RESOLUTION NO. 2017-30065

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CREATING, SUBJECT TO THE APPROVAL OF A MAJORITY OF THE AFFECTED PROPERTY OWNERS, A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS THE WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT, FOR A TERM OF TEN (10) YEARS, TO STABILIZE AND IMPROVE THE WASHINGTON AVENUE RETAIL BUSINESS DISTRICT, WHICH IS LOCATED WITHIN A NATIONALLY RECOGNIZED HISTORIC DISTRICT, THROUGH PROMOTION, MANAGEMENT, MARKETING, AND OTHER SIMILAR SERVICES (THE "SERVICES"); PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS IN THE AMOUNT OF $511,331 PER YEAR; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THOSE SERVICES WHOSE COSTS ARE TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND AUTHORIZING RELATED ACTIONS.

WHEREAS, Washington Ave BID Inc. (the "BID") is a Florida non profit corporation, which represents a group of property owners of real estate in the vicinity of, abutting, or located on Washington Avenue; and

WHEREAS, 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 against property benefited for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts, or any combination of such districts, through promotion, management, marketing, and other similar services; and

WHEREAS, on January 11, 2017, the Mayor and City Commission adopted Resolution No. 2017-29719, attached hereto and incorporated herein as Exhibit "A," which, in pertinent part, authorized the Offices of the City Manager and City Attorney to work with the Steering Committee of the Washington Avenue property owners, for the purpose of establishing a special assessment district, pursuant to Chapter 170, Florida Statutes, to stabilize and improve the Washington Avenue retail business district, which is located within a nationally recognized historic district, through promotion, management, marketing, and other similar services; and

WHEREAS, the special assessments levied within the proposed special assessment district, to be known as the "Washington Avenue Business Improvement District" (the "District"), shall be used to provide the services described in Exhibit "B," attached hereto and incorporated herein (the "Services"); and

WHEREAS, the District is bounded on the north by 17th Street and on the south by 5th Street, and consists of properties abutting Washington Avenue and/or the cross-streets intersecting Washington Avenue; provided, however, that the following properties shall be excluded and exempted from the District: (1) residential properties; (2) common areas owned by

condominium associations; (3) any property owned by a City, County, State, or Federal governmental entity or school district; and (4) any property owned or occupied by a religious institution and used as a place of worship or education (as defined in Section 170.201(2), Florida Statutes); and

WHEREAS, the Mayor and City Commission hereby determine that it is in the best interest of the City, and of the District, to provide, or cause to be provided, the Services for the District and, as such, wish to defray the cost of the Services by levying special assessments upon the affected properties within the District ("Assessments"); and

WHEREAS, the Mayor and City Commission further determine that special benefits shall accrue to the properties within the District from the Services, and that the Assessments shall be made in proportion to the benefits received, all as set forth in the preliminary assessment roll attached hereto and incorporated herein as Exhibit "C"; and

WHEREAS, the Mayor and City Commission have determined that the Assessments to be levied shall not exceed the special benefits to the affected properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AS FOLLOWS:

SECTION 1: All findings and recitals contained in this Resolution are hereby adopted and incorporated herein.

SECTION 2: Pursuant to the provisions of Chapter 170, Florida Statutes, the Mayor and City Commission hereby authorize a special assessment to be levied and collected, and hereby create a special assessment district, to be known as the "Washington Avenue Business Improvement District," for a term of ten (10) years, subject to the approval of the majority of the affected property owners in the District, for the purposes of stabilizing and improving the Washington Avenue retail business district, which is located within a nationally recognized historic district, through promotion, management, marketing, and other similar services.

SECTION 3: The boundaries of the proposed District are as follows: All lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the Assessment Plat, attached hereto and incorporated herein as Exhibit "D."

SECTION 4: The nature of the Services is set forth in Exhibit "B," attached hereto and incorporated herein.

SECTION 5: The total estimated cost of the Services to be funded by the proposed Assessments is approximately $511,331 per year.

