permanent solutions. Crosswalks are slated to be added in 2018.

### **BICYCLE FRIENDLY INITIATIVES:**

The bicycling community is an integral part of Coconut Grove, representing both residents and patrons of our local businesses. In a quest to make Coconut Grove the best and safest bicycling location in Miami, the Coconut Grove BID has implemented pedestrian and bicycle related initiatives to encourage healthy and fun ways to explore and experience the District. In 2015, seven (7) custom bike racks, ten (10) sidewalk benches and a bicycle repair station were installed throughout the District. A total of eighteen (18) bicycle racks have been installed in the Distirct since 2009. With the support of Panama Jack, the BID has facilitated the distribution of more than 70+ bicycles since 2013 to local hotels and businesses to encourage bicycling throughout the District. In 2015, the BID expanded the program to charities, auctions, and various raffles to support BID events and Coconut Grove's ever-growing bicycling community.

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### WHY RENEW THE COCONUT GROVE BID?

- Maintain the services that the Grove residents and BID stakeholders have enjoyed for the last 10 years and have come to expect.
- The BID Board of Directors, in addition to the City of Miami Commission, will continue to develop and oversee annual BID activities and budgets, ensuring that the Coconut Grove BID will be accountable directly to those within the BID and to the City of Miami.
- The BID assists the City by handling basic services including security, sanitization, and beautification in addition to subsidizing major capital improvement projects.

### VISION FOR THE COCONUT GROVE BID FOR THE NEXT 10 YEARS:

Community character distinguishes one place from another and makes a community desirable. As the Grove is currently experiencing a renaissance, with a wave of public and private investment, it is more important now than ever that the BID continue to provide the level of service that property owners, businesses, residents, and visitors have not only come to love but now also expect. The Coconut Grove Business Improvement District intends to continue to keep the commercial streets of the District cleaner, safer, and more inviting with over \$1.5 million in services provided annually.

The Coconut Grove Business Improvement District recently completed a ten (10) year master plan with unprecedented public input and support. The Plan will serve as a comprehensive roadmap and a clear, coordinated plan for growing and improving Coconut Grove's central business district while staying true to the unique character and history of the neighborhood. The plan, which was led by local urban design studio PlusUrbia and the Miami office of the architecture and planning firm Perkins+Will, was based on several meetings, a public visioning workshop, and interviews with area residents, business owners, civic organizations, and other key stakeholders, as well as more than 400 survey responses. In addition to defining six (6) focus areas—identity & character, open space, mobility, land use & form, community, and resiliency—the plan incorporates the goals of the Coconut Grove Village Council, Grove 2030, and other previous plans into a singular effort.

Containing specific short, medium, and long-term actions to guide growth in the Grove in a positive way, the Master Implementation Plan is intentionally flexible and can be modified to keep pace with changing conditions, needs, and desires. Each action falls under the jurisdiction of one or more governmental agencies or civic groups and may also require broader interagency coordination and support.

The Coconut Grove BID is committed to providing safety support and hospitality services, along with beautification and sustainability programs to ensure the District remains a welcoming destination.

PROPOSED FISCAL YEAR 2019-2020 BUDGET

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REVENUES:

Revenue	Proposed 2019 Budget	Comments
Parking Waivers	\$378,724	Budgeted Parking Waiver fees reflect net of 10% contribution to the Parking Waiver Trust fund as required by City Ordinance 13059.
Parking Surcharge	\$280,000	Based projected surcharge revenue
Special Events Supplemental Fees	\$2,500	Based on estimated collections.
Sidewalk Café fees	\$32,057	Estimates are based on square footage currently being used
Banner Fees	\$6,000	Based on the number of Banner fees expected based on. previous years
BID Assessments	\$494,695	Most property owners (85%) are taking advantage of the early payment discount at 4%, 3% or 2%. It also includes a 2% processing fee for Miami Dade County.
Regatta Park Parking	\$25,200	Based on estimated collections.
Other Income	\$0	Miscellaneous income, refunds received throughout the year & insurance reimbursements received annually. BID receives GMCVB \$500 reimbursement for yearly dues every year.
Investment Income	\$120,000	Based on projected investment income.
Collections Deferred	\$5,000	As of 4/30/19: FY'09 (\$1,959), FY'10 (\$5,071), FY'17 (\$1,351.50), and \$40,477.50 for the current fiscal year for a total of \$48,858.39.
Contribution from BID Fund for Capital & Operations Projects & Marketing Initiatives	\$3,926,457	In FY'19 the BID has budgeted \$100,000 for Peacock Park Improvements, \$160,000 for lighting improvements; \$100,000 for gateway features; \$1.5M for Main Highway sidewalk restoration project; \$100,000 improvements to the website and creation of a mobile application to include parking info; additional events; \$10,000 for new digital interactive kiosk at tour bus; \$70,000 to enhance facade grant program. Includes carryover of \$1.275M for FPL Utility Burial; \$100,000 Main Highway Tree remediation; \$114,000 for FPL utility burial sidewalk restoration.
Total Revenue	\$5,270,633	

EXPENSES:

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Expenses	Proposed 2019 Budget	Comments
Streetscape	\$248,500	Streetscape line items for FY'19 include maintenance costs associated with the flower basket and South Bayshore median maintenance projects, in addition to public right of way tree trimming services, enhanced landscaping projects and a digital kiosk to be placed at the tour bus drop off location.
Security	\$191,000	FY'19 budget reflects increase to \$15/ hour for Block by Block contracted security employees for 132 hours of security coverage, on a weekly basis, Wednesday through Sunday pursuant to RFP #14-601. Based on the continued decline in crime, increase in security camera placement, and the exceptional services provide by Block by Block, in FY'19 the BID will not continue to employ Off-Duty Police Officers; savings will be utilized to increase vegetation ion the District as noted in section 1.1.a of the BID Master Plan.
Sanitation	\$165,000	FY'19 totals reflect the increase to \$15/ hour for Block by Block contracted sanitation employees, for 114 hours on a weekly basis Wednesday through Sunday. Total of five (5) sanitation employees patrol the District as per professional services agreement.
Special Events & BID Events	\$144,500	In FY'19 the BID will continue with seasonal events; additional funding is allocated for an enhanced July 4th event, block parties with Entercom, and additional events during the summer months to drive local traffic into the Grove during the slow season.
Marketing & Advertising	\$606,000	In FY'19 the BID looks to continue the successful marketing initiatives begun in FY'17, with the addition of a PR Firm for \$72,000, continuation of Grove Ambassador services, GMCVB initiatives, free, year-round yoga, and free historic bicycle & walking tours. The BID Board also recognized the need for a Business Survival Fund to assist during the time of increased construction and disruption in the District, as well as the need for a Marketing Opportunity Fund. Additional initiatives include improvements to the website; creation of a mobile application to include parking info; additional events; Freebee on-demand transportation service.
Capital Projects	\$3,444,856	The FY'19 Capital Budget includes funds for street furniture and lighting, an enhanced façade improvement and grant program, undergrounding of FPL lines, Main Highway tree remediation and sidewalk restoration, and improvements at Peacock Park.
General & Admin.	\$470,777	FY'19 General Admin expenses include: staff salaries, annual audit, office rent and utilities, health insurance, insurances, bookkeeping, payroll, licensing and association dues.
Total Expenses	\$5,270,633	

**EXHIBIT C: ASSESSMENT METHODOLOGIES BY CATEGORIES**

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**ANNUAL ASSESSMENT RATE YEARS 11-20**

**Year Eleven**

**Rate/Sq. Ft.**

**Properties**

Retail/Restaurant <sup>1</sup>	\$	0.36
Office <sup>1</sup>	\$	0.36

**Major Properties (In excess of 200,000 Sq. Ft, not including parking)**

**CocoWalk**

Retail/Restaurant/Office <sup>1</sup>	\$	0.36
Parking	\$	0.06
Other Adjusted Square Footage <sup>1</sup>	\$	0.36

**75% Cap of Total CocoWalk Assessment**

**Mayfair**

Retail/Restaurant <sup>1</sup>	\$	0.36
Office <sup>1</sup>	\$	0.36
Parking	\$	0.06
Other Adjusted Square Footage <sup>1</sup>	\$	0.36

**75% Cap of Total Mayfair Assessment**

<b>Parking (with bldg.)<sup>2</sup></b>	\$	0.06
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<b>Parking (without bldg.)<sup>3</sup></b>	\$	0.17
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<b>Bayshore Office Bldgs.</b>	\$	0.17
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**Flat Rate**

<b>Hotels<sup>4</sup></b>	\$	12,000.00
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**Assessment Footnotes**

1. There shall be a gradual increase of one cent (\$0.01) each year in the categories of retail, restaurant, office, and related adjusted square footage assessments. Year 11: \$0.36, Year 12: \$0.37, Year 13: \$0.38, Year 14: \$0.39, Year 15: \$0.40, Year 16: \$0.41, Year 17: \$0.42, Year 18: \$0.43, Year 19: \$0.44, Year 20: \$0.45.
2. Parking lots and garages attached to assessed buildings in the same folio shall be assessed at an annual rate of six cents (\$0.06) per square foot.
3. Parking lots and garages standing alone in a folio shall be assessed at an annual rate of seventeen cents (\$0.17) per square foot.
4. Excepting five (5) hotels (The Ritz-Carlton Coconut Grove, The Mayfair Hotel & Spa, The Mutiny Hotel, The Sonesta Bayfront Hotel, and The Commodore Inn) hotels will be assessed at a flat rate of twelve thousand dollars (\$12,000.00) annually. It is entirely at the discretion of the hotel whether it wishes to pass the cost of the assessment through to its guests as a Business Improvement District Fee . However, this fee cannot be described as a tax.

