

Downtown South Miami

Business Improvement District Plan

Summary

What is a Business Improvement District (BID)? A BID is a legal mechanism for property owners and businesses in a defined geographic area to jointly plan and put in place a sustainable funding source that can pay for a set of services to improve their area. In the case of South Miami BID, the BID's mission envisions programming and benefits to businesses and commercial properties that will include enhanced safety, marketing, advocacy, promotions, and maintenance. BID services will be in addition to services currently provided by the City of South Miami. The South Miami BID will serve as an organizational mechanism to ensure that the management and activities within the South Miami's public space is beneficial not only to the District itself, but also to the City and surrounding residential community. The BID serves as a unified voice and centralized communication center that speaks equally among all of its stakeholders which is of particular importance in building a strong and positive relationship with the City. Importantly, the BID is a critical tool to ensuring that property values continue to rise for all property owners in and around the City of South Miami and a mechanism to help all businesses in the district.

The following is a summary of primary characteristics of the Downtown South Miami BID, the detail of which is provided in this Business Plan:

Name: South Miami Business Improvement District (BID).

Proposed

Boundaries: Generally US 1 to the North; Red Road (SW 57th Avenue) to the East; SW 61st Avenue to the West; SW 74th Street to the South.

Potential BID

Programs: Marketing, Landscaping & Aesthetics, Special Events, Advocacy, Maintenance and Public Relations.

Budget: \$200,000 annually

Method of

Assessment: Blended Methodology of Weighted Linear Front Footage and Total Building Square Feet

The basic premise of a BID is that the City agrees to continue to provide a base level of service and that the BID may provide enhanced services, such as extra police protection for expanded special events, maintenance for specialty landscaping, downtown marketing programs, cleaning after special events, while providing for a unified voice to advocate on behalf of the district's stakeholders.

Use of these funds will be governed by the Board of Directors of a new not-for profit organization created to oversee the BID. The Board will include property and business owners in the district, the City of South Miami and will ensure representation of all interests. The process for establishing the District and ensuring that funds are collected and properly spent will be governed by Florida Statutes, Chapter 170 and by an agreement between the new not-for profit organization and the City of South Miami.

Why Form the South Miami BID?

The first BID established in the US was in the City of New Orleans in 1974 and, since then, there have been more than 1,200 BIDs created nationally. The continual growth of BIDs nationwide is a testament to the success that many of these organizations achieved over a long period of time. Though gauging success among BIDs varies greatly by community, there are often common evaluations including but not limited to: increased sales; stronger occupancy rates; improved pedestrian traffic; support for larger events; and/or increased permit activity. Perhaps the most important measure, however, is likely to be the increase in property values within the BID. A City-wide analysis of New York City BIDs



indicates **the value of commercial properties within the BID's boundary increases significantly more rapidly than other, comparable properties in the neighborhood. Our estimates suggest that impacts are as large as 15 percentage points¹**

Until recently, the utilization of BIDs in

Miami Dade County was relatively limited. However, this is quickly changing and the growing interest and need for BIDs in our own backyard is clearly evident. Coral Gables (commonly branded as Downtown Coral Gables and Miracle Mile) was among the first BIDs



¹ Furman Center Policy Brief: The Benefits of Business Improvement Districts: Evidence from New York City (2007)

established within the County, which was initially formed in 1997, and has since enacted two successful BID renewal terms (in 2005 and 2012). The Coconut Grove Bid was formed in 2009, followed by the recently formed Wynwood and Lincoln Road BIDs. Additional BIDs have recently been contemplated for the Miami Design District, the MIMO District and Doral Tile and Marble District.

The proposed Business Improvement District (BID) could focus on improving the commercial district in the area east of US 1 between Red Road and SW 64th Avenue by acting as an advocate for Downtown South Miami, promoting a new image for the district, and establishing an annual marketing program in order to compete with other South Florida shopping and dining destinations. The BID would represent the interests of both property and business owners and provide an ongoing, dedicated source of revenue to support BID programs, and to work in partnership with the City for the enhancement of the neighborhood for all South Miami stakeholders.

