



**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR
COLLECTION OF SPECIAL ASSESSMENTS IN THE
MEDLEY 77S-79A INFRASTRUCTURE IMPROVEMENT
AREA TO PROVIDE FOR THE MEDLEY 77S-79A
INFRASTRUCTURE IMPROVEMENT AREA PROJECT**

Notice is hereby given that the Town Council of the Town of Medley, Florida will conduct a public hearing to consider imposing annual, non-ad valorem special assessments for the provision of the development, design, construction and installation, financing and equipment of the Medley 77S-79A Infrastructure Improvement Area Project within the boundaries of the Medley 77S-79A Infrastructure Improvement Area.

The hearing will be held at 5:15 p.m. on May 28, 2019, in the Council Chambers, Town of Medley, Municipal Services Facility, 7777 N.W. 72nd Avenue, Medley, Florida 33166 , for the purpose of receiving public comment on (A) creation of the Medley 77S-79A Infrastructure Improvement Area; (B) imposition of the Assessments, and (C) collection of the Assessments pursuant to the Uniform Assessment Collection Act on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the Town Council within 20 days of this notice.

Pursuant to Section 286.0105, Florida Statutes, if you decide to appeal any decision made by the Town Council with respect to any matter considered at the hearing or at any subsequent meeting to which the Town Council has continued its deliberations, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and

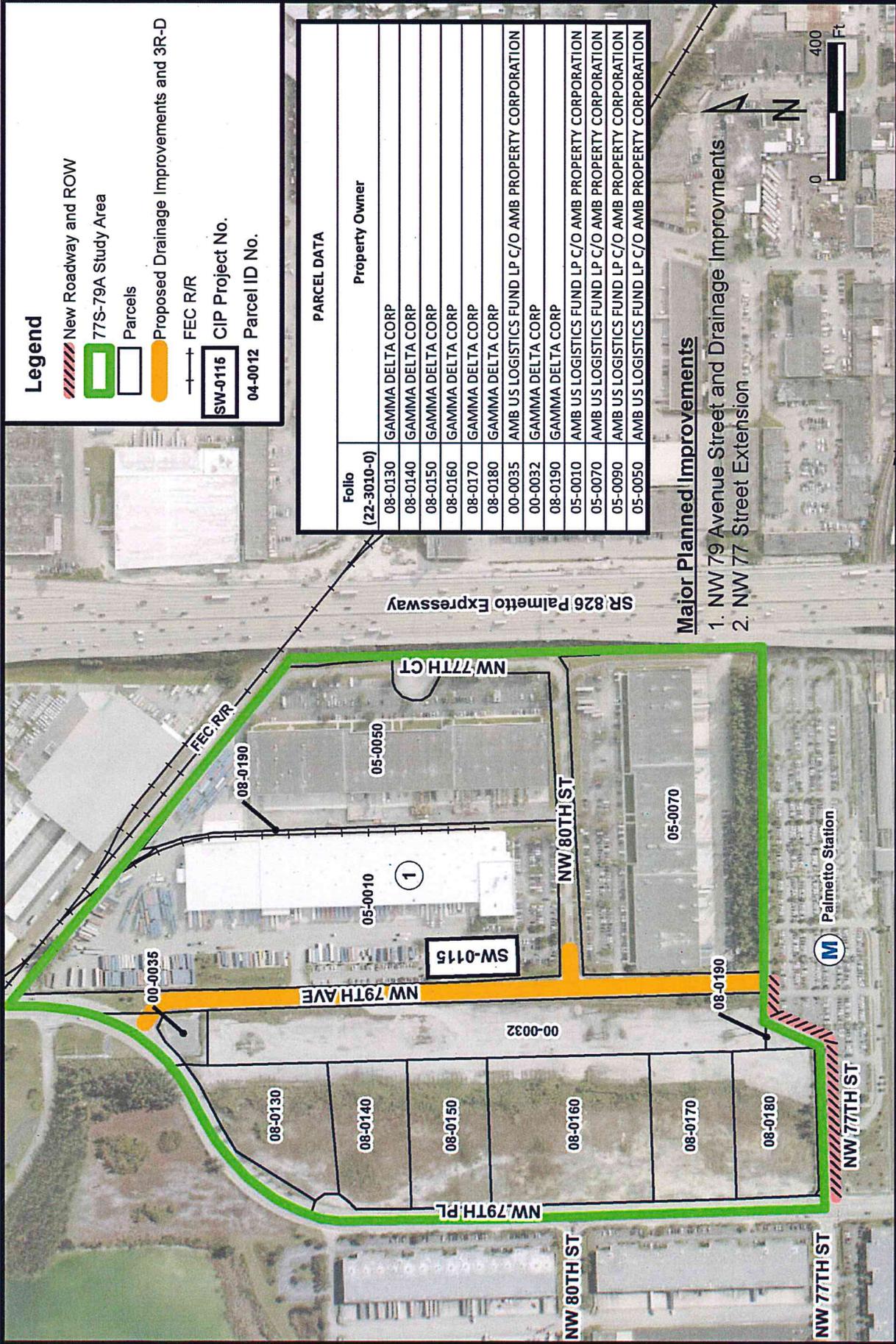
evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Town Clerk, at (305) 887-9541, Ext. 112, with request for auxiliary aids or services at least two (2) business days before the meeting.

