

RESOLUTION NO. 14- 2221

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, WITH ATTACHMENT(S), ESTABLISHING A SPECIAL ASSESSMENT DISTRICT AREA TO BE KNOWN AS THE SURFSIDE BUSINESS IMPROVEMENT DISTRICT (“BID”) AND AUTHORIZING THE LEVY AND COLLECTION OF A SPECIAL ASSESSMENT FOR A PERIOD OF FIVE (5) YEARS SUBJECT TO THE APPROVAL OF A MAJORITY OF AFFECTED PROPERTY OWNERS; PROVIDING FOR THE NATURE AND ESTIMATE OF BENEFITS TO BE PROVIDED; PROVIDING DETAILS OF ASSESSMENT PROCEDURES, PAYMENTS, AND STATUTORY LIENS; PROVIDING FOR PUBLICATION OF LEGAL NOTICE, AUTHORIZING AND DIRECTING THE TOWN MANAGER, TOWN CLERK, AND ALL OTHER NECESSARY TOWN OF SURFSIDE STAFF, AFTER CONSULTATION WITH THE TOWN ATTORNEY, TO UNDERTAKE ALL NECESSARY ACTIONS AND PROCEDURES TO ACCOMPLISH THE PURPOSE SET FORTH IN THIS RESOLUTION IN ACCORDANCE WITH CHAPTER 170, FLORIDA STATUTES; PROVIDING FOR AUTHORIZATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 170, Florida Statutes (2012) provides that the Town, subject to the approval of a majority of 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; and

WHEREAS, 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; and

WHEREAS, following the adoption of the Moratorium Ordinance by the Town Commission on April 12, 2011, the Town Manager met with downtown property owners on April 26, 2011, and attending property owners supported the formation of a Business Improvement District to create a focused marketing effort for retail and restaurants; and

WHEREAS, the Business Improvement District concept is based upon collaboration among the Town of Surfside and property and business owners, with funding to be generated by special assessments to be levied on commercial property owners within the District, with commercial property owners agreeing to accept the establishment of an Assessment Area for the creation of a Business Improvement District intended to stabilize and improve business activity; in accordance with the terms and conditions of an Agreement that may be entered into between a not-for-profit corporation established by property owners within the District and the Town; and

WHEREAS, the development of a Business Improvement District will improve the economic activity of the District for the benefit of property owners and businesses 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 Business Improvement District is substantially composed of similarly zoned parcels and it is fair and reasonable to use a computation using the taxable value of property, as determined by the most recent tax rolls developed by the Miami-Dade County Property Appraiser, multiplied by a numeric factor; and

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

WHEREAS, the Assessments to be imposed in accordance with this Resolution provide an

equitable method of funding authorized District activities by fairly and reasonably allocating the cost to specially benefited properties; and

WHEREAS, the Town has worked with a contractor, Redevelopment Management Associates, on a yearlong outreach program to property owners, business operators and the general public culminating in the creation of an organization plan for a Downtown Surfside Business Improvement District, including boundaries, programs, assessment methodology, and preliminary budget for the District; and

WHEREAS, the Town Commission desires to create a Special Assessment District Area known as the Surfside Business Improvement District.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. That the above and foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. AUTHORIZATION TO LEVY AND COLLECT PROPOSED ASSESSMENT. Pursuant to the provisions of Chapter 170, Florida Statutes (2012), a special assessment is hereby authorized to be levied and collected and a special assessment district to be known as the Surfside Business Improvement District (“BID”), is hereby created for a period of five (5) years, with boundaries to be set forth in Exhibit “A” hereto attached and hereby incorporated by this reference, subject to the approval by a majority of affected property owners in said district, for the purposes of stabilizing and improving retail business in said district through promotion, management, marketing, and other similar services.

SECTION 3. ESTIMATED BUSINESS IMPROVEMENT COST. The estimated Cost allocated to the Assessment Area for the promotion, management, marketing, administration, and similar expenses is \$80,000.00 for the first year beginning January 1, 2015. The Cost identified herein will be substantially funded through the imposition of Assessments against property located in the Assessment Area in the manner set forth in Section 9 hereof, beginning in the year 2015.

SECTION 4. ASSESSMENT ROLL. The Town Manager is hereby directed to prepare a preliminary Assessment Roll in the manner provided in Chapter 170, Florida Statutes for the Assessment Area. The Town 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 Town 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.

