

# BAL HARBOUR

- V I L L A G E -

OFFICE OF THE VILLAGE MANAGER

LETTER TO COUNCIL

NO. 077-2020

To: Mayor Gabriel Groisman and Members of the Village Council

From: Jorge M. Gonzalez, Village Manager



Date: June 1, 2020

Subject: **2020 June Assessment Roll Estimate**

The purpose of this Letter to Council (LTC) is to transmit to you a copy of the Assessment Roll Estimate provided by the Miami-Dade County Property Appraiser.

On June 1 of each year, the Miami-Dade County Property Appraiser provides an estimate of the current year's Assessment Roll Values, with official certification to follow on July 1. Existing property tax values decreased \$230,117,817 or -4.2% from the 2019 July 1 Estimated Taxable Value of \$5,500,117,826 to the June 1, 2020 Estimated Taxable Value of \$5,270,000,000. Applying the estimated reduction to our General Fund Property Tax values at the current millage rate, would result in a decrease of \$429,660 in tax revenues, at 95% as required for budget purposes by the State of Florida of tax revenue Village-wide. Per the Miami-Dade County Property Appraiser, the valuation decrease results from a combination of declining condominium values in addition to demolitions that occurred during Calendar 2019.

In late June, we anticipate receipt of revenue estimates from the State of Florida Department of Revenue for Franchise Fees, Utility Taxes, State Revenue Sharing, Sales Tax, and Communication Service Taxes, this information will present a more complete picture of the estimated revenues for the coming Fiscal Year, which will continue the current focus on moving the Village forward with respect to service delivery, technology, and infrastructure improvements.

FY 2021 budget development, is a time to refocus resource allocation in a strategic manner toward Village-wide capital improvements with a focus on results-oriented management practices. Departments will continue to define their operational priorities with an emphasis on efficiency, service delivery, and accountability improvements, while addressing the issues that are important to our community. The preliminary budget will continue to focus on delivering the *Bal Harbour Experience*. Developing funding strategies, initiatives and programming that will further this vision will be the focus of the budget development process for FY 2020-2021.

Should you have any questions or need any additional information, please contact me.

Attachment: 2020 Assessment Roll Estimate, Miami-Dade County Property Appraiser

JMG/CD



MIAMI-DADE COUNTY  
PROPERTY APPRAISER  
ADMINISTRATIVE DIVISION

PEDRO J. GARCIA  
PROPERTY APPRAISER

June 1, 2020

The Honorable Gabriel Groisman, Mayor  
Bal Harbour Village  
655 - 96th Street  
Bal Harbour, FL 33154

**RE: 2020 ASSESSMENT ROLL ESTIMATE**

Dear Mayor Groisman:

The June 1<sup>st</sup> Estimate of \$5,270,000,000 in taxable value is being provided in accordance with Section 200.065(8), Florida Statutes, so that you may start preparing for next year's budget. It is important to note that July 1<sup>st</sup> is the official certification date for the 2020 assessment roll. The June 1<sup>st</sup> taxable value is only an estimate, which is subject to change.

As you start the difficult task of preparing your budget and the adoption of your millage rate(s), please consider the unprecedented hardship caused by the COVID-19 crisis that many of our property owners are facing. As you know, unemployment is at a record high and many families are struggling or unable to pay their mortgage.

For homestead property owners, Florida law requires their taxable value to increase by the Consumer Price Index (CPI) every year. For 2020, the CPI is 2.3%. Therefore, a 2.3% reduction in the millage rate would prevent a tax increase for these homeowners while provide tax relief to other property owners.

I want to thank you for your consideration and if you have questions or need clarification, you may contact me at 305-375-4004.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pedro J. Garcia".

