OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 5(D)

(Public Hearing 9-1-15)

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

DATE: June 30, 2015

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

SUBJECT: Ordinance creating and establishing a Special Taxing District in Miami-Dade County, Florida, know and described as Lake Hilda Multipurpose Maintenance Special Taxing District in accordance with the provisions of Chapter 18 of the Code

Ordinance No. 15-72

The accompanying ordinance was prepared by Public Works & Waste Management Department and placed on the agenda at the request of Prime Sponsor Commissioner Esteban L. Bovo, Jr.

R. A. Cuevas, Jr.
County Attorney

RAC/jls

Memorandum

MIAMI-DADE COUNTY

Date: September 1, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Lake Hilda Multipurpose Maintenance Special Taxing District

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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 (Code) of Miami-Dade County (County) for the creation of the Lake Hilda Multipurpose Maintenance Special Taxing District.

Scope
This proposed special taxing district lies within Commissioner Esteban Bovo, Jr.'s District 13 and will provide lake maintenance services.

Fiscal Impact/Funding Source
The creation of this district is at the request of the proposed district's property owners in accordance with Chapter 18 of the Code. The economic impact on the County's budget will be from the advancement of funds by several County Departments. Advancement of funds will result from various Departments' expenditure of labor and materials necessary to engineer and administer the district. All district costs incurred will be reimbursed to each Department after the Board's adoption of the preliminary assessment roll, ratification of the district by the qualified electorate within the district's boundaries, and collection of the assessments from the affected property owners on their November 2016 and subsequent annual tax bills.

After the first year, the economic impact on the private sector will be a perpetual annual special assessment for the cost of lake maintenance service to all property owners within the district.

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

Background
Contingent upon Board approval of this district's creating ordinance, the County Parks, Recreation and Open Spaces Department (PROS) 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 benefited properties, as well as contract monitoring, compliance and enforcement.

Boundaries:	On the North, Miami Lakeway South; On the East, NW 67 Avenue (Ludlam Rd.); On the South, Stae Road 924 (Gratigny Parkway); On the West, Alamanda Avenue.
Number of Parcels:	112
Number of Resident Property Owners:	88
Number of Owners with Homestead Exemption Signing Petition:	48 or 54.5 percent of the resident property owners.
Preliminary Public Meeting:	TBD
Required Referendum:	Every qualified registered voter residing within the district's boundaries will be afforded the opportunity to vote at an election conducted by mail, estimated to be held in January 26, 2016.
Preliminary Assessment Roll:	Submitted on the same agenda as a separate agenda item for consideration and adoption by the Board and contingent upon the approval of this district's creating ordinance and subsequent ratifying referendum. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.
Type of Improvements:	Lake Maintenance services including but not limited to: the removal of debris, aquatic weeds, plans and algae by chemical and/or mechanical means as needed. Lake maintenance services may be adjusted as a function of the budget process, upon recommendation by the district's property owners, collected at a public meeting.
Estimated Initial Billing:	Assessment billed annually as an itemized portion of the combined Real Property tax bill.

	First Year	Second Year
Estimated Total District Costs:	$22,723.80	$11,634.21
Method of Apportionment:	Unit	
Estimated Annual District Assessments:	**First Year**	**Second Year**
Per Developed Lot or Parcel Assessed as 1 Unit	$202.89	$103.88

The above annual costs and assessment information are based on the expected lake maintenance services to be provided by the district and are subject to change in the event that district services are adjusted by the County as provided herein.

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 this service is the best and most cost-effective method to achieve this benefit.

In accordance with the requirements of Section 18-3 of the Code and 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, if approved by the referendum subsequent to this public hearing.

Alina T. Hudak
Deputy Mayor

MEMORANDUM
(Revised)

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

DATE: September 1, 2015

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

SUBJECT: Agenda Item No. 5(D)

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(D)
9-1-15

ORDINANCE NO. 15-72

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS LAKE HILDA 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 therefor; 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 LAKE HILDA MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT duly signed by more than 50% of the resident property owners, 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 a lake maintenance program 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 lake maintenance program 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 lake 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 lake maintenance programs and/or services, and an estimate of the amount to be assessed against each 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 appearing 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, September 1, 2015 ,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, September 1, 2015, 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's 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 LAKE HILDA MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT is hereby created and established in the municipal limits of the Town of Miami Lakes, Florida.

