



**NOTICE OF PUBLIC HEARING
TO APPROVE THE FINAL ASSESSMENT ROLL FOR THE
SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD
BUSINESS IMPROVEMENT DISTRICT**

April 23, 2025

NOTICE IS HEREBY GIVEN that on **April 23, 2025, at 2:30 p.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

During the April 23, 2025 Commission Meeting, the City Commission will be present in the Commission Chamber, Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139. Owners of the properties to be assessed and the public are encouraged to attend the meeting virtually (as provided below). However, owners of the properties to be assessed or members of the public who wish to attend the meeting or provide public comment in person may appear at the Commission Chamber.

To participate or provide comment virtually during the Commission Meeting, owners of the properties to be assessed or the public may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.301.715.8592 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Persons wanting to speak virtually on this Item during the meeting must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.

At the hearing, the owners of the property to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of providing services funded by special assessments; the cost of the services and the proposed method of payment; and the assessment amount allocated to each affected property.

Following the testimony, the Mayor and City Commission shall make a final decision on whether to levy the special assessments. Thereafter, the Mayor and City Commissioners shall meet as an equalizing board to hear and consider any and all complaints as to the special assessments and shall adjust and equalize the assessments on a basis of justice and right.

The District is generally bounded on the west by Alton Road, on the east by Washington Avenue, on the north by 17th Street, and on the south by Lincoln Lane South.

The description of each property to be assessed and the amount to be assessed for each piece or parcel of property is attached hereto.

The District, with an estimated annual budget of \$1,570,117, will use its funds to stabilize and improve commercial properties between Alton Road on the west, Washington Avenue on the east, 17th Street on the north, and Lincoln Lane South on the south, through promotion, management, marketing, and other similar services.

Inquiries may be directed to the City's Economic Development Department at 305.673.7572.

INTERESTED PARTIES are invited to appear at this meeting, be represented by an agent, or express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, First Floor, City Hall, Miami Beach, Florida 33139. The preliminary assessment roll for the referenced district is available online at <https://www.miamibeachfl.gov/city-hall/city-clerk/election-information/lrbid-renewalelection/> or for in-person review during normal business hours at the Office of the City Clerk, located at the address above. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Florida Statute, the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Members of the public may present audio/visual (AV) materials relating to Agenda Items at City Commission meetings held in the Commission Chamber by utilizing the City's AV equipment, provided that materials are submitted to the Marketing and Communications Department by 8:30 a.m., one (1) business day before the meeting. Advance submittal of a presentation will allow the Marketing and Communications Department to plan for the use of the appropriate AV equipment. AV materials may be submitted via email at communications@miamibeachfl.gov; or hand-delivered in a jump drive, CD, or DVD to: Attention: Marketing and Communications Department, 1701 Meridian Avenue, 5th Floor, Miami Beach, FL 33139. Presentations, videos, or links must include a label noting the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item number. Acceptable formats for electronic submission are .pdf, .ppt, .pptx, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Breezeline Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, Florida, 33139.

Rafael E. Granado, City Clerk
City of Miami Beach
305.673.7411

AD: 04232025-02 Mailer

PRELIMINARY ASSESSMENT ROLL

1. Folios with Lincoln Road Frontage

Folios with frontage on Lincoln Road shall be assessed at two dollars and twenty cents (\$2.20) per square foot in year 1, with 3% annual increases thereafter.