SECTION 6: The Assessments shall be levied in accordance with the applicable provisions of Chapter 170, Florida Statutes, for the purposes of defraying the cost of the Services, as described in Exhibit "C," and in accordance with the assessment methodologies in Exhibit "E," attached hereto and incorporated herein.

SECTION 7: At the time of adoption of the Resolution by the Mayor and City Commission, there shall be on file with the City Clerk the Assessment Plat, showing the area to

be assessed; a description of the Services; and an estimate of the cost of the Services, which documents shall be open to inspection by the public.

SECTION 8: Following approval of this Resolution, the City Administration is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the properties assessed by folio number; the amount of benefit to each property; and the special assessments against each property assessed by folio number.

SECTION 9: The assessment shall be payable in one installment per year to the Finance Director of the City, or the Finance Director's designee, on such date as shall be contained in a bill to be mailed to each property owner within the District at least thirty (30) days prior to the due date, and following the confirmation by the Mayor and City Commission of the Final Assessment Roll. Installments not paid when due shall become due and payable in accordance with statutory provisions and shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid, and shall bear interest, at such rate or rates as specified in Section 170.09, Florida Statutes.

SECTION 10: Upon completion of the preliminary assessment roll, the Mayor and City Commission shall adopt a subsequent Resolution to fix a time and place at which the owners of the property to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of the Assessments or the provision of the Services, the costs thereof, the manner of payment therefor, or the amount thereof to be assessed against each property so serviced, all in accordance with Chapter 170, Florida Statutes.

SECTION 11: The City Clerk is hereby directed to cause this Resolution to be published one time in a newspaper of general circulation published in the City.

SECTION 12: The Resolution shall become effective upon the date of its adoption herein, provided, however, that if the proposed special assessment does not receive the approval of a majority (50% plus one) of the affected property owners pursuant to an election to be duly conducted by the City Clerk, the Resolution shall be null and void.

PASSED and **ADOPTED** this 18 day of October, 2017.

MIAMI BEACH INCORPORATED MARCH 26TH 1915

ATTEST:

10/30/17

Rafael E. Granado
City Clerk

Philip Levine
Mayor

(Sponsored by Commissioner Michael Grieco)

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APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

10-6-17

City Attorney Date

NK

MIAMIBEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Raul J. Aguila, City Attorney
DATE: October 18, 2017

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CREATING, SUBJECT TO THE APPROVAL OF A MAJORITY OF THE AFFECTED PROPERTY OWNERS, A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS THE WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT, FOR A TERM OF TEN (10) YEARS, TO STABILIZE AND IMPROVE THE WASHINGTON AVENUE RETAIL BUSINESS DISTRICT, WHICH IS LOCATED WITHIN A NATIONALLY RECOGNIZED HISTORIC DISTRICT, THROUGH PROMOTION, MANAGEMENT, MARKETING, AND OTHER SIMILAR SERVICES (THE "SERVICES"); PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS IN THE AMOUNT OF $511,331 PER YEAR; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THOSE SERVICES WHOSE COSTS ARE TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND AUTHORIZING RELATED ACTIONS.

Legislative Tracking
Office of the City Attorney

Sponsor
Commissioner Michael Grieco

ATTACHMENTS:

Description

- Memorandum
- Resolution
- Exhibit A - Resolution No. 2017-29719
- Exhibit B - Budget
- Exhibit C - Preliminary Assessment Roll

- Exhibit D - Map
- Exhibit E - Assessment Methodologies

MIAMIBEACH

OFFICE OF THE CITY ATTORNEY
RAUL J. AGUILA, CITY ATTORNEY

COMMISSION MEMORANDUM

To: Mayor Philip Levine
Members of the City Commission
Jimmy Morales, City Manager

cc: Rafael Granado, City Clerk

From: Raul J. Aguila, City Attorney

Date: October 18, 2017

Subject: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CREATING, SUBJECT TO THE APPROVAL OF A MAJORITY OF THE AFFECTED PROPERTY OWNERS, A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS THE WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT, FOR A TERM OF TEN (10) YEARS, TO STABILIZE AND IMPROVE THE WASHINGTON AVENUE RETAIL BUSINESS DISTRICT, WHICH IS LOCATED WITHIN A NATIONALLY RECOGNIZED HISTORIC DISTRICT, THROUGH PROMOTION, MANAGEMENT, MARKETING, AND OTHER SIMILAR SERVICES (THE "SERVICES"); PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS IN THE AMOUNT OF $511,331 PER YEAR; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THOSE SERVICES WHOSE COSTS ARE TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND AUTHORIZING RELATED ACTIONS.**

