

R7 D A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE ALLISON ISLAND SECURITY GUARD SPECIAL TAXING DISTRICT, ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL FOR ANNUAL ASSESSMENTS AGAINST REAL PROPERTY LOCATED WITHIN THE ALLISON ISLAND SECURITY GUARD SPECIAL TAXING DISTRICT COMMENCING FISCAL YEAR 2025.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: September 11, 2024 5:01 p.m. Public Hearing

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE ALLISON ISLAND SECURITY GUARD SPECIAL TAXING DISTRICT, ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL FOR ANNUAL ASSESSMENTS AGAINST REAL PROPERTY LOCATED WITHIN THE ALLISON ISLAND SECURITY GUARD SPECIAL TAXING DISTRICT COMMENCING FISCAL YEAR 2025.

RECOMMENDATION

The Administration recommends that the Mayor and City Commission of the City of Miami Beach ("City"), acting in its capacity as the governing body of the Allison Island Security Guard Special Taxing District ("District"), adopt the Resolution which authorizes the City Manager to certify and transmit the following information, in accordance with Section 197.3632 of the Florida Statutes, to the Miami-Dade County ("County") Property Appraiser:

- 1) Non-ad valorem assessment roll of \$14,857.14, per Residential Unit, for real property located within the Allison Island Security Guard Special Taxing District commencing Fiscal Year (FY) 2025.

BACKGROUND/HISTORY

In 1989, the Mayor and City Commission and the Miami-Dade County Board of County Commissioners approved the creation of a Special Taxing District pursuant to City Resolution No. 89-19604 and County Ordinance No. 89-125 to provide twenty-four (24) hour security guard services to Allison Island.

Pursuant to a Miami-Dade County Charter Amendment approved by the electorate on November 8, 2016, County Ordinance No. 16-14 was given effect which created a new Section 18-3.1 in the Miami-Dade County Code. This new County Code section provides, in part, that by joint resolutions of the Board of County Commissioners and the governing body of a municipality, the governing body of a municipality may be designated as the governing body of an existing Special Taxing District located entirely within the boundaries of such municipality, subject to a majority vote of the qualified electors residing in the Special Taxing District at an election called by and conducted as provided by the Board of County Commissioners and with the County Tax Collector and Property Appraiser would be needed to effectuate a transfer of control.

On December 17, 2019, the voters approved the transfer of control of the Special Taxing District to the City. As a result of this vote, and pursuant to the terms of the Transfer Agreement between the County and the City, the City became the governing body of the Special Taxing District pursuant to Section 102.168 of the Florida Statutes.

As such, the City of Miami Beach intends to use the uniform method for collecting non-ad valorem assessments 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, as authorized by Section 197.3632, Florida Statutes, because this method will allow such special assessments to be collected annually.

ANALYSIS

The non-ad valorem assessment roll and operating budget for the Allison Island Security Guard Special Taxing District must be adopted in accordance with Florida Statutes.

The procedure by which non-ad valorem assessments, as districts, will be placed on the annual Notice of Proposed Property Taxes (“TRIM Notice”) and Combined Property Tax Bill mailed to all property owners for FY 2025 is as follows:

1. By June 1st, the County Property Appraiser provides the governing body of the Special Taxing District(s) with the applicable parcels/units comprising the Special Taxing District
2. By July 10th, the governing body of the Special Taxing District(s) is required to provide the County Property Appraiser with the proposed parcels/units being assessed and the applicable rates
3. By August 23rd, the annual TRIM Notice to inform applicable property owners of the proposed non-ad valorem assessment is mailed by the County Property Appraiser
4. By September 16th, the governing body of the Special Taxing District(s) is required to certify and provide the County Property Appraiser with the final parcels/units being assessed and the applicable rates adopted by Resolution by the governing body of the District

Upon adoption of the non-ad valorem assessment roll and operating budget by the governing body of the Special Taxing District, the non-ad valorem assessment will be placed on the annual Combined Property Tax Bill to be collected by the County Property Tax Collector and subsequently remitted to the governing body of the Special Taxing District for operation of the District.

