


# Memorandum



**Date:** (Public Hearing 6-30-15)  
June 2, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Three Lakes Apartments Multipurpose Maintenance Special Taxing District

Agenda Item No. 5(R)

**Recommendation**

It is recommended that the Board of County Commissioners (BCC) approve a petition submitted in accordance with Article 1, Chapter 18 of the Code of Miami-Dade County for the creation of the Three Lakes Apartments Multipurpose Maintenance Special Taxing District. The multipurpose maintenance program will remain dormant until any association or community development district (CDD) fails to provide the required maintenance services.

**Scope**

This proposed special taxing district lies within Commissioner Dennis C. Moss' District 9 and will provide multipurpose maintenance services, if and when necessary.

**Fiscal Impact/Funding Source**

Creation of this district will result in no economic impact on the County's budget. Maintenance services which cannot be equitably or conveniently provided by the property owners shall be provided by the district upon acceptance of the plat required improvements by the County and upon the failure of any association or CDD to provide the required maintenance services and such services will be funded by special assessments against the benefited properties. The economic impact on the private sector will be a perpetual annual special assessment for the cost of maintenance services to all property owners within the district, if and when necessary (see page 3 of this memo).

At this time, there will be no increase or decrease in County staffing due to this district. The private sector may increase its staffing levels to provide the service requirements created by this special taxing district.

**Track Record/Monitoring**

The Chief of the Causeways and Special Taxing Districts Division, Michael R. Bauman, of Miami-Dade County Public Works and Waste Management Department (PWWM) is managing and overseeing this item.

**Background**

Contingent upon BCC approval of this district's creating ordinance, and in the event any association or CDD fails to provide maintenance services, the Miami-Dade County Parks, Recreation and Open Spaces Department and PWWM's Special Taxing Districts Division will provide the district's required

maintenance services and cause implementation of special assessments for the costs of such services against the benefited properties, as well as contract monitoring, compliance and enforcements, if and when necessary.

- Boundaries:** On the North, theo. SW 133 Terrace;  
On the East, SW 127 Avenue;  
On the South, SW 136 Street;  
On the West, theo. SW 127 Path.
- Number of Parcels:** 1 (Tentative plat proposes 1 commercial tract - Tract A).
- Number of Owners:** 1
- Number of Owners With Homestead Exemption Signing Petition:** None – The petition was submitted by Three Lakes Apartments, LLC., the sole property owner and developer.
- Preliminary Public Meeting:** None necessary.
- Required Referendum:** The creation of the district will be subject only to BCC approval; no election will be necessary as 100 percent of the property owners signed the petition.
- Preliminary Assessment Roll:** In the event any association or CDD fails to provide the maintenance services shown below, and contingent upon BCC approval of this district's creating ordinance, a hearing to adopt the multipurpose maintenance assessment roll will be conducted. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

**Proposed Service and Improvements**  
**Multipurpose Maintenance Services:**

The creation of this district is requested to maintain landscaped swales and/or medians including turf, and any trees, shrubs, irrigation including utility payments, common areas, any entrance features, and the exterior of any fencing or walls within the district's boundaries abutting public rights-of-way should any association or CDD fail to provide these services. The district will also maintain the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to the County and recorded in the Public Records.

**Estimated Initial Billing:** Assessment billed annually as an itemized portion of the Real Property tax bill. Collections to commence in November following adoption of this district's assessment roll.

**Initial Start of Service**

October 1<sup>st</sup> following cessation of maintenance services by the developer and failures of any association or CDD to provide services.

**Method Of Apportionment:**

Maintenance Services: Square Footage

**Estimated Annual Total Cost:**

	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$22,919.40	\$16,826.70

**Estimated Annual Rates:**

	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$0.0537	\$0.0394

**Estimated Annual Assessments:**

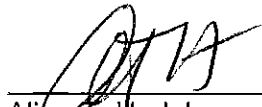
	<u>First Year</u>	<u>Second Year</u>
For Tract A:	\$22,919.40	\$16,826.70

The above annual costs and assessment information for multipurpose maintenance services are for informational purposes only and were calculated based on current costs assuming that maintenance services were to commence this year. Actual costs for multipurpose maintenance services will be determined at the time of the multipurpose maintenance assessment roll hearing.