SECTION 5. IMPOSITION OF ASSESSMENTS. Assessments shall be imposed against real property located within the Assessment Area, the annual amount and term of which shall be computed for each property in accordance with this Section. When imposed, the Assessment for each Year shall constitute a lien pursuant to Chapter 170, Florida Statutes upon the Tax Parcels located in the Assessment Area as described in the Assessment Roll.

SECTION 6. ASSESSMENT AREA. The proposed BID area upon which the special assessments shall be levied, subject to the approval of a majority of affected property owners, shall

incorporate the total area set forth in the map attached and incorporated herein as Exhibit "A" and shall reflect the geographic boundaries description as set forth in Exhibit "A", attached hereto and incorporated herein.

SECTION 7. DURATION OF THE DISTRICT. The District shall remain in existence for an initial period of five (5) years and shall be extended for an additional period of five (5) years upon approval of the Town 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, Commission may elect to abolish the District. Should the Assessment Area be abolished, all property owned by the District and acquired by funds collected through assessments shall become the property of the Town.

SECTION 8. DETERMINATION OF APPORTIONMENT APPROACH. The Assessment Area is substantially composed of similarly zoned parcels. Accordingly, it is fair and reasonable to use a computation using the taxable value of property, as determined by the most recent tax rolls developed by the Miami-Dade County Property Appraiser, multiplied by a numeric factor. The method for computing Assessments to fund the authorized activities within the Assessment Area is based upon the taxable value of real property, multiplied by 0.0015 for the first year. For each year thereafter, the rate shall be 0.0015 unless the not-for-profit corporation shall propose, and the Commission shall approve a change in the rate. In determining the method of apportionment, it is fair and reasonable to take into consideration the distinctions between the relative position of owners of commercial properties, owners of property identified by individual Folio Numbers and utilized solely for residential purposes, property owned by religious institutions, governmental agencies, and other properties exempted from payment of local taxes or special assessments.

SECTION 9. COMPUTATION OF ASSESSMENTS. The method for computing Assessments to fund the authorized activities within the Assessment Area is based upon the taxable value of real property, multiplied by 0.0015, as enumerated on Exhibit " B" attached hereto beginning in the year 2015. For each year thereafter, the rate shall be 0.0015 unless the not-for-profit corporation shall propose, and the Commission shall approve a change in the rate. The Statutory Discount Amount shall be computed for each assessment 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 10. PUBLIC INSPECTION. In accordance with Chapter 170, there is on file with the Town Clerk at the time of the adoption of this Resolution, an assessment plat showing the area to be assessed, with plans and specifications, and an estimate of the cost of the proposed improvements, the details of the proposed programs, services, and projects, and a cost estimate as indicated in the Business Plan and Budget attached hereto as Exhibit "B ", which shall be open to inspection by the public.

SECTION 11. PRELIMINARY ASSESSMENT ROLL. In accordance with Chapter 170, there is on file with the Town Clerk at the time of the adoption of this Resolution, a Preliminary Assessment Roll showing the lots to be assessed, the amount of benefits to the properties to be assessed, and the assessments against each lot, which shall be considered at a future duly advertised Public Hearing to be held by the Town Commission following the majority approval of affected property owners, at a time and place to be set in a separate Resolution, at which time the Town Commission shall hear as an equalizing board all parties in regard to the proposed assessment, and after making any adjustments that the Town Commission may deem appropriate, the Final Assessment Roll will be

confirmed by a Resolution of the Town Commission.

SECTION 12. ADVERTISEMENT. This Resolution herein creating a special assessment district shall be advertised following its adoption.

SECTION 13. AUTHORIZATION FOR TOWN MANAGER. The Town Manager and Town Clerk, after consultation with the Town Attorney, is authorized and directed to undertake all necessary actions and procedures to take such actions as contemplated by this Resolution, including any action appropriate in connection with obtaining approval of the affected property owners.

SECTION 14. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 15. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption herein provided however, that if the proposed special assessment does not receive the approval of a majority (50% plus one) of the affected property owners pursuant to an election to be duly conducted by the Town Clerk, this Resolution shall be null and void.

PASSED AND ADOPTED this 11 day of March, 2014.

Motion by Commissioner Kligman, second by Commissioner Olchyk.

