

NB 31. DISCUSS THE POTENTIAL CREATION OF A SPECIAL TAXING DISTRICT TO FUND THE IMPLEMENTATION OF SECURITY FEATURES IN THE BAYSHORE AND NORTH BAY ROAD NEIGHBORHOODS.

Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 7, 2025

TITLE: DISCUSS THE POTENTIAL CREATION OF A SPECIAL TAXING DISTRICT TO FUND THE IMPLEMENTATION OF SECURITY FEATURES IN THE BAYSHORE AND NORTH BAY ROAD NEIGHBORHOODS.

RECOMMENDATION

The Administration recommends the Finance and Economic Resiliency Committee (“FERC” or the “Committee”) discuss and provide policy direction on creating a Special Taxing District for the Bayshore and North Bay Road neighborhoods.

BACKGROUND/HISTORY

On February 26, 2025, the Mayor and City Commission approved the dual referral of item C4 AM, sponsored by Commissioner David Suarez and co-sponsored by Commissioner Joseph Magazine, to the Public Safety and Neighborhood Quality of Life Committee (“PSNQLC”) and the FERC to discuss the potential creation of a Special Taxing District to fund the implementation of security features in the Bayshore Neighborhood. During deliberation of this referral, the item was amended to also include discussing creating a Special Taxing District for the North Bay Road Neighborhood.

ANALYSIS

At the request of the sponsors, in response to concerns by residents in the Bayshore and North Bay Road neighborhoods, this item addresses the costs, feasibility, and procedures for establishing a Special Taxing District to augment security measures in these communities. The boundaries defining each neighborhood is depicted in Exhibits A and B, attached hereto.

Currently, the Facilities Management Division (the “Division”) oversees the contract maintenance services and budgets of four (4) Special Taxing Districts (the “Districts”) within the City: Allison Island¹, Biscayne Beach, Biscayne Point, and Normandy Shores. Under the scope of services funded in these budgets are janitorial services, extermination services, gate access, repair and maintenance, security guard services, telecommunications, utilities, and other general maintenance services (i.e. HVAC maintenance, repair, etc.) for the guardhouses. By way of reference, the operation budgets for the Districts are included hereto as Exhibit C. The City also provides other services not contemplated in these budgets, including landscape and lighting maintenance.

Security guard services vary from one District to another, including security officer levels (level 1-5, armed or unarmed), and whether these are stationary, roving, or a combination

¹ On December 13, 2023, the City Commission adopted Resolution No. 2023-32846, approving a Memorandum of Understanding between the City and the Allison Island HOA, authorizing the HOA to select, and contract directly with, a Security Services Contractor and receive payments from the City for the security guard services from the funds appropriated pursuant to the Special Taxing District for each Fiscal Year, commencing for Fiscal Year 2023-2024, subject to annual renewals for each subsequent Fiscal Year by agreement of the parties.

thereof. Additionally, all Districts are also equipped with license plate recognition cameras (LPRs) and convenience gates, with access controlled through RFID tags or verified via the guardhouse attendant. Below is a summary of the Districts' current service level and associated costs for security guard services in FY2025:

FY 2025 - Current Level of Service

Special Taxing District	Security Services Contractor	Details	Level	Original Hourly Rate	Days from 10/01 to 09/30	Total	
Normandy Shores	Security Alliance	Guardhouse - 24/7 service	1	\$ 23.33	365	\$204,370.80	
		Rover - 7 hrs. per day (split with Parks)	1	\$ 23.33	365	\$ 29,804.08	
		Annual Cart Rental (split with Parks)					\$ 2,880.00
		Total					\$237,054.88
Biscayne Beach	FPI	128 hrs. per week	1	\$ 23.33	365	\$155,711.09	
		40 hrs. per week	5	\$ 25.88	365	\$ 53,978.29	
		Total					\$209,689.37
Biscayne Point	Security Alliance	88 hrs. per week	1	\$ 23.33	365	\$107,051.37	
		80 hrs. per week	3	\$ 24.39	365	\$101,741.14	
		8 hrs. per day - 56 hrs. per week	1	\$ 23.33	365	\$ 68,123.60	
		Annual Cart Rental	1		365	\$ 7,200.00	
		Total					\$284,116.11
Allison Island	United Allied**	Independently contracted and managed by HOA per Resolution No. 2023-32846			Total	\$282,148.97	

