
CITY OF CORAL GABLES, FLORIDA

**INITIAL ASSESSMENT RESOLUTION
BANYAN DRIVE SECURITY GUARD
SPECIAL TAXING DISTRICT**

ADOPTED JUNE 11, 2019

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CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2019-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, RELATING TO SECURITY SERVICES ASSESSMENTS WITHIN THE BANYAN DRIVE SECURITY GUARD SPECIAL TAXING DISTRICT; ESTIMATING THE COST OF THE SECURITY SERVICES TO BE ASSESSED FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2019; ESTABLISHING THE METHOD OF ASSESSING SECURITY SERVICE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE BANYAN DRIVE SECURITY GUARD SPECIAL TAXING DISTRICT; DETERMINING THAT SUCH REAL PROPERTY DERIVES A SPECIAL BENEFIT FROM THE SECURITY SERVICES; DIRECTING THE CITY MANAGER TO PREPARE A PRELIMINARY SECURITY SERVICES ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING TO CONSIDER REIMPOSITION OF THE ASSESSMENTS AND THE METHOD OF COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Assessment Ordinance, Article VIII, Section 2, Florida Constitution, the City of Coral Gables Charter, Chapter 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Initial Assessment Resolution for the Banyan Drive Security Guard Special Taxing District, as defined in the Assessment Ordinance, and initiates the process to implement and collect the Assessments within the District.

(B) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Assessment Ordinance. As used in this Resolution, the

following terms shall have the following meanings, unless the context hereof otherwise requires. Any capitalized terms not defined herein shall have the meaning ascribed to such terms in the Ordinance.

"Annual Service Component" means the amount computed for each Tax Parcel/Folio pursuant to Section 11(A) hereof.

"Assessment" means an annual Service Assessment, as defined in the Assessment Ordinance, imposed against property located within the District to fund the Security Services, computed in the manner described in Section 11 herein.

"Assessment Ordinance" means City of Coral Gables Ordinance No. 2015-09, the Master Service Assessment Ordinance.

"Collection Cost" means the estimated cost to be incurred by the City during any Fiscal Year in connection with the collection of the Assessments.

"Collection Cost Component" means the amount computed for each Tax Parcel/Folio pursuant to Section 11(B) hereof.

"Commission" means the City Commission of the City of Coral Gables.

"District" or "Banyan Drive Security Guard Special Taxing District" means those properties identified in Metropolitan Dade County Ordinance No. 18-110, which originally created the Banyan Drive Security Guard Special Taxing District, as confirmed and more particularly described in Section 5 hereof, that receive a special benefit from the Security Services described in this Initial Assessment Resolution.

"Dwelling Unit" means a Building, or portion thereof, which is lawfully used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

"Lot/Unit" means any of the numbered lots or parcels or portions thereof within the District on which a Single-Family Residential Unit has been or can be constructed or sited in accordance with applicable laws and regulations, as originally assigned to each Tax Parcel/Folio within the District by Dade County upon the original initiation of the Security Services Assessment program.

"Property Appraiser" means the Miami-Dade County Property Appraiser.

"Security Services Assessment Roll" means the Assessment Roll, as defined in the Assessment Ordinance, relating to the Security Service Cost for the provision of the Security Services.

"Security Services" means enhanced security services, facilities, and programs provided within the District that is in addition to the customary and typical law enforcement services provided throughout the City and consists of administration, the design, permitting, construction, installation, and ongoing maintenance of a neighborhood guardhouse, security gates at the neighborhood entrance, security cameras, recording equipment, and associated improvements, and thereafter visible safety and sentinel security using unarmed uniformed guards operating from the guardhouse and video recording of all vehicles entering and exiting the District to be provided 24 hours per day, 365 days per year.

"Security Service Cost" means all or any portion of the Service Cost, as defined in the Assessment Ordinance, that is properly attributable to the provision of the Security Services within the District under generally accepted accounting principles, including, without limiting the generality of the foregoing, all labor, vehicle, uniforms, equipment, supplies, design, permitting, construction, installation, and maintenance costs incurred by the City for the provision of the Security Services within the District, all administrative

costs incurred by the City in establishing and administering the District, a reasonable amount for contingency for anticipated costs and uncollectible assessments, and reimbursement to the City for any funds advanced for security services, and interest of any interfund or intrafund loan for such purposes.