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

> A portion of Section 23, Township 52 South, Range 40 East, of Miami-Dade County, Florida, being more particularly described as follows:
>
> Lots 1 through 51 of Block 1of "Miami Lakes Lake Hilda Townhouse Section" according to the Plat thereof, as recorded in Plat Book 81 at Page 72;
>
> And
>
> Lots 1 through 59, and Tract P. 21 of Block 25 of "Miami Lakes Section Five" according to the Plat thereof, as recorded in Plat Book 79 at Page 81.

All the aforementioned plats being recorded in the Public Records of Miami-Dade County. The area and geographical location of this proposed special taxing district are shown on the 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:

> Lake Maintenance services including but not limited to the removal of debris, aquatic weeds, plans and algae by chemical and/or mechanical means as needed. Lake maintenance services may be adjusted as a function of the budget process, upon recommendation by the district's property owners, collected at a public meeting.

Section 4. The estimated cost to the property owners for the lake maintenance program and operation of the proposed district's improvements and/or services including engineering, administration, billing, collecting and processing for the first year is $22,723.80, and $11,634.21 for the second year. It is estimated that the cost per unit within the proposed

district is $202.89 for the first year, and $103.88 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 lake 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.

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 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: September 1, 2015

Approved by County Attorney as
to form and legal sufficiency: APW

Prepared by:

Jorge Martinez-Esteve

REPORT AND RECOMMENDATIONS ON THE CREATION OF LAKE HILDA 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 Public Works and Waste Management (PWWM) Director concerning the creation of Lake Hilda Multipurpose Maintenance Special Taxing District.

1. BOUNDARIES OF THIS DISTRICT

The proposed district is located entirely within the municipal limits of the Town of Miami Lakes, Florida. Pursuant to Chapter 18 of the Code, Miami-Dade County (the County) has received approval from the Town of Miami Lakes to create this special taxing district per Resolution No. 15-1301, a copy of which is attached, and the boundaries, as set forth in the petition, are as follows:

> A portion of Section 23, Township 52 South, Range 40 East, of Miami-Dade County, Florida, being more particularly described as follows:
>
> Lots 1 through 51 of Block 1of "Miami Lakes Lake Hilda Townhouse Section" according to the Plat thereof, as recorded in Plat Book 81 at Page 72;
>
> And
>
> Lots 1 through 59, and Tract P. 21 of Block 25 of "Miami Lakes Section Five" according to the Plat thereof, as recorded in Plat Book 79 at Page 81.

All the aforementioned plats being recorded in the Public Records of Miami-Dade County.

The district's boundaries and geographical location are shown on the attached sketch entitled Lake Hilda Multipurpose Maintenance Special Taxing District and hereinafter referred to as Exhibit A.

A preliminary community meeting will be held to present the facts pertaining to the boundaries of this proposed district, a description of the improvement to be provided, its costs, and the method of payment.

2. LOCATION AND DESCRIPTION OF DISTRICT

The creation of this district is requested to maintain Lake Hilda. Lake maintenance service includes the removal of debris, aquatic weeds, plans and algae by chemical and/or mechanical means as needed. Service will commence at the earliest practicable time following the creation and establishment of the district by the Miami-Dade County Board of County Commissioners (BCC) and said creation ratified by the electorate at a subsequent referendum. Service will be administered by the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) using the most effective and efficient means available. Other maintenance services may be provided in the future as specified in the district's ordinance and amendments thereto. The areas to be maintained are shown on the attached Exhibit A.

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

The proposed district is to be created to provide lake maintenance as described in Item 2 above. The County may elect, due to the location, to provide lake maintenance services utilizing an open contract when significant service cost savings can be realized. The service level will be reviewed with the district's Homeowners' Association Board prior to renewal or relenting of a service contract as it is an integral part of this district's budget process. In the absence of a bona fide homeowners' association, notification will be sent informing the district's property owners of Miami-Dade County's selection of a service provider.

