

# MEMORANDUM

Agenda Item No. 5(G)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** (Public Hearing: 10-6-22)  
September 1, 2022

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Ordinance abolishing a Special Taxing District in Miami-Dade County, Florida, within the boundaries of the City of Coral Gables and the Village of Pinecrest, generally bounded on the north by Cartagena and Lugo Avenues, on the east by Biscayne Bay, on the south by SW 136 Street and by Bella Vista Avenue, and on the west by Old Cutler Road, known and described as Gables by the Sea Security Guard Special Taxing District; abolishing services therein; and creating a Special Taxing District within the boundaries of the City of Coral Gables generally bounded on the north by Cartagena Avenue, on the east by Biscayne Bay, on the south by Bella Vista Avenue, and on the west by Old Cutler Road, known and described as Gables by the Sea-Coral Gables Security Guard Special Taxing District; and creating a special taxing district within the boundaries of the Village of Pinecrest generally bounded on the north by Lugo Avenue, on the east by SW 57 Avenue, on the south by SW 136 Street, and on the west by Old Cutler Road, known and described as Gables by the Sea-Pinecrest Security Guard Special Taxing District; subject to approval by qualified electors in each district for the creation and transfer of both districts to the municipalities

The accompanying ordinance was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



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Geri Bonzon-Keenan  
County Attorney


GBK/smm

# Memorandum



**Date:** October 6, 2022

**To:** Honorable Chairman Jose “Pepe” Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor 

**Subject:** Ordinance Abolishing the Gables by the Sea Security Guard Special Taxing District,  
Creating the Gables by the Sea-Coral Gables Security Guard Special Taxing District,  
and Creating the Gables by the Sea-Pinecrest Security Guard 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 of Miami-Dade County (Code) to: 1) repeal Ordinance No. 95-74, thereby abolishing the Gables by the Sea Security Guard Special Taxing District (Special Taxing District), which overlaps the boundaries of the City of Coral Gables (City) and the Village of Pinecrest (Village); 2) create two separate security guard districts, each located entirely within the boundaries of each municipality, to be known as Gables by the Sea-Coral Gables Security Guard Special Taxing District, and Gables by the Sea-Pinecrest Security Guard Special Taxing District; and 3) transfer the new districts to their respective municipalities via separate resolution, all of which will be contingent on approval of all at elections called by the Board via separate resolution.

## **Scope**

The Special Taxing District lies within Commission District 7, which is represented by County Commissioner Raquel A. Regalado, and provides a safety and sentinel security service 24 hours a day, 365 days a year using unarmed guards provided by a private security guard company operating from guardhouses.

## **Fiscal Impact/Funding Source**

The economic impact will be from the Special Taxing District’s cash reserves. There will be no increase or decrease in County staffing due to the abolishment of the Special Taxing District. The City and the Village shall be responsible for the reimbursement of all incidental costs incurred by the County for the creation and administration of the special taxing districts if approved by the Board through separate agenda items. The administrative costs incurred as a result of this process is estimated to be \$33,520. These funds will accrue from the special assessments paid by the property owners of folios within the boundaries of each special taxing district and will be apportioned pro rata.

## **Social Equity Statement**

The proposed Ordinance abolishes the Special Taxing District and creates two new special taxing districts, pursuant to Article I, section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code.

**Track Record/Monitor**

The Special Taxing District’s abolishment and the creation and transfer of the new special taxing districts will be managed by the Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero Lopez.

**Delegation of Authority**

The companion resolution transferring the new special taxing districts to the respective municipalities authorizes the County Mayor or County Mayor’s designee to execute interlocal agreements with the municipalities for the transfer, in substantially the form attached hereto.

**Background**

The Special Taxing District was created by Ordinance No. 95-74 on May 2, 1995. In accordance with the provisions of Chapter 18 of the Code, a majority of the resident owners of property within the Special Taxing District filed a petition to abolish the Special Taxing District, create and transfer two new special taxing districts within each municipality to be maintained and operated by the City as one district. The residents would like the City and the Village to have local control over the Special Taxing District. However, pursuant to section 1.01 of the Miami-Dade County Home Rule Charter and section 18-3.1 of the Code, this Board is vested with the power to designate the governing body of a municipality as the governing body of a special taxing district if the municipality assumes any and all liabilities of the special taxing district, and only if the district is located wholly within the boundaries of the municipality. The existing Special Taxing District overlaps the boundaries of the two municipalities and therefore cannot be transferred as one district. Accordingly, the residents have requested that the existing Special Taxing District be abolished, and two new districts wholly within the boundaries of each municipality be created and transferred to their respective municipalities, which will be contingent on approval by a majority of the qualified electors in each district at elections to be called by this Board via resolution. The assets of the existing Special Taxing District will be transferred pro rata to the newly created special taxing districts. Contingent upon Board approval of the creation and transfer of the special taxing districts via separate resolution, and subsequent ratification by the qualified registered voters within each special taxing district, the security guard services will be provided by the municipalities.

**Current District Boundaries:**

On the North, Cartagena and Lugo Avenues;  
On the East, Biscayne Bay;  
On the South, SW 136 Street and Bella Vista Avenue;  
On the West, Old Cutler Road.

**New District Boundaries:**

**Gables by the Sea-Coral Gables Security Guard Special Taxing District:**

On the North, Cartagena Avenue;  
On the East, Biscayne Bay;  
On the South, Bella Vista Avenue;  
On the West, Old Cutler Road.

**Gables by the Sea-Pinecrest Security Guard Special Taxing District:**

On the North, Lugo Avenue;  
On the East, SW 57 Avenue;  
On the South, SW 136 Street;  
On the West, Old Cutler Road.

**Number of Parcels:** 520  
**Number of Resident Owners:** 416  
**Number of Owners with Homestead Exemption Signing Petition:** 273 or 65.6% of the resident property owners (See attached petition).

**Public Hearing Notification:** The Clerk will certify the place, date, and hour for a public hearing on the petition at which all interested persons will be afforded the opportunity to present for this Board’s consideration their objections, if any, to the abolishment of the Special Taxing District and the creation of the new special taxing districts. As pursuant to section 18-3(d), a public notice will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof will be mailed to all owners of taxable real property within the boundaries of the special taxing district as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll.

**Required Referendum:** The abolishment, creation and transfer of the two new special taxing districts will be contingent upon approval of all by a majority vote of the qualified electors residing in each proposed district at elections to be called by the Board via separate resolution.

**Assessment Roll:** To be repealed and of no force and effect upon adoption of this abolishing Ordinance by the Board.

**Estimated Total Annual Costs to Maintain and Operate the Districts:** \$544,440.00

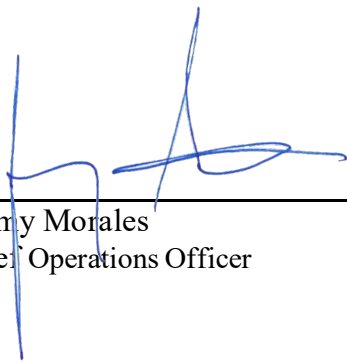
**Estimated Annual Costs to Properties in the Districts:**

Per Developed Lot: \$1,047.54  
Per Undeveloped Lot: \$523.77

The above annual costs and assessment information are based on the current security guard services provided by the Special Taxing District, and are subject to change in the event that the special taxing districts services are adjusted by the City as provided herein. Each subsequent year will be calculated based on actual cost.

State or federal grants are not applicable to the special taxing districts.

In accordance with the requirements of sections 18-3(c) and 18-3.1 of the Code, I have reviewed the facts submitted by PROS in its Report and Recommendations, a copy of which is attached and incorporated herein. I concur with their recommendation and approve of the abolishment of the existing special taxing district and the creation and transfer of the two new special taxing districts.



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Jimmy Morales  
Chief Operations Officer

**REPORT AND RECOMMENDATIONS  
ON THE ABOLISHMENT OF THE GABLES BY THE SEA  
SECURITY GUARD SPECIAL TAXING DISTRICT  
AND THE CREATION AND TRANSFER OF  
GABLES BY THE SEA-CORAL GABLES AND  
GABLES BY THE SEA-PINECREST  
SECURITY GUARD SPECIAL TAXING DISTRICTS  
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 districts, the following facts are submitted by the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) Director concerning the abolishment of the Gables by the Sea Security Guard Special Taxing District and the subsequent creation and transfer of two separate security guard districts, each located entirely within the boundaries of each municipality, to be known as Gables by the Sea-Coral Gables Security Guard Special Taxing District, and Gables by the Sea-Pinecrest Security Guard Special Taxing District.

**1. BOUNDARIES OF THIS DISTRICT**

The proposed special taxing districts are each located entirely within the boundaries of its respective municipalities, namely the City of Coral Gables (City) and the Village of Pinecrest (Village). Pursuant to Chapter 18 of the Code, Miami-Dade County (County) has received approvals from the City and the Village to create the special taxing districts per Resolution No. 2018-94 and Resolution No. 2018-11 respectively, copies of which are attached. The boundaries as set forth in the petitions are as follows:

A portion of Section 13, Township 55 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

Lot 7 of “Avocado Land Company”, according to the Plat thereof, as recorded in Plat Book 2, Page 44;

And

All of “Amended Plat of Coral Bay Section A”, according to the Plat thereof, as recorded in Plat Book 57, Page 97, less Lots 1 through 5 of Block 1;

And

All of “Coral Bay Section B”, according to the Plat thereof, as recorded in Plat Book 65, Page 115;

And

All of “Coral Bay Section C”, according to the Plat thereof, as recorded in Plat Book 65, Page 147;

And

Blocks 10 through 14, and Block 30 of “Coral Bay Section D”, according to the

Plat thereof, as recorded in Plat Book 68, Page 60;

And

All of "Caravel Estates", according to the Plat thereof, as recorded in Plat Book 89, Page 44;

And

All of "Amended Plat of a Portion of Coral Bay Section C", according to the Plat thereof, as recorded in Plat Book 94, Page 5;

And

All of "Guma Subdivision", according to the Plat thereof, as recorded in Plat Book 96, Page 64;

And

All of "Mar Street Subdivision", according to the Plat thereof, as recorded in Plat Book 127, Page 100;

This Special Taxing District's boundaries and geographical location are shown on the attached map or sketch entitled Gables by the Sea-Coral Gables Security Guard Special Taxing District and hereinafter referred to as "Exhibit A".

