BAL HARBOUR

\- VILLAGE -

Mayor Seth E. Salver
Vice Mayor David Wolf
Councilman Jeffrey P. Freimark
Councilman Alejandro Levy
Councilman Buzzy Sklar

Village Manager Jorge M. Gonzalez
Village Clerk Juan D. Garcia
Village Attorneys Weiss Serota
Helfman Cole & Bierman, P.L.

Bal Harbour Village Council

1st Budget Hearing Agenda
September 8, 2026
At 6:30 PM

Bal Harbour Village Hall • Council Chamber • 655 96th Street • Bal Harbour • Florida 33154

This meeting will be conducted in person. The meeting will also be broadcast on our website at https://balharbourfl.gov/government/village-clerk/minutes-and-agendas/ . Members of the public are also encouraged to participate by email (meetings@balharbourfl.gov) or by telephone at 305-865-6449.

BHV Who We Are, Vision, Mission, Values / The Bal Harbour Experience
The Bal Harbour Experience.pdf

CALL TO ORDER / PLEDGE OF ALLEGIANCE

REQUESTS FOR ADDITIONS, WITHDRAWALS AND DEFERRALS

CONSENT AGENDA

C7A - RESOLUTIONS

C7A A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AUTHORIZING THE USE OF THE LISTED VENDORS BY THE VILLAGE MANAGER; AFFIRMING THE VILLAGE MANAGERS PURCHASING AUTHORITY UNDER VILLAGE CODE SECTION 2-141; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.
Item Summary - Village Manager Purchasing Authority ADA.pdf
Memorandum - Village Manager Purchasing Authority ADA.pdf
Resolution - Village Manager Purchasing Authority ADA.pdf
Attachment - Exhibit A - Manager's Purchasing Authority List ADA.pdf

FIRST BUDGET HEARING

R7 - BUDGET RESOLUTIONS

R7A Resolution Adopting Proposed Millage Rate
A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ADOPTING THE PROPOSED MILLAGE RATE OF THE VILLAGE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027, PURSUANT TO SECTION 200.065, FLORIDA

STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Item Summary - Millage 2027 ADA.pdf
Memorandum - Millage 2027 ADA.pdf
Resolution - Millage 2027 ADA.pdf

R7B Resolution Approving & Adopting Tentative Operating Budget
A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR, VILLAGE, FLORIDA, APPROVING AND ADOPTING THE TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PLAN FOR BAL HARBOUR VILLAGE FOR FISCAL YEAR 2026-27; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Item Summary - FY 2026-27 Proposed Operating and Capital Budget ADA.pdf
Memorandum - FY 2026-27 Proposed Operating and Capital Budget ADA.pdf
Resolution - FY 2026-27 Proposed Operating and Capital Budget ADA.pdf
Attachment - Appendix A - FY 2026-27 Proposed Operating and Capital Budget ADA.pdf

R7C Resolution Approving Security & Landscape Assessment
A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, RELATING TO THE PROVISION OF SECURITY AND LANDSCAPE SERVICES, FACILITIES AND PROGRAMS IN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING SECURITY AND LANDSCAPE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ASSESSMENT ROLL; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.
Item Summary - Security and Landscape Assessment 2027 ADA.pdf
Memorandum - Security and Landscape Assessment 2027 ADA.pdf
Resolution - Security and Landscape Assessment 2027 ADA.pdf
Attachment - Appendix A - Security and Landscape Assessment Proof ADA.pdf
Attachment - Appendix B - Security and Landscape Assessment Roll ADA.pdf

R7D Resolution Approving Solid Waste Assessment
A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLABLE MATERIALS IN BAL HARBOUR VILLAGE, FLORIDA; DESCRIBING THE METHOD OF ASSESSING SOLID WASTE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BAL HARBOUR VILLAGE, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ASSESSMENT ROLL; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.
Item Summary - Solid Waste Assessment 2027 ADA.pdf
Memorandum - Solid Waste Assessment 2027 ADA.pdf
Resolution - Solid Waste Assessment 2027 ADA.pdf
Attachment - Appendix A - Solid Waste Assessment Proof ADA.pdf
Attachment - Appendix B - Solid Waste Assessment Roll ADA.pdf

R7E Resolution Establishing Sanitary Sewer and Water Rates

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, ESTABLISHING SANITARY SEWER AND WATER RATES FOR THE 2026-27 FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.

Item Summary - Sanitary Sewer and Water Rates ADA.pdf
Memorandum - Sanitary Sewer and Water Rates ADA.pdf
Resolution - Sanitary Sewer and Water Rates ADA.pdf

R7F Resolution Adopting Consolidated Fee Schedule

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ADOPTING A CONSOLIDATED SCHEDULE OF FEES IMPOSED BY THE VILLAGE FOR THE PROVISION OF SERVICES; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Item Summary - Fee Schedule FYE 2027 ADA.pdf
Memorandum - Fee Schedule FYE 2027 ADA.pdf
Resolution - Fee Schedule FYE 2027 ADA.pdf
Attachment - Exhibit A - Fee Schedule ADA.pdf

REGULAR COUNCIL MEETING AGENDA

R9 - NEW BUSINESS AND COUNCIL DISCUSSION

R9A - PUBLIC COMMENT

R10 - VILLAGE MANAGER'S REPORT

R11 - VILLAGE CLERK'S REPORT

R12 - VILLAGE ATTORNEY'S REPORT

END OF REGULAR AGENDA

One or more members of any Village Committee/Board may attend this meeting of the Council and may discuss matters which may later come before their respective Boards/Committees. The New Business and Council Discussion Section includes a section for Public Comment. On public comment matters, any person is entitled to be heard by this Council on any matter; however, no action shall be taken by the Council on a matter of public comment, unless the item is specifically listed on the agenda, or is added to the agenda by Council action.

Any person who acts as a lobbyist, pursuant to Village Code Section 2-301 (Lobbyists), must register with the Village Clerk, prior to engaging in lobbying activities before Village staff, boards, committees, and/or the Village Council. A copy of the Ordinance is available in the Village Clerk's Office at Village Hall. If a person decides to appeal any decision made by the Village Council with respect to any matter considered at a meeting or hearing, that person 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 record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

All persons who need assistance or special accommodations to participate in virtual meetings please contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. All Village Council meeting attendees, including Village staff and consultants, are subject to security screening utilizing a metal detector and/or wand, prior to entering the Council Chamber, Conference Room, or other meeting area located within Village Hall. This is for the safety of everyone. Thanks for your cooperation.

BAL HARBOUR
- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION AUTHORIZING THE USE OF THE LISTED VENDORS BY THE VILLAGE MANAGER; AFFIRMING THE VILLAGE MANAGER'S AUTHORITY UNDER SECTION 2-141; AND PROVIDING FOR AN EFFECTIVE DATE.

Issue:

Should the Village Council approve the Resolution authorizing the use of the listed vendors through the fiscal year?

The Bal Harbour Experience:

☒ Beautiful Environment	☒ Safety	☒ Modernized Public Facilities/Infrastructure
☒ Destination & Amenities	☒ Unique & Elegant	☒ Resiliency & Sustainable Community

Item Summary / Recommendation:

It is recommended that the Village Council approve the Resolution authorizing the use of the listed vendors during FY 2026-27. No individual work order will exceed the Village Manager's purchasing authority; however, aggregate expenditures with an individual vendor may exceed $20,000 during the fiscal year.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez
		Jorge

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager

DATE: September 8, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AUTHORIZING THE USE OF THE LISTED VENDORS BY THE VILLAGE MANAGER; AFFIRMING THE VILLAGE MANAGER'S PURCHASING AUTHORITY UNDER VILLAGE CODE SECTION 2-141; AND PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended that the Village Council approve the Resolution authorizing the use of the listed vendors during FY 2026-27. No individual work order will exceed the Village Manager's purchasing authority; however, aggregate expenditures with an individual vendor may exceed $20,000 during the fiscal year.

BACKGROUND

By a vote of the electorate on November 2014, the Village Charter was amended to allow the Village Council to establish purchasing limits, as a result on March 2015, the purchasing limit for the Village Manager was amended by Ordinance to $20,000, and anything in excess of this amount requires Council approval on purchases. This eliminates the need for Council approval for routine operational purchases necessary to support day-to-day Village functions. Although the Village does not currently have a formal procurement policy, operating departments are responsible for managing their own purchasing activities. In alignment with best management practices, the Village Manager requires staff to obtain at least three competitive quotes for smaller purchases and to prepare formal solicitations for larger acquisitions. This approach streamlines operational efficiency, promotes accountability, and ensures the prudent use of public funds by encouraging competition and transparency in the procurement process. It also allows the Village to respond more quickly to operational needs without unnecessary delays, while still maintaining appropriate oversight.

Competitive solicitations are generally issued and contracts awarded for major Village services. For individual work orders, staff routinely solicits multiple quotations from vendors. However, it is often challenging to obtain quotes for smaller or routine jobs, as some vendors are unwilling to participate. In many instances, the same vendors consistently offer the most competitive pricing and deliver timely, high-quality service. As a result, these vendors are used on a recurring basis due to their demonstrated reliability and performance.

In other cases, there are limited or no viable alternatives available, making continued use of these vendors necessary. A summary of these vendors is provided in the chart below.

We are presenting this list for Council approval out of an abundance of caution because aggregate expenditures with certain vendors may exceed the Village Manager's purchasing authority during the fiscal year, however each individual work order will not exceed $20,000, and the use will not exceed budgeted funds for the related activities.

Vendor Name	Service
Action Air	Village-Wide AC Maintenance & Repair Service
APT Construction Services Inc	BHCA – General Contractor - General Repairs
AT&T Mobility	Cellular & Mobile Services
Beachside Events	Catering Service
Black Wolf Moving Miami, LLC	Events Furniture Rentals & Transportation
Brightly Software Inc	PW Asset Management Software
C&I Constrctn & Design Inc	General Contractor Repairs to Asphalt, Concrete, Utilities
CDW Government	Information Technology Hardware & Software Solutions
CivicPlus LLC	Software - Social Media Archiving & Other
Consolidated Electrl Supl, Inc.	Street/Beach Path Lighting Repair & Material
CSI Video & Security	BHCA – Security Camera Repair & Maintenance
Cummins Cederberg Inc	Engineering Services
Dana Safety Supply	Auto Maintenance
Dell Marketing L.P.	Computers & Peripheral Purchases
Deschamps Mats Systems Inc	Beach Mats
Doral Digital	Printing & Branding Services
Doral Digital Reprographics Corp	Printing & Branding Services
DreamCrop Productions	Photo & Video
Edd Helms	Recreation - Air Conditioning Services
Elegant Kosher Catering	Catering Service
Envirowaste Svcs Group Inc	Storm-Sewer Cleaning & Inspection Services
Giannino Enterprise LLC	Recreation - Program Instructor
Granicus LLC	Software - Agenda Management
Homestead Concrete & Drainage	Pavement & Construction Repairs
Hydra Service (S) Inc	Pump & Process Equipment Distributor
Information Consultants	Software - Electronic Public Records Management
Jet-Vac Equipment Co LLC	Street Sweeper Repairs - Industrial & Utility Cleaning Solutions
Joann Rauch	Recreation - Program Instructor

Knapheide Truck Equip SE	Liftgate Truck Maintenance & Repairs
Kosher Room LLC	Catering Service
Lank Oil Co	Fuel for Village Fleet
Life Imaging Deerfield Beach LLC	Health Service Diagnostics
Lou's Police Distributors	PD Equipment Uniforms & Supplies
Master Tech Gate Operators Corp	BHCA - Gate Maintenance & Repairs
Newcom Wireless Services LLC	PD Software
NGR Auto Services	Auto Maintenance
Protected Trust LLC	IT Solutions & Security Provider
Pump Station Mntnc Svcs LLC	Pump Stations – Maintenance & Repairs
Sesco Lighting Inc	Street Lighting Repair & Supplies
Staples Business Advantage	Office Supplies
Sunbelt Rentals	Equipment Rental
Supreme Grass Inc	Landscape & Hardscape Renovation Services
Tirone Electric Inc	Electric Related Maintenance & Repair
TNT Custom Marine Inc	Police Boat Maintenance
Underground Infiltration Technologies	Manhole Rehabilitation & Maintenance
World Motor Corporation	Damaged Vehicle Repairs
Yard Improvements LLC	Crushed Coquina Supplies & Installation

THE BAL HARBOUR EXPERIENCE

By identifying these vendors at the beginning of the fiscal year, we are exceeding procurement best practices, while attempting to ensure transparency in our purchasing expenditures. Every element of the *Bal Harbour Experience* is funded in part through the various Fund resources and therefore are supported by this item.

CONCLUSION

It is prudent to ensure transparent operations. Our effort is to make sure that we are good stewards of the public funds and only expend Village resources as budgeted and we properly procure goods and/or services. By identifying these vendors at the beginning of the fiscal year, we are exceeding procurement best practices, while attempting to ensure transparency in our purchasing expenditures.

Attachments:

1. Exhibit A – List of Vendors

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AUTHORIZING THE USE OF THE LISTED VENDORS BY THE VILLAGE MANAGER; AFFIRMING THE VILLAGE MANAGER'S PURCHASING AUTHORITY UNDER VILLAGE CODE SECTION 2-141; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 2-141 of the Village Code ("the Code"), the Village Manager has the authority to approve the procurement of services, materials, or supplies as long as any single expenditure does not exceed twenty thousand dollars ($20,000); and

WHEREAS, the Village Council has reviewed the list of vendors for recurring use, that the Village Manager has approved over the previous fiscal year attached hereto as Exhibit "A"; and

WHEREAS, while on a work order basis, the attached vendors do not exceed $20,000, and no single expenditure exceeds the limit set forth in section 2-141, the work orders through the fiscal year in the aggregate may exceed $20,000; and

WHEREAS, the Village has interpreted the code to mean that the Village Manager's purchasing authority cannot exceed $20,000 for any single expenditure as long as the work orders do not involve individual components of the same project; and

WHEREAS, the Village Council finds that the approval of the previous work orders is consistent with the Village Council's intent for the Village Manager's exercise of authority, subject to the Village budget allocation and in accordance with the provisions set forth in the Village Code.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. **Recitals Adopted.** That the above stated recitals are hereby adopted and confirmed.

Section 2. **Ratification of Expenditures.** The Council hereby ratifies the use of the vendors listed in "Exhibit A", during the previous and upcoming fiscal year.

<u>Section 3</u>. **<u>Effective Date</u>.** That this Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 8th day of September, 2026.

____
Mayor Seth E. Salver

ATTEST:

____
Juan D. Garcia, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____
Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

Exhibit A - List of Vendors

Vendor Name	Service
Action Air	Village-Wide AC Maintenance & Repair Service
APT Construction Services Inc	BHCA – General Contractor - General Repairs
AT&T Mobility	Cellular & Mobile Services
Beachside Events	Catering Service
Black Wolf Moving Miami, LLC	Events Furniture Rentals & Transportation
Brightly Software Inc	PW Asset Management Software
C&I Constrctn & Design Inc	General Contractor Repairs to Asphalt, Concrete, Utilities
CDW Government	Information Technology Hardware & Software Solutions
CivicPlus LLC	Software - Social Media Archiving & Other
Consolidated Electrl Supl, Inc.	Street/Beach Path Lighting Repair & Material
CSI Video & Security	BHCA – Security Camera Repair & Maintenance
Cummins Cederberg Inc	Engineering Services
Dana Safety Supply	Auto Maintenance
Dell Marketing L.P.	Computers & Peripheral Purchases
Deschamps Mats Systems Inc	Beach Mats
Doral Digital	Printing & Branding Services
Doral Digital Reprographics Corp	Printing & Branding Services
DreamCrop Productions	Photo & Video
Edd Helms	Recreation - Air Conditioning Services
Elegant Kosher Catering	Catering Service
Envirowaste Svcs Group Inc	Storm-Sewer Cleaning & Inspection Services
Giannino Enterprise LLC	Recreation - Program Instructor
Granicus LLC	Software - Agenda Management
Homestead Concrete & Drainage	Pavement & Construction Repairs
Hydra Service (S) Inc	Pump & Process Equipment Distributor
Information Consultants	Software - Electronic Public Records Management
Jet-Vac Equipment Co LLC	Street Sweeper Repairs - Industrial & Utility Cleaning Solutions
Joann Rauch	Recreation - Program Instructor
Knapheide Truck Equip SE	Liftgate Truck Maintenance & Repairs
Kosher Room LLC	Catering Service
Lank Oil Co	Fuel for Village Fleet
Life Imaging Deerfield Beach LLC	Health Service Diagnostics
Lou's Police Distributors	PD Equipment Uniforms & Supplies
Master Tech Gate Operators Corp	BHCA - Gate Maintenance & Repairs
Newcom Wireless Services LLC	PD Software
NGR Auto Services	Auto Maintenance
Protected Trust LLC	IT Solutions & Security Provider
Pump Station Mntnc Svcs LLC	Pump Stations – Maintenance & Repairs
Sesco Lighting Inc	Street Lighting Repair & Supplies
Staples Business Advantage	Office Supplies
Sunbelt Rentals	Equipment Rental
Supreme Grass Inc	Landscape & Hardscape Renovation Services
Tirone Electric Inc	Electric Related Maintenance & Repair
TNT Custom Marine Inc	Police Boat Maintenance
Underground Infiltration Technologies	Manhole Rehabilitation & Maintenance
World Motor Corporation	Damaged Vehicle Repairs
Yard Improvements LLC	Crushed Coquina Supplies & Installation

BAL HARBOUR
- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ADOPTING THE PROPOSED MILLAGE RATE OF THE VILLAGE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY.

Issue:

Should Village Council approve the proposed millage rate of 2.5132 mills, as recommended by the Village Budget Advisory Committee and the Village Manager?

The Bal Harbour Experience:

☒ Beautiful Environment	☒ Safety	☒ Modernized Public Facilities/Infrastructure
☒ Destination & Amenities	☒ Unique & Elegant	☒ Resiliency & Sustainable Community
☒ Other: State Requirement		

Item Summary / Recommendation:

It is recommended that Village Council approve and adopt the proposed millage rate of 2.5132 mills. The proposed millage rate consists of two components. Operating Millage – 1.9654 mills: Provides sufficient funding to maintain the Village's ongoing operations and current service levels, including anticipated inflationary pressures and other routine cost increases. Bal Harbour Shops (BHS) Processing and Defense Fund – 0.5478 mills: Following significant resident feedback and Council consideration, the proposed dedicated millage for the Fund has been increased from 0.1785 mills to 0.5478 mills. The revenue generated by this dedicated millage will be used exclusively to fund the extraordinary legal, administrative, technical, and professional costs associated with the ongoing Bal Harbour Shops litigation and related proceedings. These matters are not covered by insurance, and the Village's potential exposure is not subject to statutory limitations. Without adequate dedicated funding, the associated costs could have a material adverse impact on the Village's financial position. Approval of the proposed 2.5132 millage rate requires a unanimous vote of the Village Council.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Advisory Board Recommendation:

The Village Budget Advisory Committee voted unanimously to recommend a millage rate (that includes the current operating millage rate plus the funding of the BHS Processing and Defense Fund) and the FY 2026-27 Proposed Operating and Capital Budget as presented.

Financial Information:

	Amount	Account	Account #
	$14,351,300	Ad Valorem Taxes	01-00-311000
	$4,000,000	Ad Valorem Taxes – BHS Processing and Defense Fund	01-00-311200

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez
		Jorge

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager

DATE: September 8, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, ADOPTING THE PROPOSED MILLAGE RATE OF THE VILLAGE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended that the Council approve the Proposed FY 2026-27 Operating and Capital Budget as presented and adopt the proposed millage rate of 2.5132 mills. The proposed combined millage rate for this upcoming year is comprised of two calculations. The current fiscal year operating rate of 1.9654 to fund the ongoing operations of the Village plus the funding of the Bal Harbour Shops (BHS) Processing and Defense fund at a rate of 0.5478. Approval of the proposed 2.5132 millage rate requires a unanimous vote of the Village Council.

INTRODUCTION

The FY 2026-2027 (FY 2027) Proposed Budget reflects the proposed millage rate of 2.5132 mills which is comprised of two calculations. The proposed combined rate of 2.5132 to fund operations and fund the dedicated BHS Processing and Defense fund would generate $18,351,300; as opposed to $14,965,800 for the current year's budgeted revenue. The proposed combined millage rate for this upcoming year is comprised of two calculations. The current operating rate of 1.9654 is sufficient to fund the ongoing operations of the Village including any expected inflationary or other routine expected cost increases. However, after strong resident feedback and Council consideration I am proposing this year, to continue the dedicated BHS Processing and Defense Fund with a millage increment of 0.5478 to generate funding for the additional, non-current service level expenses associated with the review of the Bal Harbour Shops' Live Local Act application along with the current and expected litigation that is actively being defended. Approval of the proposed 2.5132 millage rate requires a unanimous vote of the Village Council. The current service level rate accounts for approximately fifty-seven percent of the General Fund's FY 2026-27 Proposed Operating Revenues. Ad valorem tax or "property tax" is a major source of revenue for local governments in Florida. "Ad valorem" is Latin for "according to value". Ad valorem taxes comprised the majority of total county revenue as well as total municipal revenues. This makes it by far the largest single source of general revenue for general-purpose governments in Florida.

Bal Harbour Village continues to demonstrate a strong financial position across all funds, reflecting our disciplined resource allocation, prudent management, and consistently conservative fiscal policies.

As you know, Bal Harbour Village has three (3) primary funds used to operate our municipal government: 1 - General Fund, 2 - Resort Tax, and 3 - Water and Wastewater Utility Fund (Utility Fund). The total Proposed Operating and Capital Budget for all major funds is $70,158,100 [this includes $29,453,800 of Capital Improvement Program (CIP) appropriations, minor equipment and reserves; and funding for the BHS Processing and Defense Fund of $4,000,000]. In addition, we continue to provide management and operational services to the Gated Community Area, with the Security and Landscape Fund. For next fiscal year, the proposed Operating and Capital Budget for this fund is $2,855,700 (to include capital improvement of $1,045,000; and reserves of $275,600).

The Village's Capital Improvement Program continues to build upon a strong record of investment in public facilities and infrastructure. In recent years, the Village completed the Public Works Operations Building in North Miami, providing a dedicated facility to better support the Village's operational needs, followed by the successful completion and opening of the Bal Harbour Waterfront Park, creating a signature community amenity. Building on this progress, significant investments continue to be made in the next generation of capital projects, with approximately $27.2 million in proposed capital project-related appropriations. The Village's multi-year Capital Improvement Program advances several major priorities, including the Harbourfront Park – Jetty/Cutwalk and the future Village Hall. Together, these accomplishments and current investments reflect the Village's long-term commitment to planning for growth, improving service delivery, and providing modern, resilient, and high-quality public facilities and infrastructure.

<u>TAX ROLL, MILLAGE RATE, AD VALOREM REVENUE, AND ROLLED-BACK RATE</u>

The tax roll certified by the Miami-Dade County Property Appraiser on July 1, 2026, is $7,686,283,419, which is an increase of 4.6% from the same value last year. The proposed combined rate of 2.5132 to fund operations and fund the dedicated BHS Processing and Defense Fund would generate $18,351,300; as opposed to $14,965,800 for the current year's budgeted revenue. The proposed combined millage rate for this upcoming year is comprised of two calculations. The current operating rate of 1.9654 is sufficient to fund the ongoing operations of the Village including any expected inflationary or other routine expected cost increases. However, after strong resident feedback and Council consideration I am proposing this year, to continue the dedicated BHS Processing and Defense Fund with a millage increment of 0.5478 to generate funding for the additional, non-current service level expenses associated with the review of the Bal Harbour Shops' Live Local Act application along with the current and expected litigation that is actively being defended.

The establishment of the BHS Processing and Defense Fund has proven essential in our dealings with the Bal Harbour Shops and with the State Legislature. By creating this dedicated fund, the Village has ensured that decisions regarding this matter are made on their merits, not constrained by available funding. While we recognize that private developers may have greater financial capacity, we are confident that our proactive planning has put us in the strongest possible position to defend the Village's best interests—today and in the years ahead.

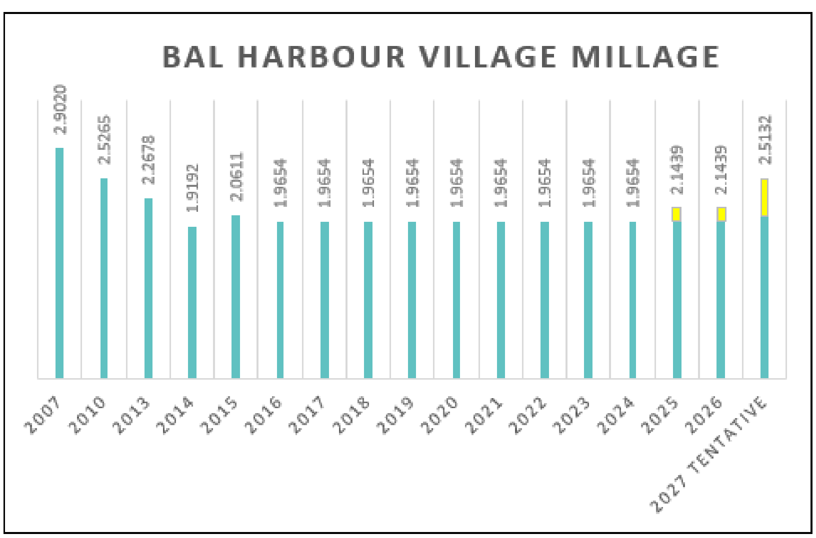
The overall preliminary property tax value increase results from property sales and new construction that occurred during calendar year 2025. This increase is timely due to increased costs resulting from increased labor and vendor related costs; as well as continuing to invest in our capital projects. This increase, however is subject to changes that will likely result from appeals to the Value Adjustment Board (VAB) Hearings. To partially offset their fluctuation in values and revenues, the Village includes a Millage Stabilization line item of $200,000 in the budget to help offset the VAB adjustments that occur during the fiscal year.