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**AFFIDAVIT OF AUTHORITY AND SUPPORT**

Renewal of the Coconut Grove Business Improvement District (“BID”) and the proposed amendment to the Coconut Grove BID's governing board is subject to the approval by a majority (50% plus 1) of the affected property owners, which shall be determined through an Affidavit of Authority and Support (“Affidavit”).

The process for submitting an Affidavit shall begin on July 13, 2018. An Affidavit must either be hand delivered or mailed to the Office of the City Clerk at the address listed below and be received by the Office of the City Clerk no later than 5:00 PM on October 15, 2018:

City of Miami  
Office of the City Clerk  
3500 Pan American Drive  
Miami, FL 33133

Affected property owners are entitled to file one (1) Affidavit per individual folio owned. “Owner” shall mean a person who appears on legal title to real property by deed duly recorded in the Miami-Dade County records or their designated representative, agent, or guardian of the owner.

A full list of those properties subject to the special assessment and eligible to file an Affidavit will be on file at the City of Miami, Office of the City Clerk. Those properties that do not derive a special benefit from the stabilizing and improving of such district through promotion, management, marketing, and other similar services will not be assessed and therefore are not eligible to file an Affidavit.

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**Coconut Grove Business Improvement District (BID)**  
**Renewal Timeline**

**July 12, 2018:**

- City of Miami Commission Meeting:
1. Resolution to renew the Coconut Grove BID special assessment district, subject to approval of affected property owners.

**July 13, 2018:**

Begin collection of the Affidavit of Authority and Support ("Affidavit").

**October 15, 2018:**

Deadline to file Affidavits (3-month petition collection period).

**November 16, 2018:**

Certification by the Office of the City Clerk of Affidavit process.

**December 13, 2018:**

- City of Miami Commission Meeting:
1. Resolution to (1) accept the petition results and (2) fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the City Commission to be heard on the matter (30-day notice must be provided to owners of property to be assessed).

**January 10, 2019:**

- City of Miami Commission Meeting:
1. City Commission to (1) meet and hear testimony from affected property owners regarding the advisability of the special assessment and (2) make a decision on whether to levy the special assessment;
  2. City Commission shall thereafter meet as an equalizing board; and
  3. Resolution to approve special assessment.

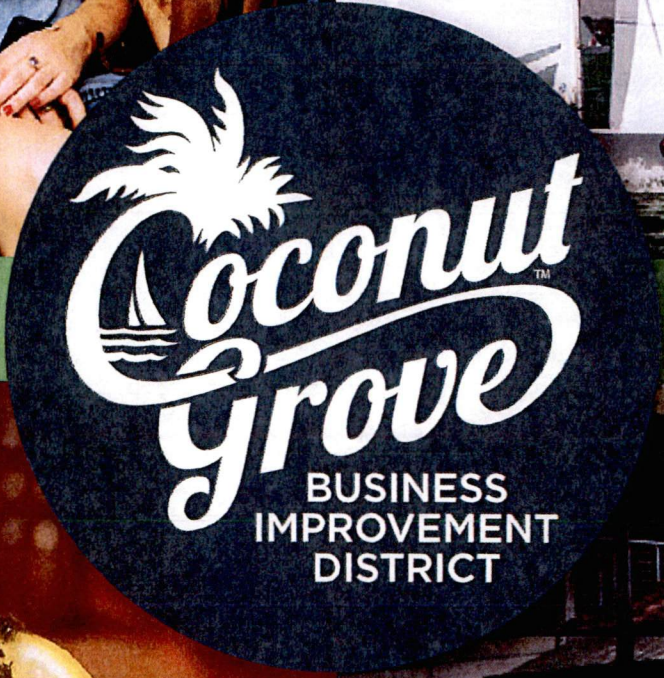
**January 22, 2019:**

1. Renewal of Coconut Grove BID to continue operating as a special assessment district.
2. Coconut Grove BID to provide the Final Assessment Roll to the Office of the City Clerk.

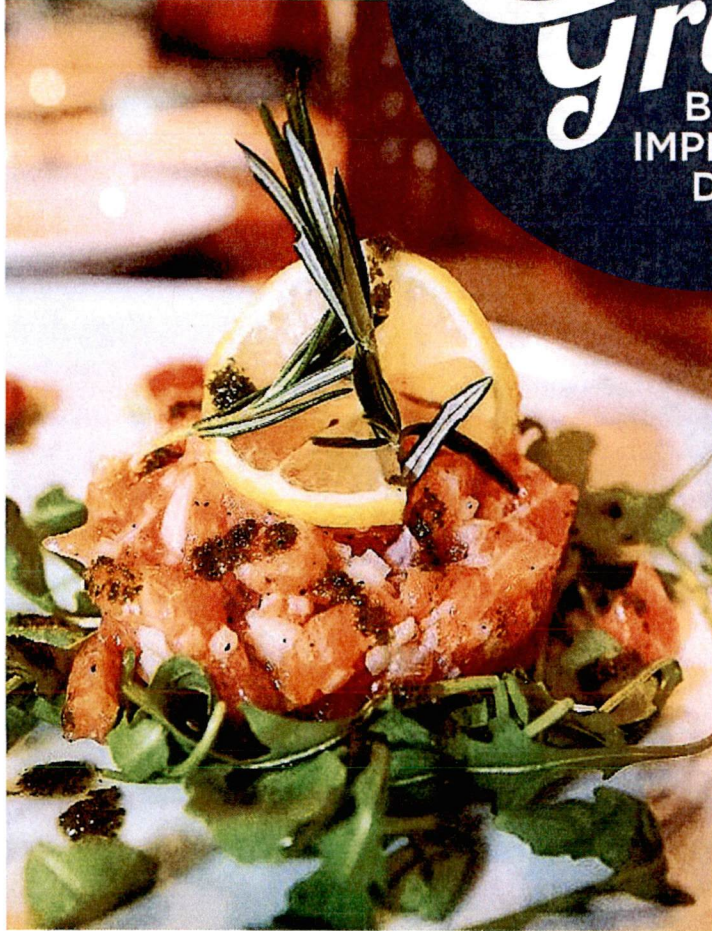
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10 YEARS



OF SERVICE





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## WHY WAS THE BID CREATED?

For more than 30 years, commercial districts across the United States have turned to Business Improvement Districts (BIDs) to provide services that even the best-run cities have difficulty providing. Today, there are anywhere from 1,000 to 2,000 BIDs nationwide, and the number grows yearly. BIDs have achieved measurable success in putting private capital to work to solve public problems, and restore or enhance the economic vitality of commercial areas. The Coconut Grove BID intends to remain the primary voice advocating on behalf of property owners, restaurants, and merchants in the Grove, while positively impacting the development of the neighborhood over the coming decade.