And

Portions of Sections 17 and 18, Township 55 South, Range 41 East, Miami-Dade County, Florida; being more particularly described as follows:

Portions of "Rockdale Estates", according to the Plat thereof, as recorded in Plat Book 42, Page 19, being more particularly described as follows:

The East 370.00 feet of Tract 1, and the East 435.60 feet of Tract 3;

And

All of "Craigdale Manor", according to the Plat thereof, as recorded in Plat Book 94, Page 46, less Lot 1;

And

All of "Cutler Bay Estates", according to the Plat thereof, as recorded in Plat Book 95, Page 28;

And

All of “Cutler Bay Estates First Addition”, according to the Plat thereof, as recorded in Plat Book 96, Page 45;

And

All of “Cutler Bay Estates Second Addition”, according to the Plat thereof, as recorded in Plat Book 97, Page 24;

And

All of “Old Cutler Woods”, according to the Plat thereof, as recorded in Plat Book 108, Page 11;

And

All of “Warwick Manor First Addition”, according to the Plat thereof, as recorded in Plat Book 111, Page 47;

And

All of “First Addition to Old Cutler Woods”, according to the Plat thereof, as recorded in Plat Book 122, Page 98;

And

All of “Second Addition to Old Cutler Woods”, according to the Plat thereof, as recorded in Plat Book 130, Page 10;

And

All of “Old Cutler Springs”, according to the Plat thereof, as recorded in Plat Book 131, Page 2;

And

All of “Old Cutler Springs First Addition”, according to the Plat thereof, as recorded in Plat Book 133, Page 52;

This Special Taxing District’s boundaries and geographical location are shown on the attached map or sketch entitled Gables by the Sea-Pinecrest Security Guard Special Taxing District and hereinafter referred to as “Exhibit A”.



All of the above-named plats are recorded in the Public Records of Miami-Dade County, Florida.

**2. DESCRIPTION AND LOCATION OF THE SERVICE TO BE PROVIDED**

The services, as specified by the petitions, will be a visible safety and sentinel security service provided by a private and duly licensed and bonded State of Florida approved security guard company, using unarmed uniformed guards operating from each respective special taxing district’s guardhouse. Services will be provided 24 hours a day, 365 days a year.

The services will commence at the earliest practicable time, following the creation and subsequent transfer of the special taxing districts to their respective municipalities, contingent upon the approval of the Miami-Dade County Board of County Commissioners (Board) and upon subsequent ratification by the qualified registered voters within each special taxing district.

**3. ESTIMATED COST FOR THIS SERVICE**

The request made by the petitioners is for security services, as indicated in Section 2 of this report. The total costs for the security services are estimated to be \$544,440.00 and are to be equalized among the special taxing districts’ properties. The annual cost for the second and subsequent years services will be determined by each the City and the Village respectively.

<u>ESTIMATED ANNUAL COSTS</u>	<u>First Year</u>	<u>Second Year</u>
Total Annual Cost to Maintain and Operate the Districts	\$544,440.00	TBD
Cost per Developed Lot	\$1,047.54	TBD
Cost per Vacant/Undeveloped Lot	\$523.77	TBD

**4. PROCEDURE**

Each property owner in the special taxing districts will pay the City and the Village, by special assessment on a unit or a half unit basis, a proportionate share of the total annual cost. This cost will be shown as an itemized portion of the combined real property tax bill.

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

The proposed special taxing districts conform to and in no way conflict 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).

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

The proposed security program is desirable as evidenced by the property owners’ petitions. In my opinion, the proposed improvement will provide special benefits to properties within the special taxing districts equal to or exceeding the amount of special assessments to be levied.

**7. ESTIMATE OF ASSESSMENT AGAINST BENEFITED PROPERTY**

As was determined in Item 4 above, each owner of property will pay the City and the Village, through a special assessment, a proportionate share of the total assessable cost. This cost will be shown as an itemized portion of the annual non-ad valorem tax bill. At the time of the Special Taxing District’s petition validation

in 2021, the net property valuation within the Special Taxing District as taken from the 2020 Miami-Dade County Real Estate Property Cards was \$545,603,599.00, which is a good indication that the affected property is able to pay such assessments as may be required. The annual assessments shown below are representative costs for properties within this special taxing district.

<u>ESTIMATED ANNUAL ASSESSMENTS</u>	<u>First Year</u>	<u>Second Year</u>
Cost per Year for a Developed Lot Assessed as One Unit:	\$1,047.54	TBD
Cost per Year for a Vacant/Undeveloped Lot Assessed as Half Unit:	\$523.77	TBD

These costs are based on a preliminary estimate of 520 units and will be adjusted from actual costs.

**8. RECOMMENDATION**

It is recommended that the abolishment of the existing Special Taxing District and the creation and transfer of the new special taxing districts be authorized by an amending ordinance to be adopted by the Board, and subject to ratification by the special taxing districts' electorate at a special referendum to be called by the Board. It is also recommended that upon adoption of the amending ordinance, the Board adopt, as the next agenda item, resolutions transferring and 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 along with a report summary provided to each of the registered voter. The amending ordinance shall take effect when ratified at said election to be formally called, noticed and conducted as the Board shall determine by resolutions unless vetoed by the Mayor. If vetoed, it shall become effective only upon an override by the Board and the special taxing districts' approval at the subsequent election.

My office will also be available to answer any questions from the public or your office with regards to the financial and/or engineering facts of the special taxing districts. 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.

- Enclosures:
- (1) Copy of Petition Validation Memo and Petition Sample
  - (2) Copy of Resolution from the City of Coral Gables
  - (3) Copy of Resolution from the Village of Pinecrest
  - (4) Copy of Memo from Department Regulatory and Economic Resources
  - (5) District Boundaries and Geographical Location Sketches (Exhibit As)

# Memorandum



**Date:** November 22, 2021

**To:** Melissa Adames, Deputy Clerk  
Office of the Clerk of the Board  
Attn: Shania Momplaisir

**From:** Lorena Guerra-Macias, Chief  
Special Assessment Districts Division  
Parks, Recreation and Open Spaces Department

**Subject:** Gables by the Sea Security Guard Special Taxing District

A handwritten signature in blue ink, appearing to be "LGM", is written over the "From:" field.

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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 verified 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 520
2. Total number of resident owners of property within district boundaries 416
3. Total number of resident owners signing the attached petition 273
4. Percentage of resident owners signing the attached petition 65.6%
5. Net property valuation \$545,603,599

Utilizing Homestead Exemption as the basis for the resident owner requirement, we certify that this petition does contain the signatures of at least 50% of the resident property owners within the proposed district boundaries as required by Section 18-3 of the Code; therefore, the subject petition is valid.

Attachment

PINECREST

SECURITY GUARD SPECIAL TAXING DISTRICT  
 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
 SPECIAL ASSESSMENT DISTRICTS DIVISION

Petition Issued Date: 12/31/20

Petition Received Date 03/19/21  
 (TO BE COMPLETED BY THE DEPARTMENT)

**To the Petitioner:** You are recommended to circulate this petition amongst all property owners within the boundaries listed below. In order for the petition to be considered a valid current indicator of community preference, all submitted petition forms must be completed in ink and returned to Miami-Dade County within four months from the date of issue.

**To the Board of County Commissioners of Miami-Dade County, Florida:** We, the undersigned resident property owners, do hereby petition Miami-Dade County, Florida, to 1) abolish the Gables by the Sea Security Guard Special Taxing District, which is located within the boundaries of both the City of Coral Gables and the Village of Pinecrest; 2) create two separate security guard districts, one within the boundaries of each municipality, each to be transferred to the jurisdiction of its respective municipality; and 3) both districts to be operated and maintained as one district by the City of Coral Gables pursuant to an interlocal agreement. We understand that signatures of more than 50% of the resident property owners with homestead exemption within each special taxing district's boundaries signing the petition will validate the petition. If approved by the Board of County Commissioners at a public hearing, a subsequent special election will be held for all registered voters residing in each respective special taxing district to ratify the aforementioned creation and transfer of the two separate special taxing districts

**Proposed Services:** Pursuant to Miami-Dade County's acceptance of a Village of Pinecrest ordinance/resolution approving the abolishment of the existing Gables by the Sea Security Guard Special Taxing District and the creation of the proposed Gables by the Sea Pinecrest Security Guard Special Taxing District and authorizing the operation of gates in the Village's right-of-way, the special taxing district will provide a safety and sentinel security service 24 hours a day, 365 days a year using unarmed guards provided by a private security guard company operating from the guardhouse located on S.W. 134<sup>th</sup> Street.

**District Boundaries:** North, Lugo Avenue  
 South, S.W. 136<sup>th</sup> Street  
 East, S.W. 57<sup>th</sup> Avenue  
 West, Old Cutler Road  
 (See district boundaries and geographical location sketch, Exhibit A, on reverse side)

PURSUANT TO AN INTERLOCAL AGREEMENT TO BE ENTERED INTO BETWEEN THE VILLAGE OF PINECREST AND THE CITY OF CORAL GABLES FOR THE OPERATION AND MAINTENANCE OF THE TWO DISTRICTS AS ONE, THE INDIVIDUAL PROPERTY ASSESSMENT FOR THE OPERATION AND MAINTENANCE OF THE COMBINED DISTRICT FOR THE FIRST AND SECOND YEARS IS ESTIMATED TO BE \$1,047.00. IN THE ABSENCE OF THE INTERLOCAL AGREEMENT, THE INDIVIDUAL PROPERTY ASSESSMENT FOR EACH DISTINCTIVE DISTRICT WILL BE CALCULATED SEPARATELY AND ADJUSTED ACCORDINGLY.

OWNER'S NAME

TAX FOLIO AND PROPERTY ADDRESS

DATE SIGNED

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: BHARONI LAKSHAN Sign: [Redacted]	Address: 5790 SW 130 <sup>th</sup> TER 33156 Folio: 20-5013-039-0010	08/06/21
Print: George Fernandez Sign: [Redacted]	Address: 5874 SW 131 <sup>th</sup> Ter Folio: 20-5013-027-0030	02/06/21
Print: BIANCA FERNANDEZ Sign: [Redacted]	Address: 50711 SW 131 <sup>th</sup> Ter Folio: 20-5013-027-0030	02/06/21
Print: Noirem Janowitz Sign: [Redacted]	Address: 13450 SW 57 <sup>th</sup> Ave Folio: 20-5013-028-0910	2/6/21
Print: Alex Marquez Echo Sign: [Redacted]	Address: 5705 SW 131 <sup>th</sup> Ter Folio: 20-5013-027-0100	2/6/21
Print: [Redacted] Sign: [Redacted]	Address: 13353 SW 58 <sup>th</sup> Ave Folio: 20-5013-028-0640	2/9/21
Print: Helen Spitzer Reich Sign: [Redacted]	Address: 5715 SW 131 <sup>th</sup> Ter Folio: 20-5013-027-0140	2/6/21
Print: [Redacted] Sign: [Redacted]	Address: 13274 SW 58 <sup>th</sup> Ave Folio: 20-5013-028-0590	2/13/21
Print: NESTOR MIRANDA Sign: [Redacted]	Address: 13405 SW 57 <sup>th</sup> Ave Folio: 20-5013-030-0030	2/13/21
Print: [Redacted] Sign: [Redacted]	Address: 13405 SW 57 <sup>th</sup> Ave Folio: 20-5013-028-0920	2/13/21
Print: Alejandro Ceron Sign: [Redacted]	Address: 13356 SW 58 <sup>th</sup> CT Folio: 20-5013-028-0790	2/15/21

NOTE: This petition will become effective if and only if approved by a majority of the resident property owners residing in both the proposed Gables by the Sea Pinecrest Special Taxing District and the proposed Gables by the Sea Coral Gables Special Taxing District. Only one resident owner's signature per household will count toward the more than 50% requirement for petition validation. However, circulation of petition among all in the proposed special taxing district is urged to ensure these persons are informed of the proposal. Altering this form in any way invalidates the entire petition.

