
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2021-____

**FINAL ASSESSMENT RESOLUTION
COCOPLUM PHASE I STREET LIGHTING
SPECIAL TAXING DISTRICT**

ADOPTED SEPTEMBER 14, 2021

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RESOLUTION NO. 2021-___

A RESOLUTION, RELATING TO THE PROVISION OF STREET LIGHTING SERVICES, FACILITIES, AND PROGRAMS WITHIN THE COCOPLUM PHASE I STREET LIGHTING SPECIAL TAXING DISTRICT; PROVIDING AUTHORITY AND DEFINITIONS; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; APPROVING THE STREET LIGHTING ASSESSMENT ROLL; PROVIDING FOR THE IMPOSITION OF THE STREET LIGHTING ASSESSMENTS; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM ASSESSMENT COLLECTION ACT; PROVIDING FOR THE EFFECT OF THIS RESOLUTION; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Coral Gables, Florida (the "City Commission") adopted Ordinance No. 2015-09, the Master Service Assessment Ordinance (the "Assessment Ordinance"), to provide for the imposition of special assessments to fund the provision of services which benefit property within Assessment Areas; and

WHEREAS, on June 8, 2021, the City Commission adopted Resolution No. 2021-160 (the "Initial Assessment Resolution") for the Cocoplum Phase I Street Lighting Special Taxing District, describing the method of assessing the Street Lighting Service Cost against the real property that will be specially benefited thereby, and directing preparation of the Street Lighting Assessment Roll and the provision of the notices required by the Assessment Ordinance; and

WHEREAS, pursuant to the provisions of the Assessment Ordinance, the City Commission is required to confirm or repeal the Initial Assessment Resolution with such amendments as the City Commission deems appropriate after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Street Lighting Assessment Roll has been filed with the City Clerk, as required by the Assessment Ordinance; and

WHEREAS, as required by the Assessment Ordinance, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property owner of the opportunity to be heard concerning the assessments; the proof of publication and an affidavit of mailing are attached hereto as Appendices A and B respectively; and

WHEREAS, a public hearing has been duly held on September 14, 2021, and comments and objections of all interested persons have been heard and considered as required by the terms of the Assessment Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Final Assessment Resolution is adopted pursuant to the Assessment Ordinance; the Initial Assessment Resolution; Article VIII, Section 2, Florida Constitution; sections 166.021, Florida Statutes; the City of Coral Gables Charter; and other applicable provisions of law.

SECTION 2. DEFINITIONS.

(A) This Resolution is the Final Assessment Resolution as defined in the Assessment Ordinance.

(B) All capitalized terms in this Final Assessment Resolution shall have the meanings defined in the Assessment Ordinance and Initial Assessment Resolution.

SECTION 3. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION. The Initial Assessment Resolution is hereby ratified and confirmed.

SECTION 4. APPROVAL OF STREET LIGHTING ASSESSMENT ROLL.

(A) The Street Lighting Assessment Roll, a copy of which is attached hereto as Appendix C, is hereby approved for the fiscal year beginning October 1, 2021.

(B) Additionally, the Street Lighting Assessment Roll, as approved, includes those Tax Parcel/Folios of Assessed Property within the Cocoplum Phase I Street Lighting Special Taxing District Area that cannot be set forth in that Street Lighting Assessment Roll due to the provisions of Section 119.071(4), Florida Statutes, concerning exempt "home addresses."

SECTION 5. IMPOSITION OF ASSESSMENTS.

(A) The Tax Parcel/Folios included in the Street Lighting Assessment Roll are hereby found to be specially benefited by the provision of the Street Lighting services, facilities, and programs in the amount of the maximum annual Street Lighting Assessment set forth in the Street Lighting Assessment Roll.

(B) For the Fiscal Year commencing October 1, 2021, the Street Lighting Service Cost is \$0. For the Fiscal Year commencing October 1, 2021, the Street Lighting Assessment is \$0 per Front Foot.

(C) The methodology set forth in Section 11 of the Initial Assessment Resolution for computing the annual Street Lighting Assessments is hereby approved and found to be a fair and reasonable method of apportioning the Street Lighting Service Cost among the benefited properties.

(D) Annual Street Lighting Assessments computed in the manner described in the Initial Assessment Resolution are hereby levied and imposed on all Tax

Parcel/Folios included in the Street Lighting Assessment Roll for the Fiscal Year commencing October 1, 2021.