### *Our Mission*

Re-establish Coconut Grove as a world-class commercial walking village with impeccably clean and visibly safe streets

Create a stronger sense of community with a compelling business mix

Attract high-value customers, both residents and visitors, to shop and dine in our district

Ensure self-sustainability without putting a burden on the City or its taxpayers

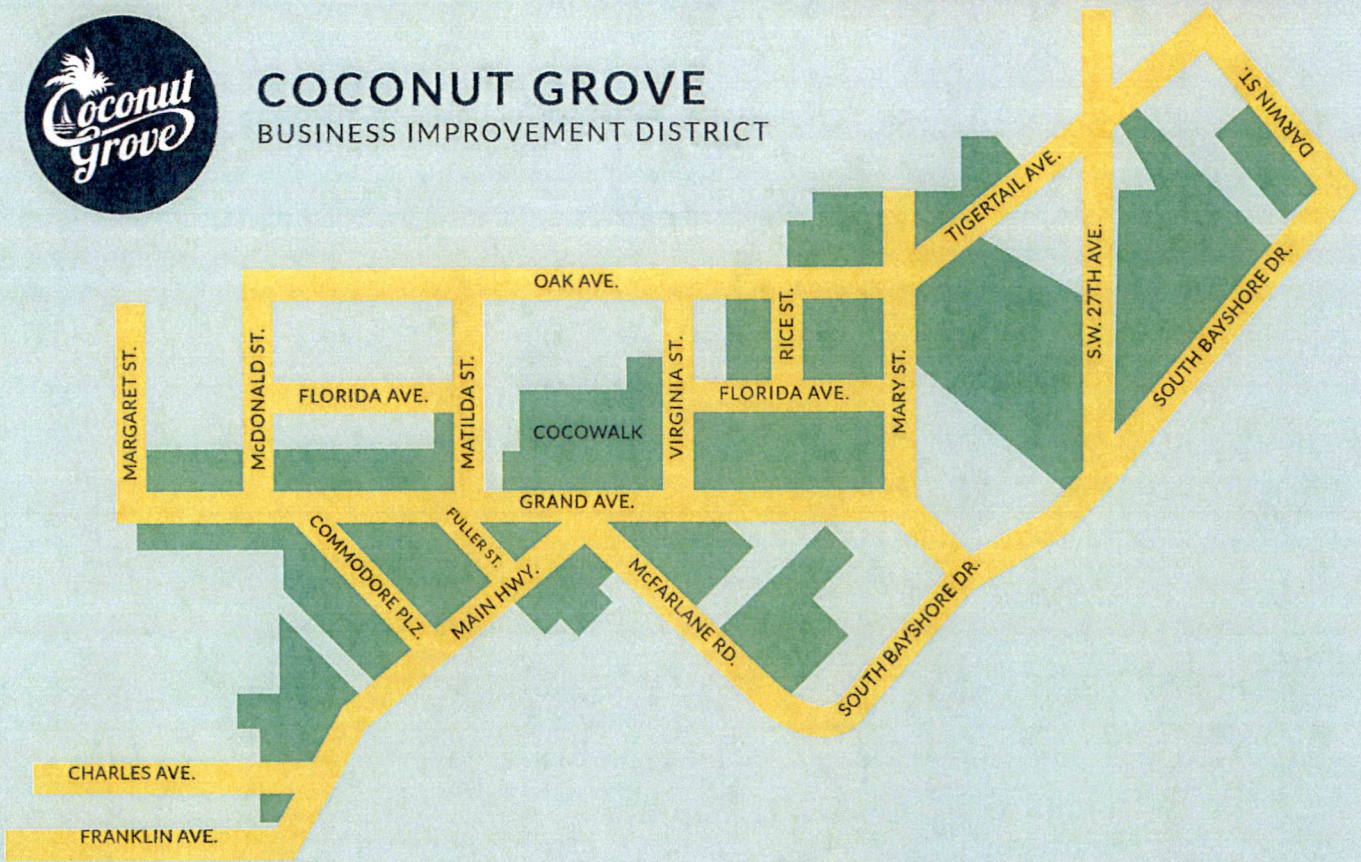
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**COCONUT GROVE**  
BUSINESS IMPROVEMENT DISTRICT



**230** FOLIOS **/// 112** PROPERTY OWNERS

**2019 PROPOSED BUDGET**



- Contributions from BID Fund for Capital & Operations
- Projects & Marketing Initiatives \$3,926,457
- BID Assessments \$494,695
- Parking Waivers & Surcharges \$658,724
- Investment Income \$120,000
- Fees \$40,557
- Regata Park Parking \$25,200
- Collections Deferred \$5,000



- Capital Projects \$3,444,856
- Marketing & Advertising \$606,000
- Streetscape \$248,500
- Security \$191,000
- Sanitation \$165,000
- Special Events \$144,500
- General & Administrative \$470,777

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# PRIORITIES IN 2009

SANITATION // SECURITY // MARKETING  
SPECIAL EVENTS // STREETS CAPES  
& CURB BEAUTIFICATION

## BY THE NUMBERS

**\$1,000,000+**

LEVERAGED IN FAÇADE  
IMPROVEMENT GRANTS



**165,000**

RIDES ON COCONUT  
GROVE TROLLEYS  
PAID FOR BY THE BID

**300**  
CUBIC YARDS  
OF DEBRIS  
REMOVED POST  
HURRICANE IRMA



**34,000** LBS TRASH &  
**15,000** LBS RECYCLABLES  
COLLECTED ANNUALLY

**100+**  
HOURS  
OF CLEAN TEAM  
SERVICE EVERY  
WEEK

**8,500**  
PLANTS

ON MEDIANS  
MAINTAINED WEEKLY

**7,900**  
HOURS

SECURITY COVERAGE  
& OFF-DUTY POLICE  
COVERAGE ANNUALLY

**6,000**  
HOURS

SANITATION  
ANNUALLY

**16**  
NEW BUSINESSES  
IN LAST 6 MONTHS

**7,200**  
FREEBEE PASSENGERS  
IN LAST 4 MONTHS



**10M**  
MEDIA IMPRESSIONS

**79,500**  
SUBSCRIBERS  
TO E-NEWSLETTER & SOCIAL MEDIA

**2.1M**  
TOURISTS ANNUALLY

## SIGNATURE ACHIEVEMENTS

### \* STREETScape IMPROVEMENTS

- Sidewalk restoration & crosswalks
- Façade program/shutter removal
- Landscaping
- Wayfinding & informational kiosks
- Clean-up & storm relief

### \* ENHANCING MOBILITY

- Launch of Freebee service
- Expanded trolley service
- Central valet stations & subsidized rate
- Bike lanes & racks

### \* HOSPITALITY & PUBLIC SAFETY

- Block-by-Block Clean Team
- Block-by-Block Ambassadors
- Mobile-friendly website
- Off-duty police coverage
- HD camera system

### \* MARKETING & EVENTS

- Local, national & international public relations
- Emails, newsletters & branded content
- Social media promotions
- July 4th Fireworks, Annual Tree Lighting, concerts, FAM Nights, and yoga; all events free to public
- Sponsor of King Mango Strut, Madd Hatter, Coconut Grove Art Festival, Veteran's Day Parade, and annual regattas

### \* BUSINESS SERVICES

- Liaison between businesses and City Hall
- Marketing & social media support
- Educational workshop series

### \* SUSTAINABILITY

- Tree canopy protection
- FPL utility burial
- Recycling program
- Tree trimming program



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## CREATING VALUE

- Expanded tax base
- Growing property values
- More than \$1.5 million in services delivered each year

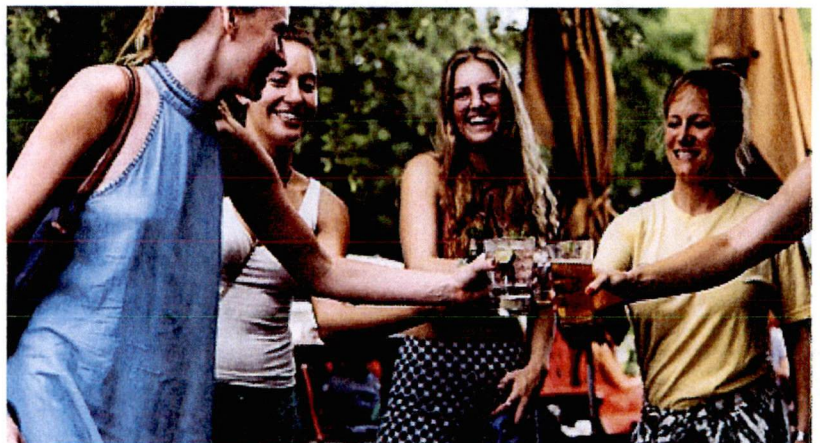


## BUSINESS GROWTH & INVESTMENT

- 16 new retail concepts entering the market (LPQ, Bonobos, and more) over the last six months
- 18 major development projects underway as of Q1 2018
- 250,000 square feet of Class A office space under construction; 1% vacancy rate
- Hotel occupancy of 84%; up 5% year-over-year

## DRIVING FOOT TRAFFIC

- 2.1 million out-of-town visitors in 2017
- 46,000+ residents; up 50 percent from 2010
- Dozens of special events each year



(Source: SFBJ, Blanca CRE, GMCVB, TRD, Grove BID)

## A ROADMAP FOR SMART GROWTH

The BID'S MASTER IMPLEMENTATION PLAN is a blueprint for smart growth in the decade ahead based on dozens of meetings; a public visioning workshop; interviews with residents, businesses, and civic groups; as well as over 400 survey responses. The plan sets guidelines for addressing the community's needs and guiding future development while retaining the Grove's unique character.