State or Federal grants are not applicable to this special taxing district.

Each special taxing district is unique due to its geographical boundaries, affected property owners, and level of service to be provided. Creation of a new special taxing district to provide these services is the best and most cost-effective method to achieve this benefit.

In compliance with the provisions of Section 18-3 (c) of the Code, I have reviewed the facts submitted by PWWM and concur with their recommendation that this district be created pursuant to Section 18.22.1 of the Code.

  
\_\_\_\_\_  
Aliqa T. Hudak  
Deputy Mayor

**REPORT AND RECOMMENDATIONS ON THE  
CREATION OF THREE LAKES APARTMENTS  
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY, FLORIDA**

Pursuant to Chapter 18 of the Code, and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Miami-Dade County Public Works and Waste Management Department (PWWM) Director concerning the creation of Three Lakes Apartments Multipurpose Maintenance Special Taxing District.

**1. BOUNDARIES OF THIS DISTRICT**

The proposed district is located entirely within a portion of unincorporated Miami-Dade County, and the boundaries, as set forth in the petition, are as follows:

A portion of Section 14, Township 55 South, Range 39 East, lying in Miami-Dade County, Florida; being more particularly described as follows:

Begin at the southeast corner of the SE ¼ of said Section 14; thence S 87°47'05" W along the south line of the SE ¼ of said Section 14 for 525.83 feet; thence N 02°20'51" W for 914.91 feet; thence N 87°39'09" E along a line 448.00 feet south of and parallel with the north line of the SE ¼ of the SE ¼ of said Section 14 for 530.00 feet to the east line of the SE ¼ of said Section 14; thence S 02°05'10" E along said east line for 916.13 feet to the Point-of-Beginning (a.k.a. Three Lakes Apartments, Tentative Plat # T-23411).

The district's boundary and geographical location are shown on the attached sketch entitled Three Lakes Apartments Multipurpose Maintenance Special Taxing District and hereinafter referred to as Exhibit A.

**2. LOCATION AND DESCRIPTION OF DISTRICT**

Maintenance of landscaped swales and/or medians including turf, and any trees, shrubs, and irrigation including utility payments, common areas, any entrance features, and the exterior of any fencing or walls within the district's boundaries abutting public rights-of-way should any association or community development district (CDD) fail to provide these services. The district will also maintain the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records. Services will commence following failure of any association or CDD to provide these services, and upon adoption of the district's multipurpose maintenance assessment roll. Other maintenance services may be provided in the future as specified in the district's ordinance and amendments thereto.

**3. ESTIMATED COSTS AND ANNUAL EXPENSE FOR MAINTENANCE, REPAIR AND OPERATION OF THIS DISTRICT**

The proposed district is to be created to provide maintenance only in the event that any association or CDD fails to provide the services as described in Item 2 above and will be dormant until such time as stated above.

This initial cost estimate has been developed by PWWM based on estimates previously provided by the Parks, Recreation and Open Spaces Department for similar maintenance taxing districts and will provide multipurpose maintenance services as specified above if services were to commence in 2015. The combined annual costs of the district's multipurpose maintenance services for the initial maintenance program are estimated for report purposes to be \$22,919.40 for the first year, and \$16,826.70 for the second year. The expense of the multipurpose maintenance program will be continuous and service costs following district implementation are to be apportioned to individual properties within the district on the basis of lot or parcel square footage. The costs of the multipurpose

maintenance program and administrative expenses as shown below are to be paid for by special assessments levied against all benefited properties. Actual multipurpose maintenance costs will be determined and presented to the Board of County Commissioners (BCC) at the time of the multipurpose maintenance assessment roll public hearing and will then be adjusted annually each year thereafter based on actual experience.