The current rolled-back rate for FY 2026-2027 would be 2.0252 mills. The rolled-back rate, calculated as required by the Florida Department of Revenue will provide the same ad valorem tax revenue during the prior year exclusive of new construction and improvements. The preliminary proposed millage rate of 2.5132 mills is higher by 0.4880 than the current year aggregate rolled-back rate. The state- required methodology for calculating the rolled-back rate requires the use of the current year's gross roll value.

PROPOSED MILLAGE RATE HISTORY & ANALYSIS

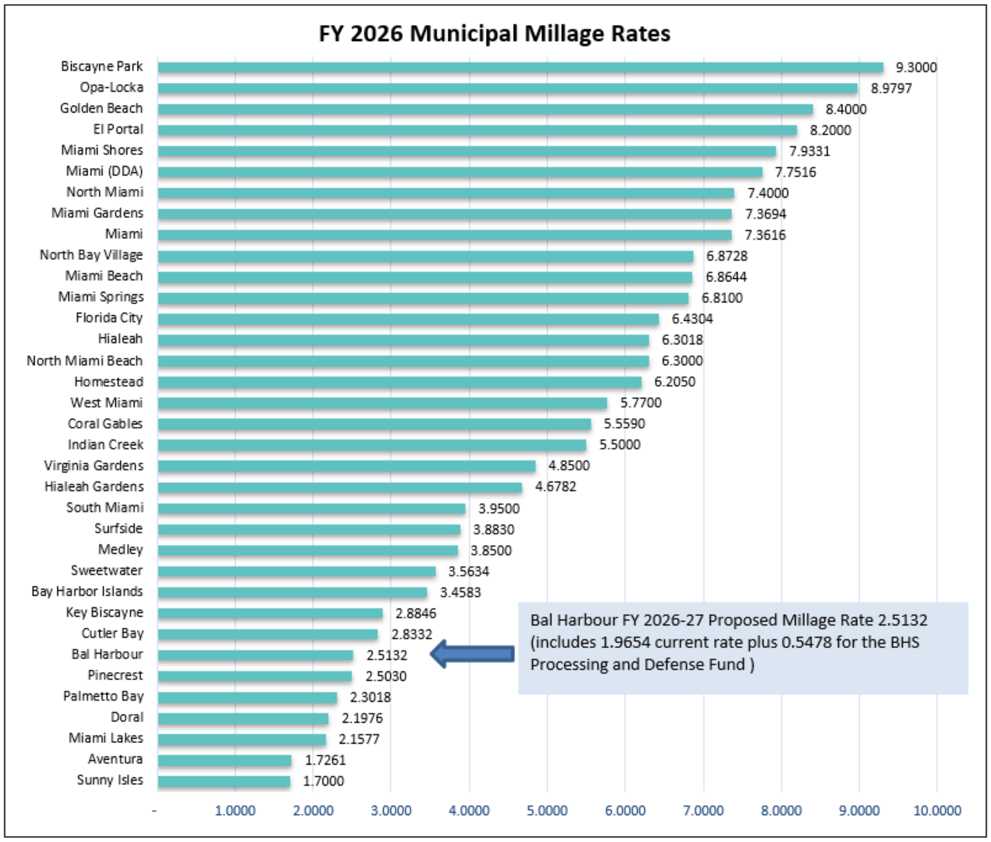
Since FY 2007, the current operating millage rate for the Village has dropped significantly, by over 32% from 2.9020 mills to 1.9654 mills. The proposed combined millage rate of 2.5132 for FY 2026-2027 represents the current operating millage rate of 1.9654, plus a 0.5478 dedicated millage adjustment to maintain the BHS Processing and Defense fund.

Maintaining a historically low operating millage rate for the last eleven fiscal years has allowed the Village to provide stable service delivery and plan for future capital projects through the appropriation of funding on an annual basis. The following chart reflects the millage rates from FY 2007 through FY 2026, and the continuation of the current operating rate of 1.9654, plus a rate of 0.5478 for the BHS Processing and Defense fund for FY 2027:



But for the BHS Processing and Defense Fund millage increment, our adopted operating portion of the combined millage rate for FY 2025-2026 was the third lowest millage rate in Miami-Dade County as compared to other cities. It is the only long-established municipality within the grouping of the lowest nine millage rates for Miami-Dade County cities.

The following chart reflects the FY 2026 adopted millage rates for Miami-Dade County municipalities.



It is recommended that Village Council set a preliminary millage rate for Fiscal Year 2026-2027, at 2.5132 mills (represents the current operating millage rate of 1.9654, plus a 0.5478 dedicated millage rate for the funding of the BHS Processing and Defense fund), a rate which is 2.5132 mills per $1,000 of assessed property value. The proposed millage rate, calculated at 95% for budget purposes, and based upon the July 1, 2026 estimated adjusted Taxable Value as provided by the Miami-Dade County Property Appraiser is anticipated to yield $18.351 million, for FY 2026-2027.

The recommended FY 2026-2027 preliminary millage ceiling outlined for your consideration allows the Village to continue to retain a historically low operating millage rate, providing for coverage of anticipated inflationary impacts for contractual-related increases, the continued provision of the current level of municipal services, a millage stabilization line item to mitigate value adjustment board impacts experienced in the last few fiscal years, additional pay-as-you-go funds toward future capital projects; as well as the funding of the BHS Processing and Defense fund of $4,000,000. These funds will be used to fund current and future legal and related defense costs.

In developing a budget, we must look at available revenues, expected expenses, potential enhancements, and opportunities for cost savings or efficiencies. The FY 2026-2027 budget development allowed us an opportunity to refocus resource allocation in a strategic manner with a focus toward the Village's future.

BUDGET ADVISORY COMMITTEE RECOMMENDATION

The Bal Harbour Village Budget Advisory Committee (BAC) was established to assist with the development of the budget and fiscal policy. The BAC began meeting in May 2026 to review the development of the Proposed Budget for FY 2026-27, and to provide recommendations for the Village Council's consideration. The Budget Advisory Committee met throughout the summer and as recently as August 6, 2026, to review current year progress and to provide advisory recommendations on the budget development process. In addition to carefully reviewing the proposed budget at a "line item" level, the Committee also reviewed the larger cost centers; Police, Building, Public Works and Beautification; Recreation, Arts & Culture; and Capital Projects; along with the recommended millage rate, and proposed operating and capital budgets. The Committee voted unanimously to recommended the proposed millage rate, operating budget, water and sewer rates, and the solid waste assessment.

THE BAL HARBOUR EXPERIENCE

This action is aligned with the Village's mission through The Bal Harbour Experience. The proposed millage rate determines the ad valorem revenue for the General Fund which funds a myriad of general governmental services. Every element of the Bal Harbour Experience is funded in part through General Fund resources and therefore are supported by this item.

CONCLUSION

The recommended FY 2026-27 proposed millage rate outlined for consideration by the Village Council allows the Village to maintain current service levels (while continuing to provide for funding to mitigate inflationary impacts, anticipated Value Adjustment Board actions, and to advance Village-wide capital improvements) and protect the quality of life of our residents, relative to the property development application submitted by the Whitman Family Development group. Approval of the proposed 2.5132 millage rate requires a unanimous vote of the Village Council.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ADOPTING THE PROPOSED MILLAGE RATE OF THE VILLAGE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 200.065, Florida Statutes, the Miami-Dade County Property Appraiser ("Property Appraiser") has certified the taxable value within Bal Harbour Village (the "Village") for the year 2026 which includes all real property within the Village; and

WHEREAS, on July 13, 2026, the Village Council adopted Resolution No. 2026-1827 providing the proposed millage rate for the fiscal year commencing October 1, 2026, and further scheduled the first public hearing on the millage rate as required by Section 200.065, Florida Statutes, and the first public hearing having been held as scheduled on Tuesday, September 8, 2026 at 6:30 P.M., as described in the Property Appraiser's TRIM mailing and Village website; and

WHEREAS, the Village Council and the Village Manager have reviewed the proposed Fiscal Year 2026-27 Budget for the Village and have considered an estimate of the necessary expenditures contemplated in the Budget and have determined that the tax levy set forth below, along with other available revenue, provides the necessary funds for such expenditures.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. **Recitals Adopted.** The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. **Adoption of Proposed Millage.** The FY 2026-27 proposed millage rate for Bal Harbour Village is hereby adopted at a rate of 2.5132 mills, which is 24.10% higher than the rolled-back rate of 2.0252 mills.

Section 3. **Conflicts.** All sections or parts of sections of Village Resolutions that conflict with this Resolution are repealed to the extent of such conflict.

Section 4. **Severability.** The provisions of this Resolution are deemed to be severable, and if any section, sentence, clause or phrase of this Resolution shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of the Resolution, but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

Section 5. **Effective Date.** That this Resolution shall take effect immediately upon the adoption hereof.

The foregoing Resolution was offered by Councilmember _____________, who moved its adoption. The motion was seconded by __________________ and upon being put to a vote, the vote was as follows:

Mayor	Seth E. Salver
Vice Mayor	David Wolf
Councilmember	Jeffrey P. Freimark
Councilmember	Alejandro Levy
Councilmember	Buzzy Sklar

PASSED AND ADOPTED this 8th day of September, 2026.

____
Mayor Seth E. Salver

ATTEST:

____
Juan D. Garcia, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____
Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR, VILLAGE, FLORIDA, APPROVING AND ADOPTING THE TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PLAN FOR BAL HARBOUR VILLAGE FOR FISCAL YEAR 2026-27; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Issue:

Should the Village Council approve the FY 2026-27 Proposed Operating & Capital Budget as recommended by the Village Budget Advisory Committee and the Village Manager?

The Bal Harbour Experience:

☒ Beautiful Environment	☒ Safety	☒ Modernized Public Facilities/Infrastructure
☒ Destination & Amenities	☒ Unique & Elegant	☒ Resiliency & Sustainable Community

Item Summary / Recommendation:

It is recommended that the Village Council approve the Proposed FY 2026-27 Operating and Capital Budget as presented. The Proposed Budget incorporates a multi-year Capital Improvement Plan while maintaining the Village's historically low current operating millage rate and level of municipal services. The Proposed Budget provides funding for anticipated inflationary and contractual cost increases; includes a millage stabilization provision to mitigate the financial impact of Value Adjustment Board actions experienced in recent fiscal years; provides additional pay-as-you-go funding for future capital projects; and dedicates $4.0 million to the BHS Processing and Defense Fund. A summary of the proposed FY 2026-27 allocations by fund is provided below.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE TENTATIVE BUDGET.

Advisory Board Recommendation:

The Village Budget Advisory Committee voted to unanimously recommend the FY 2026-27 Proposed Operating and Capital Budget as presented.

Financial Information:

	Amount	Account	Account #
	$ 52,082,000	General Fund	01-Various
	$ 10,676,100	Resort Tax Fund	10-Various
	$ 7,400,000	Water & Wastewater Fund	40-Various
	$ 2,855,700	Security & Landscape Fund	11-Various

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager

DATE: September 8, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, APPROVING AND ADOPTING THE TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PLAN FOR BAL HARBOUR VILLAGE FOR FISCAL YEAR 2026-27; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended that the Council approve the Proposed FY 2026-27 Operating and Capital Budget as presented and adopt the proposed millage rate of 2.5132 mills. The proposed combined millage rate for this upcoming year is comprised of two calculations. The current fiscal year operating rate of 1.9654 to fund the ongoing operations of the Village plus the funding of the Bal Harbour Shops (BHS) Processing and Defense fund at a rate of 0.5478. Approval of the proposed 2.5132 millage rate requires a unanimous vote of the Village Council.

BACKGROUND

I am pleased to present the Proposed Operating and Capital Budget for Fiscal Year (FY) 2026-27 for Bal Harbour Village, which commences on October 1, 2026 and ends on September 30, 2027. This document outlines the thirteenth budget I have developed since becoming your Village Manager in 2013, providing information about our Village's accomplishments during FY 2025-2026 and the plans and expected goals for the upcoming FY 2026-27. Reviewed together with the Village's Annual Comprehensive Financial Report (ACFR), this budget book provides an overview of our financial position in the Village, as well as accomplishments and future plans for our community.

Bal Harbour Village has three (3) primary funds used to operate our municipal government: (1) General Fund, (2) Resort Tax, and (3) Water and Wastewater Utility Fund (Utility Fund). The total Proposed Operating and Capital Budget for all major funds is $70,158,100 [this includes $29,453,800 of Capital Improvement Program (CIP) appropriations, minor equipment and reserves; and funding for the Bal Harbour Shops (BHS) Processing and Defense Fund of $4,000,000]. In addition, we continue to provide management and operational services to the Gated Community Area, with the Security and Landscape Fund. For next fiscal year, the proposed Operating and Capital Budget for this fund is $2,855,700 (to include capital improvement of $1,045,000; and reserves of $275,600).

Bal Harbour Village continues to demonstrate a strong financial position across all funds, reflecting our disciplined resource allocation, prudent management, and consistently conservative fiscal policies.

The proposed combined millage rate for FY 2026-2027 is 2.5132 mills per $1,000 of assessed value and is comprised of two distinct components. The current service level operating millage rate remains unchanged at 1.9654 mills, continuing to fully fund the ongoing operations of the Village, including routine inflationary and contractual cost increases, as well as targeted service level enhancements to ensure greater benefits to our residents, while maintaining the high level of municipal services our residents have come to expect. Additionally, after strong resident feedback and Council consideration, an adjustment to the dedicated millage for the Bal Harbour Shops Processing and Defense Fund from 0.1785 mills to 0.5478 mills is being recommended. This adjustment is allocated entirely to the extraordinary legal, administrative, technical and professional expenses associated with the ongoing Bal Harbour Shops litigation and related proceedings. It should be noted that the proposed increase in the combined millage rate is not necessary to maintain current Village service levels, but rather to ensure that sufficient resources are available to continue vigorously defending the Village's interests and protecting the quality of life of our residents. Approval of the proposed 2.5132 millage rate requires a unanimous vote of the Village Council.

The proposed budget for FY 2026-27 allows the Village to continue to retain a historically low operating rate, providing for coverage of anticipated inflationary impacts for contractual-related increases, the continued provision of the current level of municipal services, a millage stabilization line item to mitigate value adjustment board impacts experienced in the last few fiscal years, additional pay-as-you-go funds toward future capital projects; as well as the funding of the dedicated BHS Processing and Defense Fund of $4,000,000. These funds will be used to fund current and future legal and related defense costs.

Significant investments continue to be made in the various capital improvement projects in our public spaces and infrastructure with a total of $27,193,563 in proposed capital project-related appropriations. The Village has developed a long-term vision for the future of our community with a multi-year capital improvement program with the appropriation of funding toward several capital projects in the Village. The Village's Capital Program also continued to advance two of our most significant long-term investments: the Harbourfront Park, Jetty and Cutwalk Project and the new Village Hall.

Staff has worked diligently to ensure that we continue to operate in a fiscally responsible manner as we deliver the *Bal Harbour Experience*. The current service level Operating General Fund Budget for Fiscal year 2026-2027 reflects an increase of approximately 4.40%, which is driven primarily by inflationary factors in the costs of services contracted, and wages & benefits for current employees.

As we began development of the FY 2026-2027 Operating and Capital Budget, our primary objective was to fully fund the Village's current service levels while carefully evaluating targeted enhancements that respond to operational needs, improve service delivery, strengthen our infrastructure, and advance the Village Council's priorities. The resulting budget fully funds our existing operations and current service levels within the unchanged 1.9654 mill operating rate, while including several focused service and operational enhancements designed to strengthen the Village organization and improve the experiences of our residents.

The proposed FY 2026-27 Budget provides for:

- Current Service Levels,
- The BHS Processing and Defense Fund,
- A strategic police reorganization of the Police Department's command structure,
- Expanded Building Department inspection availability,
- Village-wide cybersecurity enhancements,
- Enhanced Recreation, Arts & Culture programming & activities,
- Full funding for two of the Village's most significant Capital Improvement Program priorities – the Harbourfront Park and the new Village Hall,
- Replacement of outdated Police Department laptops,
- Full funding of our reserves, consistent with established fiscal policies.

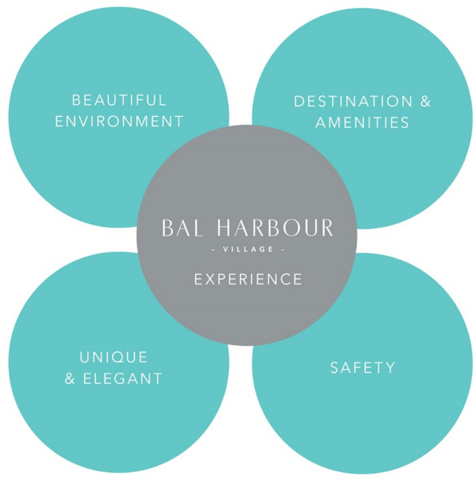
Lastly, this budget funds includes $935,000 for our various reserves (i.e. fleet, Capital, and IT) and $200,000 in our millage stabilization allocation to help offset any unexpected reductions due to an increase in successful value adjustment board appeals.

Together, these investments reflect a disciplined and forward-looking budget framework. In the budget presented herein, we are maintaining the services and programs that define the quality of life in Bal Harbour, strategically enhancing service delivery where there is a demonstrated need, investing in our public safety and technology infrastructure, fully supporting our most significant capital priorities, and maintaining the reserves necessary to preserve the Village's long-term fiscal strength. At the same time, the proposed budget provides the additional dedicated resources necessary for the Village to continue defending its interests in the ongoing Bal Harbour Shops litigation without compromising the current services provided to our community.

BUDGET DEVELOPMENT GOALS

Since its adoption in 2019, the Village's vision has continued to provide a consistent framework for how we plan, invest, and deliver services throughout Bal Harbour Village. At the Village Council retreat in February 2026, the Council reaffirmed that vision and its continued relevance in guiding our priorities. At its core, the vision is to preserve Bal Harbour as the safest residential community, defined by a beautiful environment, exceptional destinations and amenities, and a unique sense of elegance that together support the highest quality of life for our residents and an unmatched experience for visitors from around the world. This vision is brought to life through our mission of delivering the *Bal Harbour Experience* — the distinctive, refined, and carefully curated experience that defines what it means to live in or visit our community.

The four elements which denote the essence of the *Bal Harbour Experience* are reflected as follows:



- **Beautiful Environment** – Fusing casual elegance with tranquil coastal living presented through the lens of secluded beaches, lush landscaping, serene public spaces, well-detailed sidewalks and rights of way, and jogging paths incorporated into the native environment. These signature amenities reflect the standards the community expects and set the tone which one recognizes upon arriving in Bal Harbour, and longs to return to once gone.
- **Destination & Amenities** - Elevated experiences and unhurried bliss are the distinctive hallmarks of our Village delivered through exquisite luxury hotels, inspiring culinary selections, and celebrated high-end shopping. A waterfront park, iconic Jetty, and our beautiful beaches add to the lure of our breathtaking setting.
- **Unique & Elegant** – Residents and guests balance sun and sea drenched escapes with our curated events designed for discerning connoisseurs of all ages. Creative public art features, our acclaimed Museum Access Program featuring curated tours, culinary events, movies under the stars, and excursions to limited engagement events set our enclave apart in delivering a tranquil and refined lifestyle.
- **Safety** - Anchored by our focus on a Community Policing model, where our officers are staffed, trained and motivated to provide excellent service and safety to our residents and guests in a pleasant, engaging, and friendly manner. The visible presence of our officers, investment in state-of-the-art technology and incorporation of innovative policing strategies ensure that our community remains safe at all times, as well as a recognized leader and model in public safety.

Together, these elements define what makes our community so unique, distinctive, and such a desirable place to live, work, visit, and play in. Each of the four elements that contribute to the *Bal Harbour Experience* are primarily supported by a Village Department as follows:

- Beautiful Environment led by the Public Works and Beautification Department and supported by the Capital Improvement Projects.
- Destination & Amenities led by the Tourism Department and supported by the Recreation, Arts & Culture Department.
- Unique & Elegant led by the Recreation, Arts & Culture Department and supported by the Tourism Department.
- Safety led by the Police and Building Departments who each contribute to the promise of safety in our community.

Furthermore, these elements and the Vision for our Village rest on a foundation based on:

- Developing and maintaining well-designed and modernized public facilities and infrastructure;
- Implementing smart policies and strategic solutions to address the challenges of today and to ensure that we remain a resilient and sustainable community able to protect our future; and
- Ensuring that both the perception and reality of safety in our community remains uncompromised.

At our annual Village Council retreats, we have an opportunity to revisit and discuss our priorities to ensure that they remain relevant and responsive to the needs of our community. During this year's retreat, the Village Council reaffirmed the importance of the initiatives currently underway and, rather than ranking them in order of priority, determined that each should be considered important to advancing the Village's vision and the *Bal Harbour Experience*. Accordingly, the following initiatives collectively represent the Village Council's priorities for the FY 2026-27 budget development process:

- Bal Harbour Shops Negotiations, Litigation, Legislative Advocacy, Administering DA, and Expansion Construction
- Harbourfront Park/Cutwalk – Negotiate GMP and Commence Construction
- New Village Hall Basis of Design Report and CDs
- Sustain Traffic Mitigation, Community Policing, Presence and Enforcement
- Utility Infrastructure Projects (5a, 6a, 6b, 7)
- Bal Harbour Civic Association / Gated Community Operations / Milestone Agreement / Stormwater Fee
- Beach Renourishment / Beach Maintenance / Sargassum / Bay
- 80th Anniversary Program
- Tourism Strategic Plan
- Playground at Greenspace by the Guardhouse and/or Fitness Stations along Beach Path

All these priorities are underway in various stages of progress and the proposed FY 2026-27 budget provides funding and support for these priorities.

Developing funding strategies, specific initiatives and programming that will further our vision, top priorities, and the *Bal Harbour Experience* have been, and continue to be, the focus of our budget development process in FY 2026-27.

The Proposed Budget is the culmination of an evaluation and assessment process undertaken each year. We carefully evaluate the existing activities, determine where the Village would benefit from additional investment, and ensure that we establish appropriate levels of service and identify efficiencies or enhancements for each operational activity. It remains my goal to provide you with as much information as possible for you to make informed decisions, and to support and expand the Village's vision and mission.

The following is a breakdown of the operating and capital allocations (inclusive of the BHS Processing and Defense Fund of $4,000,000) proposed for FY 2026-27 for each of the distinct Funds:

Expenditures Summary by Fund	FY 2027 Proposed Budget
General Fund	$ 48,082,000
General Fund - BHS Processing and Defense Fund	4,000,000
Resort Tax Fund	10,676,100
Water and Wastewater Fund	7,400,000
Security & Landscape Assessment Fund	2,855,700
Total Expenditures	**$ 73,013,800**

The FY 2026-27 Proposed Operating and Capital Budget builds upon our past accomplishments and continues the current levels of service our residents and visitors have grown accustomed to. The multi-year CIP program continues the investment in modernizing and upgrading the infrastructure and facilities in our community.

FACTORS AFFECTING FY 2026-27 BUDGET

In developing a budget, we must look at available revenues, expected expenses, potential enhancements, and opportunities for cost savings or efficiencies. The FY 2026-27 budget development allowed us an opportunity to refocus resource allocation in a strategic manner with a focus toward the Village's future.

The Miami-Dade County Property Appraiser provides municipalities with a certification of Assessment Roll Values for the upcoming fiscal year on July 1 of each year. Pursuant to Florida Statutes (F.S.) 200.065, within thirty-five (35) days of certification of value, each taxing authority shall advise the Property Appraiser of its proposed millage rate, of its rolled-back rate, and of the date, time, and place at which its first public budget hearing will be held to consider the proposed millage rate and tentative budget.

This requires the setting of the preliminary millage rate and establishing the date and time for the budget hearing at the July Village Council meeting. It should be noted that setting the preliminary millage rate is simply an initial step in our budget process. At the July 13, 2026 Village Council meeting, the Council set the tentative millage rate, the first step to formally adopting a budget, at 2.5132 mills which includes the unchanged current fiscal year rate of 1.9654 to fund the ongoing operations of the Village plus an increase of the BHS Processing and Defense Fund at a rate to 0.5478 from the current year rate of 0.1785. The Public Budget Hearing Dates were set for Tuesday, September 8, 2026 and the second public hearing for Tuesday, September 15, 2026.

Tax Roll, Millage Rate, and Ad Valorem Revenue

The tax roll certified by the Miami-Dade County Property Appraiser on July 1, 2026, is $7,686,283,419, which is an increase of 4.6% from the same value last year. The proposed combined rate of 2.5132 to fund operations and fund the dedicated BHS Processing and Defense Fund would generate $18,351,300; as opposed to $14,965,800 for the current year's budgeted revenue. The proposed combined millage rate for this upcoming year is comprised of two calculations. The current operating rate of 1.9654 is sufficient to fund the ongoing operations of the Village including any expected inflationary or other routine expected cost increases. However, after strong resident feedback and Council consideration I am proposing this year, to continue the dedicated BHS Processing and Defense Fund with a millage increment of 0.5478 to generate funding for the additional, non-current service level expenses associated with the review of the Bal Harbour Shops' Live Local Act application along with the current and expected litigation that is actively being defended. At the proposed millage rate of 2.5132 mills (which includes a rate of 0.5478 for the funding of a BHS Processing and Defense Fund), and calculated at 95% of the adjusted taxable value certified as required per F.S. 200.065(1)(a)1, the ad valorem revenue budgeted is $18,351,300. The overall preliminary property tax value increase results from property sales and new construction that occurred during calendar year 2025. This increase is timely due to increased costs resulting from increased labor and vendor related costs; as well as continuing to invest in our capital projects. This increase, however is subject to changes that will likely result from appeals to the Value Adjustment Board Hearings.