# GABLES BY THE SEA PINECREST

SECURITY GUARD SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
SPECIAL ASSESSMENT DISTRICTS DIVISION

Petition Issued Date: 12/31/20

Petition Received Date 03/19/21  
(TO BE COMPLETED BY THE DEPARTMENT)

**To the Petitioner:** You are recommended to circulate this petition amongst all property owners within the boundaries listed below. In order for the petition to be considered a valid current indicator of community preference, all submitted petition forms must be completed in ink and returned to Miami-Dade County within four months from the date of issue.

**To the Board of County Commissioners of Miami-Dade County, Florida:** We, the undersigned resident property owners, do hereby petition Miami-Dade County, Florida, to 1) abolish the Gables by the Sea Security Guard Special Taxing District, which is located within the boundaries of both the City of Coral Gables and the Village of Pinecrest; 2) create two separate security guard districts, one within the boundaries of each municipality, each to be transferred to the jurisdiction of its respective municipality; and 3) both districts to be operated and maintained as one district by the City of Coral Gables pursuant to an interlocal agreement. We understand that signatures of more than 50% of the resident property owners with homestead exemption within each special taxing district's boundaries signing the petition will validate the petition. If approved by the Board of County Commissioners at a public hearing, a subsequent special election will be held for all registered voters residing in each respective special taxing district to ratify the aforementioned creation and transfer of the two separate special taxing districts

**Proposed Services:** Pursuant to Miami-Dade County's acceptance of a Village of Pinecrest ordinance/resolution approving the abolishment of the existing Gables by the Sea Security Guard Special Taxing District and the creation of the proposed Gables by the Sea Pinecrest Security Guard Special Taxing District and authorizing the operation of gates in the Village's right-of-way, the special taxing district will provide a safety and sentinel security service 24 hours a day, 365 days a year using unarmed guards provided by a private security guard company operating from the guardhouse located on S.W. 134<sup>th</sup> Street.

**District Boundaries:** North, Lugo Avenue  
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(See district boundaries and geographical location sketch, Exhibit A, on reverse side)

PURSUANT TO AN INTERLOCAL AGREEMENT TO BE ENTERED INTO BETWEEN THE VILLAGE OF PINECREST AND THE CITY OF CORAL GABLES FOR THE OPERATION AND MAINTENANCE OF THE TWO DISTRICTS AS ONE, THE INDIVIDUAL PROPERTY ASSESSMENT FOR THE OPERATION AND MAINTENANCE OF THE COMBINED DISTRICT FOR THE FIRST AND SECOND YEARS IS ESTIMATED TO BE \$1,047.00. IN THE ABSENCE OF THE INTERLOCAL AGREEMENT, THE INDIVIDUAL PROPERTY ASSESSMENT FOR EACH DISTINCTIVE DISTRICT WILL BE CALCULATED SEPARATELY AND ADJUSTED ACCORDINGLY.

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: <u>Patricia Z. Bianchi</u> Sign: <u>[Signature]</u>	Address: <u>5750 SW 132<sup>nd</sup> Terrace</u> Folio: <u>20-5013-028-0780</u>	<u>02/20/2021</u>
Print: <u>Mark Glassman</u> Sign: <u>[Signature]</u>	Address: <u>13270 SW 57<sup>th</sup> Ave</u> Folio: <u>20-5013-028-0950</u>	<u>02/20/2021</u>
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
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Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	

NOTE: This petition will become effective if and only if approved by a majority of the resident property owners residing in both the proposed Gables by the Sea Pinecrest Special Taxing District and the proposed Gables by the Sea Coral Gables Special Taxing District. Only one resident owner's signature per household will count toward the more than 50% requirement for petition validation. However, circulation of petition among all in the proposed special taxing district is urged to ensure these persons are informed of the proposal. Altering this form in any way invalidates the entire petition.

GABLES BY THE SEA  
PINECREST

SECURITY GUARD SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
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(TO BE COMPLETED BY THE DEPARTMENT)

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To the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned resident property owners, do hereby petition Miami-Dade County, Florida, to 1) abolish the Gables by the Sea Security Guard Special Taxing District, which is located within the boundaries of both the City of Coral Gables and the Village of Pinecrest; 2) create two separate security guard districts, one within the boundaries of each municipality, each to be transferred to the jurisdiction of its respective municipality; and 3) both districts to be operated and maintained as one district by the City of Coral Gables pursuant to an interlocal agreement. We understand that signatures of more than 50% of the resident property owners with homestead exemption within each special taxing district's boundaries signing the petition will validate the petition. If approved by the Board of County Commissioners at a public hearing, a subsequent special election will be held for all registered voters residing in each respective special taxing district to ratify the aforementioned creation and transfer of the two separate special taxing districts

Proposed Services: Pursuant to Miami-Dade County's acceptance of a Village of Pinecrest ordinance/resolution approving the abolishment of the existing Gables by the Sea Security Guard Special Taxing District and the creation of the proposed Gables by the Sea Pinecrest Security Guard Special Taxing District and authorizing the operation of gates in the Village's right-of-way, the special taxing district will provide a safety and sentinel security service 24 hours a day, 365 days a year using unarmed guards provided by a private security guard company operating from the guardhouse located on S.W. 134<sup>th</sup> Street.

District Boundaries: North, Lago Avenue East, S.W. 57<sup>th</sup> Avenue  
South, S.W. 136<sup>th</sup> Street West, Old Cutler Road  
(See district boundaries and geographical location sketch, Exhibit A, on reverse side)

PURSUANT TO AN INTERLOCAL AGREEMENT TO BE ENTERED INTO BETWEEN THE VILLAGE OF PINECREST AND THE CITY OF CORAL GABLES FOR THE OPERATION AND MAINTENANCE OF THE TWO DISTRICTS AS ONE, THE INDIVIDUAL PROPERTY ASSESSMENT FOR THE OPERATION AND MAINTENANCE OF THE COMBINED DISTRICT FOR THE FIRST AND SECOND YEARS IS ESTIMATED TO BE \$1,047.00. IN THE ABSENCE OF THE INTERLOCAL AGREEMENT, THE INDIVIDUAL PROPERTY ASSESSMENT FOR EACH DISTINCTIVE DISTRICT WILL BE CALCULATED SEPARATELY AND ADJUSTED ACCORDINGLY.

OWNER'S NAME TAX FOLIO AND PROPERTY ADDRESS DATE SIGNED

Print: Elyse Freedman Sign: [Redacted]	Address: 13501 SW 57 CT. Folio: 20-5013-028-0850	3/1/2021
Print: Jane Moore Sign: [Redacted]	Address: 13350 SW 57 <sup>th</sup> Ave Folio: 20-5013-028-0930	3/14/2021
Print: Margarita Tonkhus Sign: [Redacted]	Address: 5900 SW 135 <sup>th</sup> Street Folio: 20-5013-030-0100	3/14/2021
Print: Velvel Zifman Sign: [Redacted]	Address: 13547 SW 59 Ave 3316 Folio: 20-5013-028-0330	3/14/2021
Print: Larelle Sign: [Redacted]	Address: Folio:	
Print: SHANNON ENERGY Sign: [Redacted]	Address: 13361 SW 57 CT Folio: 20-513-028-0310	3-14-2021
Print: DEBRA SISKIND Sign: [Redacted]	Address: Folio: 20-5013-040-0090	
Print: Sign:	Address: Folio:	
Print: Sign:	Address: Folio:	
Print: Sign:	Address: Folio:	
Print: Sign:	Address: Folio:	
Print: Sign:	Address: Folio:	

NOTE: This petition will become effective if and only if approved by a majority of the resident property owners residing in both the proposed Gables by the Sea Pinecrest Special Taxing District and the proposed Gables by the Sea Coral Gables Special Taxing District. Only one resident owner's signature per household will count toward the more than 50% requirement for petition validation. However, circulation of petition among all in the proposed special taxing district is urged to ensure these persons are informed of the proposal. Altering this form in any way invalidates the entire petition.

# GABLES BY THE SEA CORAL GABLES

13 of 45

SECURITY GUARD SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
SPECIAL ASSESSMENT DISTRICTS DIVISION

Petition Issued Date: 12/31/20

Petition Received Date 03/19/21  
(TO BE COMPLETED BY THE DEPARTMENT)

**To the Petitioner:** You are recommended to circulate this petition amongst all property owners within the boundaries listed below. In order for the petition to be considered a valid current indicator of community preference, all submitted petition forms must be completed in ink and returned to Miami-Dade County within four months from the date of issue.

**To the Board of County Commissioners of Miami-Dade County, Florida:** We, the undersigned resident property owners, do hereby petition Miami-Dade County, Florida, to 1) abolish the Gables by the Sea Security Guard Special Taxing District, which is located within the boundaries of both the City of Coral Gables and the Village of Pinecrest; 2) create two separate security guard districts, one within the boundaries of each municipality, each to be transferred to the jurisdiction of its respective municipality; and 3) both districts to be operated and maintained as one district by the City of Coral Gables pursuant to an interlocal agreement. We understand that signatures of more than 50% of the resident property owners with homestead exemption within each special taxing district's boundaries signing the petition will validate the petition. If approved by the Board of County Commissioners at a public hearing, a subsequent special election will be held for all registered voters residing in each respective special taxing district to ratify the aforementioned creation and transfer of the two separate special taxing districts.

**Proposed Services:** Pursuant to Miami-Dade County's acceptance of a City of Coral Gables ordinance/resolution approving the abolishment of the existing Gables by the Sea Security Guard Special Taxing District and the creation of the proposed Gables by the Sea Coral Gables Security Guard Special Taxing District and authorizing the operation of gates in the City's right-of-way, the special taxing district will provide a safety and sentinel security service 24 hours a day, 365 days a year using unarmed guards provided by a private security guard company operating from the guardhouse located on Lugo Avenue.

**District Boundaries:** North, Cartagena Avenue East, Biscayne Bay  
South, Bella Vista Avenue West, S.W. 57<sup>th</sup> Avenue  
(See district boundaries and geographical location sketch, Exhibit A, on reverse side)

PURSUANT TO AN INTERLOCAL AGREEMENT TO BE ENTERED INTO BETWEEN THE CITY OF CORAL GABLES AND THE VILLAGE OF PINECREST FOR THE OPERATION AND MAINTENANCE OF THE TWO DISTRICTS AS ONE, THE INDIVIDUAL PROPERTY ASSESSMENT FOR THE OPERATION AND MAINTENANCE OF THE COMBINED DISTRICT FOR THE FIRST AND SECOND YEARS IS ESTIMATED TO BE \$1,047.00. IN THE ABSENCE OF THE INTERLOCAL AGREEMENT, THE INDIVIDUAL PROPERTY ASSESSMENT FOR EACH DISTINCTIVE DISTRICT WILL BE CALCULATED SEPARATELY AND ADJUSTED ACCORDINGLY.

