



City of Coral Gables
CITY COMMISSION MEETING
April 26, 2022

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables, Florida, creating a special assessment district to be known as the Business Improvement District (“BID”) of Coral Gables, for a period of five years, subject to approval by a majority of the affected property owners; providing for electronic voting as the method for ascertaining whether a majority of the affected property owners approve continued existence of the bid; providing for levy of special assessments thereof; providing for location, nature and estimated cost of services to be provided; providing for an expansion of duties and responsibilities; providing details of assessment procedure; and providing for publication of legal notice.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

Chapter 170 of the Florida Statutes provides that a municipality in Miami-Dade County may levy and collect special assessments against property benefited for the purpose of stabilizing and improving retail business districts through promotion, management, marketing, and other similar services in such districts of the municipality.

The BID has been in place since its creation on April 15, 1997, by Resolution No. 29246, and was reaffirmed by Resolution on May 14, 2002, May 22, 2007, May 22, 2012 and June 13, 2017 for subsequent periods of five (5) years each.

The BID concept is based on a partnership between the City of Coral Gables (the “City”), the property owners, merchants, businesses and organizations such as the Chamber of Commerce, with funding to be generated by a special assessment to be levied on property owners within the district in a specified geographic area, and with property owners agreeing to assess themselves to pay for supplemental services which are to be determined by said property owners.

In the absence of a specific voting method to ascertain whether the majority of the affected property owners within the Coral Gables BID favor re-establishment of the BID, that the City Clerk, as Supervisor of Elections has opted for either electronic or mail-in voting as appropriate methods to determine same.

The boundaries of the proposed Coral Gables BID include only those properties and uses subject to real estate taxes excluding residential property and churches, and further excluding City-owned municipal use property (with the exception of for-profit tenants leasing space in City facilities:

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 hereinafter provided, which include all of the commercial properties on Miracle Mile, from Douglas Road to Le Jeune Road; on both sides of the street on Giralda Avenue, Aragon Avenue and Andalusia Avenue from Douglas Road to Le Jeune Road and all adjacent north-south streets such as Salzedo, Ponce de Leon Blvd. and Galiano.

That assessments shall be payable to the Finance Director of the City on such date as shall be contained in a bill to be mailed to each property owner within the BID at least thirty (30) days prior to the due date, and within thirty (30) days following the confirmation by the Commission of the Final Assessment Roll; installments not paid when due shall become due and payable in accordance with statutory provisions and other applicable law.

ATTACHMENT(S)

Draft Resolution