(E) Upon adoption of this Final Assessment Resolution, the Street Lighting Assessments shall constitute a lien against the Assessed Property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims until paid. The lien shall be deemed perfected upon adoption by the Commission of this Final Assessment Resolution and shall attach to the property included on the Street Lighting Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

SECTION 6. COLLECTION OF ASSESSMENTS.

(A) The Street Lighting Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

(B) Upon adoption of this Final Assessment Resolution, the Mayor shall cause the certification and delivery of the Street Lighting Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

(C) The Street Lighting Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix D.

SECTION 7. EFFECT OF FINAL RESOLUTION. The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments are computed, the Street Lighting Assessment Roll, the terms

for prepayment of the Assessments, the levy and lien of the Assessments, and the special benefit to assessed property) unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the Commission action on this Final Assessment Resolution.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED AND APPROVED THIS 14th day of September, 2021.

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

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY

APPENDIX A
PROOF OF PUBLICATION

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared
GUILLERMO GARCIA, who on oath says that he or she is the
DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily
Business Review f/k/a Miami Review, a daily (except
Saturday, Sunday and Legal Holidays) newspaper,
published at Miami in Miami-Dade County, Florida; that the
attached copy of advertisement, being a Legal Advertisement
of Notice in the matter of

SEE ATTACHED

CITY OF CORAL GABLES - HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF STREET LIGHTING SPECIAL
ASSESSMENTS - COCOPLUM PHASE I STREET LIGHTING
SPECIAL TAXING DISTRICT

in the XXXX Court,
was published in said newspaper in the issues of

08/20/2021

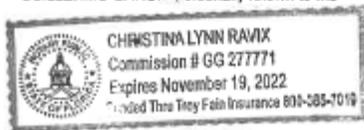
Affiant further says that the said Miami Daily Business
Review is a newspaper published at Miami, in said Miami-Dade
County, Florida and that the said newspaper has heretofore
been continuously published in said Miami-Dade County, Florida
each day (except Saturday, Sunday and Legal Holidays) and
has been entered as second class mail matter at the post
office in Miami in said Miami-Dade County, Florida, for a period
of one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or she
has neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose of
securing this advertisement for publication in the said
newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
20 day of AUGUST, A.D. 2021

C. Ravix

(SEAL)
GUILLERMO GARCIA Personally known to me



Cocoplum Phase I Street Lighting Special Taxing District

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STREET LIGHTING 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 Street Lighting services, facilities, and programs for the Fiscal Year beginning October 1, 2021 and future fiscal years within the boundaries of the Cocoplum Phase I Street Lighting Special Taxing District ("District"), which includes all lands shown on the map set forth above. In the past, the District was established by Miami Dade County, but was recently transferred to the City of Coral Gables.

The hearing will be held at 3:00 p.m., or as soon thereafter as the item can be heard, on September 14, 2021, in the Commission Chambers, 405 Biltmore Way, Coral Gables, Florida, for the purpose of receiving public comment on the proposed assessments and their collection 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.

The hearing will be held in person and virtually through the Zoom platform. Members of the public may join the meeting via Zoom at <https://zoom.us/j/3054466800>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing (305) 461-6768 Meeting ID: 305 446 6800.

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@coraigables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

