

TOWN OF BAY HARBOR ISLANDS

BLOCK 11 COMMITTEE MEETING

FINAL AGENDA

September 17, 2020

SPECIAL NOTICE - VIRTUAL MEETING

This meeting is being held through the Zoom Platform. Members of the Public who wish to participate and/or view the meeting may do so by logging in through the Zoom Platform as follow:

Zoom Link: <https://zoom.us/j/93746436423>

Meeting ID: 937 4643 6423

To request to speak during Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099

Meeting ID: 937 4643 6423

Participant ID: Press the # key

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

CALL TO ORDER: Set for 10:00 AM

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Discussion and possible action on the status of the Block 11 Parking Lot Leases for Hippo Land, Inc. Enclosed is a copy of the expired lease agreement between the Town and property owner.

ADJOURNMENT

AGENDA ITEM REPORT

September 17, 2020

ITEM NUMBER: 1.

ITEM: Discussion and possible action on the status of the Block 11 Parking Lot Leases for Hippo Land, Inc. Enclosed is a copy of the expired lease agreement between the Town and property owner.

DESCRIPTION:

Hippo Land, Inc. is the property owner for the fifteen (15) leased parking spaces located in the alley behind Town Hall. The current lease agreement expired on March 31st, 2020 and the property owner is seeking to renew the agreement at the same fee as in previous years until March 31, 2021.

The current lease agreement fee is as follow:
\$610 X 15 Parking Spaces = \$9,150 annual rate.

Attached is the Trim Notice for the space. The taxes are approximately \$10,890.32, it could be slightly lower depending on the final adopted budget for the County.

Below is the revenue collected for the entire Block 11 lot in the last six months and the previous six months:

March 1 thru September 2nd

Pay by Phone: \$12,439.00 Monthly Decal Sales: \$3,210 Total collected \$15,649.33

September 1, 2019 to February 28, 2020

Pay by Phone: \$25,383.32 Monthly Decal Sales: \$7,062.00 Total collected \$32, 445.32

The report that we receive cannot isolate the specific spaces, and monthly decal holders can park in any space. The numbers are for the entire lot, which was comprised of 97 metered spaces; however, as of last Tuesday, September 8th, 11 spaces will be managed privately, so the final total as of now is 86 metered spaces (see attached).

Also, keep in mind that the last six months are not typical since many businesses were closed due to the COVID-19 pandemic and we didn't sell decals in April and May.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Interim Town Clerk
 Marlene Marante Siegel, Interim Town Manager

ATTACHMENTS

1. Hippo Land - Lease Agreement 2020
2. Hippo Land- Taxes
3. Block 11 Aerial

LEASE

THIS LEASE, executed this 12th day of August, 2019, between
HIPPO LAND, INC., a Florida corporation, the owner of the following described real property,
the Lessor, and the **TOWN OF BAY HARBOR ISLANDS**, Florida, the Lessee.

WITNESSETH

The Lessor for and in consideration of the rent herein reserved to be paid by the
Lessee, and in consideration of the covenants herein to be kept and performed by the Lessee, do
hereby lease and demise unto said Lessee the following described premises, situate, lying and
being in the Town of Bay Harbor Islands, County of Dade, State of Florida:

That portion of Lots 8, 9, and 10 in Block 11, **BAY
HARBOR ISLANDS** according to the Plat thereof,
recorded in Plat Book 46, Page 5, of the Public
Records of Miami-Dade County, Florida, more
particularly bounded and described as follows:

Beginning at a point in the northerly line of said Lot
8 at its intersection with the easterly line of Bay
Harbor Terrace; thence running easterly along the
northerly line of said Lots 8, 9 and 10, a distance of
150 feet more or less to the westerly line of Lot 11;
thence turning at a right angle and running southerly
along the westerly line of Block 11 a distance of 50
feet; thence turning at a right angle and running
westerly along a line parallel to the northerly line of
said Lots 8, 9 and 10 a distance of 150 feet more or
less to the easterly line of Bay Harbor Terrace;
thence turning at a right angle and running northerly
along the said easterly line of Bay Harbor Terrace a
distance of 50 feet more or less to the point of
beginning.