"Single-Family Residential Unit" means a Building that contains a single Dwelling Unit.

"Statutory Discount Amount" means the amount computed for each Tax Parcel/Folio pursuant to Section 11(C) hereof.

"Tax Parcel/Folio" means a parcel of property within the District to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

"Vacant Lot/Unit" means any of the numbered lots or parcels or portions thereof within the District which is currently unimproved, but on which a Single-Family Residential Unit can be constructed or sited in accordance with applicable laws and regulations.

SECTION 3. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 4. FINDINGS. It is hereby ascertained, determined and declared that:

(A) Pursuant to Article VIII, Section 2 of the Florida Constitution, the Coral Gables Home Rule Charter, and section 166.021, Florida Statutes, and other applicable provisions of law, the Commission has all powers of local self-government to perform City functions and to render City services except when prohibited by law and such power may be exercised by the enactment of legislation in the form of City ordinances.

(B) The Commission may exercise any governmental, corporate, or proprietary power for a municipal purpose except when expressly prohibited by law, and the Commission may legislate on any subject matter on which the Legislature may act, except those subjects described in (a), (b), (c), and (d) of section 166.021(3), Florida Statutes. The subject matter of paragraphs (a), (b), (c) and (d) of section 166.021(3), Florida Statutes, are not relevant to imposition of Assessments.

(C) The Commission has enacted the Assessment Ordinance to authorize the imposition of assessments to fund the Service Cost for the provision of public services, facilities, or programs providing a special benefit to property within the City.

(D) In accordance with the Dade County Home Rule Charter and Chapter 18 of the Code of Metropolitan Dade County, in 2018 Dade County (the "County") enacted Ordinance No. 18-110 to create the Banyan Drive Security Guard Special Taxing District to provide enhanced security services to properties within the District.

(E) Pursuant to Section 18-3.1 of the Code of Metropolitan Dade County, after approval by referendum and a joint resolution of the County and City, governance and control of the District was transferred from the County to the City.

(F) Pursuant to the interlocal agreement between the County and the City outlining the transfer of governance, the City shall be responsible for "establishing assessment rates and collecting assessments for the Special Taxing District."

(G) The Assessment Ordinance outlines the City's procedures for establishing and collecting assessments, which the City Commission now desires to initiate with the adoption of this Initial Assessment Resolution for the Banyan Drive Security Guard Special Taxing District.

(H) The Security Services will provide a special benefit to all Tax Parcels/Folios located within the District, by protecting and enhancing the value, use, enjoyment, and marketability of such property. The provision of the necessary capital infrastructure and enhanced security services within the District will preserve or enhance the property values, positively benefit property insurance costs, provide improved security for those properties, and enhance safety and access to Assessed Property within the District. Special Assessments imposed to fund such services were upheld in *Rushfeldt v. Metropolitan Dade County*, 630 So.2d 643 (Fla. 3rd DCA 1994).

(I) The Assessments to be imposed in accordance with this Initial Assessment Resolution provide an equitable method of funding the provision of Security Services by fairly and reasonably allocating the cost to specially benefitted property, based upon the number of Lot/Units attributable to each Tax Parcel/Folio of property in the manner hereinafter described.

(J) In recognition of the lesser level of special benefit accorded to Vacant Lots/Units from the Security Services, it is fair and reasonable to allocate the cost for provision of Security Services to specially benefitted Vacant Lots/Units by assigning .5 assessments units to each Vacant Lot/Unit.

(K) It is fair and reasonable to use Lot/Units to apportion the Security Service Cost because the provision of the Security Services is demanded by and required to serve the Lot/Units within the District.

(L) The Commission hereby finds that each Tax Parcel/Folio of Assessed Property within the District will be benefited by the City's provision of Security Services in an amount not less than the Assessment imposed against such property, computed in the manner set forth in this Resolution.

SECTION 5. CONFIRMATION OF THE DISTRICT.

