

R7 A 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.

Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: June 25, 2025 9:05 a.m. Public Hearing

TITLE: 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.

RECOMMENDATION

Adopt the Resolution.

BACKGROUND/HISTORY

Chapter 170, Florida Statutes, authorizes any municipality, subject to the approval of a majority of the affected property owners, to levy and collect special assessments for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts, or any combination thereof, through promotion, management, marketing, and other similar services.

Lincoln Road BID Establishment and Renewal

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 business corridor, which lies within a nationally recognized historic district.

In anticipation of the original District's expiration in late 2025, the Mayor and Commission voted on February 21, 2024 to adopt Resolution No. 2024-32911, directing the Offices of the City Manager and City Attorney to work with representatives of the Lincoln Road Business Improvement District, Inc. (the "Lincoln Road BID" or "BID") to facilitate the District's renewal in accordance with Chapter 170, Florida Statutes.

On July 24, 2024, the Mayor and Commission adopted Resolution No. 2024-33178, conditionally approving the renewal of the District for an additional ten (10) years, subject to approval by a majority of affected property owners. The renewed District would continue to be funded by special assessments, which will now increase by three percent (3%) each year.

On September 11, 2024, the Mayor and City Commission adopted Resolution No. 2024-33230, calling for a mail ballot election, held from November 12 through December 16, 2024, to determine whether a majority of affected property owners (50% plus one) supported the renewal of the District. The Canvassing Board for the election consisted of the following individuals:

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

A majority of the affected property owners voted in favor of the renewal. A summary of the election results is as follows:

- 5 in favor;
- 0 opposed;
- 1 ballot was rejected as an undervote (blank); and
- 5 ballots were not returned.

The City Clerk transmitted the Official Election Certificate via LTC 549-2024 on December 16, 2024. On February 3, 2025, the City Commission adopted Resolution No. 2025-33456, formally adopting the Official Election Certificate and setting the required public hearing for April 23, 2025, at 2:30 p.m., pursuant to Chapter 170, Florida Statutes. The public hearing originally scheduled to be held on April 23, 2025, pursuant to Resolution No. 2025-33456 did not occur. Subsequently, on May 21, 2025, pursuant to Resolution No. 2025-33652, and in accordance with Chapter 170, Florida Statutes, the Mayor and City Commission reset the public hearing for June 25, 2025, at 9:05 a.m., or as soon thereafter as the matter can be heard.

ANALYSIS

1. Summary of Proposed Revision to Final Assessment Roll

Following the adoption of the preliminary assessment roll pursuant to Resolution No. 2024-33178, the Lincoln Road BID submitted an IRS tax exemption letter for the property located at 500 Lincoln Road. This property is owned by 500 Lincoln Road, Inc., a 501(c)(3) organization whose sole member and parent entity is Miami Beach Community Church, Inc. Based on the property's current tax-exempt status, it has been excluded from the proposed final assessment roll attached to this Resolution.

The property at 500 Lincoln Road is subject to an active development order and is expected to be developed with a restaurant or retail use. In the event the property is no longer used for religious or educational purposes, City staff will, as an administrative matter, add the parcel to the assessment roll.

Accordingly, the final assessment roll, attached as Exhibit "A" to the proposed Resolution, reflects the removal of this property. As a result, the Year 1 projected assessments have been reduced by \$18,326, yielding a revised Year 1 budget total of \$1,551,467. Assessments will continue to increase by 3% annually. The updated District now includes 70 tax folios.

2. Public Hearing Requirement Pursuant to Chapter 170, Florida Statutes

Sections 170.07 and 170.08, Florida Statutes, require a public hearing prior to final approval of the special assessment roll. The hearing is scheduled for April 23, 2025, and will provide an opportunity for affected property owners and interested parties to comment on the propriety and advisability of proposed improvements and services, including the costs, method of payment, and individual assessments.

As required by law, the City has mailed individual hearing notices, including the proposed assessment roll, to all affected property owners.