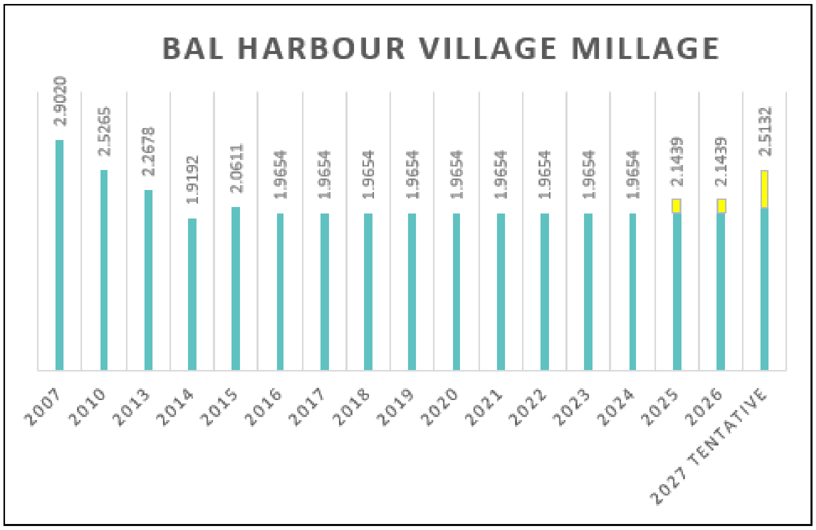
The current rolled-back rate for FY 2026-27 would be 2.0252 mills. The rolled-back rate, calculated as required by the Florida Department of Revenue will provide the same ad valorem tax revenue during the prior year exclusive of new construction and improvements. The preliminary proposed millage rate of 2.5132 mills is higher by 0.4880 than the current year aggregate roll-back rate. The state- required methodology for calculating the rolled-back rate requires the use of the current year's gross roll value.

PROPOSED MILLAGE RATE HISTORY & ANALYSIS

Since FY 2007, the current operating millage rate for the Village has dropped significantly, by over 32% from 2.9020 mills to 1.9654 mills. The proposed combined millage rate of

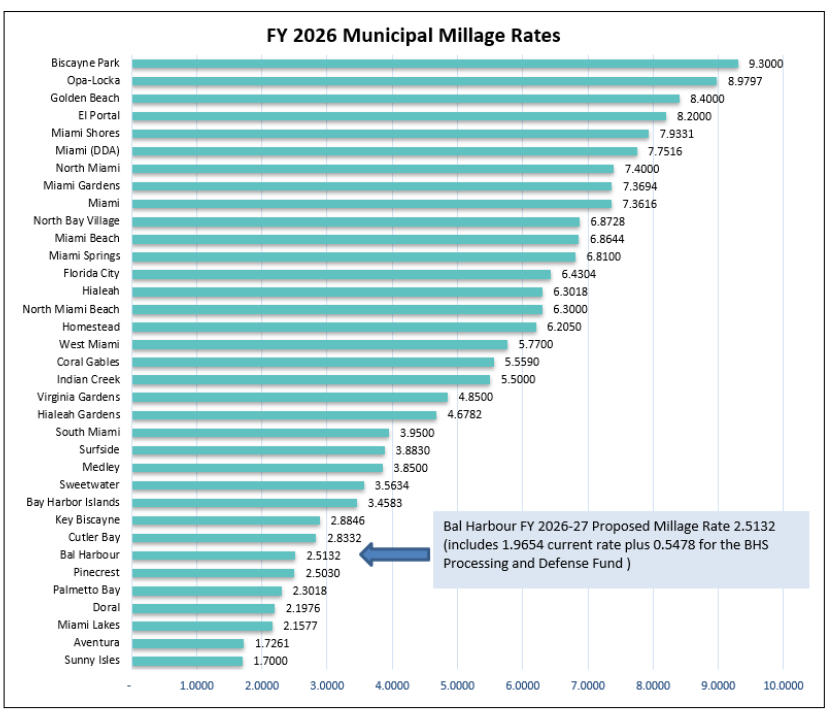
2.5132 for FY 2026-27 represents the current operating millage rate of 1.9654, plus a 0.5478 dedicated millage adjustment to maintain the BHS Processing and Defense Fund.

Maintaining a historically low operating millage rate for the last eleven fiscal years has allowed the Village to provide stable service delivery and plan for future capital projects through the appropriation of funding on an annual basis. The following chart reflects the millage rates from FY 2007 through FY 2026, and the continuation of the current operating rate of 1.9654, plus a rate of 0.5478 for the BHS Processing and Defense Fund for FY 2027:



But for the BHS Processing and Defense Fund millage increment, our adopted operating portion of the combined millage rate for FY 2025-26 was the third lowest millage rate in Miami-Dade County as compared to other cities. It is the only long-established municipality within the grouping of the lowest nine millage rates for Miami-Dade County cities.

The following chart reflects the FY 2026 adopted millage rates for Miami-Dade County municipalities:



It is recommended that Village Council set a preliminary millage rate for Fiscal Year 2026-27, at 2.5132 mills (represents the current operating millage rate of 1.9654, plus a 0.5478 dedicated millage rate for the funding of the BHS Processing and Defense Fund), a rate which is 2.5132 mills per $1,000 of assessed property value. The proposed millage rate, calculated at 95% for budget purposes, and based upon the July 1, 2026 estimated adjusted Taxable Value as provided by the Miami-Dade County Property Appraiser is anticipated to yield $18.351 million, for FY 2026-27.

The recommended FY 2026-27 preliminary combined millage ceiling outlined for your consideration allows the Village to continue to retain a historically low operating millage rate, providing for coverage of anticipated inflationary impacts for contractual-related increases, the continued provision of the current level of municipal services, a millage stabilization line item to mitigate value adjustment board impacts experienced in the last few fiscal years, additional pay-as-you-go funds toward future capital projects; as well as the funding of the dedicated BHS Processing and Defense Fund of $4,000,000. These funds will be used to fund current and future legal and related defense costs.

By setting an appropriate operating millage rate, we establish the primary parameter in the development of the FY 2026-27 Operating Budget. It is important to set a millage rate that allows for the continued advancement of our budget development goals and allocating resources in a strategic manner with an emphasis on results-oriented management practices. The FY 2026-27 Proposed Operating and Capital Budget does just that, by building on the foundation, we established together in the last several years and further cultivating the *Bal Harbour Experience*.

GENERAL FUND EXPENSE

In preparing the Proposed Budget, we carefully evaluated the effects of current economic conditions on supply costs, labor availability, and overall operational expenses. We also assessed the ongoing impact of elevated inflation, identifying both challenges and potential opportunities for cost savings and operational efficiencies.

The Proposed General Fund Operating and Capital Budget incorporates the funding for operating departments and activities within the proposed FY 2026-27 Budget expenditures of $52,082,000 (includes $23,925,000 in proposed capital project related appropriations; as well as minor equipment purchases and reserves; and funding for the BHS Processing and Defense Fund of $4,000,000), at the proposed combined millage rate of 2.5132 mills.

The proposed FY 2026–27 General Fund Operating Budget maintains current service levels while providing for a general cost-of-living adjustment, other employee compensation adjustments, and a 5.0% increase in health insurance premiums. The budget also includes funding for Building Electronic Permitting Software, as-needed staffing to support a fifth day of inspections within the Building Department, enhancements to Recreation programming, expanded early-morning gym access at the Waterfront Park facility, and the acquisition of automated cybersecurity threat detection software to strengthen Village-wide protection.

The proposed General Fund Capital Budget includes funding for capital projects, reserves, and minor equipment purchases, including investments in the Harbourfront Park – Jetty/Cutwalk Project and the Village Hall Project; the purchase of ruggedized tablets for the Police Department; and other minor equipment and capital needs.

In addition, general capital project reserves ($355,000), renewal and replacement reserves for law enforcement fleet ($280,000), as well as public works and beautification fleet ($100,000); IT Machinery & equipment reserves ($50,000); and a capital renewal and replacement reserve for the New Waterfront Park Facility ($150,000).

CAPITAL IMPROVEMENT PROGRAM

The FY 2026-27 Proposed Operating and Capital Budget includes capital improvements Village wide, as summarized in the following table.

	Budget			
	Previous Years	FY 2027	Future Years	Total
FUNDING SOURCE				
General Fund:				
Miami-Dade General Obligation Bond Fund	$ 8,063,000	$ -	$ -	$ 8,063,000
Developer Contributions - Bal Harbour Shops (PPS)	3,500,000	-	-	3,500,000
Developer Contributions - Bal Harbour Shops (Village Hall)	18,056,228	**2,836,516**	-	20,892,744
Developer Contributions - Bal Harbour Shops (Other)	2,000,000	-	500,000	2,500,000
Developer Contributions - Other	3,100,000	-	1,000,000	4,100,000
Developer Contributions - Interest Earnings	1,860,168	**370,407**	-	2,230,575
Suntrust/Truist Rent	3,831,341	**755,332**	3,136,340	7,723,013
Grants	15,008,832	**8,000,000**	-	23,008,832
Budget Allocation	969,340	-	-	969,340
Appropriation of Fund Balance/Carryover	19,251,434	**10,731,308**	-	29,982,742
Village 2011 Bond Escrow Funds	368,933	-	-	368,933
Total General Fund	**76,009,276**	**22,693,563**	4,636,340	**103,339,179**
Resort Tax Fund:				
Appropriation of Fund Balance/Carryover	5,750,000	**4,500,000**	-	10,250,000
Total Resort Tax Fund	**5,750,000**	**4,500,000**	-	**10,250,000**
Utility Fund:				
Miami-Dade General Obligation Bond Funds	6,500,000	-	-	6,500,000
Developer Contributions - Oceana	950,000	-	-	950,000
Budget Allocation	2,221,800	-	-	2,221,800
Appropriation of Fund Balance/Carryover	6,549,840	-	-	6,549,840
Village 2011 Bond Escrow Funds	3,221,300	-	-	3,221,300
Village 2020 Utility Revenue Note	8,438,108	-	-	8,438,108
TBD - (Grants, Debt Issuance, etc.)	-	-	10,546,200	10,546,200
Total Utility Fund	**27,881,048**	-	**10,546,200**	**38,427,248**
Security and Landscape Assessment Fund:				
Appropriation of Fund Balance/Carryover	**1,302,000**	-	-	1,302,000
Total Security and Landscape Assessment Fund	**1,302,000**	-	-	**1,302,000**
TBD	-	-	**18,050,000**	**18,050,000**
TOTAL FUNDING SOURCE	**$ 110,942,324**	**$ 27,193,563**	**$ 33,232,540**	**$ 171,368,427**
EXPENDITURE BY PROJECT				
Parks and Public Spaces Operations Facility	$ 3,164,704	$ -	-	$ 3,164,704
Waterfront Park (Phase A)	22,529,092	-	-	22,529,092
Harbour Front Park - Jetty/Cutwalk	25,327,454	**12,847,546**	1,000,000	39,175,000
New Village Hall	7,751,000	**14,346,017**	16,045,906	38,142,923
Waterfront Park (Phase B)	50,000	-	6,050,000	6,100,000
96th Street Plaza	200,000	-	-	200,000
Collins Avenue Beautification	50,000	-	12,000,000	12,050,000
BeachSide Landscape	50,000	-	-	50,000
Utility Infrastructure - Sewer, Water and Stormwater Improvements	38,910,508	-	10,546,200	49,456,708
TBD:			-	
Use of Suntrust/Truist Funds	-	-	-	-
Use of Shop Funds	-	-	500,000	500,000
TOTAL EXPENDITURE	**$ 98,032,758**	**$ 27,193,563**	**$ 46,142,106**	**$ 171,368,427**

All appropriations and encumbrances related to the CIP are generally re-appropriated into the subsequent year's budget. Grant awards received subsequent to a project's appropriation are used to offset the previously planned use of Fund Balance/Budget Allocations.

The FY 2026-27 Proposed CIP Budget includes investment towards the Harbourfront Park - Jetty/Cutwalk project and the Village Hall project. Totaling $27,193,563 in new appropriations for capital projects, of which $8,000,000 will be funded by grants; $755,332 will be funded by rental income from the Suntrust/Truist Building; $2,836,516 in Developer Contributions and $15,231,308 Appropriations of Fund Balance from the General Fund ($10,731,308 which primarily represents Developer Contributions previously received and fund balance capital reserves previously set-aside) and Resort Tax Fund ($4,500,000) fund balance reserves previously set-aside). The Village anticipates additional grant awards in the near future that will be used to offset any previously planned use of Fund Balance/Budget Allocations.

WATER & WASTEWATER UTILITY FUND AND RATES

Water and Wastewater services within the Village are provided as an enterprise operation. The enterprise operation is funded through charges for measurable water and wastewater services consumed by customers. Pursuant to Chapter 180, Florida Statutes, municipalities are authorized to establish just and equitable rates to be paid for the use of the utility. Rates established as charges for services should sustain its operations and satisfy any related debt.

For the Village utility operations, water is purchased at a wholesale rate from the Miami-Dade County Water and Sewer Department (Miami-Dade WASD), and the City of Miami Beach (CMB) applies a surcharge rate to Wastewater flows conveyed through their system for treatment at the Miami-Dade WASD's Virginia Key plant facility. Wholesale water service is paid directly to Miami-Dade WASD, and wholesale sewer services are paid directly to the CMB by the Village; for this reason, their rates directly affect the rates the Village charges to our customers.

In past years, we have passed-through rate adjustments from our wholesale service providers to our customers; this year, Miami-Dade WASD has proposed a water rate increase (inclusive of a prior-year consumption true-up assessment), so in turn, we propose to pass that cost on to our customers as well. The proposed wholesale water rate change is an increase of 5.13%, or $0.1267 for Wholesale Water Rates, from $2.4678/1,000 gallons to $2.5945/1,000 gallons. If this rate adjustment is passed-through to Village utility customers consistent with the past practice in the last few fiscal years, inclusive of a cost-of-living and other increases in the Bal Harbour Village surcharge, it would result in an adjustment from $6.3495/1,000 gallons, to $6.5926/1,000 gallons or a 3.83% rate increase to Village customers, as summarized below:

Water Service Rates (per 1,000 gallons)			
	2025-26	2026-27	Percent Change
Miami Dade - WASD Wholesale	$ 2.4678	$ 2.5945	5.13%
Bal Harbour Village	3.8817	3.9981	3.00%
Total	$ 6.3495	$ 6.5926	3.83%

The water rate increase would result in a cost to Village customers (who average 12,000 gallons per month) of approximately $2.92 more per month at the proposed rate.

The Village's Wastewater costs consist of two components: a wholesale sewer charge from the Miami-Dade WASD and a surcharge from the CMB, reflecting the Village's use of both agencies' sewer systems. CMB pays Miami-Dade WASD directly for wholesale sewer services, and the Village, in turn, pays CMB for its share of these costs and the applicable CMB surcharge. For the upcoming fiscal year, Miami-Dade WASD has proposed a 25.36% increase in its sewer rate, inclusive of a prior-year consumption true-up assessment, bringing the rate to $5.6854 per 1,000 gallons consumed. In addition, CMB has proposed a 100% increase in its sewer surcharge, raising the rate to $2.3600 per 1,000 gallons to support sewer operations and planned capital improvements. The CMB increase follows a two-year phased approach established during last year's budget process. At that time, the Village, working with several neighboring municipalities, successfully advocated for CMB to phase its proposed increase over two years rather than impose the full adjustment in a single year. This approach moderated the immediate financial impact on residents and businesses while providing additional time to plan for the higher cost of service. To address these wholesale cost increases, along with cost-of-living adjustments, contractual obligations, and a prior-year consumption true-up owed to CMB, the proposed rate adjustment increases the Village's Wastewater service rate from $12.0031 to $14.5220 per 1,000 gallons consumed. Despite this increase, the Village's Wastewater rate remains competitive with neighboring municipalities. The proposed rate provides the revenue necessary to meet rising service costs and contractual obligations while supporting the Village's long-term infrastructure needs and maintaining rates within regional norms.

Wastewater Service Rates (per 1,000 gallons)			
	2025-26	2026-27	Percent Change
City of Miami Beach Surcharge	$ 1.1800	$ 2.3600	100.00%
Miami - Dade WASD Wholesale	4.5351	5.6854	25.36%
Bal Harbour Village	6.2880	6.4766	3.00%
Total	$ 12.0031	$ 14.5220	20.99%

The Wastewater rate increase would result in a cost to Village customers (who average 12,000 gallons per month) of approximately $30.23 more per month at the proposed rate.

The City of Miami Beach wholesale Sewer surcharge consists of an administrative fee and an infrastructure renewal and replacement fee. In addition, Miami-Dade County requires a Utility Tax Fee of $6.00 per one hundred ($100.00) of Utility receipts. This 6.0% is collected by the Village on each bill as Utility Tax and is remitted to the County at the conclusion of each fiscal year; this rate has remained unchanged since FY 2015.

The FY 2026-27 Proposed Utility Fund Budget is balanced with the proposed rate for water services of $6.5926/1,000 gallons, and a rate for sewer service of $14.5220/1,000 gallons.

At their August 6, 2026 meeting, the Village's Budget Advisory Committee reviewed the proposed Water rate adjustments, and the Sewer rate adjustments and voted to recommend approval of the recommended proposed rates respectively.

The Proposed FY 2026-27 Operating and Capital Budget for the Utility Fund is $7,400,000 (this includes capital improvements, minor equipment and reserves totaling $916,800).

RESORT TAX

Bal Harbour Village is one of only three Miami-Dade County municipalities, along with the City of Miami Beach and the Town of Surfside, to levy a resort tax, and in doing so takes advantage of the benefits derived from this revenue source. This includes the reinvestment in the promotion of tourism and enhancing tourist-eligible activities throughout the Village as well as efforts related to the beautification and maintenance of the Village in areas visited by tourists.

Bal Harbour Village levies a Resort Tax of four (4) percent of the amount received for the occupancy of a room in any hotel, motel, or apartment house. In addition, it levies two (2) percent on retail sales of all items of food or beverages, alcoholic or otherwise, sold at retail for consumption on the premises, at any place of business within the Village. Both these levies are consistent with Part I, Chapter 212, of Florida Statutes.

The Resort Tax Fund FY 2026-27 Proposed Operating and Capital Budget is $10,676,100. The proposed Operating budget maintains current service levels while providing for a general cost-of-living adjustment, other employee compensation adjustments, and a 5.0% increase in health insurance premiums and continues to enhance the Miami-Dade County seaweed removal program by incorporating targeted Sargassum removal efforts. The proposed Capital budget includes replacement of a vehicle for the Beautification Department; and $4,500,000 capital investment into the Jetty Capital Project.

The proposed budget also includes the recurring activities of the Tourism Department, as well as Beautification/Greenspace Division of the Public Works & Beautification Department, Recreation, Arts & Culture Department, and the Police Department through their public safety support. Through the date of the issuance of this book, Resort Tax collections for FY 2025-26 have been at the same levels as the previous fiscal year which resulted in the Village's highest Resort Tax collections in Village History. As a result, the FY 2026-27 Resort Tax Budget is set in line to support and enhance these levels.

SECURITY AND LANDSCAPE

The Security and Landscape Assessment Fund, is a minor budgeted fund, which accounts for the special assessments received from the property owners residing in the assessment area maintaining the security and common areas.

The FY 2026-27 Proposed Operating and Capital Budget for the Security and Landscape Assessment Fund is $2,855,700 (to include capital improvement of $1,045,000; and reserves of $275,600). For FY 2026-27, the Proposed Budget includes an assessment rate of $7,500.00 per Single-Family Residential Unit, $3,750.00 per Unimproved Property, and $30,000.00 per Private Recreational Facility, compared with current-year rates of $6,500.00, $3,250.00, and $26,000.00, respectively. The proposed assessment rates are anticipated to support recurring operations, including security services, landscaping, the Property Manager Program, and construction compliance activities. In addition, the budget includes funding for certain capital improvements, including the Street Lighting Project within the gated area. This project is proposed to be primarily funded from FY 2025 Fund Balance reserves previously designated for future paving and other needs, with amounts to be replenished in future years.

BUDGET ADVISORY COMMITTEE RECOMMENDATION

The Bal Harbour Village Budget Advisory Committee (BAC) was established to assist with the development of the budget and fiscal policy. The BAC began meeting in May 2026 to review the development of the Proposed Budget for FY 2026-27, and to provide recommendations for the Village Council's consideration. The Budget Advisory Committee met throughout the summer and as recently as August 6, 2026, to review current year progress and to provide advisory recommendations on the budget development process. In addition to carefully reviewing the proposed budget at a "line item" level, the Committee also reviewed the larger cost centers; Police, Building, Public Works and Beautification; Recreation, Arts & Culture; and Capital Projects; along with the recommended millage rate, and proposed operating and capital budgets. The Committee voted unanimously to recommend the proposed operating and capital budget, water and sewer rates, and the solid waste assessment.

Attached is the Village Manager's Budget Message and FY 2026-27 Proposed Operating Budget and Multi-year Capital Plan, which provide additional detail on all aspects of the FY 2026-27 Proposed Budget.

THE BAL HARBOUR EXPERIENCE

This action is aligned with the Village's mission through the *Bal Harbour Experience*. The proposed millage rate determines the ad valorem revenue for the General Fund which funds a myriad of general governmental services. Every element of the *Bal Harbour Experience* is funded in part through General Fund resources and therefore is supported by this item.

Attachments:

1. Exhibit A - Budget

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR, VILLAGE, FLORIDA, APPROVING AND ADOPTING THE TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PLAN FOR BAL HARBOUR VILLAGE FOR FISCAL YEAR 2026-27; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bal Harbour Village (the "Village") is a municipality located in Miami-Dade County, Florida; and

WHEREAS, the first public hearing as required by Section 200.065, Florida Statutes, was held on Tuesday, September 8, 2026, and the final public hearing is set for Tuesday, September 15, 2026, at 6:30 P.M., as described on the Village website; and

WHEREAS, the amount of funds available from taxation and other non-ad valorem revenues equals the total appropriations for expenditures and reserves.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Tentative Budget Adoption. The Budget for Fiscal Year 2026-27 (the "Budget"), a copy of which is attached hereto as Exhibit "A" is hereby approved and adopted as the tentative budget, and may be amended at the second budget hearing.

Section 3. Capital Improvement Plan. The Capital Improvement Plan, which is on file in the office of the Village Clerk, and the Capital Improvement Summary, which is attached hereto, are hereby adopted and approved as a component of the Tentative Budget for Fiscal Year 2026-27.

Section 4. Conflicts. All sections or parts of sections of Village Resolutions that conflict with this Resolution are repealed to the extent of such conflict.

<u>Section 5</u>. **<u>Effective Date</u>.** That this Resolution shall be effective upon adoption at the first budget hearing.

The foregoing Resolution was offered by Councilmember _____________, who moved its adoption at the first budget hearing. The motion was seconded by __________________ and upon being put to a vote, the vote was as follows:

Mayor	Seth E. Salver
Vice Mayor	David Wolf
Councilmember	Jeffrey P. Freimark
Councilmember	Alejandro Levy
Councilmember	Buzzy Sklar

APPROVED AS TENTATIVE BUDGET AT FIRST BUDGET HEARING ON SEPTEMBER 8, 2026.

PASSED AND ADOPTED this 8th day of September, 2026.

____
Mayor Seth E. Salver

ATTEST:

____
Juan D. Garcia, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____
Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

Resolution Exhibit A: Revenue & Expenditure Authority by Fund
Total Revenue & Expenditure

Rounded to '00s

General Fund		
Revenue	$	52,082,000
Expenditure		
Legislative		421,000
Administration		1,897,800
Finance		1,155,000
General Government		6,329,300
Law Enforcement		10,259,900
Building and Permitting		2,855,500
Public Works & Beautification		2,733,700
Recreation, Arts & Culture		2,098,200
Information Technology		505,800
Capital Program		23,329,700
Legal Support Services		496,100
General Fund Total	**$**	**52,082,000**
Water & Wastewater Utility Fund		
Revenue	$	7,400,000
Expenditure		
Utility Operations		6,483,200
Capital Projects		916,800
Water & Wastewater Utility Fund Total	**$**	**7,400,000**
Resort Tax Fund		
Revenue	$	10,676,100
Expenditures		
Tourism & Marketing		2,093,100
Beautification/Greenspace		2,452,300
Law Enforcement		451,200
Recreation, Arts & Culture		1,179,500
Capital Program		4,500,000
Resort Tax Fund Total	**$**	**10,676,100**
Landscape & Security Assessment Fund		
Revenue	$	2,855,700
Expenditures		
Landscape & Security Assessment Area		2,855,700
Landscape & Security Assessment Fund	**$**	**2,855,700**

BAL HARBOUR
- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION RELATING TO THE PROVISION OF SECURITY AND LANDSCAPE SERVICES, FACILITIES AND PROGRAMS IN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING SECURITY AND LANDSCAPE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ASSESSMENT ROLL; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Issue:

Should the Village Council approve the Security and Landscape Assessment and Roll for FY 2026-27?