No.	Property Address	Lot S. F.	Folio No. (02-3234-)	Assessment
1	1111 Lincoln Rd.	48,000	018-0080	\$105,600
2	1100 Lincoln Rd. ¹	44,353	018-0250	\$97,577
3	1001 Lincoln Rd.	16,189	018-0070	\$35,616
4	1035 Lincoln Rd.	15,000	018-0040	\$33,000
5	1029 Lincoln Rd.	7,500	018-0050	\$16,500
6	1021 Lincoln Rd.	9,262	018-0060	\$20,376
7	1036 Lincoln Rd.	15,000	002-0090	\$33,000
8	1018 Lincoln Rd.	7,500	002-0080	\$16,500
9	1000 Lincoln Rd.	16,500	002-0070	\$36,300
10	1657 Michigan Ave.	7,500	018-0010	\$16,500
11	927 Lincoln Rd.	22,500	018-0020	\$49,500
12	901 Lincoln Rd.	15,000	018-0030	\$33,000
13	930 Lincoln Rd.	15,000	002-0220	\$33,000
14	918 Lincoln Road, #1A ²	1,554	076-0010	\$3,419
15	920 Lincoln Road, #2A	1,258	076-0020	\$2,768
16	922 Lincoln Road, #3A	1,490	076-0030	\$3,278
17	910 Lincoln Rd	7,500	002-0200	\$16,500
18	900 Lincoln Rd	7,500	002-0190	\$16,500
19	825 Lincoln Rd	22,517	007-0550	\$49,537
20	801 Lincoln Rd.	22,500	007-0540	\$49,500
21	846 Lincoln Rd.	7,500	002-0350	\$16,500
22	838 Lincoln Rd.	15,000	002-0340	\$33,000
23	818 Lincoln Rd.	7,500	002-0330	\$16,500
24	800 Lincoln Rd.	15,000	002-0320	\$33,000
25	741 Lincoln Rd.	11,726	007-0491	\$25,797
26	719 Lincoln Rd. ⁴	18,836	007-0490	\$41,439
27	701 Lincoln Rd.	15,000	000-0010	\$33,000

¹ 1100 Lincoln Road shall be assessed based on the square footage of that portion of the lot that lies between Lincoln Road and Lincoln Lane South.

² 918, 920, and 922 Lincoln Road form part of a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

No.	Property Address	Lot S. F.	Folio No. (02-3234-)	Assessment
28	663 Lincoln Rd. ³	1,460	219-0010	\$3,212
29	665 Lincoln Rd.	1,465	219-0020	\$3,223
30	667 Lincoln Rd.	1,089	219-0030	\$2,396
31	643 Lincoln Rd.	10,500	000-0030	\$23,100
32	635 Lincoln Rd.	5,250	005-0010	\$11,550
33	631 Lincoln Rd.	5,250	005-0020	\$11,550
34	607 Lincoln Rd.	5,201	005-0030	\$11,442
35	605 Lincoln Rd. #100 ⁴	3,310	168-0010	\$7,282
36	605 Lincoln Rd. #110	2,979	168-0020	\$6,554
37	605 Lincoln Rd. #120	3,219	168-0030	\$7,082
38	734 Lincoln Rd.	15,000	003-0040	\$33,000
39	1646 Euclid Ave.	15,000	003-0010	\$33,000
40	730 Lincoln Rd.	7,500	003-0030	\$16,500
41	720 Lincoln Rd.	7,500	003-0020	\$16,500
42	670 Lincoln Rd.	30,000	003-0060	\$66,000
43	600 Lincoln Rd.	15,000	003-0050	\$33,000
44	551 Lincoln Rd.	15,487	005-0050	\$34,071
45	533 Lincoln Rd.	5,250	005-0060	\$11,550
46	521 Lincoln Rd.	5,250	005-0070	\$11,550
47	511 Lincoln Rd.	5,250	005-0080	\$11,550
48	501 Lincoln Rd.	4,987	005-0090	\$10,971
49	532 Lincoln Rd.	16,500	003-0100	\$36,300
50	530 Lincoln Rd.	7,500	003-0080	\$16,500
51	455 Lincoln Rd.	4,987	005-0100	\$10,971
52	433 Lincoln Rd.	10,500	005-0110	\$23,100
53	421 Lincoln Rd.	10,500	005-0120	\$23,100
54	401 Lincoln Rd. ⁵	8,738	072-0010	\$19,224
55	500 Lincoln Rd. ⁶	8,477	003-0070	\$18,649
56	408 Lincoln Rd. ⁷	55,659	006-0020	\$122,450

³ 663, 665, and 667 Lincoln Road form part of a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

⁴ 605 Lincoln Road is a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

⁵ 401 Lincoln Road is a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

⁶ Only that portion of 1620 Drexel Avenue that is owned or occupied by a religious institution and used as a place of worship or education shall be excluded from the special assessment district. The remainder of the property is included in the special assessment district.