Objectives of the proposed Business Improvement District (BID):

- To identify and implement organization strategies to advocate for Downtown South Miami issues including parking, urban design/image, maintenance, improvements, and zoning/permitted uses to enhance Downtown South Miami for all stakeholders.
- To create a unified voice for the broader Red Sunset business community and advocate on behalf of district stakeholders at the City of South Miami and Miami-Dade County.
- To strengthen the district's identity, identify and implement marketing and public relations strategies to promote and market Downtown South Miami as a unique destination for dining, shopping, and recreation to South Florida residents and visitors to the area.
- To establish benchmarks for measurement of success.
- To encourage Stakeholder participation and responsibility.

- To create a steady source of funding for BID programs including area and aesthetic improvements and maintenance, marketing, public and government relations.

Proposed BID Programs

A Downtown South Miami BID could accomplish these objectives by developing strategies to improve the Downtown area, through advocacy and image-based marketing.

The BID's Board of Directors (hereinafter referred to as "Board" and made up of property and business owners as well as a City representative) will determine the BID's operating plan annually based upon priorities and goals agreed upon by the Board. The following provides a summary of recommended programs for the first year of BID operations. The Board may amend program activities from time to time within the general categories authorized by state law and in the approved annual operating plan and budget. Final programs and budgets will be subject to the annual review and approval of the BID Board of Directors.

BID PROGRAMS

Marketing

Implement programs that identify a "brand" for Downtown South Miami and promote image/brand through website(s), social media, public relations, and advertising for its businesses.

The benefits of a BID are that it provides enhanced buying power, economies of scale, and serves as a mechanism for implementation of these activities and an ongoing source of funding. The activities of the BID would supplement, and would not replace, any routine activities currently undertaken or funded by the City of South Miami or individual business owners. Some activities that the BID could undertake include:

- ❖ **Special Events**
- ❖ **Walking Guide / Brochure**
- ❖ **Website**
- ❖ **Advertising**
- ❖ **Social Media and Public Relations**
- ❖ **Coordination with GMCVB and other marketing initiatives**



Proven success of image-based improvement initiatives can be seen in BID districts throughout the nation as well as in the state of Florida, such as the BIDs in Coral Gables (www.shopcoralgables.com) and Naples (www.fifthavenuesouth.com).

Aesthetics

- ❖ *Landscaping*
- ❖ *Maintenance and upkeep by part-time BID Street Personnel – services may include cleaning, litter maintenance, event assistance, visitor/customer assistance, and identification of issues for the City to address.*

Advocacy

- ❖ *More effective communication with City Administration and Elected Officials – work with the City to establish and maintain a baseline of municipal services for the district, especially Security and Sanitation.*
- ❖ *Parking – encourage the City to implement “user friendly” parking solutions and explore further the need to create additional parking spaces in the Downtown area, including the possibility of new parking structures.*
- ❖ *Future Streetscape Improvements – work with the City and County to identify future opportunities for streetscape improvements, capital improvements, lighting and signage.*
- ❖ *Façade Improvements – encourage property and business owners to improve facades and awnings through Miami-Dade “Mom & Pop” Grants and any future funding sources.*
- ❖ *Downtown Code Enforcement – encourage property and business owners to work with the City to identify priority code enforcement issues and effective strategies for improvement.*

- ❖ Zoning – encourage a comprehensive review of zoning code to ensure that commercial and mixed-use zoning is most conducive to increasing business and creating the best business climate/environment.

Additional Opportunity

- ❖ *Expansion to include Coral Gables and Unincorporated Miami-Dade County properties east of Red Road to share in the costs, including future Red Road improvements efforts.*

Boundaries and Assessment Method

The proposed boundaries are identified in the following map, and include properties that

are located between US 1 and Red Road (SW 57th Avenue), the northern boundary terminating where Red Road meets US 1 and terminating in the south at approximately SW 74th Street. A significant amount of time and thought went into the identification of the boundaries and the methodologies, including involvement from



the Red Sunset Merchants Association and South Miami Hometown Inc. property owners association, from downtown property and business owners, the City of South Miami, and from the professional staff of RMA. The boundaries were chosen based on the immediate needs and can be expanded at a later date.

