

# MEMORANDUM

Agenda Item No. 3(A)(14)

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

**DATE:** September 1, 2022

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

**SUBJECT:** Resolution approving the  
City of Coral Gables'  
renaming of the streets  
within the Pine Bay Estates  
Special Taxing District

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The accompanying resolution was prepared 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/ks



**MEMORANDUM**  
(Revised)

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

**DATE:** September 1, 2022

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

**SUBJECT:** Agenda Item No. 3(A)(14)

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. 3(A)(14)  
9-1-22

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE CITY OF CORAL GABLES’  
RENAMING OF THE STREETS WITHIN THE PINE BAY  
ESTATES SPECIAL TAXING DISTRICT

**WHEREAS**, on April 12, 2022, the Pine Bay Estates Homeowners Association submitted a petition (the “Petition”) to the City of Coral Gables (the “City”) seeking to rename the streets within the Pine Bay Estates Special Taxing District (“Pine Bay”) as follows:

- SW 116th Street – “Jasmine Lane”
- SW 117th Street – “Las Palmas Drive”
- SW 118th Street – “Magnolia Lane”
- SW 119th Street – “Olivos Drive”
- SW 58th Court – “Pine Bay Court”
- SW 117th Terrace – “Pine Bay Drive”
- SW 59th Avenue – “Road Borja Avenue”
- SW 57th Court – “Jacaranda Place”; and

**WHEREAS**, on May 31, 2022, the City Commission reviewed the Petition, confirmed it provided sufficient information for all residents of Pine Bay to make an informed decision, and approved the Petition language; and

**WHEREAS**, on July 6, 2022, the Petition was returned to the City with over 50 percent of the homeowners of Pine Bay signing the Petition in favor of the street renaming; and

**WHEREAS**, a copy of the Petition is attached hereto as Exhibit “A” and incorporated herein by reference; and

**WHEREAS**, on July 25, 2022, the City Commission adopted Resolution No. 2022-178, which directed City staff to move forward with the renaming of the streets within Pine Bay as delineated in the Petition; and

**WHEREAS**, a copy of Resolution No. 2022-178 is attached hereto as Exhibit “B” and incorporated herein by reference; and

**WHEREAS**, as expressed in Resolution No. 2022-178, the City believes renaming these streets will bring them in conformity with the rest of the City’s street names; and

**WHEREAS**, this Board would like to approve the City’s renaming of the streets within Pine Bay as delineated in the Petition; and

**WHEREAS**, the streets located within Pine Bay as delineated in the Petition are city-maintained streets located within the City of Coral Gables; and

**WHEREAS**, this renaming is located in County Commission District 7,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board:

**Section 1.** Approves the City of Coral Gables’ renaming of the streets within the Pine Bay Estates Special Taxing District as follows:

- SW 116th Street – “Jasmine Lane”
- SW 117th Street – “Las Palmas Drive”
- SW 118th Street – “Magnolia Lane”
- SW 119th Street – “Olivos Drive”
- SW 58th Court – “Pine Bay Court”

- SW 117th Terrace – “Pine Bay Drive”
- SW 59th Avenue – “Road Borja Avenue”
- SW 57th Court – “Jacaranda Place”.

**Section 2.** Directs the Clerk of the Board to send certified copies of this Resolution to the City Commission and City Manager of the City of Coral Gables, the United States Postal Service, the Traffic Signals and Signs Division of the Department of Transportation and Public Works, the Development Services Division of the Regulatory and Economic Resources Department, the City of Coral Gables Police Department, and the City of Coral Gables Fire Rescue Department.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- |                                       |                        |
|---------------------------------------|------------------------|
| Jose “Pepe” Diaz, Chairman            |                        |
| Oliver G. Gilbert, III, Vice-Chairman |                        |
| Sen. René García                      | Keon Hardemon          |
| Sally A. Heyman                       | Danielle Cohen Higgins |
| Eileen Higgins                        | Joe A. Martinez        |
| Kionne L. McGhee                      | Jean Monestime         |
| Raquel A. Regalado                    | Rebeca Sosa            |
| Sen. Javier D. Souto                  |                        |

The Chairperson thereupon declared the resolution duly passed and adopted this 1<sup>st</sup> day of September, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.