FINAL VOTE ON ADOPTION
Commissioner Joseph Graubart
Commissioner Michelle Kligman
Commissioner Marta Olchyk
Vice Mayor Michael Karukin
Mayor Daniel Dietch

yes
yes
yes
yes
yes



Daniel Dietch, Mayor

ATTEST:


Sandra Novoa, CMC
Town Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR
THE TOWN OF SURFSIDE ONLY:**



Linda Miller, Town Attorney

**LAND DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT
A PORTION OF "ALTO DEL MAR No. 6"
PLAT BOOK 8, PAGE 106, MIAMI-DADE COUNTY RECORDS
TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA**

A portion of "ALTO DEL MAR No. 6" according to the Plat thereof as recorded in Plat Book 8, Page 106, of the Public Records of Miami-Dade County, Florida more particularly described as follows:

Lots 13 through 32, and the Unnumbered Tract, together with the adjoining South One-Half (S.1/2) of 96th Street, and the East One-Half (E.1/2) of Harding Avenue, and the North One-Half (N.1/2) 95th Street, and the West One-Half (W.1/2) of the 15.0' Alley, all in Block 3 of said "ALTO DEL MAR No. 6";

TOGETHER WITH:

Lots 13 through 32, and the Unnumbered Tract, together with the adjoining South One-Half (S.1/2) of 95th Street, and the East One-Half (E.1/2) of Harding Avenue, and the North One-Half (N.1/2) of 94th Street, and the West One-Half (W.1/2) of the 15.0' Alley, all in Block 4 of said "ALTO DEL MAR No. 6";

TOGETHER WITH:

Lots 1 through 20, and Lots 27 through 32, and the Unnumbered Tract, together with the adjoining South One-Half (S.1/2) of 95th Street, and the East One-Half (E.1/2) of Abbott Avenue, and the North One-Half (N.1/2) of 94th Street, and the West One-Half (W.1/2) of Harding Avenue, all in Block 5 of said "ALTO DEL MAR No. 6";

TOGETHER WITH:

Lots 1 through 20, and the Unnumbered Tract, together with the adjoining South One-Half (S.1/2) of 96th Street, and the West One-Half (W.1/2) of Harding Avenue, and the North One-Half (N.1/2) of 95th Street, all in Block 6 of said "ALTO DEL MAR No. 6";

Said lands lying in the Town of Surfside, Miami-Dade County, Florida and containing 418,355 Square Feet (9.604 acres) more or less.

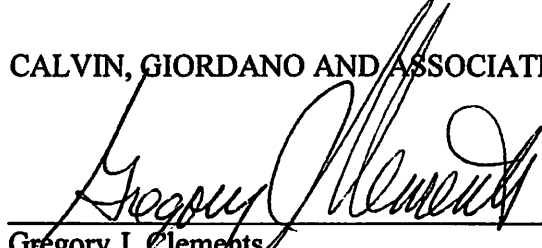
NOTES:

1. This Sketch and Legal Description is not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
February 4, 2014
P:\Projects\2006\065355 Town of Surfside\SURVEY\Legal Descriptions\065355-V-SD-BID.docx

2. The description contained herein and the attached sketch does not represent a field Boundary Survey (This is not a Survey).

CALVIN, GIORDANO AND ASSOCIATES, INC.

