



City of Coral Gables
CITY COMMISSION MEETING
September 12, 2025

ITEM TITLE:

A Resolution of the City Commission of the City of Coral Gables, Florida, Relating to Security Services Assessments Within the Pine Bay Estates Security Guard Special Taxing District; Providing Authority, Definitions and Interpretation; Confirming the Preliminary Assessment Resolution; Approving the Updated Security Services Assessment Roll; Providing for the Reimposition of the Assessments for the Fiscal Year Beginning October 1, 2025; Providing for Collection of the Assessments Pursuant to the Uniform Assessment Collection Act; Providing For Application of Assessment Proceeds; Providing for the Effect of This Resolution; Providing Conflicts, Severability, and an Effective Date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

In accordance with the Dade County Home Rule Charter and Chapter 18 of the Code of Metropolitan Dade County, in 1993 Dade County (the "County") enacted Ordinance No. 93-66 to create the Pine Bay Estates Security Guard Special Taxing District to provide enhanced security services to properties within the District. 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 of Coral Gables, governance and control of the District was transferred from the County to the City effective on October 1, 2018. Pursuant to the interlocal agreement between the County and the City outlining the transfer of governance, the City is responsible for establishing assessment rates and collecting assessments for the Special Taxing District.

Pursuant to the Master Assessment Ordinance (No. 2015-09), the annual reimposition of assessments requires the adoption of a Preliminary Assessment Resolution (Resolution No. 2025-170), which was adopted on May 20, 2025, and adoption of this Annual Assessment Resolution. This Annual Assessment Resolution confirms the assignment of Assessment Units and computation of the Assessments as established in the Preliminary Assessment Resolution. It imposes the Assessments in the manner provided in the Ordinance for the Fiscal Year beginning October 1, 2025, to fund ongoing Security Services within the District, and approves the Assessment Roll for the District.

The total estimated Security Service Cost is \$281,050.00 for Fiscal Year 2025-26. There is no change in the proposed methodology. There is a proposed increase in this year's assessment rates. The Fiscal Year 2025-26 assessment is proposed to increase from \$2,755.28 to \$3,650.00 per improved Lot/Unit and from \$1,377.64 to \$1,825.00 per Vacant Lot/Unit.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
5/26/2015	Ordinance No. 2015-09	Master Assessment Ordinance
7/10/2018	Resolution No. 2018-202	Initial Assessment Resolution
9/13/2018	Resolution No. 2018-251	Final Assessment Resolution
5/20/2025	Resolution No. 2025-170	Preliminary Assessment Resolution

PUBLIC NOTIFICATION(S):

Date:	Form of Notification:
8/20/2025	Miami Dade County Website- Legal Ads & Public Notices

FINANCIAL INFORMATION:

No.	Amount		Source of Funds
1.	\$281,050.00		Special Taxing District Revenues
Fiscal Impact: There is no fiscal impact to the City as the properties in the special taxing districts cover the costs of the services provided.			

ATTACHMENT(S):

1. Draft Resolution
2. Proposed Budget