MSM

Michael J. Mastrucci

**PINE BAY ESTATES  
PROPOSED STREET RENAMING  
CITY OF CORAL GABLES**

Petition Issue Date MM/DD/YYYY

Petition Received Date \_ / \_ / \_  
(TO BE COMPLETED BY THE DEPARTMENT)

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

**To the District Resident:** On behalf of the Pine Bay Estates Homeowners Association, Mrs. Elizabeth Lamas (mrsfurca@aol.com), submitted a letter of intent in accordance with the City of Coral Gables policy for an amendment to Special Taxing Districts. Although this petition does NOT seek to make an amendment to the Special Taxing District, the amendment process is being used as a general guideline to determine the level of support in the community for the street renaming.

**To the City Commission of Coral Gables, Florida:** We, the undersigned, do hereby petition the City of Coral Gables to take any required steps to rename and re-sign the streets within the Pine Bay Estates Special Taxing District as follows:

**Current Street Name Proposed Street Name\***

SW 116 <sup>th</sup> Street	Jasmine Lane
SW 117 <sup>th</sup> Street	Las Palmas Drive
SW 118 <sup>th</sup> Street	Magnolia Lane
SW 119 <sup>th</sup> Street	Olivos Drive
SW 58 <sup>th</sup> Court	Pine Bay Court
SW 117 <sup>th</sup> Terrace	Pine Bay Drive
SW 59 <sup>th</sup> Avenue Road	Borja Avenue
SW 57 <sup>th</sup> Court	Jacaranda Place

\*ACCESS/FEEDER ROADS INTO THE PINE BAY ESTATES COMMUNITY WILL CONTINUE TO HAVE THE CURRENT SIGNS WITH NUMBERS ON THEM. CORAL GABLES STYLE STREET SIGNS WILL ONLY BE PLACED ON CORAL GABLES PUBLIC PROPERTY.

**Proposed Public Improvement:**

Renaming the current street names in the Pine Bay Estates area will bring the neighborhood into conformance with the reset of the street signage found throughout Coral Gables.

**Proposed Assessment Change:**

Currently there is no expected cost to the Special Taxing District. The City, during the normal course of business, will remove existing signs and install the approved signage.

**Special Taxing District Boundaries:**

**PINE BAY ESTATES HOMEOWNERS  
ASSOCIATION, INC.**

June 28, 2022

Gustavo Ceballos, Esq  
Assistant City Attorney  
City of Coral Gables  
Coral Gables, FL 33134


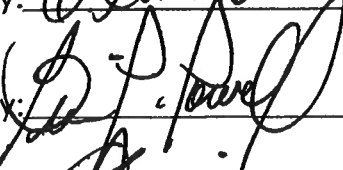
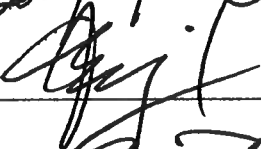


Dear Mr. Ceballos:

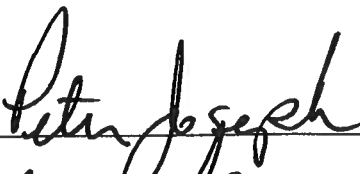



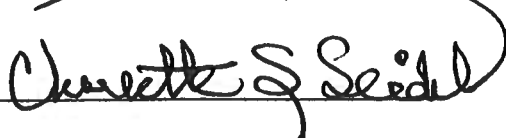
On behalf of the Volunteer Board of the Pine Bay Estates Homeowners' Association, Inc., we are pleased to enclose the petition for renaming of our Community's streets, signed by the majority of homeowners of Pine Bay Estates. By adopting street names as opposed to numbers, the community's streets will comport to the City's standards.

By way of background, and following the City's instructions, a Letter of Intent with over 20% of homeowners' signatures was submitted to the City on April 12, 2022. Thereafter, the City sent written notice to all homeowners by U.S. Mail of the proposed petition, including the date of the City Commission Meeting where the street renaming was to be considered. Homeowners were also reminded of the meeting through our community email and WhatsApp chat. Only two homeowners attended the City Commission Meeting of May 31, 2022. No homeowner objected to the petition at the meeting. The Commissioners unanimously voted in favor of moving the matter forward. Following your request of June 2, 2022, the petition to rename the streets of Pine Bay Estates was circulated to the community and majority homeowners have signed in support.