OPEN SPACE

MOBILITY

IDENTITY/CHARACTER

LAND USE

COMMUNITY

RESILIENCY

### Upcoming Priorities

**\$1.3M**

FPL UTILITY  
BURIAL EFFORTS

**\$105K**

FREEBEE  
TRANSPORTATION  
SERVICE

**\$1.8M**

MAIN HIGHWAY  
SIDEWALK RESTORATION

**\$100K**

PEACOCK PARK  
IMPROVEMENTS

**\$125K**

MARKETING &  
BUSINESS SUPPORT

**\$3M**

PLAYHOUSE  
PARKING GARAGE

**\$100K**

GATEWAY  
FEATURES

**\$325K**

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LANDSCAPING

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## COCONUT GROVE BUSINESS IMPROVEMENT DISTRICT

### AREAS OF FOCUS OVER THE NEXT DECADE

---

- \* Maintain the **LEVEL OF SERVICE** that residents, businesses and property owners have come to expect
- \* Launch new BID **WEBSITE AND MOBILE APP** with real-time parking & business information
- \* Conduct a **BUSINESS DEMOGRAPHICS SURVEY** to gain insight into our business base
- \* Advocate for the **PLAYHOUSE RENOVATION** and ensure the reopening has a positive impact on Grove businesses
- \* Push for **CREATIVE TRANSPORTATION SOLUTIONS** as daytime population grows
- \* Maintain and protect the Grove's **STORIED TREE CANOPY**; while advancing sustainability efforts
- \* **ENHANCE THE WALKABILITY** of the District with new sidewalks, crosswalks and streetscape projects
- \* **SUBSIDIZE** City of Miami capital projects that are a priority for the District

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Coconut Grove Business Improvement District  
Preliminary Assessment Role



0141220320970	2665 S. Bayshore Dr. Unit: 1-300	Andrew C. Hall Properties, LLC. c/o Offices at Grand Bay Plaza	2665 South Bayshore Drive, PH-1	Miami	FL	33133	Office	1662	\$0.17	x	\$282.54
0141220320980	2665 S. Bayshore Dr. Unit 1-400	Andrew C. Hall Properties, LLC. c/o Offices at Grand Bay Plaza	2665 South Bayshore Drive, PH-1	Miami	FL	33133	Office	1562	\$0.17	x	\$265.54
0141220320960	2665 S. Bayshore Dr. Unit: 1-200	Andrew C. Hall Properties, LLC. c/o Offices at Grand Bay Plaza	2665 South Bayshore Drive, PH-1	Miami	FL	33133	Office	1461	\$0.17	x	\$248.37
0141220320990	2665 S. Bayshore Dr. Unit: 2A-100	FLSD Trust Associates, LLC. TRS	201 Alhambra CIR, #601	Coral Gables	FL	33134	Office	1527	\$0.17	x	\$259.59
0141220321000	2665 S. Bayshore Dr. Unit: 2A-200	FLSD Trust Associates, LLC. TRS	201 Alhambra CIR, #601	Coral Gables	FL	33134	Office	1527	\$0.17	x	\$259.59
0141220321010	2665 S. Bayshore Dr. Unit: 2B-100	FLSD Trust Associates, LLC. TRS	201 Alhambra CIR, #601	Coral Gables	FL	33134	Office	1618	\$0.17	x	\$275.06
0141220321020	2665 S. Bayshore Dr. Unit: 2B-200	FLSD Trust Associates, LLC. TRS	201 Alhambra CIR, #601	Coral Gables	FL	33134	Office	1613	\$0.17	x	\$274.21
0141220320950	2665 S. Bayshore Dr. Unite: 1-100	Andrew C. Hall Properties, LLC. c/o Offices at Grand Bay Plaza	2665 South Bayshore Drive, PH-1	Miami	FL	33133	Office	1549	\$0.17	x	\$263.33
0141220320010	2665 S. Bayshore Dr., Ste. 100	DSD Investments, LLC.	2665 South Bayshore Drive, #M102	Miami	FL	33133	Office	989	\$0.17	x	\$168.13
0141220320740	2665 S. Bayshore Dr., Ste. 1001	Grand Bay Biscayne, LLC.	PO Box 11956	Aspen	CO	81612	Office	1196	\$0.17	x	\$203.32
0141220320750	2665 S. Bayshore Dr., Ste. 1002	Grand Bay Biscayne, LLC.	PO Box 11956	Aspen	CO	81612	Office	958	\$0.17	x	\$162.86
0141220320760	2665 S. Bayshore Dr., Ste. 1006	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1471	\$0.17	x	\$250.07
0141220320761	2665 S. Bayshore Dr., Ste. 1008	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	375	\$0.17	x	\$63.75
0141220320770	2665 S. Bayshore Dr., Ste. 1010	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	467	\$0.17	x	\$79.39
0141220320780	2665 S. Bayshore Dr., Ste. 1015	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1046	\$0.17	x	\$177.82
0141220320020	2665 S. Bayshore Dr., Ste. 101A	Wachovia Bank, NA c/o Thompson Reuters	PO Box 2690	Carlsbad	CA	92018	Office	1001	\$0.17	x	\$170.17
0141220320030	2665 S. Bayshore Dr., Ste. 101B	Wachovia Bank, NA c/o Thompson Reuters	PO Box 2690	Carlsbad	CA	92018	Office	1126	\$0.17	x	\$191.42
0141220320040	2665 S. Bayshore Dr., Ste. 102	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	222	\$0.17	x	\$37.74
0141220320790	2665 S. Bayshore Dr., Ste. 1020	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	724	\$0.17	x	\$123.08
0141220320791	2665 S. Bayshore Dr., Ste. 1025	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1270	\$0.17	x	\$215.90
0141220320800	2665 S. Bayshore Dr., Ste. 1100	Key Investments, LTD.	5331 Hammock Drive	Coral Gables	FL	33156	Office	787	\$0.17	x	\$133.79
0141220320810	2665 S. Bayshore Dr., Ste. 1105	GB 1110, LLC.	2665 South Bayshore Drive, #1110	Coconut Grove	FL	33133	Office	993	\$0.17	x	\$168.81
0141220320820	2665 S. Bayshore Dr., Ste. 1110	GB 1110, LLC.	2665 South Bayshore Drive, #1110	Coconut Grove	FL	33133	Office	375	\$0.17	x	\$63.75
0141220320830	2665 S. Bayshore Dr., Ste. 1115	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	812	\$0.17	x	\$138.04
0141220320850	2665 S. Bayshore Dr., Ste. 1120	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1215	\$0.17	x	\$206.55
0141220320860	2665 S. Bayshore Dr., Ste. 1125	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1166	\$0.17	x	\$198.22
0141220320870	2665 S. Bayshore Dr., Ste. 1130	Key Investments, LTD.	5331 Hammock Drive	Coral Gables	FL	33156	Office	1129	\$0.17	x	\$191.93
0141220320880	2665 S. Bayshore Dr., Ste. 1200	Berkowitz Development Group, INC.	2665 South Bayshore Drive, #1200	Coconut Grove	FL	33133	Office	2099	\$0.17	x	\$356.83
0141220320890	2665 S. Bayshore Dr., Ste. 1204	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1812	\$0.17	x	\$308.04
0141220320900	2665 S. Bayshore Dr., Ste. 1205	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	516	\$0.17	x	\$87.72
0141220320910	2665 S. Bayshore Dr., Ste. 1206	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	834	\$0.17	x	\$141.78
0141220320920	2665 S. Bayshore Dr., Ste. 1207	Eduardo Del Rivero & Mariluz Durazo del Rivero	2811 Emathla Street	Coconut Grove	FL	33131	Office	997	\$0.17	x	\$169.49
0141220320930	2665 S. Bayshore Dr., Ste. 1208	Berkowitz Development Group, INC.	2665 South Bayshore Drive, #1200	Coconut Grove	FL	33133	Office	621	\$0.17	x	\$105.57
0141220320940	2665 S. Bayshore Dr., Ste. 1210	Berkowitz Development Group, INC.	2665 South Bayshore Drive, #1200	Coconut Grove	FL	33133	Office	1485	\$0.17	x	\$252.45
0141220320080	2665 S. Bayshore Dr., Ste. 210	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1811	\$0.17	x	\$307.87
0141220320090	2665 S. Bayshore Dr., Ste. 215	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1180	\$0.17	x	\$200.60
0141220320100	2665 S. Bayshore Dr., Ste. 220	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1000	\$0.17	x	\$170.00
0141220320110	2665 S. Bayshore Dr., Ste. 225	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	990	\$0.17	x	\$168.30
0141220320120	2665 S. Bayshore Dr., Ste. 230	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	990	\$0.17	x	\$168.30
0141220320130	2665 S. Bayshore Dr., Ste. 235	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1179	\$0.17	x	\$200.43
0141220320140	2665 S. Bayshore Dr., Ste. 240	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1500	\$0.17	x	\$255.00
0141220320150	2665 S. Bayshore Dr., Ste. 245	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1325	\$0.17	x	\$225.25
0141220320160	2665 S. Bayshore Dr., Ste. 250	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	486	\$0.17	x	\$82.62
0141220320170	2665 S. Bayshore Dr., Ste. 300	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1427	\$0.17	x	\$242.59
0141220320180	2665 S. Bayshore Dr., Ste. 301	Lena 301 302 LLC	2665 South Bayshore Drive, Ste. 301	Coconut Grove	FL	33133	Office	2076	\$0.17	x	\$352.92
0141220320190	2665 S. Bayshore Dr., Ste. 302	Lena 301 302 LLC	2665 South Bayshore Drive, Ste. 301	Coconut Grove	FL	33133	Office	1813	\$0.17	x	\$308.21
0141220320200	2665 S. Bayshore Dr., Ste. 305	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	990	\$0.17	x	\$168.30
0141220320210	2665 S. Bayshore Dr., Ste. 310	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1340	\$0.17	x	\$227.80
0141220320220	2665 S. Bayshore Dr., Ste. 315	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1330	\$0.17	x	\$226.10
0141220320230	2665 S. Bayshore Dr., Ste. 320	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1791	\$0.17	x	\$304.47
0141220320240	2665 S. Bayshore Dr., Ste. 410	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1817	\$0.17	x	\$308.89
0141220320250	2665 S. Bayshore Dr., Ste. 415	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1518	\$0.17	x	\$258.06
0141220320260	2665 S. Bayshore Dr., Ste. 420	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	2107	\$0.17	x	\$358.19
0141220320270	2665 S. Bayshore Dr., Ste. 425	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1002	\$0.17	x	\$170.34
0141220320280	2665 S. Bayshore Dr., Ste. 430	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	748	\$0.17	x	\$127.16
0141220320290	2665 S. Bayshore Dr., Ste. 435	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1051	\$0.17	x	\$178.67
0141220320300	2665 S. Bayshore Dr., Ste. 440	Maccaco Group, LLC	2600 Douglas Road, Suite #1003	Coral Gables	FL	33134	Office	1429	\$0.17	x	\$242.93
0141220320310	2665 S. Bayshore Dr., Ste. 445	Moneta, LLC.	1450 Brickell Bay Drive, #1509	Miami	FL	33131	Office	572	\$0.17	x	\$97.24
0141220320320	2665 S. Bayshore Dr., Ste. 450	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	712	\$0.17	x	\$121.04
0141220320330	2665 S. Bayshore Dr., Ste. 500	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	2814	\$0.17	x	\$478.38
0141220320340	2665 S. Bayshore Dr., Ste. 510	Cool Grove Realty LLC.	n	Coconut Grove	FL	33133	Office	2032	\$0.17	x	\$345.44
0141220320350	2665 S. Bayshore Dr., Ste. 515	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	973	\$0.17	x	\$165.41
0141220320360	2665 S. Bayshore Dr., Ste. 520	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	2076	\$0.17	x	\$352.92
0141220320370	2665 S. Bayshore Dr., Ste. 525	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	2000	\$0.17	x	\$340.00
0141220320380	2665 S. Bayshore Dr., Ste. 530	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	719	\$0.17	x	\$122.23
0141220320390	2665 S. Bayshore Dr., Ste. 600	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	949	\$0.17	x	\$161.33
0141220320400	2665 S. Bayshore Dr., Ste. 601	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1041	\$0.17	x	\$176.97
0141220320410	2665 S. Bayshore Dr., Ste. 602	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1511	\$0.17	x	\$256.87
0141220320420	2665 S. Bayshore Dr., Ste. 603	DDRRE Holdings, LLC	2665 South Bayshore Drive, Unit 603	Miami	FL	33133	Office	1866	\$0.17	x	\$317.22
0141220320430	2665 S. Bayshore Dr., Ste. 603A	DDRRE Holdings, LLC	2665 South Bayshore Drive, Unit 603	Miami	FL	33133	Office	79	\$0.17	x	\$13.43

