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WEEK OF THURSDAY, OCTOBER 27, 2022

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MIAMI MAY LIMIT SCOOTERS TO TWO PER BLOCK AND 15 HOURS OF USE PER DAY, PG. 2



**PANDEMIC IN AIRPORT’S WAKE:** Miami International Airport is now exceeding pre-pandemic traffic, according to the US Airports and Toll Road Traffic Monitor report by Fitch Ratings. From 22,749,000 enplanements in 2019, Miami enjoys a 116.1% recovery as of the end of the second quarter of 2022. Since 2021’s fourth quarter, Miami is above 100% recovery. In general, US airports continued to gradually recover over the second quarter of the year, standing at 92% of 2019 second quarter levels, up from 83% in the year’s first quarter. “Airports such as Miami and Las Vegas are now exceeding pre-pandemic traffic levels, benefitting from an increase in leisure travel,” said the report. Other large hub airports “reliant on domestic O&D (origination and destination) business travel and international travel, such as Los Angeles, fell short of pre-pandemic levels due to persisting effects of the pandemic.”

**PROTECTING PARKS:** It’s now more difficult to put permanent structures or commercial advertising in Miami-Dade County parks and to renew leases, licenses and concessions in the county’s parks. County commissioners on Oct. 18 unanimously amended the rules by which such developments and advertising in the parks could be placed on a county ballot for voter approval. Former rules allowed the county commission to place such measures before the voters via a majority vote. In a measure sponsored by Commissioner **Javier Souto**, the new rules will require a two-thirds county commission vote to place the measure on a ballot. The change comes as Miami city commissioners are moving to allow large advertising billboards in downtown public parks. The city’s parks are not covered by the new county rule.

**GAS DIPS AGAIN:** Average gasoline prices in Miami fell 5.3 cents per gallon in the past week to \$3.35, according to GasBuddy’s survey. Prices in Miami are 6 cents per gallon lower than a month ago.

**TAXING JOB:** As Miami-Dade County gears up for the 2024 election of constitutional officers independent of the mayor and commission, including an elected tax collector, Mayor **Daniella Levine Cava** has named Tax Collector **Peter Cam** to the new post of director of the tax collector department, reporting to the county’s chief financial officer. Mr. Cam has been tax collector since 2019. The tax collector deals with real estate, personal property, local business, and convention and tourist taxes, as well as special assessments for all local taxing authorities. The tax collector also acts as an agent for the state to issue automobile, boat and mobile home registrations and titles, as well as hunting and fishing licenses.

## THE ACHIEVER



Photo by Cristina Sullivan

**Jeannette Torres**  
Ex-client heading Healthy Start Coalition of Miami-Dade  
The profile is on Page 4

## Broad gain in area jobs nears peaks

Almost every category of work has seen a healthy growth in jobs in Miami-Dade County in the past year as unemployment has fallen to 2% here, according to new data from the US Bureau of Labor Statistics.

Because of voluntary job shifts, relocations and other factors, economists once considered 2% unemployment to be “full” employment, which would put an exclamation mark on the Miami-Dade total. But an unprecedented unemployment plunge to 1.3% here in February 2019, just before the onset of covid, is the pacesetting level here now. The figure was 2.3% in August.

Leading the jobs growth in Miami-Dade was a 14.7% annual gain in September in the visitor industry as it continued its recovery from a pandemic disaster. The all-time high employment was 149,700 in February 2019 just before the pandemic.

In terms of percentage of job gains, manufacturing was the second-largest gainer, up 12.6% in a year at 45,600 jobs. Also in double-digit gains was a batch of miscellaneous services, which rose 10.1% to 51,300 September jobs.

The very large category of trade, transportation and utilities jobs increased 8.4% over the year to 319,500 here. It was followed by another large sector of education and health employment, which set an all-time record in September while gaining 7.1% in jobs to 207,500 – up 3,200 from just the prior month.

Finance jobs rose 5% over the year with the help of an influx of companies from other states to now encompass 90,000 jobs here, very near the historic peak.

Professional and business services, another broad category, rose 5.1% to 196,400 jobs.

The only area to decline in employment over 12 months was government, which lost 1.2% of its jobs to 137,200.

While achieving notable employment gains over the year, however, Miami-Dade actually lost 18,000 jobs from August as the workforce contracted by 22,822 people in a month, the US report shows.

## County en route to new name for transit system

BY GABRIELA HENRIQUEZ STOIKOW

An idea to rebrand transit to include “Miami” in names that now are Metrorail, Metro mover, Metrobus and Special Transportation Service got off to a bumpy start before county commissioners last week.

The chairman of both the Florida Fish and Wildlife Conservation Commission and the Miami Super Bowl Host Committee, Rodney Barreto, proposed the changes for marketing reasons. “I often wonder why we kept the name Metrorail, Metro mover and Metrobus. We’re no longer a metro government,” he said.

In 1997, voters changed the county’s name from Dade to Miami-Dade. Since then, main facilities have been branded to include “Miami,” among them ZooMiami, PortMiami and Miami International Airport.

The proposal met contrary commissioner reactions.

“I personally would rather see our government focusing on keeping people moving rather than on a branding exercise,” said Eileen Higgins. “It doesn’t add another stop. It doesn’t actually get people onto the train. We need to be spending our money and our time and our effort on making the system go

more places, be more efficient.”

“I think we can spend our money getting transit to be much more efficient and effective rather than just working on signage,” she added. “Signage is not what our transit system needs. It needs expansion.”

Vice Chairman Oliver Gilbert said that while he wasn’t against talking about rebranding, it seems impractical. “It does seem like us rebranding the same thing would be impractical. Maybe we should fix the thing and then when we fix it, we can sell it as something new.”

Javier Souto was the first to agree with rebranding. “I wholeheartedly support Rodney Barreto’s idea of tying this to Miami,” he said.

Raquel Regalado was interested in having the discussion and proposed that a new name could come from school children, such as the Water and Sewer Department does through an annual Every Drop Counts Children’s Poster Contest.

“I don’t think there’s any harm in having the conversation,” Ms. Regalado said. But she expressed concerns over naming the system for Miami, since trains and buses also go through other municipalities. “I don’t know about naming it Miami, because that’s a little, it’s a little limiting,” she said.

The allocation of time and money from county staff on the rebranding, Ms. Regalado said, should be a separate decision to be considered later.

Danielle Cohen Higgins was enthusiastic. “I’m very open to this conversation for the sole and exclusive intent of trying to rebrand our transportation system here in Miami-Dade County, to hopefully generate interest and having ridership increase,” she said.

“If it was part of a PR campaign, if there were maybe naming rights associated with our transit system that could somehow generate revenue that could somehow help us bring rail to South Dade, all of those are conversations and discussions that I’d be very interested in having,” Ms. Cohen Higgins said.

Rebeca Sosa also agreed: “I don’t see any problems, either in bringing ideas and allowing ideas of competition that can bring even money for the county.”

Chairman Jose “Pepe” Diaz, who had a legislative hold on the item and passed it to Ms. Cohen Higgins, said his idea is to simply start a discussion on the renaming. “I agree part of fixing it is actually getting people motivated and working with it, but that has to be done also with time.”

## AGENDA

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# THE INSIDER

**MED SCHOOL APPLICANTS DIP:** Florida International University’s Herbert Wertheim College of Medicine has received 5,875 applications so far for the 2022-2023 academic year, for which deadline is Dec. 15, a slight decrease from last year’s 6,750 total applications received and 6,309 during the same time last year. The school plans on matriculating 120 students in July 2023 and it cannot accept more “per our accreditation, space accommodations and clinical rotations,” said **Cristina Arabatzis**, director of admissions and recruitment. The number of applications received is still higher than pre-pandemic levels, she said. “It’s interesting to see if the trend continues or it steadies at this number.”

**HOMETOWN HEROES PARADE:** Miami-Dade County is preparing for its first Hometown Heroes Parade on Oct. 30. The aim is to honor healthcare professionals, law enforcement, and first responders who kept the community safe throughout the Covid-19 pandemic. The parade was created by legislation sponsored by Commissioner **Danielle Cohen Higgins** and co-prime sponsor Vice Chairman **Oliver Gilbert**. The procession is to move up Biscayne Boulevard from the Intercontinental Hotel to FTX Arena’s Parcel B starting at 11 a.m. At the arena, people can enjoy a waterfront parade on Biscayne Bay. The program is to include vessels with water-spraying features, live music and speakers, food trucks, jet ski aerialists and a flyboard aerialist, a press note from the Mayor’s Office details.



D. Cohen Higgins

**DUBLIN-MIAMI:** Irish airline Aer Lingus resumed its thrice-weekly Dublin-to-Miami service for the first time since the pandemic began in 2020, the Miami-Dade Aviation Department announced. The airline is operating the service with A330-300 planes seating 317 persons. Dublin is Miami International Airport’s only pre-clearance trans-Atlantic destination, allowing Aer Lingus passengers to receive US Customs and Border Protection clearance before they leave Ireland and arrive in Miami as domestic passengers. Dublin now becomes the airport’s 16th nonstop European route. “We are thrilled to once again provide our travelers with nonstop flights to Ireland and to be one of only 16 cities in North America served by Aer Lingus,” said **Ralph Cutié**, the airport’s director and CEO. Said **Susanne Carberry**, Aer Lingus chief customer officer. “Not only can the people of Miami rediscover everything that Ireland and beyond has to offer, with seamless connections to Miami from the UK and Europe, Aer Lingus caters to a much broader market.”



Ralph Cutié

**FISH KILL:** Biscayne Bay is experiencing a new fish kill across the northern basin since last Wednesday, county officials said. The Department of Regulatory and Economic Resources, Division of Environmental Resources Management has been investigating the kill. Biologists on site over the week-end found that levels of dissolved oxygen were very low. A company was out Saturday and Sunday removing dead fish, the county announced in a press note. As of 3 p.m. Sunday, the total of biomass removed was 900 pounds, with the four-day total of around 3,330. As of Tuesday (10/25), the department had not received results from water quality analyses submitted to analyze for nutrients and other key parameters. Scientists from Florida International University and University of Miami are also investigating.

**EMERGENCY MANAGER:** Mayor **Daniella Levine Cava** has appointed **Peter Gomez** director of the new Miami-Dade Emergency Management Department. He had been assistant director of Miami-Dade’s Fire Rescue Office of Emergency Management. “Establishing Emergency Management as an independent department within Miami-Dade County government alongside the other public safety departments – a best practice according to federal, state, and local emergency management guidelines – will ensure the department can more effectively meet the expanding role of all-hazards preparedness, prevention, mitigation, response and recovery,” the mayor wrote in a memo to county commissioners. Public safety organization in the county faces changes in two years with the election of a sheriff independent of the mayor and commission.

**ONE ROAD, ONE SPEED:** Speed limits along the Rickenbacker Causeway from the toll plaza to the entry to Village of Key Biscayne are being made uniform today (10/27) at 40 miles per hour, removing a patchwork quilt of speeds that varied from 30 miles per hour entering and leaving the causeway to 45 miles per hour along part of the route. The county has been tinkering with the limits since multiple bicyclists were injured or killed in collisions with cars. “Together, we can accomplish our goal to make the roads safer for everyone,” said county Mayor **Daniella Levine Cava**. Key Biscayne residents had been seeking a uniform speed. “I want to thank the mayor and her staff for listening to our request to reconsider raising the speed limit along the Rickenbacker Causeway, studying the issue in depth and coming to the conclusion that a uniform 40 mph speed limit along the entire roadway is a safe and reasonable speed,” said village Mayor **Mike Davey**.



Mike Davey

**NEW DRIVER NEEDED:** Transit Alliance Miami, a nonprofit that spurred a thorough review and revamp of Miami-Dade’s bus routes that created the Better Bus Network, is searching for a new executive director. **Grace Perdomo**, now in the position, announced last week that she would be stepping down Dec. 2 and noted that a search is underway to find her replacement. The deadline to apply is Nov. 6 and the place is [apply@transitalliance.miami](mailto:apply@transitalliance.miami).

**TRAFFIC MAKEOVERS:** The North Miami Community Redevelopment Agency has won county approval of an agreement to allow the agency to wrap 54 intersection traffic controller cabinets in order to beautify them. The agency will install and maintain the wrappers on cabinets that the county will continue to operate and maintain. The wrappers are to be designed to enhance aesthetics according to the local agency’s guidelines, according to the legislation by Commissioner **Jean Monestime** that county commissioner passed unanimously last week.

**CORRECTION:** The Sept. 22 Achiever profile listed the wrong age for **Ashley Gantt**. Her correct age is 37.



Jean Monestime



Groups of scooters have been common in Brickell and other areas. Proposal would curtail the number.

## Plan would reduce Miami scooters to two per block, 15 hours per day

BY JOHN CHARLES ROBBINS

The scooter program in the City of Miami has been both praised and criticized, and a pilot program was shut down last fall, then revived with more safety regulations enacted.

A proposal to approve a permanent motorized scooter rental program for a portion of the city has been stalled for 13 months while city officials studied the matter.

On the city commission’s agenda for today (10/27) is a proposal from Commissioners Alex Diaz de la Portilla and Ken Russell to amend the current ordinance governing “bicycles, skateboards, scooters, and other similar devices” by modifying and providing for additional safety measures and other regulations, and add Division 2 to provide for the permanent motorized scooter program.

