

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE CREATION OF THE NORMANDY SHORES LOCAL GOVERNMENT NEIGHBORHOOD IMPROVEMENT DISTRICT, A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT, IN ACCORDANCE WITH SECTION 163.506, FLORIDA STATUTES; ESTABLISHING THE BOUNDARIES OF THE DISTRICT; DESIGNATING THE MIAMI BEACH CITY COMMISSION AS THE BOARD OF DIRECTORS OF THE DISTRICT; PROVIDING AUTHORIZATION FOR THE DISTRICT TO LEVY AN AD VALOREM TAX ON REAL AND PERSONAL PROPERTY OF UP TO TWO MILLS ANNUALLY, BUT NOT TO EXCEED \$500 PER PARCEL OF PROPERTY PER YEAR; PROVIDING AUTHORIZATION FOR DISTRICT USE OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 163.514, FLORIDA STATUTES; PROVIDING FOR THE DISSOLUTION OF THE DISTRICT BY THE MAYOR AND CITY COMMISSION BY RESCINDING THE ORDINANCE; PROVIDING FOR REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, existing physical and functional elements within the Normandy Shores Neighborhood area, such as streets, alleys, parking areas and traffic flow patterns, can be considered as having a crime-to-environment relationship; and,

WHEREAS, certain modifications or closing of, or restriction of access to, certain streets would assist crime prevention and enhance neighborhood security for property owners and residents; and,

WHEREAS, residents of the Normandy Shores Neighborhood area believe that the creation of the Normandy Shores Neighborhood Improvement District ("the District") will promote the health, safety and general welfare of the residents of the District, stabilize the neighborhood and enhance the desire to live in the area, reduce the amount of traffic on residential streets and serve as a deterrent to persons contemplating criminal activity within the District.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION of the City of Miami Beach, Florida:

SECTION 1: A Local Government Neighborhood Improvement District, to be known as the Normandy Shores Local Government Neighborhood Improvement District (the "District"), an area of approximately 234 acres consisting of single-family residences, located within the City of Miami Beach and more specifically described as that northern portion of the Isle of Normandy beginning at the intersection of North Shore and Fairway Drives to include all parcels west with Indian Creek as the northern boundary following the shoreline to the Normandy Waterway and including all parcels north of the Normandy Waterway in an easterly direction to the intersection of Ray Street and South Shore Drive, is hereby created. A map of the above area is attached as exhibit "A"

SECTION 2: A Safe Neighborhood Plan shall be prepared for the District for the coordinated, balanced, and harmonious development of the District, and for the reduction of crime through environmental design.

SECTION 3: The Miami Beach City Commission is hereby designated as the Board of Directors of the District.

SECTION 4: The District is hereby authorized to levy an ad valorem tax on real and personal property of up to two mills annually, but not to exceed \$500 per parcel of property per year, to support planning and implementation of District improvements.

SECTION 5: The District is hereby authorized to use special assessments, pursuant to Section 163.514, Florida Statutes, not to exceed \$500.00 per parcel of property per year, to support planning and implementation of District improvements.

SECTION 6: An advisory council to the Board of Directors, comprised of property owners or residents of the District, as appointed by the Mayor and City Commission, is hereby established.

SECTION 7: The Mayor and City Commission may, by ordinance, prohibit the use of any District powers that may be authorized by Section 163.514, Florida Statutes.

SECTION 8: The Mayor and City Commission may dissolve the District by rescinding this ordinance creating the District.

SECTION 9: SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance.

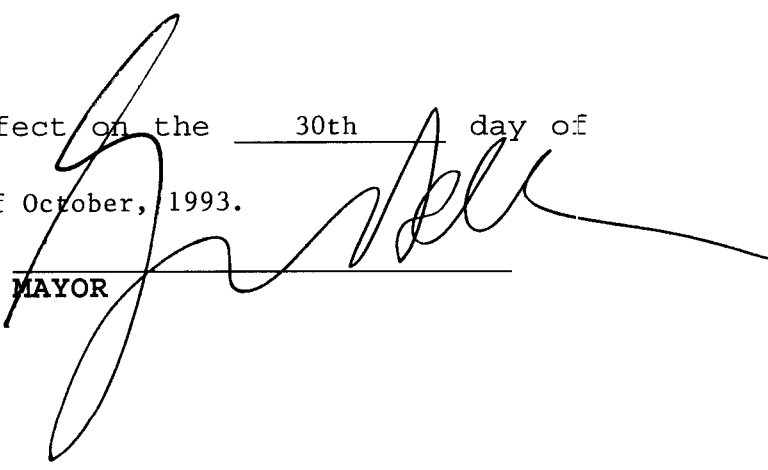
SECTION 10: REPEALER

All ordinances or parts in conflict herewith be and the same are hereby repealed.