(A) In accordance with Section 2.01 of the Ordinance, the Commission hereby acknowledges the District as created in County Ordinance No. 18-110 and hereby confirms the District as an Assessment Area, which shall include all properties in a portion of Section 6, Township 55 South, Range 41 East, Miami-Dade County, Florida; being more particularly described as follows: Lots 2 and 25 in said Section 6, of "Hammock Lake No. 2," according to the Plat thereof, as recorded in Plat Book 51, at Page 81 of the Public Records of Miami-Dade County; And The East 1/10 of the North ½ of Lot 2; the West 1/2 of the East 1/5 of the North 1/2 of Lot 2; and the West 319.91 feet of the South 245.00 feet of Lot 3, less the canal right-of-way and less the West 40.00 feet for right-of-way in said Section 6, of "Avocado Land Co.," according to the Plat thereof, as recorded in Plat Book 2, at Page 44 of the Public Records of Miami-Dade County; And Lot 1, Block 1, in said Section 6, of "Nathalie & Caroline Sub," according to the Plat thereof, as recorded in Plat Book 141, at Page 58 of the Public Records of Miami-Dade County; And Lots 31, 33, 34, 35, 36, and 37 in said Section 6, of "First Addition to Hammock Lake No. 2," according to the Plat thereof, as recorded in Plat Book 55, at Page 23 of the Public Records of Miami-Dade County; And Lots 1 and 2 in said Section 6, of "Amended Plat of

Hammock Lake No. 2," according to the Plat thereof, as recorded in Plat Book 66, at Page 148 of the Public Records of Miami-Dade County; And Lots 10, 12, 13, and 14, Block 1, in said Section 6, of "Snapper Creek Oaks First Addition," according to the Plat thereof, as recorded in Plat Book 128, at Page 61 of the Public Records of Miami-Dade County; And Lots 1, 2, 3, 4, 6, 7, 8, and 9, Block 1, in said Section 6, of "Snapper Creek Oaks," according to the Plat thereof, as recorded in Plat Book 97, at Page 37 of the Public Records of Miami-Dade County; And Lot 1 in said Section 6, of "JK Sub," according to the Plat thereof, as recorded in Plat Book 99, at Page 90 of the Public Records of Miami-Dade County; And Lots 1 through 8, Block 1, in said Section 6, of "Kerrwood Oaks," according to the Plat thereof, as recorded in Plat Book 78, at Page 16 of the Public Records of Miami-Dade County; And Lot 1 and Lots 4 through 10, Block 2, in said Section 6, of "Kerrwood Oaks," according to the Plat thereof, as recorded in Plat Book 78, at Page 16 of the Public Records of Miami-Dade County; And Lots 1 through 8 in said Section 6, of "Palm Vista," according to the Plat thereof, as recorded in Plat Book 49, at Page 25 of the Public Records of Miami-Dade County.

(B) The District is created to provide enhanced security services within the District, which will preserve or enhance the property values, positively benefit property insurance costs, provide improved security for those properties, and enhance safety and access to Assessed Property within the District.

SECTION 6. PUBLIC HEARING. There is hereby established a public hearing to be held at 3:00 p.m. on September 12, 2019, in Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, to consider (A) imposition of the Assessments, and (B) collection of the Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 7. NOTICE BY PUBLICATION. The City Manager shall publish a notice of the public hearing authorized by Section 6 hereof in the time and manner specified in the Uniform Assessment Collection Act. The notice shall be published no later than August 22, 2019, in substantially the form attached hereto as Appendix A.

SECTION 8. NOTICE BY MAIL. If required by Section 2.07(F) of the Assessment Ordinance, the City Manager shall provide notice by first class mail to the Owner of each Tax Parcel/Folio in substantially the form attached hereto as Appendix B. Such notices shall be mailed no later than August 22, 2019.

SECTION 9. ESTIMATED SECURITY SERVICE COST.

(A) The total estimated Security Service Cost is \$371,492.03 for the Fiscal Year commencing October 1, 2019.