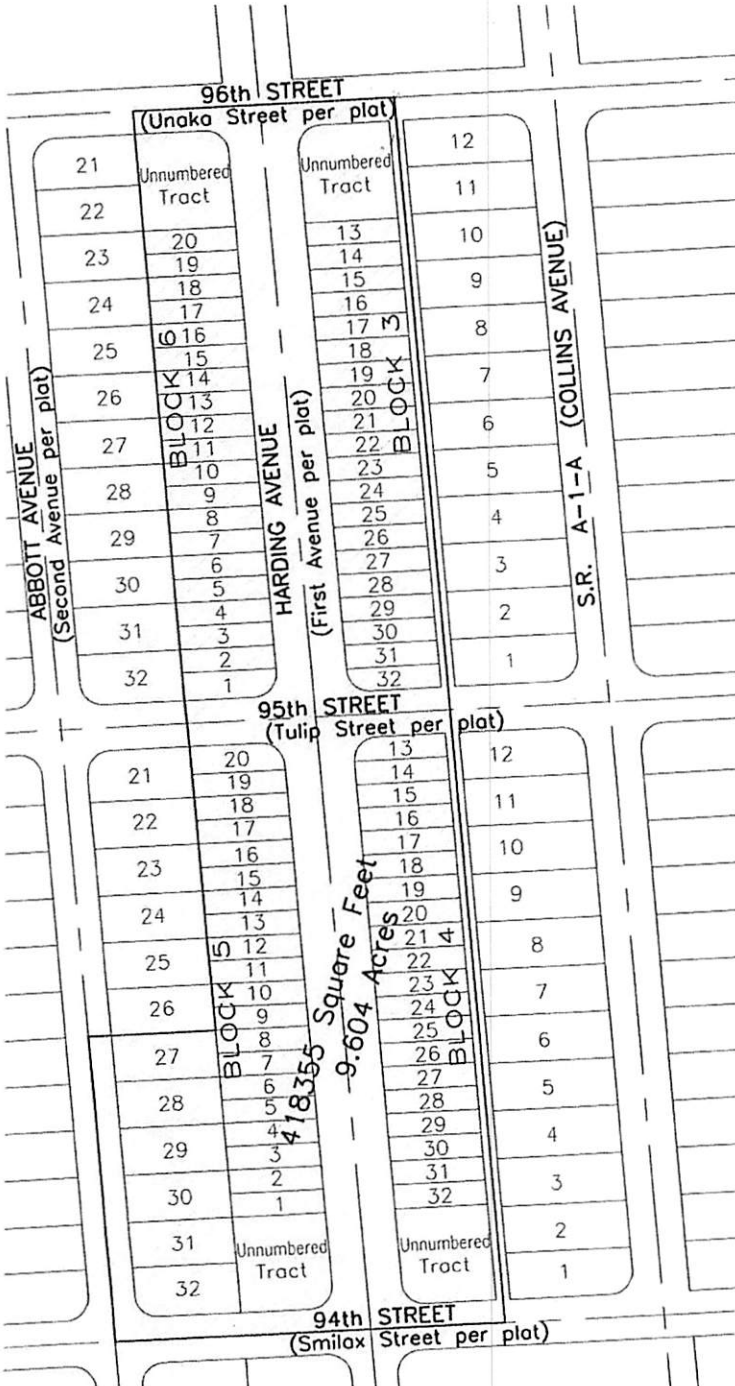

Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date:

2-27-2014

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
February 4, 2014
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SKETCH OF LEGAL DESCRIPTION BUSINESS IMPROVEMENT DISTRICT



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Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
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Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

A Portion of "ALTO DEL MAR No.6"
Plat Book 8, Page 106, Miami-Dade County Records
Town of Surfside, Miami-Dade County, Florida

SCALE 1"=200'	PROJECT No. 06-5355
DATE 02-04-14	CAD FILE SEE LEFT

SHEET 3 OF 3

DOWNTOWN SURFSIDE BUSINESS IMPROVEMENT DISTRICT



Organizational Plan

Town of Surfside, Florida

September 30, 2013

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1. Introduction

In January 2013, the Town of Surfside began work with Redevelopment Management Associates (RMA) to create a plan for organizing a Business Improvement District (BID) for Downtown Surfside.

The scope of the project included:

1. Build ownership and consensus amongst commercial property owners regarding improvements, programs, services, and management of the BID.
2. Establish, in cooperation with the Downtown Vision Action Committee (DVAC), the geographical boundaries of the BID.
3. Establish, in cooperation with DVAC, a proposed budget and determine the formula for property assessments.
4. Present the district plan in public meetings.
5. Prepare the property owners and the merchants for the formal establishment of the BID pursuant to Florida Law.

The recommendations that follow comprise the BID Plan for the purpose of documentation required for Town Commission approval. These recommendations reflect RMA's belief that forming a BID to benefit the commercial district along Harding Avenue would be the most fair and effective mechanism for providing ongoing stakeholder participation and a source of funding for future improvement programs.

2. History of the Initiative

During the Commission Meeting on January 18, 2011 the Surfside Town Commission created the Downtown Vision Advisory Committee (DVAC). Since its inception, DVAC has proven to be an effective advisory organization through a process that has included actionable items at every meeting, including the following projects, initiatives and topics of discussion:

- Downtown Code Enforcement
- Parking Lot Improvement/Landscaping
- Vacant Windows Ordinance

- News Racks Ordinance
- Awnings Ordinance
- Upgrading Alleys
- Wayfarer Signage Program
- Branding
- Facade Upgrading Program
- Parking Structure Feasibility Study
- The Current Forty Foot Height Allowance and Amalgamation of Properties
- Development of an East West Corridor on 95th Street from Abbott Avenue to the Beach
- Rebuilding of Harding Avenue Sidewalks
- Sidewalk Cafe Ordinance and FDOT Agreement
- Miami-Dade "Mom & Pop" Grants
- Signage Ordinance
- Moratorium Ordinance
- Business Improvement District (BID)

As a direct result from the enacting of the Moratorium Ordinance in April 2011, sixteen property owners, a number from the same family trust, representing a majority of Downtown properties, met with the Town Manager and Town Staff. Property owners supported Downtown Vision Initiatives, including formation of a BID, and requested that the Moratorium Ordinance be rescinded.