Within Miami Beach there are other security neighborhoods that are not managed by the City. Two such examples are Palm/Hibiscus and Star islands, which are managed by Miami-Dade County's Parks, Recreation and Open Spaces Department. Like the City, these Districts maintain specific operating budgets to cover expenses for passive security programs, general maintenance to guardhouses (cleaning, pest control services, etc.) as well as landscape services. For comparison, and by way of reference these budgets are attached as Exhibit D.

Establishing a Special Taxing District

Chapter 18 of the Miami-Dade County Code ("County Code") establishes a process for the creation of special assessment districts for a wide array of services, including security guard services. Homeowners within a defined geographic area can petition for the creation of a district, in order to fund additional services beyond what is currently provided by the City. These services are billed to property owners as non-ad valorem special assessments, which are included on their annual property tax bill.

The first step for homeowners, under the County Code, is to submit a letter of intent to Miami-Dade County, signed by 10% of property owners within the affected area. The letter of intent must include the boundaries of the proposed district. A petition package is then prepared for homeowners to complete. The petition must be signed by 50% plus one of the resident property owners within the area. Following certification of the petition, an Ordinance will be prepared for approval by the Board of County Commissioners. Once approved, the County will conduct an election, in which the approval of a majority of qualified voters will be required to create the district.

As part of this process, the City Commission will need to adopt an initial Resolution approving the creation of the district. Assuming a majority of the qualified voters are in favor of the district, the County would create the District. If in the future the District wished to transfer to the City, then the City will be required to enter into an Interlocal Agreement with the County and the Tax Collector to transfer control of the district to the City and provide for billing and collection of special assessments by the Tax Collector.

Other Considerations

The streets within and surrounding the Bayshore and North Bay Road neighborhoods are public streets. Any proposed security gates to control and restrict access would require approval by

Miami-Dade County Department of Transportation and Public Works (“MDCDTPW”), which has jurisdictional authority to approve any permits related to the installation or reconfiguration of convenience gates in communities. The City’s Transportation & Mobility Department would collaborate with MDCDTPW and submit a traffic memorandum that focuses on a queuing analysis, in order to review and comment on the placement of the gates. Any funds expended by the City for queuing analyses and/or traffic studies, would need to be repaid to the City by the district when established as well as the cost for construction of the gate or gates.

The process of establishing a security district could require at least a two-year commitment to complete. The foregoing is presented for the Committee’s consideration for creating the Bayshore and North Bay Road neighborhoods as Special Taxing Districts.

FISCAL IMPACT STATEMENT

TBD

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

The Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

Based on the foregoing, the Committee should discuss and review the benefits and process to establish Bayshore and North Bay Road neighborhoods as Special Taxing Districts.

Applicable Area

South Beach

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

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

Yes

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Facilities and Fleet Management

Sponsor(s)