It would be the first of two readings before final enactment.

The proposal was scheduled for first reading Oct. 13 but was deferred by unanimous vote.

Scooters were discussed at the Oct. 13 meeting, with City Manager Art Noriega saying, “The issue we have with the scooters now is that we have too many of them.”

Mr. Diaz de la Portilla responded, “No. You have too many per block.”

The latest proposal would limit the number of motorized scooters allowed on one city block to two, and make them available for rental from 6 a.m. to 9 p.m.

The proposal notes the history of the scooter program.

In October 2018, the commission established a Motorized Scooter Pilot Program within Commission District 2.

Mr. Russell represents District 2, which encompasses parts of the neighborhoods of Coconut Grove, Brickell, Downtown, Edgewater and more.

Rollout of the pilot program was delayed due to permitting, information technology, technical, and other issues.

A resolution adopted Dec. 12, 2019, extended the pilot program to April 15, 2020, for the city’s administration to pursue a thorough and competitive sealed solicitation process for the establishment of a permanent Motorized Scooter Program.

On Sept. 24, 2020, the commission extended the pilot program



*‘The issue we have with the scooters now is that we have too many of them.’*

Art Noriega

until the execution and rollout of a permanent program or until the end of the pilot program.

There were also delays in the pilot program due to the coronavirus pandemic.

As a result of unsafe conditions posed by the scooters and numerous accidents reported in the city rights-of-way, the commission terminated the pilot program Nov. 18, 2021.

At a special city commission meeting Nov. 29, 2021, the commission reinstated the pilot program, and directed the city manager to immediately implement safety measures.

Also at that meeting, there was a request for an ordinance to codify additional safety measures for the pilot program and the eventual permanent program.

That’s where the matter stands today.

The latest proposal reads: “The City hereby continues the pilot program until agreements are signed with Operators pursuant to the Request for Proposals (RFP) ...

“Once the contracts are finalized pursuant to the RFP, this Pilot Program will automatically sunset and the Permanent Motorized Scooter Program ... will apply.”

The legislation continues: “Any and all Motorized Scooters must be parked on a Sidewalk or other hard surface, beside a bicycle rack, or at a city-owned location on a docking station, which docking station shall display signage about the rules and regulations. Motorized Scooters may only be parked/docked on private property with the permission of the property owner.”

Each motorized scooter user must be 18 or older, and each must wear a helmet.

“No more than one person, 18 years of age or older, may ride a Motorized Scooter at any one time. There shall be a fine of \$200 imposed for each instance that an unregistered person is found to be a User or passenger. The Operator shall also be fined in the amount of \$200 for each instance of a minor found riding on or using a Motorized Scooter in its fleet.”

The latest proposal notes, “The (Permanent) Program shall apply to the area of the City within City Commission District 2. Motorized Scooters are not authorized by the Program under this Article in any area of the City other than City Commission District 2.”

Electric scooters got mixed reviews when they were first deployed throughout the city early in 2018. A lack of regulation and direction led to complaints, but some officials cited positive aspects that could help ease growing traffic gridlock.

The city attorney’s office went after operators of the scooters via cease-and-desist letters, and most scooters were removed from the streets.

Since then, scooters have gone through a series of pilot programs, all in Mr. Russell’s district as other commissioners opposed them in their own areas.

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# New FIU president, looking ahead, sees employee raises

By Monica Correa

Florida International University employees may be in line for more pay under new President Kenneth Jessell, he told a community session last week.

“We’re looking at opportunities to restructure and reposition some of [the university funds] back to our employees,” Dr. Jessell said just before he was formally voted into place as FIU’s sixth president by the university’s Board of Trustees. “We may have one or two less employees, but we may have greater productivity if we are fairly compensating those other employees.”

During that question-and-answer portion of a community session, the Presidential Search Committee was asked how it would justify the proposed base salary range, approved Oct. 6, of \$600,000 to \$700,000, with bonuses that could bring the new president’s total compensation to more than \$1.1 million, when many full-time employees at FIU are still making less than \$60,000 and have not had a salary increase of over \$10,000 in many years.

“Unfortunately, we’re in a system where I wish I could wave a magical wand and say there is more funds,” responded Roger Tovar, chair of the Presidential Search Committee and vice chair of the FIU Board of Trustees. “We do have a budget and we constantly sit here and try to figure out how to divide the pie.”

The Board of Trustees voted unanimously last week to name Dr. Jessell, the interim president since Jan. 21, after an almost seven-month nationwide search led by Mr. Tovar and Dallas-based search firm R. William Funk and Associates. On Nov. 9 and 10, the Florida Board of Governors is to meet and is expected to confirm his presidency.

According to the university, the search firm evaluated 186 possible presidential candidates. More than 70 submitted documents to be considered. “Dr. Jessell stood out in a highly-qualified pool of 12 individuals that the Presidential Search Committee interviewed,” said Dean C. Colson, Board of Trustees chair, in a statement.

Prior to his appointment as

interim president, Dr. Jessell was senior president for finance and administration and chief financial officer at FIU from 2009 to 2022. Before FIU, he had a 26-year career at Florida Atlantic University.

“I was not intending to be a candidate for the permanent position of president,” he said. “However, sometimes our plans change, and something what was never dreamed of presents itself as a dream come true.”

At the search committee’s community session, Dr. Jessell laid out his four priorities.

The first focuses on student success. “We embrace our faculty who bring groundbreaking research into the classroom as part of evidence-based and inclusive teaching,” he said. “Our culture of teaching excellence facilitates learning so our students are critical thinkers who can take what they learn in the classroom or in the lab and apply their knowledge to solving problems.”

Dr. Jessell emphasized an aim to innovate FIU’s curriculum to aligned with present career needs, including experiential learning, competency-based learning, and micro credentialing.

The second priority would be research access, he said, noting that FIU’s research expenditures grew to \$246 million during the 2020-2021 fiscal year, retaining the top tier Carnegie Classifications of Institutions of Higher Education category for doctoral research universities, known as R1.

“We are in the top 10 research expenditure growth of all public universities over the past 10 years, and we are poised to hit the \$400 million mark by 2025,” he said.

His third priority is to have sustainable and sufficient human, physical and financial resources “to fulfill our mission of outstanding teaching, research excellence and community engagements.”

The Board of Trustees approved last month a \$60.7 million state legislative budget request for operational support, he mentioned. This request was also submitted to the Florida Board of Governors, including almost \$26 million for faculty and staff, \$50 million in scholarship support for students, \$5 million for hiring additional faculty “in areas of strategic importance... where we know we need to decrease the student to faculty ratio,” and \$12.5 million for investments in technology to improve operational

efficiencies and cover recurring costs, he said. “I will advocate to the Florida Board of Governors and legislative leadership for these additional funds to support FIU and I have already done so.”

The fourth priority seeks to increase university affinity and engagement. “We understand, better than ever before, that we must do a better job to ensure that our students are successful in college, and that the cost of losing a student is significantly more than the cost of

recruiting one,” he said. “Engaged alumni also support FIU financially. We have almost 300,000 alumni, and most of them are in South Florida. Imagine the impact of their advocacy on FIU, how it can promote our outstanding teaching and our outstanding research and community support!”

During the question-and-answer session, Dr. Jessell also spoke about the importance of having public-private partnerships at the university, like the Royal Carib-

bean Performance and Rehearsals Facility at Biscayne Bay Campus.

“Having public-private partnerships can really make a big difference at achieving some of our goals,” he said. “That will give us the opportunity to do even more activities that will contribute to... engagement and university affinity. We can do a lot more with conferences on campus, support families as they’re coming for commencement and graduations ceremonies, and for sporting events.”



Kenneth Jessell



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# Healthy Start Coalition of Miami-Dade aided Jeannette Torres...

Eighteen years ago, Jeannette Torres, lost her baby after five months of pregnancy. "My husband and I were very young, we were healthy, we were both taking care of ourselves, I was very cautious about what I was eating and doing, and I was taking care of myself physically and emotionally," she recalls. "I did everything that I was supposed to do, so we couldn't understand why. To this date, I can't understand why we lost him."

This devastating experience, as she describes it, was followed by finding out years later that she was pregnant and uninsured. "I was stressed, scared and I had this uncertainty of not knowing if I was going to have a healthy baby," she said.

Her story with the Healthy Start Coalition of Miami-Dade, the organization she now leads, started with becoming a client and experiencing firsthand all the support and services the organization offers to mothers in need.

"Having received that helping hand, that support, during that time was simply life-changing," she said. "I do have to admit that this experience not only motivated me to become part of the Healthy Start Coalition but to be in a position that allows me to continue helping thousands of mothers ensure their babies have a healthy start in life."

With almost two decades working in child and family services, Ms. Torres held leadership roles at the organization and worked closely with the founding CEO and her mentor, Manuel Fermin, who passed away this year, who encouraged her to share her story.

Ms. Torres is the author of the book *Ser Mama: Como encontrar el balance... ¡sin perder la cabeza!* In the title, she talks about trying to find that balance of being successful professionally and with her family. She also co-authored with her sister the book *Married to Me: How Committing to Myself Led to Triumph After Divorce*.

Ms. Torres spoke with Miami Today reporter Gabriela Henriquez Stoikow.

**Q: Can you walk me through your career?**

**A:** I'm from Puerto Rico. I went to Universidad de Puerto Rico and I started my psychology background there. I completed two years and then I moved to Miami, and I graduated from Florida International University with a bachelor's in psychology; then I completed a master's in mental health counseling in Nova. That's my educational background and that's how my passion to help others [began].

Before I joined the Healthy Start Coalition of Miami Dade, I worked with many nonprofit organizations such as Family Central, the Early Learning Coalition of Miami-Dade and Monroe, and United Way Miami at the Center for Excellence in Early Education. All these experiences helped me not only to connect with the community but to understand the need of our community, and there's so much need.

I was in Miami from 1998 to around 2008. I moved to Los Angeles for two years and then we came back, and [I



Photo by Cristina Sullivan

Jeannette Torres aims to help thousands of mothers be sure babies begin lives healthy.

## The Achiever

### Jeannette Torres

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Personal philosophy: Success is not having a perfect life, but having a balanced life that promotes your growth and ensures your peace of mind and well-being.

found that] the communities are so different. Miami is unique because of our own needs that you feel connected to.

There's so much that needs to be done and that's the reason we decided to come back to Miami and continue providing the service and making a difference in the community.

I am grateful for the opportunity to work with so many nonprofit organizations that gave me the opportunity to understand the real need. You can read about it and you can try to understand it, but until you're there, face to face with reality, it gives you a different perspective of what's happening in Miami.

**Q: What does the coalition do?**

**A:** The Healthy Start Coalition of Miami-Dade has been designed to serve as Miami-Dade County's prenatal and infant care coalition. We want to help pregnant moms have healthy pregnancies and as a result, healthy babies. With approximately 40,000 pregnancies and 32,000 live births in Miami-Dade County every year, our mission is basically to reduce poor birth outcomes – that is, babies being born too soon, babies being born too small and babies dying in the first year of life. While doing this, we want to also improve health and

developmental milestones by providing education and linkage to resources in the community.

**Q: And how do you achieve these goals?**

**A:** We're able to do everything by working in collaboration with health-care and prenatal care providers and partnering with community-based organizations. One of the main programs that we offer is Connect. This program is the doorway to our system of care.

We help families receive the best services for their needs and preferences. We assess and determine their eligibility for multiple programs and local resources. Also, by collaborating with our community partners, we avoid duplication of services. The less duplication, the more services we actually provide to different families.

Let's pretend that you're pregnant and you're working, but you don't have insurance because it's very expensive. We provide services to those moms who if they were not pregnant would not qualify for Medicaid. But because they're pregnant, they increase that line of eligibility, so we can help you take care of your pregnancy. This Medicaid waiver covers the pregnancy, the delivery and two months after.

What the entire state is doing it's an investment. If you take care of your pregnancy, you will have a healthy baby and it is easier for the community to keep moving forward. Connect helps these moms to connect to the services they need to prenatal care providers.

We also provide prenatal vitamins, referrals to services to ensure that we are creating a web. You have the mom in the middle or the infant, and we make sure we have an ecosystem helping these families succeed. That is Connect, which is the doorway to services.

We also provide the Healthy Start program, which is a home visitation program and provides pregnant women, new moms and families with coordination, support, education, whatever they need to help achieve a healthy pregnancy and a healthy baby. Some of those services that a mom can access through the Healthy Start Program include pregnancy and

parenting education support; ages and stages developmental screenings, which is wonderful because sometimes as mothers we don't know what the child should be doing.

With this program, moms have a care coordinator going to their home and teaching them what tasks their baby at this age should be mastering, and if the baby is not, these are some activities that you can do with your baby. It helps with that connection while helping them developmentally.

If there's a referral that needs to take place for early intervention, we also do that. We also do screenings for depression, which is amazing. I'm a mental health counselor, so I'm very passionate about this. We have the care coordinators – all of them are trained to screen for depression.