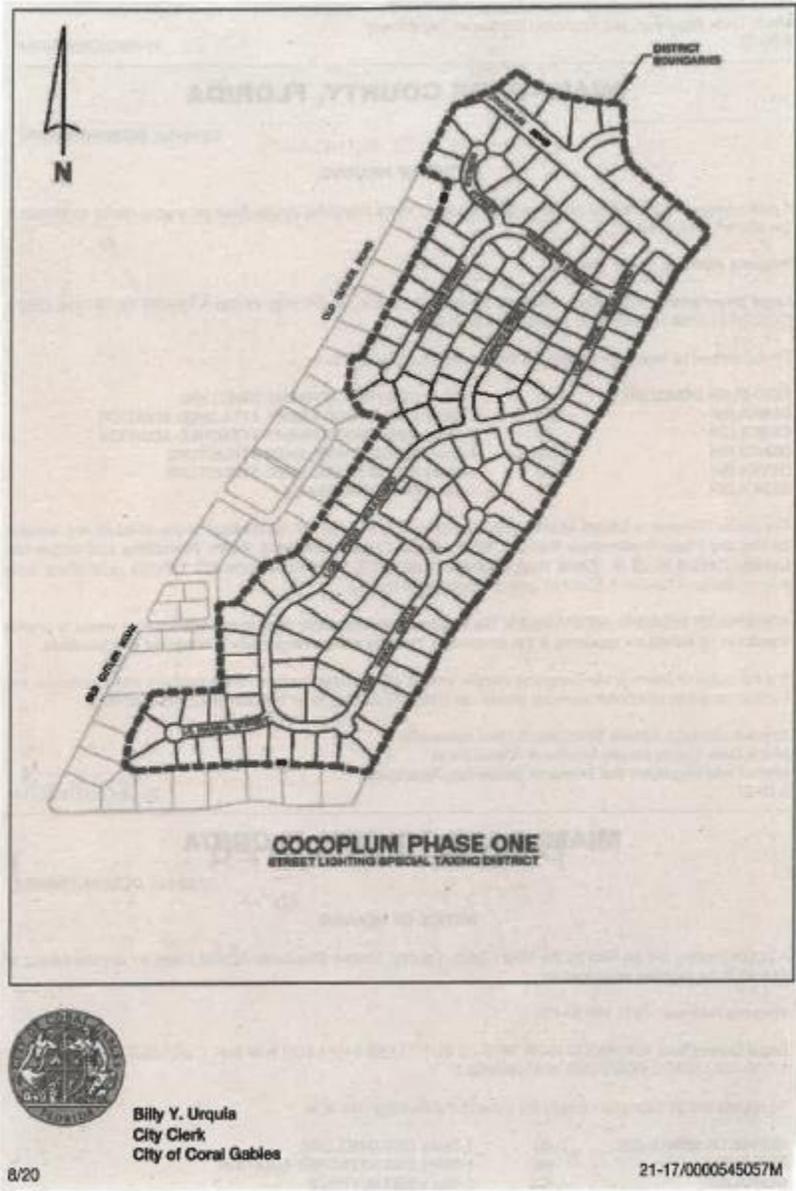
Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management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

As currently authorized, the assessment for each parcel of property will be based on the total front footage along the public rights-of-way that is attributed to that parcel; however, there is an ongoing petition process that may change the method of apportionment to a per Lot basis. For the Fiscal Year beginning on October 1, 2021, the City has elected to impose a \$0 assessment to await the results of the petition process. Accordingly, the maximum annual assessment is estimated to be \$0 per front foot. When imposed, the annual assessment will include each Tax Parcel's share of the service cost, plus administrative and collection costs. A more specific description is set forth in the Initial Assessment Resolution adopted by the Commission on June 8, 2021.

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 2021, as authorized by section 197.3632, Florida Statutes. 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.



APPENDIX B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Diana M. Gomez, who, after being duly sworn, deposes and says:

1. Diana M. Gomez, as Finance Director of the City of Coral Gables, Florida ("City"), pursuant to the authority and direction received from the City Commission, timely directed the preparation of the Assessment Roll and the preparation, mailing, and publication of notices in accordance with Ordinance No. 2015-09 (the "Assessment Ordinance") and in conformance Resolution No. 2021-160 adopted by the City Commission on June 8, 2021 (the "Initial Assessment Resolution").

2. Ms. Gomez has caused the notices required by the Assessment Ordinance to be prepared in conformance with the Initial Assessment Resolution. An exemplary form of such notice is attached hereto. Ms Gomez has caused such individual notices for each affected property owner to be prepared and each notice included the following: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

3. On or before August 24, 2021, Ms. Gomez caused the mailing of the above-referenced notices in accordance with the Assessment Ordinance and the Initial

Assessment Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Miami-Dade County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.

Diana M. Gomez, affiant

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of physical presence or online notarization, this ____day of _____, 2021 by Diana M. Gomez, Finance Director, City of Coral Gables, Florida. She is personally known to me or has produced as identification and did take an oath.

Printed Name: _____
Notary Public, State of Florida
At Large
My Commission Expires:
Commission No.: _____

APPENDIX C

**FORM OF CERTIFICATE TO
NON-AD VALOREM ASSESSMENT ROLL**

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Mayor, or the authorized agent of the City of Coral Gables, Florida (the "City"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for enhanced street lighting services (the "Non-Ad Valorem Assessment Roll") for the City is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Miami-Dade County Tax Collector by September 15, 2021.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Miami-Dade County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this ____ day of _____, 2021.

THE CITY OF CORAL GABLES, FLORIDA

By: _____
Mayor

[to be delivered to Tax Collector prior to September]