A. Background

The Washington Avenue BID Inc. (the "BID") is a Florida non profit corporation, which represents a group of property owners of real estate in the vicinity of, abutting, or located on Lincoln Road.

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 against property benefited for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts, or any combination of such districts, through promotion, management, marketing, and other similar services.

On January 11, 2017, the Mayor and City Commission adopted Resolution No. 2017-29719, which, in pertinent part, authorized the Offices of the City Manager and City Attorney to work with the Steering Committee of the Washington Avenue property owners, for the purpose of establishing a special assessment district, pursuant to Chapter 170, Florida Statutes, to stabilize and improve the Washington Avenue retail business district, which is located within a nationally recognized historic district, through promotion, management, marketing, and other similar services.

The attached Resolution is the first step under Chapter 170, Florida Statutes, for creating the proposed special assessment district, and is submitted for consideration by the Mayor and City Commission.

B. The Proposed "Washington Avenue Business Improvement District"

The attached Resolution creates, subject to the approval of a majority of the affected property owners, a special assessment district, to be known as the "Washington Avenue Business Improvement District" (the "District"), for a term of ten (10) years, to stabilize and improve the Washington Avenue retail business district, which is located within a nationally recognized historic business district, through promotion, management, marketing, and other similar services. The Resolution provides for the levy and collection of special assessments, in the amount of $511,331 per year; indicates the location, nature, and estimated cost of those services whose cost are to be defrayed by the special assessments; provides the manner in which such special assessments shall be made; provides when such special assessments shall be made; designates the lands upon which the special assessments shall be levied; provides for publication of this Resolution; and authorizes related actions.

The proposed material terms for the District are as follows:

1. <u>District Boundaries</u>

The District shall be bounded on the north by 17th Street and on the south by 5th Street, and consists of properties abutting Washington Avenue and/or the cross-streets intersecting Washington Avenue; provided, however, that the following properties shall be excluded and exempted from the District: (1) residential properties; (2) common areas owned by condominium associations; (3) any property owned by a City, County, State, or Federal governmental entity or school district; and (4) any property owned or occupied by a religious institution and used as a place of worship or education (as defined in Section 170.201(2), Florida Statutes).

Pursuant to Section 170.04, Florida Statutes, at the time of the adoption of the attached Resolution, there shall be on file with the City Clerk an assessment plat showing the area to be assessed, which assessment plat shall be open to the inspection of the public. A proposed assessment plat is attached as Exhibit "D" to the Resolution.

2. <u>Term/Duration of the District</u>

The term/duration of the proposed District is ten (10) years.

3. Total Annual Amount of Special Assessments to be Levied and Collected

The total annual amount of special assessments to be levied and collected shall be $511,331 per year.

4. Assessment Methodologies

Properties within the District that front Washington Avenue and those streets that intersect Washington Avenue will be assessed at the rate of forty cents ($0.40) per square foot of the lot size, based on the size of the ground floor only. Properties within the District that front the pedestrian-only section of Española Way located west of Washington Avenue will be assessed at the rate of eighteen cents ($0.18) per square foot of the lot size, based on the size of the ground floor only. With respect to 408 Lincoln Road, the special assessment shall be calculated based on the square footage of only that portion of property that lies south of Lincoln Lane South.

5. Services to be Provided

The special assessments shall be used to fund those Services described in Exhibit "B" to the attached Resolution.

C. Procedure for Creating the District, Following the Adoption of the Attached Resolution

1. Notice Requirement

Upon adoption of the attached Resolution, and pursuant to Section 170.05, Florida Statutes, the City shall cause the Resolution to be published one time in a newspaper of general circulation published in the City.

