



CITY OF DORAL

Office of the City Manager

Letter to Council

LTC No.: 009-2023

To: The Honorable Mayor and Members of the City Council

From: Barbie Hernandez, City Manager

Date: July 7, 2023

Subject: **Truth in Millage (TRIM)**

This Letter to Council (LTC) is to provide the Mayor and Council members information about the Truth in Millage (TRIM) law.

The purpose of the TRIM law is to require the taxing authorities to provide full disclosure to the taxpayers and general public of the proposed rates and amount of property taxes, prior to levying the taxes.

The property appraiser provides total assessed value of nonexempt property by June 1st as an estimate to be used for budget planning purposes, please see Exhibit A attached. The City's estimated current year gross taxable value for operating purposes was \$18,300,000,000. On July 1st the Property Appraiser certified the taxable value to each taxing authority (the City) on Form DR-420, please see Section I, Line 4 of Exhibit B attached. The City's current year gross taxable value for operating purposes increased to \$18,353,405,009.

Within 35 days of certification of value, the City must inform the Property Appraiser by means of the Form DR-420, Section II, of the prior year millage rate, current year proposed millage rate, current year rolled-back rate and the date, time, and meeting place of the Tentative Budget Hearing. In addition, we will, also, inform the Property Appraiser of the proposed voted debt millage rate via the DR-420DEBT.

During the scheduled July 31st Special Hearing with Council, the proposed millage rates for fiscal year 2024 will be approved and the dates for the first and second budget public hearing dates will be announced.

The Notice of Proposed Property Taxes, also called a TRIM Notice, is mailed to property owners in mid to late August by the Property Appraiser. It is not a bill, but rather an estimate of the property's taxes based on the proposed tax rates, the property's value and exemptions.

The first public hearing is held to approve a tentative millage rate and tentative budget. During this process the City can approve the tentative millage rate or decrease the rate. It is important to identify the rolled-back rate and the current year millage calculations. The “rolled-back rate” is the millage rate that provides the same revenue, from ad valorem taxes, as was levied during the prior year. The City’s current year rolled-back rate computed pursuant to Section 200.065 Florida Statute, is 1.5581 mills which is \$1.5581 per \$1,000 of assessed property within the City. The current year millage rate is calculated by the City once the budgetary proceeds from ad valorem revenues are identified, then that revenue figure is divided by this year’s gross taxable value.

If the City’s tentative adopted millage rate approved in the first public hearing of September is higher than the proposed rate submitted to the Property Appraiser after the July 31st Special Hearing, the City must mail each taxpayer a revised Notice of Proposed Property Tax. The Property Appraiser prepares the revised TRIM notice at the expense of the City and mails it 10-15 days before the final hearing. The final public hearing held in September is to approve the final millage rate and final budget. In addition, the final millage rate cannot exceed the tentatively adopted millage rate set on the first budget public hearing of September.

If you should need any further information about this matter, please do not hesitate to contact my office.

c: Francisco Rios, Deputy City Manager
Fernando Casamayor, Chief Financial Officer
Solangel D. Perez, Assistant Finance Director



MIAMI-DADE COUNTY
PROPERTY APPRAISER
ADMINISTRATIVE DIVISION

PEDRO J. GARCIA
PROPERTY APPRAISER

June 1, 2023

The Honorable Christi Fraga, Mayor
City of Doral
8300 NW 53rd Street, #100
Doral, FL 33166

RE: 2023 JUNE 1st ESTIMATE OF TAXABLE VALUE

Dear Mayor Fraga:

The June 1st Estimate of \$18,300,000,000 in taxable value is being provided in accordance with section 200.065(8), Florida Statutes, so that you may start preparing for next year's budget. It is important to note that July 1st is the official certification date for the 2023 assessment roll. The June 1st taxable value is only an estimate, which is subject to change.

As you start the difficult task of preparing your budget and the adoption of millage rates, please consider the significant increases in taxable values. With the increase in property values, insurance, and inflation many families are struggling. Therefore, I urge you to consider a reduction in your millage rate in order to help our residents cope with the increase cost of home ownership.

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

Sincerely,


Pedro J. Garcia, MNAA
Property Appraiser

cc: Barbie Hernandez, Acting City Manager
Solangel Perez, Acting CFO



CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12


Year : 2023	County : MIAMI-DADE
Principal Authority : CITY OF DORAL	Taxing Authority : CITY OF DORAL

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	17,446,275,595	(1)
2.	Current year taxable value of personal property for operating purposes	\$	906,680,864	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	448,550	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	18,353,405,009	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	292,580,988	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	18,060,824,021	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	16,393,576,093	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Number 0	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, Certification of Voted Debt Millage forms attached. If none, enter 0	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Number 1	(9)
SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser:	Date :		
	Electronically Certified by Property Appraiser	6/30/2023 4:32 PM		

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	1.7166	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	28,141,213	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	28,141,213	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	18,060,824,021	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	1.5581	per \$1000	(16)
17.	Current year proposed operating millage rate	1.7166	per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	31,505,455	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$ 28,141,213		(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>	1.5581 per \$1,000		(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$ 28,596,440		(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$ 31,505,455		(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>	1.7166 per \$1,000		(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>	10.17 %		(27)
First public budget hearing		Date :	Time :	Place :
SIGN HERE	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title : Barbie Hernandez, City Manager		Contact Name and Contact Title : Fernando Casamayor, Chief Financial Officer	
	Mailing Address : 8401 NW 53RD TERRACE		Physical Address : 8401 NW 53RD TERRACE	
	City, State, Zip : DORAL, FL 33166		Phone Number : 305-593-6725	Fax Number : 305-593-6613