0141220320440	2665 S. Bayshore Dr., Ste. 605	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1891	\$0.17	x		\$321.47
0141220320450	2665 S. Bayshore Dr., Ste. 609	609 Bayshore, LLC.	2665 South Bayshore Drive, #609	Miami	FL	33133	Office	1129	\$0.17	x		\$191.93
0141220320460	2665 S. Bayshore Dr., Ste. 615	John Holcombe TRS	2512 Swanson Avenue, #1A	Miami	FL	33133	Office	933	\$0.17	x		\$158.61
0141220320470	2665 S. Bayshore Dr., Ste. 620	Rudy Cecchi & Associates, INC.	14627 SW 63 Court	Miami	FL	33158	Office	710	\$0.17	x		\$120.70
0141220320480	2665 S. Bayshore Dr., Ste. 701	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1834	\$0.17	x		\$311.78
0141220320490	2665 S. Bayshore Dr., Ste. 702	Roxy Bay Holdings, LLC.	2665 South Bayshore Drive, #703	Coconut Grove	FL	33133	Office	1152	\$0.17	x		\$195.84
0141220320500	2665 S. Bayshore Dr., Ste. 703	Roxy Bay Holdings, LLC.	2665 South Bayshore Drive, #703	Coconut Grove	FL	33133	Office	1808	\$0.17	x		\$307.36
0141220320510	2665 S. Bayshore Dr., Ste. 704	Hall Litigation Support, LLC	2665 South Bayshore Drive, PH 1	Miami	FL	33133	Office	854	\$0.17	x		\$145.18
0141220320520	2665 S. Bayshore Dr., Ste. 707	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	416	\$0.17	x		\$70.72
0141220320530	2665 S. Bayshore Dr., Ste. 710	Cidue, LLC David Romano	1204 Placetas Avenue	Coral Gables	FL	33133	Office	719	\$0.17	x		\$122.23
0141220320540	2665 S. Bayshore Dr., Ste. 712	Sigmadelta Research LLC	2645 S Bayshore Drive #301	Miami	FL	33133	Office	847	\$0.17	x		\$143.99
0141220320550	2665 S. Bayshore Dr., Ste. 715	South Bayshore Properties, LLC.	2665 South Bayshore Drive, #1101	Coconut Grove	FL	33133	Office	1127	\$0.17	x		\$191.59
0141220320560	2665 S. Bayshore Dr., Ste. 725	Grand Bay Investments 725, LLC.	2665 South Bayshore Drive, #725	Coconut Grove	FL	33133	Office	922	\$0.17	x		\$156.74
0141220320570	2665 S. Bayshore Dr., Ste. 730	Grand Bay Investments 725, LLC.	2665 South Bayshore Drive, #725	Coconut Grove	FL	33133	Office	693	\$0.17	x		\$117.81
0141220320580	2665 S. Bayshore Dr., Ste. 800	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	884	\$0.17	x		\$150.28
0141220320590	2665 S. Bayshore Dr., Ste. 800A	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	601	\$0.17	x		\$102.17
0141220320600	2665 S. Bayshore Dr., Ste. 801	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1652	\$0.17	x		\$280.84
0141220320611	2665 S. Bayshore Dr., Ste. 802	Cool Grove Realty LLC.	2665 South Bayshore Drive, #901	Coconut Grove	FL	33133	Office	1860	\$0.17	x		\$316.20
0141220320620	2665 S. Bayshore Dr., Ste. 805	Davos, Financial, Corp.	2665 South Bayshore Drive, Unit 810	Coconut Grove	FL	33133	Office	935	\$0.17	x		\$158.95
0141220320631	2665 S. Bayshore Dr., Ste. 810A	Carraven, LLC.	1001 Brickell Bay Drive, Unit 3104	Miami	FL	33131	Office	1126	\$0.17	x		\$191.42
0141220320632	2665 S. Bayshore Dr., Ste. 810B	Carraven, LLC.	1001 Brickell Bay Drive, Unit 3104	Miami	FL	33131	Office	3724	\$0.17	x		\$633.08
0141220320650	2665 S. Bayshore Dr., Ste. 900	Navetrans Corp.	2665 South Bayshore Drive, #200	Miami	FL	33133	Office	1449	\$0.17	x		\$246.33
0141220320660	2665 S. Bayshore Dr., Ste. 901	Watsco, Inc.	2665 South Bayshore Drive, #901	Miami	FL	33133	Office	835	\$0.17	x		\$141.95
0141220320670	2665 S. Bayshore Dr., Ste. 902	Watsco, Inc.	2665 South Bayshore Drive, #901	Miami	FL	33133	Office	674	\$0.17	x		\$114.58
0141220320680	2665 S. Bayshore Dr., Ste. 903	Watsco, Inc.	2665 South Bayshore Drive, Suite #901	Miami	FL	33133	Office	1757	\$0.17	x		\$298.69
0141220320690	2665 S. Bayshore Dr., Ste. 903A	Watsco, Inc.	2665 South Bayshore Drive, Suite #901	Coconut Grove	FL	33133	Office	78	\$0.17	x		\$13.26
0141220320700	2665 S. Bayshore Dr., Ste. 905	Watsco, Inc.	2665 South Bayshore Drive, #901	Miami	FL	33133	Office	1810	\$0.17	x		\$307.70
0141220320710	2665 S. Bayshore Dr., Ste. 906	Watsco, Inc.	2665 South Bayshore Drive, #901	Miami	FL	33133	Office	1108	\$0.17	x		\$188.36
0141220320720	2665 S. Bayshore Dr., Ste. 908	Watsco, Inc.	2665 South Bayshore Drive, #901	Miami	FL	33133	Office	1054	\$0.17	x		\$179.18
0141220320730	2665 S. Bayshore Dr., Ste. 910	Watsco, Inc.	2665 South Bayshore Drive, #901	Miami	FL	33133	Office	1555	\$0.17	x		\$264.35
0141220320050	2665 S. Bayshore Dr., Ste. M-101	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	1048	\$0.17	x		\$178.16
0141220320060	2665 S. Bayshore Dr., Ste. M-102	DSD Investments, LLC.	2665 South Bayshore Drive, #M102	Miami	FL	33133	Office	1709	\$0.17	x		\$290.53
0141220320070	2665 S. Bayshore Dr., Ste. M-103	Grand Bay Grove, LLC.	2665 South Bayshore Drive, #M104	Miami	FL	33133	Office	2214	\$0.17	x		\$376.38
0141220011521	2699 South Bayshore Drive	M2699 S Bayshore Owner LLC	1691 Michigan Ave #215	Miami Beach	FL	33139	Office	105062	\$0.17	x		\$17,860.54
0141211320880	2801 Florida Avenue, Ste. E	Wenzel Investment Group Inc	2801 Florida Avenue, Ste. 14	Miami	FL	33133	Office	890	\$0.35	x		\$311.50
0141211320900	2801 Florida Avenue, Ste. G	Continental Travel Properties, LLC.	2801 Florida Avenue, #20	Coconut Grove	FL	33133	Office	1227	\$0.35	x		\$429.45
0141211320920	2801 Florida Avenue, Ste. I	Grove Square Holdings, LLC.	2801 Florida Avenue, #15	Miami	FL	33133	Office	223	\$0.35	x		\$78.05
0141211320930	2801 Florida Avenue, Ste. J	Grove Square Holdings, LLC.	2801 Florida Avenue, #15	Miami	FL	33133	Office	1557	\$0.35	x		\$544.95