2. Preliminary Assessment Roll

Additionally, upon adoption of the attached Resolution, and pursuant to Section 170.06, Florida Statutes, there shall be made available in the City Clerk's Office a preliminary assessment roll, in accordance with the method of assessment provided for in the Resolution, which assessment roll shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land, and the number of annual installments in which the assessment is divided.

3. Special Mail Ballot Election

Following adoption of the attached Resolution by the Mayor and City Commission, and completion of the preliminary assessment roll, the City Clerk, in consultation with the City Attorney's Office, shall conduct a special mail ballot election for the majority (50% plus one) of the affected property owners to approve the proposed special assessment.

4. Final Hearing for the Mayor and City Commission to Hear Testimony, Decide Whether to Levy Special Assessments, and Meet as an Equalizing Board to Adjust and Equalize the Assessments on a Basis of Justice and Right

Upon completion of the preliminary assessment roll, and upon the approval of the District by a majority of the affected property owners, the Mayor and City Commission must adopt a subsequent Resolution to schedule a public hearing at which the owners of the properties to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of the assessments proposed to be levied, or the provision of the Services, the costs thereof, the manner of payment therefor, or the amount thereof to be assessed against each lot so serviced.

Following the public hearing, the Mayor and City Commission shall make a final decision on whether to levy the special assessments. At that time, the Mayor and City Commission shall also serve as an "equalizing board" to hear and consider any and all complaints as to the special assessments, and shall adjust and equalize the assessments on a basis of justice and right.

When so equalized, and approved by Resolution of the Mayor and City Commission, a final assessment roll shall be filed with the City Clerk, and the special assessments (as set forth in the final roll) shall stand confirmed and remain legal, valid, and binding liens upon the property against which such assessments are made, until paid.

D. Conclusion

The attached Resolution shall become effective upon the date of adoption; provided, however, that if the proposed special assessment does not subsequently receive the approval of a majority (50% plus one) of the affected property owners, the attached Resolution shall be null and void.

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RESOLUTION NO. 2017-29719

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE OFFICES OF THE CITY MANAGER AND CITY ATTORNEY TO WORK WITH THE STEERING COMMITTEE OF THE WASHINGTON AVENUE PROPERTY OWNERS, FOR THE PURPOSE OF ESTABLISHING A SPECIAL ASSESSMENT DISTRICT, PURSUANT TO CHAPTER 170, FLORIDA STATUTES, TO STABILIZE AND IMPROVE THE WASHINGTON AVENUE RETAIL BUSINESS DISTRICT, WHICH IS LOCATED WITHIN THE FLAMINGO PARK AND ESPAÑOLA WAY LOCAL HISTORIC DISTRICTS, AND THE CD-2 ZONING DISTRICT, ALL OF WHICH IS WITHIN A NATIONALLY RECOGNIZED HISTORIC DISTRICT, THROUGH PROMOTION, MANAGEMENT, MARKETING, AND OTHER SIMILAR SERVICES.

WHEREAS, the Steering Committee of the Washington Avenue property owners ("Steering Committee") represents a group of owners of real estate in the vicinity of, abutting, or located on Washington Avenue; and

WHEREAS, 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 against property benefited for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts, or any combination of such districts, through promotion, management, marketing, and other similar services, in such districts of the municipality; and

WHEREAS, the Steering Committee seeks to work with the City of Miami Beach to establish a special assessment district under Chapter 170, Florida Statutes, in order to stabilize and improve the Washington Avenue area, a retail business district within a nationally recognized historic district, through promotion, management, marketing, and other similar services.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby authorize the Offices of the City Manager and City Attorney to work with the Steering Committee of the Washington Avenue property owners, for the purpose of establishing a special assessment district, pursuant to Chapter 170, Florida Statutes, to stabilize and improve the Washington Avenue retail business district, which is located within the Flamingo Park and Española Way local historic districts, and the CD-2 zoning district, all of which is within a nationally recognized historic district, through promotion, management, marketing, and other similar services.

PASSED and **ADOPTED** this 11 day of January, 2017.