Pedro J. Garcia, MNAA  
Property Appraiser

cc: Jorge M. Gonzalez, Manager

**MIAMI-DADE COUNTY  
PROPERTY APPRAISER**

*2020 Estimated Taxable Values by Taxing Authority*

**JUNE 1, 2020**



TAXING AUTHORITY	2019 PRELIMINARY TAXABLE VALUE	2020 ESTIMATED TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NEW CONSTRUCTION	ESTIMATED NET CHANGE	2020 JUNE 1ST ESTIMATE	PERCENT CHANGE FROM 2019
01 MIAMI	58,961,599,417	60,097,000,000	1.9%	2,668,000,000	3,803,000,000	62,765,000,000	6.5%
0101 MIAMI ( DDA )	21,190,968,140	20,989,000,000	-1.0%	1,603,000,000	1,401,000,000	22,592,000,000	6.6%
02 MIAMI BEACH	40,098,892,459	40,316,000,000	0.5%	1,169,000,000	1,386,000,000	41,485,000,000	3.5%
0201 MB NORMANDY SHORES	223,704,445	233,000,000	4.2%	3,000,000	12,000,000	236,000,000	5.5%
03 CORAL GABLES	16,936,366,618	17,262,000,000	1.9%	131,000,000	457,000,000	17,393,000,000	2.7%
04 HIALEAH	11,306,060,963	12,213,000,000	8.0%	177,000,000	1,084,000,000	12,390,000,000	9.6%
05 MIAMI SPRINGS	1,256,462,625	1,293,000,000	2.9%	13,000,000	50,000,000	1,306,000,000	3.9%
06 NORTH MIAMI	3,386,305,971	3,574,000,000	5.5%	130,000,000	318,000,000	3,704,000,000	9.4%
07 NORTH MIAMI BEACH	3,399,037,695	3,495,000,000	2.8%	25,000,000	121,000,000	3,520,000,000	3.6%
08 OPA-LOCKA	1,154,438,679	1,220,000,000	5.7%	1,000,000	67,000,000	1,221,000,000	5.8%
09 SOUTH MIAMI	1,987,072,238	2,039,000,000	2.6%	14,000,000	66,000,000	2,053,000,000	3.3%
10 HOMESTEAD	3,143,709,627	3,305,000,000	5.1%	117,000,000	278,000,000	3,422,000,000	8.9%
11 MIAMI SHORES	1,196,387,229	1,251,000,000	4.6%	3,000,000	58,000,000	1,254,000,000	4.8%
12 BAL HARBOUR	5,500,117,826	5,270,160,000	-4.2%	-160,000	-230,000,000	5,270,000,000	-4.2%
13 BAY HARBOR ISLANDS	1,333,876,001	1,287,000,000	-3.5%	76,000,000	29,000,000	1,363,000,000	2.2%
14 SURFSIDE	3,116,633,395	3,066,000,000	-1.6%	41,000,000	-10,000,000	3,107,000,000	-0.3%
15 WEST MIAMI	569,834,358	593,000,000	4.1%	45,000,000	68,000,000	638,000,000	12.0%
16 FLORIDA CITY	559,584,262	602,000,000	7.6%	20,000,000	62,000,000	622,000,000	11.2%
17 BISCAYNE PARK	231,201,560	247,300,000	7.0%	700,000	17,000,000	248,000,000	7.3%
18 EL PORTAL	167,848,153	180,600,000	7.6%	400,000	13,000,000	181,000,000	7.8%
19 GOLDEN BEACH	1,160,543,438	1,159,000,000	-0.1%	6,000,000	4,000,000	1,165,000,000	0.4%
20 PINECREST	5,025,067,161	5,084,000,000	1.2%	39,000,000	98,000,000	5,123,000,000	1.9%
21 INDIAN CREEK	653,264,284	678,000,000	3.8%	0	25,000,000	678,000,000	3.8%
22 MEDLEY	2,419,004,278	2,501,000,000	3.4%	42,000,000	124,000,000	2,543,000,000	5.1%
23 N. BAY VILLAGE	1,091,206,289	1,055,000,000	-3.3%	20,000,000	-16,000,000	1,075,000,000	-1.5%
24 KEY BISCAYNE	8,310,656,693	8,178,000,000	-1.6%	8,000,000	-125,000,000	8,186,000,000	-1.5%
25 SWEETWATER	1,853,737,333	1,905,000,000	2.8%	52,000,000	103,000,000	1,957,000,000	5.6%
26 VIRGINIA GARDENS	266,608,319	273,800,000	2.7%	200,000	7,000,000	274,000,000	2.8%
27 HIALEAH GARDENS	1,382,828,298	1,468,000,000	6.2%	13,000,000	98,000,000	1,481,000,000	7.1%
28 AVENTURA	10,740,186,632	10,304,000,000	-4.1%	96,000,000	-340,000,000	10,400,000,000	-3.2%
30 UNINCORPORATED	82,361,962,711	85,897,000,000	4.3%	1,145,000,000	4,680,000,000	87,042,000,000	5.7%
31 SUNNY ISLES BEACH	11,568,495,663	10,956,000,000	-5.3%	941,000,000	329,000,000	11,897,000,000	2.8%
32 MIAMI LAKES	3,365,592,016	3,461,000,000	2.8%	65,000,000	160,000,000	3,526,000,000	4.8%
33 PALMETTO BAY	3,053,651,042	3,143,000,000	2.9%	48,000,000	137,000,000	3,191,000,000	4.5%
34 MIAMI GARDENS	4,955,640,419	5,238,000,000	5.7%	99,000,000	381,000,000	5,337,000,000	7.7%
35 DORAL	13,715,630,586	13,769,000,000	0.4%	480,000,000	533,000,000	14,249,000,000	3.9%
36 CUTLER BAY	2,650,512,622	2,751,000,000	3.8%	4,000,000	104,000,000	2,755,000,000	3.9%
<b>COUNTY-WIDE</b>	<b>308,641,457,718</b>	<b>315,079,000,000</b>	<b>2.1%</b>	<b>7,704,000,000</b>	<b>14,142,000,000</b>	<b>322,783,000,000</b>	<b>4.6%</b>
FIRE AND RESCUE	173,237,599,110	177,150,000,000	2.3%	3,549,000,000	7,461,000,000	180,699,000,000	4.3%
LIBRARY	280,962,317,536	286,167,000,000	1.9%	4,094,000,000	9,299,000,000	290,261,000,000	3.3%
SCHOOL BOARD	339,593,182,438	342,986,000,000	1.0%	7,706,000,000	11,099,000,000	350,692,000,000	3.3%
S FL WATER MNGT DIST	310,905,785,149	317,276,000,000	2.0%	7,706,000,000	14,076,000,000	324,982,000,000	4.5%
FL INLAND NAV DIST	310,905,785,149	317,276,000,000	2.0%	7,706,000,000	14,076,000,000	324,982,000,000	4.5%
THE CHILDREN'S TRUST	310,905,785,149	317,276,000,000	2.0%	7,706,000,000	14,076,000,000	324,982,000,000	4.5%