OWNER'S NAME TAX FOLIO AND PROPERTY ADDRESS DATE SIGNED

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: <u>Mary James Mills</u>	Address: <u>12041 Ramiro Street</u>	<u>2/20/21</u>
Sign: <u>[Redacted]</u>	Folio: <u>03-5118-005-0670</u>	
Print: <u>Octavia [Redacted]</u>	Address: <u>12520 Ramiro St</u>	<u>2/20/21</u>
Sign: <u>[Redacted]</u>	Folio: <u>03-5118-005-0780</u>	
Print: <u>Janet Sanchez</u>	Address: <u>1325 Corona Ave</u>	<u>2/26/21</u>
Sign: <u>[Redacted]</u>	Folio: <u>03-5118-005-0400</u>	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	

NOTE: This petition will become effective if and only if approved by a majority of the resident property owners residing in both the proposed Gables by the Sea Coral Gables Special Taxing District and the proposed Gables by the Sea Pinecrest Special Taxing District. Only one resident owner's signature per household will count toward the more than 50% requirement for petition validation. However, circulation of petition among all in the proposed special taxing district is urged to ensure these persons are informed of the proposal. Altering this form in any way invalidates the entire petition.

# GABLES BY THE SEA CORAL GABLES

20 of 45

SECURITY GUARD SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
SPECIAL ASSESSMENT DISTRICT'S DIVISION

Petition Issued Date: 12/31/20

Petition Received Date 03/19/21  
(TO BE COMPLETED BY THE DEPARTMENT)

**To the Petitioner:** You are recommended to circulate this petition amongst all property owners within the boundaries listed below. In order for the petition to be considered a valid current indicator of community preference, all submitted petition forms must be completed in ink and returned to Miami-Dade County within four months from the date of issue.

**To the Board of County Commissioners of Miami-Dade County, Florida:** We, the undersigned resident property owners, do hereby petition Miami-Dade County, Florida, to 1) abolish the Gables by the Sea Security Guard Special Taxing District, which is located within the boundaries of both the City of Coral Gables and the Village of Pinecrest; 2) create two separate security guard districts, one within the boundaries of each municipality, each to be transferred to the jurisdiction of its respective municipality; and 3) both districts to be operated and maintained as one district by the City of Coral Gables pursuant to an interlocal agreement. We understand that signatures of more than 50% of the resident property owners with homestead exemption within each special taxing district's boundaries signing the petition will validate the petition. If approved by the Board of County Commissioners at a public hearing, a subsequent special election will be held for all registered voters residing in each respective special taxing district to ratify the aforementioned creation and transfer of the two separate special taxing districts.

**Proposed Services:** Pursuant to Miami-Dade County's acceptance of a City of Coral Gables ordinance/resolution approving the abolishment of the existing Gables by the Sea Security Guard Special Taxing District and the creation of the proposed Gables by the Sea Coral Gables Security Guard Special Taxing District and authorizing the operation of gates in the City's right-of-way, the special taxing district will provide a safety and sentinel security service 24 hours a day, 365 days a year using unarmed guards provided by a private security guard company operating from the guardhouse located on Lugo Avenue.

**District Boundaries:** North, Cartagena Avenue  
South, Bella Vista Avenue  
East, Biscayne Bay  
West, S.W. 57<sup>th</sup> Avenue  
(See district boundaries and geographical location sketch, Exhibit A, on reverse side)

PURSUANT TO AN INTERLOCAL AGREEMENT TO BE ENTERED INTO BETWEEN THE CITY OF CORAL GABLES AND THE VILLAGE OF PINECREST FOR THE OPERATION AND MAINTENANCE OF THE TWO DISTRICTS AS ONE, THE INDIVIDUAL PROPERTY ASSESSMENT FOR THE OPERATION AND MAINTENANCE OF THE COMBINED DISTRICT FOR THE FIRST AND SECOND YEARS IS ESTIMATED TO BE \$1,047.00. IN THE ABSENCE OF THE INTERLOCAL AGREEMENT, THE INDIVIDUAL PROPERTY ASSESSMENT FOR EACH DISTINCTIVE DISTRICT WILL BE CALCULATED SEPARATELY AND ADJUSTED ACCORDINGLY.

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: <u>Rogert Deleon</u> Sign: <u>[Redacted]</u>	Address: <u>1061 San Pedro Av.</u> Folio: <u>03-5118-006-0660</u>	<u>2/21/21</u>
Print: <u>MANUEL VIGIL</u> Sign: <u>[Redacted]</u>	Address: <u>1150 SAN PEDRO AVE</u> Folio: <u>03-5118-006-1120</u>	<u>02/21/21</u>
Print: <u>MARK TOMAZIN</u> Sign: <u>[Redacted]</u>	Address: <u>1520 AGUA AVE Coral Gables</u> Folio: <u>03-5118-007-0330</u>	<u>2/21/21</u>
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	
Print: _____ Sign: _____	Address: _____ Folio: _____	

NOTE: This petition will become effective if and only if approved by a majority of the resident property owners residing in both the proposed Gables by the Sea Coral Gables Special Taxing District and the proposed Gables by the Sea Pinecrest Special Taxing District. Only one resident owner's signature per household will count toward the more than 50% requirement for petition validation. However, circulation of petition among all in the proposed special taxing district is urged to ensure these persons are informed of the proposal. Altering this form in any way invalidates the entire petition.



# GABLES BY THE SEA CORAL GABLES

42 of 45

SECURITY GUARD SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
SPECIAL ASSESSMENT DISTRICTS DIVISION

Petition Issued Date: 12/31/20

Petition Received Date 03/19/21  
(TO BE COMPLETED BY THE DEPARTMENT)

**To the Petitioner:** You are recommended to circulate this petition amongst all property owners within the boundaries listed below. In order for the petition to be considered a valid current indicator of community preference, all submitted petition forms must be completed in ink and returned to Miami-Dade County within four months from the date of issue.

**To the Board of County Commissioners of Miami-Dade County, Florida:** We, the undersigned resident property owners, do hereby petition Miami-Dade County, Florida, to 1) abolish the Gables by the Sea Security Guard Special Taxing District, which is located within the boundaries of both the City of Coral Gables and the Village of Pinecrest; 2) create two separate security guard districts, one within the boundaries of each municipality, each to be transferred to the jurisdiction of its respective municipality; and 3) both districts to be operated and maintained as one district by the City of Coral Gables pursuant to an interlocal agreement. We understand that signatures of more than 50% of the resident property owners with homestead exemption within each special taxing district's boundaries signing the petition will validate the petition. If approved by the Board of County Commissioners at a public hearing, a subsequent special election will be held for all registered voters residing in each respective special taxing district to ratify the aforementioned creation and transfer of the two separate special taxing districts.

**Proposed Services:** Pursuant to Miami-Dade County's acceptance of a City of Coral Gables ordinance/resolution approving the abolishment of the existing Gables by the Sea Security Guard Special Taxing District and the creation of the proposed Gables by the Sea Coral Gables Security Guard Special Taxing District and authorizing the operation of gates in the City's right-of-way, the special taxing district will provide a safety and sentinel security service 24 hours a day, 365 days a year using unarmed guards provided by a private security guard company operating from the guardhouse located on Lugo Avenue.

**District Boundaries:** North, Cartagena Avenue  
South, Bella Vista Avenue  
East, Biscayne Bay  
West, S.W. 57<sup>th</sup> Avenue  
(See district boundaries and geographical location sketch, Exhibit A, on reverse side)

PURSUANT TO AN INTERLOCAL AGREEMENT TO BE ENTERED INTO BETWEEN THE CITY OF CORAL GABLES AND THE VILLAGE OF PINECREST FOR THE OPERATION AND MAINTENANCE OF THE TWO DISTRICTS AS ONE, THE INDIVIDUAL PROPERTY ASSESSMENT FOR THE OPERATION AND MAINTENANCE OF THE COMBINED DISTRICT FOR THE FIRST AND SECOND YEARS IS ESTIMATED TO BE \$1,047.00. IN THE ABSENCE OF THE INTERLOCAL AGREEMENT, THE INDIVIDUAL PROPERTY ASSESSMENT FOR EACH DISTINCTIVE DISTRICT WILL BE CALCULATED SEPARATELY AND ADJUSTED ACCORDINGLY.

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: <u>Victoria Parnilla</u> Sign: [Redacted]	Address: <u>1321 Lugo Ave</u> Folio: <u>03-5118-005-0160</u>	<u>2/13/2021</u>
Print: <u>DAVID J Jaime</u> Sign: [Redacted]	Address: <u>871 <del>W 57th Ave</del> Sun Pkwy</u> Folio: <u>03-5118-006-0800</u>	<u>2/13/2021</u>
Print: <u>Luis Casamayor</u> Sign: [Redacted]	Address: <u>1380 Campamento Ave</u> Folio: <u>03-5118-005-0590</u>	<u>2/13/2021</u>
Print: <u>John Fedak</u> Sign: [Redacted]	Address: <u>705 Bellavista Ave</u> Folio: <u>03-5118-008-0620</u>	<u>2/13/21</u>
Print: <u>Ricardo Roman</u> Sign: [Redacted]	Address: <u>1160 Lugo Ave</u> Folio: <u>03-5118-006-0020</u>	<u>02/13/21</u>
Print: <u>Carolina Roman</u> Sign: [Redacted]	Address: <u>1160 Lugo Ave</u> Folio: <u>03-5118-006-0020</u>	<u>02/13/21</u>
Print: [Redacted] Sign: [Redacted]	Address: [Redacted] Folio: [Redacted]	
Print: [Redacted] Sign: [Redacted]	Address: [Redacted] Folio: [Redacted]	
Print: [Redacted] Sign: [Redacted]	Address: [Redacted] Folio: [Redacted]	
Print: [Redacted] Sign: [Redacted]	Address: [Redacted] Folio: [Redacted]	
Print: [Redacted] Sign: [Redacted]	Address: [Redacted] Folio: [Redacted]	
Print: [Redacted] Sign: [Redacted]	Address: [Redacted] Folio: [Redacted]	
Print: [Redacted] Sign: [Redacted]	Address: [Redacted] Folio: [Redacted]	

NOTE: This petition will become effective if and only if approved by a majority of the resident property owners residing in both the proposed Gables by the Sea Coral Gables Special Taxing District and the proposed Gables by the Sea Pinecrest Special Taxing District. Only one resident owner's signature per household will count toward the more than 50% requirement for petition validation. However, circulation of petition among all in the proposed special taxing district is urged to ensure these persons are informed of the proposal. Altering this form in any way invalidates the entire petition.