Following the public hearing, the Mayor and City Commission will convene as an "equalizing board" to hear and consider any complaints as to the special assessments, and to adjust and equalize the assessments on a basis of justice and right. Once approved by Resolution, the final assessment roll will be filed with the City Clerk. The special assessments, as

set forth in the final roll, shall stand confirmed and remain legal, valid, and binding liens upon the assessed property, until paid in full.

3. BID Governance and Memorandum of Understanding

As authorized by Resolution No. 2024-33231, the City entered into a Memorandum of Understanding (MOU) with the Lincoln Road BID regarding the mail ballot election. The Lincoln Road BID is a Florida not-for-profit corporation composed of property members and governed by an elected board, which includes a City designee. The purpose of the BID is to administer the District and serve as a principal liaison to the City, offering a unified voice for Lincoln Road's commercial interests.

If the final assessment roll is approved, the Administration and the Office of the City Attorney will proceed with negotiating a comprehensive MOU, outlining the Lincoln Road BID's administrative responsibilities and the City's oversight functions. At a minimum, the MOU will address:

- Assessment collection;
- Annual budget and activity review;
- Financial auditing;
- Compliance with Chapters 170 and 189, Florida Statutes;
- Compliance with the Florida Sunshine Law and Public Records Act (including Chapters 119 and 286, Florida Statutes); and
- Any additional matters as directed by the Mayor and City Commission.

The MOU will authorize the City Manager to appoint a non-voting, ex officio representative to the BID Board of Directors and Executive Committee, if applicable.

FISCAL IMPACT STATEMENT

The full cost of administering the mail ballot election, approximately \$3,830.27, was reimbursed by the Lincoln Road BID pursuant to the MOU authorized by Resolution No. 2024-33230.

The renewal helps support a self-sustaining funding model through special assessments paid by property owners. These assessments pay for BID-provided services and initiatives, reducing reliance on City resources. Services include marketing, programming, and placemaking efforts that contribute to the ongoing vibrancy and competitiveness of Lincoln Road.

According to the 2024 Community Satisfaction Survey, while Miami Beach continues to lead nationally in the delivery of public services, many local businesses expressed a need for additional tools and resources to support long-term sustainability.

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-notices/>

CONCLUSION

Affected commercial property owners vote to invest in shared services. The renewed Lincoln Road Business Improvement District remains a key economic development tool and will foster coordinated investment, strategic support, and unified advocacy for a Miami Beach iconic and economically significant commercial corridors.

The Administration recommends that, following the public hearing, the Mayor and City Commission adopt the Resolution, and provide direction on any terms for inclusion in the MOU.

The final, negotiated MOU will be presented to the City Commission for consideration and approval prior to execution.

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, Anabel Llopis, Executive Director

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

NR- 9:05 a.m. PH, Approve Final Assessment Roll-LRBID Special Assessment Dist.
(SM/TB/LD/AF/KRG/JM/DS) ED

Previous Action (For City Clerk Use Only)

Not reached on 4/23/2025 - R7 E

EXHIBIT A

FINAL 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 Rd. #1A ²	1,554	076-0010	\$3,419
15	920 Lincoln Rd. #2A	1,258	076-0020	\$2,768
16	922 Lincoln Rd. #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.	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
	500 Lincoln Rd.⁶	8,477	003-0070	\$18,649
55	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 The property located at 500 Lincoln Road, owned by 500 Lincoln Road, Inc., has been excluded from the special assessment district. Once the Lincoln Road BID notifies the City that the property is no longer being used for religious or educational purposes, City staff will administratively add the property to 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.