Sincerely,

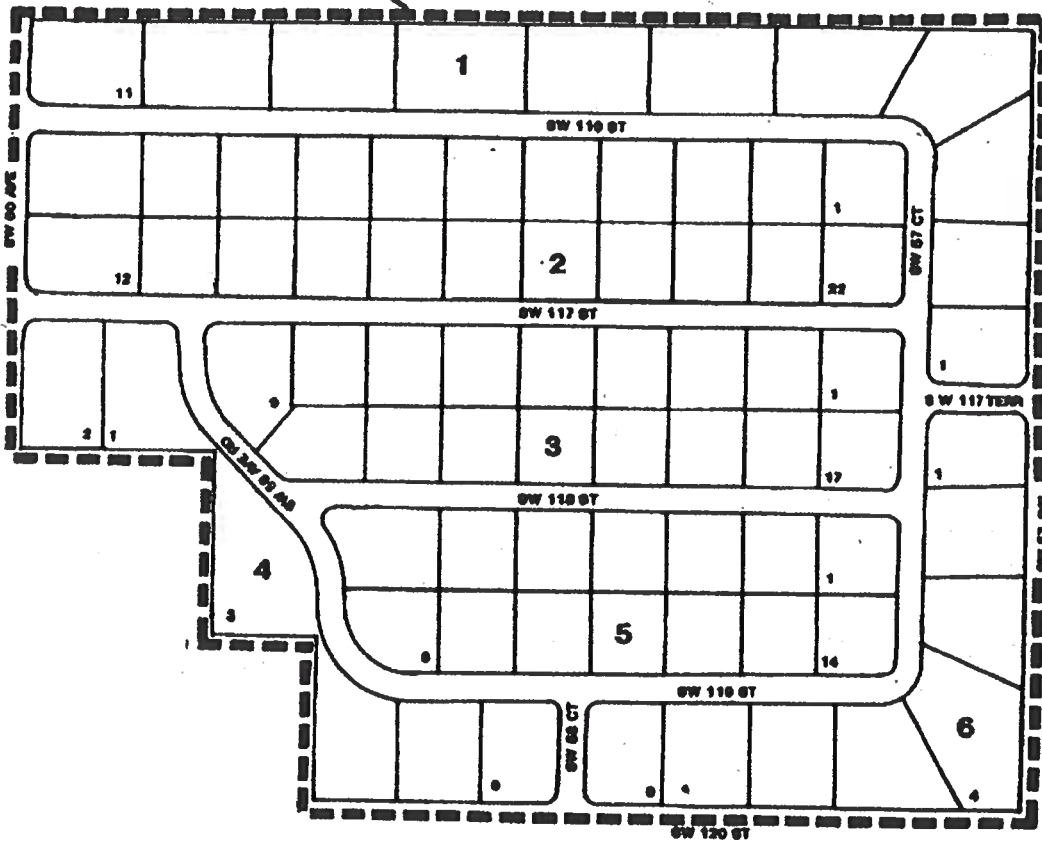
Pine Bay Estates Homeowners  
Association, Inc.

By:   
By:   
By:   
By:   
By: 

By:   
By:   
By:   
By:   
By: 



**DISTRICT BOUNDARIES**



**PINE BAY ESTATES  
SECURITY GUARD  
SPECIAL TAXING DISTRICT**

NOTE : Only signatures of property owners, and only one signature per household, will count toward the 50% Code requirement for petition validation. However, circulation of petition among non-owner residents is urged to ensure these persons are informed of this proposal on which they may be called to vote. [Altering this form in any way invalidates the entire petition.]

<u>Folio Number</u>	<u>Site Address</u>	<u>Homeowner (Print Name)</u>	<u>Signature</u>	<u>Date Signed</u>
		Print name	Sign	Date
0350120300010	11701 SW 57 CT			
0350120300020	11621 SW 57 CT			
0350120300030	11601 SW 57 CT			
0350120300040	5751 SW 116 ST			
0350120300050	5761 SW 116 ST			
0350120300060	5781 SW 116 ST	Stuart Wilder		6-12-22
0350120300070	5821 SW 116 ST			
0350120300080	5841 SW 116 ST	Alexandre O Eboli		6-12-22
0350120300090	5881 SW 116 ST	Manuel Gonzalez		6-13-22
0350120300100	5901 SW 116 ST			