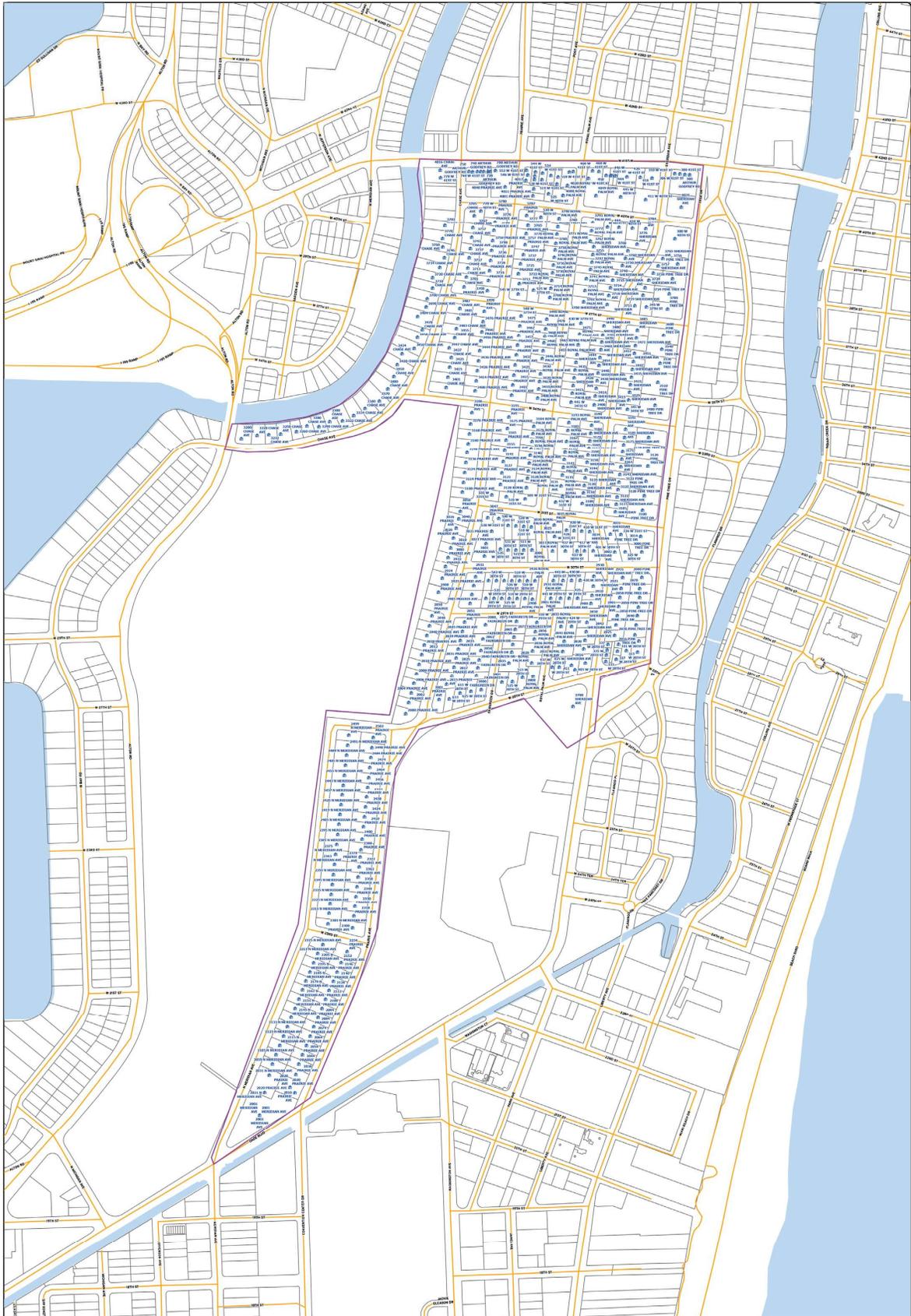
Commissioner David Suarez

Co-sponsor(s)

Commissioner Joseph Magazine

Condensed Title

Discuss Potential Creation of a Special Taxing District to fund Security Features in the Bayshore and North Bay Road Neighborhoods



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DATE	1/11/2020
BY	330000
REVISION	330000
SCALE	Not To Scale
DESCRIPTION	Neighborhood
PROJECT	Neighborhoods