DRAFT

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
56	1681 Lenox	16,000	004-0800	\$3,520
57	1685 Lenox	8,000	004-0790	\$1,760
58	1664 Lenox	11,765	004-0850	\$2,588
59	1056 17 Street	8,000	004-0780	\$1,760
60	1000 17 Street	8,000	004-0770	\$1,760
61	1680 Michigan Ave. #100 ⁸	1,933	178-0010	\$425
62	1680 Michigan Ave. #101	603	178-0020	\$133
63	1680 Michigan Ave. #103	763	178-0030	\$168
64	1691 Michigan Ave.	76,500	004-0690	\$16,830
65	1688 Meridian Ave.	18,750	007-0600	\$4,125
66	1680 Meridian Ave.	11,250	007-0590	\$2,475
67	1674 Meridian Ave.	8,250	007-0580	\$1,815
68	723 N. Lincoln Lane	20,563	007-0520	\$4,524
69	1675 Meridian Ave.	49,938	007-0530	\$10,986
70	500 17 Street	66,649	000-0093	\$14,663

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

Total properties with Lincoln Road frontage	55 Folios	\$1,483,935
Total properties without Lincoln Road frontage	15 Folios	\$67,532
TOTAL PROPERTIES WITHIN DISTRICT	70 Folios	\$1,551,467

RESOLUTION NO. _____

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.

WHEREAS, on July 24, 2024, the Mayor and Commission adopted Resolution No. 2024-33178, which renewed, pursuant to Chapter 170, Florida Statutes, and subject to the approval of a majority of the affected property owners, a special assessment district to be known as the Lincoln Road Business Improvement District (the "District"), which is set to expire in 2025, for an additional term of ten (10) years, to stabilize and improve the Lincoln Road retail business district—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—through promotion, management, marketing, and other similar services; and provides for the levy and collection of special assessments, which shall increase by three (3%) percent annually; and

WHEREAS, on September 11, 2024, the Mayor and City Commission adopted Resolution No. 2024-33230, which called for a special mail ballot election (the "Election") to be held from November 12, 2024 to December 16, 2024, to determine whether a majority of the affected property owners (50% plus one) approved the renewal of the District; and

WHEREAS, the affected property owners approved the renewal of the District, as follows: sixty-five (65) ballots were cast in favor of the renewal of the District, zero (0) ballots were cast in opposition to the renewal of the District, one (1) ballot was rejected as improperly cast, and five (5) ballots were not returned; and

WHEREAS, on February 3, 2025, after the conclusion of the Election, the Mayor and City Commission adopted Resolution No. 2025-33456, which adopted the Official Election Certification of the Canvassing Board and setting a required public hearing for April 23, 2025, at 2:30 p.m., pursuant to Chapter 170, Florida Statutes; and

WHEREAS, the public hearing originally scheduled to be held on April 23, 2025, pursuant to Resolution No. 2025-33456 did not occur, and on May 21, 2025, pursuant to Resolution No. 2025-33652, and in accordance with Chapter 170, Florida Statutes, the Mayor and City Commission reset the public hearing for June 25, 2025, at 9:05 a.m., or as soon thereafter as the matter can be heard; and

WHEREAS, pursuant to Sections 170.07 and 170.08, Florida Statutes, the Mayor and City Commission held a duly noticed public hearing on June 25, 2025, for the owners of the property to be assessed or any other interested persons to appear before the Mayor and City Commission and be heard as to the propriety and advisability of providing such services (and funding them with special assessments on property), as to the cost thereof, as to the manner of payment therefor, and as to the amount thereof to be assessed against each property so improved; and

WHEREAS, following public testimony, the Mayor and City Commission voted to levy the special assessments; and

WHEREAS, thereafter, pursuant to Section 170, Florida Statutes, the City Commission convened 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, following which the Mayor and City Commission approved the final assessment roll; and

WHEREAS, the final assessment roll for the District is attached hereto and incorporated herein as Exhibit "A".

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve, 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 confirm such assessments as legal, valid, and binding first liens upon the property against which such assessments are made until paid.

PASSED and ADOPTED this ____ day of _____ 2025.

ATTEST:

Rafael E. Granado, City Clerk

Steven Meiner, Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

Nicklae 6/24/25
for City Attorney Date