The Assessment for each parcel of property will be based on the amount of Equivalent Residential Units and the amount of Daily Trips generation equation from the Institute of Transportation Engineers Trip Generation Manual. A more specific description of the improvements and method of computing the assessment for each parcel of property within the Medley 77S-79A Infrastructure Improvement Area are set forth in the Initial Assessment Resolution adopted by the Town Council on April 30, 2019. Copies of Ordinance No. C-431 (codified in Chapter 63 of the Town Code of Ordinances), the Initial Assessment Resolution (Resolution No. C-1689), and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the office of the Town Clerk, located at 7777 N.W. 72nd Avenue, Medley, Florida 33166.

The assessments will begin to be collected on the ad valorem tax bill to be mailed in November 2019, 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. The Town Council intends to collect the assessments in 10 annual installments, the first of which will be included on the ad valorem tax bill to be mailed in November 2019.

If you have any questions, please contact the Finance Director's Office at 305-887-9541, Monday through Wednesdays from 7:00 am to 5:00 pm and on Thursdays from 7:00 am to 4:30 pm.

MAP OF ASSESSMENT AREA



Legend

New Roadway and ROW

77S-79A Study Area

Parcels

Proposed Drainage Improvements and 3R-D

FEC R/R

SW-0115 CIP Project No.

04-0012 Parcel ID No.

PARCEL DATA	
Folio	Property Owner
(22-3010-0)	
08-0130	GAMMA DELTA CORP
08-0140	GAMMA DELTA CORP
08-0150	GAMMA DELTA CORP
08-0160	GAMMA DELTA CORP
08-0170	GAMMA DELTA CORP
08-0180	GAMMA DELTA CORP
00-0035	AMB US LOGISTICS FUND LP C/O AMB PROPERTY CORPORATION
00-0032	GAMMA DELTA CORP
08-0190	GAMMA DELTA CORP
05-0010	AMB US LOGISTICS FUND LP C/O AMB PROPERTY CORPORATION
05-0070	AMB US LOGISTICS FUND LP C/O AMB PROPERTY CORPORATION
05-0090	AMB US LOGISTICS FUND LP C/O AMB PROPERTY CORPORATION
05-0050	AMB US LOGISTICS FUND LP C/O AMB PROPERTY CORPORATION

Major Planned Improvements

1. NW 79 Avenue Street and Drainage Improvements
2. NW 77 Street Extension



Notes:

Capital Projects & Economic Development Department
Medley 77S-79A Infrastructure Improvements Area
 Special Assessment Study Area (No. 1)

File No.: C17-007
 Date: 02/05/2018

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This Notice of Public Hearing is dated at Medley, Miami-Dade County, Florida this 7th day of May 2019.

HERLINA TABOADA, TOWN CLERK