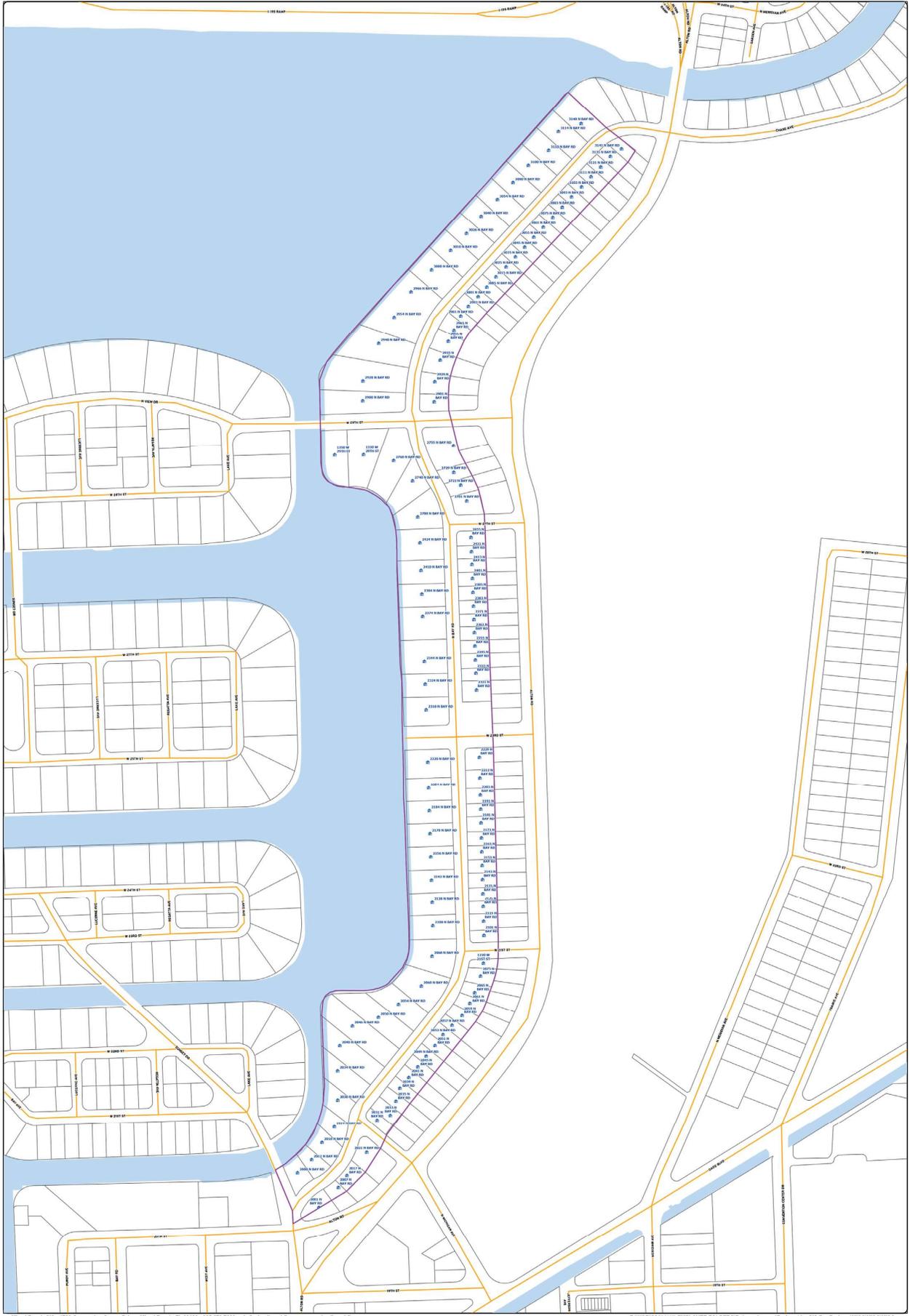


Central Bayshore
Miami Beach
Miami-Dade County, FL

	Neighborhoods
	Streets
	Water
	Parcels

Exhibit A





Lower North Bay Road
Miami Beach
Miami-Dade County, FL

■ Streets
■ Water
 Parcels
 Neighborhoods

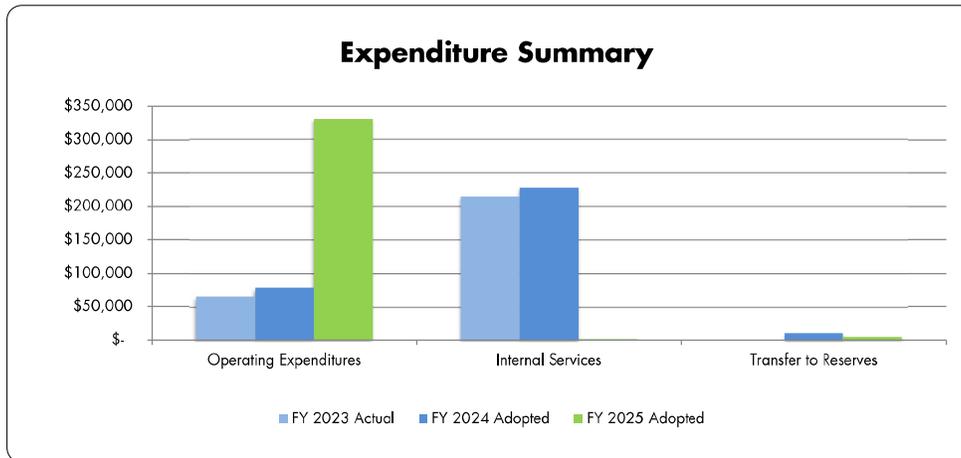
Exhibit B



FACILITIES & FLEET MANAGEMENT

NORMANDY SHORES - SPECIAL REVENUE FUND

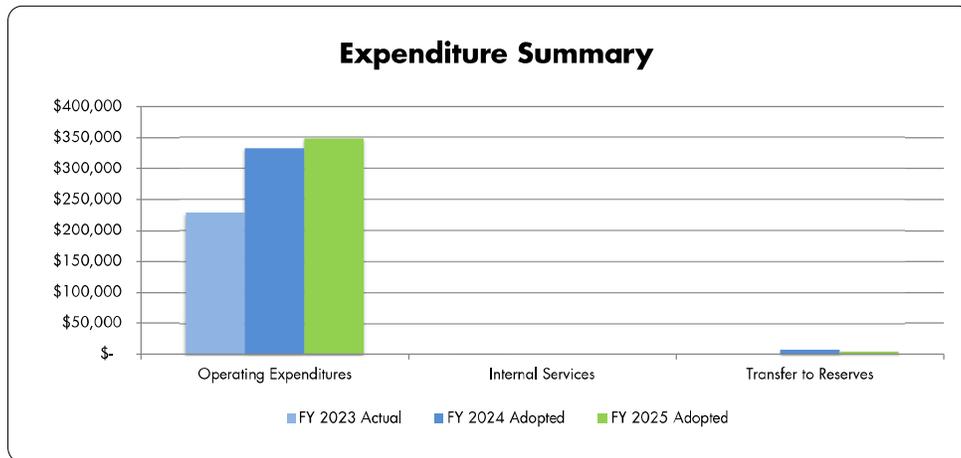
Revenue Area	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2025 Adopted
Ad Valorem Property Taxes	\$ 252,000	\$ 282,000	\$ 316,000	\$ 332,000
Interest Allocated - Pooled Cash	-	-	-	4,000
Restitutions	3,740	5,632	-	-
Total	\$ 255,740	\$ 287,632	\$ 316,000	\$ 336,000
Expenditure Area				
Operating Expenditures	\$ 48,763	\$ 64,833	\$ 78,000	\$ 330,000
Internal Services	215,000	215,000	228,000	1,000
Transfer to Reserves	-	-	10,000	5,000
Total	\$ 263,763	\$ 279,833	\$ 316,000	\$ 336,000
Revenues Less Expenditures	\$ (8,023)	\$ 7,799	\$ -	\$ -
Total Budgeted Positions	0.00 + 0.00 PT			