The Planning & Zoning Board approved the rescinding of the ordinance and endorsed all of the vision initiatives in May 2011. The Town Commission subsequently voted in July 2011 to rescind the moratorium and to accept the vision initiatives as a blueprint on condition that each initiative is brought to the Commission for full vetting.

The basic premise of a BID is that the Town agrees to continue to provide a base level of service and that enhanced services, such as extra police protection for expanded special events, maintenance for specialty landscaping, downtown marketing programs, cleaning after special events, and the retention of consultants to secure tenants, are funded with a self-imposed assessment on the property owners.

Use of these funds could be governed by the Board of Directors of a new not-for profit organization created to oversee the BID. The process for establishing the District and ensuring that funds are collected and properly spent would be governed by Florida Statutes, Chapter 170 and by an agreement between the new not-for profit organization and the Town of Surfside.

3. Benefits of a BID for Downtown Surfside

The proposed Business Improvement District (BID) could focus on improving the commercial district along Harding Avenue by acting as an advocate for Downtown Surfside, 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.

Objectives of the proposed Business Improvement District (BID):

- *To identify and implement organization strategies to advocate for Downtown Surfside issues including parking, urban design/image, and zoning/permitted uses.*
- *To identify and implement marketing strategies to promote and market Downtown Surfside as a unique, historic destination for dining, shopping, and recreation to Surfside/South Florida residents and visitors to the area.*
- *To establish benchmarks for measurement of success.*

4. Proposed BID Programs

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

Advocacy Strategies – Downtown Issues

- Parking – encourage the Town 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 Town to identify future opportunities for streetscape improvements, including:
 - development of an East West Corridor on 95th Street from Abbott Avenue to the beach
 - upgrading alleys
- 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 Town to identify priority code enforcement issues and effective strategies for improvement.
- Zoning – encourage a comprehensive review of zoning code to ensure that commercial zoning is most conducive to increasing business and creating the best business mix.

Image-Based Marketing Strategies

- Build upon the approved Town of Surfside 5-Year Strategic Tourism Plan.
- Identify a “brand” for Downtown Surfside.
- Promote image/brand through website(s), social media, public relations, and advertising.

The benefits of a BID are that it could provide 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 activities currently undertaken or funded by the Town of Surfside.

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).

5. Proposed Budget

A first year budget for the BID might contain the following components, although a final budget would be created by the BID once it had been formed:

Advocacy Coordination / BID Support	\$ 30,000
Image/Marketing	\$ 30,000
Events support	\$ 15,000
Reserve/Contingency	\$ 5,000
TOTAL	\$80,000

6. Proposed BID Boundaries

Commercial properties along Harding and Collins Avenues between 93rd Street and 96th Street were analyzed for inclusion in a possible Business Improvement District for Downtown Surfside. Using a standard of “similar benefit” from possible BID programs, RMA is recommending the BID boundaries include those commercial properties fronting Harding Avenue between 94th and 96th Streets.

This district comprises the area generally described as Downtown Surfside and contains retail, restaurant and other small businesses that serve the Surfside/South Florida markets and visitors to the area.



During meetings with property owners, there was discussion regarding possible inclusion of the Collins Avenue area of Surfside adjacent and to the east of to Downtown businesses. RMA recommends that initial efforts for the BID discussion focus on the commercial district along Harding Avenue, and that if a Business Improvement District is created, opportunities for Collins Avenue hotels to 'opt-in' to BID initiatives be encouraged where appropriate.

7. Organizing the Business Improvement District

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.

Creating a BID

Creation of a BID would require actions approved by the Surfside Town Commission. These actions include:

- Resolution of the Town Commission – This resolution would include the proposed cost of improvements, required public and property owner notice, location of the retail district to be improved, the expense to be paid by special assessments, and when assessments are to be paid.
- Vote of the property owners – Following approval of the resolution by Town Commission, property owners of affected properties would vote on creation of the BID. To apply the assessment, there would need to be a majority (50 percent plus one) of property owners approving the BID. Property owners that do not vote would be considered a “no” vote.
- Public Hearing/Equalizing Board – Upon the approval of the BID by the property owners, the Town Commission would hold a final public hearing, which would include an equalization hearing to consider complaints as to the special assessments.