⁷ 408 Lincoln Road shall be assessed based on the square footage of that portion of the lot that lies between Lincoln Road and Lincoln Lane South.

2. Folios without Lincoln Road Frontage

Folios without Lincoln Road frontage shall be assessed at twenty-two cents (\$0.22) per square foot in year 1, with 3% annual increases thereafter.

No.	Property Address	Lot S. F.	Folio No. (02-3234-)	Assessment
57	1681 Lenox	16,000	004-0800	\$3,520
58	1685 Lenox	8,000	004-0790	\$1,760
59	1664 Lenox	11,765	004-0850	\$2,588
60	1056 17 Street	8,000	004-0780	\$1,760
61	1000 17 Street	8,000	004-0770	\$1,760
62	1680 Michigan, #100 ⁸	1,933	178-0010	\$425
63	1680 Michigan, #101	603	178-0020	\$133
64	1680 Michigan, #103	763	178-0030	\$168
65	1691 Michigan Ave.	76,500	004-0690	\$16,830
66	1688 Meridian Ave.	18,750	007-0600	\$4,125
67	1680 Meridian Ave.	11,250	007-0590	\$2,475
68	1674 Meridian Ave.	8,250	007-0580	\$1,815
69	723 N. Lincoln Lane	20,563	007-0520	\$4,524
70	1675 Meridian Ave.	49,938	007-0530	\$10,986
71	500 17 Street	66,649	000-0093	\$14,663

Total for properties with Lincoln Road frontage	56 Folios	\$1,502,585
Total for properties without Lincoln Road frontage	15 Folios	\$67,532
TOTAL FOR PROPERTIES WITHIN DISTRICT	71 Folios	\$1,570,117

⁸ 1680 Michigan is a condominium. The common areas owned by the condominium shall be excluded from the special assessment district.

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Public Hearing - Notice of Public Hearing to Approve the Final Assessment Roll for the Special Assessment District Known as the Lincoln Road Business Improvement District: April 23, 2025, at 2:30 p.m. (/resources/legal-ads/municipalities/miami-beach/Notice-of-Public-Hearing-and-Assessment-Roll.pdf)

Miami Beach | Publish Date: Apr 11, 2025

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 2:30 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

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Miami Beach | Publish Date: Apr 4, 2025

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Miami Beach | Publish Date: Apr 4, 2025

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Public Notice - City of Miami Beach Meeting Notices April 14 - 18, 2025 (</resources/legal-ads/municipalities/miami-beach/02april14-182025.pdf>)

Miami Beach | Publish Date: Apr 4, 2025

City of Miami Beach Meeting Notices April 14 - 18, 2025

Public Notice - Notice Of Public Hearing Regarding The Plan Of Financing Including The Proposed Issuance By The City Of Miami Beach Health Facilities Authority Of Up To \$130,000,000 Hospital Revenue Refunding Bonds - (Mount Sinai Medical Center Of Florida) (</resources/legal-ads/municipalities/miami-beach/TEFRA Notice.pdf>)

Miami Beach | Publish Date: Apr 1, 2025

Notice is hereby given that a public hearing (the "Hearing") will be held by or on behalf of the City of Miami Beach Health Facilities Authority (the "Authority") on April 17, 2025, commencing at 9:00 a.m., or shortly thereafter, for the purpose of providing a reasonable opportunity for interested persons to express their views on the proposed issuance by the Authority of its City of Miami Beach Health Facilities Authority Hospital Revenue Refunding Bonds (Mount Sinai Medical Center of Florida), in one or more series as part of a plan of financing, in a maximum aggregate stated principal amount not to exceed \$130,000,000 (the "Bonds").