0141211320940	2801 Florida Avenue, Ste. K	Continental Travel Properties, LLC.	2801 Florida Avenue, #20	Coconut Grove	FL	33133	Office	1286	\$0.35	x		\$450.10
0141211320950	2801 Florida Avenue, Ste. L	Nick Luaces Design Assocs., Inc.	2801 Florida Avenue #24	Miami	FL	33133	Office	1178	\$0.35	x		\$412.30
0141211990040	2850 Tigertail Avenue	2850 Tigertail Investments LLC	2665 South Bayshore Dr #1020	Coconut Grove	FL	33133	Office	23320	\$0.35	x		\$8,162.00
0141210160730	2871 Oak Avenue	2871 Oak Ventures Partnership LP	2665 South Bayshore Drive #1020	Coconut Grove	FL	33133	Office	7308	\$0.35	x		\$2,557.80
0141210340320	2900 Oak Avenue	Fort Family & Rice St LLC	2900 Oak Avenue	Miami	FL	33133	Office	15400	\$0.35	x	15810 Actual area	#VALUE!
0141212320030	2977 McFarlane Road, Ste. 200	FD & Associates, LLC.	2977 McFarlane Road Ste 200	Miami	FL	33133	Office	4627	\$0.35	x		\$1,619.45
0141212320040	2977 McFarlane Road, Ste. 301	Arethua Monarch I LLC	2977 McFarlane Road, #300	Miami	FL	33133	Office	1460	\$0.35	x		\$511.00
0141212320050	2977 McFarlane Road, Ste. 302	Arethusa, Monarch I, LLC.	5001 Hammock Lake Drive	Coral Gables	FL	33156	Office	2066	\$0.35	x		\$723.10
0141212320060	2977 McFarlane Road, Ste. 303	Arethusa, Monarch I, LLC.	5001 Hammock Lake Drive	Coral Gables	FL	33156	Office	4680	\$0.35	x		\$1,638.00
0141210470240	3112 Commodore Plaza	3112 Commodore Plaza Invest LLC	2977 McFarlane Rd. #300	Coconut Grove	FL	33133	Office	5560	\$0.35	x		\$1,946.00
0141211310360	3162 Commodore Plaza, Ste. 3E	Premium Space Holdings, LLC.	9755 SW 40 Terrace	Miami	FL	33165	Office	1057	\$0.35	x		\$369.95
0141211310370	3162 Commodore Plaza, Ste. 3F	Premium Space Holdings, LLC.	9755 SW 40 Terrace	Miami	FL	33165	Office	688	\$0.35	x		\$240.80
0141211310380	3162 Commodore Plaza, Ste. 3G	Premium Space Holdings, LLC.	9755 SW 40 Terrace	Miami	FL	33165	Office	688	\$0.35	x		\$240.80
0141211310390	3162 Commodore Plaza, Ste. 3H	Premium Space Holdings, LLC.	9755 SW 40 Terrace	Miami	FL	33165	Office	688	\$0.35	x		\$240.80
0141210470040	3180 Commodore Plaza	SDVD, LLC.	10421 SW Azzia Way	Port St. Lucie	FL	34987	Office	2241	\$0.35	x		\$784.35
0141210074470	3200 Grand Avenue	Michael E. & Nancy S. Marmesh	3200 Grand Avenue	Miami	FL	33133	Office	1615	\$0.35	x		\$565.25
0141210160700	3250 Mary Street	Allegra Continental Plaza LLC C/O Kinsey Equities LLC	350 Seventh Ave #302	New York	NY	10001	Office	132295	\$0.35	x		\$46,303.25
0141210340340	3326 Mary Street	Citadel at the Grove, LLC.	3326 Mary Street, Suite 603	Miami	FL	33133	Office	12977	\$0.35	x		\$4,541.95
0141210340100	3370 Mary Street	B Mary, LLC.	2601 South Bayshore Drive, Ste. #725	Miami	FL	33133	Office	3513	\$0.35	x		\$1,229.55
0141210440010	3406 Main Highway	3406 Main Hwy, LLC.	1626 E. Jefferson St	Rockville	MD	20852	Office	8521	\$0.35	x		\$2,982.35
0141210840010	3516 Main Highway	Regions Financial Corp. & Regions Bank	250 Riverchase Parkway, 6TH Floor	Birmingham	AL	35244	Office	2353	\$0.35	x		\$823.55
0141213110430	3540 Main Highway, CU-1	Kipepeo, LLC. C/O Michael Falsetto	1717 N Bayshore Drive, Ste. 102	Miami	FL	33132	Office	1328	\$0.35	x		\$464.80
0141210110010	3554 Main Highway	David & Christine Hill	3554 Main Highway	Miami	FL	33133	Office	2139	\$0.35	x		\$748.65
0141211320840	2801 Florida Avenue, Ste. A	Florida Avenue Members, LLC	3350 Mary St	Miami	FL	33133	Retail	1898	\$0.35	x		\$664.30
0141211320850	2801 Florida Avenue, Ste. B	Fatimas LLC	360 Ocean Drive Unit 1106	Key Biscayne	FL	33149	Retail	2382	\$0.35	x		\$833.70
0141211320860	2801 Florida Avenue, Ste. C	1880277 Ontario LTD, Inc	2043 Heatherwood Drive	Oakville	ON	Canada	Retail	4236	\$0.35	L6M 3P8		\$1,482.60
0141211320870	2801 Florida Avenue, Ste. D	Javier Gonzalez PA	2801 Florida Ave Unit D	Miami	FL	33133	Retail	636	\$0.35	x		\$222.60
0141211320890	2801 Florida Avenue, Ste. F	Show Case Miami Realty Inc	2801 Florida Ave Unit F	Miami	FL	33133	Retail	2647	\$0.35	x		\$926.45
0141211320910	2801 Florida Avenue, Ste. H	A and M Real Estate Inc	2801 Florida Ave #432	Miami	FL	33133	Retail	467	\$0.35	x		\$163.45
0141210410020	2895 McFarlane Road	Hudson Randolph Holdings, LLC.	131 South Dearborn, #2800	Chicago	IL	60603	Retail	9306	\$0.35	x		\$3,257.10
0141210340310	2940 Oak Avenue	Leyda Lestino	7750 SW 72 Avenue	Miami	FL	33143	Retail	1136	\$0.35	x		\$397.60
0141210410060	2974 Grand Avenue	S & C Venture	1261 20 Street	Miami Beach	FL	33139	Retail	36230	\$0.35	x		\$12,680.50
0141212320010	2977 McFarlane Road, Ste. 100-A	PFOH Companies LLC	3349 Franklin Ave	Miami	FL	33133	Retail	3100	\$0.35	x		\$1,085.00
0141212320020	2977 McFarlane Road, Ste. 100-B	C.Y.A. Holdings, LLC.	2977 McFarlane Road, #100-B	Miami	FL	33133	Retail	2275	\$0.35	x		\$796.25
0141210410050	3034 Grand Avenue	GRE Coconut Grove, LLC	500 Boylston St.	Boston	MA	2116	Retail	28731	\$0.35	x		\$10,055.85
0141210161090	3067 Grand Avenue	Jaguar Grove Property, INC.	2811 Emathia Street	Miami	FL	33133	Retail	5351	\$0.35	x		\$1,872.85
0141210300020	3101 Grand Avenue	Maria & Angel Espinosa, TR	8325 SW 54 Avenue	Miami	FL	33143	Retail	6253	\$0.35	x		\$2,188.55
0141210470120	3120 Commodore Plaza	Dennis Ginsburg, Bellview Square Trust	13218 W Broward Blvd	Plantation	FL	33325	Retail	4492	\$0.35	x		\$1,572.20
0141210470440	3131 Commodore Plaza	3131 Commodore Plaza C/O Federal Realty Invest Trust	1626 E. Jefferson St.	Rockville	MD	20852	Retail	6626	\$0.35	x		\$2,319.10