We have services for those moms that need that extra support, especially with moving beyond depression, which is a cognitive behavioral therapy, an evidence-based comprehensive approach. We have Licensed Master level therapists providing this type of service at the client's home so it's very successful. We also provide family planning and stress reduction education, that ecosystem that we are trying to build for the mom, the infant and ultimately for the family.

One of the most powerful programs we offer is the Fetal Infant Mortality Review (FIRM). It is a national effort implemented on all local levels to help us better understand the issues associated with pregnancy losses and infant deaths in our community.

When a tragedy happens, we have medical abstractors going and getting the charts and reviewing, [and they find that] there's always a family component missing. When you read these records you get very straight-to-the-point medical reason on what happened with the baby and why we end up having this loss or this tragedy.

We interview those moms and families that want to be part of this process because we need to understand what's happening on the human side. The beauty of it is that we have a case review team reviewing these cases after the abstractor meets with the family and gets the information from the family side. We have the medical side, which is the review of the record, and then they put some recommendations out there. Then those recommendations are reviewed and presented to the Community Action Group. We have people from universities, hospitals, doctors, nurses, and all different academics that will get this information and determine what we should be doing differently.

I don't know if you have heard about count the kicks, which is a national app and is a very easy way to count the kicks of the baby. The need to do that, to have something as simple as an app to count the kicks of the babies, was because there were many babies and families affected by the baby dying during the last trimester. Something that a mom can do to prevent that is understanding, learning the rhythm and feeling empowered right to go to the doctor if they have a

## WHEN FACTS MATTER, DON'T RELY ON YOUR MEMORY

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# ...who now has come back to be agency’s chief executive officer

question.

In the past, the baby didn’t move as before and we might think ‘Well, the baby’s growing; he doesn’t have a lot of space,’ when in reality, if you have a question, you should go to the doctor. So, there were so many babies dying because moms or families were not paying attention to signs. It’s just creating that awareness.

We’re not only trying to prevent and help families have a healthy pregnancy and a healthy baby, but for those that unfortunately experience something different, we want to understand why and make changes that are feasible for us as a community to make a difference.

**Q: What is that real need that you’ve been able to identify in Miami-Dade?**

A: Our founding CEO passed away in March. He was with us for 21 years and he always used to say ‘Moms will continue to get pregnant, babies will continue being born regardless of what happens; regardless of Covid-19,’ so it is something that we will always have.

The need is to ensure that moms not only know about the services that they qualify for, but also connecting to them. We get on average 500 to 700 clients a week and you have no idea how many of these moms are totally clueless on the services that they can be connected to.

It’s the awareness of letting [moms and families know] you’re not alone, there’s organizations like the coalition that are here to help you receive what you need, connect to the services that you need, even with the mental health component. Especially during covid, the increase of mental health support was tremendous.

The stigma is so much that we always see ourselves in this goal of not only letting them know that you’re not alone, but that it is totally normal to be in the most beautiful time of your life, being pregnant, for example, or having a newborn and not feeling completely happy. We cannot ignore that and we’re talking about not necessarily that you have a support system around you, three or five people in the house; if you feel sad, you need to say it.

We work with the mom, with the family and with those around them to ensure that we’re doing the best as a community for this mom, for this child, for this family; and to do that, we need to work together.

There’s so much need when it comes to being pregnant, all the questions, all the uncertainty. It is important to be connected and to know what’s out there in the community for you. That’s the biggest need.

**Q: Can we go through some of the statistics in Florida on poor birth outcomes and infant mortality?**

A: First I want to give you a little bit more of a history of how healthy starts came about. We’re unique because we’re in 383.14 of Florida Statutes. We only started in 1981 when former Gov. Lawton Chiles signed pioneer measures designated to support motherhood by screening old pregnant moms and babies in order to provide services to those at risk. This was because of his own experience with his grandchild.

This measure that was implemented was to address the alarming rates of infant mortality and the low birth weights in Florida and also to remove those systematic barriers to prenatal and early childhood health care. The governor, as grandparent of a low birth weight grandson, saw firsthand the need for an investment in quality maternal health services to improve a better future for all newborn.

At this point, all pregnant moms when visiting their prenatal care doctor, and all babies when they’re born at the hospital or birthing facility, are required to be screened using the universal Healthy Start Rescreen. This has definitely made a difference because it is a simple screen that identifies those families. It could be the mom if she is pregnant or an infant needing support. If there’s a red flag, those are the cases we get in our coalition and we start working with them.

This was launched 31 years ago, and we have made a great change. Since it was launched, more than 6.6 million babies have born in Florida, so this is huge. I am very proud to say that recently released infant mortality data for Florida shows that the state has seen a 32% reduction of infant mortality, and that is the best reduction in the nation.

If Florida’s infant mortality rate today was the same as 30 years ago, 650 more babies would have died last year alone, and that’s equal to 31 kindergarten classes together. So, we have made progress, but there’s a lot more to be done.

When you ask me, What is the need? There’s so much else that we need to do. We have made progress, but one baby dying for me is too much. I personally experienced pregnancy loss and it was devastating. It is hard for me to explain. So, for me, losing a baby is not acceptable. Whatever we can do, not only the coalition but everybody in the community, if we can work together to ensure that every baby has a healthy start in life, it is a true success. Losing a life, it’s not acceptable.

**Q: What are these things that we need to do?**

A: Number one, we need to make sure that health care is accessible. If moms do not go to the doctor, it is very hard to find them, it is very hard to connect them.

Once they are there, we need to ensure that we follow them. Seeing them once a month as the providers do, medically that’s what they need to do. That’s one component, but the social life is where we take care of as well. We make sure that they are connected, that if they have, for example, intimate violence, we identify and connect them and we help them as a family.

The mental health component we also connect them. It is basically to ensure that they have what they need from A through Z, and that is housing, health care, nutrition, having the items to ensure that the baby’s safe when the baby’s born.

We have car seat safety program, we have baby sleep safety program to ensure that they have a portable crib if they don’t have the right place to place the baby to sleep. It is not only the support with the items but it’s the education.

The education goes with them wherever they go. That’s why we’re here, to ensure that they are educated, to ensure that they’re connected and to ensure that they can pass on their knowledge. When they are educated, when they have these tools, they feel competent and they continue making good for them and also for their families.

**Q: What do you consider your biggest achievement?**

A: I think my biggest achievement has been being a client and becoming a leader of an organization that provides the services I once received. That peace of mind of knowing that I was taken care of, that my baby was taken care of, and that I was able to provide for my baby and for Andrea at that time when she was almost 4 years old. Through this service, I was able to enroll Andrea in medical insurance that she didn’t have.

That that has been my biggest achievement – just turn it around and really understand what it’s been like to be on the other side. It has given me that confidence in ensuring that we secure as many as resources as possible for mothers like me 13 years ago.

Again, it can happen to anybody. My husband has a master’s as well, but life is full of ups and downs and it happened in one of the not-so-high moments. It was hard for us to provide and ensure that we were providing health care to my daughter and then realizing that I was pregnant; everything just was all together.

This puts into perspective the other accomplishments of me writing a book and me graduating. I’m the youngest of four, being the first one graduating with a bachelor’s degree and then moving on to a master’s degree. Yes, those are great accomplishments, I’m not minimizing them. Writing two books and since 2008 been the author of column in People in Español Magazine, a Ser Mamá column.

Yes, that is an accomplishment and sometimes having the opportunity to be on TV and talk about these issues and these needs. Those are great accomplishments, but none of them is as important as being a client and now leading an organization that helped me move forward and changed my life for the better.

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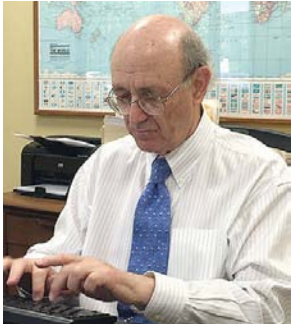


# MIAMI TODAY

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## There is a silver bullet for rapid transit, but who will fire it?

Nobody will say it, but Miami-Dade’s Smart Program to add six legs of rapid transit closely resembles California’s bullet train, which began 14 years ago and is unlikely to run this century, if ever.



Michael Lewis

The \$33 billion bullet train to link Los Angeles and San Francisco at latest estimates would cost \$113 billion if there were funding, which there isn’t. Politicians added to the route to detour to their constituents and through political horse-trading agreed to start with a line that reaches neither major city, much of it running in a sparsely-populated area that the train was never intended to traverse with stops it was never intended to make.

Miami-Dade’s Smart Program has its roots in a tax voters approved 20 years ago for transit that still is far in the distance. The six legs are so costly that we can’t do them all. But if they were built as now planned, they would never connect, either with each other or with Metrorail and Metromover,

which serve the county’s core. The legs are all different modes of transit, none of which is Metrorail or Metromover.

The public laments that a trip to the airport from some areas on the new transit as planned would require five transfers from one transit mode to another to another. It makes the California bullet train sound almost sane.

Twenty years ago, when voters approved new rapid transit, it was widely agreed that the most needed line would serve Miami Beach, link to Port Miami, then Government Center – the hub for Metrorail and Metromover – and then run west to the Hospital District, Miami International Airport, and continue west to Florida International University. The common denominator was lots of passengers – including visitors – and big employers. There was guaranteed volume and real need.

Unfortunately, that route couldn’t be done first because every commissioner wanted a piece of the pie for his or her area. Arguments were based on everybody being served by equal transit, all of which had to be costly and favored by area residents and finished no later than any other route. Not to serve everyone equally and simultaneously was labeled bias against X – for X, substitute South Dade or North Dade or Northeast Dade

or Kendall or Miami Beach or wherever.

The upshot is that the Smart Program is so dumb that it doesn’t even include that most-needed East-West line linked to the North-South Metrorail line that we now have. By being fair to everybody we wound up not yet serving anybody and in grave danger that most will never be served.

Oh, we will indeed get sleek express buses from far south Homestead to come as far north as the southern end of Metrorail, and they will probably succeed – but only because commissioners “betrayed” South Dade residents by not giving them an expensive train that they wanted just because it could never have sufficient riders to make sense, although they are getting train platforms “just in case.” So, ironically, the only bit of political horse-trading that couldn’t be worked out is going to bring something useful to South Dade.

We can’t point a finger at any person or group for a transit trainwreck. Every politician tried to make sure constituents wouldn’t get left behind anyone else. Everyone wants this to succeed and pretends it will.

So they nod when a developer plans to run the Miami Beach line not to the seaport, where there is a legitimate need and large user base, but to the site of the developer’s future casino in the Omni

where there are no large employers and no large number of residents wanting to get where the line would go.

It is vital that somebody show leadership and say that the millions we have spent on planning are not likely to get us what we most want and need, which is a functioning, heavily-used mass transit system. A reset is necessary.

Those who could do this, if they have the wisdom and backbone, are our crop of completely new county commissioners. They didn’t get us into this mess, so they bear no blame. And most have clean slates – the horse-trades aren’t theirs to undo. They can be the heroes who after 20 years make something finally work.

But to do that, they must narrow the scope – fund one thing first and get it running before starting the next piece. Plus, take a lesson from California’s mess and serve the most populous areas first, as the county now plans with its bus system, and link it all together without five transfers to get anywhere.

Commissioners, examine California’s non-existent bullet train for a good lesson in lack of leadership – and show your own by agreeing that everyone can’t have everything first and best. It is no crime to set priorities – in fact, it’s vital. Trying everything at once for everyone will never succeed.

## LETTERS TO THE EDITOR

### Gnashing her teeth over billboards plan for parks

Ogden Nash said it best:  
*I think that I shall never see  
a billboard lovely as a tree.  
Perhaps, unless the billboards fall,  
I'll never see a tree at all.*

Rather than erecting billboards in parks, the commissioners should be planting trees in these public spaces. They could sell ‘naming rights’ to a tree planted, and thus cover the expense of planting a tree, while increasing the tree canopy and providing shade (eventually).

Billboards and other electronic lighting just add to light pollution, and lead to a waste of energy. They are not ecological, but trees are. Light pollution is a growing problem, disturbing the ecosystems and not adding anything positive to our or any environment.

I trust the commissioners will reconsider their proposed methods of funding improvements to government-owned properties. Parks and other public spaces belong to the people; governments are merely stewards of those spaces.

I hope Mr. Manolo Reyes’ position /opposition to the billboards in public spaces will prevail.

Sylvia Ospina

### Tower brands the area, generates local revenues

The Tower serves as an important branding element for Miami, a revenue generator for shops and restaurants in Little Havana, and a beloved institution. MDC has done an excellent job over the years, plus they know what works there and what doesn’t. Putting in new management would be a major mistake.

Plus, I wouldn’t be surprised if some

### How to Write

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of the commissioners want to control the kind of films shown there much as [Gov. Ron] DeSantis wants to control the school curriculum. The people need to speak up.

Karen Weiner

### What are city’s plans for Tower site uses?

Is there a logical explanation from the city of their action? What will be the future plans for the real estate? Are those plans subject to future approval or are they already been processed?

Aurelio Rivera

### Fix Pepper fountain, don’t damage our parks

We’re outraged by the stupidly and chosen ignorance to natural beauty around us. We have new high-rise buildings going up in every hole in this area. And now these men want to damage the small bit of green we have. Why not spend some money and fix the fountain that’s non-working for years.