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[Public Notice - How A Person May Participate During The April 9, 2025, Hybrid Presentations And Awards Commission Meeting \(/resources/legal-ads/municipalities/miami-beach/03-04092025-01-avmpa.pdf\)](#)

Miami Beach | Publish Date: Mar 29, 2025

On April 9, 2025, commencing at 5:00 p.m., the City of Miami Beach will host a Hybrid Presentations and Awards Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber at 1700 Convention Center, 3rd Floor, Miami Beach, Florida, 33139.

[Public Hearing - Notice of Public Hearing to Approve the Final Assessment Roll for the Special Assessment District Known as the Lincoln Road Business Improvement District: April 23, 2025, at 2:30 p.m. \(/resources/legal-ads/municipalities/miami-beach/Notice-of-Public-Hearing-and-Assessment-Roll.pdf\)](#)

Miami Beach | Publish Date: Mar 28, 2025

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 2:30 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

Public Notice - City of Miami Beach Meeting Notices April 7 - 11, 2025 updated 03.31
(/resources/legal-ads/municipalities/miami-beach/02april7-april112025.pdf)

Miami Beach | Publish Date: Mar 28, 2025

City of Miami Beach Meeting Notices April 7 - 11, 2025

Public Hearing - DRB - HPB May 2025 (/resources/legal-ads/municipalities/miami-beach/public notice drb - hpb may 2025.pdf)

Miami Beach | Publish Date: Mar 26, 2025

The Miami Beach Design Review Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, on: May 15, 2025 at 9:00 A.M. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/82273941924> Or iPhone one-tap : US: +13017158592 or 888 475 4499 (Toll Free) Webinar ID: 822 7394 1924. The Miami Beach Historic Preservation Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, on: May 13, 2025 at 9 AM. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/81748347488> Or iPhone one-tap :US: +13126266799 or 888 475 4499 (Toll Free) Webinar ID: 817 4834 7488.

Public Hearing - Notice of Public Hearing to Approve the Final Assessment Roll for the Special Assessment District Known as the Lincoln Road Business Improvement District: April 23, 2025, at 2:30 p.m. (/resources/legal-ads/municipalities/miami-beach/Notice-of-Public-Hearing-and-Assessment-Roll.pdf)

Miami Beach | Publish Date: Mar 21, 2025

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Miami Beach | Publish Date: Mar 21, 2025

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 2:30 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

Sunshine Notice - Meeting between Miami Beach Commissioner Alex Fernandez and the Mayor and Commissioners of the City of Miami Beach (or any combination of them), for a North Beach Town Hall hosted by Commissioner Fernandez. (/resources/legal-ads/municipalities/miami-beach/sunshine notice-04102025-nbtownhall.pdf)

Miami Beach | Publish Date: Mar 19, 2025

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Miami Beach | Publish Date: Mar 14, 2025

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 2:30 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

Public Hearing - C-PS2 Development Regulations - 6th Street Overlay (/resources/legal-ads/municipalities/miami-beach/04-03192025-046stoverlay.pdf)

Miami Beach | Publish Date: Mar 8, 2025

NOTICE IS HEREBY GIVEN that on March 19, 2025, at 5:03 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance: C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET OVERLAY

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Miami Beach | Publish Date: Mar 7, 2025

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 2:30 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

Public Notice - City of Miami Beach Meeting Notices March 17 - 21, 2025 (/resources/legal-ads/municipalities/miami-beach/02march17-212025.pdf)

Miami Beach | Publish Date: Mar 7, 2025

City of Miami Beach Meeting Notices March 17 - 21, 2025