Authority

Chapter 170, Florida Statutes, provides that a municipality, subject to the approval of a majority of the affected property owners, may levy and collect special assessments against the property benefited in a retail business district for the purposes of stabilizing and improving such district through promotion, management, marketing and other similar services in such districts. A BID is a special assessment district. The BID assessment will be collected as part of the property tax bill.

Assessments can be based upon:

- Linear front feet facing a street
- Assessed value of the parcels
- Parcel area
- Building Square Footage

For the South Miami BID, a blended methodology is being utilized. Under this methodology, 2/3 of the assessment revenue is based on the linear front feet and 1/3 is based on the total square feet of the building. Vacant lots and parking lots without buildings will pay a rate per linear foot that is 50% of the linear front foot rate. Owners will be assessed based on a combination of total building square feet and the amount of linear feet of street frontage.

Linear Foot Methodology

The rate per linear foot will depend on the street. Streets have been assigned assessment levels based on the benefit properties on said streets will receive. Streets that are the most prominent (SW 72nd and SW 73rd Streets) will have the highest rates, based on an allocation that accounts for pedestrian and vehicular traffic and levels of service.

- Level A = \$12.00 per linear foot
- Level B = \$10.00 per linear foot
- Level C = \$7.50 per linear foot
- Level D = \$6.00 per linear foot

The assessment for vacant lots and parking lots will be 50% of the linear front foot rate for improved properties:

- Level A = \$6.00 per linear foot
- Level B = \$5.00 per linear foot
- Level C = \$3.75 per linear foot
- Level D = \$3.00 per linear foot

Square Foot Methodology

The assessment per square foot of building area is \$0.0775. This assessment is only applied to the square footage within a building that is utilized for commercial activity.

Example

For example, a 2,000 square foot commercial property located on a 100' x 50' lot, with 50' facing a Level B Street (73rd St.), would pay the following annual assessment:

Linear Methodology:	50 feet x \$10.00 = \$500
Square Foot Methodology:	2,000 sq ft x \$0.0775 = \$155.00
Total Assessment:	\$655.00 which amount to \$54.58 per month but which is in one lump sum annually

Parcels that have less than 300 square feet of building/vertical improvements that include space that is leased or occupied for commercial activity shall be assessed as vacant lots.

Proposed BID Operating Budget

In order to provide efficiencies and commit the largest amount of funding possible to BID programs, the BID may outsource implementation and administration to a firm that provides similar services to other BIDs, CRAs, and cities, rather than employ full time staff.

It is estimated that this approach could reduce administrative costs by \$100,000 and allow for the addition of social media and enhanced public relations efforts. A first-year budget for the BID might contain the following components, although a final budget not to exceed \$200,000 would be created by the BID Board of Directors once it is formed.

Proposed Annual Budget

	Contracted	Vs	Staffed
Events	\$12,000		\$12,000
Walking Guide	\$5,500		\$0
Website	\$4,900		\$7,200
Advertising	\$46,695		\$50,000
Social Media / PR	\$33,600		\$13,500
Implementation/Contract Marketing Staff	\$60,000		\$0
Total Marketing	\$145,695		\$59,700
Landscape and Upkeep	\$20,000		\$15,235
Personnel (Maint./Sanitation/Ambassadors)	\$35,000		\$33,000
Total Aesthetics	\$40,000		\$48,235
Executive Director	\$0		\$70,000
Office Space/Utilities	\$0		\$11,000
Printing and Supplies	\$5,000		\$3,000
Insurance/Legal	\$3,600		\$3,600
Memberships	\$1,200		\$1,200
Misc	\$1,200		\$1,200
Total Administration	\$9,000		\$86,760
Total BID Budget	\$194,695		\$194,695

BID Organization and Governance

Chapter 170, Florida Statutes, provides that a municipality, subject to the approval of a majority of the affected property owners, may levy and collect special assessments against property benefited in a retail business district for the purposes of stabilizing and improving such district through promotion, management, marketing, and other similar services in such districts.