The Bal Harbour Experience:

☒ Beautiful Environment ☒ Safety ☐ Modernized Public Facilities/Infrastructure
☐ Destination & Amenities ☒ Unique & Elegant ☐ Resiliency & Sustainable Community
☒ Other: State Requirement

Item Summary / Recommendation:

The action before the Village Council is to establish the FY 2026-27 assessment rates, impose the assessments, and approve the Security and Landscape Assessment Roll for the gated community in Bal Harbour Village. The Bal Harbour Civic Association (BHCA) has requested FY 2026-27 assessment rates of $7,500 per Single-Family Residential Unit, $3,750 per Unimproved Property, and $30,000 per Private Recreational Facility, compared with current-year rates of $6,500, $3,250, and $26,000, respectively. At its June 16, 2026 meeting, the Village Council approved a preliminary assessment rate based on the BHCA's initial base rate request of $8,500, which reflected rates higher than those of the now proposed for final adoption base rate of $7,500.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	$1,696,676	Assessment	11-29-325200

Sign off:

Assistant Village Manager	Chief Financial Officer	Village Manager
Ramiro J. Inguanzo	Claudia Dixon	Jorge M. Gonzalez
		Jorge

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager Jorge

DATE: September 8, 2026

SUBJECT: **A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, RELATING TO THE PROVISION OF SECURITY AND LANDSCAPE SERVICES, FACILITIES AND PROGRAMS IN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING SECURITY AND LANDSCAPE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ASSESSMENT ROLL; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended that the Council establish and impose the assessment rate and approve the related non-ad valorem roll for security and landscape services within the gated residential community in Bal Harbour Village for FY 2026-27. At its June 16, 2026 meeting, the Village Council approved a preliminary assessment rate based on the BHCA's initial request, which reflected rates higher than those now proposed for final adoption.

BACKGROUND

In FY 2012, the Village began the use of the tax bill method of collection for the imposition and collection of annual Security and Landscape Assessments for the provision of security and landscape services, facilities or programs against certain properties located within the gated residential section of the Village. As authorized by Section 18-121 of the Village Code, the Uniform Method of Collection is used to facilitate collection through the tax bills for the assessment.

The Bal Harbour Civic Association (BHCA) has requested FY 2026-27 assessment rates of $7,500 per Single-Family Residential Unit, $3,750 per Unimproved Property, and $30,000 per Private Recreational Facility, compared with current-year rates of $6,500, $3,250, and $26,000, respectively. At its June 16, 2026 meeting, the Village Council approved a preliminary assessment rate based on the BHCA's initial base rate request of $8,500, which reflected rates higher than those now proposed for final adoption. For Multi-Family properties, the Single-Family Residential Unit rate applies to the first unit, with forty percent of the rate applied to the remaining Multi-Family units, equally apportioned. These rates provide sufficient funding for security and landscape services in the coming fiscal year for the properties included in the non-ad valorem assessment roll.

The assessment rate generates $1,696,676 budgeted at ninety-five percent for 238.13 units, as referenced in detail within the attached non-ad valorem assessment roll. These rates account for the anticipated operational expenses for the upcoming fiscal year.

The Security and Landscape Assessment funds services and improvements within the Assessment Area, including maintenance of the security wall and gate; security personnel and related gate operations; and landscaping services, including the care, maintenance, replacement, and installation of landscaping within swales, medians, open spaces, and parks. The Assessment also provides funding for the paving and repaving of roads within the Assessment Area, which was added as an eligible expense beginning in FY 2020-21.

On January 30, 2018, the Village Council approved a Settlement Agreement between the Village and Bal Harbour Yacht Club, Inc.; Flamingo Way Enterprises, LLC; Park Preservation, LLC; Bal Harbour Civic Association, Inc.; and FSH Bal Harbour, LLC. In this agreement, the Village committed to continue to assess and collect the Village's security and landscape assessments for the gated portion of the residential section of Bal Harbour (the "Gated Community") to October 1, 2019, and for an additional period of eight years. At the June 16, 2020 Village Council meeting, amendments to the Milestone Agreement were approved by the Village Council. The amendment restated certain obligations, clarified responsibilities and extended the end date for collection of the assessment through FY 2047.

ANALYSIS

Village Staff met with BHCA to review their budget, expected expenses, and to discuss the appropriate assessment rate for FY 2026-27. The BHCA has requested that the assessment rate for FY 2026-27 be set at $7,500 per Single-Family Residential Unit, $3,750 per Unimproved Property, and $30,000 per Private Recreational Facility, compared with current-year rates of $6,500, $3,250, and $26,000, respectively. The proposed assessment rates are anticipated to support recurring operations, including security services, landscaping, the Property Manager Program, and construction compliance activities. In addition, the budget includes funding for certain capital improvements, including the Street Lighting Project within the gated area. This project is proposed to be primarily funded from FY 2025 Fund Balance reserves previously designated for future paving and other needs, with amounts to be replenished in future years. Capital projects will not be awarded or initiated until they are fully funded, ensuring prudent financial management and avoiding the need for debt financing or unplanned impacts on other Security and Landscape Fund resources.

Milling and repaving for the north phase were completed in November 2023. On the south side, Project 5A curb and gutter improvements were completed, and milling and paving were finished in November 2025. For the remaining south phase, Project 6B water main installation, including all curb and gutter work, was completed in November 2025. Final milling and paving was completed in July 2026. Project 6A water main installation was completed in April 2026, curb and gutter work was completed in June 2026, and milling and paving was completed in August 2026.

Looking ahead, Projects 5C, 5B, 3C/3D, and 7 are progressing on a staggered schedule from late 2026 through early 2027, with completion anticipated late FY 2026-27 to early FY 2028. These projects include sanitary sewer main replacement, stormwater infrastructure upgrades, curb and gutter improvements, and associated milling and paving work.

The action before you now is to approve the assessment rate sufficient to provide for services, for the coming fiscal year. The Proposed FY 2026-27 Budget for the Security and Landscape assessment is presented in conjunction with the Village's FY 2026-27 Proposed Budget at the first budget hearing in September. The Final Assessment Resolution must be adopted no later than September 15, 2026.

THE BAL HARBOUR EXPERIENCE

Approving the final assessment rate will ensure the Security and Landscape Assessment will be sufficient to provide services within the gated community throughout the coming fiscal year supporting a Beautiful Environment and enhance Safety.

CONCLUSION

The action before the Village Council is to establish and impose the assessment rates and approve the non-ad valorem assessment roll for FY 2026-27. The proposed FY 2026-27 Security and Landscape Assessment Fund Budget is presented in conjunction with the Village's FY 2026-27 Proposed Budget. The proposed assessment rates of $7,500 per Single-Family Residential Unit, $3,750 per Unimproved Property, and $30,000 per Private Recreational Facility are lower than the preliminary assessment rates initially requested base rate of $8,500 by the Bal Harbour Civic Association (BHCA) and approved by the Village Council on June 16, 2026. The proposed rates are sufficient to fund the security, landscaping, and related services provided to the gated community during FY 2026-27.

Attachments:

1. Appendix A – Proof of Publication
2. Appendix B – Form of Certificate to Security and Landscape Assessment Roll

RESOLUTION NO. 2026-____

A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, RELATING TO THE PROVISION OF SECURITY AND LANDSCAPE SERVICES, FACILITIES AND PROGRAMS IN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING SECURITY AND LANDSCAPE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE GATED RESIDENTIAL SECTION OF BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ASSESSMENT ROLL; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council (the "Council") of Bal Harbour Village, Florida (the "Village"), via Ordinance No. 2012-562, previously adopted Section 18-121 "Uniform Method of Collection of Security and Landscape Special Assessments" of Chapter 18 of the Village Code, which authorizes the use of the Uniform Method of Collection for the imposition and collection of annual Security and Landscape Assessments for the provision of security and landscape services, facilities or programs against certain properties located within the gated residential section of the Village (the "Assessment Area") , as described in Appendix "A" , a copy of which is attached hereto and incorporated herein); and

WHEREAS, the imposition of Security and Landscape Assessments for the provision of security and landscape services, facilities or programs is an equitable and efficient method of allocating and apportioning Security and Landscape Costs among parcels located in the Assessment Area; and

WHEREAS, the Council desires to continue the use of the Uniform Method of Collection of the annual Security and Landscape Assessments within the Assessment Area, in accordance with Village Ordinance No. 552, which is codified as Article IX ("Assessments") of Chapter 2 ("Administration") of the Village Code (the "Master Assessment Ordinance"), and Section 18-121 "Uniform Method of Collection of Security and Landscape Special Assessments" of Chapter 18 of the Village Code, for the Fiscal Year beginning on October 1, 2026, and

WHEREAS, the Council, on June 16, 2026, adopted Resolution No. 2026-1821 (the "Initial Assessment Resolution"), containing a brief and general description of the Security and Landscaping services, facilities or programs to be provided to the Assessed Property, describing the method of apportioning the Security and Landscape Costs to compute the Security and Landscape Assessment for the provision of Security and Landscape services, facilities or programs against Assessed Property, designing a rate of assessment, and directing preparation of the Assessment Roll and provision of the notice required by the Ordinance, and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Authority. This resolution is adopted pursuant to the provisions of Article IX of Chapter 2 and Section 18-121 of Chapter 18 of the Village Code, and Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

Section 2. Purpose and Definitions. This resolution constitutes the Annual Rate Resolution as defined in the Master Assessment Ordinance. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Master Assessment Ordinance. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa. As used in this Assessment Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"Assessed Property" means all parcels of land included on the Assessment Roll that receive a special benefit from the delivery of the service, facility or program identified in the Assessment Resolution.

"Assessment Area" means the gated residential section of the Village as described in Exhibit "A", attached hereto.

"Building" means any structure, whether temporary or permanent, built for support, shelter or enclosure of persons, chattel, or property of any kind.

"Dwelling Unit" means a Building, or a portion thereof, which is located upon Residential Property and lawfully used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family unit only. The term Dwelling Unit shall include individual units located within Multifamily Residential Establishments.

"Improved Property" means all property within the Assessment Area on which a Building or other improvements have been placed or constructed, or for which a building permit for a Principal Building, as defined in Chapter 21 of the Village Code of Ordinances, has been issued and remains valid.

"Maximum Assessment Rate" means the maximum rates established under Section 5(E) herein for Security and Landscape Program Assessments.

"Multifamily Residential Establishment" means any structure other than a Single Family Residential Unit which is used, or constructed for use, as a multiple dwelling facility. Multifamily Residential Establishments shall include, without limitation, rooming houses, tourist courts, trailer parks, apartment buildings with rental or cooperative apartments, or multiple-story condominiums with common means of ingress and egress.

"Private Recreational Facility" means a privately owned facility located within the Assessment Area that is designed to provide recreational and social activities for its users and may include boat docks, tennis courts, swimming pools and buildings directly related to and supportive of the recreational activities.

"Residential Property" means all Improved Property containing a Single Family Residential Unit or Multifamily Residential Establishment.

"Single Family Residential Unit" means any structure which is used, or constructed for use, as a single-family dwelling, duplex or townhouse, and which is located on a single lot, parcel or tract of land. The term "Single Family Residential Unit" shall not include any Multifamily Residential Establishment.

"Security and Landscape Program Assessment Roll" means the Assessment Roll as defined in the Ordinances (Master Assessment Ordinance and Village Code Section 18-121) relating to the Security and Landscape Program Assessments.

"Security and Landscape Program Assessment" means an Assessment, as defined in the Master Assessment Ordinance, lawfully imposed by the Village against Assessed Property to fund all or any portion of the cost of the provision of Security and Landscape services, facilities, or programs (the "Security and Landscape Program") providing a special benefit to property as a consequence of possessing a logical relationship to the value, use, or characteristics of the Assessed Property.

"Security and Landscape Program Cost" means the amount necessary to fund the Village's provision of the Security and Landscape Program that are allocable to Assessed Property during a Fiscal Year and shall include, but not be limited to: (A) the cost, whether direct or indirect, of all services, programs or facilities provided by the Village, or through contractual arrangements with the Village relating to the provision of security services, facilities or programs within the Assessed Area; (B) the cost, whether direct or indirect, of all services, programs or facilities provided by the Village or through contractual arrangements with the Village relating to the provision of landscaping services (including the care, maintenance, replacement, and installation of landscape materials on swales, medians, open space and parks) within the Assessed Area; (C) the cost of any indemnity or surety bonds and premiums for insurance; (D) the cost of salaries, volunteer pay, workers' compensation insurance, or other employment benefits; (E) the cost of computer services, data processing, and communications; (F) the cost of training, travel and per diem; (G) the recovery of unpaid or delinquent fees or charges advanced by the Village and due to the provision of Security and Landscape services, programs or facilities allocable to specific parcels; (H) the cost of engineering, financial, legal or other professional services; (I) all costs associated with the structure, implementation, collection, and enforcement of the Security and Landscape Program Assessments or a prior year's assessment for a comparable service, facility or program, including any service charges of the Tax Collector or Property Appraiser; (J) all other costs and expenses necessary or incidental to the acquisition, provision, or delivery of the services, programs or facilities funded by the Security and Landscape Program Assessment, and such other expenses as may be necessary or incidental to any related financing authorized by the Village Council; (K) a reasonable amount for contingency to provide for Security and Landscaping services within the Assessed Area of the Village during hurricanes or other extreme weather events; (L) a reasonable amount for contingency and anticipated delinquencies and uncollectible Security and Landscape Program Assessments; (M) expenditures made in the defense or support of the Security and Landscape Program and (N) reimbursement to the Village or any other person for any monies advanced for any costs incurred by the Village or such person in connection with any of the foregoing items of Security and Landscape Cost.

"Security and Landscape Program" means the maintenance of the security wall surrounding the Assessment Area, the paving and repaving of the roads serving the Assessment Area, the maintenance and operation of the security gate; the provision, whether direct or indirect, of security personnel to operate the security gate; the provision, whether direct or indirect, of landscaping services (including the care, maintenance, replacement, and installation of landscape materials on swales, medians, open space and parks) within the Assessment Area.

"Unimproved Property" means any vacant lot located within the Assessment Area of the Village.

Section 3. Legislative Determinations of Special Benefit and Fair Apportionment.

It is hereby ascertained, declared and determined that the Security and Landscape Program provides a special benefit to the Assessed Property based upon the following legislative determinations:

General

(A) Upon the adoption of this Initial Assessment Resolution determining the Security and Landscape Costs and identifying the Assessed Property to be included in the Assessment Roll, the legislative determinations of special benefit ascertained and declared in Section 2-372 of the Village Code are hereby ratified and confirmed.

(B) Pursuant to Section 18-121 of the Village Code, the Village has the general authority to impose fees for the provision of the Security and Landscape Program within its jurisdiction.

(C) The imposition of a recurring annual Security and Landscape Program Assessments is an alternative, equitable and efficient method to fairly and reasonably apportion and recover the Security and Landscape Costs experienced by the Village for the provision of the Security and Landscape Program within the Assessment Area.

Special Benefit

(D) The Security and Landscape services, facilities, and programs furnished by the Village possess a logical relationship to the use and enjoyment of the Assessed Property by providing: (1) Security and Landscaping services, facilities, and programs to the Owners and occupants of Assessed Property, (2) better service to Owners and tenants, (3) the enhancement of the aesthetic appeal and enjoyment of Assessed Property, and (4) the protection of property values and the health and safety of the Owners and occupants of Assessed Property resulting from the uniform delivery and availability of such services, facilities, and programs.

(E) The provision of comprehensive Security and Landscape services, facilities and programs furnished by or through the Village to Assessed Property enhances and strengthens the relationship of such services and programs to the use and enjoyment of Assessed Property within the Village.

Apportionment

(F) The size or value of Assessed Property does not determine the scope and cost of the Security and Landscape Program to be provided to such property. The use of Security and Landscape services, facilities, and programs is primarily driven by the existence of a Dwelling Unit or Private Recreational Facility, but also applies to Unimproved Property to a lesser extent.

(G) Apportioning the Security and Landscape Costs for Security and Landscape services provided to Residential Units within the Assessment Area on a per Dwelling Unit basis to Single Family Residential Properties as identified in Tax Roll data base, is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of apportioning Security and Landscape Costs. Unimproved Property shall be assessed at 50% of the rate established for Single Family Residential Properties. Private Recreational Facilities shall be assessed at 400% of the rate established for Single Family Residential Properties.

(H) Apportioning the Security and Landscape Costs for Security and Landscape Services provided to Multifamily Residential Establishments within the Assessment Area on a Dwelling Unit basis as identified in the Tax Roll data base, is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of apportioning Security and Landscape Costs. Unimproved Property shall be assessed at 50% of the rate established for Single Family Residential Properties and Private Recreational Facilities shall be assessed at 400% of the rate established for Single Family Residential Properties in order to ensure there is a fair and reasonable apportionment of Security and Landscape Costs. Each Multifamily Residential Establishment shall be assessed at a rate which is the sum of (a) the Single Family Residential Unit rate for the first unit in the Multifamily Residential Establishment and (b) the product of 40% of the Single Family Residential Unit Rate multiplied by the number of remaining units in the Multifamily Residential Establishment. Each Dwelling Unit within a Multifamily Residential Establishment shall be apportioned an equal share of the Multifamily Residential Establishment rate. The Maximum Assessment Rate for any future fiscal year for each Dwelling Unit within a Single Family Residential Unit, for each Unimproved Property, on each Multifamily Residential Establishment, and Private Recreational Facility shall not exceed annually (5%) five percent of the prior fiscal year's annual assessment rate; unless notified otherwise.

Section 4. Confirmation of Initial Assessment.

That the Initial Assessment Resolution is hereby confirmed in conformity with the final hearing date and time of September 8, 2026, as reflected in the attached Appendix "A".

Section 5. Imposition of Security and Landscape Program Assessments.

(A) That the parcels of Assessed Property described in the Assessment Roll, which is hereby approved, are hereby found to be specially benefited by the provision of the Security and Landscape Program as described in the Initial Assessment Resolution, in the amount of the Security and Landscape Program Assessment set forth in the Assessment Roll, a copy of which was present at the above-mentioned public hearing and is incorporated herein by reference. It is hereby ascertained, determined and declared that each parcel of Assessed Property within the Assessment Area will be benefited by the Village's provision of the Security and Landscape Program in an amount not less than the Security and Landscape Program Assessment for such parcel, computed in the manner set forth in this Resolution. Adoption of this Final Assessment Resolution constitutes a legislative determination that all parcels assessed derive a special benefit, as set forth in the Ordinance and the Initial Assessment Resolution, from the administration of the Security and Landscape Program to be provided and a legislative determination that Security and Landscape Program Assessments are fairly and reasonably apportioned among the properties that receive the special benefit as set forth in the Initial Assessment Resolution.

(B) That the method for computing the Security and Landscape Program Assessments described in the Initial Assessment Resolution is hereby approved.

(C) That for the fiscal year beginning October 1, 2026, the Security and Landscape Program Cost shall be allocated among the Assessed Property, based upon each parcel's classification as a Private Recreational Facility or a Residential Property according to the number of Dwelling Units on such parcels. An annual rate of assessment equal to $7,500.00 for each Single-Family Residential Unit, $3,750.00 for each Unimproved Property and $30,000.00 for each Private Recreational Facility is hereby approved. Additionally, an assessment rate for a Multifamily Establishment equal to the sum of (a) $7,500.00 for the first Dwelling Unit and (b) the product of 40% of the Single-Family Residential Unit Rate multiplied by the number of remaining units in the Multifamily Residential Establishment is hereby approved. Each Dwelling Unit within a Multifamily Residential Establishment shall be apportioned an equal share of the Multifamily Residential Establishment rate.

(D) Security and Landscape Program Assessments in the amounts set forth in the Assessment Roll, as herein approved, are hereby levied and imposed on all parcels of Assessed Property described in the Assessment Roll.

(E) In order to provide for increases in Security and Landscape Program Costs subsequent to the Fiscal Year commencing October 1, 2026, a Maximum Assessment Rate for any future fiscal year for each Dwelling Unit within a Single Family Residential Unit, for each Unimproved Property, on each Multifamily Residential Establishment, and Private Recreational Facilityshall not exceed annually (5%) five percent of the prior fiscal year's annual assessment rate; unless notified otherwise.

(F) That any shortfall in the expected Security and Landscape Program Assessment proceeds due to any reduction or exemption from payment of the Security and Landscape Program Assessments required by law or authorized by this Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Security and Landscape Program Assessments.

(G) That such Security and Landscape Program Assessments shall constitute a lien against all Assessed Property so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes or other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien for Security and Landscape Program Assessments shall be deemed perfected upon adoption by the Village of this Final Assessment Resolution for the Security and Landscape Program. Upon perfection of the lien, Security and Landscape Program Assessments collected under the Uniform Assessment Act shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

Section 6. Approval of Security and Landscape Program Assessment Roll.

(A) That the Security and Landscape Program Assessment Roll, which is currently on file in the office of the Village Clerk and incorporated herein by reference, is hereby approved.

(B) That the Assessment Roll, as herein approved, shall be delivered to the Tax Collector for collection using the tax bill method of collection in the manner prescribed by the Master Assessment Ordinance. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix "B".

Section 7. Effect of Adoption of Resolution. That the adoption of this Annual Rate Resolution shall be the final adjudication of these Issues presented herein (including, but not limited to, the method of apportionment, the rate of assessment, the Assessment Roll and the levy and lien of the Security and Landscape Program Assessments) unless proper steps shall be Initiated In a court of competent jurisdiction to secure relief within 20 days from the date of the effective date of this Annual Rate Resolution.

Section 8. **Effective Date.** That this Annual Rate Resolution shall take effect Immediately upon its passage and adoption.

The foregoing Resolution was offered by Councilmember ______________, who moved its adoption. The motion was seconded by ___________________ and upon being put to a vote, the vote was as follows:

Mayor	Seth E. Salver
Vice Mayor	David Wolf
Councilmember	Jeffrey P. Freimark
Councilmember	Alejandro Levy
Councilmember	Buzzy Sklar

PASSED AND ADOPTED this 8th day of September, 2026.

____
Mayor Seth E. Salver

ATTEST:

____
Juan D. Garcia, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____
Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

APPENDIX A

PROOF OF PUBLICATION

[ATTACHED]

APPENDIX B
FORM OF CERTIFICATE TO
NON-AD VALOREM ASSESSMENT ROLL

[ATTACHED]

CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I HEREBY CERTIFY that I am Mayor of the Bal Harbour Village, Florida, or an authorized agent of Bal Harbour Village, Florida (the "Village"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for security and landscape services (the "Non-Ad Valorem Assessment Roll") for the Village is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Miami-Dade County Tax Collector by September 15, 2026.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Miami-Dade County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this 15th day of September, 2026.

BAL HARBOUR VILLAGE, FLORIDA

By: ______________________________
Mayor

AFFIDAVIT OF PROOF OF PUBLICATION
(s. 50.051, F. S.)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared Juan D. Garcia, who on oath says that he is Village Clerk of Bal Harbour Village, Miami-Dade County Florida, that the attached copy of advertisement, being a

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR SECURITY AND LANDSCAPE PROGRAM SPECIAL ASSESSMENTS 2027

were published on the publicly accessible website of Miami-Dade County, Florida *https://www.miamidade.gov/global/navigation/legal-ad-index.page* on August 17, 2026. Affiant further says that the website complies with all the legal requirements for publication in Chapter 50, Florida Statutes.

Signature: [signature]

Printed Name: Juan D. Garcia

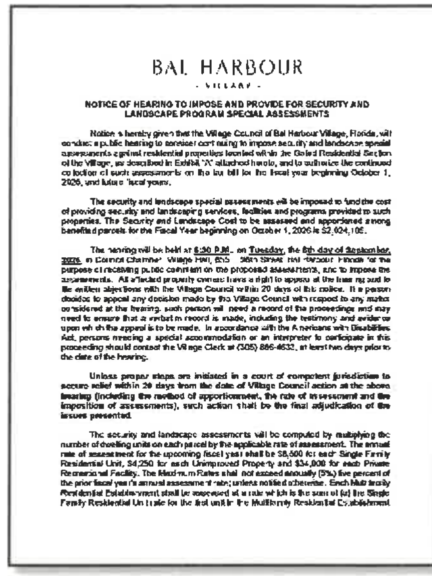
Title: Village Clerk

Sworn to and subscribed before me this 27th day of August, 2026, by Juan D. Garcia, who is personally known to me.

Signature: [signature]
Notary Public, State of Florida

Printed Name: Lana Desravines

My Commission Expires: April 30th, 2029



BAL HARBOUR
- VILLAGE -

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR SECURITY AND LANDSCAPE PROGRAM SPECIAL ASSESSMENTS

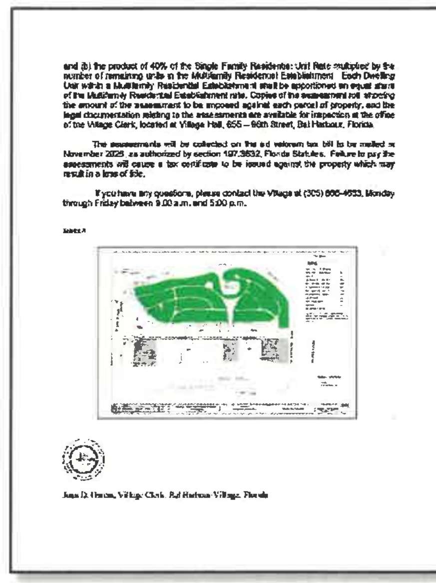
Notice is hereby given that the Village Council of Bal Harbour Village, Florida, will conduct a public hearing to consider continuing to impose security and landscape special assessments against residential properties located within the Gated Residential Section of the Village, as described in Exhibit "A" attached hereto, and to authorize the continued collection of such assessments on the tax bill for the fiscal year beginning October 1, 2026, and future fiscal years.

The security and landscape special assessments will be imposed to fund the cost of providing security and landscaping services, facilities and programs provided to such properties. The Security and Landscape Cost to be assessed and apportioned among benefited parcels for the Fiscal Year beginning on October 1, 2026 is $2,024,105.

