



## NOTICE OF PUBLIC HEARING MIAMI SHORES VILLAGE

### PUBLISHED NOTICE

#### NOTICE OF PUBLIC HEARING TO IMPOSE NON-AD VALOREM ASSESSMENTS FOR WASTEWATER COLLECTION WITHIN THE SHORES ESTATES RESIDENTIAL SUBDIVISION IN MIAMI SHORES VILLAGE

As required by Section 197.3632, Florida Statutes, notice is hereby given by Miami Shores Village, Florida (the "Village") will conduct a public hearing to consider imposing non-ad valorem assessments for the purpose of funding the Village's Septic to Sewer Project for the Shores Estates Residential Subdivision to be collected using the tax bill collection method.

The public hearing will be held by Village Council at Village Hall located at 10050 Northeast 2<sup>nd</sup> Avenue, Miami Shores Village, Florida 33138, on **Monday, September 15 at 10:00 am** or as soon as practicable thereafter, for the purpose of receiving public comment on the proposed non-ad valorem assessment. All affected property owners within the Shores Estates Residential Subdivision have a right to appear at the hearing and to file written objections with the Village Council within 20 days of this notice.

The revenue to be collected within the Shores Estates Residential Subdivision from the non-ad valorem assessment to be imposed for the Septic to Sewer Wastewater Project is estimated to be \$122,535.50, (including the cost of collection), for Fiscal Year commencing October 1, 2025.

The non-ad valorem assessment imposed and levied against each property within the Shores Estates Residential Subdivision is in accordance with Article VIII, Section 2(b) of the Florida Constitution, Sections 166.021 and 166.041, Florida Statutes and Resolution 2025-23 adopted by the Village Council on July 1, 2025.

The non-ad valorem assessments for the Septic to Sewer Wastewater Project will be computed for each Benefitted Parcel located within the Shores Estates Residential Subdivision by adding the Assessable Cost together with Collection Cost divided by the total number Equivalent Benefitted Units (EBU's) each residential parcel will be assigned 1 EBU. The non-ad valorem assessment rate per EBU equals \$1,163 for the Fiscal Year beginning October 1, 2025.

If you decide to appeal any decision made by the Village Council with respect to any matter considered at the public hearing, you 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.

The Village Council may continue or defer the hearing(s) to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing(s). The Resolution and the preliminary assessment roll in their entirety may be inspected at the Office of the Village Clerk during regular business hours.

The non-ad valorem assessment for the Septic to Sewer Wastewater Project for Shores Estates Residential Subdivision will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by Section 197.3632, Florida Statutes. Failure to pay the non-ad valorem assessments will cause a tax certificate to be issued against the real property which may result in a loss of title.

Persons wishing to appeal any decision made by the Village Council with respect to any matter considered at such hearing(s) will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305)762-4870, no later than four (4) business days prior to such proceeding.



MIAMI SHORES VILLAGE

Ysabely Rodriguez, CMC Village Clerk