Another political selfish act against the people. You all should be ashamed of yourselves.

Peter Balsam

### Entire Grove playhouse must be restored, not part

The court already ruled the entire

building is designated as historic, not just the façade; therefore, by the court’s own ruling, it is a lie to call demolishing a historically designated theater “preservation.”

The State of Florida (which owns the playhouse) has also told the county it is in violation of the state statutes by demolishing this historic landmark.

Lastly, the voters of Miami Dade in 2004 voted to “restore” it, not demolish 100% of the historically designated theater and replace it with a shopping center and a shriveled down, economically unsustainable tiny studio theater.

Max Pearl

### County demolishing icon in the Grove’s playhouse

It looks like Dade County is moving forward with its demolition project. Avoiding use of that word in this article is intentionally misleading. Goodbye, Coconut Grove Playhouse!

Sherri Peacock

### Amtrak hub near airport would be big convenience

As a passenger on Amtrak it would certainly bring a lot of convenience to our trip if Amtrak was using the Miami Intermodal Center.

In 2019 we visited for a cruise and our train was delayed eight hours leaving Washington, DC. Thankfully, we were able to get an Uber at 2 a.m. in Hialeah (we were told cabs wouldn’t go into that neighborhood at that time).

In December we plan to visit Miami again. This time we’ll be renting a car. Grateful the car rental hub is open 24 hours. However, when we return the car, I hope catching an Uber (for four, with

luggage) at 6 a.m. (ish) is as convenient so we can make Hialeah by 7 a.m., in time to catch our train heading north.

Edward A. Phillips

### Why build on golf course adjacent to vast airport?

This is pure greed and insanity. Why build so close to Miami International Airport... it will impact aviation safety (the Federal Aviation Administration and MIA Aviation should not approve).

Additionally, it will add to congestion of travelers coming and going... it will be a traffic mess. Also, who knows in the future what space adjustments MIA may need to make for expansion.

Leave the little green space and peace that is left in the area (I go for walks weekly).

Stop the concrete jungle build-up! There are other more practical locations.

Plus, who wants to watch a soccer game with jet noise and fuel residue?

Dr. Fausto Hilario

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# PUBLIC NOTICE

NOTICE IS GIVEN that the meeting of the **Miami-Dade County Board of County Commissioners** is scheduled to be held in the **Miami-Dade Commission Chambers, located on the second floor of the Stephen P. Clark Government Center, 111 N.W. First Street, Miami, Florida, 33128, on Tuesday, November 1, 2022, at 9:30 a.m.**

Interested parties may:

- (1) view a live broadcast of the Commission meeting in the lobby of the Stephen P. Clark Government Center, located on the first floor;
- (2) speak, where permissible, in the Miami-Dade Commission Chambers located on the second floor of the Stephen P. Clark Government Center; members of the public will be required to register to speak on the first floor and will be escorted to the Commission Chambers at the appropriate time;
- (3) view a live broadcast on Miami-Dade Television;
- (4) view a live webcast at <https://www.miamidade.gov/webcasting>;
- (5) after the meeting, view an archived copy of the meeting at [www.miamidade.gov/webcasting](http://www.miamidade.gov/webcasting); or
- (6) if you are deaf or hard of hearing, you may join the meeting using Florida Relay Service by dialing 711 on your telephone.

Members of the public in attendance may opt to wear facial coverings and observe social distancing in accordance with applicable recommendations.

At this meeting the Board will conclude its hearing addressing the following **Comprehensive Development Master Plan (CDMP)** and **Zoning** Applications, allowing additional public comment as to the revisions to the application:

- |                |               |
|----------------|---------------|
| • CDMP20210003 | • Z2021000052 |
| • Z2021000050  | • Z2021000053 |
| • Z20210000051 | • Z2021000054 |

Among other matters to be considered at this meeting, a **public hearing** will be held regarding the following items:

- ORDINANCE RELATING TO ZONING IN THE UNINCORPORATED AREA; AMENDING SECTION 33-284.99.59 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REVISING PALMER LAKE METROPOLITAN URBAN CENTER ZONING DISTRICT REGULATIONS PERTAINING TO RESIDENTIAL USES IN THE RIVERSIDE SUB-DISTRICT; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE
- ORDINANCE RELATING TO ZONING IN THE INCORPORATED AND UNINCORPORATED AREAS; AMENDING SECTION 33-2 AND CREATING ARTICLE XXXIIID.3 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; ESTABLISHING THE URBAN DEVELOPMENT BOUNDARY PLAN AREA DEVELOPMENT ZONING DISTRICT (UDBPAD); CREATING STANDARDS AND PROCEDURES FOR UDBPAD; AMENDING SECTION 33-314 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING JURISDICTION FOR BOARD OF COUNTY COMMISSIONERS UNDER CERTAIN CIRCUMSTANCES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE
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- RESOLUTION AUTHORIZING ISSUANCE OF NOT TO EXCEED \$610,000,000.00 AGGREGATE PRINCIPAL AMOUNT OF MIAMI-DADE COUNTY, FLORIDA SEAPORT REVENUE REFUNDING BONDS, IN ONE OR MORE SERIES, ON A SENIOR BASIS, PURSUANT TO SECTIONS 202(B) AND 208 OF THE MASTER ORDINANCE, TO REFUND ALL OR A PORTION OF CERTAIN OUTSTANDING OBLIGATIONS; MAKING CERTAIN FINDINGS TO SUPPORT REFUNDING SUCH OUTSTANDING OBLIGATIONS TO EXTEND THE MATURITY THEREOF AT AN ESTIMATED NET PRESENT VALUE LOSS OF 1.34 PERCENT, WITH ESTIMATED COSTS OF ISSUANCE OF \$5,058,802.18 AND ESTIMATED FINAL MATURITY OF OCTOBER 1, 2052; APPROVING ISSUANCE OF BONDS AFTER PUBLIC HEARING AS REQUIRED BY SECTION 147(F) OF INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING FOR CERTAIN DETAILS OF BONDS AND THEIR SALE BY NEGOTIATION; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE, WITHIN CERTAIN LIMITATIONS AND RESTRICTIONS, TO FINALIZE DETAILS, TERMS AND OTHER PROVISIONS OF THE BONDS, THEIR NEGOTIATED SALE, AND REFUNDING OF REFUNDED OBLIGATIONS, AND TO SELECT BOND REGISTRAR, PAYING AGENT, ESCROW AGENT AND OTHER AGENTS, IF NEEDED; APPROVING FORMS OF AND AUTHORIZING EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS; PROVIDING CERTAIN COVENANTS, CONTINUING DISCLOSURE COMMITMENT AND OTHER REQUIREMENTS; AUTHORIZING COUNTY OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH ISSUANCE, SALE, EXECUTION AND DELIVERY OF BONDS AND REFUNDING OF REFUNDED OBLIGATIONS; WAIVING PROVISIONS OF RESOLUTION NO. R-130-06, AS AMENDED; AND PROVIDING SEVERABILITY AND EFFECTIVE DATE
- ORDINANCE PERTAINING TO ZONING IN THE UNINCORPORATED AREA; AMENDING SECTIONS 33-1, 33-22, 33-28, AND 8CC-10 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PERMITTING ACCESSORY DWELLING UNITS AND GUESTHOUSES IN CERTAIN RESIDENTIAL ZONING DISTRICTS UNDER CERTAIN CIRCUMSTANCES; PROHIBITING THE USE OF ACCESSORY DWELLING UNITS AND GUESTHOUSES AS VACATION RENTALS; PROVIDING DEFINITIONS; MAKING TECHNICAL CHANGES; PROVIDING FOR ENFORCEMENT BY CIVIL PENALTY; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE
- RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE 58 ST. HOME CHEMICALS COLLECTION CENTER LOCATED ON THE NORTHWEST CORNER OF NW 87 AVENUE AND NW 58 STREET, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY
- RESOLUTION TAKING ACTION, AFTER PUBLIC HEARING, ON PROPOSAL OF FRUIT JOY FLORIDA, LLC TO DESIGNATE REAL PROPERTY LOCATED AT THE INTERSECTION OF SW 85TH STREET AND SW 70TH AVENUE, MIAMI-DADE COUNTY, FLORIDA 33156, ALSO IDENTIFIED BY FOLIO NUMBER 30-4035-000-1435, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, WHICH SHALL BE KNOWN AS THE LINE GREEN REUSE AREA
- RESOLUTION TAKING ACTION, AFTER PUBLIC HEARING, ON PROPOSAL OF BELLAMONTE AT GOLDEN GLADES, LLC TO DESIGNATE REAL PROPERTY LOCATED AT THE INTERSECTION OF NW 161ST STREET AND NW 6TH AVENUE, MIAMI-DADE COUNTY, FLORIDA 33169, ALSO IDENTIFIED BY FOLIO NUMBER 30-2113-036-0010, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, WHICH SHALL BE KNOWN AS THE BELLAMONTE AT GOLDEN GLADES GREEN REUSE AREA
- RESOLUTION TAKING ACTION ON A CLASS I PERMIT APPLICATION BY THE CITY OF MIAMI FOR THE FILLING OF TIDAL WATERS IN ASSOCIATION WITH THE INSTALLATION OF A NON-MOTORIZED KAYAK, CANOE, AND PADDLEBOARD RAMP AND THE INSTALLATION OF A SEAWALL AND RIPRAP AT LITTLE RIVER POCKET PARK, IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
- RESOLUTION TAKING ACTION ON A CLASS I PERMIT APPLICATION BY THE CITY OF MIAMI FOR THE FILLING OF TIDAL WATERS IN ASSOCIATION WITH THE INSTALLATION OF A SEAWALL AND HALOPHYTIC VEGETATION PLANTER AND FOR THE INSTALLATION OF FIXED AND FLOATING VIEWING PLATFORMS, KAYAK LAUNCH, WATER TAXI DOCK, MAINTENANCE DREDGING, REEF PANELS, AND RIPRAP LOCATED AT 351 SOUTHWEST 4TH AVENUE, IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
- RESOLUTION TAKING ACTION ON A CLASS I PERMIT MODIFICATION BY YACHTING PROMOTIONS, INC. FOR THE 2023 BOAT SHOW AND FOR THE INCLUSION OF SEA TRIALS FOR THE 2023 BOAT SHOW EVENT AND THE REMAINDER OF THE 10 YEAR PERMIT IN ASSOCIATION WITH AN ANNUAL BOAT SHOW EVENT WITHIN BISCAYNE BAY AT 1 HERALD PLAZA, 1635 NORTH BAYSHORE DRIVE, AND 1737 NORTH BAYSHORE DRIVE, MIAMI, MIAMI-DADE COUNTY, FLORIDA
- ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY SW 277 STREET, ON THE EAST BY SW 159 AVENUE, ON THE SOUTH BY SW 278 STREET, AND ON THE WEST BY SW 162 AVENUE, KNOWN AND DESCRIBED AS LAS PALMAS IV AND V STREET LIGHTING SPECIAL TAXING DISTRICT; IDENTIFYING SERVICES TO BE PROVIDED; AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE FOR THE INSTALLATION OF STREETLIGHTS; APPROVING A STREET LIGHTING AGREEMENT WITH FLORIDA POWER AND LIGHT AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENT; WAIVING PROVISIONS OF RESOLUTION NO. R-130-06; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE
- RESOLUTION APPROVING, ADOPTING, AND CONFIRMING A PRELIMINARY ASSESSMENT ROLL PROVIDING FOR ANNUAL ASSESSMENTS AGAINST REAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE LAS PALMAS IV AND V STREET LIGHTING SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY SW 277 STREET, ON THE EAST BY SW 159 AVENUE, ON THE SOUTH BY SW 278 STREET, AND ON THE WEST BY SW 162 AVENUE; PROVIDING THAT ASSESSMENTS MADE SHALL CONSTITUTE A SPECIAL ASSESSMENT LIEN ON REAL PROPERTY; AND PROVIDING FOR THE COLLECTION OF SUCH ASSESSMENTS
- RESOLUTION APPROVING THE WAIVER OF PLAT OF GRIFFING INVESTMENTS, LLC, D-24683, FILED BY GRIFFING INVESTMENTS, LLC, LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 42 EAST (BOUNDED ON THE NORTH BY NE 145 STREET, ON THE EAST APPROXIMATELY 480 FEET WEST OF NE 18 AVENUE, ON THE SOUTH APPROXIMATELY 130 FEET NORTH OF NE 144 STREET AND ON THE WEST APPROXIMATELY 630 FEET EAST OF NE 16 AVENUE)
- RESOLUTION APPROVING THE PLAT OF MV TOWERS I FILED BY LUDLAM TRAIL TOWERS, LLC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 54 SOUTH, RANGE 40 EAST AND THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH APPROXIMATELY 120 FEET SOUTH OF SW 23 STREET, ON THE EAST APPROXIMATELY 140 FEET WEST OF SW 69 AVENUE, ON THE SOUTH APPROXIMATELY 40 FEET NORTH OF SW 25 STREET, AND ON THE WEST APPROXIMATELY 550 FEET EAST OF SW 70 COURT)
- RESOLUTION APPROVING THE PLAT OF BOUCHE APPLIANCES FILED BY AAR MANAGEMENT COMPANY, LLC, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 129 TERRACE, ON THE EAST APPROXIMATELY 300 FEET WEST OF SW 85 AVENUE ROAD, ON THE SOUTH APPROXIMATELY 610 FEET NORTH OF SW 132 STREET, AND ON THE WEST BY SW 87 AVENUE)
- RESOLUTION APPROVING THE PLAT OF COTTAGE GROVE FILED BY MIAMI CENTERLINE DEVELOPMENT, LLC, LOCATED IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY THE CANAL 102, ON THE EAST APPROXIMATELY 1,270 FEET WEST OF SW 167 AVENUE, ON THE SOUTH BY SW 200 STREET, AND ON THE WEST APPROXIMATELY 1,280 FEET EAST OF SW 177 AVENUE)
- RESOLUTION GRANTING PETITION TO CLOSE THE ALLEY LOCATED BETWEEN NE 192 STREET AND NE 193 STREET, FROM NE 25 AVENUE EAST FOR APPROXIMATELY 387 FEET (ALLEY CLOSING PETITION NO. P-989) FILED BY OJUS ASSEMBLAGE PO LLC; WAIVING THE SIGNATURE REQUIREMENTS OF RESOLUTION NO. 7606 AS TO ADJACENT PROPERTY OWNERS; RETAINING A NON-EXCLUSIVE UTILITY EASEMENT RIGHT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE NON-EXCLUSIVE UTILITY EASEMENT AND TO EXERCISE ALL RIGHTS CONFERRED THEREIN

All interested parties may appear and be heard at the time and place specified in accordance with the Board's Rules of Procedure.