PROPOSED ASSESSMENT & BUDGET

The proposed FY 2025 budget summarized below for the Allison Island Security Guard Special Taxing District is \$676,000 and reflects the funding necessary to provide security services, as well as improvements to the security guardhouse for the upcoming fiscal year, as requested by the District. This represents a \$352,000 increase from the adopted FY 2024 budget of \$324,000 for the District, primarily due to the one-time funding in the amount of \$330,000 for the renovation of the guardhouse that was requested by the District for FY 2025.

Expenditures in FY 2025 Budget	\$
Guardhouse Renovation Project (One-Time)	330,000
Contracted Security Services and General Liability Insurance for District	294,000
Contingencies (based on budgeted collection allowance)	20,000
City of Miami Beach Internal Service Charges and Fees	16,000
Guardhouse Repairs and Preventive Maintenance	9,300
Guardhouse Utilities (Water, Sewer, Storm Water, Electricity, etc.)	4,200
Guardhouse Janitorial Services	1,500
Advertising and Mailing Services for Required Notice of Public Hearing	1,000
Total	\$ 676,000

In order to provide the level of services, as well as the one-time funding in the amount of \$330,000 for the renovation of the guardhouse, as requested by the District, an assessment of \$14,857.14,

per Residential Unit, is proposed for real property located within the boundaries of the District commencing FY 2025, which will generate approximately \$676,000 and fund the proposed budget for FY 2025. The proposed non-ad valorem assessment for FY 2025 is \$7,736.26 more than the non-ad valorem assessment of \$7,120.88, per Residential Unit, that was adopted for FY 2024.

STATUTORY REQUIREMENT

Section 197.3632 of the Florida Statutes, entitled “Uniform method for the levy, collection, and enforcement of non-ad valorem assessments” establishes specific guidelines that must be used by all government entities, including local municipalities like the City of Miami Beach, in setting rates for non-ad valorem assessments.

The County Property Appraiser, by June 1st, is required to provide each local government, using the uniform method, with the following information by list or compatible electronic medium: the legal description of the property within the boundaries described, and the names and addresses of the owners of such property. Such information shall reference the property identification number and otherwise conform in format to that contained on the roll provided. It is important to note that the Property Appraiser is not required to submit information which is not on the roll or compatible electronic medium provided.

The non-ad valorem assessment roll is required to be adopted at a duly noticed public hearing between January 1st and September 15th if one of the following criteria is met:

1. The non-ad valorem assessment is levied for the first time
2. The non-ad valorem assessment is increased beyond the maximum rate authorized by law of judicial decree at the time of imposition
3. The local government’s boundaries have changed, unless all newly affected property owners have provided written consent for such assessment to the local governing board or
4. There is a change in the purpose for such assessment or in the use of the revenue generated by such assessment

By September 16th of each year, the Chair of the local governing board, or his or her designee, is required to certify a non-ad valorem assessment roll on compatible medium to the tax collector containing the non-ad valorem assessment for each parcel/unit on the roll.

FISCAL IMPACT STATEMENT

See information provided above.

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

See information provided above.

CONCLUSION

The Mayor and City Commission, acting in its capacity as the governing body of the Allison Island Security Guard Special Taxing District, should adopt the Resolution which establishes the non-ad valorem assessment roll of \$14,857.14, per Residential Unit, for annual assessments against real property located within the Allison Island Security Guard Special Taxing District reflected in Attachment A commencing FY 2025, and authorizes and designates the City Manager to certify the non-ad valorem assessment roll on compatible electronic medium to the County Tax Collector.

