

NOTICE OF PUBLIC HEARING TO APPROVE THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE 41ST STREET BUSINESS IMPROVEMENT DISTRICT

July 26, 2023

NOTICE IS HEREBY GIVEN that on **July 26, 2023**, at **5:03 p.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE 41ST STREET BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

During the July 26, 2023 Commission Meeting, the City Commission will be present in the Commission Chamber, Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139. Owners of the properties to be assessed and the public are encouraged to attend the meeting virtually (as provided below). However, owners of the properties to be assessed or members of the public who wish to attend the meeting or provide public comment in person may appear at the Commission Chamber.

To participate or provide comment virtually during the Commission Meeting, owners of the properties to be assessed or the public may join the webinar at: <https://miamibeachfl.gov.zoom.us/j/81392857671> or via telephone at: 1.301.715.8592 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Persons wanting to speak virtually on this 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.

At the hearing, 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 stabilizing and improving, through special assessments, the proposed 41st Street Business Improvement District (the "District"), through promotion, management, marketing, and other similar services; as to the cost thereof; as to the manner of payment therefor; and as to the amount thereof to be assessed against each property so improved.

Following the testimony, the Mayor and City Commission shall make a final decision on whether to levy the special assessments. Thereafter, the Mayor and City Commissioners shall meet 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.

The District is bounded on the west by Alton Road, on the east by Indian Creek Canal, and consists of properties abutting West 41st Street/Arthur Godfrey Road; provided, however, that the following properties shall be excluded and exempted from the District: (1) residential properties; (2) any property owned by a City, County, State, or Federal governmental entity or School District; and (3) any property owned or occupied by a religious institution and used as a place of worship or education (as defined by Section 170.201(2), Florida Statutes).

The description of each property to be assessed and the amount to be assessed for each piece or parcel of property is attached hereto.

This public hearing is subject to the approval of the creation of the District by a majority of the affected property owners in the Special Mail Ballot Election, scheduled to be held from June 5, 2023 to June 27, 2023.

Inquiries may be directed to the City's Economic Development Department at 305-673-7572.

INTERESTED PARTIES are invited to appear at this meeting, be represented by an agent, or express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, First Floor, City Hall, Miami Beach, Florida 33139. The preliminary assessment roll for the District referenced herein is available for public inspection during normal business hours in the Office of the City Clerk, 1700 Convention Center Drive, First Floor, City Hall, Miami Beach, Florida 33139. This meeting, or any item herein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Florida Statute, the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or 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.

Members of the public may present audio/visual (AV) materials relating to Agenda Items at City Commission meetings held in the Commission Chamber by utilizing the City's AV equipment, provided that materials are submitted to the Marketing and Communications Department by 8:30 a.m., one (1) business day before the meeting. Advance submittal of a presentation will allow the Marketing and Communications Department to plan for the use of the appropriate AV equipment. AV materials may be submitted via email at communications@miamibeachfl.gov; or hand-delivered in a jump drive, CD, or DVD to: Attention: Marketing and Communications Department, 1701 Meridian Avenue, 5th Floor, Miami Beach, FL 33139. Presentations, videos, or links must include a label noting the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item number. Acceptable formats for electronic submission are .pdf, .ppt, .pptx, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

To request this material in an alternate format, 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 option 6; TTY users may call via 711 (Florida Relay Service).

Rafael E. Granado, City Clerk
305.673.7411
<http://votemiamibeach.com/>

Ad No. 07262023-03 MAIL

41st Street BID Assessment Roll

June 26, 2023

Assessment Rates	
≥ 50% Retail	\$0.50 x Lot Size
< 50% Retail	\$0.25 x Lot Size

Assessment Totals	
Year 1 (2023)	\$195,246
Year 3 (2025)	\$205,009
Year 5 (2027)	\$215,259
Year 7 (2029)	\$226,022
Year 9 (2031)	\$237,323