The hearing will be held at 6:30 P.M., on Tuesday, the 8th day of September, 2026, in Council Chamber, Village Hall, 655 – 96th Street, Bal Harbour, Florida for the purpose of receiving public comment on the proposed assessments, and to impose the assessments. All affected property owners have a right to appear at the hearing and to file written objections with the Village Council within 20 days of this notice. If a person decides to appeal any decision made by the Village Council with respect to any matter considered at the hearing, such person 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Village Clerk at (305) 866-4632, at least two days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Village Council action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

The security and landscape assessments will be computed by multiplying the number of dwelling units on each parcel by the applicable rate of assessment. The annual rate of assessment for the upcoming fiscal year shall be $8,500 for each Single Family Residential Unit, $4,250 for each Unimproved Property and $34,000 for each Private Recreational Facility. The Maximum Rates shall not exceed annually (5%) five percent of the prior fiscal year's annual assessment rate; unless notified otherwise. Each Multifamily Residential Establishment shall be assessed at a rate which is the sum of (a) the Single Family Residential Unit rate for the first unit in the Multifamily Residential Establishment



and (b) the product of 40% of the Single Family Residential Unit Rate multiplied by the number of remaining units in the Multifamily Residential Establishment. Each Dwelling Unit within a Multifamily Residential Establishment shall be apportioned an equal share of the Multifamily Residential Establishment rate. Copies of the assessment roll showing the amount of the assessment to be imposed against each parcel of property, and the legal documentation relating to the assessments are available for inspection at the office of the Village Clerk, located at Village Hall, 655 – 96th Street, Bal Harbour, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Village at (305) 866-4633, Monday through Friday between 9:00 a.m. and 5:00 p.m.

Exhibit A

Juan D. Garcia, Village Clerk, Bal Harbour Village, Florida

LANA DESRAVINES
Notary Public-State of Florida
Commission # HH 671346
My Commission Expires
April 30, 2029

BAL HARBOUR

- VILLAGE -

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Exhibit A

Juan D. Garcia, Village Clerk, Bal Harbour Village, Florida

Roll Year	Folio	Assessment
2026	12-2226-002-0040	40,500.0000
2026	12-2226-002-0050	7,500.0000
2026	12-2226-002-0070	7,500.0000
2026	12-2226-002-0080	7,500.0000
2026	12-2226-002-0090	7,500.0000
2026	12-2226-002-0100	7,500.0000
2026	12-2226-002-0110	7,500.0000
2026	12-2226-002-0130	7,500.0000
2026	12-2226-002-0140	7,500.0000
2026	12-2226-002-0150	7,500.0000
2026	12-2226-002-0160	7,500.0000
2026	12-2226-002-0170	7,500.0000
2026	12-2226-002-0180	7,500.0000
2026	12-2226-002-0190	7,500.0000
2026	12-2226-002-0200	7,500.0000
2026	12-2226-002-0210	7,500.0000
2026	12-2226-002-0220	7,500.0000
2026	12-2226-002-0230	7,500.0000
2026	12-2226-002-0250	3,750.0000
2026	12-2226-002-0280	7,500.0000
2026	12-2226-002-0300	7,500.0000
2026	12-2226-002-0310	7,500.0000
2026	12-2226-002-0320	7,500.0000
2026	12-2226-002-0330	7,500.0000
2026	12-2226-002-0340	7,500.0000
2026	12-2226-002-0350	7,500.0000
2026	12-2226-002-0360	7,500.0000
2026	12-2226-002-0370	7,500.0000
2026	12-2226-002-0380	7,500.0000
2026	12-2226-002-0390	7,500.0000
2026	12-2226-002-0400	7,500.0000
2026	12-2226-002-0410	7,500.0000
2026	12-2226-002-0420	7,500.0000
2026	12-2226-002-0430	7,500.0000
2026	12-2226-002-0440	7,500.0000
2026	12-2226-002-0450	7,500.0000
2026	12-2226-002-0460	7,500.0000
2026	12-2226-002-0470	7,500.0000
2026	12-2226-002-0480	7,500.0000
2026	12-2226-002-0490	7,500.0000
2026	12-2226-002-0500	7,500.0000
2026	12-2226-002-0510	3,750.0000
2026	12-2226-002-0520	7,500.0000

Roll Year	Folio	Assessment
2026	12-2226-002-0530	7,500.0000
2026	12-2226-002-0540	7,500.0000
2026	12-2226-002-0570	7,500.0000
2026	12-2226-002-0580	7,500.0000
2026	12-2226-002-0590	7,500.0000
2026	12-2226-002-0600	7,500.0000
2026	12-2226-002-0610	7,500.0000
2026	12-2226-002-0620	7,500.0000
2026	12-2226-002-0630	7,500.0000
2026	12-2226-002-0640	7,500.0000
2026	12-2226-002-0650	7,500.0000
2026	12-2226-002-0660	7,500.0000
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2026	12-2226-002-0850	7,500.0000
2026	12-2226-002-0860	7,500.0000
2026	12-2226-002-0870	7,500.0000
2026	12-2226-002-0872	7,500.0000
2026	12-2226-002-0880	7,500.0000
2026	12-2226-002-0890	7,500.0000
2026	12-2226-002-0900	7,500.0000
2026	12-2226-002-0910	7,500.0000
2026	12-2226-002-0920	7,500.0000
2026	12-2226-002-0930	7,500.0000
2026	12-2226-002-0940	7,500.0000
2026	12-2226-002-0950	7,500.0000
2026	12-2226-002-0970	7,500.0000
2026	12-2226-002-0980	7,500.0000
2026	12-2226-002-1010	7,500.0000
2026	12-2226-002-1020	7,500.0000
2026	12-2226-002-1030	7,500.0000
2026	12-2226-002-1040	7,500.0000

Roll Year	Folio	Assessment
2026	12-2226-002-1050	7,500.0000
2026	12-2226-002-1060	3,750.0000
2026	12-2226-002-1070	3,750.0000
2026	12-2226-002-1080	7,500.0000
2026	12-2226-002-1090	7,500.0000
2026	12-2226-002-1100	7,500.0000
2026	12-2226-002-1110	7,500.0000
2026	12-2226-002-1120	7,500.0000
2026	12-2226-002-1130	7,500.0000
2026	12-2226-002-1140	7,500.0000
2026	12-2226-002-1150	7,500.0000
2026	12-2226-002-1160	7,500.0000
2026	12-2226-002-1170	7,500.0000
2026	12-2226-002-1180	7,500.0000
2026	12-2226-002-1190	7,500.0000
2026	12-2226-002-1200	7,500.0000
2026	12-2226-002-1210	7,500.0000
2026	12-2226-002-1220	7,500.0000
2026	12-2226-002-1235	7,500.0000
2026	12-2226-002-1240	3,750.0000
2026	12-2226-002-1250	7,500.0000
2026	12-2226-002-1270	7,500.0000
2026	12-2226-002-1280	7,500.0000
2026	12-2226-002-1290	7,500.0000
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2026	12-2226-002-1310	7,500.0000
2026	12-2226-002-1320	7,500.0000
2026	12-2226-002-1330	7,500.0000
2026	12-2226-002-1340	7,500.0000
2026	12-2226-002-1350	7,500.0000
2026	12-2226-002-1360	7,500.0000
2026	12-2226-002-1370	7,500.0000
2026	12-2226-002-1380	7,500.0000
2026	12-2226-002-1390	7,500.0000
2026	12-2226-002-1400	7,500.0000
2026	12-2226-002-1410	7,500.0000
2026	12-2226-002-1420	7,500.0000
2026	12-2226-002-1430	7,500.0000
2026	12-2226-002-1590	7,500.0000
2026	12-2226-002-1600	7,500.0000
2026	12-2226-002-1610	7,500.0000
2026	12-2226-002-1620	7,500.0000
2026	12-2226-002-1630	7,500.0000

Roll Year	Folio	Assessment
2026	12-2226-002-1640	7,500.0000
2026	12-2226-002-1650	7,500.0000
2026	12-2226-002-1660	7,500.0000
2026	12-2226-002-1670	7,500.0000
2026	12-2226-002-1680	3,750.0000
2026	12-2226-002-1690	7,500.0000
2026	12-2226-002-1700	7,500.0000
2026	12-2226-002-1710	7,500.0000
2026	12-2226-002-1720	7,500.0000
2026	12-2226-002-1730	7,500.0000
2026	12-2226-002-1740	3,750.0000
2026	12-2226-002-1750	7,500.0000
2026	12-2226-002-1760	7,500.0000
2026	12-2226-002-1770	7,500.0000
2026	12-2226-002-1780	7,500.0000
2026	12-2226-002-1790	7,500.0000
2026	12-2226-002-1800	7,500.0000
2026	12-2226-002-1810	7,500.0000
2026	12-2226-002-1820	7,500.0000
2026	12-2226-002-1830	7,500.0000
2026	12-2226-002-1850	3,750.0000
2026	12-2226-002-1860	7,500.0000
2026	12-2226-002-1870	7,500.0000
2026	12-2226-002-1880	7,500.0000
2026	12-2226-002-1890	7,500.0000
2026	12-2226-002-1900	7,500.0000
2026	12-2226-002-1910	7,500.0000
2026	12-2226-002-1920	7,500.0000
2026	12-2226-002-1930	7,500.0000
2026	12-2226-002-1940	7,500.0000
2026	12-2226-002-1960	7,500.0000
2026	12-2226-002-1970	3,750.0000
2026	12-2226-002-1980	7,500.0000
2026	12-2226-002-1990	7,500.0000
2026	12-2226-002-2000	7,500.0000
2026	12-2226-002-2010	7,500.0000
2026	12-2226-002-2020	7,500.0000
2026	12-2226-002-2030	7,500.0000
2026	12-2226-002-2040	3,750.0000
2026	12-2226-002-2050	7,500.0000
2026	12-2226-002-2060	7,500.0000
2026	12-2226-002-2070	7,500.0000
2026	12-2226-002-2090	7,500.0000

Roll Year	Folio	Assessment
2026	12-2226-002-2100	7,500.0000
2026	12-2226-002-2110	7,500.0000
2026	12-2226-002-2120	3,750.0000
2026	12-2226-002-2130	7,500.0000
2026	12-2226-002-2140	7,500.0000
2026	12-2226-002-2150	7,500.0000
2026	12-2226-002-2170	7,500.0000
2026	12-2226-002-2180	3,750.0000
2026	12-2226-002-2190	7,500.0000
2026	12-2226-002-2200	7,500.0000
2026	12-2226-002-2210	7,500.0000
2026	12-2226-002-2220	7,500.0000
2026	12-2226-002-2230	7,500.0000
2026	12-2226-002-2240	7,500.0000
2026	12-2226-002-2250	7,500.0000
2026	12-2226-002-2260	7,500.0000
2026	12-2226-002-2270	7,500.0000
2026	12-2226-002-2280	7,500.0000
2026	12-2226-002-2290	7,500.0000
2026	12-2226-002-2310	7,500.0000
2026	12-2226-002-2320	7,500.0000
2026	12-2226-002-2350	30,000.0000
2026	12-2226-003-0020	13,500.0000
2026	12-2226-016-0010	3,375.0000
2026	12-2226-016-0020	3,375.0000
2026	12-2226-016-0030	3,375.0000
2026	12-2226-016-0040	3,375.0000
2026	12-2226-016-0050	3,375.0000
2026	12-2226-016-0060	3,375.0000
2026	12-2226-016-0070	3,375.0000
2026	12-2226-016-0080	3,375.0000
2026	12-2226-016-0090	3,375.0000
2026	12-2226-016-0100	3,375.0000
2026	12-2226-016-0110	3,375.0000
2026	12-2226-016-0120	3,375.0000
2026	12-2226-018-0010	3,675.0000
2026	12-2226-018-0020	3,675.0000
2026	12-2226-018-0030	3,675.0000
2026	12-2226-018-0040	3,675.0000
2026	12-2226-018-0050	3,675.0000
2026	12-2226-018-0060	3,675.0000
2026	12-2226-018-0070	3,675.0000
2026	12-2226-028-0010	3,450.0000

Roll Year	Folio	Assessment
2026	12-2226-028-0020	3,450.0000
2026	12-2226-028-0030	3,450.0000
2026	12-2226-028-0040	3,450.0000
2026	12-2226-028-0050	3,450.0000
2026	12-2226-028-0060	3,450.0000
2026	12-2226-028-0070	3,450.0000
2026	12-2226-028-0080	3,450.0000
2026	12-2226-028-0090	3,450.0000
2026	12-2226-028-0100	3,450.0000
2026	12-2226-028-0110	3,600.0000
2026	12-2226-028-0120	3,600.0000
2026	12-2226-028-0130	3,600.0000
2026	12-2226-028-0140	3,600.0000
2026	12-2226-028-0150	3,600.0000
2026	12-2226-028-0160	3,600.0000
2026	12-2226-028-0170	3,600.0000
2026	12-2226-028-0180	3,600.0000
2026	12-2226-030-0010	3,750.0000
2026	12-2226-030-0020	3,750.0000
2026	12-2226-030-0030	3,750.0000
2026	12-2226-030-0040	3,750.0000
2026	12-2226-030-0050	3,750.0000
2026	12-2226-030-0060	3,750.0000
2026	12-2226-031-0010	3,750.0000
2026	12-2226-031-0020	3,750.0000
2026	12-2226-031-0030	3,750.0000
2026	12-2226-031-0040	3,750.0000
2026	12-2226-031-0050	3,750.0000
2026	12-2226-031-0060	3,750.0000
2026	12-2226-036-0010	3,750.0000
2026	12-2226-036-0020	3,750.0000
2026	12-2226-036-0030	3,750.0000
2026	12-2226-036-0040	3,750.0000
2026	12-2226-036-0050	3,750.0000
2026	12-2226-036-0060	3,750.0000
2026	12-2226-039-0010	3,750.0000
2026	12-2226-039-0020	3,750.0000
2026	12-2226-039-0030	3,750.0000
2026	12-2226-039-0040	3,750.0000
2026	12-2226-039-0050	3,750.0000
2026	12-2226-039-0060	3,750.0000
2026	12-2226-040-0010	3,450.0000
2026	12-2226-040-0020	3,450.0000

Roll Year	Folio	Assessment
2026	12-2226-040-0030	3,450.0000
2026	12-2226-040-0040	3,450.0000
2026	12-2226-040-0050	3,450.0000
2026	12-2226-040-0060	3,450.0000
2026	12-2226-040-0070	3,450.0000
2026	12-2226-040-0080	3,450.0000
2026	12-2226-040-0090	3,450.0000
2026	12-2226-040-0100	3,450.0000
2026	12-2226-047-0010	3,450.0000
2026	12-2226-047-0020	3,450.0000
2026	12-2226-047-0030	3,450.0000
2026	12-2226-047-0040	3,450.0000
2026	12-2226-047-0050	3,450.0000
2026	12-2226-047-0060	3,450.0000
2026	12-2226-047-0070	3,450.0000
2026	12-2226-047-0080	3,450.0000
2026	12-2226-047-0090	3,450.0000
2026	12-2226-047-0100	3,450.0000
2026	12-2226-047-0110	3,450.0000
2026	12-2226-002-2355	7,500.0000
2026	12-2226-002-2357	7,500.0000

BAL HARBOUR
- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLABLE MATERIALS IN BAL HARBOUR VILLAGE, FLORIDA; DESCRIBING THE METHOD OF ASSESSING SOLID WASTE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BAL HARBOUR, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT.

Issue:

Should the Village Council approve the Solid Waste Assessment Roll and approve and impose the final Solid Waste Assessment for FY 2026-27?

The Bal Harbour Experience:

☒ Beautiful Environment ☐ Safety ☐ Modernized Public Facilities/Infrastructure
☐ Destination & Amenities ☐ Unique & Elegant ☒ Resiliency & Sustainable Community

Item Summary / Recommendation:

It is recommended that the Council approve the Solid Waste Assessment for FY 2026–27 at a rate of $344.89 for each Dwelling Unit within a Multifamily Residential Establishment and $737.13 for each Single-Family Residential Unit. This rate provides for Solid Waste and Recyclable Materials collection and disposal services to residential customers, representing an increase from the current year rates of $328.47 for each Dwelling Unit within a Multifamily Residential Establishment and $702.03 for each Single-Family Residential Unit. This proposed rate adjustment is intended to address rising operational costs and maintain the long-term financial sustainability of the program. Additional funding is needed to support: (1) anticipated contractually required cost increases associated with the solid waste services contract, and (2) increasing internal service costs that would otherwise place additional pressure on the General Fund. These adjustments will help ensure continued service reliability, fiscal stewardship, and the Village's ability to meet future service and operational needs. Village Council approved the initial assessment at the June 16, 2026 Village Council Meeting.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Advisory Board Recommendation:

The Village Budget Advisory Committee voted to unanimously recommend the FY 2026-27 Proposed Rates as presented.

Financial Information:

	Amount	Account	Account #
	$993,900	Solid Waste Assessment	01-34-325200

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez
		Jorge

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager Jorge

DATE: September 8, 2026

SUBJECT: **A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLABLE MATERIALS IN BAL HARBOUR VILLAGE, FLORIDA; DESCRIBING THE METHOD OF ASSESSING SOLID WASTE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BAL HARBOUR VILLAGE, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ASSESSMENT ROLL; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended that the Council approve the Solid Waste Assessment for FY 2026-27 at a rate of assessment equal to $344.89 for each Dwelling Unit within a Multifamily Residential Establishment and $737.13 for each Single-Family Residential Unit. These rates provide for Solid Waste and Recyclable Materials collection and disposal services to residential customers, which is an increase from the current year rate of $328.47 within a Multifamily Residential Establishment and $702.03 for each Single-Family Residential Unit. This proposed rate increase addresses the need to proactively manage increasing operational expenses by allocating additional funding for two key areas: (1) anticipated cost increases associated with the re-negotiated solid waste contract, and (2) increased internal service costs that impact the General Fund. These adjustments will help maintain service levels, support fiscal responsibility, and ensure the Village's long-term financial sustainability. The Village Council approved the initial assessment at the June 16, 2026, Village Council Meeting.

BACKGROUND

To provide solid waste and recyclable materials collection and disposal services, the imposition of an annual Solid Waste Service Assessment was implemented as an equitable and efficient method of allocating and apportioning solid waste costs among parcels of assessed property by Ordinance No. 2011-552. Adoption of this final assessment resolution provides for the determination of Solid Waste Costs, and the identification of the assessed property for inclusion in the assessment roll, for the provision of solid waste services. The provision of Additional Solid Waste and Recyclable Materials Services to any Single Family Residential Unit or any Multifamily Residential Establishments, which increases the Solid Waste Cost to the Village shall be billed separately to those Single

Family Residential Units or Multifamily Residential Establishment that request and receive such Additional Solid Waste and Recyclable Materials Services and must be paid in addition to the Solid Waste Service Assessment.

ANALYSIS

Based on 2,839 units, the rate of $344.89 for each Dwelling Unit within a Multifamily Residential Establishment and $737.13 for each Single-Family Residential Unit will generate approximately $993,900 calculated at ninety-five percent for budget purposes to provide for solid waste collection services through FY 2026-27 using the tax bill method of collection. This unit count differs slightly from that presented in June, due to a roll correction.

On April 27, 2012, Bal Harbour Village entered into an agreement with Progressive Waste Solutions of FL, Inc. d/b/a Waste Connections of Florida for residential solid waste, bulk waste, and recycling collection services. To secure a long-term commitment, the parties approved an amendment to the agreement on November 27, 2017, followed by an additional amendment approved by the Village Council in September 2025. Under the current agreement, service rates are adjusted annually based on the Consumer Price Index (CPI), with increases capped at 5%.

In April 2026, the Council approved a fee schedule for additional solid waste and recycling services requested by single-family residences and multifamily residential properties. The cost of these additional services is billed directly to the requesting property and must be paid separately from the annual Solid Waste Service Assessment.

The Final Assessment Resolution must be adopted no later than September 15, 2026. The required public hearing for the final solid waste assessment will coincide with the Village's first public budget hearing no later than September 15, 2026.

THE BAL HARBOUR EXPERIENCE

Approving the final assessment rate will ensure the Solid Waste Assessment is sufficient to provide Solid Waste and Recyclable Materials collection and disposal services to residential customers throughout the coming fiscal year, resulting in a Resilient and Sustainable Community.

CONCLUSION

Adoption of this resolution is recommended to establish and impose the Solid Waste Assessment rate, and approve the non-ad valorem roll for solid waste services for FY 2026-2027 at a rate equal to $344.89 for each Dwelling Unit within a Multifamily Residential Establishment and $737.13 for each Single-Family Residential Unit, an amount sufficient to provide for solid waste and recyclable materials collection and disposal services for the coming fiscal year.

Attachments:

1. Appendix A – Proof of Publication
2. Appendix B – Form of Certificate to Non-Ad Valorem Assessment Roll

RESOLUTION NO. 2026-____

A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLABLE MATERIALS IN BAL HARBOUR VILLAGE, FLORIDA; DESCRIBING THE METHOD OF ASSESSING SOLID WASTE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BAL HARBOUR VILLAGE, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ASSESSMENT ROLL; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council (the "Council") of Bal Harbour Village, Florida (the "Village"), currently provides for the imposition of annual Solid Waste Service Assessments for Solid Waste and Recyclable Materials collection and disposal services, facilities or programs against certain Assessed Property within the Village; and

WHEREAS, the continued imposition of a Solid Waste Service Assessment for Solid Waste and Recyclable Materials Services, facilities or programs for Residential Properties is an equitable and efficient method of allocating and apportioning Solid Waste Costs among parcels of Assessed Property located in the Village; and

WHEREAS, the Council desires, as provided herein, to continue an annual Solid Waste and Recyclable Materials assessment program within the Village, using the Uniform Method of Collection for the Fiscal Year which commences on October 1, 2026; and

WHEREAS, the Council, on June 16, 2026, adopted Resolution No. 2026-1822 (the "Initial Assessment Resolution"), containing a brief and general description of the Solid Waste and Recyclable Materials collection and disposal services, facilities or programs to be provided to Assessed Property, describing the method of apportioning the Solid Waste Costs to compute the Solid Waste Service Assessment for Solid Waste and Recyclable Materials collection and disposal services, facilities or programs against certain Residential Property, designating a rate of assessment, and directing preparation of the Assessment Roll and provision of the notice required by the Ordinance; and

WHEREAS, pursuant to the provisions of the Ordinance, the Village is required to repeal or confirm the Initial Assessment Resolution, with such amendments as the Council deems appropriate, after hearing comments and objections of all interested parties; and

WHEREAS, the Assessment Roll has heretofore been made available for inspection by the public as required by the Ordinance; and

WHEREAS, the notice of a public hearing has been published, and mailed notice has been provided pursuant to the Uniform Assessment Collection Act and, as required by the terms of the Ordinance, the proof of publication being attached hereto as Appendix "A"; and

WHEREAS, a public hearing was held on September 8, 2026, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. This resolution is adopted pursuant to the provisions of Section 16-5 of the Village Code, and Article IX of Chapter 2 of the Village Code (collectively, the "Ordinance"), and sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

Section 2. Purpose and Definitions. This resolution constitutes the Final Assessment Resolution as defined in the Ordinance. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa. As used in this Final Assessment Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"Additional Solid Waste and Recyclable Materials Services" means those Solid Waste and Recyclable Materials Services requiring a total number of bins in excess of the number of bins provided to each Dwelling Unit and additional collection times for such collection and disposal service to any Single Family Residential Unit and any Multifamily Residential Establishment. Such Additional Solid Waste and Recyclable Materials Services include additional bins or additional collections above that which are to be provided to each Dwelling Unit for each Multifamily Residential Establishment.

"Assessed Property" means all parcels of land included on the Assessment Roll that receive a special benefit from the delivery of the Solid Waste and Recyclable Materials Services, facility or program identified in the Initial Assessment Resolution.

"Biohazardous Waste" means any waste which may present a threat of infection to humans. The term includes, but is not limited to, non-liquid human tissue and body parts, laboratory and veterinary waste which contains human disease-causing agents, used disposable sharps, human blood, and human blood products and body fluids, and other materials which represent a significant risk of infection to persons outside of the generating facility.

"Building" means any structure, whether temporary or permanent, built for support, shelter or enclosure of persons, chattel, or property of any kind. This term shall include mobile homes or any vehicles serving in any way the function of a Building.

"Commercial Establishment" means any structure used or constructed for use for business operations. For purposes of this article, hotels, hotel-condominiums and motels are commercial establishments. The term "commercial establishment" shall not include any residential unit or multifamily residential establishment.

"Construction Debris" means materials generally not water soluble and nonhazardous in nature, including, but not limited to, steel, glass, brick, concrete, or roofing material, pipe, gypsum wallboard, and lumber. Construction Debris shall include materials from the construction or destruction of a structure as part of a construction or demolition project, and including rocks, soils, stumps, and other vegetative matter which normally results from land clearing or land development operations for a construction or home improvement project.

"Dwelling Unit" means a Building, or a portion thereof, which is located upon Residential Property and lawfully used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family unit only. The term Dwelling Unit shall include individual units located within Multifamily Residential Establishments.

"Garbage" means every refuse accumulation of animal, fruit, or vegetable matter that attends the preparation, use, cooking and dealing in, or storage of, meats, fish, fowl, fruit or vegetables, and decay, putrefaction and the generation of noxious or offensive gases or odors, or which, during or after decay, may serve as breeding or feeding material for flies or other germ carrying insects.

"Hazardous Waste" means waste which requires special handling, including, but not limited to explosives, wet cell lead acid batteries, pathological wastes, radioactive materials, acidic, caustic, toxic, highly flammable chemicals, paints, petroleum products or cleaning fluids.

"Improved Property" means all Residential Property within the incorporated area of the Village on which a Building or other improvements have been placed or constructed, which improvements result in such property generating Solid Waste or being capable of generating Solid Waste.