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2018-94**

A RESOLUTION OF THE CITY OF CORAL GABLES, FLORIDA ("CITY") EXPRESSING ITS DESIRE FOR IMMEDIATE TRANSFER OF CONTROL FROM MIAMI-DADE COUNTY TO THE CITY UPON THE CREATION OF THE GABLES BY THE SEA-CORAL GABLES SECURITY GUARD SPECIAL TAXING DISTRICT, SUBJECT TO THE CREATION OF GABLES BY THE SEA-PINECREST SECURITY GUARD SPECIAL TAXING DISTRICT TO BE TRANSFERRED TO THE VILLAGE OF PINECREST, THE DISSOLUTION OF THE GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT, AND THE TRANSFER OF ASSETS OF THE GABLES BY THE SEA SECURITY GUARD DISTRICT TO THE NEWLY CREATED SPECIAL TAXING DISTRICTS, PURSUANT TO SECTION 18-3.1 OF THE MIAMI-DADE COUNTY CODE.

**WHEREAS**, the existing Gables by the Sea Security Guard Special Taxing District currently encompasses areas in both the City of Coral Gables ("City") and the Village of Pinecrest ("Pinecrest"); and

**WHEREAS**, recently, Miami-Dade County ("County") adopted Section 18-3.1, Miami-Dade County Code, which allows the County and a municipality, by joint resolutions, to designate the governing body of such municipality as the governing body of a new special taxing district created wholly within the boundaries of such municipality, subject to a majority vote of the qualified electors of the special taxing district; and

**WHEREAS**, the City has been advised by the County in accordance with Section 18-3.1, Miami Dade County Code, that the existing Gables by the Sea Security Guard Special Taxing District as presently constituted cannot be transferred because it encompasses more than one municipality, and can only be transferred by dissolving it and creating two new special taxing districts, one for the City and one for the Village of Pinecrest, with the transfer of the assets of the existing special taxing district to the two newly created special taxing districts as shall be determined by interlocal agreement between the City, the Village of Pinecrest, and the County, which would be operated as one district by interlocal agreement between the City and Pinecrest; and

**WHEREAS**, dissolution of the existing Gables by the Sea Security Guard Special Taxing District should be conditioned upon the establishment and transfer of the Gables by the Sea-Coral Gables Security Guard Special Taxing District and upon the establishment and transfer of the Gables by the Sea-Pinecrest Security Guard Security Special Taxing District and the existence of an interlocal between the City and Pinecrest for the operation of these new districts as one district; and

**WHEREAS**, the City has been requested to submit a resolution to the County expressing its desire to create a new security guard special taxing district wholly within the City, which the City believes should be known as Gables by the Sea-Coral Gables Security Guard Special Taxing District; and

**WHEREAS**, the City intends to enter into an interlocal agreement with Pinecrest so that the newly created Gables by the Sea-Coral Gables Security Guard Special Taxing District and the Gables by the Sea-Pinecrest Security Guard Special Taxing District, upon transfer to the City and Pinecrest, respectively, shall operate as one security guard special taxing district; and

**WHEREAS**, the City hereby expresses its support of the establishment and transfer of the Gables by the Sea-Coral Gables Security Guard Special Taxing District, subject to the establishment and transfer of the Gables by the Sea-Pinecrest Security Guard District, and subject further to the transfer of the assets and liabilities of the existing Gables by the Sea Security Guard Special Taxing District, and accordingly requests immediate transfer of control and operation of the Gables by the Sea-Coral Gables Security Guard Special Taxing District upon creation by the County subject to the aforementioned conditions, and subject to the approval of the residents of these districts; and

**WHEREAS**, the City hereby agrees that any costs to establish the Gables by the Sea-Coral Gables Security Guard Special Taxing District shall be paid to the County by the City from the first year's special assessments collected from the residents of the Gables by the Sea-Coral Gables Security Guard Special Taxing District; and

**WHEREAS**, the next steps in the process are, among other steps as outlined above, for the Board of County Commissioners to abolish the existing Gables by the Sea Security Guard Special Taxing District, to establish the Gables by the Sea-Coral Gables Security Guard Special Taxing District and the Gables by the Sea-Pinecrest Security Guard Special Taxing District, adopt a resolution authorizing the transfer of these districts to the City and Pinecrest, respectively, subject to approval by the qualified electors living in the district, and the execution of an interlocal agreement between the City, Pinecrest, and the County relating to the transfer of the districts and assets;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

**SECTION 2.** The City Commission of the City of Coral Gables hereby expresses its desire for Miami-Dade County to create and immediately transfer control of the Gables by the Sea-Coral Gables Security Guard Special Taxing District to the City of Coral Gables in accordance with Section 18-3.1 of the Miami-Dade County Code, and to dissolve the Gables by the Sea Security Guard Special Taxing District, which dissolution shall be subject to the creation and transfer of the Gables by the Sea-Coral Gables Security Guard District and the Gables by the Sea-Pinecrest Security Guard Special Taxing District, and further subject to the transfer of assets and liabilities of the Gables by the Sea Security Guard District, and an interlocal agreement providing for the operation of the newly created districts as one district.

**SECTION 3.** The City Clerk is hereby directed to send a certified copy of this Resolution to the Miami-Dade County Board of County Commissioners.

**SECTION 4.** This resolution shall become effective upon its passage and adoption herein.

PASSED AND ADOPTED TWENTIETH DAY OF MARCH, A.D, 2018.  
(Moved: Quesada / Seconded: Lago)  
(Yeas: Keon, Lago, Mena, Quesada, Valdes-Fauli)  
(Unanimous: 5-0 Vote)  
(Agenda Item: K-1)

APPROVED:



RAUL VALDES-FAULI  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS  
CITY ATTORNEY

**RESOLUTION NO. 2018-11**

**A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA URGING FOR THE IMMEDIATE TRANSFER OF CONTROL FROM MIAMI-DADE COUNTY TO THE CITY OF CORAL GABLES UPON THE CREATION OF THE GABLES BY THE SEA-CORAL GABLES SECURITY GUARD SPECIAL TAXING DISTRICT, SUBJECT TO THE CREATION OF GABLES BY THE SEA-VILLAGE SECURITY GUARD SPECIAL TAXING DISTRICT TO BE TRANSFERRED TO THE VILLAGE, THE DISSOLUTION OF THE GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT, AND THE TRANSFER OF ASSETS OF THE GABLES BY THE SEA SECURITY GUARD DISTRICT TO THE NEWLY CREATED SPECIAL TAXING DISTRICTS, PURSUANT TO SECTION 18-3.1 OF THE MIAMI-DADE COUNTY CODE.**

WHEREAS, recently, Miami-Dade County ("County") adopted Section 18-3.1, Miami-Dade County Code ("County Code"), which allows the County and a municipality to jointly designate the municipality as the governing body of special taxing district if the taxing district is located wholly within the boundaries of the municipality; and

WHEREAS, the existing Gables by the Sea Security Guard Special Taxing District's current boundaries encompass parts of the City of Coral Gables ("City") and the Village of Pinecrest ("Village"); and

WHEREAS, the Village and City desire to have local control of the special taxing district; and

WHEREAS, the existing Gables by the Sea Security Guard Special Taxing District cannot be designated to a municipality because it is not located wholly within one municipality; and

WHEREAS, the dissolution of the existing Gables by the Sea Security Guard Special Taxing District and the creation of two separate special taxing districts, to be located within the City and other located within the Village, will make the districts eligible for each municipality to be the governing body pursuant to County Code; and

WHEREAS, the dissolution of the existing Gables by the Sea Security Guard Taxing District will be conditioned upon the approval and creation of two separate special taxing districts as well as their transfer to the City and Village, respectively; and

WHEREAS, the two newly created special taxing districts would be named Gables by the Sea-Coral Gables Security Guard Special Taxing District intended for the City to be governing body and the other named Gables by the Sea-Pinecrest Security Guard Special Taxing District intended for the Village to be the governing body and an interlocal agreement will be executed between the City, the Village, and the County establishing that the City will be the governing body that will operate the two new special tax districts as one; and

WHEREAS, the Village hereby expresses its support of the establishment and transfer of the Gables by the Sea-Pinecrest Security Guard Special Taxing District, subject to the establishment and transfer of the Gables by the Sea-Pinecrest Security Guard District, and subject further to the transfer of the assets and liabilities of the existing Gables by the Sea Security Guard Special Taxing District, and

WHEREAS, the Village requests immediate transfer of control and operation of the Gables by the Sea-Pinecrest Security Guard Special Taxing District upon creation by the County subject to the conditions stated herein, and subject to the approval of the residents of the Village; and

WHEREAS, the Village hereby agrees that any costs to establish the Gables by the Sea-Pinecrest Security Guard Special Taxing District shall be paid to the County by the Village from the first year's special assessments collected from the residents of the Gables by the Sea-Pinecrest Security Guard Special Taxing District;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST AS FOLLOWS:

Section 1. Each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. The Village Council hereby expresses its desire for Miami-Dade County to create and immediately transfer control of the Gables by the Sea-Pinecrest Security Guard Special Taxing District to the Village in accordance with Section 18-3.1 of the Miami-Dade County Code; dissolve the Gables by the Sea Security Guard Special Taxing District, which dissolution shall be subject to the creation and transfer of the Gables by the Sea-Coral Gables Security Guard District and the Gables by the Sea-Pinecrest Security Guard Special Taxing District and the transfer of assets and liabilities of the Gables by the Sea Security Guard District to the two newly created special taxing districts; and an interlocal agreement providing that the City be the local governing body of the newly created special taxing districts, which will be operated as one special tax district.

Section 3. The Village Clerk is hereby directed to send a certified copy of this Resolution to the Miami-Dade County Board of County Commissioners.

Section 4. This Resolution shall be effective immediately upon adoption.


PASSED AND ADOPTED this 6th day of March, 2018.

  
\_\_\_\_\_  
Joseph M. Corradino, Mayor

Attest:

  
\_\_\_\_\_  
Guido H. Inguanzo, Jr., CMC  
Village Clerk

Approved as to Form and Legal Sufficiency:

*for*   
\_\_\_\_\_  
Mitchell Bierman  
Village Attorney

Consent Agenda



Office of the Village Clerk

# Memorandum



**Date:** September 16, 2020

**To:** Maria Nardi, Director  
Department of Parks, Recreation and Open Spaces

**From:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**Subject:** Street lighting, Maintenance of Landscape, Walls Adjacent to Double Frontage Lots, Entrance Features and Lakes – Special Taxing Districts