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR CATEGORY	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
North Side of 41st Street (eastward from Alton Road)										
02-3222-019-0340	GILLER GROUP LTD % THE GILLER BUILDING	< 50% Retail	975 W 41 ST	11,057	\$0.25	\$2,764.25	\$2,902.46	\$3,047.59	\$3,199.96	\$3,359.96
02-3222-019-0370	BECHOR TRUST FUND LLC	< 50% Retail	935 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0380	JOAN ERDHEIM & ROBERT BALDGH TRS	< 50% Retail	925 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0390	GATOR - JAG INC	≥ 50% Retail	915 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-019-0400	BLOCK 41ST STREET INC % GADCO REAL ESTATE CO INC	≥ 50% Retail	901 W 41 ST	10,000	\$0.50	\$5,000.00	\$5,250.00	\$5,512.50	\$5,788.13	\$6,077.53
02-3222-019-0220	TP ARTHUR GODFREY LLC C/O TRIFECTA PARTNERS INC	≥ 50% Retail	827 ARTHUR GODFREY RD	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-019-0230	MBMB CAPITAL PARTNERS LLC	< 50% Retail	825 ARTHUR GODFREY RD	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0240	FG 801 ARTHUR GODFREY OWNER LLC C/O FIFTEEN GROUP	< 50% Retail	801 W 41 ST	14,010	\$0.25	\$3,502.50	\$3,677.63	\$3,861.51	\$4,054.58	\$4,257.31
02-3222-014-0410	ROMA INVESTMENTS II INC	< 50% Retail	777 ARTHUR GODFREY RD	9,000	\$0.25	\$2,250.00	\$2,362.50	\$2,480.63	\$2,604.66	\$2,734.89
02-3222-017-0200	767 41 STREET CORP	< 50% Retail	767 W 41 ST	6,105	\$0.25	\$1,526.25	\$1,602.56	\$1,682.69	\$1,766.83	\$1,855.17
02-3222-017-0210	DABBY PROPERTIES % AUERBACH ASSOC INC	≥ 50% Retail	761 W 41 ST	4,524	\$0.50	\$2,262.00	\$2,375.10	\$2,493.86	\$2,618.55	\$2,749.48
02-3222-017-0220	757 W 41 STREET LLC	< 50% Retail	757 W 41 ST	3,330	\$0.25	\$832.50	\$874.13	\$917.83	\$963.72	\$1,011.91
02-3222-017-0230	ARM VENTURES LLC	≥ 50% Retail	753 W 41 ST	3,330	\$0.50	\$1,665.00	\$1,748.25	\$1,835.66	\$1,927.45	\$2,023.82