**The proposed ordinance(s) listed below will have a Second Reading to be considered for enactment by the Board at the time and place specified above.**

- ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20210003, LOCATED SOUTH OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE (HEFT), BETWEEN SW 107 AVENUE AND SW 122 AVENUE, AND NORTH OF SW 268 STREET (MOODY DRIVE), FILED BY ALIGNED REAL ESTATE HOLDINGS LLC, ET AL., AS AN OUT-OF-CYCLE CYCLE APPLICATION TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

A person who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Miami-Dade County provides equal access and equal opportunity in its programs, services and activities and does not discriminate on the basis of disability. To request materials in accessible format, a sign language interpreter, and/or any other accommodation to participate in any County-sponsored program or meeting, please contact (305) 375-2035 or send an email to [agendco@miamidade.gov](mailto:agendco@miamidade.gov) in advance of the meeting to initiate your request. TTY users may also call 711 (Florida Relay Service).

HARVEY RUVIN, CLERK  
BASIA PRUNA, DEPUTY CLERK



# Unfunded Gables Business Improvement District clings to life

By ABRAHAM GALVAN

The Coral Gables Business Improvement District is still hopeful that city officials hear

the concerns of stakeholders who have chosen to self-assess and want to continue to serve the community. Based on the insufficient pe-

titions received from property owners within the district wishing to extend the existence of the BID for another five years, the city has decided to dissolve

the BID, Coral Gables City Attorney Miriam Soler Ramos told Miami Today. The BID will be allowed to carry out planned events for

the remainder of the year, Ms. Soler Ramos said. Those events include the Miracle Mile tree lighting, the Pumpkin arch, Halloween on the Mile, Christmas tree lighting on Giralda Avenue, and the Holiday marketplace.

At the Oct. 11 commission meeting, a resolution was passed granting the BID a delayed dissolution date of Dec. 31 in order to allow it a prolonged winddown period and sufficient time to successfully carry out the events, she said.

"It is up to the BID whether they take advantage of that opportunity," Ms. Soler Ramos added. "To be clear, the commission's action only affects the BID created under CH. 170, F.S. as a taxing district. This decision has no effect on the BID's ability to continue to exist as a separate not-for-profit entity supported by non-assessed tax dollars."

Despite the fact that the BID may have to cease to receive property owner self-assessments, it will continue to collaborate with the city in the best interest of residents and visitors, said Aura Reinhardt, the BID's executive director, in a memo informing the public last week.

Since the organization was founded 25 years ago, property owners voted every five years on whether to continue self-assessing based on the results of the BID's efforts, with the majority always voting "yes".

With displeased residents, absentee property owners and last-minute voters, the BID failed to win the majority vote this time around.

"Rest assured that our team continues in our mission to communicate in good faith, reasonableness and due process with the city," Ms. Reinhardt said, "and we have not wavered in our effort to continue serving the businesses of Coral Gables."

"We are letting you know," Ms. Reinhardt continued, "we have been reaching out and continue reaching out to the commission and mayor since the onset of this urgent situation in the hopes they will work with us to create a plan to keep the BID intact as it has been for 25 years and continue to make the city beautiful shine brighter than ever before."



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*'We have been reaching out and continue to reach out to the commission and mayor since the onset of this urgent situation.'*

**Aura Reinhardt**





# Health Update

## New nursing council aims for legislature’s action in March

BY MONICA CORREA

The Keiser Nursing Advisory Council, formed in July with a group of healthcare leaders and elected officials to work collectively to advocate and find solutions for the issues the nursing workforce is facing, has gained new members and aims to bring items to the Florida legislature in March.

Keiser University announced July 13 the creation of a nursing advisory council, now divided into three subcommittees, to help promote solutions for hospitals and universities to the challenges they face due to the projected nursing shortage looming for upcoming years.

According to a 2021 report by the Florida Hospital Association and the Safety Net Hospital Alliance of Florida, by next year the Florida nursing workforce projects a 91% supply adequacy, with a demand of 268,355 registered nurses and a supply of only 243,546. By 2035, the report said, supply adequacy is to be at 88%, with a demand for 322,928 registered nurses and a supply of 285,542, Miami Today reported in July.

The first subcommittee focuses on practical approaches to improve entry into nursing programs and retain nursing graduates in Florida, with scholarships or grant incentives and other nursing education funding opportunities, such as loan forgiveness, state funding, hiring licensed practical nurses (LPNs), and DEI (diversity, equity and inclusion) opportunities. It also works to develop best practices to improve workplace culture for nurses, according to a university spokesperson. That subcommittee is co-chaired by Amanda



Murphy, assistant vice president for nursing education at Baptist Health South Florida.

Other members include Dr. Nashat Abualhaja, director of Nursing at Hodges University; Bob Boyd, president and CEO of Independent Colleges and Universities of Florida (ICUF); Kate Filipiak and Dr. Adriana Nava from the National Association of Hispanic Nurses; Mary Mayhew, president and CEO of the Florida Hospital Association; Dr. Tony Umadhay, dean and professor at Barry University’s School of Nursing; and Javier Araque, Keiser Alumni.

The second subcommittee, aiming to improve and expand nursing school training capacity, is co-chaired by Yudi Romero, recruiter and human resources leader from HCA Healthcare, and Dr. Christine Mueller, chief nursing administrator from Keiser University. Other members include Nelson Hurtado, president of ANP Health Services; Dr. Deb Peterson, chair of the Nurs-

ing Department at Saint Leo University; Florida Sen. Dennis Baxley; Dr. Cindy Munro, dean and professor at the School of Nursing and Health Studies of the University of Miami; and Dr. Debra Toney, president of the National Coalition of Ethnic Minority Nurse Associations.

Finally, the third subcommittee, called External Impacts, “is a little bit of a catch-all,” said Gino Santorio, president and CEO of Mount Sinai Medical Center, who co-chairs it along with Dr. Phyllis King, dean and professor of Nursing at Palm Beach Atlantic University. The subcommittee focuses on the nursing profession competitive environment, travel nurses, childcare and other issues. Dr. Marcella Rutherford, dean of the College of Nursing at Nova Southeastern University; Dr. Hank Drummond, senior vice president and chief clinical officer at Cross Country Healthcare; Dr. Cindy Parsons, associate professor of nursing and DNP program director at University of Tampa;

Florida Rep. Marie Woodson; and Dr. Jackie Porth from the Office of the Chancellor Liaison for Nursing at Keiser University.

“We’re looking at potentially one legislative item that could [facilitate] certificates in the state, and also credentials and portability from other states,” said Mr. Santorio. “If we move in that direction, it’s nice to have legislators as part of the taskforce, because they can opine on what they think could get some traction, what might not.”

The biggest piece looked at right now, he said, is using covid emergency funds for a one-time retention bonus for nurses. The American Rescue Plan provided \$350 billion in emergency funding for eligible state and local governments, according to the US Department of Treasury.

“What that could do is slow down the turnover [experienced] from one hospital to the neighboring hospital,” said Mr. Santorio. “This would stabilize things a bit.”

Another item discussed locally, he

added, is for hospitals to strengthen their partnerships with nursing schools, “both from the education component of providing educators, as well as scholarships and tuition reimbursement programs for our current staff,” so registered nurses could become nurse practitioners, for example.

Local high schools and middle schools are also pivotal to develop and build a sustainable pipeline of “capable, confident healthcare workers,” said Amanda Murphy, assistant vice president for Nursing Education at Baptist Health South Florida. “There are a lot of initiatives surrounding our academic partners.”

The subcommittees meet virtually every second week, said Ms. Murphy, “so that we can continue those conversations with the co-chairs meeting more frequently.” And then, the full committee – the Nursing Advisory Council, run by Belinda Keiser, vice chancellor of Keiser University’s Community Relations and Student Advancement – meets at least monthly. On Oct. 20, the task force hosted its second full council meeting.

The goal short-term, said Mr. Santorio, would be any stabilizing efforts that could come out of the Florida legislative session from March 7 through May 5. “The short-term win would be identifying what those [items] are, and coming up with a sponsor,” he said. “That is a time constrain that we’re subject to.”

“As we formulate and present these ideas and start to get the support and understanding that we need,” said Ms. Murphy, “we’re really going to have a strong force to work forward for the state of Florida and our nursing population.”

## Cancer center clears city hurdle, heads toward pricing package

BY ABRAHAM GALVAN

Mount Sinai Medical Center’s Irma and Norman Braman Cancer Center in Miami Beach is on schedule and projected to open in September 2025.

This month, Mount Sinai Medical Center received approval from the City of Miami Beach Design Review Board, which is one of the principal components of getting the cancer center approved from a design standpoint, Gino Santorio, the medical center’s president & CEO, told Miami Today.

“We are very near to getting our permit for the parking garage expansion, which is part of the enabling project,” he said. “We’re finalizing the design development plan, which will be completed at the end of this month, and that includes all the interior design as well.”

The next step after that would be pricing out the design package over the next few weeks, Mr. Santorio said.

Based on fluctuations in cost, construction and supplies, this step



Mount Sinai’s Irma and Norman Braman Cancer Center is targeted to open its doors in September 2025.

is really an update that will put a total dollar amount on the design, he said.

“We’ve been able to navigate around that since we’re planning so far in advance,” Mr. Santorio added. “They’ve not been issues that we would have otherwise had

to deal with. I think just the next big hurdle is really having the construction document development approvals, which will be done.”

The Irma and Norman Braman Cancer Center would occupy over 200,000 square feet and support the medical center’s physicians

in cancer care for all patients. The center plans to also offer patients a multitude of support services to engage and promote a holistic approach to their well-being. These include nutrition classes, physical therapy, massage, meditation classes, and a dedicated spa.

In the meantime, inpatients will continue to be treated at the current hospital, Mr. Santorio said.

In June, Dr. Steven Hochwald was named director of the estimated \$275 million cancer center at 4300 Alton Road.

Dr. Hochwald is set to lead the way in advancing technological resources and developing clinical trials and multidisciplinary clinics for cancer patients. He will also serve as chief of surgical oncology and associate director of the Columbia University Medical Center and Mount Sinai Miami Cancer programs. Mount Sinai holds the only Ivy League affiliation of its kind in South Florida, which Columbia University backs.

Plans to carefully align services that provide synergy in patient care must be done for every service, including radiation oncology, medical oncology, surgery, phlebotomy, respiratory therapy and support services, Dr. Hochwald said at the time. “Our construction must reflect and enforce this patient-centered approach.”



# Miami-Dade raises private ambulance rates 67% to 110%

By GABRIELA HENRIQUEZ STOIKOW

Private ambulance rates increased between 67% and 110% as county commissioners approved an adjustment Oct. 18. The commission had approved the former rates in March 2004. Some rates were increased in June 2006, while others remained unchanged over 18 years.

Under the resolution, sponsored by Sen. René García, the basic life support rate in which ambulances are staffed by emergency medical technicians that transport patients who require basic medical monitoring would increase from \$256 to \$550 (114.8%). These services encompass patients such as those with fractures and discharges to home.

The emergency basic life support base rate is to increase from \$358.67 to \$600 (67.3%) while the advanced life support base rates are increasing from \$380 to \$800 (110.53%) and \$862.53.

The advanced life support ambulances carry a paramedic and an emergency medical



The increased rates remain well below those for county fire rescue.

technician and are equipped with airway support equipment, cardiac life support, cardiac monitors, a glucose-testing device and medications. These usually carry patients on a

cardiac monitor, on a chronic ventilator, with continuous IV medicine, or moving to a higher level of care.

The specialty care transport, the interfacility transportation

of a critically injured or ill beneficiary patient, is to have a new rate of \$988.38; the mileage rate, the second component in calculating ambulance fee schedules, is to increase 44.7% from \$7.50 to \$10.85; and the oxygen per tank or fraction thereof is to increase from \$30 to \$32.55.