Creation of a BID would require actions approved by the South Miami City Commission. These actions include:

- Resolution of the City Commission – This resolution would include the proposed cost of improvements, location of the retail district to be improved, the expense to be paid by special assessments, and when assessments are to be paid.

Following approval of the Resolution by City Commission to establish the Special Assessment District, the resolution shall be published and a preliminary assessment roll will be prepared. Upon the completion of the preliminary assessment roll, the City Commission shall, by resolution, set a date, time and place at which interested persons can appear and be heard as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment therefor, and as to the amount to be assessed against each property affected. A special notice of the meeting shall be mailed to the affected property owners 30 days before the schedule Commission meeting and shall state the amount of the assessment and served by mail on the affected property owners and shall describe the streets and other areas to be improved, that the description of each property to be assessed and the amount to be assessed to each piece or parcel of property and which may be ascertained at the office of the city clerk. Thereafter, the City Commission, as an equalizing board, shall hold hearings to hear and consider any complaints of affected property owners. If any equalizing is to take place it shall be by the adoption of a written resolution of the City Commission. Thereafter, the final assessment roll shall be filed with the City. However, offstreet parking facilities, parking garages, or other similar facilities and mass transportation systems must be approved by vote of a majority of the affected property owners.

A Board of Directors of a new not-for-profit organization (the BID) would manage the BID. According to discussions to date, an example of the composition of a BID Board of Directors will include 7 voting members, six of whom shall serve staggered three-year terms.

- 3 property owners from the District*;
- 3 business owners from the District;
- 1 representative from the City of South Miami (permanent)

*At least two representatives must be from the two largest property owners (by total land area);

RMA recommends the Downtown South Miami BID assessment be proposed for an initial period of ten years and be extended for an additional period of ten years upon approval of the City Commission. However, upon receipt of a petition executed by affected property owners representing in excess of fifty percent (50%) of the most recent assessment roll, the Commission may elect to abolish the District. Key to consideration of extension to the District would be its successful implementation of the advocacy, marketing and other BID programs.

EXHIBIT A

DRAFT RESOLUTION

SOUTH MIAMI BUSINESS IMPROVEMENT DISTRICT

A RESOLUTION establishing a Special Assessment District, describing the nature and purpose of the District and designating the area to be improved, the location of the District, portion of the expense to be paid by assessment, when it is to be paid, lands to be levied, the total estimated cost and procedure for creating the District.

WHEREAS, pursuant to Chapter 170, Florida Statutes, the City may provide for the imposition and collection of charges in the form of special assessments; and

WHEREAS, Chapter 170, Florida Statutes, provides that a municipality, subject to the approval of a majority of the affected property owners, may assess, levy and collect special assessments against property benefited in a retail business district for the purposes of stabilizing and improving such district through promotion, improvements, maintenance, management, marketing, and other similar services in such districts; and

WHEREAS, a majority of the affected property owners have approved of levy and collect special assessments against property benefited in a retail business district for the purposes of stabilizing and improving such district through promotion, improvements, maintenance, management, marketing, and other similar services in such districts; and

WHEREAS, the Business Improvement District concept is based upon collaboration among the City of South Miami and the Red/Sunset Merchants Association and South Miami Hometown, Inc., with funding to be generated by special assessments to be levied on affected property owners within the District who will benefit from the establishment of the District, with a majority of affected property owners agreeing to accept the establishment of a Special Assessment District also to be known as the "South Miami Business Improvement District" for the purpose of stabilizing and improving the business activity in the District; and

WHEREAS, the development of a Business Improvement District will improve the economic activity of the District for the benefit of affected property owners located within the Assessment Area by providing a means to organize and manage promotions, marketing, and other similar services on behalf of all properties within the Assessment Area, thereby providing a special benefit to such property; and

WHEREAS, the District and the assessment set forth herein will enhance and specially benefit the health, safety and welfare of property owners within the District; and

WHEREAS, the Assessments to be imposed in accordance with this Resolution provides for an equitable method of funding and authorizes District activities by fairly and reasonably allocating the cost to specifically benefited properties; and

WHEREAS, the City and the two associations have worked with a contractor, Redevelopment Management Associates, to create an organization plan for a Downtown South Miami Business Improvement District, including boundaries, programs, assessment methodology, and preliminary budget for the District; and

WHEREAS, the City Commission desires to create the South Miami Business Improvement District

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

Section 1. Nature of the Improvement. The recitals set forth above concerning the nature of the improvement are hereby adopted by reference as if fully set forth herein and are found to be true and correct.