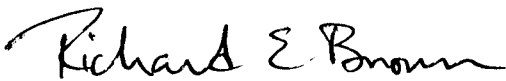
SECTION 11: EFFECTIVE DATE

This Ordinance shall take effect on the 30th day of October, 1993.

PASSED and ADOPTED this 20th day of October, 1993.


MAYOR

ATTEST:



CITY CLERK

1st reading 9/22/93
2nd 1st reading 10/6/93
2nd reading 10/20/93
RA:KM:lcd

FORM APPROVED

LEGAL DEPT.

By JCD

Date 9-30-93

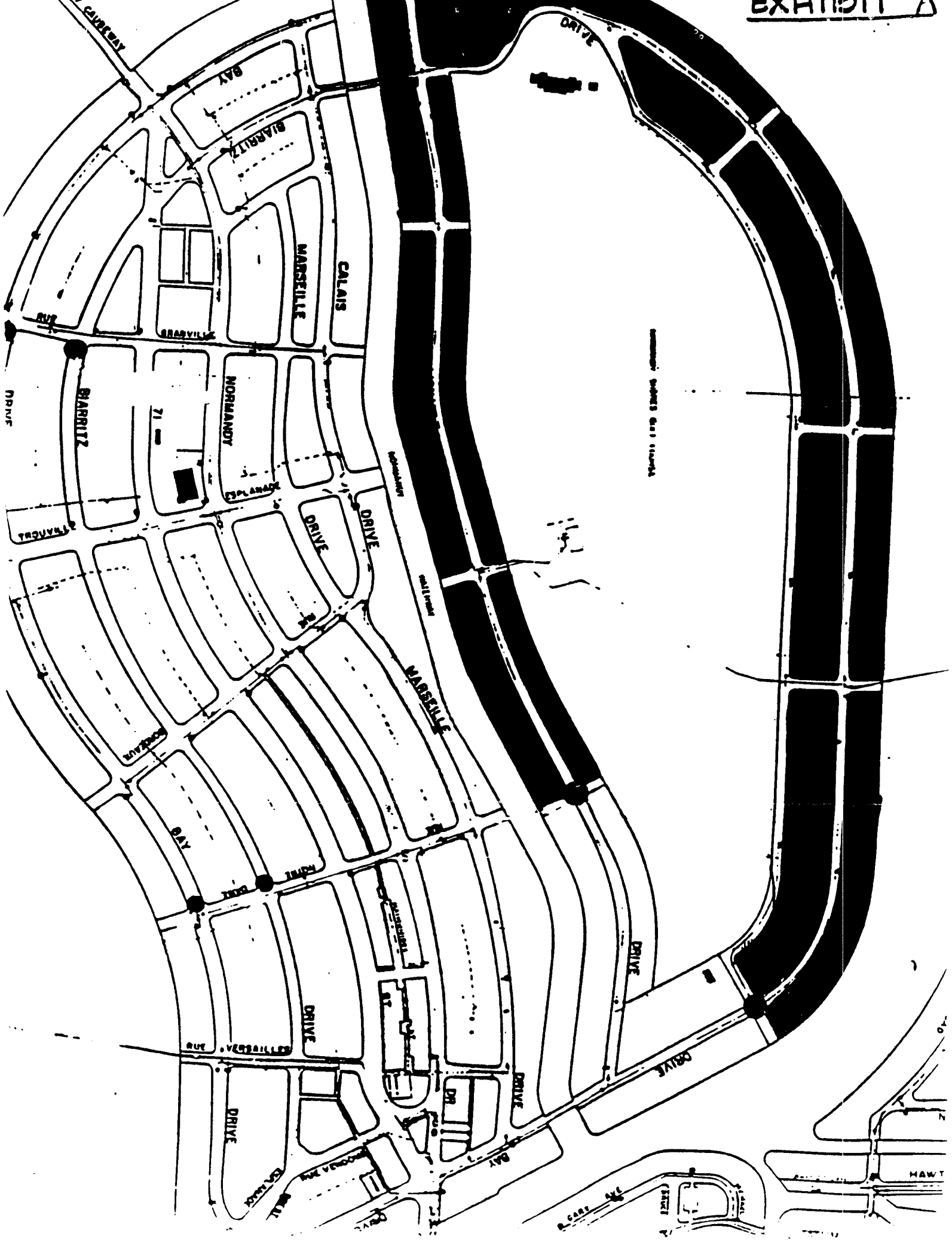
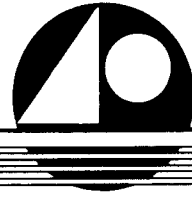


