

Memorandum



Date: (Public Hearing 7-6-16)
June 7, 2016

Agenda Item No. 5(J)

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

From: Carlos A. Gimenez
Mayor

Subject: Ordinance Creating the Cedar at Keys Gate Multipurpose Maintenance Special
Taxing District

Recommendation

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

Scope

This proposed Special Taxing District lies within District 9, represented by Commissioner Dennis C. Moss, 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 Miami-Dade County (County) 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 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.

Social Equity Statement

The proposed ordinance creates a special taxing district, pursuant to Article I, Section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code.

If approved, property owners within the proposed district will pay special assessments appropriately apportioned according to the special benefit they receive from the district's services regardless of their demographics or income levels. The creation of this Special Taxing District, which was requested by 100 percent of the property owners, will provide for maintenance in the

event that a community development district (CDD) or association fails to provide the required services.

As per Sec. 18-20.2(b) of the county code regarding notice to purchasers of new residential property; It shall be the obligation of a seller of new residential property to provide the purchaser thereof with notice either of the existence of a special district created pursuant to this chapter or of the pendency of a petition to create such a district. The notice required by this section shall be set forth in the contract for sale and purchase of the new residential property. To meet this requirement, a declaration of covenant is signed and submitted as a part of the developer/owner petition and recorded under the affected subdivision. This document is revealed in a title search of residential properties within the boundaries of the referenced special taxing district.

Track Record/Monitoring

The district will be managed by the County's Parks, Recreation and Open Spaces Department (PROS) and overseen by Michael R. Bauman, Chief of the Causeways and Special Taxing Districts Division (Division).

Background

Contingent upon Board approval of this district's creating ordinance, and in the event any association or CDD fails to provide maintenance services, PROS and the Division will provide the district's required maintenance services and cause implementation of special assessments for the costs of such services against the benefitted properties, as well as contract monitoring, compliance and enforcements, if and when necessary.

Boundaries:

On the North, SW 336 Street;
On the East, theo. SW 169 Avenue;
On the South, theo. SW 340 Street;
On the West, theo. SW 170 Avenue.

Number of Parcels:

1 (Tentative plat proposes 198 townhouse units).

Number of Owners:

1

Number of Owners With Homestead Exemption Signing Petition:

None -- The petition was submitted by Newport Development Partners, LLC., the sole property owner and developer.

Preliminary Public Meeting:

None necessary.

Required Referendum:

The creation of the district will be subject only to Board 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 below, and contingent upon Board 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, wetlands, a lake, 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. Collection to commence in November following adoption of this district's assessment roll.

Initial Start of Service

October 1st following cessation of maintenance services by the developer and failure of any association or CDD to provide services.

Method of Apportionment:

Maintenance Services:

Square Footage

Estimated Annual Total Cost:

Maintenance Services:

First Year

\$62,944.86

Second Year

\$53,516.71

Estimated Annual Rates:

Maintenance Services:

First Year

\$0.0808

Second Year

\$0.0687

Estimated Annual Assessment:

First Year

Second Year

Honorable Chairman Jean Monestime
and Members, Board of County Commissioners
Page No. 4

For a Typical Interior Unit:	\$294.62	\$250.50
For a Typical Corner Unit:	\$353.24	\$300.34

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 services 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 PROS and concur with their recommendation that this district be created pursuant to Section 18-22.1 of the Code.



Michael Spring, Senior Advisor
Office of the Mayor

**REPORT AND RECOMMENDATIONS ON THE
CREATION OF CEDAR AT KEYS GATE
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

Pursuant to Chapter 18 of the Code of Miami-Dade County (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 Parks, Recreation and Open Spaces Department (PROS) Director concerning the creation of Cedar at Keys Gate Multipurpose Maintenance Special Taxing District.