Assessment/Budget

A BID is a special assessment district. The BID assessment would be collected as part of the property tax bill. Assessments might be based upon:

- assessed value of parcels
- parcel area
- building square footage
- other potential factors

For Downtown Surfside properties, information is available from the Miami-Dade County Property Appraisers office, including assessed value, lot square footage, and total building square footage. An assessment based on assessed value is recommended. Property values have remained stable since 2011, increasing slightly. Each 1-mil assessment would result in approximately \$43,000 annually for the BID.

To achieve the ~\$80,000 budget for programs described above, a 1.5-mil assessment could be levied to create approximately \$65,000. A source of funding for the additional \$15,000 would need to be identified, possibly through events grants.

The resulting Surfside BID would be a small district and create a relatively small annual assessment. For comparison purposes, the last annual assessment for the Coral Gables BID was approximately \$819,000.

Governance

A Board of Directors of a new not-for-profit organization would manage the BID. According to discussions to date, an example of the composition of a BID Board of Directors might include 9 voting members:

- five (5) property owners subject to assessment within the district
- three (3) business owners from within the district
- one (1) resident liaison
- two (2) liaisons from the Town of Surfside (non-voting)

Except for the Town liaison, members could serve staggered three-year terms.

Timeframe

RMA recommends the Downtown Surfside BID assessment be proposed for an initial period of five years and be extended for an additional period of five years upon approval of the Town 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 successful implementation of the advocacy, marketing and other BID programs.