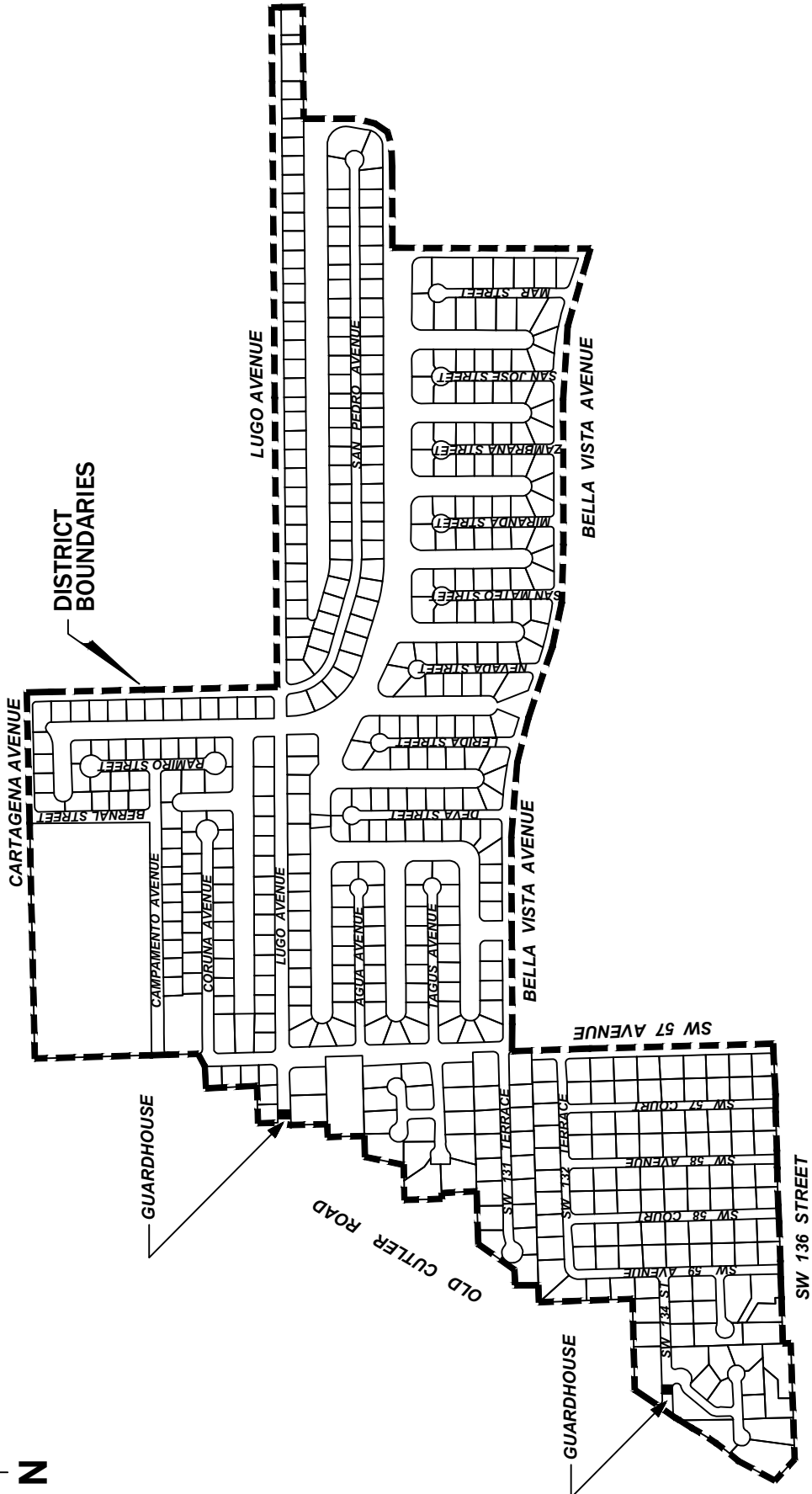
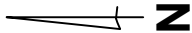
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All tentative plats in the unincorporated area of Miami-Dade County submitted to the Development Services Division (Land Development Section) of the Regulatory and Economic Resources Department (RER), must comply with the special taxing districts requirements of the Miami-Dade County Code (the Code) 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, through September 30, 2021, as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2020-2030 Comprehensive Development Master Plan (CDMP). Capital Improvement Element Policy CIE-4A states: “Appropriate funding mechanisms will be adopted and applied by Miami-Dade County and the Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special taxing districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible” (Adopted Components as Amended through January 23, 2020, page IX-9). 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 RER 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 RER Development Services Division review all landscape maintenance districts and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

JO:LG:NK:JB:GR



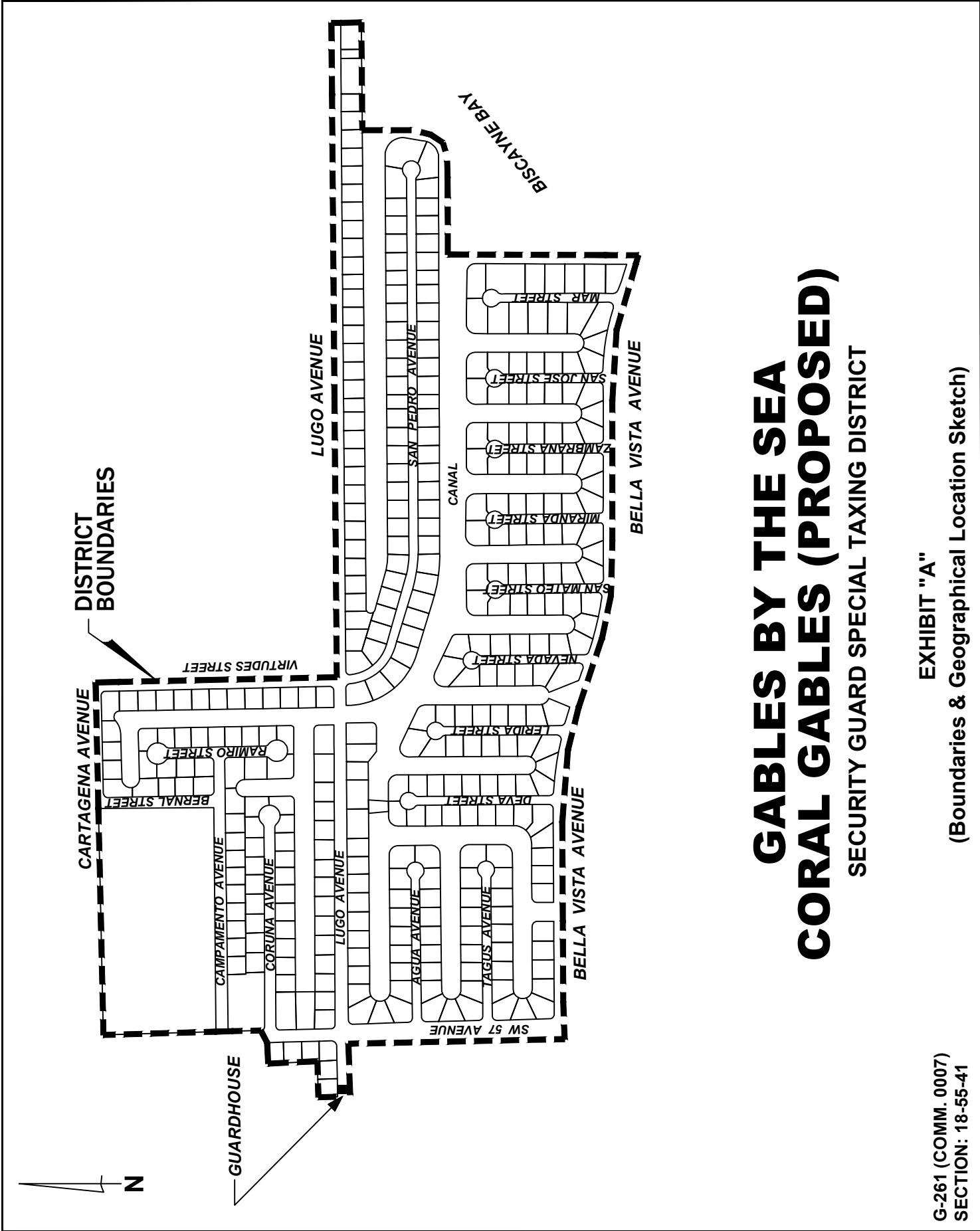


# GABLES BY THE SEA

## SECURITY GUARD SPECIAL TAXING DISTRICT

EXHIBIT "A"  
(Boundaries & Geographical Location Sketch)

G-223 (COMM. 0007)  
SECTIONS: 18-55-41 / 17-55-41 / 13-55-40



# GABLES BY THE SEA CORAL GABLES (PROPOSED)

SECURITY GUARD SPECIAL TAXING DISTRICT

G-261 (COMM. 0007)  
SECTION: 18-55-41

EXHIBIT "A"  
(Boundaries & Geographical Location Sketch)



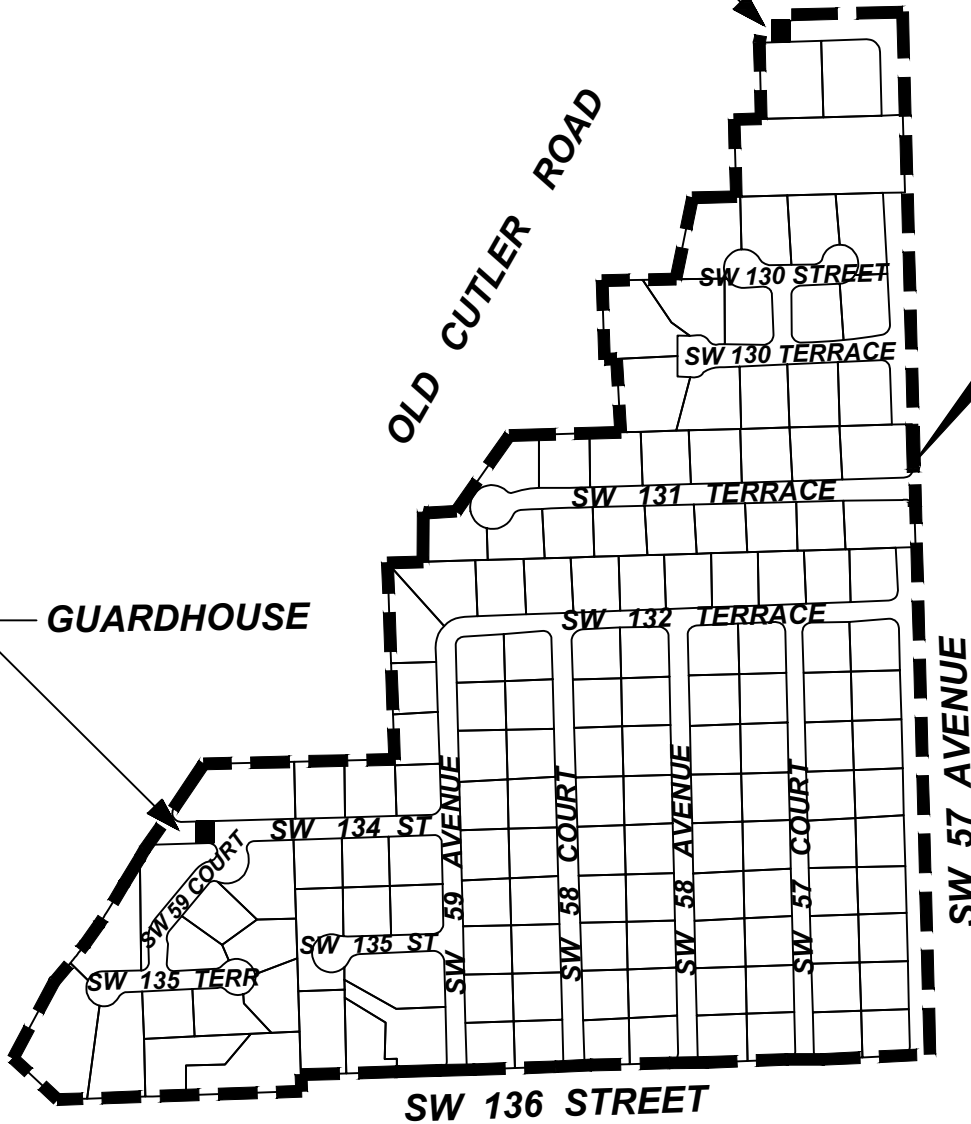
GABLES BY THE SEA CORAL GABLES  
GUARDHOUSE

LUGO AVENUE

OLD CUTLER ROAD

DISTRICT  
BOUNDARIES

GUARDHOUSE



# GABLES BY THE SEA PINECREST (PROPOSED)

SECURITY GUARD SPECIAL TAXING DISTRICT

EXHIBIT "A"

(Boundaries & Geographical Location Sketch)

**TRANSFER OF THE GABLES BY THE SEA-PINECREST SECURITY GUARD  
SPECIAL TAXING DISTRICT FROM MIAMI-DADE COUNTY TO THE VILLAGE OF  
PINECREST**

THIS AGREEMENT FOR TRANSFER OF THE GABLES BY THE SEA-PINECREST SECURITY GUARD SPECIAL TAXING DISTRICT TO BE CREATED BY MIAMI-DADE COUNTY (**AGREEMENT**), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **VILLAGE OF PINECREST, FLORIDA**, a municipal corporation of the STATE OF FLORIDA (hereinafter referred to as the “**Village**”) and **MIAMI-DADE COUNTY**, a political subdivision of the STATE OF FLORIDA (hereinafter referred as the “**County**”).