120300110 5941 SW 116 ST  
0120300120 5740 SW 116 ST  
50120300130 5760 SW 116 ST  
350120300140 5780 SW 116 ST  
0350120300150 5800 SW 116 ST  
0350120300160 5820 SW 116 ST  
0350120300170 5840 SW 116 ST  
0350120300180 5860 SW 116 ST  
0350120300190 5880 SW 116 ST  
0350120300200 5900 SW 116 ST  
0350120300210 5920 SW 116 ST  
0350120300220 5940 SW 116 ST  
0350120300230 5925 SW 117 ST  
0350120300240 5905 SW 117 ST  
0350120300250 5895 SW 117 ST  
0350120300260 5885 SW 117 ST  
0350120300270 5865 SW 117 ST  
0350120300280 5845 SW 117 ST  
0350120300290 5825 SW 117 ST  
0350120300300 5805 SW 117 ST  
0350120300310 5785 SW 117 ST  
0350120300320 5765 SW 117 ST  
0350120300330 5745 SW 117 ST  
0350120300340 5740 SW 117 ST  
0350120300350 5760 SW 117 ST  
0350120300360 5780 SW 117 ST  
0350120300370 5800 SW 117 ST  
0350120300380 5820 SW 117 ST  
0350120300390 5840 SW 117 ST  
0350120300400 5860 SW 117 ST  
0350120300410 5880 SW 117 ST  
0350120300420 5890 SW 117 ST  
0350120300430 5900 SW 117 ST  
0350120300440 5920 SW 117 ST  
0350120340010 5885 SW 118 ST  
0350120340020 5865 SW 118 ST  
0350120340030 5845 SW 118 ST

Peter Joseph Peter Joseph 6.16.22

Lisa Marie Mena 6-10-22  
Andrew Spector ARS 6/15/22  
Natalia Iglesias 6/12/22

ANALAPADUCA 6-11-22  
CARLOS LAHRSEN 6-9-22  
Randi Friedman 6-10-22  
Rueanu Bacalao 6-11-22