0141210300010	3131 Grand Avenue	Maria & Angel Espinosa, TR	8325 SW 54 Avenue	Miami	FL	33143	Retail	4292	\$0.35	x			\$1,502.20
0141210470430	3133 Commodore Plaza	Commodore Plaza LLC.	14342 76TH Street	Live Oak	FL	32060	Retail	3102	\$0.35	x			\$1,085.70
0141210470420	3141 Commodore Plaza	Serge Renard	3141 Commodore Plz	Coconut Grove	FL	33133	Retail	1560	\$0.35	x			\$546.00
0141210470410	3145 Commodore Plaza	Ruth W & Joseph L Falk & Judith S Richard	1770 Micanopy Avenue	Coconut Grove	FL	33133	Retail	1817	\$0.35	x			\$635.95
0141210470390	3157 Commodore Plaza	Commodore 3157, LLC.	PO Box 431436	Miami	FL	33243	Retail	11491	\$0.35	x			\$4,021.85
0141211310010	3162 Commodore Plaza, Ste. 1A	3162 Grove LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	1341	\$0.35	x			\$469.35
0141211310020	3162 Commodore Plaza, Ste. 1B	3162 Grove LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	1052	\$0.35	x			\$368.20
0141211310030	3162 Commodore Plaza, Ste. 1C	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310040	3162 Commodore Plaza, Ste. 1D	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310050	3162 Commodore Plaza, Ste. 1E	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	715	\$0.35	x			\$250.25
0141211310060	3162 Commodore Plaza, Ste. 1F1	3162 Commodore LLC	344 Main Hwy 2 Floor	Miami	FL	33133	Retail	1054	\$0.35	x			\$368.90
0141211310061	3162 Commodore Plaza, Ste. 1F2	3162 Commodore LLC	344 Main Hwy 2 Floor	Miami	FL	33133	Retail	1054	\$0.35	x			\$368.90
0141211310070	3162 Commodore Plaza, Ste. 1G	Grouper Commodore 3162 LLC	2980 McFarlane Rd #12	Miami	FL	33133	Retail	715	\$0.35	x			\$250.25
0141211310080	3162 Commodore Plaza, Ste. 1H	Grouper Commodore 3162 LLC	2980 McFarlane Rd #12	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310090	3162 Commodore Plaza, Ste. 1I	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	425	\$0.35	x			\$148.75
0141211310100	3162 Commodore Plaza, Ste. 1J	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310110	3162 Commodore Plaza, Ste. 1K	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	715	\$0.35	x			\$250.25
0141211310240	3162 Commodore Plaza, Ste. 2A	3162 Grove LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	718	\$0.35	x			\$251.30
0141211310250	3162 Commodore Plaza, Ste. 2B	3162 Grove LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310260	3162 Commodore Plaza, Ste. 2C	3162 Grove LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310270	3162 Commodore Plaza, Ste. 2D	3162 Grove LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	715	\$0.35	x			\$250.25
0141211310290	3162 Commodore Plaza, Ste. 2F	Patrick Garelle Intl Corp	3162 Commodore Plaza, #2F	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310300	3162 Commodore Plaza, Ste. 2G	Thomas Dean Kennedy	3162 Commodore Plaza, # 2G	Coconut Grove	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310310	3162 Commodore Plaza, Ste. 2H	Eric S. & Claudia M. Copeland	737 Camilo Avenue	Coral Gables	FL	33134	Retail	715	\$0.35	x			\$250.25
0141211310330	3162 Commodore Plaza, Ste. 3B	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310340	3162 Commodore Plaza, Ste. 3C	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	688	\$0.35	x			\$240.80
0141211310350	3162 Commodore Plaza, Ste. 3D	Miami Bay Construction, Inc.	3162 Commodore Plaza, # 1C	Miami	FL	33133	Retail	715	\$0.35	x			\$250.25
0141210470070	3166 Commodore Plaza	Dharma Studio, INC.	3170 Commodore Plaza	Coconut Grove	FL	33133	Retail	3124	\$0.35	x			\$1,093.40
0141210470060	3170 Commodore Plaza	Dharma Studio, INC.	3170 Commodore Plaza	Coconut Grove	FL	33133	Retail	1438	\$0.35	x			\$503.30
0141210470050	3176 Commodore Plaza	MAA Real Estate, LLC.	2119 Sargent Avenue	Saint Paul	MN	55105	Retail	1755	\$0.35	x			\$614.25
0141210470020	3190 Commodore Plaza	3190 Commodore, LLC	20900 NE 30 Avenue, Suite #600	Aventura	FL	33180	Retail	2552	\$0.35	x			\$893.20
0141210470010	3194 Commodore Plaza	3194 Holdings LLC	3196 Commodore Plaza	Coconut Grove	FL	33133	Retail	2946	\$0.35	x			\$1,031.10
0141210470340	3197 Commodore Plaza	Commodore Corner, LLC	PO Box 33-1850	Miami	FL	33133	Retail	3148	\$0.35	x			\$1,101.80
0141210074480	3206 Grand Avenue	3206 Grand Avenue LLC	1626 E Jefferson St	Rockville	MD	20852	Retail	4527	\$0.35	x			\$1,584.45
0141211950010	3211 Grand Avenue	Grand Avenue Plaza, LLC.	1261 20 Street	Miami Beach	FL	33139	Retail	5949	\$0.35	x			\$2,082.15
0141210074500	3214 Grand Avenue	Grand Avenue Offices, LLC.	PO Box 565775	Miami	FL	33256	Retail	1800	\$0.35	x			\$630.00
0141211950012	3215 Grand Avenue	SCP 2007 C27 008 LLC. C/O CVS #4994-01/Store Acc	1 CVS DRIVE	Woonsocket	RI	2895	Retail	11512	\$0.35	x			\$4,029.20
0141210074530	3280 Grand Avenue	LG 2, LLC.	3250 Grand Avenue RET 2	Miami	FL	33133	Retail	1624	\$0.35	x			\$568.40
0141210161060	3324 Virginia Street	Coco Grove, LLC.	696 NE 125 Street	North Miami	FL	33161	Retail	30447	\$0.35	x			\$10,656.45
0141213150010	3333 Rice Street, Ste. 101	Sobay Ventures LLC	2980 McFarlane Rd #12	Miami	FL	33133	Retail	1237	\$0.35	x			\$432.95
0141213150020	3333 Rice Street, Ste. 102	Montenegro, LLC.	3333 Rice Street, #102	Miami	FL	33133	Retail	829	\$0.35	x			\$290.15
0141213150030	3333 Rice Street, Ste. 103	Sobay ventures LLC	2980 McFarlane Rd #12	Miami	FL	33133	Retail	434	\$0.35	x			\$151.90
0141210440011	3418 Main Highway	Tom Towle, Jr., TRS	1800 Purdy Avenue, #714	Miami Beach	FL	33139	Retail	6019	\$0.35	x			\$2,106.65
0141210430060	3419 Main Highway	3419 Main Highway Investments LLC	2977 McFarlane Rd #300	Miami	FL	33133	Retail	2250	\$0.35	x			\$787.50
0141210430070	3423 Main Highway	Globe Import & Export, INC.	PO Box 691598	Orlando	FL	32869	Retail	1500	\$0.35	x			\$525.00
0141210430040	3425 Main Highway	Main Highway LLC	2900 Oak Avenue	Miami	FL	33133	Retail	4000	\$0.35	x			\$1,400.00
0141210440030	3432 Main Highway	CoGo Ltd.	PO BOX 331330	Miami	FL	33233	Retail	13768	\$0.35	x			\$4,818.80
0141210430031	3435 Main Highway	Coconut Building, Inc.	3435 Main Hwy	Miami	FL	33133	Retail	3397	\$0.35	x			\$1,188.95
0141210440020	3444 Main Highway	3140 Grand LLC C/O Pointe Group Advisors	13218 W Broward Blvd	Plantation	FL	33325	Retail	11939	\$0.35	x			\$4,178.65
0141210470480	3456 Main Highway	Christian Science Society of Coconut Grove Miami Florida Inc	3840 Main Highway	Miami	FL	33133	Retail	1720	\$0.35	x			\$602.00
0141210470470	3462 Main Highway	3462 Main Highway LLC	PO Box 33-1850	Miami	FL	33133	Retail	1170	\$0.35	x			\$409.50
0141210470200	3468 Main Highway	3468 Main Highway, LLC.	7641 SW 53 Avenue	Miami	FL	33143	Retail	2824	\$0.35	x			\$988.40
0141210470210	3480 Main Highway	3480 Main Highway LLC- Folio cancelled	846 Lincoln Road 5 Floor	Miami Beach	FL	33139	Retail	8512	\$0.35	Folio cancelled			\$2,979.20
0141210450060	3484 Main Highway	3480 Main Highway LLC	846 Lincoln Road 5FL	Miami Beach	FL	33139	Retail	3800	\$0.35	0 sq ft info on miamidade.gov			\$1,330.00
0141213110440	3540 Main Highway, CU-2	3540 Grove LLC Moremart JIN Real Estate 5 LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	2166	\$0.35	x			\$758.10
0141213110450	3540 Main Highway, CU-3	3540 Grove LLC Moremart JIN Real Estate 5 LLC	3444 Main Highway, 2ND Floor	Miami	FL	33133	Retail	6545	\$0.35	x			\$2,290.75
0141212761860	3000 Florida Avenue, CU-5	Mayfair CLTG Holdings LLC	1801 S Australian Ave	West Palm Beach	FL	33409	Retail	5187	\$0.35	x			\$1,815.45
0141212761820	3000 Florida Avenue, CU-1	Mayfair CLTG Holdings LLC	1801 S Australian Ave	West Palm Beach	FL	33409	Retail	1898	\$0.35	x			\$664.30
0141212761830	3000 Florida Avenue, CU-2	Mayfair CLTG Holdings LLC	1801 S Australian Ave	West Palm Beach	FL	33409	Retail	3330	\$0.35	x			\$1,165.50
0141212761840	3000 Florida Avenue, CU-3	Mayfair CLTG Holdings LLC	1801 S Australian Ave	West Palm Beach	FL	33409	Retail	4235	\$0.35	x			\$1,482.25
0141212761850	3000 Florida Avenue, CU-4	Mayfair CLTG Holdings LLC	1801 S Australian Ave	West Palm Beach	FL	33409	Retail	1418	\$0.35	x			\$496.30
0141210470460	3105 Commodore Plaza	3121 Commodore Corp.	3121 Commodore Plaza	Miami	FL	33133	Office	13968	\$0.35	Retail -Adjusted Area 38,032 Sq.Ft x	6984	\$0.35	\$7,333.20
0141210430091	3401 Main Highway	Main Highway LLC TRS	2900 Oak Avenue	Miami	FL	33133	Office	9926	\$0.35	Retail-Adjusted Area 19,832 Sq.Ft x	9926	\$0.35	\$6,948.20
0141210470130	3138 Commodore Plaza	CP Miami, LLC	1915 Harrison Street, 2nd Floor	Hollywood	FL	33020	Office	11938	\$0.35	Retail-Adjusted Area 32,906 Sq.Ft x	5968	\$0.35	\$6,267.10
0141213840010	2701 S. Bayshore Drive	2701 Bayshore One Park Grove, LLC	2665 S. Bayshore Drive, #1020	Miami	FL	33133	Office	77603	\$0.17	Parking with Assoc. Bldg.	138281	\$0.06	\$21,489.37
0141211250010	3444 Main Highway	3140 Grand LLC C/O Pointe Group Advisors	13218 W Broward Blvd	Plantation	FL	33325	Parking with Assoc. Bldg.	8700	\$0.06	Retail- Adjusted Area 23,028 Sq.Ft x	23028	\$0.33	\$8,121.24
0141210430090	3405 Main Highway	Main Highway LLC TRS	2900 Oak Avenue	Miami	FL	33133	Parking with Assoc. Bldg.	18975	\$0.06	Retail- Adjusted Area 9,975 Sq.Ft x	9975	\$0.33	\$4,430.25
0141210390030	2903 McFarlane Road	3	PO BOX 33-1850	Miami	FL	33133	Parking without Assoc. Bldg.	90000	\$0.17	x			\$15,300.00
0141210430010	3140 Grand Avenue	3140 Grand LLC C/O Pointe Group Advisors	13218 W Broward Blvd	Plantation	FL	33325	Parking without Assoc. Bldg.	17530	\$0.35	x			\$6,135.50
0141210470180	3102 Commodore Plaza	Commodore Plaza Parking, LLC.	3520 Rockerman Rd	Miami	FL	33133	Parking without Assoc. Bldg.	2500	\$0.17	x			\$425.00