**WITNESSETH**

**WHEREAS**, pursuant to a request by more than a majority of the resident property owners within the Gables by the Sea Special Taxing District (“**Former District**”), the County abolished the Former District and replaced it with two separate special taxing districts within the boundaries of each municipality to be known as Gables by the Sea-Pinecrest Security Guard Special Taxing District, and Gables by the Sea-Pinecrest Security Guard Special Taxing District; and

**WHEREAS**, the Village has requested the creation and immediate transfer of control of the Gables by the Sea-Pinecrest Security Guard Special Taxing District (“**Special Taxing District**”) from the County to the Village such that the Village Council will become the governing body responsible for the Special Taxing District; and

**WHEREAS**, the Village and the County are mutually desirous of transferring the Special Taxing District to the Village; and

**WHEREAS**, the County is immediately transferring the Special Taxing District to the Village upon creation, and therefore the County will not establish or provide any services or assets to the Special Taxing District; and

**WHEREAS**, the Village shall take full responsibility for the operation and maintenance of the Special Taxing District as determined herein, including exclusive responsibility for all pre-existing and future liabilities, whether known or unknown,

**NOW, THEREFORE**, in consideration of the covenants herein provided, the Village of Pinecrest and Miami-Dade County agree as follows:

1. The foregoing recitals are incorporated herein.
2. This Agreement shall become effective if passed pursuant to a joint resolution of the Village and County transferring the Special Taxing District, and a favorable election of the residents for the transfer (“**Effective Date**”).
3. Twelve (12) days after the Effective Date, unless a contest of the election is filed pursuant to section 102.168 of the Florida Statutes, the Board of County Commissioners will no longer be the governing body of the Special Taxing District and the Village Council shall

be the governing board of the Special Taxing District (“**Transfer Date**”). If a contest is filed, the transfer will occur upon a successful resolution of such contest upholding the election, which is no longer challengeable by any appeal.

4. Prior to the Transfer Date, the County’s involvement with the Special Taxing District shall be exclusively administrative to effectuate the creation and immediate transfer of the Special Taxing District to the Village.
5. On Transfer Date, the County will cease all involvement, and the Village will be exclusively responsible for the Special Taxing District.
6. Beginning on the Effective Date, the Village shall be responsible for all pre-existing and future liabilities, whether known or unknown, of the Special Taxing District and the Former District.
7. The Village shall be responsible for establishing assessment rates and collecting assessments for the Special Taxing District. If the Village intends on using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, the Village shall comply with the requirements of section 197.3632 of the Florida Statutes and shall make such arrangements with the Miami-Dade County Office of the Property Appraiser and Miami-Dade County Tax Collector.
8. The Village shall be responsible for arranging for the Special Taxing District’s utility accounts, and procuring contracts with vendors to provide all necessary services to the Special Taxing District, including, but not limited to, the construction of any guardhouses or other improvements.
9. The Village shall be responsible for establishing its own protocols and policies for accessing the Special Taxing District, including, but not limited to, the issuance and use of access devices, if any.
10. The Village shall be responsible for the continuous operation, maintenance, repair, and replacement, when necessary, of the Special Taxing District’s improvements.
11. The Village shall be responsible for payment of all of the Special Taxing District’s expenses. It is provided, however, that such payment of the Special Taxing District’s expenses incurred by the Village are properly chargeable to the Special Taxing District.
12. Within sixty (60) days of the Transfer Date, the County shall provide to the Village a final financial reconciliation of all known liabilities for the Special Taxing District, as well as the Former District on a pro rata basis. Any omission from the final reconciliation shall not constitute a waiver by either the County or the Village for payment to or from the Special Taxing District’s account or the Former District’s account, as applicable.
13. The County shall issue an invoice to the Village for any pro rata deficit in the Former District’s account, as well as any deficit in that Special Taxing District’s account,

including, but not limited to, the costs to abolish the Former District and to establish and transfer the Special Taxing District. The Village shall pay the invoice within sixty (60) days of receipt. It is provided, however, that such expenses incurred by the Village are properly chargeable to the Special Taxing District.

14. Pursuant to section 2-8.9 of the Code of Miami-Dade County, the Village is encouraged to pay the Living Wage.
15. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, the Village does hereby agree to indemnify and hold the County, its officials, employees and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Special Taxing District or Former District, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the Village's operation of the Special Taxing District or the Village's failure to provide services or maintain, repair, replace, or operate the improvements.
16. The undersigned further agree that these conditions shall be deemed a continuing obligation between the Village and the County and shall remain in full force and effect and be binding on the Village, and any permitted successors or assigns.
17. In the event that the Village requests any third party to assume any of the responsibilities hereunder, the Village acknowledges that such assumption shall not relieve the Village from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the County to any liability for any damage, injury, or claim that may arise.
18. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the County's sovereign rights.
19. The language agreed to herein expresses the mutual intent and agreement of the County and the Village, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.
20. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the Village and County designate the following as the respective places for notice purposes:

Village: Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, Florida 331

County: Miami-Dade County  
Stephen P. Clark Center  
111 Northwest First Street  
Miami, Florida 33128

**IN WITNESS WHEREOF**, the Village of Pinecrest has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

ATTEST: **VILLAGE OF PINECREST, a municipal corporation**

By: \_\_\_\_\_  
Village Clerk

By: \_\_\_\_\_  
Village Manager

APPROVED AS TO LEGAL FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Village Attorney

MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA

ATTEST:

By: \_\_\_\_\_ Date \_\_\_\_\_  
Mayor or Mayor's  
Designee

HARVEY RUVIN, CLERK

By: \_\_\_\_\_ Date \_\_\_\_\_  
Deputy Clerk

**TRANSFER OF THE GABLES BY THE SEA-CORAL GABLES SECURITY GUARD  
SPECIAL TAXING DISTRICT FROM MIAMI-DADE COUNTY TO THE CITY OF  
CORAL GABLES**

THIS AGREEMENT FOR TRANSFER OF THE GABLES BY THE SEA-CORAL GABLES SECURITY GUARD SPECIAL TAXING DISTRICT TO BE CREATED BY MIAMI-DADE COUNTY (**AGREEMENT**), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **CITY OF CORAL GABLES, FLORIDA**, a municipal corporation of the STATE OF FLORIDA (hereinafter referred to as the “**City**”) and **MIAMI-DADE COUNTY**, a political subdivision of the STATE OF FLORIDA (hereinafter referred as the “**County**”).

**WITNESSETH**

**WHEREAS**, pursuant to a request by more than a majority of the resident property owners within the Gables by the Sea Special Taxing District (“**Former District**”), the County abolished the Former District and replaced it with two separate special taxing districts within the boundaries of each municipality to be known as Gables by the Sea-Coral Gables Security Guard Special Taxing District, and Gables by the Sea-Pinecrest Security Guard Special Taxing District; and

**WHEREAS**, the City has requested the creation and immediate transfer of control of the Gables by the Sea-Coral Gables Security Guard Special Taxing District (“**Special Taxing District**”) from the County to the City such that the City Commission will become the governing body responsible for the Special Taxing District; and

**WHEREAS**, the City and the County are mutually desirous of transferring the Special Taxing District to the City; and

**WHEREAS**, the County is immediately transferring the Special Taxing District to the City upon creation, and therefore the County will not establish or provide any services or assets to the Special Taxing District; and

**WHEREAS**, the City shall take full responsibility for the operation and maintenance of the Special Taxing District as determined herein, including exclusive responsibility for all pre-existing and future liabilities, whether known or unknown,

**NOW, THEREFORE**, in consideration of the covenants herein provided, the City of Coral Gables and Miami-Dade County agree as follows:

1. The foregoing recitals are incorporated herein.
2. This Agreement shall become effective if passed pursuant to a joint resolution of the City and County transferring the Special Taxing District, and a favorable election of the residents for the transfer (“**Effective Date**”).
3. Twelve (12) days after the Effective Date, unless a contest of the election is filed pursuant to section 102.168 of the Florida Statutes, the Board of County Commissioners will no longer be the governing body of the Special Taxing District and the City Commission shall



be the governing board of the Special Taxing District (“**Transfer Date**”). If a contest is filed, the transfer will occur upon a successful resolution of such contest upholding the election, which is no longer challengeable by any appeal.

4. Prior to the Transfer Date, the County’s involvement with the Special Taxing District shall be exclusively administrative to effectuate the creation and immediate transfer of the Special Taxing District to the City.
5. On Transfer Date, the County will cease all involvement, and the City will be exclusively responsible for the Special Taxing District.
6. Beginning on the Effective Date, the City shall be responsible for all pre-existing and future liabilities, whether known or unknown, of the Special Taxing District and the Former District.
7. The City shall be responsible for establishing assessment rates and collecting assessments for the Special Taxing District. If the City intends on using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, the City shall comply with the requirements of section 197.3632 of the Florida Statutes and shall make such arrangements with the Miami-Dade County Office of the Property Appraiser and Miami-Dade County Tax Collector.
8. The City shall be responsible for arranging for the Special Taxing District’s utility accounts, and procuring contracts with vendors to provide all necessary services to the Special Taxing District, including, but not limited to, the construction of any guardhouses or other improvements.
9. The City shall be responsible for establishing its own protocols and policies for accessing the Special Taxing District, including, but not limited to, the issuance and use of access devices, if any.
10. The City shall be responsible for the continuous operation, maintenance, repair, and replacement, when necessary, of the Special Taxing District’s improvements.
11. The City shall be responsible for payment of all of the Special Taxing District’s expenses. It is provided, however, that such payment of the Special Taxing District’s expenses incurred by the City are properly chargeable to the Special Taxing District.
12. Within sixty (60) days of the Transfer Date, the County shall provide to the City a final financial reconciliation of all known liabilities for the Special Taxing District, as well as the Former District on a pro rata basis. Any omission from the final reconciliation shall not constitute a waiver by either the County or the City for payment to or from the Special Taxing District’s account or the Former District’s account, as applicable.
13. The County shall issue an invoice to the City for any pro rata deficit in the Former District’s account, as well as any deficit in that Special Taxing District’s account, including, but not

limited to, the costs to abolish the Former District and to establish and transfer the Special Taxing District. The City shall pay the invoice within sixty (60) days of receipt. It is provided, however, that such expenses incurred by the City are properly chargeable to the Special Taxing District.