(B) For the Fiscal Year beginning October 1, 2019 and the Fiscal Year beginning October 1, 2020, the annual Security Service Cost (estimated total cost of \$704,250.00) is intended to fund administration and the necessary costs for the design, permitting, construction, and installation of the neighborhood guardhouse, security gates at the neighborhood entrance, security cameras, recording equipment, and associated improvements. Thereafter, the annual Security Service Cost is intended to fund administration maintenance, and the provision of visible safety and sentinel security using unarmed uniformed guards operating from the guardhouse and video recording of all vehicles entering and exiting the District to be provided 24 hours per day, 365 days per year.

(C) The annual Security Service Cost will be funded through the imposition of Assessments against property located within the District in the manner set forth herein.

SECTION 10. IMPOSITION OF ASSESSMENTS.

(A) Assessments shall be imposed against all Tax Parcels/Folios located within the District and shall be computed in accordance with this Initial Assessment Resolution.

(B) When imposed, the Assessments shall constitute a lien upon the Tax Parcels/Folios located in the District pursuant to Section 2.09 of the Ordinance.

SECTION 11. COMPUTATION OF ASSESSMENTS. The Assessment amount for the Fiscal Year commencing October 1, 2019, shall be calculated and apportioned as follows:

(A) ANNUAL SERVICE COMPONENT. The Annual Service Component shall be calculated for each Fiscal Year for each Tax Parcel/Folio by dividing the number of Lots/Units assigned to such Tax Parcel/Folio by the total number of Lots/Units attributable to all Tax Parcels/Folios within District, and multiplying the result by the estimated Security Service Cost.

(B) COLLECTION COST COMPONENT. The Collection Cost Component shall be computed each Fiscal Year for each Tax Parcel/Folio by (1) dividing (a) the Annual Service Component for such Tax Parcel/Folio by (b) the Security Service Cost, and (2) multiplying the result by the Collection Cost.

(C) STATUTORY DISCOUNT AMOUNT. The Statutory Discount Amount shall be computed for each Tax Parcel/Folio as the amount allowed by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Service Component and (ii) the Collection Cost Component, by (b) the factor of 0.96.

(D) ASSESSMENT. The annual Assessment for each Tax Parcel/Folio shall be computed as the sum of (1) the Annual Service Component, (2) the Collection Cost Component, and (3) the Statutory Discount Amount, as set forth in the preliminary Assessment Roll which is attached hereto as Appendix C and incorporated herein by reference.

SECTION 12. SECURITY SERVICES ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an estimate of the amount of the Security Service Cost and to prepare the preliminary Security Services Assessment Roll for the District in the manner provided in the Assessment Ordinance.

(B) A copy of this Initial Assessment Resolution and the preliminary Security Services Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Security Services Assessment Roll be in printed form if the amount of the Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

SECTION 13. METHOD OF COLLECTION. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act as authorized by Section 3.01 of the Assessment Ordinance.

SECTION 14. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 15. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, A.D., 2019.

(Moved: / Seconded:)
(Yeas:)
(Unanimous:)
(Agenda Item:)

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published on or before August 22, 2019

[INSERT MAP OF ASSESSMENT AREA]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SECURITY SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Coral Gables, Florida, will conduct a public hearing to consider the imposition of special assessments for the provision of enhanced neighborhood security services, facilities, and programs for the Fiscal Year beginning October 1, 2019 and future fiscal years within the boundaries of the Banyan Drive Security Guard Special Taxing District ("District"), which includes all lands shown on the map set forth above. In the past, the District was established by Metropolitan Dade County, but was recently transferred to the City of Coral Gables. The enhanced neighborhood security services, facilities, and programs will initially include administration and the design, permitting, construction, and installation of the neighborhood guardhouse, security gates at the neighborhood entrance, security cameras, recording equipment, and associated improvements. Thereafter, upon the completion of these capital improvements, the enhanced neighborhood security services, facilities, and programs will include administration, maintenance, and the provision of visible safety and sentinel security using unarmed uniformed guards operating from the guardhouse and video recording of all vehicles entering and exiting the District to be provided 24 hours per day, 365 days per year.