0141210470190	3100 Commodore Plaza	Commodore Plaza Parking, LLC.	3138 Commodore Plaza, Suite 318	Miami	FL	33133	Parking without Assoc. Bldg.	2824	\$0.17	x			\$480.08
0141210470230	3106 Commodore Plaza	Commodore Plaza Parking, LLC.	3138 Commodore Plaza, Suite 318	Miami	FL	33133	Parking without Assoc. Bldg.	1843	\$0.17	x			\$313.31
0141210320118	3100 Florida Avenue	CoGo Ltd.	3120 Munroe Drive	Miami	FL	33133	Parking without Assoc. Bldg.	7068	\$0.17	x			\$1,201.56
0141210340220	2901 Florida Avenue	WMP I, LLC C/O Whalou Properties	105 S Narcissus Avenue, Suite #510	West Palm Beach	FL	33401	Major Office Property	29812	\$0.2625	Major Parking Property x	100000	\$0.045	\$12,325.65
0141212761810	3000 Florida Avenue Retail	WMP I, LLC C/O Whalou Properties	105 S Narcissus Avenue, Suite #510	West Palm Beach	FL	33401	Major Retail Property	21927	\$0.2625	Major Parking Property x	150000	\$0.045	\$12,505.84
0141210340010	3354 Mary Street	WMP I, LLC C/O Whalou Properties	105 S Narcissus Avenue, Suite #510	West Palm Beach	FL	33401	Major Retail Property	137250	\$0.2625	Major Parking Property x	232334	\$0.045	\$46,483.16
0141211200020	2911 Grand Avenue	WMP I, LLC C/O Whalou Properties	105 S Narcissus Avenue, Suite #510	West Palm Beach	FL	33401	Major Office Property	89825	\$0.2625	x			\$23,579.06
0141211260010	3015 Grand Avenue	Frit CocoWalk Owner LLC C/O Altus Group	PO Box 92129	Southlake	TX	76092	Major Retail Property	171291	\$0.2625	Major Parking Property x	253669	\$0.045	\$56,378.99
0141210161000	3059 Grand Avenue	Frit CocoWalk Owner LLC C/O Altus Group	PO Box 92129	Southlake	TX	76092	Major Office Property	112610	\$0.2625	Major Parking Property	100000	\$0.045	\$34,060.13
0141220011431	2649 South Bayshore Drive	Coconut Grove Cy Owner, LLC.	1065 Kane Concourse, #201	Bay Harbour Island	FL	33154	Hotel	165487	\$12,000.00	x			\$12,000.00
0141210250310	2835 Tigertail Avenue	HHP Coconut Grove Assoc, LLC	510 Walnut Street, 9TH Floor	Philadelphia	PA	19106	Hotel	126448	\$12,000.00	x			\$12,000.00
0141211230020	3310 Mary Street	Terra 2850 Mary Venture Partnership LP	2665 South Bayshore Dr Ste 1020	Miami	FL	33133	Oak Garage		\$36,415.00	x		\$0.35	\$12,745.25