

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2018-53**

A RESOLUTION OF THE CITY OF CORAL GABLES, FLORIDA ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE HAMMOCK LAKES SECURITY GUARD SPECIAL TAXING DISTRICT OF THE CITY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables (“City”) intends to use the uniform method for collecting non-ad valorem assessments for the provision of continued operation and maintenance of the Hammock Lakes Security Guard Special Taxing District (“Special Taxing District”), including but not limited to the making of infrastructure and security improvements as authorized by Section 197.3632, Florida Statutes, because this method will allow such assessments to be collected annually, commencing for the Fiscal Year beginning on October 1, 2018, in the same manner as provided for ad valorem taxes; and

**WHEREAS**, the City held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A; and

**WHEREAS**, the City intends to impose assessments for the provision of continued operation and maintenance of the Special Taxing District, which assessments for the Special Taxing District were previously imposed by Miami-Dade County;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That 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.** That commencing with the Fiscal Year beginning on October 1, 2018 and continuing until discontinued by the City and the Special Taxing District, and with the tax statement mailed for such Fiscal Year, the City intends to use the uniform method of collecting non-ad valorem assessments authorized in Section 197.3632, Florida Statutes for collecting non-ad valorem assessments for the cost of continued operation and maintenance of the Special Taxing District, including but not limited to the making of infrastructure and security improvements. Such non-ad valorem assessments shall be levied within the Special Taxing District of the City. A legal description of such area subject to the assessment is attached hereto as Exhibit B and incorporated herein by reference.

**SECTION 3.** That the City Commission does hereby determine that the levy of the assessments is needed to fund the cost of continued operation and maintenance of the Special Taxing District, including but not limited to the making of infrastructure and security improvements.

**SECTION 4.** That upon passage and adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Miami-Dade County Tax Collector, and the Miami-Dade County Property Appraiser by March 10, 2018.

**SECTION 5.** That this Resolution shall be effective upon passage and adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF FEBRUARY, A.D., 2018.

(Moved: Lago / Seconded: Mena)

(Yeas: Lago, Mena, Keon, Valdes-Fauli)

(Majority: (4-0) Vote)

(Absent: Quesada)

(Agenda Item: F-11)

APPROVED:

A handwritten signature in blue ink, consisting of a large, stylized letter 'R' that loops around the text 'RAUL VALDES-FAULI'.

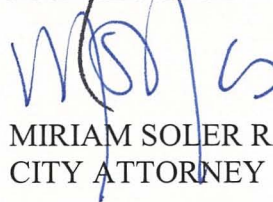
RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in blue ink, written in a cursive style, reading 'Walter J. Foeman'.

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, consisting of several stylized, overlapping letters.

MIRIAM SOLER RAMOS  
CITY ATTORNEY

## Hammock Lakes Security Guard Special Taxing District Legal Description

A portion of Section 6, Township 55 south, Range 41 East, Miami- Dade County, Florida; being more particularly described as follows:

The north 180.00 feet of the west 270.00 feet of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 6;

And

Begin at the southwest corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 6; thence north along the east line of Lot 1, Block 3 of "Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 44 at Page 87 for 250.00 feet; thence east for 136.00 feet; thence south for 125.00 feet; thence southeasterly along the westerly lot line of Tract B of "Coral Ridge Acre Estates" according to the plat thereof, as recorded in Plat Book 114 at Page 13 for 127.10 feet; thence west for 161.0 feet to the Point of Beginning;

And

The north 550.00 feet of Tract 1, less the west 300.00 feet thereof, of "Amended Plat of Journey's End" according to the plat thereof, as recorded in Plat Book 34 at Page 89, lying west of the west right-of-way line of "Relocation of Old Cutler Road" according to the plat thereof, as recorded in Plat Book 50 at Page 56;

And

The triangular area marked "Park"; Lot 1 less the north 144.00 feet thereof and Lot 2 of Block 1; and the south 250.00 feet of Lot 1, Lots 7 through 21, and Lot A of Block 3 of "Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 44 at Page 87;