TO HAVE AND TO HOLD the said premises unto said Lessee from the
1st day of April, 2019, to and including the 31st day of March, 2020, the Lessee
yielding and paying to the Lessor the following rental:

The entire rental for this period to be the rate of \$610 per parking space per year payable as
follows: \$610 X 15 PARKING SPACES = NINE THOUSAND ONE HUNDRED AND FIFTY
DOLLARS (\$9,150.00) on the 1st day of APRIL, of each year stipulated in this agreement, with
the said rental to be payment in advance for the year next ensuing after the date of payment.

The Lessee agrees to keep, conform to and abide by each and every of the following which are hereby made conditions of this Lease:

1. The premises shall be used only for the purpose of offstreet parking, sidewalks, ingress and egress roads, and incidental beautification of the offstreet parking.

2. The land hereby leased is declared to be exempt from state, county and city taxes of any nature and description whatsoever for the term of this Lease.

3. The Lessor hereby covenants with the Lessee that, upon the performance by the Lessee of all the conditions hereinabove set forth on the part of the Lessee to be performed, Lessee may quietly have, hold, occupy and use the above-described premises without interruption.

4. The Lessee hereby agrees to indemnify and save the Lessor harmless of any and all liability, loss, damage, claims, costs, expenses, taxes and judgments of any nature and description whatsoever arising out of, in connection with, or in anyway related to the land lease herein.

5. In the event that any repairs, maintenance, changes or modifications are necessary to the buildings located adjacent to the leased premises, whether ordinary or required pursuant to applicable building or zoning codes, which would deny or restrict access to the leased premises, the Lessee agrees that the Lessor shall not be liable for any loss in parking meter revenue or other damages incurred by the Lessee in connection therewith. Notwithstanding the foregoing, the Lessee shall be permitted to charge parking fees to contractors and workers engaged in said repairs, maintenance, changes or modifications.

6. Lessee is responsible for maintenance of the leased premises.

7. Hippo Land is to be named as additional insured on town liability policy, solely with regard to the leased property.

IN WITNESS WHEREOF, the respective parties hereto have caused these presents to be signed, sealed, and delivered on the day and year first above written.

Witnesses:

[Signature]
[Signature]

HIPPO LAND, INC., a Florida corporation

By: [Signature] L.P.

Attest: _____

(Corporate Seal)
(Lessor)

Witnesses:

[Signature]
[Signature]

TOWN OF BAY HARBOR ISLANDS

By: [Signature]

MAYOR

Attest: [Signature]
TOWN CLERK

(Corporate Seal)
(Lessee)



Miami-Dade Property Appraiser
111 NW First Street, Suite 710
Miami, FL 33128-1984

06

NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
MIAMI-DADE COUNTY TAXING AUTHORITIES

**DO NOT PAY
THIS IS NOT A BILL**

Reprint of FOLIO: 13-2227-001-2240 2865

FOLIO: 13-2227-001-2240

347684

XB1

MILLAGE CODE: 1300

HIPPO LAND INC
1085 KANE CONCOURSE
BAY HARBOUR ISLAND, FL 33154

PROPERTY ADDRESS:

LEGAL DESCRIPTION:
BAY HARBOR ISLAND PB 46-5
N50FT OF LOTS 9 & 10 BLK 11
LOT SIZE 100.000 X 50

TAXING AUTHORITIES								
TAX INFORMATION	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4 If NO Budget Change is Adopted Rolled-back		COLUMN 5 If Proposed Budget Change is Adopted	
TAXING AUTHORITY	Last Year's Taxable Value	Last Year's Tax Rate (millage)	Your Property Taxes Last Year	Current Taxable Value	Tax Rate (millage)	Taxes	Tax Rate (millage)	Taxes
MIAMI-DADE COUNTY:								
Countywide	275,982	4.6669	1,287.98	303,580	4.5091	1,368.87	4.6669	1,416.78
Fire Rescue	275,982	2.4207	668.07	303,580	2.3215	704.76	2.4207	734.88
Library	275,982	0.2840	78.38	303,580	0.2732	82.94	0.2840	86.22
PUBLIC SCHOOLS:								
By State Law	907,125	4.0270	3,652.99	1,007,050	3.8582	3,885.40	3.9380	3,965.76
By Local Board	907,125	2.9980	2,719.56	1,007,050	2.1223	2,137.26	2.2480	2,263.85
Voted School Operating	0	0.0000	0.00	1,007,050	0.7500	755.29	0.7500	755.29
MUNICIPAL:								
Bay Harbor Islands	275,982	3.6245	1,000.30	303,580	3.6829	1,118.05	3.6245	1,100.33
WATER MANAGEMENT:								
SFWM District	275,982	0.1152	31.79	303,580	0.1103	33.48	0.1103	33.48
Everglades CP	275,982	0.0397	10.96	303,580	0.0380	11.54	0.0380	11.54
Okeechobee Basin	275,982	0.1246	34.39	303,580	0.1192	36.19	0.1192	36.19
INDEPENDENT DISTRICT:								
F.I.N.D.	275,982	0.0320	8.83	303,580	0.0306	9.29	0.0320	9.71
The Children's Trust	275,982	0.4680	129.16	303,580	0.4507	136.82	0.4507	136.82
VOTER APPROVED DEBT:								
County Debt	275,982	0.4780	131.92	303,580	0.4780	145.11	0.4780	145.11
School Debt	907,125	0.1230	111.58	1,007,050	0.1930	194.36	0.1930	194.36
TOTAL AD VALOREM PROPERTY TAXES			9,865.91			10,619.36		10,890.32
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES			9,865.91			10,619.36		10,890.32

HEARING INFORMATION	The Taxing Authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget Prior To Taking Final Action. Each Taxing Authority may Amend OR Alter its proposals at the hearing.							
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME							
Miami-Dade County	9/03, 5:01 PM, (305) 499-8766, VIRTUAL HEARING, SEE INSERT							
Public Schools	9/09, 6:00 PM, (305) 995-1226, VIRTUAL HEARING, SEE INSERT							
Bay Harbor Islands	9/08, 5:01 PM, (305) 866-6241, VIRTUAL HEARING, SEE INSERT							
Water Management Districts	9/10, 5:15 PM, (561) 686-8800, VIRTUAL HEARING, SEE INSERT							
F.I.N.D.	9/10, 5:30 PM, (561) 627-3386, F.I.N.D. OFFICE, 1314 MARCINSKI RD, JUPITER							
The Children's Trust	9/14, 5:01 PM, (305) 571-5700, VIRTUAL HEARING, SEE INSERT							

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of governing boards. Tax Collector will include on November Tax Bill.	UNITS	RATE	ASSESSMENT
TOTAL NON-AD VALOREM ASSESSMENTS (This amount is included in Total Property Taxes above)				0.00

PROPERTY APPRAISER			
VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE – School Levy	ASSESSED VALUE - Non-School Levy
PRIOR VALUE (2019)	907,125	907,125	275,982
CURRENT VALUE (2020)	1,007,050	1,007,050	303,580
ASSESSMENT REDUCTIONS	APPLIES TO	2019 REDUCTION AMOUNT	2020 REDUCTION AMOUNT
10% Cap Benefit	Non-School Taxes	631,143	703,470
EXEMPTIONS	APPLIES TO	2019 EXEMPTION AMOUNT	2020 EXEMPTION AMOUNT

If you feel the market value of the property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, please contact the Miami-Dade County Property Appraiser at: (305) 375-4712 111 NW 1 STREET 7TH FLOOR (8:00 AM TO 5:00 PM)

If the Property Appraiser is unable to resolve the matter as to market value, classification or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at http://www.miami-dadeclerk.com/property_vab.asp. Petitions must be filed on or before

SEPT. 18, 2020.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this note, such as assessments for road, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city or any special district.

Block 11

Legend

 The Bay Harbor Islands Town Hall

1085 Kline Concourse

METERED
92

HANDICAPPED
3

STROLLER
2

- 11
as of 9/8/2020

total spaces
as of 9/14/2020
86

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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Image Landsat / Copernicus

100 ft