The combined annual costs of the district's lake maintenance services for the initial maintenance program are estimated to be $22,723.80 for the first year, and $11,634.21 for the second year. The expense of the lake maintenance program will be continuous and service costs following district implementation are to be apportioned to individual properties within the district on a unit basis. The costs of the lake maintenance program and administrative expenses as shown below are to be paid for by special assessments levied against all benefited properties.

Estimated Annual Costs	**First Year**	**Second Year**
Initial Annual Maintenance	$11,448.00	$10,780.20
Engineering and Administrative Costs	$2,500.00	$150.00
Billing, Collecting and Processing Costs	$6,710.00	$150.00
Contingencies	$2,065.80	$554.01
Total Annual Maintenance Services Costs	$22,723.80	$11,634.21

Estimated Annual Assessments	**First Year**	**Second Year**
Per Lot or Parcel Assessed as 1 Unit:	$202.89	$103.88

The above costs are estimated and will be adjusted annually based on actual experience.

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

The proposed district conforms to and in no way conflicts with the Comprehensive Development Master Plan for the Miami-Dade County (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 lake 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 2014 net property evaluation within the proposed district, based on information provided by the Miami-Dade County Office of the Property Appraiser is $16,151,824.00 which is a good indication that the affected properties are able to pay such assessments as may be required and, in my opinion, the proposed lake maintenance program will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

6. PROCEDURE

As provided for under Section 18-3 of the Code, the owners within the proposed district shall pay all costs and expenses incidental to the creation of this district and shall be assessed through special assessments for the entire cost of creating the district and providing lake maintenance within the district for the first year. Based on lot or parcel unit, each property owner will pay the County, through a special assessment, a proportionate share of the total annual costs each year thereafter. 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 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).

The expense of the lake maintenance program will be continuous. However, because cost and/or level of maintenance may increase, the estimated annual expense, as indicated herein, can only be based on the initial maintenance program. The cost of the maintenance program will therefore require adjustment annually through the budget process performed by PROS or PWWM as administrator of the district.

7. RECOMMENDATION

It is recommended that the Lake Hilda Multipurpose Maintenance Special Taxing District be created pursuant to Section 18-3 of the Code, which provides for the creation of special taxing districts in existing subdivisions and that the creation of the district be authorized by an ordinance to be adopted by the BCC, subject to ratification by the district's qualified electorate at a special referendum to be called by the BCC. It is also recommended that upon adoption of the ordinance creating this special taxing district, the BCC adopt, as the next agenda item, a resolution calling for a special election, as required by Chapter 18 of the code. Said election will be conducted by the Miami-Dade County Elections Department using a mailed ballot provided, along with a project report summary, to each district registered voter. It is further recommended that the BCC on the same agenda also adopt the district's preliminary assessment roll resolution. Adoption of this resolution will enable the Miami-Dade Tax Collector to bill the affected property owners, collection of which will provide the necessary funds to reimburse affected County Departments involved in the creation and establishment of the district, as well as provide funds to construct and maintain the improvement provided by the district. The implementation of the assessment roll will follow the procedures defined in Chapter 18 of the Code and be subject to district ratification by qualified electorate. The assessment will appear on the November 2016 tax bill following the election, if approved by the electorate. In the event actual costs are lower than the estimated costs in the ordinance, PWWM shall adjust and decrease the unit rate of assessment necessary to provide adequate revenue to cover the expenses. Should actual costs be higher than costs estimated, the County Mayor or County Mayor's designee may, at his discretion, cause to be prepared a revised preliminary roll and file the same with the Clerk of the Board for a scheduled public hearing to adopt it. This ordinance shall take effect when ratified at an election to be formally called, noticed and conducted as the BCC shall determine by resolution, unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the BCC and the district approved at the subsequent election. PWWM will also be available to answer any questions from the public or from your office with regards to the financial and/or engineering facts of this district. 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 Validation Memo
(2) Copy of Petition
(3) Copy of Resolution from Town of Miami Lakes
(4) Copy of Memo from Department of Regulatory and Economic Resources
(5) District Boundaries and Geographical Location Sketch (Exhibit A)