<u>Estimated Annual Costs</u>	<u>First Year</u>	<u>Second Year</u>
Initial Annual Maintenance	\$12,622.50	\$12,622.50
Engineering and Administrative Costs	\$5,124.50	\$2,524.50
Billing, Collecting and Processing Costs	\$1,352.50	\$150.00
Contingencies	<u>\$3,819.90</u>	<u>\$1,529.70</u>
Total Annual Maintenance Services Costs	\$22,919.40	\$16,826.70
 <u>Estimated Annual Assessments</u>	 <u>First Year</u>	 <u>Second Year</u>
Per Assessable Square Foot:	\$0.0537	\$0.0394
For Tract A:	\$22,919.40	\$16,826.70

**4. CONFORMITY TO THE MASTER PLAN OF MIAMI-DADE COUNTY**

The proposed district conforms to and in no way conflicts with the master plan of development for Miami-Dade County (see attached memorandum from the Department of Regulatory and Economic Resources, a successor to the Department of Planning and Zoning).

**5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT**

The need for multipurpose maintenance programs is apparent. Residents and property owners of Miami-Dade County continue to demonstrate their desire for the services which will be provided by this district through petitions and personal requests. The ability of the affected properties to pay special assessments is evident since the costs of this district's services, including any bonds then outstanding, do not exceed twenty-five percent (25%) of the assessed valuation of all properties within the district's boundaries (including homesteads) as shown by the last preceding assessment roll of the County. In my opinion, the proposed multipurpose maintenance program will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

**6. PROCEDURE**

Following commencement of services by the district, any increase in future maintenance functions may be recommended by a majority of the property owners for consideration by Miami-Dade County as administrator. An annual meeting will be conducted with the owners of real property within the district as an integral part of the annual budget process. This will enable Miami-Dade County, as administrator, to secure input from affected community representatives, association and property owners to improve delivery of services or lower costs of the services provided within the scope of the district's authorized functions as specified above, and to determine the following:

1. Level of service;
2. Areas to be maintained;
3. Approximate effect on cost and rate of the assessment for any changes.

The deletion of services is subject to maintaining a minimum level of service as determined by PWWM (property owners may not delete maintenance services altogether unless this district is abolished).

**7. RECOMMENDATION**

I recommend that Three Lakes Apartments Multipurpose Maintenance Special Taxing District be created pursuant to Section 18-22.1 of the Code. The creation of this district will be subject to BCC approval only; no election will be necessary as 100 percent of the property owners signed the petition. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Three Lakes Apartments Multipurpose Maintenance Special Taxing District. Pursuant to Chapter 18 of the Code, the BCC shall receive and hear, at a public hearing, remarks by interested persons on this district, and thereafter may adopt such ordinance. Following failure of any association or CDD to provide these services, the BCC may adopt the district's Preliminary Assessment Roll resolution to fund district services. Adoption of this resolution will enable the Miami-Dade County Tax Collector to collect the funds necessary to administer the district, reimburse affected County Agencies involved in the creation and establishment of this district, as well as operate and maintain the district. The ordinance creating the district shall take effect ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the BCC. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this project. We further recommend that the County Mayor or County Mayor's designee forward the attached report to the BCC after review and concurrence with our findings.

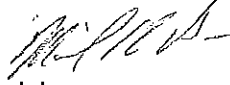
- Attachments: (1) Copy of Petition and Attachments  
(2) Copy of Memo from Department of Regulatory and Economic Resources  
(3) District Boundary and Geographical Location Sketch (Exhibit A)

# Memorandum



**Date:** February 27, 2015

**To:** Christopher Agrippa, Division Chief  
Office of the Clerk of the Board  
Attn: Daysha McBride

**From:** Michael R. Bauman, Chief   
Special Taxing Districts Division  
Public Works and Waste Management Department

**Subject:** Three Lakes Apartments Multipurpose Maintenance  
Special Taxing District

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In reference to the subject petition, we hereby certify that, in compliance with Section 18-22.1 of the Miami-Dade County Code, this Department has verified the attached name against the records of the Office of the Property Appraiser, and has concluded that said petition relates to real property in a new subdivision and the signator is owner and/or individual signing in their official capacity as representative of the owner of the property in question. We are therefore submitting the following information:

1.	Total number of parcels of land within district boundaries	<u>1</u>
2.	Total number of owners of property within district boundaries	<u>1</u>
3.	Total number of resident owners within district boundaries (this is a new subdivision area)	<u>0</u>
4.	Total number of signatures on the petition	<u>1</u>
5.	Total number of owners or representatives signing the petition in an official capacity	<u>1</u>
6.	Percentage of owners or representatives signing the petition in their official capacity	<u>100%</u>

Pursuant to Section 18-22.1 of the Code, this is a valid petition.

