

R7 F 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 BISCAYNE BEACH SECURITY GUARD SPECIAL TAXING DISTRICT, ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL FOR ANNUAL ASSESSMENTS AGAINST REAL PROPERTY LOCATED WITHIN THE BISCAYNE BEACH 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 5:02 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 BISCAYNE BEACH SECURITY GUARD SPECIAL TAXING DISTRICT, ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL FOR ANNUAL ASSESSMENTS AGAINST REAL PROPERTY LOCATED WITHIN THE BISCAYNE BEACH 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 Biscayne Beach 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 \$2,485.15, per Residential Unit, for real property located within the Biscayne Beach Security Guard Special Taxing District commencing Fiscal Year (FY) 2025.

BACKGROUND/HISTORY

In 1989, the Mayor and City Commission of the City of Miami Beach and the Miami-Dade County Board of County Commissioners approved the creation of a Special Taxing District pursuant to City Resolution No. 88-19368 and County Ordinance No. 89-126 to provide twenty-four (24) hour security guard services to Biscayne Beach.

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 Biscayne Beach 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 Biscayne Beach Security Guard Special Taxing District is \$256,000 and reflects the funding necessary to provide security services and improvements to the security guardhouse for the upcoming fiscal year, as requested by the District. This represents a \$12,000 increase from the adopted FY 2024 budget of \$244,000 for the District, which includes \$5,000 in one-time funding from the District’s prior year fund balance for the replacement of the gate arm at the guardhouse for FY 2025.

Expenditures in FY 2025 Budget	\$
Contracted Security Services for District	210,000
City of Miami Beach Internal Service Charges and Fees	16,000
Guardhouse Utilities (Water, Sewer, Storm Water, Electricity, etc.)	11,300
Guardhouse Gate Arm Replacement (One-Time)	5,000
Contingencies (based on budgeted collection allowance)	5,000
Guardhouse Repairs and Preventive Maintenance	3,900
Guardhouse Lighting	2,300
Guardhouse Janitorial Services	1,500
Advertising and Mailing Services for Required Notice of Public Hearing	1,000
Total	\$ 256,000

In order to provide the level of services and improvements requested by the District, an assessment of \$2,485.15, per Residential Unit, is proposed for real property located within the boundaries of the District commencing FY 2025, which will generate approximately \$251,000 in FY 2025. The proposed non-ad valorem assessment is \$81.21, or 3.4%, more than the non-ad valorem assessment of \$2,403.94, per Residential Unit, that was adopted for FY 2024. The proposed assessment, combined with the use of \$5,000 of the District's prior year fund balance for the replacement of the gate arm at the guardhouse that was requested by the District for FY 2025, would fund the proposed FY 2025 budget.

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-notices/>

FINANCIAL INFORMATION

See information provided above.

CONCLUSION

The Mayor and City Commission, acting in its capacity as the governing body of the Biscayne Beach Security Guard Special Taxing District, should adopt the Resolution which establishes the non-ad valorem assessment roll of \$2,485.15, per Residential Unit, for annual assessments against real property located within the Biscayne Beach 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 – Biscayne Beach 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?

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

Yes

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

5:02 p.m. PH, Adopt Non-Ad Valorem Assessment Roll for Biscayne Beach. 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 BISCAYNE BEACH SECURITY GUARD SPECIAL TAXING DISTRICT, ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL FOR ANNUAL ASSESSMENTS AGAINST REAL PROPERTY LOCATED WITHIN THE BISCAYNE BEACH SECURITY GUARD SPECIAL TAXING DISTRICT COMMENCING FISCAL YEAR 2025.

WHEREAS, the Mayor and City Commission of the City of Miami Beach (“City”) and the Miami-Dade County Board of County Commissioners (“County”) approved the creation of the Biscayne Beach Security Guard Special Taxing District (“District”) pursuant to City Resolution No. 88-19368 and County Ordinance No. 89-126, in order to provide twenty-four (24) hour security guard services to Biscayne Beach; 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. 2020-31177, 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 \$2,485.15, 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 \$81.21, or 3.4%, more than the adopted FY 2024 non-ad valorem assessment of \$2,403.94, per Residential Unit; and

WHEREAS, after due consideration, the Mayor and City Commission find 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 security improvements 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, acting in its capacity as the governing body of the Biscayne Beach 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 Biscayne Beach 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

8/22/2024

Date

Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-1030	1580 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1035	1575 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1040	1571 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1050	1561 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1060	1551 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1070	1541 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1080	1531 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1090	1521 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1100	1511 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1110	1501 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1120	1481 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1130	1471 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1140	1461 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1150	1451 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1160	1441 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1170	1431 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1180	1421 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1190	1411 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1200	1405 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1210	1375 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1220	1365 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1230	1361 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1240	1351 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1250	1341 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1260	1331 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1270	1321 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1280	1311 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1290	1301 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1300	1281 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1310	1271 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1320	1261 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15

Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-1330	1251 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1340	1241 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1350	1231 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1360	1221 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1370	1211 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1380	1201 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1390	1171 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1400	1161 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1410	1151 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1420	1141 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1430	1131 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1440	1121 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1450	1111 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1460	1101 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1461	1077 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1470	1065 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1480	1055 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1490	1035 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1500	1025 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1510	1015 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1520	1005 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1670	950 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1680	1012 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1690	1020 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1700	1030 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1710	1040 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1720	1050 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1730	1060 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1740	1070 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1750	1080 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1760	1100 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15

Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-1770	1110 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1780	1120 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1790	1130 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1800	1140 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1810	1150 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1820	1160 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1821	1170 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1830	1200 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1840	1210 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1850	1220 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1860	1230 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1870	1240 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1880	1250 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1890	1260 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1900	1270 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1910	1280 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1920	1300 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1930	1310 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1940	1320 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1950	1330 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1960	1340 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1970	1350 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1980	1360 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1990	1370 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2000	1380 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2010	1400 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2020	1410 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2030	1420 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2040	1430 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2050	1440 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2060	1450 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15

Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-2070	1460 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2080	1470 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2090	1480 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2100	1500 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2110	1510 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2120	1520 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2130	1530 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-2140	1540 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2150	1550 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2160	1560 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2170	1570 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
Total							101.00	\$ 251,000.15

Total (Rounded for Budget Purposes) \$ 251,000.00

Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-1030	1580 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1035	1575 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1040	1571 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1050	1561 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1060	1551 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1070	1541 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1080	1531 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1090	1521 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1100	1511 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1110	1501 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1120	1481 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1130	1471 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1140	1461 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1150	1451 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1160	1441 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1170	1431 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1180	1421 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1190	1411 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1200	1405 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1210	1375 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1220	1365 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1230	1361 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1240	1351 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1250	1341 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1260	1331 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1270	1321 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1280	1311 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1290	1301 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1300	1281 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1310	1271 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1320	1261 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15

Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-1330	1251 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1340	1241 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1350	1231 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1360	1221 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1370	1211 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1380	1201 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1390	1171 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1400	1161 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1410	1151 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1420	1141 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1430	1131 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1440	1121 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1450	1111 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1460	1101 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1461	1077 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1470	1065 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1480	1055 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1490	1035 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1500	1025 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1510	1015 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1520	1005 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1670	950 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1680	1012 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1690	1020 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1700	1030 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1710	1040 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1720	1050 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1730	1060 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1740	1070 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1750	1080 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1760	1100 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15

Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-1770	1110 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1780	1120 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-1790	1130 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1800	1140 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1810	1150 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1820	1160 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1821	1170 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1830	1200 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1840	1210 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1850	1220 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1860	1230 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1870	1240 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1880	1250 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1890	1260 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1900	1270 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1910	1280 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1920	1300 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1930	1310 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1940	1320 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1950	1330 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1960	1340 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1970	1350 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1980	1360 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-1990	1370 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2000	1380 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2010	1400 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2020	1410 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2030	1420 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2040	1430 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2050	1440 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2060	1450 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15

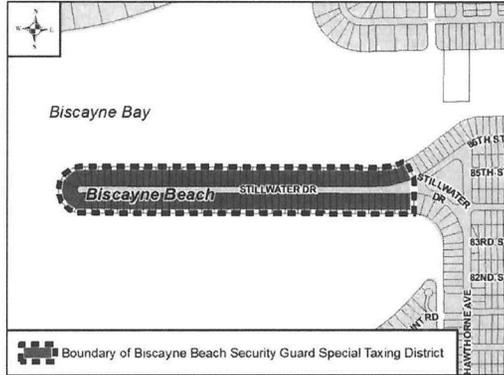
Attachment A

Biscayne Beach Security Guard Special Taxing District Non-Ad Valorem Assessment Roll

District #	Folio/Parcel	Property Address	City	State	Zip Code	Assessment Rate	Units	Assessment
F0203	02-3203-011-2070	1460 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2080	1470 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2090	1480 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2100	1500 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2110	1510 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2120	1520 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2130	1530 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	0.50	\$ 1,242.58
F0203	02-3203-011-2140	1540 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2150	1550 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2160	1560 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
F0203	02-3203-011-2170	1570 STILLWATER DR	Miami Beach	Florida	33141	\$ 2,485.15	1.00	\$ 2,485.15
Total							101.00	\$ 251,000.15

Total (Rounded for Budget Purposes) \$ 251,000.00

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/lot'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
 Ad: 09112024-02 Biscayne Beach

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

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.miamibeachfl.gov
rafaelgranado@miamibeachfl.gov
 Telephone: 305.673.7411

MIAMIBEACH
AD: 08202024 HPB APPEAL
HPSM: 2024-001