"**Maximum Assessment Rate"** means the maximum rates established under Section 4(F) herein for Solid Waste Service Assessments.

"Multifamily Residential Establishment" means any structure, other than a Single-Family Residential Unit, which is used, or constructed for use, as a multiple dwelling facility. Multifamily residential establishments shall include, without limitation, rooming houses, tourist courts, trailer parks, apartment buildings with rental or cooperative apartments, or multiple-story condominiums with common means of ingress and egress. The term Multifamily Residential Establishments shall not include buildings operated as hotel-condominiums. Hotel-condominiums constitute Commercial Establishments hereunder.

"Noncombustible Refuse" means refuse materials that are unburnable at ordinary incinerator temperature, eight hundred (800) degrees to eighteen hundred (1800) degrees, such as metals, mineral matter, large quantities of glass or crockery, metal furniture, auto bodies or parts and other similar material or refuse not usual to housekeeping or to operation of stores or offices.

"Prohibited Waste" means any Noncombustible Refuse, Hazardous Waste, Biohazardous Waste, or Special Waste.

"Recyclable Materials" means materials which would be Garbage, commercial refuse, industrial refuse or rubbish but for the fact that it is usable and/or has commercial value.

"Residential Property" means all Improved Property containing a Single-Family Residential Unit or Multifamily Residential Establishment.

“Single Family Residential Unit” means any structure which is used, or constructed for use, as a single-family dwelling, duplex or townhouse, and which is located on a single lot, parcel or tract of land. The term "Single Family Residential Unit" shall not include any Multifamily Residential Establishment.

"Solid Waste" includes Garbage, Trash, Yard and Garden Waste, White Goods, or other discarded material resulting from normal housekeeping activities, and shall exclude Prohibited Waste. The term Solid Waste shall also include debris that accumulates on property within the Village during hurricanes and other extreme storm events.

“**Solid Waste and** Recyclable Materials **Services**” means those services relating to Solid Waste and Recyclable Materials collection and disposal provided to each Single Family Residential Unit and each Multifamily Residential Establishment, which includes the number of bins provided and the number of days of collection to each Single Family Residential Unit and each Multifamily Residential Establishment which is necessary to service a typical Dwelling Unit in a Multifamily Residential Establishment and a typical Single Family Residential Unit.

"Solid Waste Assessment Roll" means the Assessment Roll as defined in the Ordinance relating to the Solid Waste Service Assessments.

"Solid Waste Service Assessment" means an Assessment, as defined in the Ordinance, lawfully imposed by the Village against Assessed Property to fund all or any portion of the cost of the provision of Solid Waste and Recyclable Materials Services, facilities, or programs providing a special benefit to property as a consequence of possessing a logical relationship to the value, use, or characteristics of the Assessed Property.

"Solid Waste Cost" means the amount necessary to fund the Village's collection and disposal of Solid Waste and the recycling activities of Recyclable Materials that are allocable to Assessed Property during a Fiscal Year and shall include, but not be limited to: (A) the cost, whether direct or indirect, of all services, programs or facilities provided by the Village, or through contractual arrangements with the Village relating to Solid Waste and Recyclable Materials collection and disposal services, facilities or programs; (B) the cost of any indemnity or surety bonds and premiums for insurance; (C) the cost of salaries, volunteer pay, workers' compensation insurance, or other employment benefits; (D) the cost of computer services, data processing, and communications; (E) the cost of training, travel and per diem; (F) the recovery of unpaid or delinquent fees or charges advanced by the Village and due for Solid Waste and Recyclable Materials management and disposal services, programs or facilities allocable to specific parcels; (G) the cost of engineering, financial, legal or other professional services; (H) all costs associated with the structure, implementation, collection, and enforcement of the Solid Waste Service Assessments or a prior year's assessment for a comparable service, facility or program, including any service charges of the Tax Collector or Property Appraiser; (I) all other costs and expenses necessary or incidental to the acquisition, provision, or delivery of the services, programs or facilities funded by the Solid Waste Service Assessment, and such other expenses as may be necessary or incidental to any related financing authorized by the Village Council; (J) a reasonable amount for contingency to provide for clearing, removing and disposal of debris accumulated on property within the Village during hurricanes or other extreme weather events; (K) a reasonable amount for contingency and anticipated delinquencies and uncollectible Solid Waste Service Assessments; and (L) reimbursement to the Village or any other Person for any monies advanced for any costs incurred by the Village or such Person in connection with any of the foregoing items of Solid Waste Cost.

"Special Waste" means Solid Waste that requires special handling and management, including, but not limited to, asbestos, whole tires, used tires, used oil, lead acid batteries, and Biohazardous Wastes and shall include items that exceed any size limitations for Yard and Garden Waste or other bulk trash.

"Trash" means refuse, accumulations of paper, excelsior, rags or wooden or paper boxes or containers, sweepings and all other accumulations of a nature other than garbage, which are usual to housekeeping and to the operation of stores, offices and other business places; and any bottles, cans or other containers which, due to their ability to retain water, may serve as breeding places for mosquitoes or other water breeding insects. Trash shall not include Noncombustible Refuse.

"Unimproved Property" means any vacant lot located within the Village.

"White Goods" means discarded appliances, including but not limited to stoves, refrigerators, dishwashers, washing machines, dryers, water heaters, air conditioners, and heating units.

"Yard and Garden Waste" means grass, leaves, tree or shrubbery cuttings incidental to the care of lawns and gardens. This includes large tree or shrubbery cuttings including tree limbs and logs less than four (4) inches in diameter and no more than five (5) feet in length, stumps less than fifteen (15) inches in diameter or fifty (50) pounds in weight and palm fronds, but excluding debris from unimproved lots, soil and sod.

Section 3. Legislative Determinations of Special Benefit and Fair Apportionment.

It is hereby ascertained, declared and determined that the Solid Waste Costs provide a special benefit to the Assessed Property based upon the following legislative determinations:

General

(A) Upon the adoption of this Final Assessment Resolution determining the Solid Waste Costs and identifying the Assessed Property to be included in the Assessment Roll, the legislative determinations of special benefit ascertained and declared in Section 2-372 of the Village Code are hereby ratified and confirmed.

(B) Pursuant to Section 16-5 of the Village Code, the Village has the general authority to impose fees for the collection and transport of Solid Waste and Recyclable Materials generated within its jurisdiction to appropriate disposal facilities.

(C) The existence of any Building or other improvement on Improved Property results in such property generating Solid Waste and Recyclable Materials or being capable of generating Solid Waste and Recyclable Materials.

(D) The imposition of a recurring annual Solid Waste Service Assessment is an alternative, equitable and efficient method to fairly and reasonably apportion and recover the Solid Waste Costs experienced by the Village for the provision of Solid Waste collection services to Residential Property within the area assessed.

Special Benefit

(E) The Solid Waste and Recyclable Materials Services, facilities, and programs furnished by the Village possess a logical relationship to the use and enjoyment of Assessed Property by providing: (1) Solid Waste and Recyclable Materials Services, facilities, and programs to the Owners and occupants of Residential Property for proper, safe, and cost effective disposal of Solid Waste and Recyclable Materials generated on such property, (2) better service to Owners and tenants, (3) the enhancement of environmentally responsible use and enjoyment of Residential Property, and (4) the protection of property values and the health and safety of the Owners and occupants of Residential Property resulting from the uniform delivery and availability of such Solid Waste and Recyclable Materials Services, facilities, and programs.

(F) The provision of comprehensive Solid Waste and Recyclable Materials Services, facilities and programs furnished by or through the Village to Assessed Property enhances and strengthens the relationship of such services, facilities and programs to the use and enjoyment of Assessed Property within the Village.

Apportionment

(G) The size or value of Assessed Property does not determine the scope and cost of Solid Waste and Recyclable Materials Services to be provided to such property. The use of Solid Waste and Recyclable Materials Services, facilities, and programs is driven by the existence of a Dwelling Unit.

(H) Apportioning the Solid Waste Costs for Solid Waste and Recyclable Materials Services provided to each Single Family Residential Unit within the incorporated area of the Village on a per Dwelling Unit basis to single family residential properties as identified in Tax Roll, is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of apportioning Solid Waste Costs for providing Solid Waste and Recyclable Materials Services.

(I) Apportioning the Solid Waste Costs for Solid Waste and Recyclable Materials Services provided to Multifamily Residential Establishments within the incorporated area of the Village on a Dwelling Unit basis as identified in the Tax Roll, is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of apportioning Solid Waste Costs for providing Solid Waste and Recyclable Materials Services.

(J) The owners of Commercial Properties shall obtain Solid Waste and Recyclable Materials collection and disposal services from an authorized franchisee of the Village at their own expense. The Village shall not provide for the collection of Solid Waste and Recyclable Materials from Commercial Properties located within the Village. Accordingly, Commercial Properties shall not be assessed pursuant to this Resolution.

(K) The provision of Additional Solid Waste and Recyclable Materials Services to any Single Family Residential Unit or any Multifamily Residential Establishment which increases the Solid Waste Cost to the Village shall be billed separately to those Single Family Residential Units or Multifamily Residential Establishments that request and receive such Additional Solid Waste and Recyclable Materials Services and must be paid in addition to the Solid Waste Service Assessment.

Section 4. Imposition of Solid Waste Service Assessments.

(A) That the parcels of Assessed Property described in the Assessment Roll, which is hereby approved, are hereby found to be specially benefited by the provision of Solid Waste and Recyclable Materials collection and disposal services, facilities or programs described in the Initial Assessment Resolution, in the amount of the Solid Waste Service Assessment set forth in the Assessment Roll, a copy of which was present at the above mentioned public hearing and is incorporated herein by reference. It is hereby ascertained, determined and declared that each parcel of Assessed Property within the Village will be benefited by the Village's provision of Solid Waste and Recyclable Materials collection and disposal services, facilities and programs in an amount not less than the Solid Waste Service Assessment for such parcel, computed in the manner set forth in this Resolution. Adoption of this Final Assessment Resolution constitutes a legislative determination that all parcels assessed derive a special benefit, as set forth in the Ordinance and the Initial Assessment Resolution, from the Solid Waste and Recyclable Materials collection and disposal services, facilities or programs to be provided and a legislative determination that the Solid Waste Service Assessments are fairly and reasonably apportioned among the Residential Properties that receive the special benefit as set forth in the Initial Assessment Resolution.

(B) That the method for computing Solid Waste Service Assessments described in the Initial Assessment Resolution is hereby approved.

(C) That for the fiscal year beginning October 1, 2026, the Solid Waste Cost shall be allocated among all of the Assessed Property, based upon each parcel's classification as Residential Property and the number of Dwelling Units for such parcels. An annual rate of assessment equal to $344.89 for each Multifamily Residential Establishment's Dwelling Unit within a multifamily residential building and $737.13 for each Single-Family Residential Dwelling Unit on each parcel for Solid Waste and Recyclable Materials collection and disposal services is hereby approved. Solid Waste Service Assessments in the amounts set forth in the Assessment Roll, as herein approved, are hereby levied and imposed on all parcels of Assessed Property described in the Assessment Roll.

(D) That any shortfall in the expected Solid Waste Service Assessment proceeds due to any reduction or exemption from payment of the Solid Waste Service Assessments required by law or authorized by this Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Solid Waste Service Assessments.

(E) That as authorized in the Ordinance, interim Solid Waste Service Assessments are also levied and imposed against all Residential Property for which a certificate of occupancy is issued after adoption of this Final Assessment Resolution based upon the rates of assessment approved herein.

(F) In order to provide for increases in Solid Waste Costs subsequent to the Fiscal Year commencing October 1, 2026, a Maximum Assessment Rate for any future fiscal year for each Dwelling Unit within a Multifamily Residential Establishment and for each Single-

Family Residential Unit on each parcel shall not exceed annually five percent (5%) of the prior fiscal year's annual assessment rate; unless notified otherwise.

(G) That such Solid Waste Service Assessments shall constitute a lien against the Assessed Property so assessed, equal in rank and dignity with the liens of all state, county, district or municipal taxes or other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien for Solid Waste Service Assessments shall be deemed perfected upon adoption by the Village Council of this Final Assessment Resolution for Solid Waste Service. Upon perfection, the lien for Solid Waste Service Assessments collected under the Uniform Assessment Collection Act shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

Section 5. Approval of Solid Waste Assessment Roll.

(A) That the Solid Waste Assessment Roll, which is currently on file in the office of the Village Clerk and incorporated herein by reference, is hereby approved.

(B) That the Assessment Roll, as herein approved, shall be delivered to the Tax Collector for collection using the tax bill method of collection in the manner prescribed by the Ordinance. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix "B".

Section 6. Effect of Adoption of Resolution.

That the adoption of this Final Assessment Resolution shall be the final adjudication of these issues presented herein (including, but not limited to, the method of apportionment, the rate of assessment, the Maximum Assessment Rate, the Assessment Roll and the levy and lien of the Solid Waste Service Assessments) unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the effective date of this Final Assessment Resolution.

Section 7. Effective Date. That this Final Assessment Resolution shall take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by Councilmember ____________, who moved its adoption. The motion was seconded by ________________ and upon being put to a vote, the vote was as follows:

Mayor	Seth E. Salver
Vice Mayor	David Wolf
Councilmember	Jeffrey P. Freimark
Councilmember	Alejandro Levy
Councilmember	Buzzy Sklar

PASSED AND ADOPTED this 8th day of September, 2026.

____
Mayor Seth E. Salver

ATTEST:

____
Juan D. Garcia, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____
Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

APPENDIX A
PROOF OF PUBLICATION
[ATTACHED]

APPENDIX B
FORM OF CERTIFICATE TO
NON-AD VALOREM ASSESSMENT ROLL
[ATTACHED]

CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I HEREBY CERTIFY that I am the Mayor of Bal Harbour Village, Florida, or an authorized agent of Bal Harbour Village, Florida (the "Village"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for Solid Waste and Recyclable Materials Services (the "Non-Ad Valorem Assessment Roll") for the Village is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Miami-Dade County Tax Collector by September 15, 2026.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Miami-Dade County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this 15th day of September, 2026.

BAL HARBOUR VILLAGE, FLORIDA

By: ______________________________
Mayor Seth E. Salver

AFFIDAVIT OF PROOF OF PUBLICATION
(s. 50.051, F. S.)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared Juan D. Garcia, who on oath says that he is Village Clerk of Bal Harbour Village, Miami-Dade County Florida, that the attached copy of advertisement, being a

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SOLID WASTE 2027

were published on the publicly accessible website of Miami-Dade County, Florida *https://www.miamidade.gov/global/navigation/legal-ad-index.page* on August 17, 2026. Affiant further says that the website complies with all the legal requirements for publication in Chapter 50, Florida Statutes.

Signature: [signature]

Printed Name: Juan D. Garcia

Title: Village Clerk

Sworn to and subscribed before me this 27th day of August, 2026, by Juan D. Garcia, who is personally known to me.

Signature: [signature]
Notary Public, State of Florida

Printed Name: Lana Desravines

My Commission Expires: April 30th, 2029

BAL HARBOUR
- VILLAGE -

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS SERVICE SPECIAL ASSESSMENTS

Notice is hereby given that the Village Council of Bal Harbour Village, Florida, will conduct a public hearing to consider continuing to impose solid waste and recyclable materials special assessments against residential properties located within the incorporated area of the Village and to authorize the continued collection of such assessments on the tax bill for the fiscal year which commences on October 1, 2026 and future fiscal years.

The Solid Waste Service Assessments will be imposed to fund the cost of Solid Waste and Recyclable Materials Services, facilities and programs provided to such properties. The Solid Waste Costs to be assessed and apportioned among benefited parcels for the Fiscal Year beginning on October 1, 2026 is $1,046,215.75.

The hearing will be held at 6:30 P.M., on Tuesday, the 8th day of September, 2026, in Council Chamber, Village Hall, 655 – 96th Street, Bal Harbour, Florida, for the purpose of receiving public comment on the proposed assessments and to impose the assessment. All affected property owners have a right to appear at the hearing and to file written objections with the Village Council within 20 days of this notice. If a person decides to appeal any decision made by the Village Council with respect to any matter considered at the hearing, such person 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Village Clerk at (305)866-4633, at least two days prior to the date of the hearing.

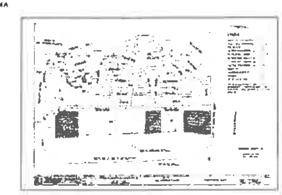
Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Village Council action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

The Solid Waste Service Assessments will be computed by multiplying the number of dwelling units on each parcel by the applicable rate of assessment. The annual rate of assessment for the upcoming fiscal year shall be $344.88 for each Multifamily Residential Establishment's Dwelling Unit within a multifamily residential building and $737.13 for each Single-Family Residential Unit Dwelling Unit on each parcel. The Maximum Assessment Rate shall not exceed annually (5%) five percent from the prior fiscal year's annual assessment rate, unless notified otherwise. Copies of the assessment roll, showing the amount of the assessment to be imposed against each parcel of property, and the legal documentation relating to the assessments are available for inspection at the office of the Village Clerk, located at Village Hall, 655 – 96th Street, Bal Harbour, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Village at (305) 866-4633, Monday through Friday between 9:00 a.m. and 5:00 p.m.

Exhibit A



Juan D. Garcia, Village Clerk, Bal Harbour Village, Florida

LANA DESRAVINES
Notary Public-State of Florida
Commission # HH 671346
My Commission Expires
April 30, 2029

BAL HARBOUR

- VILLAGE -

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS SERVICE SPECIAL ASSESSMENTS

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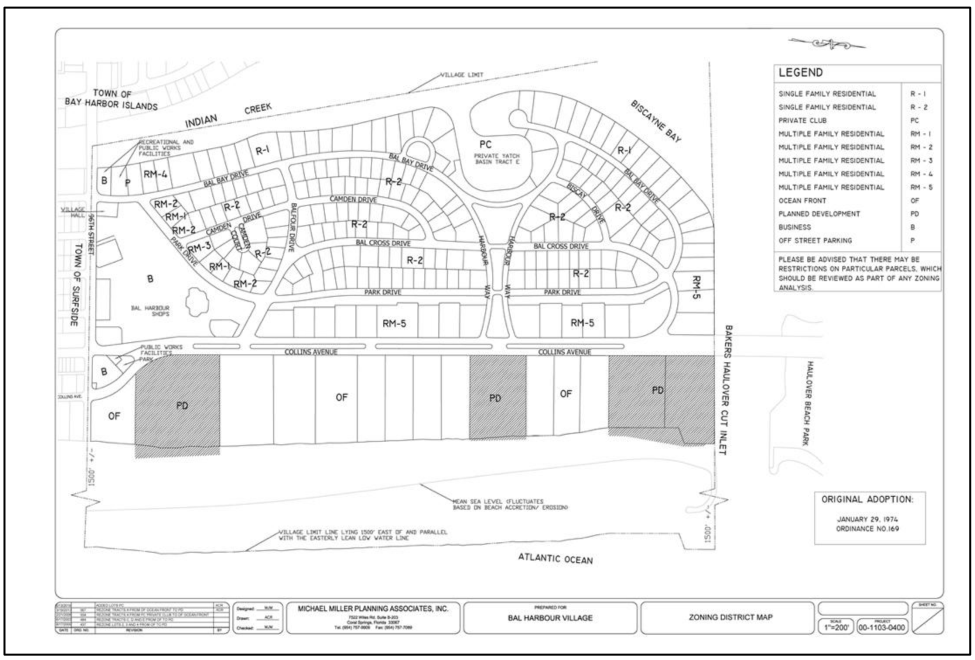
Exhibit A



Juan D. Garcia, Village Clerk, Bal Harbour Village, Florida

Roll Year	Folio	Assessment
2026	12-2226-002-0040	4,138.6800
2026	12-2226-002-0050	737.1300
2026	12-2226-002-0070	737.1300
2026	12-2226-002-0080	737.1300
2026	12-2226-002-0090	737.1300
2026	12-2226-002-0130	737.1300
2026	12-2226-002-0140	737.1300
2026	12-2226-002-0150	737.1300
2026	12-2226-002-0160	737.1300
2026	12-2226-002-0170	737.1300
2026	12-2226-002-0190	737.1300
2026	12-2226-002-0200	737.1300
2026	12-2226-002-0210	737.1300
2026	12-2226-002-0220	737.1300
2026	12-2226-002-0230	737.1300
2026	12-2226-002-0300	737.1300
2026	12-2226-002-0310	737.1300
2026	12-2226-002-0320	737.1300
2026	12-2226-002-0330	737.1300
2026	12-2226-002-0340	737.1300
2026	12-2226-002-0350	737.1300
2026	12-2226-002-0360	737.1300
2026	12-2226-002-0370	737.1300
2026	12-2226-002-0380	737.1300
2026	12-2226-002-0390	737.1300
2026	12-2226-002-0400	737.1300
2026	12-2226-002-0410	737.1300
2026	12-2226-002-0420	737.1300
2026	12-2226-002-0430	737.1300
2026	12-2226-002-0440	737.1300
2026	12-2226-002-0450	737.1300
2026	12-2226-002-0460	737.1300
2026	12-2226-002-0470	737.1300
2026	12-2226-002-0480	737.1300
2026	12-2226-002-0490	737.1300
2026	12-2226-002-0500	737.1300
2026	12-2226-002-0520	737.1300
2026	12-2226-002-0530	737.1300
2026	12-2226-002-0540	737.1300
2026	12-2226-002-0570	737.1300
2026	12-2226-002-0580	737.1300
2026	12-2226-002-0590	737.1300
2026	12-2226-002-0600	737.1300

Roll Year	Folio	Assessment
2026	12-2226-002-0610	737.1300
2026	12-2226-002-0620	737.1300
2026	12-2226-002-0630	737.1300
2026	12-2226-002-0640	737.1300
2026	12-2226-002-0650	737.1300
2026	12-2226-002-0660	737.1300
2026	12-2226-002-0670	737.1300
2026	12-2226-002-0680	737.1300
2026	12-2226-002-0690	737.1300
2026	12-2226-002-0700	737.1300
2026	12-2226-002-0710	737.1300
2026	12-2226-002-0720	737.1300
2026	12-2226-002-0740	737.1300
2026	12-2226-002-0750	737.1300
2026	12-2226-002-0810	737.1300
2026	12-2226-002-0820	737.1300
2026	12-2226-002-0830	737.1300
2026	12-2226-002-0840	737.1300
2026	12-2226-002-0850	737.1300
2026	12-2226-002-0870	737.1300
2026	12-2226-002-0872	737.1300
2026	12-2226-002-0880	737.1300
2026	12-2226-002-0890	737.1300
2026	12-2226-002-0900	737.1300
2026	12-2226-002-0910	737.1300
2026	12-2226-002-0920	737.1300
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2026	12-2226-002-0940	737.1300
2026	12-2226-002-0950	737.1300
2026	12-2226-002-0970	737.1300
2026	12-2226-002-0980	737.1300
2026	12-2226-002-1010	737.1300
2026	12-2226-002-1030	737.1300
2026	12-2226-002-1040	737.1300
2026	12-2226-002-1050	737.1300
2026	12-2226-002-1080	737.1300
2026	12-2226-002-1090	737.1300
2026	12-2226-002-1100	737.1300
2026	12-2226-002-1110	737.1300
2026	12-2226-002-1120	737.1300
2026	12-2226-002-1140	737.1300
2026	12-2226-002-1150	737.1300
2026	12-2226-002-1160	737.1300

Roll Year	Folio	Assessment
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2026	12-2226-002-1190	737.1300
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2026	12-2226-002-1210	737.1300
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2026	12-2226-002-1420	737.1300
2026	12-2226-002-1430	737.1300
2026	12-2226-002-1470	5,518.2400
2026	12-2226-002-1590	737.1300
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2026	12-2226-002-1610	737.1300
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2026	12-2226-002-1660	737.1300
2026	12-2226-002-1670	737.1300
2026	12-2226-002-1680	-
2026	12-2226-002-1690	737.1300
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2026	12-2226-002-1710	737.1300
2026	12-2226-002-1720	737.1300
2026	12-2226-002-1730	737.1300
2026	12-2226-002-1750	737.1300
2026	12-2226-002-1760	737.1300

Roll Year	Folio	Assessment
2026	12-2226-002-1770	737.1300
2026	12-2226-002-1780	737.1300
2026	12-2226-002-1790	737.1300
2026	12-2226-002-1810	737.1300
2026	12-2226-002-1820	737.1300
2026	12-2226-002-1830	737.1300
2026	12-2226-002-1860	737.1300
2026	12-2226-002-1870	737.1300
2026	12-2226-002-1880	737.1300
2026	12-2226-002-1890	737.1300
2026	12-2226-002-1900	737.1300
2026	12-2226-002-1910	737.1300
2026	12-2226-002-1920	737.1300
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2026	12-2226-002-1940	737.1300
2026	12-2226-002-1960	737.1300
2026	12-2226-002-1980	737.1300
2026	12-2226-002-1990	737.1300
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2026	12-2226-002-2020	737.1300
2026	12-2226-002-2030	737.1300
2026	12-2226-002-2040	-
2026	12-2226-002-2050	737.1300
2026	12-2226-002-2060	737.1300
2026	12-2226-002-2090	737.1300
2026	12-2226-002-2100	737.1300
2026	12-2226-002-2110	737.1300
2026	12-2226-002-2120	-
2026	12-2226-002-2130	737.1300
2026	12-2226-002-2140	737.1300
2026	12-2226-002-2150	737.1300
2026	12-2226-002-2170	737.1300
2026	12-2226-002-2180	-
2026	12-2226-002-2190	737.1300
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2026	12-2226-002-2240	737.1300
2026	12-2226-002-2250	737.1300
2026	12-2226-002-2260	737.1300
2026	12-2226-002-2270	737.1300

Roll Year	Folio	Assessment
2026	12-2226-002-2280	737.1300
2026	12-2226-002-2290	737.1300
2026	12-2226-002-2310	737.1300
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2026	12-2226-003-0020	1,034.6700
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2026	12-2226-007-0060	344.8900
2026	12-2226-007-0061	344.8900
2026	12-2226-007-0070	344.8900
2026	12-2226-007-0080	344.8900
2026	12-2226-007-0090	344.8900
2026	12-2226-007-0100	344.8900
2026	12-2226-007-0110	344.8900
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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Roll Year	Folio	Assessment
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2026	12-2226-050-1860	344.8900
2026	12-2226-050-1870	344.8900
2026	12-2226-050-1880	344.8900
2026	12-2226-050-1890	344.8900
2026	12-2226-050-1900	344.8900
2026	12-2226-050-1910	344.8900
2026	12-2226-050-1920	344.8900
2026	12-2226-050-1930	344.8900
2026	12-2226-050-1940	344.8900
2026	12-2226-050-1950	344.8900
2026	12-2226-050-1960	344.8900
2026	12-2226-050-1970	344.8900
2026	12-2226-050-1980	344.8900
2026	12-2226-050-1990	344.8900
2026	12-2226-050-2000	344.8900
2026	12-2226-050-2010	344.8900
2026	12-2226-050-2020	344.8900
2026	12-2226-050-2030	344.8900
2026	12-2226-050-2040	344.8900
2026	12-2226-050-2050	344.8900
2026	12-2226-050-2060	344.8900
2026	12-2226-050-2070	344.8900
2026	12-2226-050-2080	344.8900
2026	12-2226-050-2090	344.8900
2026	12-2226-050-2100	344.8900
2026	12-2226-050-2110	344.8900
2026	12-2226-050-2120	344.8900
2026	12-2226-050-2130	344.8900
2026	12-2226-050-2140	344.8900
2026	12-2226-050-2150	344.8900
2026	12-2226-050-2160	344.8900
2026	12-2226-050-2170	344.8900
2026	12-2226-050-2180	344.8900
2026	12-2226-050-2190	344.8900
2026	12-2226-050-2200	344.8900
2026	12-2226-050-2210	344.8900
2026	12-2226-050-2220	344.8900

Roll Year	Folio	Assessment
2026	12-2226-050-2230	344.8900
2026	12-2226-050-2240	344.8900
2026	12-2226-050-2250	344.8900
2026	12-2226-050-2260	344.8900
2026	12-2226-050-2270	344.8900
2026	12-2226-050-2280	344.8900
2026	12-2226-050-2290	344.8900
2026	12-2226-050-2300	344.8900
2026	12-2226-050-2310	344.8900
2026	12-2226-050-2320	344.8900
2026	12-2226-050-2330	344.8900
2026	12-2226-050-2340	344.8900
2026	12-2226-050-2350	344.8900
2026	12-2226-050-2360	344.8900
2026	12-2226-050-2370	344.8900
2026	12-2226-050-2380	344.8900
2026	12-2226-050-2390	344.8900
2026	12-2226-050-2400	344.8900
2026	12-2226-002-2357	737.1300
2026	12-2226-034-1050	344.8900

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, ESTABLISHING SANITARY SEWER AND WATER RATES FOR THE 2026-27 FISCAL YEAR; ESTABLISHING AN EFFECTIVE DATE.