Rates for waiting times are to increase as well. The basic life support per half hour is increasing from \$80 to \$110 and the advanced life support per half hour is increasing from \$120 to \$150.

The increased rates remain below those adopted in 2012 for the Miami-Dade Fire Rescue Department, which range from \$800 for basic life support transport to \$900 for advanced life support and specialty care transport. The department's mileage rate is \$15 and oxygen per tank or fraction is \$30.

"The proposed rate increases will have little impact on individual consumers because ambulance transports are typically paid by Medicare, Medicaid or private insurance," wrote



Jimmy Morales: little consumer impact, because insurance pays.

county Chief Operating Officer Jimmy Morales in a memorandum. "Uninsured patients account for less than 5% of the total patients being transported annually."

As Miami Today reported in May, in Broward County the Emergency Medical Services transportation rates for 2022 for basic life support range from \$510 to \$1,111.72, depending on the agency that provides the transportation service. The advance life support rates range from \$530 to \$1,111.72 and the mileage rate can be as low as \$9 and as high as \$20.52 per mile.

# UM accelerates path to get hands-on in medical specialties

By MONICA CORREA

The University of Miami's Miller School of Medicine NextGenMD Program is accelerating the path for students to get hands-on in their desired specialized medical field with dual degrees and sub-degree concentrations, a method other medical schools are implementing nationwide.

UM's NextGenMD is a medical scientist training program (MSTP) that aims to graduate students with a scholarly concentration, such as biomedical engineering, business of medicine and patient safety, diagnostic pathology and laboratory medicine, and global health and surgery; or dual degree programs such as M.D./Master of Public Health (MPH), M.D./Ph.D., and M.D./Master of Business Administration (MBA).

"In the way this program is structured, the initial part, before students actively begin seeing patients more full-time – usually the first half of medical school – has been shortened," said Gaudi Agarwal, associate dean for curriculum and associate professor of medicine at the Miller School of Medicine. "We try to integrate a lot of that classroom knowledge while seeing patients."

The new medical program is composed of three phases. The first phase reduces the typical 24 months of foundational and translation sciences to 14 months, "traditional classroom-type learning" learned through "symptom-based virtual clinics that incorporate health systems science, social determinants of health, core clinical skills, and professionalism," according to the university's website.

"What we've learn is that healthcare isn't really delivered in a lecture hall in an auditorium," said Dr. Agarwal. It is delivered in a social setting, "and you have to learn how to collaborate well;



"Healthcare isn't really delivered in a lecture hall in an auditorium": Gaudi Agarwal of Miller School.

how to critically think and reason through a problem together. So, more medical schools are going towards more small-group learning."

Within that first phase, the university developed a plan called University of Miami Collaborative Learning (UMCL), where students spend time during the week studying in teams, "working through problems, questions, cases together, which we really think will help them prepare, not only for exams, but for the health care environment and working in teams," said Dr. Agarwal.

The first phase also includes early clinical experiences and time to explore scholarly concentrations, to attend research rotations or to identify a possible Ph.D. mentor.

The second phase consists of four 12-week blocks of integrated clinical clerkships, according to the university's website. One of those clerkships must be in the practice of medicine – internal medicine, family medicine, geriatrics, or palliative care – and then another in either emergency

medicine, anesthesia, or surgery; neurology or psychiatry, and obstetrics-gynecology or pediatrics. During these clerkships, students also take the time to study for their USMLE (United States Medical Licensing Examination) Step 1 exam, and if they choose to, transition to their Ph.D. training for three or four years.

"In the final 18 months of their four years (phase three), the students are spending their time doing a very individualized type of training in the areas that interest them," said Dr. Agarwal.

Here is where students can complete dual degree programs and other scholarly studies, becoming ready to be medicine interns.

Students in the third phase also complete electives and two four-week courses in advanced integrated sciences, critical care, or sub-internships, followed by their application for medical residency, research projects and the UMSLE Step 2 exam.

Additionally, they would count on a longitudinal clinical educator, or LCE, a practicing physician who mentors a group of up to eight

students once a week.

"That mentor is responsible not only for their professional development, but for teaching them clinical skills and delivering a lot of the content of what it means to be a physician," said Dr. Agarwal. "Students feel like they have a coach, an advisor; someone they can go to for questions. And we've really seen that bear fruit when they start to see patients, because they become very savvy for only being second-year medical students, and they really hit the ground running when they begin that second phase of their education."

Some students can also choose to follow an "accelerated pathway to residency," finishing medical school in three years, if they can commit early to a medical specialty and to be interviewed by the residency program directors and go through the national match program, she added. "They can also focus on that area of interest, spend a summer between that first and second phase with a residency program [of their choosing] so they get to understand what it's

like seeing patients in that discipline. It's a nice option for students who are very sure of what their future path looks like."

The university continues to build a more expansive list of dual-degree programs, Dr. Agarwal said. Other prestigious universities following a medical scientist training program include Emory University School of Medicine, Yale University School of Medicine, Colorado State University, John Hopkins University School of Medicine, Harvard Medical School/Massachusetts Institute of Technology, and the University of Michigan Medical School, among others.

In January, the results of the first UM NextGenMD Program class USMLE scores will come out. "But in the interim," Dr. Agarwal said, "I am comparing their clinical exams scores, and they're achieving A-level outcomes a year ahead of time, [compared to] past students in the prior curriculum."

In 2022, the Miller School of Medicine matriculated 204 students out of 11,017 medical school applications received. Matriculated in the M.D./MPH program are 52 students; 120 students are in MD-only programs; seven students are in the M.D./Ph.D. program; and 25 students are in the M.D./MBA program. Out of all medical students, 94 are male and 110 are female; 93 are Florida residents and 111 are non-Florida residents; 109 are considered minorities and 55 are underrepresented minorities, according to a university spokesperson.

The goal is for medical students to be transdisciplinary, she concluded. "We want them to be ready for a really complex healthcare system, be transformational leaders in those healthcare systems, and you can't do that if you're not exposed to really interesting research or other disciplines that think about things in a different way."



# Downtown team aims to beef up small business incentive

By Monica Correa

Miami’s Downtown Development Authority has set goals at the outset of its 2022-2023 fiscal year aimed at beefed-up market research, business creation incentives, small business aid and stronger government-private sector collaboration.

The DDA’s Business Development Committee, formerly known as Enterprise Committee, nominated Suzanne M. Amaducci-Adams, partner and head Bilzin Sumberg’s Real Estate Practice Group and member of the DDA Board of Directors, to chair the committee, and recommended four goals to be considered in the upcoming years.

“Given our various initiatives this committee oversees, research report is a big one, our business incentives, our corporate recruitment—the Follow the Sun campaign—and our small business incentives, are the main goals the team is recommending,” said Christina Crespi, CEO and executive director of the DDA.

One objective for 2023, said Nitin Motwani, managing principal of Miami Worldcenter Group and DDA board member, would be to commit to specific dates to release research and reports. The DDA regularly publishes reports such as the Downtown Miami Annual Office Market Overview, the Greater Downtown Miami Residential Market Update, Downtown Miami Venues, and Miami DDA Demographics.

“We try to space out the studies so the team could have time to work with each of the consultants for each of the reports,” he said. “Getting into that habit creates self-discipline and makes it crystal clear to our board and the broader public when to expect them.”

Additionally, with the City of Miami’s Venture Miami initiative, which seeks to attract tech firms to the city and to create an innovative technology ecosystem, and Miami-Dade County Mayor Daniella Levine Cava and her work on economic

development, “there is a lot more collaboration now,” said Mr. Motwani. “We need to come up with a holistic solution, so we don’t waste resources. There shouldn’t be competition whether who’s selling Miami.”

A holistic solution could be presented in the form of quarterly physical meetings and monthly phone calls, he said. “They might find an opportunity that needs resources we have, or vice versa.”

Additionally, small business initiatives are top priority for the new fiscal year, said Ms. Crespi, with assistance with permitting, zoning, code enforcement and other city or county processes.

Finally, given how popular Miami has become as a relocation destination for companies from New York and the North, media initiatives are to be important for the DDA.



Nitin Motwani

“There was a shift towards more international firms, with a few abroad companies coming [to Miami],” said Aaron Gordon, from Schwartz Media Strategies, in his report to the DDA. “This year, six out of 13 [companies moving to downtown Miami were international].”

He said 1,000 new jobs are anticipated over the next three years in the area. Miami-Dade County assets under management, as of August, reached \$690 billion, up from \$300 billion a year earlier, he said.

“In August 2022, there were 5,800 license changes from New York to Florida, the most ever in history,” he said, as reported by Bloomberg. “Miami just surpassed Chicago to become the third largest school district in the country. Chicago has lost 81,000 students in the past 10 years. Miami gained 25,000 students last fall in the public school system.” Latest figures from the school system reported in Miami Today on Oct. 6 put the county schools’ actual gain at 4,000 students after years of enrollment declines.

# Waste metering may be latest trend sweeping Miami streets

By Genevieve Bowen

Miami is known for setting trends, but the city’s latest innovation comes in a less glamorous arena than expected for the iconic metropolis: garbage. Don’t think of garbage as imagined in a grungy, avant-garde Art Basel exhibit, but rather the literal waste thrown in Miami’s dumpsters.

In May, Miami commissioners unanimously approved the first reading of an ordinance to use waste metering, a technology that uses cameras to more accurately gauge how much waste the community produces. The goal is to modernize Miami’s recycling and reduce waste collection costs.

If the proposal passes a second reading today (10/27), Miami is poised to become the first city in the country to meter waste with Compology, a San Francisco-based company.

It’s a race against the clock to reduce waste in South Florida as landfills are reaching capacity. The North Dade landfill is made up of two cells, a 118-acre western cell that is closed and another 100-acre eastern cell that only has capacity through 2026. The 300-acre South Dade



Contract on table would make Miami the nation’s first city to meter its waste with San Francisco firm.

landfill has five cells, three of which have already been filled and closed. The South Dade landfill is anticipated to reach capacity by the end of 2029.

The City of Miami announced its partnership with Compology last October. Compology uses artificial intelligence and durable smart cameras placed

inside dumpsters to measure the amount and type of waste. The cameras would be installed in city dumpsters at municipal buildings, police and fire stations,

and parks.

Data collected would help better direct the flow of waste by identifying contamination in recycling streams before collection and diverting more recyclables from landfills, thereby reducing garbage disposed of in the overflowing county dumps.

“Compology’s technology reduces the number of miles garbage trucks need to drive and helps improve the amount of material that can be recycled—keeping it out of landfills,” said Commissioner Ken Russell, who sponsored the waste metering initiative.

Per the city’s October 2021 media release, Compology has helped major corporations like Miami-based Burger King to increase recycling rates, lower carbon emissions, and reduce operating costs. The project is expected to reduce waste collection costs in the city by 30% to 40%.

The partnership was prelude by Mayor Francis Suarez’s announcement of the city’s greenhouse gas reduction plan. The plan aims to reduce greenhouse gas emissions by 60% by 2035, with the ultimate goal of carbon neutrality for Miami by 2050.

## PEOPLE

### Bankers association appoints to board

**Louis M. Ferreira**, chairman, president and CEO of Eastern National Bank, was appointed to the board of directors of the Florida Bankers Association.

Mr. Ferreira will have a wide range of responsibilities, including meeting with congressional leaders and federal regulators, addressing issues facing the Florida banking industry, and supporting the organization’s educational and public service missions.

### FIU adds co-directors of new center

The newly established FIU Center for Community Impact and Public Purpose has added Dr. **Bridgette Cram** and **Anthony Rionda** as co-executive directors.

Dr. Cram currently is interim



Louis M. Ferreira



Bridgette Cram



Anthony Rionda



Madeleine Elser



Madison Hauser



Jorge D. Canamero

vice president for innovative education and student success.

Mr. Rionda is associate vice president for strategic communications, government and external affairs. He has had many roles at FIU over 12 years, including alumni relations, academic affairs, and government relations.

### Kluger, Kaplan adds associates

Miami-based law firm Kluger,

Kaplan, Silverman, Katzen & Levine has added attorneys **Madeleine Elser** and **Madison Hauser**.

Ms. Elser focuses on probate, trust and guardianship disputes. She received her JD from the University of Miami School of Law and a bachelor of liberal arts in political science and history from Purdue University.

Ms. Hauser is a complex commercial litigation attorney. She received a JD from the University

of Miami School of Law and a BS in psychology from the University of Florida.

**Hinshaw Culbertson names partner**

Hinshaw & Culbertson has named **Jorge D. Canamero** partner.

Mr. Canamero joins the insurance & reinsurance practice. Previously, he was an attorney with the Redondo Law Firm.

### To Submit Information

Miami Today welcomes news of job changes, promotions, hiring and awards. Please send your submissions to [People@MiamiToday.com](mailto:People@MiamiToday.com) or mail them to Miami Today, 2000 S. Dixie Hwy, Suite 105A, Miami FL 33133. Be sure to include contact information. We will select submissions for publication.