FACILITIES & FLEET MANAGEMENT

BISCAYNE POINT - SPECIAL REVENUE FUND

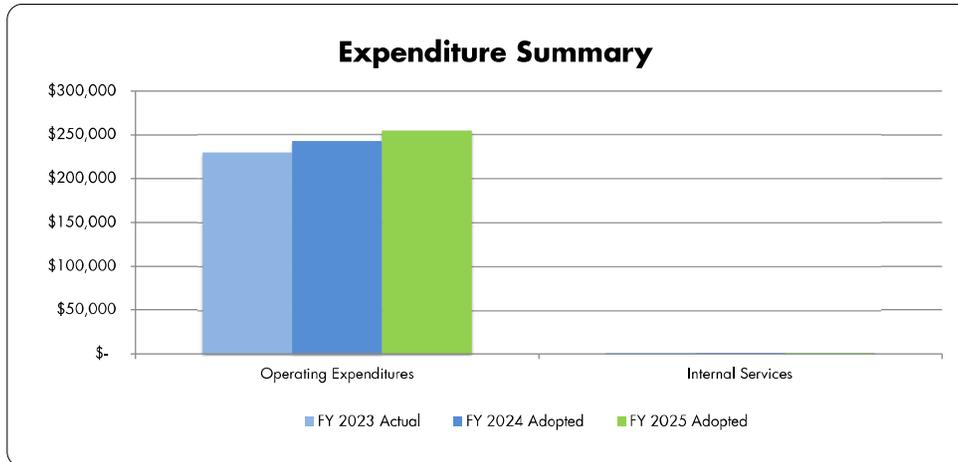
Revenue Area	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2025 Adopted
Non-ad Valorem Assessments	\$ 218,468	\$ 212,437	\$ 341,000	\$ 354,000
Interest/Other	182	513	-	-
Total	\$ 218,650	\$ 212,950	\$ 341,000	\$ 354,000
Expenditure Area				
Operating Expenditures	\$ 240,804	\$ 229,000	\$ 333,000	\$ 349,000
Internal Services	1,000	1,000	1,000	1,000
Transfer to Reserves	-	-	7,000	4,000
Total	\$ 241,804	\$ 230,000	\$ 341,000	\$ 354,000
Revenues Less Expenditures	\$ (23,154)	\$ (17,050)	\$ -	\$ -
Total Budgeted Positions	0.00 + 0.00 PT			



FACILITIES & FLEET MANAGEMENT

BISCAYNE BEACH - SPECIAL REVENUE FUND

Revenue Area	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2025 Adopted
Non-ad Valorem Assessments	\$ 214,359	\$ 227,431	\$ 244,000	\$ 251,000
Interest/Other	346	449	-	-
Fund Balance/Retained Earnings	-	-	-	5,000
Total	\$ 214,706	\$ 227,879	\$ 244,000	\$ 256,000
Expenditure Area				
Operating Expenditures	\$ 228,622	\$ 230,192	\$ 243,000	\$ 255,000
Internal Services	1,000	1,000	1,000	1,000
Total	\$ 229,622	\$ 231,192	\$ 244,000	\$ 256,000
Revenues Less Expenditures	\$ (14,916)	\$ (3,312)	\$ -	\$ -
Total Budgeted Positions	0.00 + 0.00 PT			



FACILITIES & FLEET MANAGEMENT

ALLISON ISLAND - SPECIAL REVENUE FUND

Revenue Area	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2025 Adopted
Non-ad Valorem Assessments	\$ 211,561	\$ 216,042	\$ 324,000	\$ 676,000
Interest/Other	138	1,571	-	-
Total	\$ 211,699	\$ 217,614	\$ 324,000	\$ 676,000
Expenditure Area				
Operating Expenditures	\$ 217,686	\$ 241,559	\$ 323,000	\$ 345,000
Internal Services	1,000	1,000	1,000	1,000
Capital	-	-	-	330,000
Total	\$ 218,686	\$ 242,559	\$ 324,000	\$ 676,000
Revenues Less Expenditures	\$ (6,987)	\$ (24,945)	\$ -	\$ -
Total Budgeted Positions	0.00 + 0.00 PT	0.00 + 0.00 PT	0.00 + 0.00 PT	0.00 + 0.00 PT