And

Lot 9 of "Hammock Lake No. 2" according to the plat thereof, as recorded in Plat Book 51 at Page 81, less Begin at the northwest corner of said Lot 9; thence southwesterly along the westerly lot line of said Lot 9 for 235.00 feet to the southwesterly corner of said Lot 9; thence northeasterly for 72.56 feet; thence northerly for 179.92 feet to the Point of Beginning; and Lots 10 through 24 of said Plat Book 51 at Page 81;

And

Lots 26 through 30 of "First Addition to Hammock Lake No. 2" according to the plat thereof, as recorded in Plat Book 55 at Page 23;

And

Exhibit A

The east 340.09 feet of the west 660.00 feet of the south 245.00 feet of Lot 3; and the east 647.20 feet of the N ½ of the Lot 5 of "The Avocado Land Co." according to the plat thereof, as recorded in Plat Book 2 at Page 44;

And

All of "French Estates" according to the plat thereof, as recorded in Plat Book 66 at Page 90;

And

All of "Hammock Park" according to the plat thereof, as recorded in Plat Book 71 at Page 43;

And

All of "First Addition to Hammock Park" according to the plat thereof, as recorded in Plat Book 75 at Page 8;

And

All of "Replat of a Portion of Block 2 Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 79 at Page 27;

And

All of "Feinberg Acres" according to the plat thereof, as recorded in Plat Book 86 at Page 48;

And

Tract B of "Coral Ridge Acre Estates" according to the plat thereof, as recorded in Plat Book 114 at Page 13;

And

Lots 11 and 15, Block 1 of "Snapper Creek Oaks First Addition" according to the plat thereof, as recorded in Plat Book 128 at Page 61.

All of the above named plats are recorded in the Public Records of Miami-Dade County.

**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 JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, 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

NOTICE BY THE CITY OF CORAL GABLES, FLORIDA OF THE CITY'S INTENT TO USE THE UNIFORM AD VALOREM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS - HAMMOCK LAKES SECURITY GUARD SPECIAL TAXING DISTRICT

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

01/16/2018 01/23/2018 01/30/2018 02/06/2018

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.

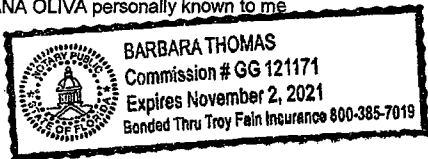
*Johana Oliva*

Sworn to and subscribed before me this  
6 day of FEBRUARY, A.D. 2018

*Barbara Thomas*

(SEAL)

JOHANA OLIVA personally known to me



**NOTICE BY THE CITY OF CORAL GABLES,  
FLORIDA OF THE CITY'S INTENT  
TO USE THE UNIFORM AD VALOREM  
METHOD OF COLLECTION OF  
NON-AD VALOREM ASSESSMENTS**

The City of Coral Gables, Florida (the "City") hereby provides notice pursuant to section 197.3632, Florida Statutes, of its intent to use the uniform ad valorem method of collecting the non-ad valorem assessments to be levied by the City with regard to the Hammock Lakes Security Guard Special Taxing District ("Special Taxing District"). The City Commission will conduct a public hearing to be held at 9:00 a.m. on February 13, 2018 in the Commission Chambers, 405 Biltmore Way, Coral Gables, FL 33134.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the City Commission to use the uniform method of collecting non-ad valorem assessments to be levied by the City pursuant to Section 197.3632, Florida Statutes. The City intends to use the uniform method for collecting non-ad valorem assessments after the transfer of control of the Special Taxing District from Miami-Dade County to the City in accordance with Section 18-3.1 of the Code of Miami-Dade County.

The City may levy non-ad valorem assessments for the purpose of the continued operation and maintenance of the Special Taxing District, including but not limited to the making of infrastructure and security improvements. The Special Taxing District is bounded on the north by Southwest 88 Street, on the east by Old Cutler Road, on the south by Southwest 92 Street and theoretical 94 Avenue, and on the west by theoretical Southwest 56 Avenue. The Special Taxing District's legal description is as follows:

A portion of Section 6, Township 55 south, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

The north 180.00 feet of the west 270.00 feet of the NW ¼ of the SW ¼ of the NE ¼ of said Section 6;