Issue:

Should the Village Council approve a Water Rate of $6.5926/1,000 gallons and a wastewater rate of $14.5220/1,000 gallons, with a 3,000-gallon minimum monthly charge on each?

The Bal Harbour Experience:

☐ Beautiful Environment	☒ Safety	☒ Modernized Public Facilities/Infrastructure
☐ Destination & Amenities	☐ Unique & Elegant	☒ Resiliency & Sustainable Community

Item Summary / Recommendation:

It is recommended that Council approve the Resolution establishing a Water rate of $6.5926 per 1,000 gallons, representing an increase of $0.2431 (3.83%), and a Wastewater/ Sanitary Sewer rate of $14.5220 per 1,000 gallons, reflecting an increase of $2.5189 (20.99%) compared to the current year. Both rates will be subject to a minimum monthly charge based on 3,000 gallons of usage. These proposed adjustments account for a 5.13% increase in the wholesale cost of water from Miami-Dade County (WASD), a 40.77% combined increase in the wholesale Wastewater/ Sanitary Sewer treatment charges from the City of Miami Beach and Miami-Dade WASD, and incorporates an inflationary factor related to the operations of the BHV Utility.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Advisory Board Recommendation:

At their August 6th, 2026 meeting, the Budget Advisory Committee unanimously recommended the proposed water rate and wastewater rate increases.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez
		Jorge

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager Jorge

DATE: September 8, 2026

SUBJECT: **A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA, ESTABLISHING SANITARY SEWER AND WATER RATES FOR THE 2026-27 FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended that the Council approve the Resolution authorizing an adjustment to utility rates, reflecting increases and true-up costs from the Village's wholesale service providers and incorporating an inflationary factor associated with the operational costs of the BHV Utility. Under the proposed adjustment, the Water rate would increase from \$6.3495 to \$6.5926 per 1,000 gallons, and the Wastewater/ Sanitary Sewer rate would increase from \$12.0031 to \$14.5220 per 1,000 gallons. Both rates are based on a minimum monthly usage charge of 3,000 gallons.

BACKGROUND

Water and Wastewater services within the Village are provided as an enterprise operation, through the Utility within the Public Works & Beautification Department. Services are funded as payments for measurable Water and Wastewater services based on consumption. Pursuant to Chapter 180, Florida Statutes, municipalities are authorized to establish just and equitable rates to be paid for the use of the utility. Rates established as charges for services should sustain its operations and satisfy any related debt.

Water and Wastewater Utility Rates

For the Village utility operations, water is purchased at a wholesale rate from the Miami-Dade County Water and Sewer Department (Miami-Dade WASD), and the City of Miami Beach (CMB) applies a surcharge rate to Wastewater flows conveyed through their system for treatment at the Miami-Dade WASD's Virginia Key plant facility. Wholesale water service is paid directly to Miami-Dade WASD, and wholesale sewer services are paid directly to the CMB by the Village; for this reason, their rates directly affect the rates the Village charges to our customers.

In past years, we have passed through rate adjustments from our wholesale service providers to our customers; this year, Miami-Dade WASD has proposed a Water rate increase (inclusive of a prior-year consumption true-up assessment), so in turn, we propose to pass that cost on to our customers as well. The proposed Wholesale Water Rate change is an increase of 5.13%, or \$0.1267 for Wholesale Water Rates, from \$2.4678/1,000 gallons to \$2.5945/1,000 gallons. If this rate adjustment is passed through to Village utility customers consistent with the past practice in the last few fiscal years, inclusive of a cost-of-living and other increases in the Bal Harbour Village surcharge, it would result in an adjustment from $6.3495/1,000 gallons, to $6.5926/1,000 gallons or a 3.83% rate increase to Village customers, as summarized below.

Water Service Rates (per 1,000 gallons)			
	2025-26	2026-27	Percent Change
Miami Dade - WASD Wholesale	$ 2.4678	$ 2.5945	5.13%
Bal Harbour Village	3.8817	3.9981	3.00%
Total	$ 6.3495	$ 6.5926	3.83%

The Water rate increase would result in a cost to Village customers (who average 12,000 gallons per month) of approximately $2.92 more per month at the proposed rate.

The Village's wastewater costs consist of two components: a wholesale sewer charge from the Miami-Dade WASD and a surcharge from the CMB, reflecting the Village's use of both agencies' sewer systems. CMB pays Miami-Dade WASD directly for wholesale sewer services, and the Village, in turn, pays CMB for its share of these costs and the applicable CMB surcharge. For the upcoming fiscal year, Miami-Dade WASD has proposed a 25.36% increase in its sewer rate, inclusive of a prior-year consumption true-up assessment, bringing the rate to $5.6854 per 1,000 gallons consumed. In addition, CMB has proposed a 100% increase in its sewer surcharge, raising the rate to $2.3600 per 1,000 gallons to support sewer operations and planned capital improvements. The CMB increase follows a two-year phased approach established during last year's budget process. At that time, the Village, working with several neighboring municipalities, successfully advocated for CMB to phase its proposed increase over two years rather than impose the full adjustment in a single year. This approach moderated the immediate financial impact on residents and businesses while providing additional time to plan for the higher cost of service. To address these wholesale cost increases, along with cost-of-living adjustments, contractual obligations, and a prior-year consumption true-up owed to CMB, the proposed rate adjustment increases the Village's wastewater service rate from $12.0031 to $14.5220 per 1,000 gallons consumed. Despite this increase, the Village's Wastewater rate remains competitive with neighboring municipalities. The proposed rate provides the revenue necessary to meet rising service costs and contractual obligations while supporting the Village's long-term infrastructure needs and maintaining rates within regional norms.

Wastewater Service Rates (per 1,000 gallons)			
	2025-26	2026-27	Percent Change
City of Miami Beach Surcharge	$ 1.1800	$ 2.3600	100.00%
Miami - Dade WASD Wholesale	4.5351	5.6854	25.36%
Bal Harbour Village	6.2880	6.4766	3.00%
Total	$ 12.0031	$ 14.5220	20.99%

The City of Miami Beach wholesale sewer surcharge consists of an administrative fee and an infrastructure renewal and replacement fee. In addition, Miami-Dade County requires a

Service Fee of $6.00 per one hundred dollars ($100.00) of Utility receipts. This 6.0% is collected by the Village on each bill as Utility Tax and is remitted to the County at the conclusion of each fiscal year; this rate has remained unchanged since FY 2015.

The Wastewater rate increase would result in a cost to Village customers (who average 12,000 gallons per month) of approximately $30.23 more per month at the proposed rate.

The FY 2026-27 Proposed Utility Fund Budget is balanced with the proposed rate for water services of $6.5926/1,000 gallons, and a rate for sewer service of $14.5220/1,000 gallons. At their August 6, 2026 meeting, the Village's Budget Advisory Committee reviewed the proposed water wholesale rate adjustments, and the sewer rate adjustments and voted to recommend approval of the recommended proposed rates respectively.

The Proposed FY 2026-27 Operating and Capital Budget for the Utility Fund is $7,400,000 (this includes capital improvements, minor equipment and reserves totaling $916,800).

THE BAL HARBOUR EXPERIENCE

Approving the rate will ensure the Sanitary Sewer and Water rates will be sufficient to provide Utility services to the general public on a continuing basis throughout the coming fiscal year, resulting in Safety, Modernized Public Facilities/Infrastructure, as well as Resiliency & Sustainable Community. Clean potable water and functioning sewer systems add to health and safety.

CONCLUSION

It is recommended the Council approve the Water rate increase to $6.5926 per 1,000 gallons for water, and the Wastewater rate increase to $14.5220 per 1,000 gallons. These rates as proposed provide for ongoing operations of the Village Utility, coverage of debt payments, a true-up adjustment from prior years to be paid by the Village to Miami-Dade WASD and the City of Miami Beach in FYE 2027, and funding for pay-as-you-go improvements to capital for the Water and Wastewater Utility.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, ESTABLISHING SANITARY SEWER AND WATER RATES FOR THE 2026-27 FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Bal Harbour Village Code provides that the Village Council shall set Sanitary Sewer and Water Rates following a public hearing; and

WHEREAS, an adjustment in Water and Sanitary Sewer Rates is necessary, as provided below and as explained in the attached memo; and

WHEREAS, said public hearing was held on September 8, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. **Rates Approved.** The following rates for Sanitary Sewer and Water customers are hereby adopted to be applied from and after October 1, 2026:

Water Rates - $6.5926/1,000 gallons of water consumed – 3,000 gallons minimum monthly charge.

Sanitary Sewer Rates - $14.5220/1,000 gallons of water consumed – 3,000 gallons minimum monthly charge.

Section 2. **Effective Date.** That this Resolution shall take effect immediately upon the adoption hereof.

The foregoing Resolution was offered by Councilmember ____________, who moved its adoption. The motion was seconded by ________________ and upon being put to a vote, the vote was as follows:

Mayor	Seth E. Salver
Vice Mayor	David Wolf
Councilmember	Jeffrey P. Freimark
Councilmember	Buzzy Sklar
Councilmember	Alejandro Levy

PASSED, ADOPTED AND APPROVED this 8th day of September, 2026.

____
Mayor Seth E. Salver

ATTEST:

____
Juan D. Garcia, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____
Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, ADOPTING A CONSOLIDATED SCHEDULE OF FEES IMPOSED BY THE VILLAGE FOR THE PROVISION OF SERVICES; PROVIDING FOR CONFLICT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Issue:

Should the Village Council approve the consolidated fee schedule for FY 2026-27?

The Bal Harbour Experience:

☒ Beautiful Environment	☒ Safety	☒ Modernized Public Facilities/Infrastructure
☒ Destination & Amenities	☒ Unique & Elegant	☒ Resiliency & Sustainable Community

Item Summary / Recommendation:

It is recommended that the Village Council approve the Resolution adopting the consolidated fee schedule. Consolidating the Village's fees and charges into a single schedule enhances administrative efficiency, promotes transparency, and provides the public with a centralized reference for fees associated with Village services. The Proposed FY 2026–27 Fee Schedule incorporates changes developed through this year's budget process, including updates to Recreation, Arts & Culture Program fees, the Police Department Off Duty Program fee, and water and sewer utility rates. In addition, the following fee-related items are anticipated to be presented to the Village Council separately for consideration and approval at a later date:

- Stormwater Fee – A proposed fee structure tentatively agreed upon during the August 2026 Council Retreat; and
- Building Fee Structure – A revised fee structure to be developed and presented in accordance with Florida House Bill 803 (HB 803).

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez
		Jorge

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager

DATE: September 8, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, ADOPTING A CONSOLIDATED SCHEDULE OF FEES IMPOSED BY THE VILLAGE FOR THE PROVISION OF SERVICES; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended that the Village Council approve the Resolution adopting the consolidated fee schedule. Adoption of a consolidated schedule enhances the administration of Village fees and charges while providing the public with a single, centralized reference for rates and fees associated with Village services. The Proposed FY 2026–27 Fee Schedule incorporates water and sewer utility service rates and other fee adjustments established through this year's budget development process, while consolidating and memorializing existing Village fees and service charges within a single comprehensive schedule.

BACKGROUND

Various provisions of the Village Code of Ordinances authorize fees to recover the costs associated with providing Village services. Other fees are established by Resolution of the Village Council or pursuant to applicable Florida Statutes and, therefore, are not codified within the Village Code. The adoption of a comprehensive fee schedule in conjunction with the adoption of the budget for FY 2026-27 provides consolidation of Village rates and fees. This improves the ability to administer charges internally, and provides a single reference point for individuals doing business with the Village, while allowing for greater transparency into the fees and charges for services.

In FY 2015, the Village consolidated its rates and fees into a comprehensive fee schedule, which was adopted in conjunction with the FY 2014–15 Budget. The consolidated schedule was established with the intent that rates and fees be reviewed annually as part of the budget development process. This annual review helps ensure that fees remain appropriate and that the costs associated with providing specific Village services are reasonably borne by those who utilize them. The proposed FY 2026-27 fee schedule includes the following updates:

- Adjustments to Police Department Off Duty Program rates
- Updates to Recreation, Arts & Culture program fees; and
- Proposed adjustments to the Sanitary Sewer and Water Utility rates.

In addition, the following fee-related items are anticipated to be presented to the Village Council separately for consideration and approval at a later date:

- We have developed the Stormwater Fee, which was extensively discussed at the February 2026 Council retreat and subsequently agreed upon during the August 2026 Council Retreat. The Stormwater Fee will provide dedicated funding for the management and maintenance of the Village's stormwater system. Its purpose is to continue reducing the impact of street flooding, prevent water pollution, and comply with environmental regulations. The fee ensures funding for operations, repairs and capital expenditures of the Stormwater system to include the Stormwater Pump Station, drains, pipes, injection wells and treatment systems. The final fee structure for the Stormwater Fee will be presented to Council for approval during the FY 2027 cycle. Accordingly, it is noted as "TBD" in the proposed FY 2027 fee schedule.
- At the July 2026 Village Council meeting, the Council unanimously approved an agreement with JRD & Associates to assess the Building Permit fees. This endeavor was required in order to be in compliance with CS/CS/HB 803 (2026), Building Permits and Inspections, which was approved by the Governor on May 6, 2026, became Chapter 2026-63, Laws of Florida, on May 7, 2026, and takes effect on July 1, 2026. We are actively working with JRD & Associates to develop a new fee schedule that will be in compliance with the new State law. The proposed revised building department fee structure will be presented to Council for approval at a subsequent Village Council meeting upon completion of the analysis. In the meantime, the current building department fees will remain in effect.

THE BAL HARBOUR EXPERIENCE

Approving the fee schedule ensures that those who utilize a particular service cover the cost-of-service provision. Fees collected support every element of the Bal Harbour Experience.

CONCLUSION

The Fiscal Year 2026–27 budget development and adoption process provides an opportunity to evaluate Village revenues, rates, and fees and to advance related fee-for-service policies. The Proposed FY 2026–27 Fee Schedule incorporates the water utility rates approved by the Village Council, consistent with the recommendations of the Village Budget Advisory Committee, as well as other fee adjustments identified through the budget development process. To maintain consistency with applicable legal requirements, the Resolution also provides for corresponding adjustments to the Fee Schedule in the event of changes to the Village Code or applicable State law, thereby minimizing the potential for conflicting provisions.

Attachments:

1. Exhibit A - FY 2027 Fee Schedule

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ADOPTING A CONSOLIDATED SCHEDULE OF FEES IMPOSED BY THE VILLAGE FOR THE PROVISION OF SERVICES; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Code authorizes the collection of a variety of service fees, user fees and other fees (collectively, the "Fees"); and

WHEREAS, in addition to those Fees enumerated in the Village Code, the Village administers a program for the employment of off-duty police officers (the "Program") in which the Village staff collects and distributes payments for off-duty police officers working in the Program ("Police Protection Charges"); and

WHEREAS, the Village Council desires to adopt an updated consolidated schedule of the Fees (the "Consolidated Schedule") including water and wastewater service rate updates.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. **Recitals Adopted.** That the above stated recitals are hereby adopted and confirmed.

Section 2. **Schedule of Fees Adopted.** That the consolidated schedule of Fees levied by the Village as well as the Police Protection Charges, in substantially the form attached hereto as Exhibit "A" is hereby adopted.

Section 3. **Conflict.** That in the event of a conflict between the Fees identified in the Consolidated Schedule and the Village Code or State Statute, the Village Code or State Statute shall control.

Section 4. **Implementation.** That the Village Manager is hereby authorized to take any action necessary to implement the collection of the Fees and Charges to implement the purposes of this Resolution.

<u>Section 5</u>. **<u>Effective Date</u>.** That this Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 8th day of September, 2026.

____

Mayor Seth E. Salver

ATTEST:

____

Juan D. Garcia, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

BAL HARBOUR

- VILLAGE -

FY 2026-27 Rates & Fees - (Proposed)

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Administration		
Public Records Request		
Copies of record per page		Per Statutory Reference FS 119.07
Certified Copies		Per Statutory Reference FS 119.07
Copies of CDs		Per Statutory Reference FS 119.07
Certified Copies per page		Per Statutory Reference FS 119.07
Lobbyist Registration		
Lobbyist Registration	$ 300.00	Sec. 2-301
One-time Fee per Principal represented	$ 100.00	Sec. 2-301
Annual Fee and Renewal	$ 200.00	Sec. 2-301
Vacation Rentals		
Application for Vacation Rental Certificate	$ 150.00	Reso No. 2011-741 / Sec. 21-363
Annual Inspection or Re-Inspection "No Show" Fee	$ 300.00	Reso No. 2011-741 / Sec. 21-363
Application for Appeal of Vacation Rental Agent Status	$ 150.00	Reso No. 2011-741 / Sec. 21-363
Recreation, Arts & Culture		
Recreation, Arts & Culture - Programs		
360 Body Workout	$ 10.00/class (drop-in rate, resident) $ 15.00/class (drop-in rate, non-resident guest)	TBD
Art for Adults*	$ 120.00 (6-class session)	TBD
Art for Youth*	$ 100.00 (5-class session)	TBD
Art & Sensory (Toddlers)*	$ 100.00 (5-class session)	TBD
Baby & Me*	$ 80.00 (5-class session)	TBD
Bal Harbour Total Wellness Club Membership	$ 50.00 per month	Reso No. 2025-1747
Barre	$ 10.00/class (drop-in rate, resident) $ 15.00/class (drop-in rate, non-resident guest)	Reso No. 2025-1747
Basketball, Instructional*	$ 80.00 (5-class session)	TBD
Basketball, Pee Wee*	$ 80.00 (5-class session)	TBD
Bridge Duplicate Game	$ 15.00 (resident) / $22.50 (non-resident guest)	Reso No. 2025-1747

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Bridge Lessons	$ 75.00 (6-class session)	Reso No. 2025-1747
Crochet	$ 120.00 (6-class session)	TBD
Dance, Hip Hop*	$ 80.00 (5-class session)	TBD
Dance, Lyrical*	$ 80.00 (5-class session)	TBD
Dance, Twinkle Toes*	$ 80.00 (5-class session)	TBD
High Intensity Interval Training for Seniors	$ 10.00/class (drop-in rate, resident) $ 15.00/class (drop-in rate, non-resident guest)	Reso No. 2025-1747
Kidokinetics*	$ 80.00 (5-class session)	TBD
Mahjong	$ 120.00 (6-class session)	TBD
Mat Pilates*	$ 10.00/class (drop-in rate, resident) $ 15.00/class (drop-in rate, non-resident guest)	Reso No. 2025-1747
Music (Piano or Guitar)*	$ 200.00 (8-class session)	Reso No. 2025-1747
Music (Tots)*	$ 80.00 (5-class session)	TBD
Pickleball Lessons*	$ 105.00 (5-class session)	TBD
Sensory Sprouts	$ 80.00 (5-class session)	TBD
Soccer, Instructional*	$ 90.00 (5-class session)	TBD
Soccer, Pee Wee*	$ 90.00 (5-class session)	TBD
STEM & Coding*	$ 100.00 plus $50 material fee (5-class session)	TBD
Strength & Flexibility*	$ 10.00/class (drop-in rate, resident)$ 15.00/class (drop-in rate, non-resident guest)	Reso No. 2025-1747
Tae Kwon Do	$ 80.00 (5-class session)	TBD
Tai Chi*	$ 10.00/class (drop-in rate, resident) $ 15.00/class (drop-in rate, non-resident guest)	Reso No. 2025-1747
Tiny Tumblers	$ 80.00 (5-class session)	TBD
Yoga (various)*	$ 10.00/class (drop-in rate, resident) $ 15.00/class (drop-in rate, non-resident guest)	Reso No. 2025-1747
Zumba, Gold*	$ 10.00/class (drop-in rate, resident) $15/class (drop-in rate, non-resident guest)	Reso No. 2025-1747
Zumba, Kids*	$ 80.00 (5-class session)	TBD
Bespoke	$ 25.00/ class	TBD
Beyond Bal Harbour	$ 45.00/ trip	TBD
Recreation, Arts & Culture - Events		
Event with Transportation	$ 5.00/trip	Reso No. 2025-1747
Recreation, Arts & Culture - Miscellaneous		
All Access Card (replacement fee)	$ 10.00	Reso No. 2025-1747
Sabbath Key	$ 25.00	Reso No. 2025-1747

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Senior Discount (ages 60+) applicable to programs and events	50% (residents); 20% (non-residents)	Reso No. 2025-1747
Recreation, Arts & Culture - Facility Rentals		
Indoor Rental, Emerald Room with Kitchen, Resident Rate (Category 1)	$ 2,500.00 / 5 hours; $ 100.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Emerald Room with Kitchen, Resident Rate (Category 1) - HOLIDAY	$ 3,750.00 / 5 hours; $ 250.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Emerald Room with Kitchen, Organization Rate (Category 2)	$ 3,100.00 / 5 hours; $ 100.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Emerald Room with Kitchen, Organization Rate (Category 2) - HOLIDAY	$ 6,200.00 / 5 hours; $ 250.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Limited Edition Rental Package (Category 1 ONLY)	$ 500.00 / 4 hours; $ 75.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Limited Edition Rental Package (Category 1 ONLY) - HOLIDAY	$ 750.00 / 4 hours; $ 75.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Sapphire Room, Resident Rate (Category 1)	$ 1,250.00 / 5 hours; $ 50.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Sapphire Room, Resident Rate (Category 1) - HOLIDAY	$ 1,875.00 / 5 hours; $ 100.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Sapphire Room, Organization Rate (Category 2)	$ 1,600.00 / 5 hours; $ 50.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Sapphire Room, Organization Rate (Category 2) - HOLIDAY	$ 3,200.00 / 5 hours; $100.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Covered Terrace, Resident Rate (Category 1)	$ 1,500.00 / 5 hours; $ 50.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Covered Terrace, Resident Rate (Category 1) - HOLIDAY	$ 2,250.00 / 5 hours; $100.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Covered Terrace, Organization Rate (Category 2)	$ 1,900.00 / 5 hours; $ 50.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, Covered Terrace, Organization Rate (Category 2) - HOLIDAY	$ 3,800.00 / 5 hours; $100.00 each addtl hour	Reso No. 2025-1747
Indoor Rental, A/V Equipment Add-on	$150.00	Reso No. 2025-1747
Outdoor Rental, Waterfront Deck	$ 500.00 / 5 hours	Reso No. 2025-1747
Outdoor Rental, Waterfront Deck, Resident Rate (Category 1) - HOLIDAY	$ 750.00 / 5 hours	Reso No. 2025-1747
Outdoor Rental, Waterfront Deck, Organization Rate (Category 2) - HOLIDAY	$1000 / 5 hours	Reso No. 2025-1747
Outdoor Rental, Boat Dock	$ 500.00 / 5 hours	Reso No. 2025-1747
Outdoor Rental, Boat Dock, Resident Rate (Category 1) - HOLIDAY	$ 750.00 / 5 hours	Reso No. 2025-1747
Outdoor Rental, Boat Dock, Organization Rate (Category 2) - HOLIDAY	$ 1,000.00 / 5 hours	Reso No. 2025-1747
Outdoor Rental, Picnic Tables (two, reserved)	$ 50.00 / hour	Reso No. 2025-1747
Outdoor Rental, Basketball Court	$ 50.00 / hour	Reso No. 2025-1747