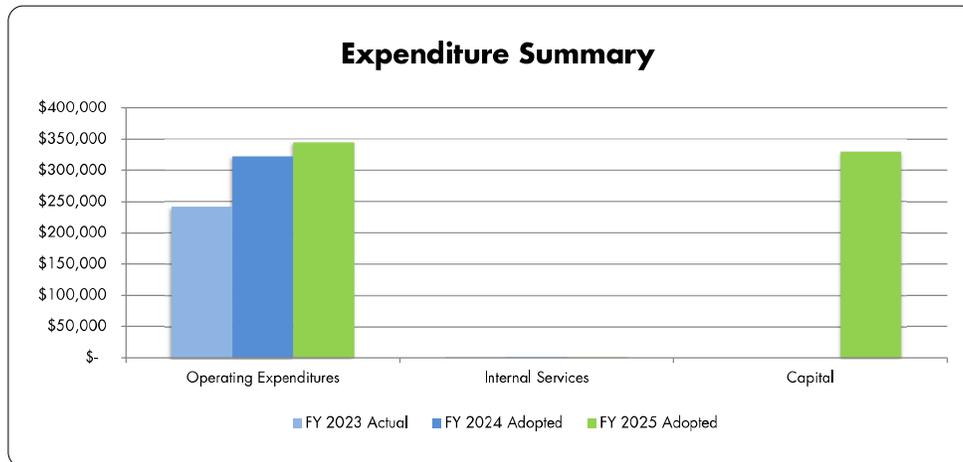




Exhibit D

PARKS, RECREATION AND OPEN SPACES
SPECIAL TAXING DISTRICTS ASSESSMENT BUDGET REPORT
PR410101P004 - SECURITY GUARDS

G0143 - PALM & HIBISCUS IS.

Fiscal Period: 2023/2024
Fund: SG001
Folio Count: 316
Total Units: 292.70

DESCRIPTION	FY 2020/2021 ACTUAL	FY 2021/2022 ACTUAL	FY 2022/2023 ACTUAL	FY 2023/2024 BUDGET
ASSESSMENT RATE	2,391.2053	2,391.2053	2,924.2769	2,924.2769
INTEREST EARNINGS	552	1,498	11,499	0
NONOPERATING SOURCES	0		0	130,187
SPECIAL ASSESS./IMPACT FEES	671,594	669,224	821,961	854,181
SUBTOTAL	672,146	670,722	833,460	984,368
REVENUE TOTAL	672,146	670,722	833,460	984,368
ADVERTISING			25	0
BLDGS, RDWYS, & STRUCT REPAIR	3,159			1,000
CONSTR MATERIALS & SUPPLIES	298	301	85	416
ELECTRICAL SERVICES	1,349	1,233	1,611	1,375
EQUIPMENT & NON-CAPITAL TOOLS	196	2,005	4	21
FRINGE BENEFITS	2,557	1,768	2,603	2,714
GENERAL COUNTY SUPPORT CHARGES	42,050	43,099	37,433	38,256
GSA CHARGES	178	236	450	845
INDUSTRIAL SERVICE RELATED	547,889	625,133	762,006	763,714
INSTITUT, MEDICAL & FOOD SUPP	386	269	360	337
ITD	0			0
METROBUS AND METRORAIL	0			0
OFFICE SUPPLIES & MINOR EQUIP		1,754	1,810	1,864
OTHER MATERIALS & SUPPLIES	0			0
OTHER OUTSIDE CONTRACTUAL SVCS			0	0
OUTSIDE MAINT: BLDGS & GROUNDS	3,659	1,035	190	196
PARKS & RECREATION SERVICES	1,906	18,594	12,689	2,916
REIMBURSEMENTS & REFUNDS	-1,940	-2,520	-2,160	-1,673
RENT PAYMENTS TO LESSORS			2	0
RESERVE & CONTINGENCIES	0	0	0	55,519
SALARIES	5,849	4,424	5,943	6,205
TELECOMMUNICATIONS	176	143	157	156
WATER AND DISPOSAL SERVICES	10,616	-10,616		0
OPERATING EXPENSES	618,328	686,858	823,208	873,861
RESERVE & CONTINGENCIES				110,507
SUBTOTAL EXPENSE (w/ reserves)	618,328	686,858	823,208	984,368
PROJECT BALANCE	53,818	-16,136	10,252	0