ATTEST:

1/20/17

Rafael E. Granado, City Clerk

Philip Levine, Mayor

(Sponsored by Commissioner Michael Grieco)

MIAMI BEACH INCORPORATED MARCH 26TH 1915

APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

City Attorney

1/9/17

Date

NK

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EXHIBIT "B"

WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT
BUDGET NARRATIVE AND SUMMARY OF SERVICES TO BE PROVIDED

1. Revenues

The revenues in the attached proposed budget ($511,331) represent the total amount of the special assessments to be collected each year of the special assessment district, as detailed in the Preliminary Assessment Roll, attached as Exhibit "C."

2. Administrative and Office Expenses

Administrative and office expenses for the first year of the special assessment district shall total $155,600.

- Staffing costs, including employment benefits, for two employees (an executive director and a part-time staff assistant) shall total $105,000.
- Office expenses for rent, liability insurance, supplies, postage, printing, equipment lease(s), annual report, audit, cell phone, accounting, and directors and officers liability insurance shall total $50,600.

3. Street-level Improvements and Programs

The BID intends to hire a national provider with a supervisor to coordinate both security and sanitation services. Security officers will interface with hired off-duty police officers, in a manner that is acceptable to the Miami Beach Police Department. Supplemental security services will total $85,000, and off-duty police services will total $35,000.

The BID also intends to hire a national sanitation services provider to remove street debris and minor graffiti. The cost of supplemental sanitation services will total $65,000.

Sanitation supplies will be purchased in order to facilitate sidewalk debris removal, and to remove minor graffiti. The cost of sanitation cleaning supplies shall total $5,000.

4. Marketing Expenses

Marketing expenses shall total $145,731 and shall include the following expenditures:

- Holiday lights and decorations in the amount of $75,000.
- Development of a Washington Avenue BID website, including images, in the amount of $20,000.
- Year-round event development will be initiated at a cost of $50,731.

5. Washington Avenue Visioning

Planning, in conjunction with the City, to revitalize and renew the District, in the amount of $20,000.

Total District Expenses: $511,331

EXHIBIT "B"

ANNUAL BUDGET

Washington Avenue Business Improvement District
Year One Budget (Assessment Revenue based on 1,306,127 square feet of lot size)

REVENUE

TOTAL ASSESSMENT REVENUE	**$ 511,331**
(@ $0.40/sf and two folios at $0.18/sf)	

EXPENSES

1. Administrative Expenses	
Executive Director, including benefits	85,000
Staff Assistant, part-time, including benefits	20,000
2. Office Expenses	
Internet	1,000
Liability insurance	5,000
Office supplies	3,600
Postage	1,000
Printing	3,000
Office rent	15,000
Equipment lease and/or purchase	4,000
Cell phone	1,800
Telephone, other	1,200
Accounting fees	6,000
Audit fees	6,000
Legal fees	1,000
Officers/directors insurance	1,000
Occ. License	400
Meeting expenses	600
Total Administrative & Office Expenses	**155,600**
3. Street Level Improvements and Programs	
Supplemental Security	85,000
Off Duty Police	35,000
Supplemental Sanitation	65,000
Sanitation Supplies	5,000
Total Street Improvement & Program Expenses	**190,000**
4. Marketing	
Holiday lights on median palms	75,000
Website	20,000
Year-round event development	50,731
Total Marketing Expenses	**145,731**
5. Revitalization Planning/Vision for Washington Ave.	**20,000**
TOTAL ANNUAL DISTRICT EXPENSES	**$ 511,331**

EXHIBIT "C"

PRELIMINARY ASSESSMENT ROLL

Each property (identified below by folio number) shall be assessed at rate of $0.40 per square foot of the lot size, based on the ground floor only, except for those properties fronting the pedestrian-only section of Española Way located west of Washington Avenue.

