

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(G)
10-6-22

ORDINANCE NO. _____ 22-122

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 R-895-22, 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:

October 6, 2022

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Daija Page Lifshitz