Downtown South Miami Business Improvement District

Section 2. Description of Area to be Improved. The proposed Assessment Area shall include the area described in Exhibit 1 attached hereto. The Assessment Area is proposed for the purpose of improving the business and economic environment, enjoyment of property, and funding the provision of the District benefiting property located therein. The City Commission may expand the Assessment Area, in accordance with the procedures utilized to create the District.

Section 3. Costs to be Paid by Assessment. The entire cost of the District shall be paid by special assessment levied against the affected properties that benefit from the activities of the District.

Section 4. Manner of Assessing Property. The rate to be charged the owner for each property in the Business Investment District shall be equal to two thirds of the product of the amount of the property's linear frontage that is facing a street multiplied by the assessment rate for that street and one third of the product of the total square footage of the building located on the property multiplied by \$0.775 for the first year. The rates may change at the discretion of the Board of Directors if the proposed expenses for each following year exceed the amount available for collected based on the assessment formula set forth above but in no event shall the increase exceed 5% of the previous year's assessment.

The rate per linear foot will depend on the street. Streets have been assigned assessment levels based on the benefit properties on said streets will receive. Streets that are the most prominent (SW 72nd and SW 73rd Streets) will have the highest rates, based on an allocation that accounts for pedestrian and vehicular traffic that passes in front of the property and the levels of service provided by the City to those properties.

- Level A = \$12.00 per linear foot
- Level B = \$10.00 per linear foot
- Level C = \$7.50 per linear foot
- Level D = \$6.00 per linear foot

The assessment for vacant lots and parking lots will be 50% of the linear front foot rate for improved properties that face the same streets to which those lots have access:

- Level A = \$6.00 per linear foot
- Level B = \$5.00 per linear foot
- Level C = \$3.75 per linear foot
- Level D = \$3.00 per linear foot

The level assigned to a particular roadway has been designated in the attached **exhibit 1** to this resolution.

Parcels that have less than 300 square feet of building/vertical improvements that include space that is leased or occupied for commercial activity shall be assessed as vacant lots.

Section 5. Imposition of Assessment. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act when available, or by any other lawful means. At the discretion of the City, in lieu of using the Uniform Assessment Collection Act, the City may elect to collect the assessment by any other method which is authorized by law or as provided by this Resolution. If the collection is in the manner authorized by the Uniform Assessment Collection Act, the Statutory Discount Amount shall be computed for each assessed Parcel in the same manner as the amount established by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem or other assessments.

Section 6. Lands to be Assessed. All property located within the District shall incur a special assessment in accordance with the forgoing manner of assessment.

Section 7. estimated Cost allocated to the Assessment Area for the promotion, management, marketing, maintenance, administration, and similar expenses is \$200,000.00 for the first year beginning October 1, 2017.

Downtown South Miami Business Improvement District

Section 8. Duration of The District

The District shall remain in existence for an initial period of ten (10) years and shall be extended for an additional period of ten (10) years upon approval of the City Commission, provided, however, that upon receipt of a petition executed by Affected Property Owners representing in excess of fifty percent (50%) of the most recent Assessment Roll, City Commission may elect to abolish the District.

Section 3. Severability. If any section clause, sentence, or phrase of this resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this resolution.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption by vote of the City Commission.

PASSED AND ADOPTED this ____ day of _____, 2017.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

READ AND APPROVED AS TO FORM,
LANGUAGE, LEGALITY AND
EXECUTION THEREOF

CITY ATTORNEY

COMMISSION VOTE:
Mayor Stoddard:
Vice Mayor Welsh:
Commissioner Harris:
Commissioner Edmond:
Commissioner Liebman:

Second resolution may include the following

ASSESSMENT ROLL.

The City Manager is hereby directed to prepare a preliminary Assessment Roll in the manner provided in Chapter 170, Florida Statutes for the Assessment Area.