Memorandum

MIAMI-DADE COUNTY

Date: April 14, 2015

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

From: Michael Bauman
Chief, Causeways and Special Taxing Districts Division
PWWM Department

Subject: Proposed Lake Hilda Multipurpose Maintenance Special Taxing District

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In reference to the subject petition, we hereby certify that, in compliance with Chapter 18 of the Miami-Dade County Code, this Department has checked the names in the attached petition against the records of the Office of the Property Appraiser, and is submitting the following information:

1.	Total number of parcels of land within district boundaries	112
2.	Total number of resident owners of property within district boundaries	88
3.	Total number of resident owners signing the attached petition	48
4.	Percentage of resident owners signing the attached petition	54.5 %
5.	Net Property Valuation	$16,151,824

Utilizing Homestead Exemption as the basis for the resident owner requirement, we certify that this petition does contain the signatures of at least the minimum 50% of the resident property owners within the proposed District boundaries as required by the Code; therefore, the subject petition is valid.

Attachment

sample 17 30

LAKE HILDA
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

To be completed by the Department: Petition Issue Date: 03/10/2014 Petition Received Date: ___/___/___

To the Petitioner: You are required to circulate this petition among all property owners within the district boundary listed below. In order for the petition to be considered a valid current indicator of community preference, it must be completed and returned within four months from the date of issue. All submitted petition forms must be original and completed in ink.

To the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation and establishment of the Lake Hilda Multipurpose Maintenance Special Taxing District. We understand that the signatures of 50% of the resident property owners within the district's boundary signing the petition will validate the petition. If approved by the Board, a subsequent Special Election will be held for all registered voters in the district boundary to ratify the Board's decision.

Petition: Lake maintenance service including but not limited to: The stocking and annual restocking of triploid grass carp to control submerged aquatic weeds and chemical treatment to control emergent weeds around the lake's perimeter. Additional services may be included as a function of an annual budget meeting conducted by the Miami-Dade County Public Works and Waste Management Department with all district property owners invited.

District Boundaries: All properties fronting a lake known as Lake Hilda.
(See district boundary and location sketch, Exhibit A, on reverse side)

ESTIMATED INDIVIDUAL PROPERTY TAX BILL INCREASE FOR THIS IMPROVEMENT IS ESTIMATED TO BE BETWEEN $210 AND $235 THE FIRST YEAR, AND BETWEEN $80 AND $90 EACH YEAR THEREAFTER.

NOTE: Altering this form in any way invalidates the entire petition.

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Norman A Sheppe	Address: 14003 Alamanda Ave	
Sign:	Folio: 32-2023-004-0450	
Print: Lisa D. Sheppe	Address: 14003 Alamanda Ave	Lisa D. Sheppe
Sign:	Folio: 32-2023-004-0450	
Print: Chester M DeCarlo	Address: 14003 Alamanda Ave	
Sign:	Folio: 32-2023-004-0450	
Print: Victoria M Medina	Address: 13923 Alamanda Ave	9/24/14
Sign: Victoria M Medina	Folio: 32-2023-004-0470	Victoria M Medina
Print: Angel G. DeLaFuente	Address: 13913 Alamanda Ave	9-17-14
Sign: Angel G. DeLaFuente	Folio: 32-2023-004-0480	
Print: Linda De La Fuente	Address: 13913 Alamanda Ave	9-17-2014
Sign: Linda De La Fuente	Folio: 32-2023-004-0480	

Sample 2 of 30

LAKE HILDA
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

To be completed by the Department: Petition Issue Date: 03/10/2014 Petition Received Date: ___/___/___

To the Petitioner: You are required to circulate this petition among all property owners within the district boundary listed below. In order for the petition to be considered a valid current indicator of community preference, it must be completed and returned within four months from the date of issue. All submitted petition forms must be original and completed in ink.