The hearing will be held at 3:00 p.m. on September 12, 2019, in Commission Chambers, City Hall, 405 Biltmore Way, Florida, for the purpose of receiving public comment on the imposition and collection of the assessments on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the City within 20 days of this notice. If a person decides to appeal any decision made by the Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

The Assessment for each parcel of property will be based upon the total number of lots/units attributed to that parcel. Vacant lots/units will be assigned one-half of a lot/unit for each vacant lot/unit. The annual assessment will include each Tax Parcel/Folio's share of the service cost, plus administrative and collection costs. The maximum annual assessment is estimated to be \$7,581.47 per improved lot/unit and \$3,790.74 per vacant lot/unit. A more specific description is set forth in the Initial Assessment Resolution adopted by the City Commission on June 11, 2019. Copies of the Master Service Assessment Ordinance, the Initial Assessment Resolution, and the preliminary Assessment Roll are available for inspection at the Office of the City Clerk, 405 Biltmore Way, Coral Gables, Florida

The assessments will be collected on the ad valorem tax bill to be mailed in November 2019, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title.

If you have any questions, please contact the Finance Director's Office at (305) 460-5276, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CORAL GABLES, FLORIDA

APPENDIX B

FORM OF NOTICE TO BE MAILED

APPENDIX B

FORM OF NOTICE TO BE MAILED

******* NOTICE TO PROPERTY OWNER *******

**Coral Gables
P.O. Box 141549
Coral Gables, Florida 33117**

CITY OF CORAL GABLES, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE
FOR ENHANCED NEIGHBORHOOD SECURITY
SERVICES
NON-AD VALOREM ASSESSMENTS
NOTICE DATE: AUGUST 22, 2019

**Owner Name
Address
City, State Zip**

Tax Parcel #: _____
Legal Description: _____
Sequence #: _____

As required by Section 197.3632, Florida Statutes, notice is given by the City of Coral Gables, Florida, that an annual assessment for enhanced neighborhood security services, facilities, and programs using the tax bill collection method, may be levied on your property for the fiscal year October 1, 2019 - September 30, 2020 and future fiscal years. The purpose of this assessment is to fund the costs for the City's provision of enhanced security services, facilities, and programs benefitting your property located within the boundaries of the Banyan Drive Security Guard Special Taxing District ("District") which is contained within the incorporated area of the City. The total annual assessment revenue to be collected within the District is estimated to be \$371,492.03 for the Fiscal Year 2019-20.

The enhanced neighborhood security services, facilities, and programs will initially include administration and the design, permitting, construction, and installation of the neighborhood guardhouse, security gates at the neighborhood entrance, security cameras, recording equipment, and associated improvements. Thereafter, upon the completion of these capital improvements, the enhanced neighborhood security services, facilities, and programs will include administration, maintenance, and the provision of visible safety and sentinel security using unarmed uniformed guards operating from the guardhouse and video recording of all vehicles entering and exiting the District to be provided 24 hours per day, 365 days per year. The assessment for each parcel of property will be based upon the total number of lots/units attributed to that parcel. Vacant lots will be assigned one-half of a lot/unit for each vacant lot/unit. The annual assessment will include each Tax Parcel/Folio's share of the service cost, plus administrative and collection costs.

The above parcel is classified as _____.

The total number of lots/units attributed to the parcel is _____.

The maximum annual assessment for the above parcel is \$_____ for Fiscal Year 2019-20 and future fiscal years.

A public hearing will be held at 3:00 p.m. on September 12, 2019, in Commission Chambers, City Hall, 405 Biltmore Way, Florida, for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Master Service Assessment Ordinance, the Initial Assessment Resolution, and the updated assessment roll are available for inspection at the Finance Director's Office, City Hall, located at 405 Biltmore Way, Coral Gables, Florida.