14. Pursuant to section 2-8.9 of the Code of Miami-Dade County, the City is encouraged to pay the Living Wage.
15. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, the City does hereby agree to indemnify and hold the County, its officials, employees and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Special Taxing District or Former District, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the City's operation of the Special Taxing District or the City's failure to provide services or maintain, repair, replace, or operate the improvements.
16. The undersigned further agree that these conditions shall be deemed a continuing obligation between the City and the County and shall remain in full force and effect and be binding on the City, and any permitted successors or assigns.
17. In the event that the City requests any third party to assume any of the responsibilities hereunder, the City acknowledges that such assumption shall not relieve the City from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the County to any liability for any damage, injury, or claim that may arise.
18. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the County's sovereign rights.
19. The language agreed to herein expresses the mutual intent and agreement of the County and the City, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.
20. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the City and County designate the following as the respective places for notice purposes:

City: City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

County: Miami-Dade County  
Stephen P. Clark Center  
111 Northwest First Street  
Miami, Florida 33128

**IN WITNESS WHEREOF**, the City of Coral Gables has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

ATTEST: **CITY OF CORAL GABLES, a municipal corporation**

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
City Manager

APPROVED AS TO LEGAL FORM  
AND CORRECTNESS:

\_\_\_\_\_  
City Attorney

MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA

ATTEST:

By: \_\_\_\_\_ Date \_\_\_\_\_  
Mayor or Mayor's  
Designee

HARVEY RUVIN, CLERK

By: \_\_\_\_\_ Date \_\_\_\_\_  
Deputy Clerk



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** October 6, 2022

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

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

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 present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) 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(G)  
10-6-22

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

ORDINANCE ABOLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THE BOUNDARIES OF THE CITY OF CORAL GABLES AND THE VILLAGE OF PINECREST, GENERALLY BOUNDED ON THE NORTH BY CARTAGENA AND LUGO AVENUES, ON THE EAST BY BISCAYNE BAY, ON THE SOUTH BY SW 136 STREET AND BY BELLA VISTA AVENUE, AND ON THE WEST BY OLD CUTLER ROAD, KNOWN AND DESCRIBED AS GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT; ABOLISHING SERVICES THEREIN; AND CREATING A SPECIAL TAXING DISTRICT WITHIN THE BOUNDARIES OF THE CITY OF CORAL GABLES GENERALLY BOUNDED ON THE NORTH BY CARTAGENA AVENUE, ON THE EAST BY BISCAYNE BAY, ON THE SOUTH BY BELLA VISTA AVENUE, AND ON THE WEST BY OLD CUTLER ROAD, KNOWN AND DESCRIBED AS GABLES BY THE SEA-CORAL GABLES SECURITY GUARD SPECIAL TAXING DISTRICT; AND CREATING A SPECIAL TAXING DISTRICT WITHIN THE BOUNDARIES OF THE VILLAGE OF PINECREST GENERALLY BOUNDED ON THE NORTH BY LUGO AVENUE, ON THE EAST BY SW 57 AVENUE, ON THE SOUTH BY SW 136 STREET, AND ON THE WEST BY OLD CUTLER ROAD, KNOWN AND DESCRIBED AS GABLES BY THE SEA-PINECREST SECURITY GUARD SPECIAL TAXING DISTRICT; SUBJECT TO APPROVAL BY QUALIFIED ELECTORS IN EACH DISTRICT FOR THE CREATION AND TRANSFER OF BOTH DISTRICTS TO THE MUNICIPALITIES; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

**WHEREAS**, the Board desires to accomplish the purposes outlined in the accompanying memorandum, which is incorporated herein by reference; and

**WHEREAS**, a public hearing has been conducted by the Board of County Commissioners in accordance with the requirements and procedures of chapter 18 of the Code of Miami-Dade County,

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

**Section 1.** This Board incorporates and approves the foregoing recitals as if fully set forth herein.

**Section 2.** The Gables by the Sea Security Guard Special Taxing District in Miami-Dade County, Florida, is hereby abolished, and the special taxing districts to be known and designated as the Gables by the Sea-Coral Gables Security Guard Special Taxing District and the Gables by the Sea-Pinecrest Security Guard Special Taxing District are hereby created within the municipal limits of the City of Coral Gables (“City”) and within the municipal limits of the Village of Pinecrest (“Village”), respectively.

**Section 3.** The area or boundaries of the Gables by the Sea-Coral Gables Security Guard Special Taxing District, generally bounded on the North by Cartagena Avenue, on the East by Biscayne Bay, on the South by Bella Vista Avenue, and on the West by Old Cutler Road, and located entirely within Commission District 7, are as follows:

Portions of Sections 17 and 18, Township 55 South, Range 41 East, Miami-Dade County, Florida; being more particularly described as follows:

Lot 7 of “Avocado Land Company”, according to the Plat thereof, as recorded in Plat Book 2, Page 44;

And

All of “Amended Plat of Coral Bay Section A”, according to the Plat thereof, as recorded in Plat Book 57, Page 97, less Lots 1 through 5 of Block 1;

And

All of “Coral Bay Section B”, according to the Plat thereof, as recorded in Plat Book 65, Page 115;

And

All of “Coral Bay Section C”, according to the Plat thereof, as recorded in Plat Book 65, Page 147;

And

Blocks 10 through 14, and Block 30 of “Coral Bay Section D”, according to the Plat thereof, as recorded in Plat Book 68, Page 60;

And

All of “Caravel Estates”, according to the Plat thereof, as recorded in Plat Book 89, Page 44;

And

All of “Amended Plat of a Portion of Coral Bay Section C”, according to the Plat thereof, as recorded in Plat Book 94, Page 5;

And

All of “Guma Subdivision”, according to the Plat thereof, as recorded in Plat Book 96, Page 64;

And

All of “Mar Street Subdivision”, according to the Plat thereof, as recorded in Plat Book 127, Page 100.

All of the above-named plats are recorded in the Public Records of Miami-Dade County, Florida.

**Section 4.** The area or boundaries of the Gables by the Sea-Pinecrest Security Guard Special Taxing District, generally bounded on the North by Lugo Avenue, on the East by S.W. 57 Avenue, on the South by SW 136 Street, and on the West by Old Cutler Road, and located entirely within Commission District 7, are as follows:

A Portion of Section 13, Township 55 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

Portions of “Rockdale Estates”, according to the Plat thereof, as recorded in Plat Book 42, Page 19, being more particularly described as follows:

The East 370.00 feet of Tract 1, and the East 435.60 feet of Tract 3;

And

All of “Craigdale Manor”, according to the Plat thereof, as recorded in Plat Book 94, Page 46, less Lot 1;

And

All of “Cutler Bay Estates”, according to the Plat thereof, as recorded in Plat Book 95, Page 28;

And

All of “Cutler Bay Estates First Addition”, according to the Plat thereof, as recorded in Plat Book 96, Page 45;

And

All of “Cutler Bay Estates Second Addition”, according to the Plat thereof, as recorded in Plat Book 97, Page 24;

And

All of “Old Cutler Woods”, according to the Plat thereof, as recorded in Plat Book 108, Page 11;

All of “Warwick Manor First Addition”, according to the Plat thereof, as recorded in Plat Book 111, Page 47;

And

All of “First Addition to Old Cutler Woods”, according to the Plat thereof, as recorded in Plat Book 122, Page 98;

And

All of “Second Addition to Old Cutler Woods”, according to the Plat thereof, as recorded in Plat Book 130, Page 10;

And

All of “Old Cutler Springs”, according to the Plat thereof, as recorded in Plat Book 131, Page 2;



And

All of “Old Cutler Springs First Addition”, according to the Plat thereof, as recorded in Plat Book 133, Page 52;

All of the above-named plats are recorded in the Public Records of Miami-Dade County, Florida.

**Section 5.** The improvements and services to be provided within each of these Special Taxing Districts will consist of the following:

A safety and sentinel security service to consist of unarmed uniformed guards provided by a private security guard company, which may be upgraded to off-duty police officers, continuously operating from two guardhouses; one located within the Gables by the Sea-Coral Gables Security Guard Special Taxing District boundary and one within the Gables by the Sea-Pinecrest Security Guard Special Taxing District boundary. Service at each guardhouse will be provided 24 hours per day, 365 days a year.

**Section 6.** The estimated costs to the property owners for security guard services, including maintenance, engineering, administration, billing, collection and processing, in the Gables by the Sea Security Guard Special Taxing District for the current year is \$544,440.00. It is estimated that the pro rata costs per developed parcel of real property within each Special Taxing District is \$1,047.54, and the estimated costs per vacant/underdeveloped parcel is \$523.77. The succeeding years’ assessments will be adjusted based on actual costs for each Special Taxing District.

**Section 7.** The administrative costs incurred as a result of the abolishment of the Gables by the Sea Security Guard Special Taxing District, and the creation of the Gables by the Sea-Coral Gables Security Guard Special Taxing District and the Gables by the Sea-Pinecrest Security Guard Special Taxing District is estimated to be \$33,520.00. These funds will accrue from the special assessments paid by the property owners of folios within the boundaries of each Special Taxing District and will be apportioned on a pro rata basis.

**Section 8.** The Gables by the Sea-Coral Gables Security Guard Special Taxing District and the Gables by the Sea-Pinecrest Security Guard Special Taxing District will each be responsible, and will be billed, for any deficit remaining in the Gables by the Sea Security Guard Special Taxing District apportioned on a pro rata basis. Conversely, any excess funds will be distributed to each Special Taxing District in the same manner.

**Section 9.** The entire cost of the Special Taxing District's improvements and/or services shall be specially assessed. It is hereby declared that said improvements and/or services will be a special benefit to all properties within the Special Taxing District and the total amount of special assessments to be levied as aforesaid shall not be in excess of such special benefit.

**Section 10.** Ordinance No. 95-74 and Resolution No. R-609-95 shall be deemed repealed and of no further force and effect.

**Section 11.** 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 12.** It is the intention of this Board and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

**Section 13.** The provisions of this Ordinance shall take effect when the creation and transfer of both districts are approved at special elections to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution \_\_\_\_\_, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board and an approval by a majority of those voting at each election referred to herein.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:



Prepared by:



Daija Page Lifshitz