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR CATEGORY	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3222-001-1510	555 41TH ST ASSOC C/O CONTINENTAL FIDELITY GROUP	≥ 50% Retail	4111 PRAIRIE AVE	4,535	\$0.50	\$2,267.50	\$2,380.88	\$2,499.92	\$2,624.91	\$2,756.16
02-3222-001-1520	ARLENE A ROTTE TRS C/O MIKE SIEGEL DAVID ROTTE TRUST II	≥ 50% Retail	545 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1530	SIEGEL INVESTMENTS LLC	≥ 50% Retail	533 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1540	LONDON FAMILY PARTNERSHIP LLC	≥ 50% Retail	525 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1550	SHELDON FAMILY BLDG GRP LLC	≥ 50% Retail	517 W 41 ST	7,500	\$0.50	\$3,750.00	\$3,937.50	\$4,134.38	\$4,341.09	\$4,558.15
02-3222-001-1560	N ALPER FAMILY NO 4 LLC	≥ 50% Retail	509 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-1570	OCEAN BANK	≥ 50% Retail	501 W 41 ST	5,306	\$0.50	\$2,653.00	\$2,785.65	\$2,924.93	\$3,071.18	\$3,224.74
02-3222-001-0430	CITY NATIONAL BANK OF FL % FINANCE DEPT	≥ 50% Retail	475 W 41 ST	5,750	\$0.50	\$2,875.00	\$3,018.75	\$3,169.69	\$3,328.17	\$3,494.58
02-3222-001-0440	465 W 41 LLC	≥ 50% Retail	465 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0450	N ALPER FAMILY 3 LLC	< 50% Retail	459 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69
02-3222-001-0460	BALOGH FAMILY PARTNERSHIP	< 50% Retail	451 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0470	JOAN B ERDHEIM FAMILY LLC	≥ 50% Retail	447 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0480	JOAN B ERDHEIM FAMILY LLC	≥ 50% Retail	447 W 41	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0490	WHITE MARLIN GROUP LLC & SPINNINGS LC	≥ 50% Retail	441 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0500	M G P INC C/O MILLENNIUM MANAGEMNT LLC	≥ 50% Retail	437 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-0510	REIMS AGR I LLC	≥ 50% Retail	425 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-0520	GIR INVESTMENTS INC	< 50% Retail	419 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69
02-3222-001-0530	THE BALOGH COMPANY INC	< 50% Retail	415 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR CATEGORY	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3222-001-0540	LEVINE INVESTMENTS LIMITED PARTNERSHIP	≥ 50% Retail	401 W 41 ST	3,801	\$0.50	\$1,900.50	\$1,995.53	\$2,095.30	\$2,200.07	\$2,310.07
02-3222-001-0360	APH CORPORATION	≥ 50% Retail	333 W 41 ST	17,050	\$0.50	\$8,525.00	\$8,951.25	\$9,398.81	\$9,868.75	\$10,362.19
02-3222-001-0370	JP ROOSEVELT LLC C/O SHIBOLETH LLP	< 50% Retail	4100 PINE TREE DR	12,312	\$0.25	\$3,078.00	\$3,231.90	\$3,393.50	\$3,563.17	\$3,741.33
South Side of 41st Street (eastward from Alton Road)										
02-3222-019-0040	GATEWAY ASSOCIATES LTD	≥ 50% Retail	976 W 41 ST	9,400	\$0.50	\$4,700.00	\$4,935.00	\$5,181.75	\$5,440.84	\$5,712.88
02-3222-019-0050	106 KNICKERBOCKER AVE LLC 1081 FLUSHING AVE LLC	< 50% Retail	960 W 41 ST	5,750	\$0.25	\$1,437.50	\$1,509.38	\$1,584.84	\$1,664.09	\$1,747.29
02-3222-019-0060	BOBO 954 LLC	≥ 50% Retail	954 W 41 ST	5,400	\$0.50	\$2,700.00	\$2,835.00	\$2,976.75	\$3,125.59	\$3,281.87
02-3222-019-0070	LEVI 946 LLC	≥ 50% Retail	946 W 41 ST	3,300	\$0.50	\$1,650.00	\$1,732.50	\$1,819.13	\$1,910.08	\$2,005.59
02-3222-019-0140	TD BANK N A	vacant	930 41 ST	5,006	\$0.25	\$1,251.50	\$1,314.08	\$1,379.78	\$1,448.77	\$1,521.21
02-3222-019-0141	TD BANK N A	≥ 50% Retail	851 W 41 ST	2,036	\$0.50	\$1,018.00	\$1,068.90	\$1,122.35	\$1,178.46	\$1,237.39
02-3222-019-0150	BURGER KING CORP #38 PROPERTY TAX ACCOUNTANT	≥ 50% Retail	910 ARTHUR GODFREY RD	20,300	\$0.50	\$10,150.00	\$10,657.50	\$11,190.38	\$11,749.89	\$12,337.39
02-3222-019-0190	TZIPORAH 820 LLC	< 50% Retail	820 ARTHUR GODFREY RD	5,950	\$0.25	\$1,487.50	\$1,561.88	\$1,639.97	\$1,721.97	\$1,808.07
02-3227-015-0260	78041 LLC	≥ 50% Retail	780 W 41 ST	11,400	\$0.50	\$5,700.00	\$5,985.00	\$6,284.25	\$6,598.46	\$6,928.39
02-3227-016-0820	245 EAST EIGHTH LLC	≥ 50% Retail	770 W 41 ST	21,538	\$0.50	\$10,769.00	\$11,307.45	\$11,872.82	\$12,466.46	\$13,089.79
02-3222-004-0010	NOAM 744 LLC	≥ 50% Retail	744 W 41 ST	12,294	\$0.50	\$6,147.00	\$6,454.35	\$6,777.07	\$7,115.92	\$7,471.72
02-3222-004-0020	K I F A PROPERTIES LLC	≥ 50% Retail	726 ARTHUR GODFREY RD	2,250	\$0.50	\$1,125.00	\$1,181.25	\$1,240.31	\$1,302.33	\$1,367.44
02-3222-004-0030	CVS 2893 MIAMI LLC CVS PHARMACY INC #2893 01	≥ 50% Retail	700 ARTHUR GODFREY RD	26,169	\$0.50	\$13,084.50	\$13,738.73	\$14,425.66	\$15,146.94	\$15,904.29
02-3227-017-1360	MURIEL LAND LLC	≥ 50% Retail	546 W 41 ST	5,063	\$0.50	\$2,531.50	\$2,658.08	\$2,790.98	\$2,930.53	\$3,077.05