Attachment A – Allison Island Non-Ad Valorem Assessment Roll

EC/JDG/TOS/RA

Applicable Area

Citywide

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? No

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

Department

Management and Budget

Sponsor(s)

Co-sponsor(s)

Condensed Title

5:01 p.m. PH, Adopt Non-Ad Valorem Assessment Roll for Allison Island. OMB

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACTING IN ITS CAPACITY AS THE GOVERNING BODY OF THE ALLISON ISLAND SECURITY GUARD SPECIAL TAXING DISTRICT, ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL FOR ANNUAL ASSESSMENTS AGAINST REAL PROPERTY LOCATED WITHIN THE ALLISON ISLAND SECURITY GUARD SPECIAL TAXING DISTRICT COMMENCING FISCAL YEAR 2025.

WHEREAS, the Mayor and City Commission of the City of Miami Beach ("City") and Miami-Dade County Board of County Commissioners ("County") approved the creation of the Allison Island Security Guard Special Taxing District ("District") pursuant to City Resolution No. 89-19604 and County Ordinance No. 89-125, in order to provide twenty-hour (24) hour security guard services to Allison Island; and

WHEREAS, the District is located entirely within the City, and Section 18-3.1 of the Code of Miami-Dade County provides that for a special taxing district located entirely within municipal boundaries, the County may designate the governing body of the municipality as the governing body of the special taxing district, subject to a majority vote of the qualified electors residing in the District; and

WHEREAS, a special election was conducted within the District on December 17, 2019, which resulted in the approval of the transfer of control of the District from the County to the City by a majority vote of the qualified electors residing in the District; and

WHEREAS, on February 12, 2020, the Mayor and City Commission adopted Resolution No. 2020-31176, expressing the City's intent to use the uniform method for collecting non-ad valorem assessments to be levied within the District 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, as authorized by Section 197.3632, Florida Statutes; and

WHEREAS, the non-ad valorem assessment proposed for Fiscal Year (FY) 2025 is \$14,857.14, per Residential Unit, for real property located within the boundaries of the District, as reflected in Attachment A, a copy of which is incorporated by reference herein ("Attachment A"), which will fund the proposed FY 2025 budget for the District and is \$7,736.26 more than the adopted FY 2024 non-ad valorem assessment of \$7,120.88, per Residential Unit, primarily due to one-time funding in the amount of \$330,000 in the FY 2025 budget proposed for the renovation of the guardhouse that was requested by the District; and

WHEREAS, after due consideration, the Mayor and City Commission finds that the proposed assessments, as set forth in Attachment A, provide an equitable method of funding the provision of security guard services, as well as improvements to the security guardhouse requested by the District for the upcoming fiscal year, by fairly and equitably allocating the cost to the specially benefited properties, based upon the number of lots/units attributed to each tax parcel/folio of property within the District; and

WHEREAS, the non-ad valorem assessments will be placed on the 2024 Combined Property Tax Bill and collected by the Miami-Dade County Tax Collector; and

WHEREAS, the non-payment of the assessments when due, will cause a tax certificate to be issued against such properties and such properties will be subject to the same collection procedures as for ad valorem taxes, including loss of title; and

WHEREAS, the Mayor and City Commission desire to authorize and designate the City Manager to certify the non-ad valorem assessment roll on a compatible electronic medium to the Miami-Dade County Tax Collector in accordance with Section 197.3632(5)(a) of the Florida Statutes.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, that the Mayor and City Commission of the City of Miami Beach, acting in its capacity as the governing body of the Allison Island Security Guard Special Taxing District, hereby adopts the attached non-ad valorem assessment roll, as set forth in Attachment A, for annual assessments against real property located within the Allison Island Security Guard Special Taxing District, commencing FY 2025, and authorizes and designates the City Manager to certify the non-ad valorem assessment roll on compatible electronic medium to the Miami-Dade County Tax Collector in accordance with Section 197.3632(5)(a) of the Florida Statutes.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

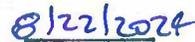
Steven Meiner, Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney



Date

Attachment A

Allison Island Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0202	02-3211-003-0020	6325 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0030	6341 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0040	6355 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0050	6365 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0060	6381 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0070	6391 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0080	6411 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0090	6415 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0100	6431 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0105	6445 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0110	6455 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0120	6475 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0130	6491 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0140	6493 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0150	6505 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	0.50	\$ 7,428.57
F0202	02-3211-003-0160	6525 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0170	6535 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0180	6555 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0190	6565 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0200	6575 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0210	6585 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0220	6605 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0230	6621 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0240	6633 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0245	6651 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0250	6650 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0300	6596 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0310	6580 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0320	6570 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0330	6550 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14