Jacqueline Valencia Rodriguez 6.11.22

SHA EDATHUMPAMPIL 6.22.2022

MARCIA TRAITLER Marcia S. Traitter 6/9/2022

Frank Visconti 03 June 22  
Javier Coroso 11 June 22  
Johann Furtke

CHARLETTE SSEIDEL Charlotte S Seidel 6-14-22

JOSEPH HASSAN 6/3/22

Brian Powell 6.10.22

Quincy Dobbin 6/11/22

Conna Monteverde 6/22  
Mah Mettur 6/13/22  
New Sterling

Print name Sign Date

0350120340040 5825 SW 118 ST

Jorge Galbio  6/9/22

0350120340050 5805 SW 118 ST

0350120340060 5785 SW 118 ST

MARIANO VIALE  6/11/22

0350120340070 5765 SW 118 ST

0350120340080 5745 SW 118 ST

 6/11/22

0350120340090 11800 SW 59 AVE RD

FRANCISCO BARJA  6/9/22

0350120340100 5860 SW 119 ST

Jenna Sleeman  6/11/22

0350120340110 5840 SW 119 ST

NEIL BAYER  6/11/22

0350120340120 5820 SW 119 ST

0350120340130 5740 SW 118 ST

0350120340140 5760 SW 118 ST

0350120340150 5780 SW 118 ST

0350120340160 5800 SW 118 ST

ALEXANDRO ACOSTA  6/9/22

0350120340170 5820 SW 118 ST

Allison Cohen Allison Cohen 6/13/22

0350120340180 5840 SW 118 ST

Blakely

0350120340190 5860 SW 118 ST

ALEXANDRO CASER  06/12/22

0350120340200 5865 SW 119 ST

Amy Abiru  06/09/22

0350120340210 5845 SW 119 ST

Laura & Luke Tully  6/12/22

0350120340220 5825 SW 119 ST

0350120340230 5805 SW 119 ST

0350120340240 5785 SW 119 ST

0350120340250 5765 SW 119 ST

0350120340260 5745 SW 119 ST

Ana Escagedo  6/14/2022

0350120340270 11721 SW 57 CT

0350120340280 11801 SW 57 CT

William Lamas  6-10-22

0350120340290 11821 SW 57 CT

Meredith Brandt  6-9-22

0350120340300 11841 SW 57 CT

Melissa Applebaum  6-9-22

0350120340310 5740 SW 119 ST

Jose Zarate  6/6/22

0350120340320 5760 SW 119 ST

GUSTAVO PENA  6/10/22

0350120340330 5780 SW 119 ST

Total Folios: 77

0350120340040 5825 SW 118 ST  
0350120340050 5805 SW 118 ST  
0350120340060 5785 SW 118 ST  
0350120340070 5765 SW 118 ST  
0350120340080 5745 SW 118 ST  
0350120340090 11800 SW 59 AVE RD  
0350120340100 5860 SW 119 ST  
0350120340110 5840 SW 119 ST  
0350120340120 5820 SW 119 ST  
0350120340130 5740 SW 118 ST  
0350120340140 5760 SW 118 ST  
0350120340150 5780 SW 118 ST  
0350120340160 5800 SW 118 ST  
0350120340170 5820 SW 118 ST  
0350120340180 5840 SW 118 ST  
0350120340190 5860 SW 118 ST  
0350120340200 5865 SW 119 ST  
0350120340210 5845 SW 119 ST  
0350120340220 5825 SW 119 ST  
0350120340230 5805 SW 119 ST  
0350120340240 5785 SW 119 ST  
0350120340250 5765 SW 119 ST  
0350120340260 5745 SW 119 ST  
0350120340270 11721 SW 57 CT  
0350120340280 11801 SW 57 CT  
0350120340290 11821 SW 57 CT  
0350120340300 11841 SW 57 CT  
0350120340310 5740 SW 119 ST  
0350120340320 5760 SW 119 ST  
0350120340330 5780 SW 119 ST

 Christopher Blakely 6-15-22

Total Folios: 77



**CITY OF CORAL GABLES, FLORIDA****RESOLUTION NO. 2022-178**

A RESOLUTION OF THE CITY COMMISSION DIRECTING CITY STAFF TO MOVE FORWARD WITH THE RENAMING OF STREET NAMES WITHIN THE PINE BAY ESTATES NEIGHBORHOOD AND WITH THE INSTALLATION OF NEW STREET SIGNAGE AS REQUIRED.

**WHEREAS**, on April 12, 2022 the Pine Bay Estates Homeowners Association submitted a letter of intent with over 20% of the homeowners support seeking to rename the streets within the Pine Bay Estates Special Taxing District; and

**WHEREAS**, this request does NOT seek an amendment to the existing Special Taxing District and solely seeks to determine the level of support in the community for street renaming, the Special Taxing District Amendment process is being used as a guideline since the District and the renaming area share the same boundaries; and

**WHEREAS**, in accordance with the Special Taxing District Amendment process once the petition has been created it must be brought before the City of Coral Gables Commission for approval prior to distribution to the petitioners; and

**WHEREAS**, on May 31, 2022, the City of Coral Gables Commission reviewed the petition, confirmed it provided sufficient information for all residents of Pine Bay to make an informed decision and therefore approved the petition language; and

**WHEREAS**, on July 6, 2022 the petitioners returned the petition to the City of Coral Gables with over 50% of the property owners supporting the name change; and

**WHEREAS**, on July 25, 2022, at the regularly scheduled City Commission meeting, residents from the Pine Bay neighborhood appeared before the City Commission and discussed concerns regarding locating and navigating to the neighborhood after the street name changes; and

**WHEREAS**, the City encourages the Pine Bay residents to work with their existing Special Taxing District and the City's Public Works team to study the existing entrances to the community for opportunities to improve signage and navigational markers; and

**WHEREAS**, the City believes renaming these streets will bring them in conformity with the rest of the City's street names;

**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 directs City staff to move forward with the renaming of street names within the Pine Bay Estates neighborhood as delineated in the petition and with the installation of new street signage as required.

**SECTION 3.** The City encourages the Pine Bay residents to work with their existing Special Taxing District and the City's Public Works team to study the existing entrances to the community for opportunities to improve signage and navigational markers.

**SECTION 4.** This Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF JULY, A.D., 2022.

(Moved: Menendez / Seconded: Fors, Jr.)

(Yeas: Fors, Jr., Menendez, Lago)


(Nays: Anderson)

(Abstentions: Mena)

(Majority: (3-1)

(Agenda Item: I-3)


APPROVED:

DocuSigned by:  
  
53B880AB93824A5...


VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

DocuSigned by:  
  
96DD5AC59C2047E...

BILLY Y. URQUIA  
CITY CLERK

DocuSigned by:  
  
03A0CB1421E64AC...

MIRIAM SOLER RAMOS  
CITY ATTORNEY