1. BOUNDARIES OF THIS DISTRICT

The proposed district is located entirely within the municipal limits of the City of Homestead, Florida. Pursuant to Chapter 18 of the Code, Miami-Dade County has received approval from the City of Homestead to create this special district per Resolution No. R-2005-04-58, a copy of which is attached, and the boundaries, as set forth in the petition, are as follows:

A portion of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:

Tracts 4 and 5 of Block 4 of "Miami Land and Development Company's Subdivision," according to the Plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida (a.k.a. Cedar at Keys Gate, Tentative Plat # T-22808).

The district's boundaries and geographical location are shown on the attached sketch entitled Cedar at Keys Gate 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, entrance features, wetlands, a lake, 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 (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 PROS based on previous estimates for similar maintenance special taxing districts and will provide multipurpose maintenance services as specified above if services were to commence in 2016. The combined annual costs of the district's multipurpose maintenance services for the initial maintenance program are estimated for report purposes to be \$62,944.86 for the first year, and \$53,516.71 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 (Board) at the time of the multipurpose maintenance assessment roll public hearing and will then be adjusted annually thereafter based on actual experience.

<u>Estimated Annual Costs</u>	<u>First Year</u>	<u>Second Year</u>
Initial Annual Maintenance	\$40,417.96	\$40,417.96
Engineering and Administrative Costs	\$10,683.59	\$8,083.59
Billing, Collecting and Processing Costs	\$1,352.50	\$150.00
Contingencies	<u>\$10,490.81</u>	<u>\$4,865.16</u>
Total Annual Maintenance Services Costs	\$62,944.86	\$53,516.71

<u>Estimated Annual Assessments</u>	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.0808	\$0.0687
For a Typical Interior Unit:	\$294.62	\$250.50
For a Typical Corner Unit:	\$353.24	\$300.34

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 the 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 the 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 the 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 the 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 PROS (property owners may not delete maintenance services altogether unless this district is abolished).

7. RECOMMENDATION

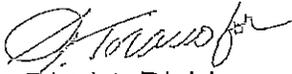
I recommend that Cedar at Keys Gate Multipurpose Maintenance Special Taxing District be created pursuant to Section 18-22.1 of the Code. The creation of this district will be subject to Board approval only; no election will be necessary as 100 percent of the property owners signed the petition. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Cedar at Keys Gate Multipurpose Maintenance Special Taxing District. Pursuant to Chapter 18 of the Code, the Board 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 Board 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 Departments 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 Board. 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 Board after review and concurrence with our findings.

- Attachments: (1) Copy of Petition and Attachments
(2) Copy of Resolution from the City of Homestead
(3) Copy of Memo from Department of Regulatory and Economic Resources
(4) District Boundaries and Geographical Location Sketch (Exhibit A)

Memorandum



Date: November 24, 2015
To: Christopher Agrippa, Division Chief
Office of the Clerk of the Board
Attn: Daysha McBride

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

Subject: Cedar at Keys Gate Multipurpose Maintenance
Special Taxing District

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.

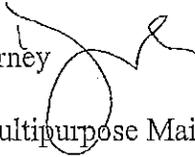
By copy of this memorandum, I am forwarding this petition for review by the County Attorney for legal sufficiency.

Attachment

c: Jorge Martinez-Esteve

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Mike Bauman
Chief, Special Taxing Districts

FROM: Jorge Martinez-Esteve 
Assistant County Attorney

DATE: December 2, 2015

SUBJECT: Cedar at Keys Gate Multipurpose Maintenance
Special Taxing District

Please be advised that I have reviewed the above referenced petition and find it to be legally sufficient for the purposes stated within the Petition, provided that:

1. the wall and entrance features to be maintained are adjacent to or accessible from the public right of way; and,
2. the land included in Exhibit A of the Petition is accessible to or usable by the public.

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

Document Preparation
Date November 6, 2015

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) CEDAR AT KEYS GATE

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.