By copy of this memorandum, I am forwarding this petition for review by the County Attorney for legal sufficiency.

Attachment

c: Jorge Martinez-Esteve





**MIAMI-DADE COUNTY PUBLIC WORKS  
AND WASTE MANAGEMENT DEPARTMENT  
SPECIAL TAXING DISTRICTS DIVISION**

PAGE 1 OF 3

DECEMBER 1, 2014  
Document Preparation  
Date

Departmental Acceptance Date  
(Government Use Only)

**PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT**

To the Board of County Commissioners of Miami-Dade County, Florida:

We, the undersigned property owner(s), do hereby petition Miami-Dade County, Florida, for the creation of the Special Taxing District(s) required by the respective plat(s) pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, for any or all of the following: landscape, lake, entrance features and wall maintenance services (requested landscape, lake, entrance features and wall maintenance services shall be more fully described on the attached Exhibit B). The petitioned for district lies within that portion of the unincorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) THREE LAKES APARTMENTS

It is understood and agreed that the boundaries of this district and the type and level of services to be provided by this district will be reviewed by the appropriate County authorities. It is also understood that the improvements to be provided shall be in accordance with minimum standards and requirements set forth by the Miami-Dade County Public Works and Waste Management Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Three Lakes Apartments, LLC., a Delaware limited liability company	477 S. Rosemary Avenue, #301 West Palm Beach, FL 33401		30-5914-000-0200
By: <u>THREE LAKES MEMBER, LLC., a Delaware limited liability company</u>			
By: <u>William T. Fabbri, Executive Vice President</u>		MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	

PLACE NOTARY STATEMENT AND STAMP HERE:

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared William T. Fabbri, Executive Vice President of Three Lakes Member, LLC, a Delaware limited liability company, the Sole Member of Three Lakes Apartments, LLC, a Florida limited liability company, to me personally known or produced identification in the form of William T. Fabbri and who executed the foregoing resolution and acknowledged before me that William T. Fabbri executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 1st day of December 2014.

My Commission Expires: \_\_\_\_\_



**LEAH N STEWART**

MY COMMISSION #FF149103

EXPIRES July 17, 2019

FloridaNotaryService.com

*Leah N Stewart*  
Notary Public, State of Florida

DEPARTMENTAL ACCEPTANCE DATE  
(GOVERNMENT USE ONLY)

## EXHIBIT "A"

EXHIBIT "A" TO THE PETITION FOR THE PLAT KNOWN AS **THREE LAKES APARTMENTS**  
DATED **DECEMBER 1, 2014** FOR THE CREATION OF SPECIAL TAXING DISTRICT.

### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 87°47'05" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14 FOR 525.83 FEET; THENCE NORTH 02°20'51" WEST 914.91 FEET; THENCE NORTH 87°39'09" EAST ALONG A LINE 448.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR 530.00 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 02°05'10" EAST ALONG SAID EAST LINE 916.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 483,321 SQUARE FEET (11.0955 ACRES) MORE OR LESS.

Folio No. 30-5914-000-0200

## EXHIBIT B

PAGE 3 OF 3 OF THE PETITION

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS **THREE LAKES APARTMENTS** DATED **DECEMBER 1, 2014**, FOR THE CREATION OF A SPECIAL TAXING DISTRICT FOR MULTIPURPOSE MAINTENANCE.

### AREAS TO BE MAINTAINED:

THE WALL, SWALE, LANDSCAPE, INGRESS/EGRESS AND COMMON AREAS AREA ALONG THE NORTH SIDE OF SW 136 STREET AND ALONG THE WEST SIDE OF SW 127 AVENUE ABUTTING PUBLIC RIGHT OF WAY, WITHIN THE PROPERTY BOUNDARIES

### MAINTENANCE SCHEDULE:

- A.) LAWN / GRASS
  - 1.) CUT BIMONTHLY AS REQUIRED
  - 2.) FERTILIZE AND WEED CONTROL AS NEEDED
  - 3.) TREAT FOR PESTS/DISEASES AS NEEDED
  - 4.) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME.
  