DOWNTOWN SURFSIDE - PROPERTY/BUSINESS DATABASE

FOLIO #	PROPERTY ADDRESS	OWNER	Assesed Value '13	BID @ 1.5-mils	Business Address(es)	Business
9400 WEST SIDE						
14-2235-007-0660	9400 HARDING AVE	PUBLIX SUPER MARKETS INC % EXPENSE PAYABLES LEASE	\$7,301,745	\$10,952.62	9400 Harding	Publix Supermarket
14-2235-007-0670	9448 HARDING AVE	SOLEMAT LLC	\$379,013	\$568.52	9448 Harding	Tucci's Nail & Salon
14-2235-007-0680	9454 HARDING AVE	MARVIN M GREEN BEATRICE MUSKAT DAVID MUSKAT	\$369,801	\$554.70	9452 Harding 9454 Harding	GNC / General Nutrition Center Super S Food Market
14-2235-007-0690	9458 HARDING AVE	9458 HARDING AVENUE LLC	\$368,467	\$552.70	9456 Harding 9458 Harding	Dr. Edy A. Guerra - DDS / Emergen Real Living / First Service Realty
14-2235-007-0700	9460 HARDING AVE	C & A LLC	\$389,124	\$583.69	9460 Harding	Ho Wang Chinese Restaurant
14-2235-007-0710	9466 HARDING AVE	STOWE PLAZA II LLC	\$371,618	\$557.43	9466 Harding	Capellus By Amor
14-2235-007-0720	9472 HARDING AVE	F & T REAL PROPERTY LLC	\$792,085	\$1,188.13	9472 Harding	Tiberio (Coming)
14-2235-007-0730	9476 HARDING AVE	9476 HARDING INVESTMENTS INC	\$370,135	\$555.20	9476 Harding	Ike's Diner
14-2235-007-0740	9480 HARDING AVE	KEITH A GRAY TR	\$357,892	\$536.84	9480 Harding 9482 Harding	Vacant Delray Art Studio (Coming)
14-2235-007-0750	9484 HARDING AVE	9484 HARDING INVESTMENT LLC	\$746,137	\$1,119.21	9484 Harding 9486 Harding 9488 Harding 9490 Harding	Armoire Chi Chi Barry Cohen Law Firm Hair & Body New Dimensions Café Vert D (OK)
14-2235-007-0760	9494 HARDING AVE	JACK PATHMAN RLTY CO, INC	\$1,339,983	\$2,009.97	9494 Harding	Big Daddy's Liquor
11 Properties			\$ 12,786,000	\$19,179.00		
9400 EAST SIDE						
14-2235-007-0650	9401 HARDING AVE	WACHOVIA BANK C/O PROPERTY TAX PROCESSING	\$1,534,885	\$2,302.33	9401 Harding	Wells Fargo Bank
14-2235-007-0640	9415 HARDING AVE	PAULINE ROWE JOHNSON	\$709,753	\$1,064.63	9415 Harding 9421 Harding	The Harbour Grill M (KM) Surf-Bal-Bay Cleaners
14-2235-007-0630	9425 HARDING AVE	9425-27 HARDING AVE INC	\$360,079	\$540.12	9425 Harding 9427 Harding	Finvarb Realty Harvest Moon
14-2235-007-0620	9429 HARDING AVE	DONALD J KAHN & W LOURDES	\$355,790	\$533.69	9429 Harding 9431 Harding	Ship and Pack Surfside Barber Shop
14-2235-007-0610	9437 HARDING AVE	SALLY HEAD CARTER TR	\$764,941	\$1,147.41	9433 Harding 9435 Harding 9437 Harding	Monaco Collection Vittorium Rafe Sweetheart Beauty Shop
14-2235-007-0600	9441 HARDING AVE	9575 HARDING AVE LLC	\$369,761	\$554.64	9441 Harding	CNC, LC (private)
14-2235-007-0590	9445 HARDING AVE	ASHILO INC	\$773,904	\$1,160.86	9445 Harding 9445 Harding	Dr. Yoram C. Padeh Dr. Ilonka Schwartz
14-2235-007-0582	9453 HARDING AVE	MGM GRP LLC	\$183,033	\$274.55	9453 Harding	Nina's Beauty Salon
14-2235-007-0581	9455 HARDING AVE	THE G PARTNERS LLC	\$180,863	\$271.29	9455 Harding	Express Florida Realty Inc.
14-2235-007-0580	9457 HARDING AVE	7101 COLLINS LLC	\$357,585	\$536.38	9457 Harding 9459 Harding	Serendipity Yogurt Café (Kosher In) Monchessa Pizza
14-2235-007-0570	9461 HARDING AVE	GOLD ENTERPRISES INC	\$368,709	\$553.06	9461 Harding 9463 Harding	Caba Real Estate Rod's Cleaners
14-2235-007-0560	9471 HARDING AVE	JPCF LLC	\$1,130,483	\$1,695.72	9467 Harding 9471 Harding 9473 Harding	Kosherland B.G.P. (OK) Art & Frame The Scarlet Letter
14-2235-007-0550	9477 HARDING AVE	HARRY BREITER	\$757,562	\$1,136.34	9477 Harding 9481 Harding	Kosh Absolut Flowers by Manny
14-2235-007-0520	9491 HARDING AVE	SEAN REILY TRS	\$1,623,577	\$2,435.37	9485 Harding 9487 Harding 9489 Harding 9491 Harding	Specchio Café Lotus Miami (kosher insignia) Asa - 2 David & Saul Shoes
14 Properties			\$ 9,470,925	\$14,206.39		
9400 BLOCK TOTALS			\$ 22,256,925	\$33,385.39		