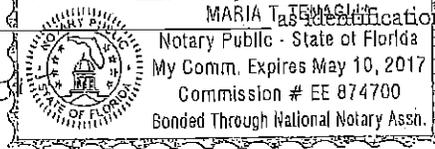
OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
NEWPORT DEVELOPMENT PARTNERS, LLC, a Florida limited liability company by Luis Armona MGR <i>MGR</i>	6701 Collins Avenue Managing Office Miami Beach, FL 33141	Tracts 4 and 5 Block 4 "Miami Land and Development Company's Subdivision", in Section 19, Township 57 South, Range 39 East, according to the Plat thereof as recorded in Plat Book 5 at Page 10 of the Public Records of Miami-Dade County	10-7919-001-0450
Signature: <i>[Handwritten Signature]</i>			

Notary Statement

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 6th day of November, 2015 by Luis Armona who is personally known to me or who produced

My Commission Expires: May 10, 2017



[Handwritten Signature]
Notary Public

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT(S)

KNOWN AS CEDAR AT KEYS GATE

DATED November 6, 2015 FOR THE CREATION OF
SPECIAL TAXING DISTRICT(S).

LEGAL DESCRIPTION

TRACT 4 AND 5 IN BLOCK 4 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
ACCORDING THE PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION,
AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

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EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS, CEDAR AT KEYS GATE
DATED November 6th, 2015, FOR THE CREATION OF A MULTIPURPOSE SPECIAL
TAXING DISTRICT FOR All common areas, lake and lake access tract, wetlands
landscape, wall maintenance and entrance features.

AREAS TO BE MAINTAINED:

Lake (Tract G), Lake access tract (Tract D), wetlands (Tract I), all common areas Tracts A,B,C,E and J, (green areas in the public right-of-way) within the tract in addition to all double frontage wall, landscaping located along the south side of SW 336 Street.

MAINTENANCE SCHEDULE:

- A) Lawn/Grass
 - i) Cut bimonthly as required
 - ii) Fertilize and weed control as needed
 - iii) Treat for pests/diseases as needed
 - iv) Irrigate with an automatic system and electrical service for same
- B) Trees/Shrubs
 - i) Trim, fertilize and treat for pests as needed
 - ii) Replace as required
- C) Lake maintenance to include, but not limited to, removal of debris, aquatic weeds, plant and algae by chemical and/or mechanical means as needed.
- D) Wetlands identified as Tract I will remain in their natural state until replatted according to Chapter 28 Subdivision Code of Miami-Dade County. Maintenance of these areas (i.e. Natural Forest Communities – NFC) will be as per DERM conditions and obligations set forth in NFC permit.

IMPROVEMENTS BY DEVELOPER FOR EACH LAKE

- A) 2 space parking area adjacent to the right of way
- B) 12' wide improvement ramp to extend into the water sufficient to allow a 3" launching lake waterway
- C) A locking swinging gate 12 feet with removable guardrail.

Note: THIS SPECIAL TAXING DISTRICT ENCOMPASSES 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:

Lake, lake access tract, wetlands, all common areas, landscape, wall maintenance and entrance features.

RESOLUTION NO. R2005-04-58

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, AUTHORIZING MIAMI-DADE COUNTY TO CONTINUE THE PROCESS OF CREATING SPECIAL TAXING DISTRICTS WITHIN THE CITY OF HOMESTEAD FOR THE FUNDING OF SPECIAL SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 18-2 of the Code of Miami-Dade County allows for the creation and establishment of special taxing districts within incorporated areas for the purpose of public improvements as set forth in that section; and

WHEREAS, Section 18-2 requires the approval of the City of Homestead (the "City") when the special taxing district falls within the City's boundaries; and

WHEREAS, Section 18-2 provides for the procedure for creating special taxing districts for the purpose of providing street lights, landscape maintenance, and any other applicable improvements in new subdivisions within the City; and

WHEREAS, the City wishes to allow Miami-Dade County to continue creating special taxing districts for street lights, landscape maintenance, and any other applicable improvements in new subdivisions within the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. Findings. The proceeding Whereas clauses are ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval. In accordance with Section 18-2 of the Code of Miami-Dade County, the City hereby approves and authorizes Miami-Dade County to continue establishing special taxing districts for the purpose of providing street lights, landscape

maintenance, and any other applicable improvements in all new subdivisions within the City's boundaries.