# Project adds parks, swaps rights in OK

By ABRAHAM GALVAN

A 16-story mixed-use development known as 1505 Ponce got the green light to proceed with plans after obtaining a transfer of development rights from seven historic properties and offering to create two permanent parks.

On Tuesday, Coral Gables commissioners gave the OK for Location Acquisitions LLC, the contract purchaser of 1505 Ponce de Leon Blvd., to proceed with construction design plans after the Historic Preservation Board reviewed the impact on seven local historic landmarks within 500 feet of the project and determined it would not adversely affect those historic landmarks.

“As you remember, there’s a lot to like about this project. It’s less than half of the maximum



Development rights are being transferred from seven historic properties and two parks will be added.

permitted density of 80 units versus 170 units, and almost a third of the project site is open space,” said Gunster’s Mario Garcia-Serra, who was representing Location Acquisitions.

In July, the city commission approved the mixed-use project consisting of 297,027 square

feet of floor area. The project would also offer traffic calming, crosswalks, adaptive reuse of a historic building and a 6,600-square-foot plaza.

“There’s going to be two public parks as part of this project,” Mr. Garcia-Serra added, “one fronting Ponce (de Leon

Boulevard) on the west side of the property and another park on the east side of the property, which will serve as a buffer to the neighboring building, and ultimately a permanent dog park, and as we were discussing earlier today on your agenda, a temporary dog park in the meantime.”

# Beacon head to be aboard to begin year

By GABRIELA HENRIQUEZ STOIKOW

The Beacon Council, in charge of steering the county’s economic development, is on the hunt for a president and chief executive officer. Korn Ferry, the firm hired to find the new leader, and the board of directors expect to have someone in the position by the start of 2023.

So far, the executive search firm and the council have been doing interviews and reducing the pile of candidates.

“It’s a lot of work to make sure that we get the right person to lead this effort for Miami-Dade County,” said Yolanda Cash Jackson, the newly elected chair of the council.

The board is looking for someone able to lead the community at a unique time when many companies across the nation are relocating to Miami, the economy is about to go into a recession, an affordability crisis was declared by local officials and a hurricane just hit Florida.

“There are a lot of things that go into account and our job as board members is to get the right person for this time for this purpose in the people that we serve,” Ms. Cash Jackson said.

The board wants to be flexible to the ideas and vision the new leader brings to the table. “We want to be flexible enough for the next leader to come in and put his or her stamp of approval on it,” she said.

“[The board] has some visions. We want to certainly [give] the leader of this organization the opportunity to share its vision, so I’m sure there’ll be some things different. I will hope there’ll be some things different.”

Korn Ferry is the same consulting firm that helped hire the late Michael Finney for the position in 2017, a press note from the council details.

The search committee includes Ms. Cash Jackson; George Bermudez, Bank of America; Xavier Gonzalez, Cyxtera Technologies; Gary Goldfarb, Interport Logistics; Jaret Davis, Greenberg Traurig; Donna Abood, Avison Young; Sheldon Anderson, Grove Bank & Trust; and Alexandra Villoch, Baptist Health South Florida.

In the meantime, William D. Talbert III was appointed interim president and CEO in late April until a new leader is confirmed.



wynwood  
November 3

The time has come for The Wynwood Art District. Miami Today will produce a special section focusing on art institutions in the Wynwood Area of Miami, and the development of Wynwood, Midtown Miami and the Design District.

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‘I hope there’ll be some things different.’

Yolanda Cash Jackson



# City may designate Southside Park brownfield once again

By GENEVIEVE BOWEN

The Miami City Commission will hear a resolution to redesignate Southside Park in Brickell as a brownfield area. The designation, first given to the park in 2014, identifies properties where expansion, redevelopment, or reuse is complicated by environmental contamination.

Southside was one of seven parks closed for cleanup in 2013 and 2014 after high levels of toxic metals, including arsenic and lead, were found in the soil.

The city's remediation plan was to bury the contaminated soil under two feet of clean fill. Wilbur Mayorga, chief of Miami-Dade County's Division of Environmental Monitoring and Restora-

tion, said the approach was following federal and state environmental rules that allow cleanup methods that rely on a barrier or cap to eliminate exposure to contamination.

Some citizens worried that adding a new layer of soil wouldn't sufficiently solve the problem. Time would validate their concerns, as a new report found the arsenic levels are still high.

At their meeting today (10/27), city commissioners are to consider designating Southside Park a brownfield site for the second time in the past decade. The proposal comes as Michael Stern, a real estate developer and founder of New York-based JDS Development Group, has bought the surrounding property.

Per the development group's website, a portfolio listing for One Southside Park describes it as "a new urban gateway and mode of urban living in Miami." The project, still in the pre-development phase, is to be a mixed-use property that combines commercial, residential, office, event and wellness spaces.

JDS Development says the project will include new facilities for Fire Station No. 4, at 1111 SW Second Ave., and a "reinvigorated" Southside Park. A search on the county's environmental considerations map reveals that roughly three acres that run from First to Second avenues, bordered by 11th and 12th streets, are classified as contaminated.

In April 2021, the city commission

unanimously adopted a resolution designating the 32,250 square feet of property owned by Mr. Stern at Southwest Second Avenue and 12th Street a brownfield area. The adjacent 37,000 square feet, which houses Fire Station No. 4, are also contaminated.

Under Florida's Brownfields Redevelopment Act, such properties are eligible for financial aid. If Southside Park receives a brownfields designation, the development of One Southside Park stands to benefit from the incentive program, which offers Voluntary Cleanup Tax Credits to offset expenses related to the site's cleanup and a \$2,500 bonus tax refund for each new job created by an eligible business on or next to the site.

# Construction due in 2023 on voter-approved Riverside Wharf

By GENEVIEVE BOWEN

Construction is to start in the second quarter of next year on the lavish mixed-use Riverside Wharf on the Miami River, which Miami voters approved in an August special election that amended the lease of city-owned property to Riverside Wharf LLC. It got support from 60% of the voters, more than 20,000 Miamians.

"We are encouraged by this positive outcome," said co-developer Alex Mantecon. "It means the community understands the importance of providing the right tools to superpower the Miami River district into the world-class entertainment destination it always had the potential to be."

Riverside Wharf comes with a \$185 million price tag. MV Real Estate Holdings and Driftwood Capital are to work in conjunction to develop a sprawling 200,000-square-foot hospitality-centric complex.

Mr. Mantecon said the wharf will be curated by Miamians who are passionate about the top-tier entertainment and service the city is famed for. He said construction is on schedule to start in the second quarter of 2023.

Key features include two 10-story towers, a 165-room Dream Hotel, a 30,000-square-



\$185 million complex includes two 10-story towers, 165-room hotel, nightclub, event hall, restaurants.

foot nightclub and rooftop day-club, a 12,000-square-foot event hall and an additional 16,000 square feet of restaurants. A private deep-water marina is also to be built along the river to ac-

commodate megayachts. The new lease stipulates an increase in base rent by 50%, or fair market rent if greater, and increases private investment in the property from \$7 million to

\$30 million. Before being taken over by Riverside Wharf LLC, the parcel was leased to Garcia's Seafood restaurant, which also ran a commercial fishing operation on the

river. According to reporting by Axios, the fishing operation paid about \$25,000 per year in rent. The current developers pay over \$200,000, which will increase by 50% per the new lease, providing significantly more income for the city. Garcia's Seafood, a family favorite for over 20 years, will still operate a fish market and oyster bar along the riverfront.

"Riverside Wharf will drive the community to a new level of tourism and hospitality never before seen in Miami and, in exchange, attract continued growth for the greater prosperity of the city's residents," Mr. Mantecon said.

While a majority of voters approved the development of Riverside Wharf, nearly 40% of votes were cast against the new lease. The use of public land by private businesses has historically been a contentious issue, and the 13,872 Miamians who voted no in August signal those concerns still exist.

In a statement, Mr. Mantecon addressed those concerns and expressed his intent that Riverside Wharf will continue to be a good steward of the public land.

"We feel the immense responsibility to benefit the surrounding community, beautify the area and create a long-lasting positive economic impact," he said.

# County resale real estate market nearing second-biggest year

By MONICA CORREA

The Miami-Dade County resale real estate market could have its second biggest sales year ever, with strong demands despite rising mortgage rates and even fewer sales than last year.

So far, 25,990 total homes – about 95 transactions per day – have been sold in Miami-Dade from January through September, according to the Miami Association of Realtors, and it is on track to become the second biggest sales year ever.

In 2021, a total of 39,394 homes were sold. Before that, the last time Miami-Dade recorded a record home sales high was in 2013, with 30,041 properties sold.

Although sales through September were 28.1% lower than in 2021, down from 3,031 to 2,178 homes sold, "Miami's strong market fundamentals will insulate our market to a large degree" from rising mortgage rates going from 2.99% to 6.92%, and a continued low inventory, said Miami Chairman of the Board Fernando Arencibia Jr.

Additionally, single-family home sales

have declined 30% year-over-year from 1,241 in September 2021 to 869 in 2022. Condo resales have also decreased 26.9% year-over-year, from 1,790 – a record-breaking number – in 2021 to 1,309 in 2022.

September 2022 outperformed sales from 2018 and 2019's average of 2,129 homes sold during September, said a Miami Realtors report.

Demand for Miami real estate remains strong due to business growth enjoyed in the region. The relocation of companies such as \$54 billion hedge fund Citadel to Miami is bringing high-paying jobs and migration from high-tax states, such as New York. Also, as of August, Miami is the city with the lowest unemployment rate, according to WalletHub, and the top destination for foreign real estate buyers to invest in as of October, according to Financial Times.

Around the Miami-Fort Lauderdale-West Palm Beach area, price per square meter averages \$3,170, which is below more than 30 global cities and more than 13 US metros, including San Francisco-

Oakland-Hayward, California's \$8,250 and Seattle-Tacoma-Bellevue, Washington's \$4,460 per square meter, according to the National Association of Realtors 2022 report of International Transactions in U.S. Residential Real Estate.

The single-family home median price in Miami-Dade increased 17.1% year-over-year in September from \$485,000 to \$568,000, rising for the 130th consecutive month, "the longest running-streak on record," according to the Miami Realtors report. Price for existing condos in the county rose 19.7% year-over-year from \$330,000 to \$395,000, up during 132 of the past 136 months.

"The greater share of Miami luxury sales is also part of the reason for the large year-over-year increase in median prices," the report said.

When it comes to supply, single-family homes inventory increased 32.3% year-over-year in September from 2,957 active listings in 2021 to 3,912 this year. However, condo supply has decreased 20.5%, from 8,049 listings to 6,399 this September compared to last. New listings of single-

family homes are down 15.6% to 1,351 from 1,601, and new listings of condos are down 24.5% to 1,858 from 2,460, according to Miami Realtors.

Total active listings as of the end of September were 10,311, 6.3% lower than last year's 11,006.

"Every time a home is sold it impacts the economy," the report said. "Income generated from real estate industries, expenditures related to home purchase, multiplier of housing-related expenditures, (the income earned as a result of a home sale is re-circulated into the economy) and new construction" are part of the impact. The economic impact of a typical Florida home sale is \$112,500, according to the National Association of Realtors. Miami-Dade had a local economic impact of \$245 million with its 2,178 homes sold in September.

"At the heart of it all, real estate is a business built on supply and demand," said Mr. Arencibia. "We have yet to see statistically significant increases in new listings, so even with a reduced buyer pool, we are still tracking multiple offers because inventory has not moved significantly."



# Strange geometry of Tigertail building mirrors its Grove site

By John Charles Robbins

A new mixed-use residential project is coming to Coconut Grove, at 2835 Tigertail Ave. Residences in the Grove will offer 174 dwellings, ground floor commercial, and basement parking.

The site is north of Tigertail, on the corner of Mary Street.

The city’s Urban Development Review Board unanimously recommended approval.

Iris Escarra, an attorney representing the developer, explained the project is gaining 43 dwelling units via a Transfer of Development Density, allowed by the Miami 21 zoning code.

The new building will be five stories. The lot coverage will be 69,463 square feet or 79%, she said.

The code requires 334 parking spaces, and the developer is providing 344. Racks could hold 178 bicycles.

The rooftop will have outdoor covered areas, a pickleball court, and a swimming pool.

The height is limited by the zoning; T5-O Urban Center Zone and NCD-3 Coconut Grove Neighborhood Conservation District.

The property now has a three-story hotel.



New mixed-use residential project with 174 dwellings will replace smaller hotel now on the property.

Ms. Escarra said the first of three buildings there was constructed in 1967, and in 2014 the buildings were converted into a hotel.

In a letter to the city, she said the property contains about 2.202 acres, or 88,020 square feet.

The property has been under common ownership since at least 2006, and is bound by Mary Street on the west, the property’s principal frontage. Tigertail Avenue is on the southeast and serves as the secondary frontage.

Multi-family residential

buildings about the property on all other sides, wrote Ms. Escarra.

“As detailed on the Plans, the Project is being built ‘As of Right’ without Variances, Exceptions or Waivers,” she said.

“Vehicular and Loading ac-

cess is from the Secondary Frontage, Tigertail Avenue. The Project meets all Setback and Lot Coverage requirements and exceeds the required 10% Open Space. The Project exceeds the parking requirements,” she wrote.