EXHIBIT B

Security Budget – Normandy Shores	Estimated Cost	Funding
Capital		
Guardhouse construction	13,000	
street widening, plumbing, a/c, electrical	15,000	
Gates	40,000	
Computer	2,000	
Access device (750)	25,500	
Total	95,500	95,500
		Capital to be funded as result of sale of stash lots
Operation and Maintenance		
Guard service (1 guard 24 hrs)	76,500	
Gates	2,000	
other operating	1,500	
Total	80,000	80,000
		52,000 Ad valorem tax 28,000 Golf Course payment

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



OFFICE OF THE CITY MANAGER

TELEPHONE: (305) 673-7010
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COMMISSION MEMORANDUM NO. 574-93

TO: Mayor Seymour Gelber and
Members of the City Commission

DATE: October 20, 1993

FROM: Roger M. Carlton
City Manager

SUBJECT: **ORDINANCE CREATING THE NORMANDY SHORES NEIGHBORHOOD
IMPROVEMENT DISTRICT - SECOND READING AND PUBLIC HEARING**

ADMINISTRATION RECOMMENDATION:

The Administration recommends that the City Commission adopt the attached ordinance, following the scheduled public hearing, to create the Normandy Shores Neighborhood Improvement District (the District).

BACKGROUND:

This ordinance is being presented for second reading and the scheduled public hearing.

ANALYSIS:

District Boundaries

The boundaries of the district will encompass the northern portion of the Isle of Normandy beginning at the intersection of North Shore and Fairway Drives to include all parcels west with Indian Creek as the northern boundary following the shoreline to the Normandy Waterway and including all parcels north of the Normandy Waterway in an easterly direction to the intersection of Ray Street and South Shore Drive. The boundaries of the District encompass 352 single family homes situated around the Normandy Shores Golf Course. (Exhibit A)

Estimated Cost for Security

The estimated cost to provide this additional security is \$80,000. This will include 24 hour guard coverage at the gate-house, repair and maintenance of the movable gates and related operating costs. (Exhibit B)

Funding

The Ordinance permits the Board of the District to levy an ad valorem tax of up to 2 mills on real and personal property per year but not to exceed \$500 per parcel of property per year. The proceeds of this ad valorem tax levy will be used to pay for implementation and maintenance and operation of improvements within the District. The ordinance also authorizes the Board of the District to levy an additional special assessment of up to \$500 per parcel of property, subject to referendum approval.

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AGENDA
ITEM

R-3-D

DATE

10-20-93

Commission Memorandum - October 20, 1993
Normandy Shores

The \$500 limitation on the ad valorem tax levy will limit the millage rate that can be levied on the District. This millage rate of 1.054 mills is determined from the value of the property with the highest taxable assessed value (after a \$25,000 Homestead exemption) within the District. This parcel of property, as of the July 1, 1993 preliminary certification from the Dade County Property Appraiser has a taxable assessed value of \$474,064. In order to pay no more than \$500 per year, the ad valorem tax levy cannot exceed 1.054 mills on this parcel of property. Based on an ad valorem tax levy of 1.054 mills, this property owner will pay \$499.66 per year for the proposed services. Further, State Law requires that the millage levy within a district be uniform. Therefore, the property which has the lowest taxable assessed value of \$54,762 will pay \$58 per year based on an ad valorem tax levy of 1.054 mills.

The total taxable assessed value of the 351 parcels of property within the District is \$49.6 million which will generate tax revenues of \$52,000 based on an ad valorem tax levy of 1.054 mills.

The estimated annual operating and maintenance cost of \$80,000 will be supplemented by an estimated annual payment of \$28,000 from the Normandy Shores Golf Course which will benefit from the additional security. This payment will be made from the Parks Division. There will be no impact on fees charged to golfers as a result of this cost.

In order to comply with the provisions of State of Florida Truth in Millage requirements, this ad valorem tax will be levied for the fiscal year beginning October 1, 1994. The ad valorem tax levy will be for the tax roll established for the District as of January 1, 1994 and will be based on the preliminary certification of value of the District as determined by the Dade County Property Appraiser as of July 1, 1994. Further, this ad valorem tax levy will be subject to two public hearings prior to any tax levy by the District Board. These hearings will be incorporated into the annual budget process.

CONCLUSION:

The City Commission should adopt the attached ordinance creating the Normandy Shores Neighborhood Improvement District, thereby providing for the improved health, safety and general welfare of the residents within the district.

RMC:KM