



**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF
SPECIAL ASSESSMENTS IN THE CAPITAL ASSESSMENT AREA 07-CURTIS
TO PROVIDE FOR THE CAPITAL ASSESSMENT AREA 07-CURTIS
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 design, acquisition, construction, and installation of the Capital Assessment Area 07-CURTIS Project within the boundaries of the Capital Assessment Area 07-CURTIS.

The Town of Medley will be holding a public informational meeting at 6:00 pm on Thursday August 25, 2022 in the Council Chambers of the Medley Municipal Services Facility located at 7777 NW 72nd Avenue, Medley Florida 33166. The purpose of the public informational meeting is to provide an opportunity to discuss with Town staff the benefits, and impacts of the capital assessment area.

The public hearing before the Town Council will be held at 7:00 p.m. on September 6, 2022 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 Capital Assessment Area 07-CURTIS; (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. Hearing impaired persons can access the foregoing telephone number by contacting [the Florida Relay Service at (800) 955-8770.]

Improvements include reconstruction of roadways down to the subgrade layer or resurfacing as needed. A new stormwater management system is proposed to include interconnected exfiltration trenches and new drainage stormwater catch basins (inlets). In addition, installation of street lighting and sidewalks are proposed.

Proposed improvements will provide a special benefit to the Assessed Parcels in the Capital Assessment Area. Project costs will be fairly and reasonably apportioned among those Benefitted Tax Parcels. Property assessments will be based on (1) the amount of Frontage of the Tax Parcel abutting the improvement and (2) on the Area Footage of the Tax Parcel.

A more specific description of the improvements and method of computing the assessments for each parcel of property within the Capital Assessment Area 07-CURTIS are set forth in the Initial Assessment Resolution adopted by the Town Council on July 5, 2022. Copies of Ordinance No. C-431, the Initial Assessment Resolution (Resolution No. C-2010), 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 2022, 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 15 annual installments, the first of which will be included on the ad valorem tax bill to be mailed in November 2022.

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



This Notice of Public Hearing is dated at Medley, Miami-Dade County, Florida this 9th day of August 2022.

Victoria Martinez, FRP, CMC, Town Clerk