The City Manager shall compute and allocate the Assessments for the District among the parcels of real property within the Assessment Area as reflected on the Tax Roll in conformity with Section 9 hereof.

The Assessment Roll shall be maintained on file in the offices of the City Manager or designee and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each property can be determined by use of a computer terminal or Internet access available to the public.

PUBLIC HEARING.

A public hearing will be conducted by the City Commission at ___ p.m. on _____ at the City Commission Chambers, to consider imposition of the Assessments for the District.

NOTICE BY PUBLICATION.

Upon completion of the materials required by Section 2 hereof, the City Manager shall publish notices of the public hearing authorized by Section 3 hereof in the manner and the time provided in Chapter 170, Florida Statutes. Such notice shall be in substantially the form attached hereto as Exhibit C.

NOTICE BY MAIL.

Upon completion of the preliminary Assessment Roll, the City Manager shall, at the time and in the manner specified in Chapter 170, Florida Statutes, provide first class mailed notice of the public hearing authorized by Section 3 hereof to each property owner proposed to be assessed at the address indicated on the Tax Roll. Such notice shall be in substantially the form attached hereto as Exhibit B.

EXHIBIT B

DRAFT LETTER TO PROPERTY OWNERS

Downtown South Miami Property Owner:

Beginning in 2013, the Red Sunset Merchant Association and South Miami Hometown, Inc. (South Miami commercial property owners) have had discussions with Downtown property and business owners and city residents to create an organization plan for a proposed Business Improvement District (BID). A final draft of the plan is attached for your review.

The basic premise of a Downtown South Miami BID is that the City agrees to continue to provide a base level of service to the Downtown area and that enhanced services, such as the advocacy, maintenance and marketing services recommended in the attached BID Plan, are funded through a self-imposed assessment on the property owners. The BID Plan includes a preliminary assessment roll, by property, assuming the BID is created and properties are assessed based on a combination of building square feet and linear front feet facing the street. A final determination of assessment rates will be made by Resolution of the City Commission.

A Resolution to create the Business Improvement District will be placed on the _____, 2017 City Commission agenda. This is a courtesy notice, and I request that a representative from each property contact me as soon as possible so that we can ensure that all property owners are included in the discussion.

Please contact if I can provide further information.

Sincerely,

Steven Alexander
City Manager

EXHIBIT C

DRAFT FORM OF NOTICE TO BE PUBLISHED

[INSERT MAP OF Assessment AREA]

**NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE DOWNTOWN SOUTH MIAMI
BUSINESS IMPROVEMENT DISTRICT ASSESSMENT AREA**

Notice is hereby given that the City Commission of the City of South Miami will conduct a public hearing to hear testimony from affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on property and to consider the collection of special assessments within the Downtown South Miami Business Improvement District Assessment Area, through the imposition of special assessments for the purpose of stabilizing and improving retail business through promotion, maintenance, management marketing, and other similar activities. The hearing will be held at ___ p.m. on _____, at the City Commission Chambers, 6130 Sunset Drive, South Miami, 33143.

All affected property owners have a right to appear and speak at the hearing and to file written objections with the City Commission. **If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.** In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at 6130 Sunset Drive, South Miami, FL 33143, at least forty-eight (48) hours prior to the date of the hearing.

A more specific description of the improvements and the method of computing the assessment for each parcel of property are set forth in the Initial Assessment Resolution adopted by the City Commission on _____. Copies of the Initial Assessment Resolution and the preliminary Assessment Roll are available for inspection at the office of the City Clerk.

Following approval of the BID by the property owners, the assessments are anticipated to be collected through invoice by the City of South Miami Finance Department. Commencing in October 2020, the assessments are anticipated to be collected on the ad valorem tax bill by the Miami-Dade County Tax Collector, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The City Commission intends to collect the special assessment for a period of five (5) years, with the option for City Commission to renew the assessments for an additional five (5) years, unless a petition, signed by at least fifty percent (50%) of the property owners within the Assessment Area, is received by City Commission requesting that the special assessment be terminated. City Commission may then terminate the assessment.

If you have any questions, please contact _____.