1. PROPERTIES FRONTING WASHINGTON AVENUE OR INTERSECTING SIDE STREETS

No.	Property Address	Lot S.F.	Folio No.	Assessment @ $0.40/sf
1.	504 Washington Ave.	10,400	02-4203-009-1940	$4,160
2.	534 Washington Ave.	11,500	02-4203-009-1920	$4,600
3.	550 Washington Ave.	13,586	02-4203-009-1900	$5,434
4.	540 Washington Ave.	5,276	02-4203-009-1910	$2,110
5.	590 Washington Ave.	8,175	02-4203-009-1890	$3,270
6.	600 Washington Ave.	13,473	02-4203-009-1720	$5,389
7.	616 Washington Ave.	7,000	02-4203-009-1710	$2,800
8.	660 Washington Ave.	21,000	02-4203-009-1690	$8,400
9.	830 Washington Ave.	20,581	02-4203-009-0101	$8,232
10.	824 Washington Ave.	11,890	02-4203-009-0110	$4,756
11.	930 Washington Ave.	30,050	02-4203-009-0160	$12,020
12.	944 Washington Ave.	7,550	02-4203-009-0140	$3,020
13.	956 Washington Ave.	14,900	02-4203-009-0130	$5,960
14.	1020 Washington Ave.	8,400	02-4203-009-0270	$3,360
15.	1030 Washington Ave.	8,950	02-4203-009-0260	$3,580
16.	1036 Washington Ave.	9,500	02-4203-009-0250	$3,800
17.	1040 Washington Ave.	10,050	02-4203-009-0240	$4,020
18.	1050 Washington Ave.	21,800	02-4203-009-0230	$8,720
19.	1200 Washington Ave.	19,250	02-4203-009-0060	$7,700
20.	1234 Washington Ave.	10,275	02-4203-009-0050	$4,110
21.	1260 Washington Ave.	23,250	02-4203-009-0040	$9,300
22.	1334 Washington Ave.	5,865	02-3234-011-0020	$2,346
23.	1430 Washington Ave.	2,280	02-4203-011-0020	$912
24.	1452 Washington Ave.	7,756	02-3234-006-0260	$3,102
25.	1516 Washington Ave.	16,100	02-3234-006-0100	$6,440
26.	1532 Washington Ave.	8,100	02-3234-006-0110	$3,240
27.	1540 Washington Ave.	1,530	02-3234-006-0130	$612
28.	1542 Washington Ave.	6,520	02-3234-006-0120	$2,608
29.	1552 Washington Ave.	8,050	02-3234-006-0140	$3,220
30.	1556 Washington Ave.	8,050	02-3234-006-0150	$3,220
31.	1568 Washington Ave.	16,200	02-3234-006-0160	$6,480
32.	1600 Washington Ave.	16,200	02-3234-006-0010	$6,480
33.	555 Washington Ave.	39,911	02-4203-002-0110	$15,964
34.	601 Washington Ave.	10,270	02-4203-004-0810	$4,108
35.	619 Washington Ave.	6,500	02-4203-004-0820	$2,600
36.	623, 625, and 627 Washington Ave.	6,500	02-4203-004-0830	$2,600
37.	633 Washington Ave.	3,250	02-4203-004-0850	$1,300