DOWNTOWN SURFSIDE - PROPERTY/BUSINESS DATABASE

FOLIO #	PROPERTY ADDRESS	OWNER	Assesed Value '13	BID @ 1.5-mils	Business Address(es) Business
9500 WEST SIDE					
14-2235-007-0840	9500 HARDING AVE	SOUTH FLORIDA HOLDINGS INC	\$836,536	\$1,254.80	9500 Harding 9504 Harding 9508 Harding Café Ragazzi Carousel Barber Shop Estelle Stern Realty, Inc.
14-2235-007-0860	9516 HARDING AVE	SOUTH FLORIDA HOLDINGS INC	\$993,826	\$1,490.74	9516 Harding Flanigan's Seafood Bar & Grill
14-2235-007-0870	9520 HARDING AVE	INFINITY HARDING LLC	\$429,943	\$644.91	9520 Harding 9520 Harding 9520 Harding 9520 Harding Volpe Travel Liborio Cigars & Tobacco Moon Over Miami Verdile's / Mario The Tailor Willy's Tailoring
14-2235-007-0880	9524 HARDING AVE	THE HELEN P STEVENS FAMILY LTD	\$784,544	\$1,176.82	9526 Harding 9528 Harding Florida Community Bank Dr. Gary Curson
14-2235-007-0900	9534 HARDING AVE	KEY REALTY LLC	\$415,906	\$623.86	9530 Harding 9532 Harding 9532 Harding Vacant Lupe's Alterations Penny's Alterations
14-2235-007-0910	9538 HARDING AVE	DONALD J KAHN & W LOURDES C	\$711,938	\$1,067.91	9536 Harding 9538 Harding 9540 Harding Subway Paloma Evening Dresses Hair 2000
14-2235-007-0920	9550 HARDING AVE	9544 CORPORATION	\$1,677,479	\$2,516.22	9544 Harding 9552 Harding 9556 Harding Cine Citta Café D(OK) Oberle Opticians Chase Bank
14-2235-007-0930	9564 HARDING AVE	NEW YORK COMMUNITY BANK	\$5,285,000	\$7,927.50	9560 Harding 9564 Harding 9578 Harding 9592 Harding 9592 Harding Starbucks Biguine CVS Pharmacy Amtrust Bank Young Israel of Bal Harbour
	8 Properties		\$ 11,135,172	\$16,702.76	
9500 EAST SIDE					
14-2235-007-0390	9501 HARDING AVE	9501 PROPERTIES INC	\$934,344	\$1,401.52	9501 Harding 9507 Harding 233-95th Stre HSBC Bank Lucky Seven Gold Buyers B & H Pizza
14-2235-007-0380	9509 HARDING AVE	DONALD J KAHN & W LOURDES	\$365,573	\$548.36	9509 Harding Harding Realty
14-2235-007-0370	9513 HARDING AVE	ELIZ C JUSTICE & M GREEN TR	\$359,397	\$539.10	9513 Harding 9515 Harding Forever Realty Peikin Empire Fine Jewelry
14-2235-007-0360	9521 HARDING AVE	KENNETH WINFIELD JONES TRS, MARY ELLEN JONES TRS	\$720,585	\$1,080.88	9517 Harding 9519 Harding 9521 Harding 9523 Harding Josh's Deli & Appetizers VACANT (Yogurt Spot) Extension Dreams Rolling Pin Bakery BK (STAR K)
14-2235-007-0350	9525 HARDING AVE	COLSON INVESTMENTS LTD	\$1,539,482	\$2,309.22	9525 Harding 9531 Harding 9537 Harding Citibank Di Milesi Natural Hair Vacant
14-2235-007-0340	9545 HARDING AVE	SURFSIDE REALTY LLC	\$741,822	\$1,112.73	9541 Harding 9543 Harding 9543 Harding 9545 Harding Roni Shoes Dassler Eye Consultants Inc. Purcell Optical Couture Bridal & Formals
14-2235-007-0320	9553 HARDING AVE	NEXT CENTURY DEVELOPMENT INC	\$1,305,107	\$1,957.66	9551 Harding 9553 Harding 9553 Harding 9555 Harding Pescecane Ristorante Martin A. Feigenbaum Viva Pilates Bistro
14-2235-007-0310	9559 HARDING AVE	LEINWAND PROPERTIES	\$906,500	\$1,359.75	9559 Harding 9561 Harding 9563 Harding 9565 Harding 9567 Harding Metro PCS The Greek Place Femme Coiffure & Spa House of Design Uni K Wax
14-2235-007-0300	9569 HARDING AVE	PAULINE ROWE JOHNSON	\$414,954	\$622.43	9569 Harding 9571 Harding Rent 1 Sale 1 7th Plateau
14-2235-007-0290	9575 HARDING AVE	9441 HARDING AVE LLC	\$373,172	\$559.76	9575 Harding Koukia Kature
14-2235-007-0280	9577 HARDING AVE	STOWE PLAZA LLC	\$388,663	\$582.99	9577 Harding J V Flowers
14-2235-007-0410	9581 HARDING AVE	SOUTH FLA HOLDINGS INC	\$422,929	\$634.39	9583 Harding Sushi Republic
14-2235-007-0400	9585 HARDING AVE	HELEN KOTLER & S PACKAR & SHIRLEY FINKELSTEIN	\$1,466,431	\$2,199.65	9585 Harding 9593 Harding 9595 Harding 9599 Harding M. Kotler Realtors Lace Star Gray and Sons JGB Bank
	13 Properties		\$ 9,938,959	\$14,908.44	
		9500 BLOCK TOTALS	\$ 21,074,131	\$31,611.20	
		DISTRICT TOTALS (46 Properties)	\$ 43,331,056	\$64,996.58	