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Outdoor Rental, Basketball Court, Resident Rate (Category 1) - HOLIDAY	$ 75.00 / hour	Reso No. 2025-1747
Outdoor Rental, Basketball Court, Organization Rate (Category 2) - HOLIDAY	$ 100.00 / hour	Reso No. 2025-1747
Outdoor Rental, Security & Cleanup Deposit	$500.00	Reso No. 2025-1747
Indoor Rental, Security & Cleanup Deposit	$1,500.00	Reso No. 2025-1747
Overtime Staffing for Rentals	$ 50.00 / hour per staff person	Reso No. 2025-1747
Outdoor Rental, Tables, BHV Property	$ 10.00 each	Reso No. 2025-1747
Outdoor Rental, Chairs, BHV Property	$ 5.00 each	Reso No. 2025-1747
Indoor Rental, Tables, BHV Property	$ 15.00 each	Reso No. 2025-1747
Indoor Rental, Chairs, BHV Property	$ 7.50 each	Reso No. 2025-1747
(*) Published rates may fluctuate according to market conditions. Changes to these rates will be made by Village Manager approval.		
<u>Tourism</u>		
Resort Tax		
Resort Tax on Rent	4% Rent received by the Person renting such Room or Rooms from the Person paying such Rent	Sec. 18-29
Resort Tax on Food & Beverage	2% retail sale price of all items of food or beverages sold at retail, at any place of business in the Village required by law to be licensed by the Florida Department of Business and Professional Regulation	Sec. 18-29
Resort Tax Late Fee	10% Of the amount due	Sec. 18-38
Resort Tax Late Fee - Continued Delinquency	10% Of amount due plus the first 10% Penalty imposed	Sec. 18-38
Resort Tax Application Fee	$ 100.00	Reso No. 2025-1747
<u>Finance</u>		
NSF Check	$ 15.00 or 5% Whichever is greater	Sec. 18-143
Lien Request		
Lien Request 24hr	100	Sec. 18-144
Lien Request 2-4 days	50	Sec. 18-144
Business Tax Receipt		
Retail	$ 77.38 1st $1,000 worth of stock inventory value	Sec. 9-40
Retail	$ 4.56 each additional 1,000 worth or fractional thereof	Sec. 9-40
Restaurant	$ 77.38 for first 35 chairs	Sec. 9-40
Restaurant	$ 2.10 for each additional chair/seat over 35	Sec. 9-40
Restaurant - Late Hour Bar	$ 703.55	Sec. 9-40
Professional	$ 91.50	Sec. 9-40

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Per Professional	$ 28.15	Sec. 9-40
Vending Machines	$ 3.86 per machine	Sec. 9-40
Services	$ 77.40	Sec. 9-40
Services - Barber Shops & Beauty Parlors	$ 16.17 per chair in excess of 4	Sec. 9-40
Hotels & Cabanas	$ 2.81 per room or cabana	Sec. 9-40
Insurance	$ 91.50	Sec. 9-40
Financial Institutions	$ 281.42	Sec. 9-40
Financial Institutions	$ 70.35 per branch if main bank is within Village	Sec. 9-40
Nightclubs	$ 3,517.75	Sec. 9-40
Delinquency during the month of October	10%	Sec. 9-33
Delinquency after October in addition to 10%	5% Not to exceed 25%	Sec. 9-33
Failing to obtain BTR	Any person who engages in any business, occupation, or profession covered by this article, who does not pay the required local business tax within 150 days after the initial notice of tax due, and who does not obtain the required local business tax receipt, may be subject to civil actions and penalties including court costs, reasonable trial and appellate attorneys' fees, additional administrative costs incurred as a result of collection efforts and a penalty of up to $250.00.	Sec. 9-33
Franchise Fees		
Solid Waste	10% of gross monthly Solid Waste collection and disposal service fee receipts of all its accounts located in the Village as reflected on each monthly report.	Sec. 16-61
Burglar Alarm Registration & False Burglar Alarm		
False Alarm -1st	No Charge	Sec. 3-74
False Alarm -2st Offense	No Charge	Reso. No. 2016-1033
False Alarm -3rd	No Charge	Reso. No. 2016-1033
False Alarm -4th	$ 75.00	Sec. 3-74
False Alarm -5th and everything after	$ 100.00	Sec. 3-74
Burglar Alarm Penalty	$ 10 per day alarm system is operated w/o certificate & 12% interest	Sec. 3-51
<u>Public Works & Beautification</u>		
Water & Sewer Fees		
New Water Customer 5/8"	$ 75.00 Deposit to open account	Reso. No. 1991-430
New Water Customer 1" Water	$ 175.00 Deposit to open account	Reso. No. 1991-430
New Water Customer 1" Irrigation	$ 105.00 Deposit to open account	Reso. No. 1991-430
New Water Customer 1.5" Water & Irrigation	$ 200.00 Deposit to open account	Reso. No. 1991-430

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
New Water Customer 2" Water & Irrigation	$ 250.00 Deposit to open account	Reso. No. 1991-430
New Water Customer 3" Water & Irrigation	$ 500.00 Deposit to open account	Reso. No. 1991-430
Water Rate	$ 6.5926 per 1000 gallons 3000 gallon minimum charge	TBD
Sewer Rate	$ 14.5220 per 1000 gallons 3000 gallon minimum charge	TBD
Water/Sewer Late Fee	$ 10.00 (8% per annum if a Lien is set)	Sec. 20-30 (c)
Tapping Charges 5/8" meter	$ 552.00	Reso. No. 1988-367
Tapping Charges 1" meter	$ 552.00	Reso. No. 1988-367
Tapping Charges 1.5" meter	$ 800.00	Reso. No. 1988-367
Temporary Portable Meter (Floating Meter)	$ 2,500.00 Deposit	Reso. No. 2016-1033
Leak Test	$ 25.00	Reso. No. 2016-1033
Initial Connection	$ 25.00	Reso. No. 2016-1033
Temporary (Seasonal) Shutoff Request	$ 150.00	Reso. No. 2016-1033
Re-Connection	$ 50.00	Reso. No. 2016-1033
Secondary Visit for Read due to Obstruction	$ 50.00	Reso. No. 2016-1033
Meter Tampering/ Active Meter Violation	$ 150.00	Reso. No. 2016-1033
Backflow Inspection Program	$ 5.00 per month	Sec. 20-2
Stormwater Fees	TBD	TBD
Cost Recovery Fee Additional Waste & Recycling Bins	$ 40.00 Per bin per month, additional bins fee	Reso. No. 2026-1807
Building & Zoning		
Zoning		
Site Plan Review: Minor	$ 1,000.00 + cost	Sec. 21-322 (b)
Site Plan Review: Major	$ 3,500.00 + cost	Sec. 21-322 (b)
Application Fees for nonuse variances or public hearing involving single family & multifamily:		Sec. 21-51 (b)(1)
Dwellings w/ 12 or less units 1st variance request	$ 150.00	
If in violation	$ 300.00	
Each additional	$ 25.00	
If in violation	$ 50.00	

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Public Hearings	$ 150.00	
If in violation	$ 300.00	
Zoning Verification Letters	$ 150.00 first hr Min with 90.00 per hr thereafter	
Application Fees for non-use variances from each section of this Ch. Or for a public hearing for all uses except those noted in subsection (b)(1) of this section:		Sec. 21-51 (b)(2)
From each section of chapter except dwellings with 12 or less units	$ 250.00	
If in violation	$ 500.00	
Each additional	$ 75.00	
If in violation	$ 150.00	
Public Hearings	$ 150.00	
If in violation	$ 300.00	
Architectural Review Board for Security District & Business District		
New Home / New Building	$ 2500.00	Ord 2016-589
Alterations	$ 1000.00	Ord 2016-589
Minor Applications	$ 250.00	Ord 2016-589
Uniform Sign Plan Application		
New Uniform Sign Plan	$ 5000.00	Sec. 15-16 and Reso No. 2019-1246
Amendment	$ 2500.00	Sec. 15-16 and Reso No. 2019-1246
Building Envelope Designation	$ 500.00	Sec. 15-16 and Reso No. 2019-1246
Sign Plan Application		
New Sign Application Plan	$ 1500.00	Sec. 15-16 and Reso No. 2019-1246
Amendment	$ 700.00	Sec. 15-16 and Reso No. 2019-1246

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Variance for Sign Plan App.	$ 500.00	Sec. 15-16 and Reso No. 2019-1246
Construction Activity Fee (Security District)	.5% of Total Project Value of $100,000 or greater	Ord 2019-623
Building Dept.		
AD - GROUP		
GENERAL INFORMATION ON SPECIAL FEES, REFUNDS, EXTENSIONS AND CANCELLATIONS		
AD001 **Up-front Processing Fee (non-refundable)** Upfront fee is required at the time of permit application, this fee is required for residential and commercial permits.	50% of Permit Fee	Reso No. 2022-1463
Inspections/Plan Reviews Requiring Overtime Charges for construction inspections or plan review, which are requested and paid in advance of required overtime work. (4 Hour Minimum Per Permit)		
AD002 Non-Holiday Weekends or After hours Non-Holiday First 4 Hours per permit	$400/per permit (4) hours	Reso No. 2022-1463
AD003 Non-Holiday Weekends or After hours Non-Holiday each additional hour per permit	$100.00/per hour/per permit	Reso No. 2022-1463
AD004 Holidays and Holiday Weekends First 4 hours per permit	$600.00/per permit (4) hours	Reso No. 2022-1463
AD005 Holiday and Holiday Weekends each additional hour per permit	$150.00/per hour/per permit	Reso No. 2022-1463

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
AD006 Rework of Plans as per Florida Statute 553.80 Sec 2(b) "With respect to evaluation of design professionals' documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection, including but not limited to, egress fire protection, structural stability, energy accessibility, lighting, ventilation, electrical, mechanical, plumbing and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to Chapter 120, the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review."	$100/each additional review	Reso No. 2022-1463
AD007 Reinspection Fee as per Florida Statute 553.80 Sec 2 (c) "With respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent re-inspection of any project or activity for the same code violation specifically and continuously noted in each rejection, including but not limited to egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to Chapter 120, the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first re- inspection, whichever is greater for each such subsequent re- inspection."	$100.00/each subsequent re-inspection	Reso No. 2022-1463
Revisions/Shop Drawings		
AD008 Revisions/Shop Drawings involving two (2) trades	$250.00	Reso No. 2022-1463
AD009 Additional Trades	$100 each additional trade	Reso No. 2022-1463
AD010 Double Fees When work for a permit is required is commenced prior to obtaining a permit. The permit applicant will be required to pay a double permit fee. The payment of the required fee shall not relieve the applicant of other penalties established by law. The double fee requirements shall be applicable to all divisions of the Building Department.	Permit fee times 2	Reso No. 2022-1463
AD011 Lost Plans	$200.00 plus Cost of Reproduction	Reso No. 2022-1463
AD012 Lost Permit Card	$150.00/per lost permit card	Reso No. 2022-1463

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
AD013 Change of Contractor Where there is a change of contractor, the second permit holder shall pay a fee to cover the cost of transferring the data from the original contractor to the new contractor.	$300.00/per Change of Contractor	Reso No. 2022-1463
AD014 Permit Extension A fee shall be paid by the permit holder who submits a written request for a permit extension as authorized under Florida Building Code.	$150.00/per extension	Reso No. 2022-1463
AD015 Permit Application Extension A fee shall be paid by the permit holder who submits a written request for a permit application extension as authorized under Florida Building Code.	$150.00/per extension	Reso No. 2022-1463
Temporary Certificate of Occupancy/Completion Upon written request and as authorized by the Building Official as per Florida Building Code		Reso No. 2022-1463
AD016 Initial Certificate	$300.00	Reso No. 2022-1463
AD017 Extension - Requested prior to expiration	$300.00	Reso No. 2022-1463
AD018 Occupy without a CO/CC/TCO/TCC	$300.00	Reso No. 2022-1463
AD020 Permit Renewals Where a permit has become null and void pursuant to Florida Building Code, a credit of (50%) of the permit fee shall be applied to any re-application fee for a permit covering the same project and involving the same plans, provided that the complete re-application is made within six (6) months of the expiration date of the original permit and provided that no refund had been made as provided in this Fee Schedule.		Reso No. 2022-1463

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
AD021 Refunds, Time Limitation, Cancellations The Fees charged pursuant to this schedule, may be refunded by the Village subject to the following: 1. No refunds shall be made on a request involving: (a) Permit Fees for $1000.00 or less; or (b) permits revoked by the Building Official under the authority granted by the Florida Building Code, or permits cancelled by court order or conditional permit; or (c) permits which have expired; or (d) permits under which work has commenced and is evidenced by any recorded inspection having been made by the Building Department or Private Provider; or (e) the original permit holder when there is a change of contractor; or (f) upfront Fees. 2. A full refund less $1000.00 or 50% of the fee, whichever is greater, rounded to the nearest dollar, shall be granted to permit holder who requests a refund provided: (a) That the Building Department received a written request from the permit holder prior to the permit expiration date; (b) that the permit holder submits with such a requests the applicant's validated copy of such permit; and (c) that no work has commenced under such permit as evidenced by lack of recorded inspection and a field check is required to confirm no work performed.		Reso No. 2022-1463
Scanning Fee charged per page for cost recovery of digitizing permit drawings		
AD022 Sheets 8 x 14 or smaller	$0.25 per sheet	Reso No. 2022-1463
AD023 Sheets 11 x 17	$2.00 per sheet	Reso No. 2022-1463
AD024 Sheets larger than 11 x 17	$4.00 per sheet	Reso No. 2022-1463
Other Reviews		
AD025 Landscape Review	$100.00/per hour	Reso No. 2022-1463
AD026 Public Works Review	$100.00/per hour	Reso No. 2022-1463
AD027 Utilities Review	$100.00/per hour	Reso No. 2022-1463
AD028 Zoning Review	$100.00/per hour	Reso No. 2022-1463
AD029 Construction Activity Fee (Security District) ORD 2019-623	.5% of Total Project Value of $100,000 or Greater	Reso No. 2022-1463

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
AD030 Miami Dade Building Code Compliance Fee - As per the latest Miami Dade County Code Ordinance Chapter 8-12 as updated	$0.60 per every $1000.00 of value of construction	Reso No. 2022-1463
Florida Building Code Surcharge		
AD031 Minimum Fee	$2.00	Reso No. 2022-1463
AD032 Percentage as per Florida Statute		
Building Code Administration and Inspection Fee		
AD033 Minimum Fee	$2.00	Reso No. 2022-1463
AD034 Percentage as per Florida Statute		
PF-GROUP BUILDING AND TRADE PERMIT FEES		
Special Building Permit Fees		
PF001 Flooring Interior Condominium Unit	$300.00	Reso No. 2022-1463
PF002 Flooring Exterior (Waterproofing) Condominium Unit	$300.00	Reso No. 2022-1463
PF003 Temporary Trailer (For Construction 180 Days) Tie Down Inspection	$500.00	Reso No. 2022-1463
Residential Permit Fees		
PF004 Minimum Fee Job Value up to $5,000	$160.00	Reso No. 2022-1463
PF005 Tier 1 Job Value exceeding $5000 and up to the First $1,000,000	3.15% of job value	Reso No. 2022-1463
PF006 Tier 2 Job Value exceeding $1,000,000 and/or additional thereafter Tier 1	2.15% of job value	Reso No. 2022-1463
Commercial Permit Fees		
PF007 Minimum Fee Job Value up to $8,000	$325.00	Reso No. 2022-1463
PF008 Tier 1 Job Value exceeding $8000 and up to the First $1,000,000	3.90% of job value	Reso No. 2022-1463
PF009 Tier 2 Job Value exceeding $1,000,000 and/or additional thereafter Tier 1	2.90% of job value	Reso No. 2022-1463
RC-GROUP Structure Recertification Fee For every application for Re-certification under Chapter 8 of Miami Dade County Code there shall be a fee paid to the Building Department for the processing of each application.		
RC001 Structure Recertification regardless of age	$400.00	Reso No. 2022-1463

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
RC002 Structural Glazing System Recertification For the initial application for structural glazing re-certification and each subsequent application under Chapter 8 of the Miami Dade County Code there shall be paid to the Building Department for the processing of each application	$400.00	Reso No. 2022-1463
BV-GROUP BOILERS AND PRESSURE VESSELS (each)		
BV001 Boiler less than 837 MBTU	$150.00	Reso No. 2022-1463
BV002 Boilers 837 MBTU to 6695 MBTU	$250.00	Reso No. 2022-1463
BV003 Steam Driven Prime Movers	$150.00	Reso No. 2022-1463
BV004 Steam Actuated Machinery	$150.00	Reso No. 2022-1463
BV005 Unfired Pressure Vessels (operating at pressures in excess of 60 PSI and having a volume of more than 5 cu ft)	$150.00	Reso No. 2022-1463
Boilers and Pressure Vessel Periodic Re-Inspections (each)		Reso No. 2022-1463
BV006 Steam Boilers	$150.00	Reso No. 2022-1463
BV007 Hot water Boilers	$150.00	Reso No. 2022-1463
BV008 Unfired Pressure Vessel	$150.00	Reso No. 2022-1463
BV009 Miniature Boiler	$150.00	Reso No. 2022-1463
BV010 Certificate of Inspection (third party insurance company inspection)	$150.00	Reso No. 2022-1463
BV011 Shop Inspection of boiler or pressure vessel per completed vessel	$150.00	Reso No. 2022-1463
AF-GROUP ANNUAL FACILITY OPERATING PERMIT FEE		
Master Facility Permit Fee	$2,000.00	Reso No. 2022-1463
Subsidiary Facility Permit Fee	$1,000.00	Reso No. 2022-1463
Police		
Red Light Camera Violation	$ 158.00	Sec. 19-47
Fingerprinting	A rate consistent with the FDLE fee schedule	
Off Duty	$ 75.00 per hr - minimum 4 hrs	TBD

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Off Duty - Holiday	$ 112.50 per hr - minimum 4 hrs	TBD
Off Duty - Admin Fee	$ 20.70 per hr	TBD
Off Duty - PD Vehicle use	$ 3.00 per hr - minimum 4 hrs	TBD
Off Duty - PD Vessel use	$ 25.00 per hr - minimum 4 hrs	TBD
Off Duty - PD ATV use	$ 1.00 per hr - minimum 4 hrs	TBD
Towing		
Administrative Charge	$ 40.00	Sec. 19-34 Ord No. 542
Code Enforcement		
Code Violations	$ 250.00 per day	Sec. 2-191
Operating alarm without a valid certificate	$ 10.00 per day	Sec. 3-51
Failing to comply with smoke detection requirements	$ 100.00 per day during 1st 30 days of noncompliance	Sec. 2-191
Failing to comply with smoke detection requirements	$ 200.00 per day during after 30 days of noncompliance	Sec. 2-191
Selling liquor, beer or wine within 300 feet of churches, etc.	$ 250.00	Sec. 4-3
Selling liquor, beer or wine during hours other than prescribed hours of sale	$ 250.00	Sec. 4-4
Shooting, trapping, killing or destroying birds or nests	$ 50.00	Sec. 5-1
Keeping animals (other than dogs and cats) without special permit	$ 50.00	Sec. 5-2
Keeping fowl or permitting fowl to run at large	$ 50.00	Sec. 5-3
Cruelty to animals	$ 50.00	Sec. 5-4
Taking or keeping a dog in a park or on the beach or allowing a dog to run at large	$ 50.00	Sec. 5-5
Permitting a cat to be outside any residence without requisite bells	$ 50.00	Sec. 5-6
Undertaking specified building activities without a permit	$ 300.00 for licensed contractor or homeowner, or cost of double permit fee, whichever is greater	Sec. 6-27 and Ord No. 2017-592
Undertaking specified building activities without a permit	$ 300.00 for homeowner, or cost of double permit fee, whichever is greater	Sec. 6-27 and Ord No. 2017-592
Demolishing a structure without a permit; failing to comply with demolition permit or plan or with regarding and revegetation plans	$ 250.00	Sec. 6-111 through Sec. 6-145
Failing to obtain a local business tax receipt	$ 250.00	Sec. 9-28
Failing to post occupational license	$ 50.00	Sec. 9-27
Fishing from viaduct or bridge or any other posted area	$ 50.00	Sec. 10-1
Improperly constructing groins	$ 250.00	Sec. 10-2

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Doing prohibited activities on a public beach: driving vehicles, destroying plants, taking animals, starting fires, building or maintaining tents, shelters or structures, or fishing in posted areas	$ 50.00	Sec. 10-31
Erecting advertising matters without authorization	$ 50.00	Sec. 11-1
Littering	$ 25.00	Sec. 11-2
Failing to keep lots clean	$ 100.00	Sec. 11-3
Making or causing a loud, excessive or unusual noise disturbance	$ 250.00	Sec. 11-27 through Sec. 11-29
Making or causing restricted noises during unpermitted hours	$ 250.00	Sec. 11-31 (a) & (b)
Constructing, demolishing, altering or repairing the exterior of any dwelling	$ 250.00	Sec. 11-31 (c)
Mowing lawns or performing other lawn maintenance activities during	$ 250.00	Sec. 11-31 (c)
Repairs, alterations to interior during unpermitted hours	$ 250.00	Sec. 11-31 (d)
Making false statements in applications for permit, permission or license	$ 100.00	Sec. 12-2
Destroying or disturbing trees or shrubbery	$ 100.00	Sec. 12-5
Discharging weapons	$ 250.00	Sec. 12-7
Selling or using stink bombs	$ 100.00	Sec. 12-8
Erection of prohibited signs	$ 100.00	Chapter 15
Failing to promptly dispose of garbage or trash	$ 25.00	Sec. 16-2
Improper disposal of vegetation and trash	$ 500.00	Sec. 16-4 (a)
Disposing of vegetation without cutting as required	$ 250.00	Sec. 16-4 (b)
Failing to provide in specified manner specified rooms or loading areas and containers in hotels, apartments houses and shopping centers for storage of trash and garbage	$ 25.00	Sec. 16-31, Sec. 16-32
Using underground garbage storage containers	$ 25.00	Sec. 16-33
Failing to cover garbage containers so that they are not visible from streets	$ 25.00	Sec. 16-34
Selling goods or services on streets or public property	$ 50.00	Sec. 17-1
Advertising sale of goods or services on street or public property	$ 50.00	Sec. 17-2
Writing or digging on, placing signs on, obstructing, or throwing trash on, public streets or sidewalks	$ 25.00	Sec. 17-3, Sec. 17-4

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Obstructing public roads without permission	$ 25.00	Sec. 17-31
Permitting shrubbery to grow near intersections so as to obstruct the view of drivers	$ 25.00	Sec. 17-32
Parking or storing certain vehicles in residential districts	$ 25.00	Sec. 19-5
Parking on lawns in residential districts	$ 25.00	Sec. 19-6
Tampering with public utilities	$ 250.00	Sec. 20-1
Using property in residential districts for unpermitted purposes	$ 250.00	Sec. 21-362
Conducting open houses and garage sales in residential districts	$ 100.00	Sec. 21-362
For violations of any section of this code for which a specific penalty is not prescribed	$ 250.00 per day for 1st violation not to exceed $500.00 per day for repeat violation	Sec. 2-191
Distributing or selling or using single use plastics	$ 250.00 for a commercial establishment	Sec. 9-3 and Ord. No. 2019-620
Distributing or selling or using single use plastics	$ 25.00 for an individual	Sec. 9-3 and Ord. No. 2019-620
Regulates unlimited film and photo activity on publicly-owned, managed or controlled property.	$ 500.00 permit processing fee (annual) $ 5,000.00 bond posted with the Village $ 250.00 per day for 1st violation not to exceed $500.00 per day for repeat violation	Sec. 12-10 and Ord. No. 2022-644
Violations to Ch 5 of the Village Code - Animals	Written warning 1st Violation	Sec. 5-7
Violations to Ch 5 of the Village Code - Animals	$ 100.00 Minimum 2nd Violation - not to exceed $200.00	Sec. 5-7
Violations to Ch 5 of the Village Code - Animals	$ 200.00 Minimum 3rd Violation - not to exceed $300.00	Sec. 5-7
Violations to Ch 5 of the Village Code - Animals	$ 300.00 for each subsequent violation - not to exceed $500.00	Sec. 5-7
Beach Equipment		
Application Fee for Beach Equipment	Hotels: $500.00; Condos: $250.00	Sec 10-36
Security deposit	A security deposit in the amount set forth in the Administrative Regulations. This security deposit may be used to offset costs incurred by the Village for removal of Beach Equipment upon reasonable notice to the Owner. Currently, $2,000.	Sec 10-36

Fee Type	Fee Structure (FYE 2027)	Code/Charter Section/Reso No.Ord. No.
Penalties for Offenses	Failure to correct the violation within the prescribed deadline may result in suspension or revocation of the Permit by the Village Manager, or a fine of $250 per occurrence, or both. Failure to obtain the required Permit prior to operation shall subject the Owner to a fine of $500 per day.	Sec 10-36