Both the non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November 2019. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Finance Director's office at (305) 460-5276, Monday through Friday between 8:30 a.m. and 5:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***

APPENDIX C

PRELIMINARY ASSESSMENT ROLL

APPENDIX C

PRELIMINARY ASSESSMENT ROLL FOR BANYAN DRIVE

<u>Folio Number</u>	<u>Site Address</u>	<u>Units</u>	<u>Rate</u>	<u>Assessment</u>
0351060030020	5340 BANYAN DR	1	7581.47	7581.47
0351060170020	9551 BANYAN DR	1	7581.47	7581.47
0351060170140	5455 KERWOOD TER	1	7581.47	7581.47
0351060170130	5480 KERWOOD TER	1	7581.47	7581.47
0351060200060	9324 KERWOOD CT	1	7581.47	7581.47
0351060010030	5465 BANYAN TRL	1	7581.47	7581.47
0351060170170	5455 KERWOOD OAKS DR	1	7581.47	7581.47
0351060200030	5520 OAKWOOD LN	1	7581.47	7581.47
0351060060010	5441 BANYAN DR	1	7581.47	7581.47
0351060210010	5655 KERWOOD OAKS DR	1	7581.47	7581.47
0351060010080	9801 BANYAN DR	1	7581.47	7581.47
0351060040070	9055 BANYAN DR	1	7581.47	7581.47
0351060200010	5600 OAKWOOD LN	1	7581.47	7581.47
0351060010010	5671 BANYAN TRL	1	7581.47	7581.47
0351060010050	5400 BANYAN TRL	1	7581.47	7581.47
0351060010060	5450 BANYAN TRL	1	7581.47	7581.47
0351060110010	5690 BANYAN DR	1	7581.47	7581.47
0351060170040	5440 KERWOOD OAKS DR	1	7581.47	7581.47
0351060170090	9401 BANYAN DR	1	7581.47	7581.47
0351060200080	9305 KERWOOD CT	0.5	7581.47	3790.74
0351060170150	5454 KERWOOD TER	1	7581.47	7581.47
0351060170070	9501 KERWOOD CT	1	7581.47	7581.47
0351060060040	5401 BANYAN DR	1	7581.47	7581.47
0351060240040	5575 OAKWOOD LN	1	7581.47	7581.47
0351060250010	5390 BANYAN DR	1	7581.47	7581.47
0351060240050	9211 BANYAN DR	1	7581.47	7581.47
0351060170080	9401 KERWOOD CT	1	7581.47	7581.47
0351060170050	5420 KERWOOD OAKS DR	1	7581.47	7581.47
0351060030220	5350 SW 88 ST	1	7581.47	7581.47
0351060200090	9325 KERWOOD CT	1	7581.47	7581.47
0351060170060	5400 KERWOOD OAKS DR	1	7581.47	7581.47
0351060040100	5500 BANYAN DR	1	7581.47	7581.47
0351060040120	5420 BANYAN DR	1	7581.47	7581.47
0351060040090	5520 BANYAN DR	1	7581.47	7581.47
0351060110020	9001 BANYAN DR	1	7581.47	7581.47
0351060170010	5600 KERWOOD OAKS DR	1	7581.47	7581.47

<u>Folio Number</u>	<u>Site Address</u>	<u>Units</u>	<u>Rate</u>	<u>Assessment</u>
0351060010040	5401 BANYAN TRL	0.5	7581.47	3790.74
0351060010020	5505 BANYAN TRL	1	7581.47	7581.47
0351060170030	5530 KERWOOD OAKS DR	1	7581.47	7581.47
0351060240010	5505 OAKWOOD LN	1	7581.47	7581.47
0351060170160	5445 KERWOOD OAKS DR	1	7581.47	7581.47
0351060200070	9304 KERWOOD CT	0.5	7581.47	3790.74
0351060170180	5555 KERWOOD OAKS DR	1	7581.47	7581.47
0351060200020	9321 BANYAN DR	1	7581.47	7581.47
0351060040110	5450 BANYAN DR	1	7581.47	7581.47
0351060170120	5575 KERWOOD OAKS DR	1	7581.47	7581.47
0351060060060	9131 BANYAN DR	1	7581.47	7581.47
0351060040130	5410 BANYAN DR	0.5	7581.47	3790.74
0351060240030	5555 OAKWOOD LN	0.5	7581.47	3790.74
0351060010070	5500 BANYAN TRL	1	7581.47	7581.47
0351060040060		0.5	7581.47	3790.74
0351060200040	5500 OAKWOOD LN	1	7581.47	7581.47