- B.) TREES/SHRUBS
  - 1.) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
  - 2.) REPLACE AS REQUIRED
  
- C.) WALL MAINTENANCE
  - 1.) MAINTENANCE AND REPAIR OF THE EXTERIOR OF A DECORATIVE MASONRY WALL AND THE REMOVAL OF GRAFFITI AS NEEDED

**NOTE:** THIS SPECIAL TAXING DISTRICT ENCOMPASES A PRIVATE DRIVE COMMUNITY AND THE MULTIPURPOSE MAINTENANCE COMPONENT OF THE DISTRICT SHALL BE **DORMANT**. SERVICE WILL ONLY COMMENCE FOLLOWING FAILURE (AS DEFINED IN A "GRANT OF PERPETUAL NON-EXCLUSIVE EASEMENT" SUBMITTED AT THE SAME TIME AS THIS PETITION) OF ANY HOME-OWNER'S ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE THE REQUIRED SERVICES. ASSUMPTION OF MAINTENANCE SERVICES SHALL COMMENCE FOLLOWING ADOPTION OF THIS DISTRICT'S MULTIPURPOSE MAINTENANCE ASSESSMENT ROLL BY THE BOARD OF COUNTY COMMISSIONERS AT A PUBLIC HEARING. OTHER MAINTENANCE SERVICES MAY BE PROVIDED IN THE FUTURE AS SPECIFIED IN THE DISTRICT'S ORDINANCE AND AMENDMENTS THERETO. IN THE EVENT THIS DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTAINED:

WALL, SWALE, LANDSCAPE, INGRESS/EGRESS AND COMMON AREAS



# MEMORANDUM

To: Aristides Rivera, P.E., P.L.S., Director  
Public Works Department

Date: January 15, 2002

From: *Diane O'Quinn Williams*  
Diane O'Quinn Williams, Director  
Department of Planning and Zoning

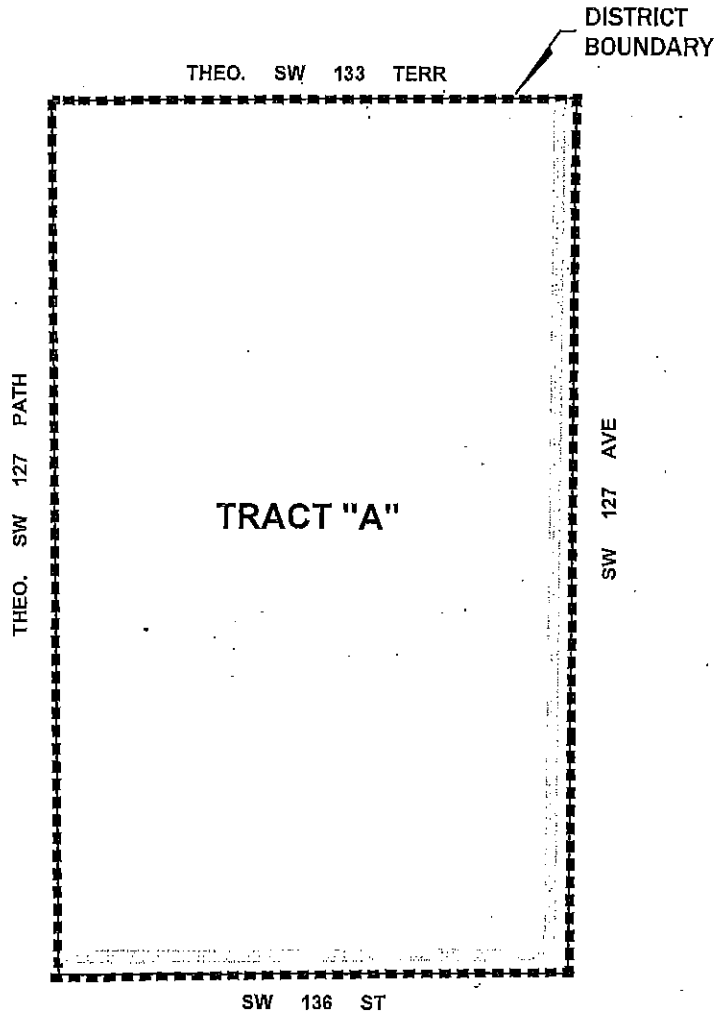
Subject: Street Lighting, Maintenance of  
Landscape, Walls Adjacent to  
Double-Frontage Lots and Lakes  
Special Taxing Districts

