

County Attorney

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September 8, 2021

David Shebeiro, Managing Member
2251 S. Old Dixie Hwy LLC
12550 Biscayne Blvd., Suite 406
North Miami, FL 33181

Manny Gomez, Managing Member
2251 S. Old Dixie Hwy LLC
12550 Biscayne Blvd., Suite 406
North Miami, FL 33181

Re: Status of Compliance with Agreement on Old Dixie Motel

Dear Messrs. Shebeiro and Gomez:

We conducted a review of the present status of the work on the Old Dixie Motel under our agreement that you executed in May 2021. For reference we are attaching a copy of the agreement.

Our review was in conjunction with County personnel from the Building Department, Growth Management Department and from Code Enforcement. On the positive note, the Departments deemed the cleaning and securing of the property with the installation of the fencing satisfactory.

As you are aware, however, the deadline of August 20th for the "all rough" inspections for electrical, mechanical, framing, plumbing and framing has passed. Not only are these activities outstanding but you have not filed for a permit that would allow these activities to commence.

Our preference is not to take formal action under the agreement for a breach of the agreement.

Accordingly, please send us a schedule for your completion of the "all rough" inspections as soon as possible, including dates for permit application submittals.

Andy Dance
District 1

Greg Hansen
District 2

David Sullivan
District 3

Joe Mullins
District 4

Donald O'Brien Jr.
District 5

David Shebeiro, Managing Member
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Please understand, however, this opportunity the County is extending to you to get back on track does not mean the County is waiving the cash deposit requirement under the agreement. Hopefully we can move forward with the site as we all intended.

Sincerely,

Al Hadeed

Albert J. Hadeed
County Attorney

cc: Jim Albano
Heidi Petito, Interim County Administrator
Abraham McKinnon, Esq
Chief Building Official
Code Enforcement
Growth Management Department
Yan Yin, MG Capital Partners
Ofer Biton, MG Capital Partners
Valeria Schvartzman, Esq.