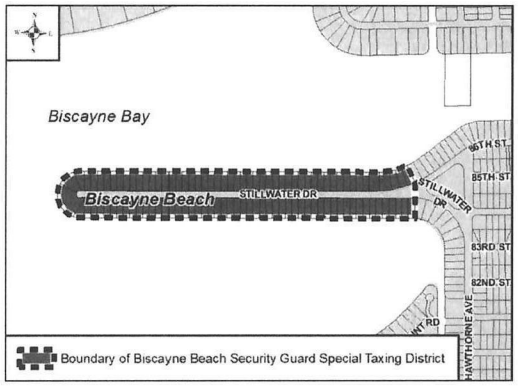
CITY OF MIAMI BEACH, FLORIDA

NOTICE OF PUBLIC HEARING ON PROPOSED NON-AD VALOREM ASSESSMENT ROLL FOR FISCAL YEAR 2025 FOR BISCAYNE BEACH SECURITY GUARD SPECIAL TAXING DISTRICT



NOTICE IS HEREBY given that the Miami Beach City Commission will hold a Public Hearing, at a Hybrid City Commission Meeting, on the proposed non-ad valorem assessment roll for the fiscal year beginning October 1, 2024, for the Biscayne Beach Security Guard Special Taxing District ("District"), and for future fiscal years. The Public Hearing will be held on **Wednesday, September 11, 2024, at 5:02 p.m. at City Hall, 1700 Convention Center Drive, 3rd Floor, Commission Chambers, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chambers. Members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: https://miamibeachfl-gov.zoom.us/j/81392857671 or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an 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.

The purpose of the Public Hearing is to receive public comment on the proposed assessment roll prior to the imposition and collection of the assessments. The City Commission may amend proposed assessments at the Public Hearing. The assessments will be collected by the Miami-Dade County Tax Collector on the 2024 Combined Property Tax Bill to be distributed in November 2024. Failure to pay the non-ad valorem assessments will cause a tax certificate to be issued against the property, which may result in loss of title. Owners of property subject to assessment have the right to appear at the Public Hearing and file written objections with the City within twenty (20) days of this Notice by addressing such filings to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1st Floor, Miami Beach, Florida 33139.

The District is bounded on the North, West, and South by Biscayne Bay, and on the East by Hawthorne Avenue and North Stillwater Drive, and is shown on the map set forth herein. The purpose of the assessment is to fund the continued operation and maintenance of the guardhouse, gates, and security guard services in the District, including but not limited to the making of building, infrastructure, and security-related improvements.

The assessment for each parcel of property in the District will be based on the total number of residential units attributed to that parcel. Multi-family parcels will be assigned two or more residential units per parcel, single-family parcels will be assigned one residential unit per parcel, and vacant lots will be assigned one-half of a unit for each lot. The annual assessment will include each tax parcel/folio's share of the costs of security services, facility maintenance, and improvements, plus administrative and collection fees. The estimated annual assessment revenue is $251,000.00. The total number of units to be assessed is 101.00. The annual assessment is estimated to be $2,485.15 per residential unit and $1,242.58 per vacant residential unit.

This Item is available for public inspection during normal business hours in the Office of the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This Item may be continued, and, under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning any matter considered at its meeting or Public 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.

To request this material in an alternate format, a 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 305.604.2489 and select 1 for English or 2 for Spanish, then option 9, and then option 3; TTY users may call via 711 (Florida Relay Service).

MIAMIBEACH

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411

Ad: 09112024-02 Biscayne Beach

NOTICE OF APPEAL HEARING

The City of Miami Beach Historic Preservation Special Magistrate, pursuant to Resiliency Code Section 2.2.4.8, will hold a hearing/oral argument on **August 29, 2024**, at **10:00 a.m.**, at City Hall, 1700 Convention Center Drive, **3rd Floor Commission Chamber**, Miami Beach, Florida 33139 to consider the appeal filed by Outfront Media Group LLC, seeking to reverse an Order of the Miami Beach Historic Preservation Board granting a certificate of appropriateness on Historic Preservation Board File 23-0590, which authorized IKE Smart City LLC to install eight digital advertising kiosks within the boundaries of a local historic district.

Appellant:	Outfront Media Group LLC
Appellees:	City of Miami Beach and IKE Smart City LLC
HPB File:	23-0590
Case No.	HPSM 2024-001

This Appeal Hearing is open to attendance by the public, but it is not a public hearing, and only the Appellants, the Appellees, and/or their representatives, as parties to the appeal may participate. The public is invited to attend the hearing in person at City Hall, 1700 Convention Center Drive, 3rd Floor Commission Chamber, Miami Beach, Florida 33139.

All documents pertaining to HPSM 2024-001 are available for public inspection during normal business hours in the Office of the City Clerk, City Hall, 1st Floor, 1700 Convention Center Drive, Miami Beach, Florida 33139.

All documents pertaining to HPB File 23-0590, including all proceedings before the Historic Preservation Board, are available for public inspection during normal business hours in the Planning Department, City Hall, 2nd Floor, 1700 Convention Center Drive, Miami Beach, Florida 33139.

Inquiries may be directed to the Office of the Special Magistrate at 305.673.7181.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at 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.

To request this material in an alternate format, a 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 305.604.2489 and select 1 for English or 2 for Spanish, then option 9, and then option 3; TTY users may call via 711 (Florida Relay Service).

Rafael E. Granado, City Clerk
City of Miami Beach
www.miamibeachf.gov
rafaelgranado@miamibeachfl.gov
Telephone: 305.673.7411

MIAMIBEACH

AD: 08202024 HPB APPEAL
HPSM: 2024-001