No.	Property Address	Lot S.F.	Folio No.	Assessment @.40/sf
38.	637 Washington Ave.	3,250	02-4203-004-0840	$1,300
39.	655 Washington Ave.	13,000	02-4203-004-0860	$5,200
40.	657, 685 Washington Ave.	26,000	02-4203-004-0870	$10,400
41.	705 Washington Ave.	6,500	02-4203-004-0640	$2,600
42.	709 Washington Ave.	6,500	02-4203-004-0650	$2,600
43.	719 Washington Ave.	6,500	02-4203-004-0660	$2,600
44.	729 Washington Ave.	6,500	02-4203-004-0670	$2,600
45.	739 Washington Ave.	6,500	02-4203-004-0680	$2,600
46.	743 Washington Ave.	19,500	02-4203-004-0690	$7,800
47.	801 Washington Ave.	13,000	02-4203-004-0510	$5,200
48.	825 Washington Ave.	13,000	02-4203-004-0520	$5,200
49.	835 Washington Ave.	6,500	02-4203-004-0530	$2,600
50.	843 Washington Ave.	6,500	02-4203-004-0540	$2,600
51.	849 Washington Ave.	6,500	02-4203-004-0550	$2,600
52.	861 Washington Ave.	6,500	02-4203-004-0560	$2,600
53.	915, 917, 919, 921, and 923 Washington Ave.	26,000	02-3234-008-1400	$10,400
54.	947 Washington Ave.	6,500	02-3234-008-1410	$2,600
55.	955 Washington Ave.	6,500	02-3234-008-1420	$2,600
56.	983 Washington Ave.	6,500	02-3234-008-1430	$2,600
57.	1035 Washington Ave.	6,500	02-3234-008-1260	$2,600
58.	1041 Washington Ave.	6,500	02-3234-008-1270	$2,600
59.	1051 Washington Ave.	6,500	02-3234-008-1280	$2,600
60.	1057 Washington Ave.	6,500	02-3234-008-1290	$2,600
61.	1065 Washington Ave.	4,000	02-3234-008-1310	$1,600
62.	1101 Washington Ave.	6,465	02-3234-008-1160	$2,586
63.	1125 Washington Ave.	6,500	02-3234-008-1180	$2,600
64.	1127 Washington Ave.	13,000	02-3234-008-1190	$5,200
65.	1201, 1203, and 1205 Washington Ave.	11,700	02-3234-008-1090	$4,680
66.	1261 Washington Ave.	39,000	02-3234-008-1091	$15,600
67.	1301 Washington Ave.	6,500	02-3234-008-0950	$2,600
68.	1323 Washington Ave.	13,000	02-3234-008-0960	$5,200
69.	1331 Washington Ave.	6,500	02-3234-008-0970	$2,600
70.	1345 Washington Ave.	11,440	02-3234-008-0980	$4,576
71.	1359 Washington Ave.	13,000	02-3234-008-1000	$5,200
72.	1407 Washington Ave.	13,000	02-3234-008-0810	$5,200
73.	1409, 1411 Washington Ave.	6,500	02-3234-008-0820	$2,600
74.	1413 Washington Ave.	6,500	02-3234-008-0830	$2,600
75.	1417 Washington Ave.	6,500	02-3234-008-0840	$2,600
76.	1421 Washington Ave.	6,500	02-3234-008-0850	$2,600
77.	1427 Washington Ave.	6,500	02-3234-008-0860	$2,600
78.	1429 Washington Ave.	4,322	02-3234-008-0880	$1,729
79.	1435 Washington Ave.	7,354	02-3234-008-0870	$2,942
80.	1439, 1441 Washington Ave.	10,773	02-3234-013-0040	$4,309
81.	1443, 1445 Washington Ave.	12,300	02-3234-013-0020	$4,920
82.	1509 Washington Ave.	14,500	02-3234-019-1180	$5,800
83.	1515 Washington Ave.	13,125	02-3234-019-1170	$5,250

No.	Property Address	Lot S.F.	Folio No.	Assessment @ .40/sf
84.	1527 Washington Ave.	8,750	02-3234-019-1160	$3,500
85.	1537 Washington Ave.	8,750	02-3234-019-1150	$3,500
86.	1543 Washington Ave.	17,500	02-3234-019-1140	$7,000
87.	1627 Washington Ave.	9,950	02-3234-019-0830	$3,980
88.	1651 Washington Ave.	8,325	02-3234-019-0680	$3,330
89.	1665 Washington Ave.	4,500	02-3234-019-0770	$1,800
90.	1667 Washington Ave.	7,500	02-3234-019-0760	$3,000
91.	1671 Washington Ave.	7,500	02-3234-019-0750	$3,000
92.	1685 Washington Ave.	30,000	02-3234-019-0730	$12,000
93.	601 5 St.	17,577	02-4203-008-0010	$7,031
94.	630 6 St.	1,200	02-4203-009-1800	$480
95.	1345 Drexel Ave.	17,700	02-3234-011-0030	$7,080
96.	400 14 St./1370 Wash. Ave.	7,089	02-3234-011-0040	$2,836
97.	407 15 St./1500 Wash. Ave.	8,100	02-3234-006-0080	$3,240
98.	245 9 St.	6,500	02-3234-008-1390	$2,600
99.	228 11 St.	2,500	02-3234-008-1300	$1,000
100.	233 11 St.	6,535	02-3234-008-1150	$2,614
101.	1151 Wash. Ave.; 232 12 St.	10,400	02-3234-008-1200	$4,160
102.	1500 Collins Ave.	60,445	02-3234-019-1190	$24,178
103.	350 Lincoln Road	11,250	02-3234-019-0820	$4,500
104.	318, 330 Lincoln Road	17,250	02-3234-019-0810	$6,900
105.	337 Lincoln Road	7,575	02-3234-019-0670	$3,030
106.	628 6 St.	900	02-4203-009-1880	$360
107.	1601 Drexel Ave.	45,360	02-3234-006-0040	$18,144
108.	408 Lincoln Road	25,760	02-3234-006-0020	$10,304[1]