Exhibit D

PARKS, RECREATION AND OPEN SPACES
SPECIAL TAXING DISTRICTS ASSESSMENT BUDGET REPORT
PR410101P004 - SECURITY GUARDS

G0152 - STAR ISLAND

Fiscal Period: 2023/2024
Fund: SG002
Folio Count: 34
Total Units: 38.50

DESCRIPTION	FY 2020/2021 ACTUAL	FY 2021/2022 ACTUAL	FY 2022/2023 ACTUAL	FY 2023/2024 BUDGET
ASSESSMENT RATE	8,013.3951	8,300.1970	8,300.1970	8,300.1970
INTEREST EARNINGS	263	818	6,034	0
NONOPERATING SOURCES	0		0	63,172
SPECIAL ASSESS./IMPACT FEES	293,909	304,419	305,115	319,558
SUBTOTAL	294,172	305,237	311,149	382,730
REVENUE TOTAL	294,172	305,237	311,149	382,730
ADVERTISING	4		0	0
BLDGS, RDWYS, & STRUCT REPAIR	216	285	1,043	0
CONSTR MATERIALS & SUPPLIES	1,571	439	43	100
ELECTRICAL SERVICES	1,067	690	229	967
EQUIPMENT & NON-CAPITAL TOOLS	16		17	20
FRINGE BENEFITS	3,235	1,591	708	2,098
GENERAL COUNTY SUPPORT CHARGES	30,659	29,053	29,008	25,271
GSA CHARGES	197	182	0	260
INDUSTRIAL SERVICE RELATED	241,981	253,189	272,348	286,532
INSTITUT, MEDICAL & FOOD SUPP	139		80	103
ITD	0			0
OFFICE SUPPLIES & MINOR EQUIP	32		0	0
OTHER MATERIALS & SUPPLIES	0			0
OUTSIDE MAINT: BLDGS & GROUNDS	4,500	2,550		50
PARKS & RECREATION SERVICES	2,410	16,333	2,170	1,935
RENT PAYMENTS TO LESSORS		0		0
RESERVE & CONTINGENCIES	0	0	0	13,641
SALARIES	7,422	3,857	1,608	5,085
TELECOMMUNICATIONS	176	143	157	156
WATER AND DISPOSAL SERVICES	1,265	2,004	1,454	1,834
OPERATING EXPENSES	294,890	310,316	308,865	338,052
RESERVE & CONTINGENCIES				44,678
SUBTOTAL EXPENSE (w/ reserves)	294,890	310,316	308,865	382,730
PROJECT BALANCE	-718	-5,079	2,284	0

COMMISSION MEMORANDUM

To: Honorable Mayor and Members of the City Commission

From: Commissioner David Suarez

Date: February 26, 2025

Subject: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE - DISCUSS THE POTENTIAL CREATION OF A SPECIAL TAXING DISTRICT TO FUND THE IMPLEMENTATION OF SECURITY FEATURES IN THE BAYSHORE NEIGHBORHOOD.

ANALYSIS

Please place on the February 26, 2025 agenda a referral to the Finance and Economic Resiliency Committee (the "Committee") to discuss the potential creation of a special taxing district to fund the implementation of security features in the Bayshore Neighborhood.

Background:

There has been growing concern among residents and community leaders in the Bayshore Neighborhood regarding the need for enhanced security measures. Specifically, the implementation of security systems is being considered as a means to improve safety and mitigate potential risks in this area. In light of these concerns, I would like the Committee to explore the feasibility of establishing a special taxing district within this neighborhood to fund such security measures while also addressing the need for a sustainable financial mechanism for ongoing maintenance and improvements.

The Administration and Office of the City Attorney should be prepared to discuss the following at Committee, as applicable:

- Review of existing security concerns in the neighborhood, and determine which security measures, such as roving private security or surveillance systems, would be most beneficial.
- Presentation of preliminary cost analysis of the proposed security measures, including installation and ongoing maintenance costs and corresponding financial implications for property owners.
- Discussion regarding the legal requirements for creating a special taxing district and the steps necessary to implement such a proposal.