



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: May 21, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING ON JUNE 25, 2025 AT 9:05 A.M. FOR THE OWNERS OF THE PROPERTY TO BE ASSESSED UPON RENEWAL OF THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, OR ANY OTHER INTERESTED PERSONS, TO BE HEARD BY THE CITY COMMISSION AS TO THE PROPRIETY AND ADVISABILITY OF MAKING SUCH IMPROVEMENTS AND PROVIDING SUCH SERVICES (AND FUNDING THEM WITH SPECIAL ASSESSMENTS ON PROPERTY), AS TO THE COST THEREOF, AS TO THE MANNER OF PAYMENT THEREFORE, AND AS TO THE AMOUNT TO BE ASSESSED AGAINST EACH PROPERTY SO IMPROVED, FOLLOWING WHICH THE CITY COMMISSION SHALL MEET AS AN EQUALIZING BOARD TO HEAR AND CONSIDER ANY AND ALL COMPLAINTS AS TO THE SPECIAL ASSESSMENTS AND TO ADJUST AND EQUALIZE THE ASSESSMENTS ON A BASIS OF JUSTICE AND RIGHT.

**RECOMMENDATION**

The Administration recommends that the Mayor and City Commission adopt the Resolution.

**BACKGROUND/HISTORY**

Pursuant to Chapter 170, Florida Statutes, municipalities may levy and collect special assessments on benefited properties, subject to approval by a majority of affected property owners, for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts through promotion, management, marketing, and other similar services. These efforts enhance the economic vitality of retail and commercial corridors and ensure a coordinated and sustainable approach to district-wide services.

**Establishment and Renewal of the Lincoln Road BID**

On April 15, 2015, the Mayor and City Commission adopted Resolution No. 2015-28992, establishing the Lincoln Road Business Improvement District ("District") for a ten-year term, to stabilize and improve the Lincoln Road retail corridor, located within a nationally recognized historic district.

As the District approached expiration, the Mayor and City Commission adopted Resolution No. 2024-32911 on February 21, 2024, directing the City Manager and City Attorney to collaborate with the Lincoln Road Business Improvement District, Inc. ("Lincoln Road BID") to pursue renewal of the District, set to expire in 2025, in accordance with Chapter 170, Florida Statutes.

On July 24, 2024, the Mayor and City Commission adopted Resolution No. 2024-33178, conditionally renewing the District for an additional ten (10) years, subject to approval by a majority of affected property owners. The proposed annual assessment would begin at \$1,570,117 and

increase by three percent (3%) annually. The Resolution outlined procedures for levying, collecting, and publishing the special assessments.

On September 11, 2024, the Mayor and City Commission adopted Resolution No. 2024-33230, calling for a special mail ballot election (the "Election"), to determine property owner support, and to be conducted from November 12 through December 16, 2024. The Resolution established a Canvassing Board consisting of:

- Rafael E. Granado, City Clerk;
- Farooq Andasheva, Senior Assistant City Attorney; and
- Rogelio A. Madan, Development & Resiliency Officer, Planning Department.

On December 16, 2024, the Canvassing Board certified the Election results. Letter to Commission (LTC) No. 594-2024 informed the Mayor and City Commission that a majority of property owners voted in favor of renewing the District.

Subsequently, on February 3, 2025, the Mayor and Commission adopted Resolution No. 2025-33456, formally accepting the Canvassing Board's certification and scheduling a public hearing for April 23, 2025, as required by Florida law.

## **ANALYSIS**

The public hearing originally scheduled for April 23, 2025 did not occur and must now be rescheduled. The attached Resolution resets the public hearing for **June 25, 2025, at 9:05 a.m.**, or as soon thereafter as the matter can be heard, in accordance with Chapter 170, Florida Statutes.

At that time, affected property owners and other interested parties will have the opportunity to address the City Commission regarding:

- The propriety and advisability of continuing the services to be funded by special assessments.
- The associated cost of the services and the proposed payment method.
- The specific assessment amounts assigned to each benefited property.

Following the public hearing, the City Commission will convene as an Equalizing Board to consider any objections and make any necessary adjustments to ensure fairness and equity in the final assessment roll.

## **FISCAL IMPACT STATEMENT**

There is no fiscal impact to the City associated with the District's renewal. The full cost of administering the Election, approximately \$3,830.27, was reimbursed by the Lincoln Road BID in accordance with the Election Memorandum of Understanding (MOU) authorized by Resolution No. 2024-33230.

Upon renewal, the District will continue to generate self-sustaining revenue through special assessments paid by benefited property owners, supporting BID-funded services and initiatives independently of City financial resources.

## **Does this Ordinance require a Business Impact Estimate?** (FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

## **FINANCIAL INFORMATION**

### **CONCLUSION**

With a majority of affected commercial property owners voting in favor of renewal, the Lincoln Road BID continues to serve as a vital economic development tool for Lincoln Road. The Lincoln Road BID model promotes shared investment in services and enhancements that strengthen the district, while giving stakeholders a unified voice in shaping their business environment.

The Administration recommends that the Mayor and City Commission adopt the Resolution to reset the public hearing for **June 25, 2025, at 9:05 a.m.**

### **Applicable Area**

South Beach

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** Yes

If so, specify the name of lobbyist(s) and principal(s): Lincoln Road Business Improvement District, Inc. / Anabel Llopis

### **Department**

Economic Development

### **Sponsor(s)**

Mayor Steven Meiner

### **Co-sponsor(s)**

Commissioner Tanya K. Bhatt  
Commissioner Laura Dominguez  
Commissioner Alex Fernandez  
Commissioner Kristen Rosen Gonzalez  
Commissioner Joseph Magazine  
Commissioner David Suarez

### **Condensed Title**

Set PH, LRBID Special Assessment. (SM/TB/LD/AF/KRG/JM/DS) ED

### **Previous Action (For City Clerk Use Only)**