Section 3. Transmittal. The City Clerk is hereby authorized to transmit a certified copy of this Resolution to Miami-Dade County.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED on this 4th day of April, 2005.

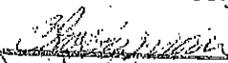


ROSCOE WARREN
Mayor

ATTEST:

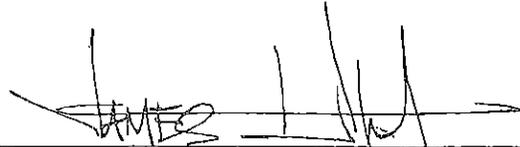


PATRICIA SULLIVAN, CMC
Deputy City Clerk

CERTIFIED COPY


Deputy CITY CLERK
CITY OF HOMESTEAD
DATE: 4-6-05

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY ONLY:



WEISS SEROTA HELFMAN PASTORIZA GUEDES COLE & BONISKE, P.A.
City Attorney

Offered by Mrs. Bell

Motion to adopt by Mrs. Bell seconded by Mr. Porter

FINAL VOTE AT ADOPTION

<i>Mayor Roscoe Warren</i>	<u>YES</u>
<i>Vice Mayor Lynda Bell</i>	<u>YES</u>
<i>Councilwoman Amanda Gamer</i>	<u>YES</u>
<i>Councilman Norman Hodge</i>	<u>YES</u>
<i>Councilman Steve Losner</i>	<u>ABSENT</u>
<i>Councilman Jeffrey Porter</i>	<u>YES</u>
<i>Councilwoman Judy Waldman</i>	<u>YES</u>

R2005-04-58 AUTHORIZING MIAMI-DADE - CREATION OF A SPECIAL TAXING DISTRICT



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

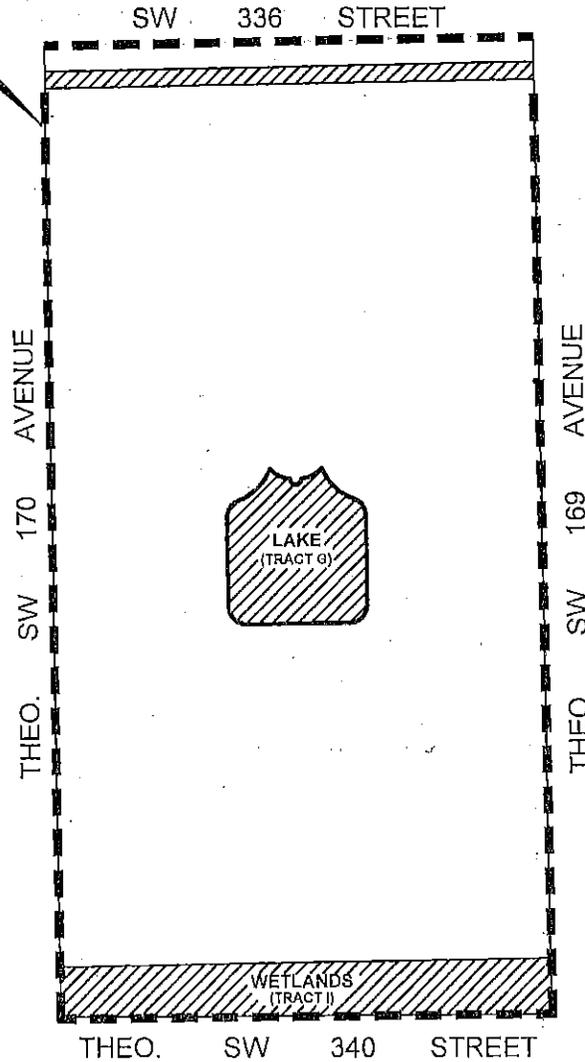
Council: As Required

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

DISTRICT
BOUNDARIES



CEDAR AT KEYS GATE

MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT



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

ATTACHMENT TO EXHIBIT "A"

CEDAR AT KEYS GATE
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

WALL, LAKE (Tract G), LAKE ACCESS TRACT (Tract D), WETLANDS (Tract I), ALL COMMON AREAS, AND ALL LANDSCAPING.