To the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation and establishment of the Lake Hilda Multipurpose Maintenance Special Taxing District. We understand that the signatures of 50% of the resident property owners within the district's boundary signing the petition will validate the petition. If approved by the Board, a subsequent Special Election will be held for all registered voters in the district boundary to ratify the Board's decision.

Petition: Lake maintenance service including but not limited to: The stocking and annual restocking of triploid grass carp to control submerged aquatic weeds and chemical treatment to control emergent weeds around the lake's perimeter. Additional services may be included as a function of an annual budget meeting conducted by the Miami-Dade County Public Works and Waste Management Department with all district property owners invited.

District Boundaries: All properties fronting a lake known as Lake Hilda.
(See district boundary and location sketch, Exhibit A, on reverse side)

ESTIMATED INDIVIDUAL PROPERTY TAX BILL INCREASE FOR THIS IMPROVEMENT IS ESTIMATED TO BE BETWEEN $210 AND $235 THE FIRST YEAR, AND BETWEEN $80 AND $90 EACH YEAR THEREAFTER.

NOTE: Altering this form in any way invalidates the entire petition.

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Manuel Palacz	Address: 6941 Bamboo ST.	9-24-14
Sign: Manuel Pal	Folio: 32-2023-004-0510	
Print: Teresita Palacz	Address: 6941 Bamboo ST	
Sign:	Folio: 32-2023-004-0510	
Print: Michel Venger	Address: 6901 Bamboo ST	
Sign:	Folio: 32-2023-004-0550	
Print: Marie Venger	Address: 6901 Bamboo ST	
Sign: Marie Venger	Folio: 32-2023-004-0550	
Print: Jose Rafael Soberon	Address: 6870 Bamboo ST	
Sign:	Folio: 32-2023-004-0580	
Print: Gisela Soberon	Address: 6870 Bamboo ST	
Sign: Gisela Soberon	Folio: 32-2023-004-0580	

Sampled by OU

LAKE HILDA
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

To be completed by the Department: Petition Issue Date: 03/10/2014 Petition Received Date: __/__/__

To the Petitioner: You are required to circulate this petition among all property owners within the district boundary listed below. In order for the petition to be considered a valid current indicator of community preference, it must be completed and returned within four months from the date of issue. All submitted petition forms must be original and completed in ink.

To the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation and establishment of the Lake Hilda Multipurpose Maintenance Special Taxing District. We understand that the signatures of 50% of the resident property owners within the district's boundary signing the petition will validate the petition. If approved by the Board, a subsequent Special Election will be held for all registered voters in the district boundary to ratify the Board's decision.

Petition: Lake maintenance service including but not limited to: The stocking and annual restocking of triploid grass carp to control submerged aquatic weeds and chemical treatment to control emergent weeds around the lake's perimeter. Additional services may be included as a function of an annual budget meeting conducted by the Miami-Dade County Public Works and Waste Management Department with all district property owners invited.

District Boundaries: All properties fronting a lake known as Lake Hilda.
(See district boundary and location sketch, Exhibit A, on reverse side)

ESTIMATED INDIVIDUAL PROPERTY TAX BILL INCREASE FOR THIS IMPROVEMENT IS ESTIMATED TO BE BETWEEN $210 AND $235 THE FIRST YEAR, AND BETWEEN $80 AND $90 EACH YEAR THEREAFTER.

NOTE: Altering this form in any way invalidates the entire petition.

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Rodrigo A Zapata Jr	Address: 6885 Bamboo St	12/09/14
Sign: Rodrigo A. Zapata Jr	Folio: 32-2023-004-0570	
Print: Ana Zapata	Address: 6885 Bamboo ST	
Sign: Ana R Zapata	Folio: 32-2023-004-0570	12-4-14
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	

RESOLUTION NO. 15-1301

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA APPROVING AND AUTHORIZING MIAMI-DADE COUNTY TO CREATE AND ESTABLISH THE LAKE HILDA MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT; AUTHORIZING THE TOWN MANAGER TO EXECUTE AN EASEMENT IN FAVOR OF MIAMI-DADE COUNTY; PROVIDING FOR TRANSMITTAL BY TOWN CLERK; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 18, Article I of the Code of Miami-Dade County ("County Code") allows for the purpose of acquiring, constructing, reconstructing and installing public improvements or of providing special services with a special taxing district; and