2. PROPERTIES FRONTING PEDESTRIAN-ONLY SECTION OF ESPAÑOLA WAY

109.	1434 Washington Ave.	25,272	02-3234-015-0020	$4,549
110.	405 Española Way/ 1446 Wash. Ave.	25,272	02-3234-015-0010	$4,549

3. SUMMARY

	Number of properties	Square feet subject to assessment	Total annual assessment
Properties fronting Washington Avenue or intersecting streets	108 folios	1,255,583	$ 502,233
Properties fronting the pedestrian-only section of Española Way	2 folios	50,544	$ 9,098
TOTAL	**110 folios**	**1,306,127**	**$ 511,331**

[1] Only that portion of Folio No. 02-3234-006-0020 that is located south of Lincoln Lane South is proposed to be included in this District. The portion of the property located north of Lincoln Lane South is located within the special assessment district known as the Lincoln Road Business Improvement District.

Legend

- Street
- Water
- Parcel of Interest
- City Limit

N

0 250 500
Feet

Proposed Washington Avenue Business Improvement District

GIS

Note: This map is to be used for planning purposes only. The City of Miami Beach shall not be held liable for any injury or damage caused by the use of data distributed, as a public records request regardless of their use or application. The creator of this map does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied.
Map Created on 8/31/2017

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Exhibit "D"

EXHIBIT "E"

ASSESSMENT METHODOLOGIES

The following assessment methodologies (i.e., formulas) shall apply to properties within the proposed special assessment district ("District"):

1. Total number of properties to be assessed

As listed in both the attached database and the Preliminary Assessment Roll, 110 properties (identified by folio) are included in the proposed District.

2. Property fronting Washington Avenue and intersecting side streets

108 properties on Washington Avenue and those streets that intersect Washington Avenue will be assessed at the rate of forty cents ($0.40) per square foot of the lot size, based on the ground floor only.

3. Property fronting the pedestrian-only section of Española Way

Two (2) properties fronting the pedestrian-only section of Española Way located west of Washington Avenue, as noted in the Preliminary Assessment Roll, will be assessed at a rate of eighteen cents ($0.18) per square foot of the lot size, based on the ground floor only. Property owners on this section of Española Way currently fund their own marketing activities, special events, and pedestrian amenities. Accordingly, the proposed District would dedicate a reduced amount of resources towards the promotion, management, marketing, and other similar services for these properties. The reduced assessment formula is therefore proportionate to the benefit that these property owners would receive.

4. Residential properties and common areas owned by condominium associations

Residential properties and common areas owned by condominium associations shall be excluded and exempted from the proposed District.

5. Public property

Property owned or occupied by the U.S. Government, State of Florida, Miami-Dade County, Miami-Dade County Public Schools, or City of Miami Beach shall be exempted and excluded from the proposed District.

6. Property owned or occupied by a religious institution

Property owned or occupied by a religious institution and used as a place of worship or education shall be excluded and exempted from the proposed special assessment district. Section 170.201(2), Florida Statutes, defines "religious institution" as any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on. If any portion of a property owned by a religious institution is not used as a place of worship or education, that portion of the property shall not be excluded or exempted from the proposed District.