Section: As Required  
District: As Required  
Council: As Required

Effective September 5, 2001, all tentative plats in the unincorporated area of Miami-Dade County submitted to the Land Development Division of the Public Works Department, must be accompanied by a properly executed petition for all applicable special taxing districts including, but not limited to street lights, maintenance of landscape, walls adjacent to double frontage lots, entrance features and lakes. Final Plats will not be presented to the Board of County Commissioners for consideration until the applicable special taxing districts are created, and all fees have been paid. In that regard, to ensure expeditious processing, this Memorandum may serve as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2005-2015 Comprehensive Development Master Plan (CDMP). Policy 4A - Capital Improvement Element states: Appropriate funding mechanisms will be adopted and applied by Miami-Dade County in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bond, impact fees, and special purpose authorities, or others as appropriate and feasible (Adopted Components as Amended through April 2001, page IX-10). The provision for services over and above minimum for neighborhoods and communities may be accomplished through the special taxing district as may be prescribed by the code.

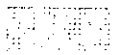
The Department of Planning and Zoning (DP&Z) has no objection to a blanket approval with condition to establish future special taxing districts as limited to requests for street lighting, landscape maintenance, walls adjacent to double-frontage lots and lake maintenance districts. The previously noted special taxing districts may be established on the condition that the DP&Z review all landscape maintenance districts for compliance with plantings in public rights-of-way and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

DO'QW: GA: TBS



# THREE LAKES APARTMENTS

MULTIPURPOSE MAINTENANCE  
SPECIAL TAXING DISTRICT



SHADING DENOTES INITIAL AREAS TO BE MAINTAINED.  
SEE ATTACHED SHEET FOR SERVICE DESCRIPTIONS AND  
LOCATIONS.



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** June 30, 2015

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(R)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(R)  
6-30-15

ORDINANCE NO. \_\_\_\_\_

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS THREE LAKES APARTMENTS MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, the Miami-Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Miami-Dade County power to adopt a home rule charter of government for Miami-Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Miami-Dade County from time to time; and

**WHEREAS**, the Home Rule Charter adopted by the electors of Miami-Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and governing body of Miami-Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including landscape improvement and other maintenance programs, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

**WHEREAS**, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Miami-Dade County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefore; and

**WHEREAS**, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a petition for the creation of a special taxing district to be known as the THREE LAKES APARTMENTS MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT duly signed by 100% of the owners (developer/petitioner) of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing maintenance of landscaped swales and/or medians, and the exterior faces of any fencing or walls adjacent to public rights-of-way, located within the public domain, and any common or landscaped areas within the public domain to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

**WHEREAS**, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Mayor or County Mayor's designee who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Miami-Dade County, Florida; and

**WHEREAS**, the County Mayor or County Mayor's designee, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners a written report and recommendations, included herein by reference, setting forth the boundaries of the proposed special taxing district, the location, nature and character of the multipurpose maintenance programs to be provided within the proposed district, an estimate of the cost of maintaining and operating such improvements and/or services, certification that the proposed district's improvements and multipurpose maintenance programs and/or services conform to the master plan of development for the County, and setting forth recommendations



concerning the need for and desirability of the requested district, the ability of the affected properties to bear special assessments to fund the cost of maintaining and operating such improvements and multipurpose maintenance programs and/or services, and an estimate of the amount to be assessed against each square foot of the benefited properties within the proposed district, and expressing an opinion that the properties to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Mayor or County Mayor's designee attached to such report and recommendations a map or sketch showing the boundary and geographical location of the proposed district. Such "Report and Recommendations" of the County Mayor or County Mayor's designee was filed with the Clerk and transmitted to the Chairperson; and