WHEREAS, Chapter 18, Article I of the County Code sets forth the procedure for creating special taxing districts; and

WHEREAS, Section 18-2 of the County Code provides that no special taxing district shall be created within a municipality without the approval of the governing body of the said municipality; and

WHEREAS, residents within the Lake Hilda community ("the Residents") in the Town of Miami Lakes ("the Town") have petitioned Miami-Dade County under Section 18-3 of the County Code to create a special taxing district in order to provide a more stabilized and structured payment process to maintain Lake Hilda; and

WHEREAS, in their petition, the Residents seek lake maintenance service including but not limited to the stocking and annual restocking of triploid grass carp to control submerged aquatic weeds and chemical treatment to control emergent weeds around the lake's perimeter; and

WHEREAS, the proposed special taxing district boundaries would include all properties fronting the lake known as "Lake Hilda," as detailed in the map attached hereto as Exhibit "A;" and

WHEREAS, the Town Council of the Town of Miami Lakes approves the creation and establishment by Miami-Dade County of the Lake Hilda Multipurpose Maintenance Special Taxing District.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL FOR THE

TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Approval. In accordance with Chapter 18 of the Code of Miami-Dade County, Florida, the Town Council of the Town of Miami Lakes hereby approves and authorizes Miami-Dade County to create and establish the Lake Hilda Multipurpose Maintenance Special Taxing District, with the boundaries of said district being those detailed in the map attached hereto as Exhibit "A."

Section 3. Authorization of Town Manager. The Town Council of the Town of Miami Lakes authorizes the Town Manager to execute, subject to approval as to form and legality by the Town Attorney, an easement in favor of Miami-Dade County for ingress and egress through Town Park #21, which is located at 6890 White Oak Drive, Miami Lakes, Florida 33014, to Lake Hilda.

Section 4. Transmittal. The Town Clerk is hereby authorized and directed to transmit a certified copy of this Resolution to the Clerk of the Miami-Dade County Board of County Commissioners and to the Miami-Dade County Manager.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

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Passed and adopted this 14th day of April, 2015.

The foregoing resolution was moved for adoption by Councilman Lama. The motion was seconded by Councilman Mestre and upon being put to a vote, the vote was as follows:

Mayor Wayne Slaton	yes
Vice Mayor Manny Cid	yes
Councilmember Tim Daubert	yes
Councilmember Tony Lama	yes
Councilmember Ceasar Mestre	yes
Councilmember Frank Mingo	yes
Councilmember Nelson Rodriguez	yes

Wayne Slaton
MAYOR

Attest:

Marjorie Tejeda
TOWN CLERK

Approved as to form and legal sufficiency:

Raul Gastesi, Jr.
Gastesi & Associates, P.A.
TOWN ATTORNEY

MEMORANDUM

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

Date: January 15, 2002

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

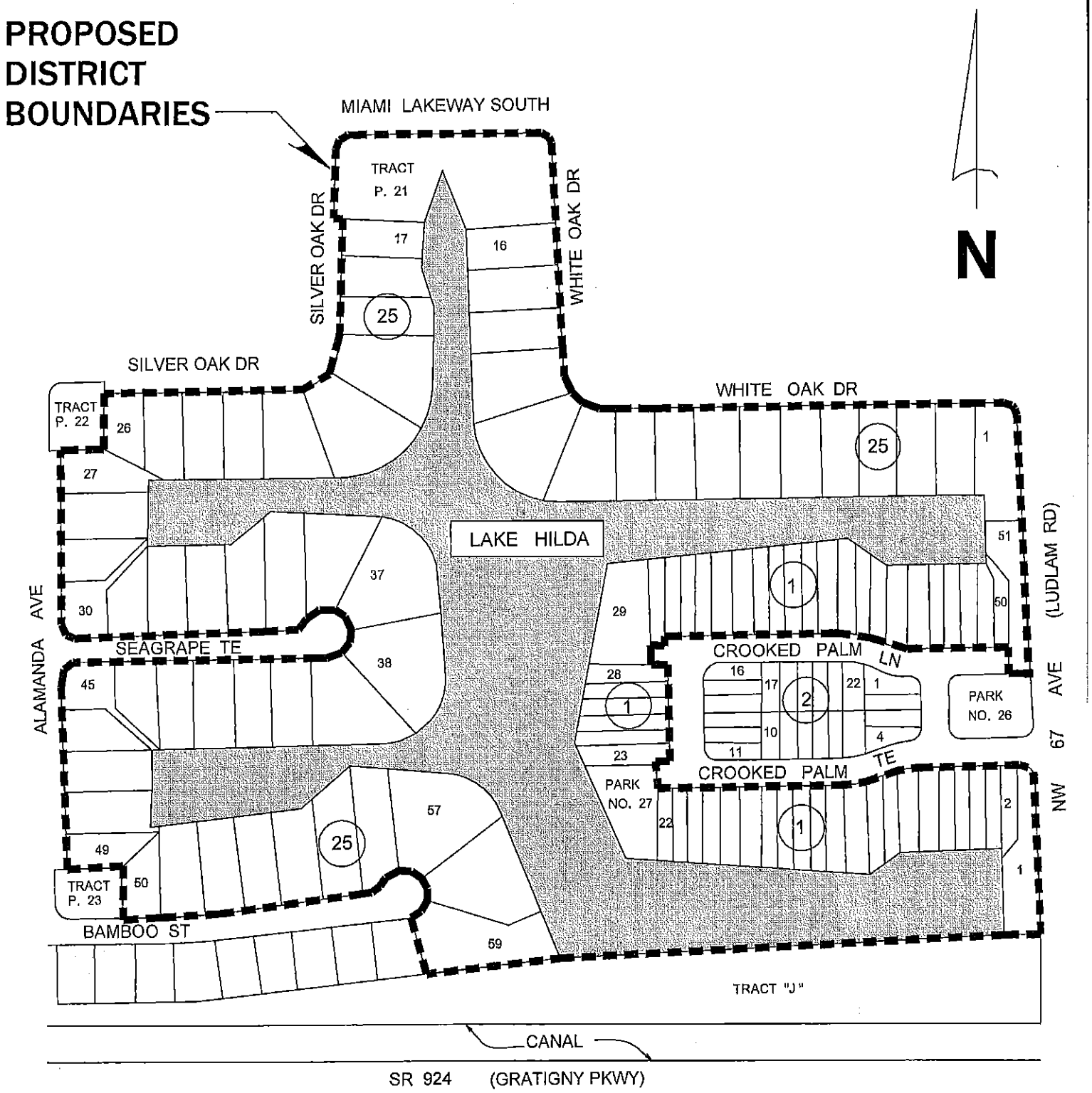
Subject: Street Lighting, Maintenance of Landscape, Walls Adjacent to Double-Frontage Lots and Lakes Special Taxing Districts

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



LAKE HILDA

MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

SHADING DENOTES AREAS TO BE MAINTAINED.

M-752 (COMM. 0013)
SECTION: 23-52-40

EXHIBIT "A"
(Boundaries and Geographical Location Sketch)

ATTACHMENT TO EXHIBIT "A"

LAKE HILDA
MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

LAKE HILDA, LYING IN THE PLAT OF MIAMI LAKES SECTION FIVE (PB 79, PG 81)

MAINTENANCE SCHEDULE:

LAKE MAINTENANCE TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- WATER MANAGEMENT
- AQUATIC WEED CONTROL
- REMOVAL OF DEBRIS
- CHEMICAL TREATMENT OF WEEDS AND GRASSES
- COLLECTION AND DISPOSAL OF FLOATING AND SHORELINE DEBRIS
- MAINTENANCE CYCLE: MINIMUM OF TWELVE (12) ANNUAL TREATMENTS