And

Begin at the southwest corner of the NW ¼ of the NE ¼ of the NE ¼ of said Section 6; thence north along the east line of Lot 1, Block 3 of "Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 44 at Page 87 for 250.00 feet; thence east for 136.00 feet; thence south for 125.00 feet; thence southeasterly along the westerly lot line of Tract B of "Coral Ridge Acre Estates" according to the plat thereof, as recorded in Plat Book 114 at Page 13 for 127.10 feet; thence west for 161.0 feet to the Point of Beginning;

And

The north 550.00 feet of Tract 1, less the west 300.00 feet thereof, of "Amended Plat of Journey's End" according to the plat thereof, as recorded in Plat Book 34 at Page 89, lying west of the west right-of-way line of "Relocation of Old Cutler Road" according to the plat thereof, as recorded in Plat Book 50 at Page 56;

And

The triangular area marked "Park", Lot 1, less the north 144.00 feet thereof and Lot 2 of Block 1; and the south 250.00 feet of Lot 1, Lots 7 through 21; and Lot A of Block 3 of "Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 44 at Page 87;

And

Lot 9 of "Hammock Lake No. 2" according to the plat thereof, as recorded in Plat Book 51 at Page 81, less Begin at the northwest corner of said Lot 9, thence southwesterly along the westerly lot line of said Lot 9 for 235.00 feet to the southwesterly corner of said Lot 9; thence northeasterly for 72.56 feet; thence northerly for 179.92 feet to the Point of Beginning; and Lots 10 through 24 of said Plat Book 51 at Page 81;

And

Lots 26 through 30 of "First Addition to Hammock Lake No. 2" according to the plat thereof, as recorded in Plat Book 55 at Page 23;

And

The east 340.09 feet of the west 660.00 feet of the south 245.00 feet of Lot 3; and the east 647.20 feet of the N 1/2 of the Lot 3 of "The Avocado Land Co." according to the plat thereof, as recorded in Plat Book 2 at Page 14;

And

All of "French Estates" according to the plat thereof, as recorded in Plat Book 66 at Page 90;

And

All of "Hammock Park" according to the plat thereof, as recorded in Plat Book 71 at Page 43;

And

All of "First Addition to Hammock Park" according to the plat thereof, as recorded in Plat Book 75 at Page 8;

And

All of "Replat of a Portion of Block 2 Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 79 at Page 27;

And

All of "Feinberg Acres" according to the plat thereof, as recorded in Plat Book 86 at Page 48;

And

Tract B of "Coral Ridge Acre Estates" according to the plat thereof, as recorded in Plat Book 114 at Page 13;

And

Lots 11 and 15, Block 1 of "Snapper Creek Oaks First Addition" according to the plat thereof, as recorded in Plat Book 128 at Page 61.

All of the above named plats are recorded in the Public Records of Miami-Dade County.

The City intends to use the uniform ad valorem method of collecting non-ad valorem assessments for a period of more than one year, commencing for the Fiscal Year beginning on October 1, 2018. This non-ad valorem assessment is levied by the City for the first time, however, Miami Dade County has previously levied the non-ad valorem assessment for the Special Taxing District.

The City's non-ad valorem assessments shall be subject to the same discounts and penalties and the issuance and sale of tax certificates and tax deeds for non-payment as ad valorem taxes. The non-payment of such non-ad valorem assessments will subject the property to the potential loss of title.

Interested parties may appear at the public hearing to be heard regarding the use of the uniform ad valorem method of collecting such non-ad valorem assessments.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based.

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 Non-Discrimination Coordinator Raquel Elejabarrieta, (email: [raelejabarrieta@coralgables.com](mailto:raelejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600) at least three (3) business days before the meeting.

The City welcomes individuals with disabilities. To request an auxiliary aide or special service (such as a sign language interpreter) in order to participate in this meeting, please contact the City's ADA Coordinator Raquel Elejabarrieta at least seven (7) days in advance. Ms. Elejabarrieta may be reached by email: [ada@coralgables.com](mailto:ada@coralgables.com), or by telephone: 305-722-8686 (voice) or 305-442-1600 (TTY/TDD).



WALTER J. FOEMAN  
CITY CLERK

1/16-23-30 2/6

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