Ray Fort, of Arquitectonica, the project’s architect, noted there are a number of taller buildings in this area, including an eight-story structure across the street, and two 20-story buildings nearby.

He said the site has a strange geometry, and the design of the building reflects sharp angles and corners.

The massing strategy was to “pull back the building to create multiple courtyards along the frontage,” he told the board.

Chairman Ignacio Permuy called it a good project.

Board member Anthony Tzatzis called it “a breath of fresh air for this area.”

Board member Ligia Ines Labrada said, “Very efficient layout ... and a good experience for pedestrians. Beautiful.”

Board member Gia Zapattini said, “It’s one of the best projects we’ve seen in a very long time. I hope it wins lots of awards. It’s beautiful.”

# Gables narrows smart-pole installation designs

By Abraham Galvan

Coral Gables city officials got an update on smart pole installations throughout the city and had the opportunity to select the overall aesthetic design.

During Tuesday’s city commission meeting, six different aesthetically appealing smart 5-G smart pole renderings were presented to city commissioners and two were selected to move forward with installation.

Before the eight new smart poles are set to be installed, the goal is to get lower tooling and manufacturing costs, said Peter J. Iglesias, Coral Gables’ city manager. “We’d like to see if we can limit it to two designs.”

After the one-time tooling cost, the unit cost per pole would be around \$42,000. As part of the Smart Districts Technology Infrastructure Expansion and developed by Pininfarina and Ekin, these polls were designed by an aerospace modular along with 5-G. They can do traffic, pedestrian, environmental and weather, he said.

The citywide technology initiative has been underway including the broadband infrastructure expansion, which is projected to be completely planned in the next four years.

Broken into four phases, Coral Gables’ IT Department is installing 25 fiber optics corridor segments and the eight smart city poles, which will also establish smart and connected districts, buildings and facilities.

Phase one consists of completing the financial corridor on Alhambra Circle. Three fiber segments have been installed, connecting to existing fiber on



A so-called Twisted smart pole design was one of two that Gables commissioners picked on Tuesday.

Salzedo Street and Alhambra Circle. One smart city pole will also be installed on LeJeune Road and Alhambra Circle.

Phase two, on the Ponce de Leon and University corridor, is to take about 15 months. Connecting the Youth Center Building, Fink Studio, the Ponce Circle and right-of-way adjacent to the Plaza building complex, 14 fiber block segments are to be installed and connected to existing fiber on Miracle Mile. Five smart city poles are to be placed throughout the University corridor, along Aragon, Malaga and Andalusia avenues.

Phase three is to take nine months and consist of the mobility corridor on Andalusia Av-

enue. Three fiber block segments are to connect the soon-to-be Mobility Hub and Adult Activity Center’s existing segments. One smart city pole is to be placed at Merrick Park, in front of City Hall and the Development Services Center.

The final phase, also to take about nine months, will be the Arts & Culture corridor on Aragon Avenue and Merrick Way. Five fiber block segments are to connect with the Coral Gables Museum and surrounding parking garages, along with one smart city pole.

The estimated \$1.8 million technological initiative is being funded by the American Rescue Plan and from allocated city

funds. New features include enhanced communications with nano-hotspot, enhanced cameras, smart lighting, noise sensors and announcers.

“With this system being modular, it just grows with technology,” Mr. Iglesias said. “So instead of having different poles and different things, this is one pole that can be multifunctional. When we first started, we didn’t have 5-G and now we do. We have been really working with this and we see the potential. These smart poles just grow with different modules that can be replaced with newer modules and modules can be added. It’s just giving a tremendous amount of growth to the area.”

# Intelligent traffic network planned for Gables study

By Abraham Galvan

The City of Coral Gables has been selected as a sub-recipient by the US Department of Energy to conduct engineering research and implement a small-scale intelligent traffic network.

Working along with Traffic Technology Services Inc., on behalf of the US Department of Energy Advanced Research Projects Agency-Energy, the intelligent traffic network or AutonomIA will leverage sensors for three years to develop intelligent signals that can communicate with connected vehicles and with supercomputers, said Raimundo Rodulfo, the city’s IT Director, during Tuesday’s city commission meeting.

“The (US) Department of Energy wants to see ways how we can optimize traffic in real-time using artificial intelligence,” he said.

For this research, the city will use a sub-award grant fund of \$392,361 to install additional traffic sensors and smart poles in the intersection of Alhambra and Ponce De Leon Blvd. and will contract with an electrical engineer and data scientist for the project. The IT Department is also asking for \$130,787 from next fiscal year’s budget to be put toward the cost of the program, a request that the city commission granted.

“The city’s cost share part of the project is an in-kind contribution, not monetary, consisting of the use of our advanced smart city technology infrastructure,” Mr. Rodulfo said, “and the expertise of our IT Department, which is all valued in \$1.2 million.”



# First subsidized elderly housing moves toward renovation

By Monica Correa

A Miami-Dade County historic affordable housing complex is moving forward in the total renovation of its 315 units and its more than 10,000-square-foot community center.

Robert King High Towers and Community Center, the county’s first property to offer subsidized housing to elderly residents above age 63, reopened Oct. 14 after a full renovation aimed at preserving essential elements of the original design, which had an open-air courtyard.

“Robert King High got a total rehab,” said Albert Milo, senior vice president of Related Group’s affordable housing arm, Related Urban, which developed the project in partnership with Miami-Dade County’s Department of Public Housing and Community Development. “We stripped the building down just to its original structure and removed all of the exterior walls on the east and the west façade, because they were jalousie windows. Now we brought in new hurricane-impact windows.”

In addition, he said, all plumbing, electrical and mechanical work was redone. Now, the buildings have a commercial kitchen, which also serves to provide meal programs service delivery to low-income seniors of the building and surrounding developments, fire sprinklers, and a power generator, as well as “a top-notch luxurious amenities, [such as] a fitness center, an activities room, a verdant courtyard and domino tables overlooking the river,” according to a press release. The main dining room now has improved lighting, a sound system, and a high-resolution projector screen.

The property, at 1405 NW Seventh St. in Little Havana, was built in 1964 and did not meet current safety standards. “The building did not meet hurricane goals of today,” said Mr. Milo. “It did not meet any of the energy efficiency components, including more green building features or life safety systems.”

The 9.86-acre property has 315 units, including 303 450-square-foot efficiencies and 12 754-square-foot one-bedroom apartments in two 14-story buildings, according to Miami-Dade Public Housing Division documents. It was named after Robert King High, City of Miami mayor from 1957 to 1967 who was known for his advocacy for affordable housing.

The Robert King High complex has three sections, about 100 housing units in each sec-



Robert King High Towers and Community Center reopened last week after it got complete renovation.

tion. Residents of the second section were temporarily housed at the first section, which was

completed seven months ago and had several empty units, said Mr. Milo. On Oct. 17 those residents

started to move back into their original homes. “They will be all back in the next week or two,

and then we’re going to start the renovation of the middle section, which is the last section of the building. That will take about nine months.”

The community center, he said, is fully completed.

The rehabilitation and redevelopment was realized with a \$49 million construction loan from Chase Bank.

“This is the largest single-structure elderly public housing project in Miami-Dade County,” Mr. Milo said. “It was a very important building, built in the 1960s, way past its useful life, but it is a very important property for extreme low-income seniors. So, we’re glad we’re able to address all the new living standards by doing these renovations.”

Urban Related has over 20 affordable housing projects in the pipeline in partnership with Miami-Dade County for 7,500 units. They are in different stages, including the \$190 million Gallery at West Brickell which began in September, the largest public-private partnership project the county has started with 465 units.

To place an ad, call (305) 358-1008  
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### Announcement



MIA – Dolphin – Flamingo – 40 Year Recertification Repairs  
MCC-D105C-IA

**MCM** is soliciting bids for this project under the MCC-9-18 Program, Miami-Dade Aviation Department:

**Scope:** The scope of work includes electrical and structural repairs throughout the Dolphin and Flamingo Garages at MIA. Budget \$4,340,125.09.

Bid Solicitation: **SBE/Const. Trade Set-Aside Packages** - Misc. General Work (GC) “**A**”, Painting “**C**”, and Electrical “**D**”. **Package “B”** Epoxy Application is a no contract measures scope - “OPEN”.

Pre-bid Conference (**Mandatory**): Friday, November 18th, 2022 @ 10:00 AM  
Location: MIA - 4301 NW 22nd Street, Miami, FL 33142, Building 3030, 2nd Floor, Conference Room #1  
Sealed Bids Due: Wednesday, December 7th, 2022 @ 2:00 PM  
Bonding required for bids of \$200,000 or greater

For information, please contact MCM’s MIA offices:  
[vmirabal@mcm-us.com](mailto:vmirabal@mcm-us.com) and [lgreen@mcm-us.com](mailto:lgreen@mcm-us.com) – 305-869-4563.

### Legal Advertising

#### Notice to Creditors

IN THE CIRCUIT COURT FOR MIAMI DADE COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF  
HECTOR LUIS GARCIA NIEVES,  
Deceased.

File No. 2022-CP-002877

#### NOTICE TO CREDITORS

The administration of the estate of HECTOR LUIS GARCIA NIEVES, deceased, whose date of death was April 2, 2021, is pending in the Circuit Court for Miami Dade County, Florida, Probate Division, the address of which is 73 W. Flagler Street, Miami, Florida 33130. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 27, 2022.

Attorney for Personal Representative:

Personal Representative:

JEANETTE MORA, ESQ.  
Florida Bar Number: 296735  
WIDERMAN MALEK, PL  
506 Celebration Avenue  
Celebration, Florida 34747  
Telephone: (407) 566-0001  
Fax: (321) 255-2351  
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Secondary E-Mail: [dhumphrey@uslegalteam.com](mailto:dhumphrey@uslegalteam.com)  
[gelam@uslegalteam.com](mailto:gelam@uslegalteam.com)

HECTOR L. GARCIA CRUZ  
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Bayamon, Puerto Rico 00965

Publication dates: 10/27 & 11/3/22

### Legal Advertising

#### Notice of Service

STATE OF NORTH CAROLINA IN THE GENERAL COURT OF JUSTICE  
COUNTY OF HAYWOOD  
DISTRICT COURT DIVISION  
FILE NO. 22 CVD 303

VICTOR ANTONIO QUINONES,  
Plaintiff,  
v.  
GIOVANNA ISABEL RAMOS,  
Defendant.

#### NOTICE OF SERVICE OF PROCESS BY PUBLICATION

TO: GIOVANNA ISABEL RAMOS

Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows:

Complaint for Absolute Divorce.

You are required to make defense to such pleading no later than November 26th, 2022, and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This 13th day of October, 2022

Brad H. Ferguson  
Attorney for the Plaintiff  
1878 Camp Branch Road  
Waynesville, NC 28786  
Phone: (828) 452-1655  
Fax: (828) 356-6517  
Email: [bradhferguson@gmail.com](mailto:bradhferguson@gmail.com)  
State Bar #: 33256

Publication Dates: October 13th, 20th and 27th, 2022

### Summons

#### STATE OF SOUTH CAROLINA COUNTY OF RICHLAND IN THE FAMILY COURT

**2022-DR-40-3312** ELIZABETH LEE AL SULAIMANI vs. ALI GHALIB MOHAMMED AL SULAIMANI. TO THE DEFENDANT ALI GHALIB MOHAMMED AL SULAIMANI.: YOU ARE HEREBY SUMMONED and required to answer the complaint, a copy of which is herewith served upon you, and to serve a copy of your answer to this complaint upon the subscriber, Cynthia K. Mason, at the office of Holler, Garner, Corbett, Gilchrist & Mason, 1777 Bull Street, Columbia, South Carolina 29201, within thirty (30) days after the service hereof, exclusive of the day of such service; and if you fail to answer the Complaint in the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint. NOTICE IS HEREBY GIVEN that the original Complaint in the above-entitled action was filed in the office of the Clerk of Court for Richland County on October 3, 2022 by Cynthia K. Mason, Attorney for Plaintiff.

Publication dates: 10/20, 10/27 & 11/3/22

### Public Notice

#### Notice of Initiation of the Section 106 Process: Public Participation

Dish Network proposes the construction of a rooftop telecommunications facility and associated ground level equipment at 950 University Dr., Coral Gables, Miami-Dade County, FL. Members of the public interested in submitting comments on the possible effects on historic properties included in or eligible for inclusion in the National Register of Historic Places may send their comments to Andrew Smith, RESCOM Environmental Corp., PO Box 361 Petoskey, MI 49770 or call 260-385-6999.

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## FILMING IN MIAMI

These film permits were issued last week by the Miami-Dade County Department of Regulatory & Economic Resources’ Office of Film and Entertainment, (305) 375-3288; the Miami Mayor’s Office of Film, Arts & Entertainment, (305) 860-3823; and the Miami Beach Office of Arts, Culture and Entertainment-Film and Print Division, (305) 673-7070.

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MC Worldwide Productions, Miami. Photoshoot. Crandon Park Beach, Matheson Hammock Park, Miami Beach citywide, Vizcaya Museum and Gardens.

NBCUniversal Media, New York. Television series for Juego de Mentiras. Greynolds Park.

Curve Media, London, United Kingdom. Television series for Super Yachts. Miami Beach citywide.



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