**WHEREAS**, it appears to the Board of County Commissioners from such report of the County Mayor or County Mayor's designee and other investigations that the district petitioned for would be of special benefit to all property within the proposed boundary and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the owners (developer/petitioner) and the report and recommendations of the County Mayor or County Mayor's designee -- said hearing was held on Tuesday, . Copies of the public notice were duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof were posted in not less than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundary of the proposed district as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll; and

**WHEREAS**, pursuant to said notice, the Board of County Commissioners on Tuesday, \_\_\_\_\_, held a public hearing, at which all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

**WHEREAS**, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Mayor or County Mayor's designee and the views expressed by the property owners within the proposed special taxing district, has determined to create and establish such special taxing district in accordance with the report and recommendations of the County Mayor or County Mayor's designee, and the provisions of Chapter 18 of the Code of Miami-Dade County, Florida.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** that

Section 1. In accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a special taxing district to be known and designated as the THREE LAKES APARTMENTS MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT is hereby created and established in the unincorporated area of Miami-Dade County, Florida.

Section 2. The area or boundary of this proposed special taxing district is as follows:

A portion of Section 14, Township 55 South, Range 39 East, lying in Miami-Dade County, Florida; being more particularly described as follows:

Begin at the southeast corner of the SE ¼ of said Section 14; thence S 87°47'05" W along the south line of the SE ¼ of said Section 14 for 525.83 feet; thence N 02°20'51" W for 914.91 feet; thence N 87°39'09" E along a line 448.00 feet south of and parallel with the north line of the SE ¼ of the SE ¼ of said

Section 14 for 530.00 feet to the east line of the SE ¼ of said Section 14; thence S 02°05'10" E along said east line for 916.13 feet to the Point-of-Beginning (a.k.a. Three Lakes Apartments, Tentative Plat # T-23411).

The area and geographical location of this proposed special taxing district are shown on the exhibit map or sketch, and made a part herein by reference.

Section 3. The services to be provided within this proposed special taxing district will initially consist of the following:

Maintenance of landscaped swales and/or medians including turf, and any trees, shrubs, and irrigation including utility payments, common areas, any entrance features, and the exterior of any fencing or walls within the district's boundaries abutting public rights-of-way should any association or community development district (CDD) fail to provide these services. The district will also maintain the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records. Service will commence following failure of any association or CDD to provide these services, and upon adoption of the district's multipurpose maintenance assessment roll. Other maintenance services may be provided in the future as specified in the district's ordinance and amendments thereto.

Section 4. The estimated cost to the property owners for the multipurpose maintenance project and operation of the proposed district's improvements and/or services including engineering, administration, billing, collecting and processing for the first year is \$22,919.40, and \$16,826.70 for the second year. It is estimated that the cost per assessable square foot of real property within the proposed district is \$0.0537 for the first year, and \$0.0394 for the second year. The second and succeeding years' assessments will be adjusted from actual experience.

Section 5. It is hereby declared that said improvements and/or services will be a special benefit to all properties within the proposed special taxing district and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 6. Miami-Dade County, as administrator of this district's maintenance program, is directed to provide service by the most effective and efficient means available on a yearly basis, as detailed in the County Mayor or County Mayor's designee's report which is made a part herein by reference. If there is a proposed significant change to the level of service to be provided, the Parks, Recreation and Open Spaces Department shall conduct a meeting in the community, inviting all affected district property owners for the purpose of reviewing the district's budget and level of service.

Section 7. The County Mayor or County Mayor's designee is authorized and directed to cause to be made the maintenance and operation of various public improvements to be installed within the proposed district in accordance with the provisions of this Ordinance. However, multipurpose maintenance services will be provided by the taxing district in accordance with the provisions of this ordinance only if an association and, if applicable, a community development district, have failed to provide these maintenance services and the County has adopted this proposed district's multipurpose maintenance assessment roll.

Section 8. The County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Miami-Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and the same time as ad valorem taxes. In accordance with

utilization of the ad valorem tax collection method, if such special assessments are not paid, when due, the potential for loss of title to the property exists.

Section 9. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 10. The provisions of this Ordinance shall become effective ten (10) days after the date of its enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

Prepared by:

Jorge Martinez-Esteve