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 DECORATIVE MASONRY WALLS AND THE REMOVAL OF GRAFFITI AS NEEDED.

- D) LAKE MAINTENANCE
 - 1) TO INCLUDE, BUT NOT LIMITED TO, REMOVAL OF DEBRIS, AQUATIC WEED, PLANTS AND ALGAE BY CHEMICAL AND/OR MECHANICAL MEANS AS NEEDED.

- E) WETLANDS WILL REMAIN IN THEIR NATURAL STATE UNTIL REPLANTED ACCORDING TO CHAPTER 28 OF THE SUBDIVISION CODE OF MIAMI-DADE COUNTY. MAINTENANCE OF THESE AREAS (i.e. NATURAL FOREST COMMUNITIES-NFC) WILL BE AS PER DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CONDITIONS AND OBLIGATIONS SET FORTH IN NFC PERMIT.

IMPROVEMENTS BY DEVELOPER FOR EACH LAKE:

- A) A 2-SPACE PARKING AREA ADJACENT TO THE RIGHT-OF-WAY.
- B) 12-FOOT WIDE IMPROVED BOAT RAMP TO EXTEND INTO THE WATER SUFFICIENT TO ALLOW A 3' LAUNCHING DEPTH AT MEDIAN LAKE WATER LEVEL.
- C) A LOCKING SWINGING GATE, 12 FT. WIDE WITH REMOVAL GUARDRAIL.

NOTE: THE SPECIAL TAXING DISTRICT ENCOMPASSES A PRIVATE DRIVE COMMUNITY, IT SHALL BE **DORMANT**; AND 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 HOMEOWNERS 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:

LAKES, LAKE ACCESS TRACT, WETLANDS, COMMON AREAS, INGRESS/EGRESS, LANDSCAPING, WALL, AND ENTRANCE FEATURES.

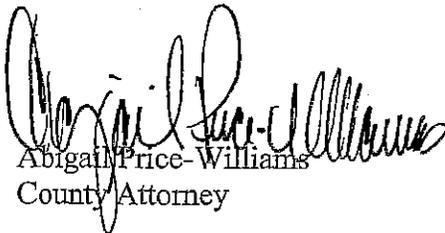


MEMORANDUM

(Revised)

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

DATE: July 6, 2016

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(J)

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
- Statement of social equity 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(J)
7-6-16

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS CEDAR AT KEYS GATE 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 CEDAR AT KEYS GATE 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 boundaries 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 properties within the proposed boundaries 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 will certify the place, date and hour for a public hearing on the petition of the property owners (developer/petitioner) and the report and recommendations of the County Mayor or County Mayor's designee -- said hearing will be held on Wednesday, . 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 boundaries 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 Wednesday , will hold a public hearing, at which all interested persons will be 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,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

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 CEDAR AT KEYS GATE MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT is hereby created and established in the City of Homestead, Florida.

Section 2. The area or boundaries of this proposed special taxing district are as follows:

A portion of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:

Tracts 4 and 5 of Block 4 of “Miami Land and Development Company’s Subdivision,” according to the Plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida (a.k.a. Cedar at Keys Gate, Tentative Plat # T-22808).

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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, wetlands, a lake, 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 \$62,944.86, and \$53,516.71 for the second year. It is estimated that the cost per assessable square foot of real property within the proposed district is \$0.0808 for the first year, and \$0.0687 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

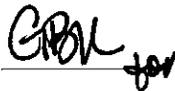
County, Florida. As authorized by Section 197.3632, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance 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.

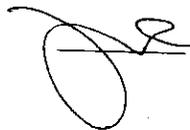
Section 10. The provisions of this Ordinance shall become effective ten (10) days after the date of its enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Jorge Martinez-Esteve