Attachment A

Allison Island Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0202	02-3211-003-0340	6530 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	0.50	\$ 7,428.57
F0202	02-3211-003-0350	6520 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0360	6500 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0370	6494 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	0.50	\$ 7,428.57
F0202	02-3211-003-0380	6480 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0390	6470 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	0.50	\$ 7,428.57
F0202	02-3211-003-0400	6450 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0410	6444 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	0.50	\$ 7,428.57
F0202	02-3211-003-0420	6420 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0430	6400 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0440	6380 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0450	6370 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0460	6360 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0470	6350 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0480	6330 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-003-0490	6320 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-067-0010	6620 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
F0202	02-3211-067-0020	6640 ALLISON RD	Miami Beach	Florida	33141	\$ 14,857.14	1.00	\$ 14,857.14
Total							45.50	\$ 675,999.87

Total (Rounded for Budget Purposes) \$ 676,000.00

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MIAMI-DADE COUNTY **PUBLIC NOTICE**

SUBSTANTIAL COMPLIANCE ADVERTISEMENT

Pursuant to Section 33-310.1A(l) of the Code of Miami-Dade County, the Assistant Director of the Department of Regulatory and Economic Resources has approved the following Substantial Compliance Determination:

D202400024: Substantial Compliance Determination for Iron Mountain Data Center, LLC., for a property located at 2925 NW 120 Terrace, in unincorporated Miami-Dade County, Florida.

Plan entitled **"Proposed Telecommunications Hub"**, as prepared by R.G. Vanderweil Engineers, LLP, consisting of four (4) sheets dated stamped received July 1st, 2024; and landscape plans prepared by Kimley-Horn and Associates, consisting of eight (8) sheets dated stamped received July 1st, 2024; were found to be substantially in accordance by the Department of Regulatory and Economic Resources with previous plans approved pursuant to Resolution CZAB8-10-23, passed and adopted by Community Zoning Appeals Board 8 on September 14, 2023.

Any property owner in the area may appeal a decision by filing an appeal of an administrative decision application on or before **Tuesday, September 10, 2024.**

Additional information may be obtained by telephoning (305) 375-2640.

For legal ads online, go to <http://legalads.miamidade.gov>

CITY OF MIAMI GARDENS

NOTICE OF STREET NAME CHANGE

NOTICE IS HEREBY given that the City Council of the City of Miami Gardens, Florida has enacted a Resolution renaming of NW 187th Street from NW 32nd Avenue to NW 34th Court as "Chief Hall Way". This name change is effective immediately and has been duly recorded with the United States.

Said resolution can be inspected in the Office of the City Clerk, Monday – Thursday during regular office hours.

Please contact the City Clerk's Office should you have any questions.

Mario Bataille, CMC
 City Clerk
 City of Miami Gardens
mbataille@miamigardens-fl.gov
 305-622-8000

CITY OF MIAMI BEACH, FLORIDA

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

Boundary of Allison Island Security Guard Special Taxing District

NOTICE IS HEREBY given that the Miami Beach City Commission will hold a Public Hearing, at a Hybrid Commission Meeting, on the proposed non-ad valorem assessment roll for the fiscal year beginning October 1, 2024, for the Allison Island Security Guard Special Taxing District ("District") and for future fiscal years. The Public Hearing will be held on **Wednesday, September 11, 2024, at 5:01 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. Applicants and 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, East, and West by Indian Creek, and on the South by West 63rd Street, 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 total estimated annual assessment revenue is \$676,000.00. The total number of units to be assessed is 45.50. The annual assessment is estimated to be \$14,857.14 per residential unit and \$7,428.57 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).

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

MIAMI BEACH

Ad: 09112024-01 Allison Island