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR CATEGORY	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3227-017-1350	540 RETAIL LLC 540 RETAIL II LLC	< 50% Retail	540 W 41 ST	4,800	\$0.25	\$1,200.00	\$1,260.00	\$1,323.00	\$1,389.15	\$1,458.61
02-3227-017-1340	530 AGR LLC	≥ 50% Retail	530 W 41 ST	5,100	\$0.50	\$2,550.00	\$2,677.50	\$2,811.38	\$2,951.94	\$3,099.54
02-3227-017-1330	AARON REALTY CORP	≥ 50% Retail	524 ARTHUR GODFREY RD	5,900	\$0.50	\$2,950.00	\$3,097.50	\$3,252.38	\$3,414.99	\$3,585.74
02-3227-017-1320	518 ARTHUR GODFREY ROAD INC	≥ 50% Retail	514 W 41 ST	5,033	\$0.50	\$2,516.50	\$2,642.33	\$2,774.44	\$2,913.16	\$3,058.82
02-3227-017-1310	SUNSHINE DADE INVEST LLC	≥ 50% Retail	508 W 41 ST	6,591	\$0.50	\$3,295.50	\$3,460.28	\$3,633.29	\$3,814.95	\$4,005.70
02-3227-017-1240	DELANCEY PROPERTIES INC	≥ 50% Retail	460 W 41 ST	10,700	\$0.50	\$5,350.00	\$5,617.50	\$5,898.38	\$6,193.29	\$6,502.96
02-3227-017-1230	RAJAMIM LLC	≥ 50% Retail	456 W 41 ST	5,500	\$0.50	\$2,750.00	\$2,887.50	\$3,031.88	\$3,183.47	\$3,342.64
02-3227-017-1220	ZEIDYS LLC	≥ 50% Retail	450 W 41 ST	2,875	\$0.50	\$1,437.50	\$1,509.38	\$1,584.84	\$1,664.09	\$1,747.29
02-3227-017-1210	432 W 41 ST LLC	≥ 50% Retail	444 W 41 ST	2,950	\$0.50	\$1,475.00	\$1,548.75	\$1,626.19	\$1,707.50	\$1,792.87
023227-017-1180	432 W 41 ST LLC	≥ 50% Retail	428 W 41 ST	15,790	\$0.50	\$7,895.00	\$8,289.75	\$8,704.24	\$9,139.45	\$9,596.42
02-3227-017-1170	432 W 41 ST LLC	≥ 50% Retail	416 W 41 ST	6,850	\$0.50	\$3,425.00	\$3,596.25	\$3,776.06	\$3,964.87	\$4,163.11
02-3227-017-1160	RMET SHERIDAN LLC	< 50% Retail	410 W 41 ST	14,500	\$0.25	\$3,625.00	\$3,806.25	\$3,996.56	\$4,196.39	\$4,406.21
02-3227-017-1120	JEFFERSON PLAZA PTNRS LTD	< 50% Retail	300 ARTHUR GODFREY RD	26,640	\$0.25	\$6,660.00	\$6,993.00	\$7,342.65	\$7,709.78	\$8,095.27
02-3226-002-0390	SILVER TREE INC % WALGREEN CO #3942	< 50% Retail	4049 PINE TREE DR	43,555	\$0.25	\$10,888.75	\$11,433.19	\$12,004.85	\$12,605.09	\$13,235.34

Total Annual Assessment	Year 1 (2023)	Year 3 (2025)	Year 5 (2027)	Year 7 (2029)	Year 9 (2031)
	\$195,246	\$205,009	\$215,259	\$226,022	\$237,323