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**CITY OF CORAL GABLES, FLORIDA**

**INITIAL ASSESSMENT RESOLUTION**

**ADOPTED AUGUST 25, 2009**

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## TABLE OF CONTENTS

	<u>Page</u>
SECTION 1. AUTHORITY. ....	1
SECTION 2. PURPOSE AND DEFINITIONS. ....	1
SECTION 3. PROVISION AND FUNDING OF FIRE PROTECTION SERVICES. ....	5
SECTION 4. IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS. ....	6
SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. ....	6
SECTION 6. COST APPORTIONMENT METHODOLOGY. ....	12
SECTION 7. PARCEL APPORTIONMENT METHODOLOGY. ....	13
SECTION 8. DETERMINATION OF FIRE PROTECTION ASSESSED COSTS; ESTABLISHMENT OF INITIAL FIRE PROTECTION ASSESSMENTS. ....	13
SECTION 9. ASSESSMENT ROLL. ....	14
SECTION 10. AUTHORIZATION OF PUBLIC HEARING. ....	15
SECTION 11. NOTICE BY PUBLICATION. ....	15
SECTION 12. NOTICE BY MAIL. ....	15
SECTION 13. HARDSHIP ASSISTANCE. ....	15
SECTION 14. METHOD OF COLLECTION. ....	16
SECTION 15. APPLICATION OF ASSESSMENT PROCEEDS. ....	17
SECTION 16. EFFECTIVE DATE. ....	17
APPENDIX A: FIRE PROTECTION INCIDENT REPORT TYPE OF SITUATION FOUND CODES. ....	A-1
APPENDIX B: FIXED PROPERTY USE CODES. ....	B-1
APPENDIX C: CLUC CODES. ....	C-1
APPENDIX D: SLUC CODES. ....	D-1
APPENDIX E: ESTIMATED FIRE PROTECTION ASSESSMENT RATE SCHEDULE. ....	E-1
APPENDIX F: PARCEL APPORTIONMENT METHODOLOGY. ....	F-1
APPENDIX G: FORM OF NOTICE TO BE PUBLISHED. ....	G-1
APPENDIX H: FORM OF NOTICE TO BE MAILED. ....	H-1

RESOLUTION NO. 2009-\_\_\_\_\_

A RESOLUTION OF THE CITY OF CORAL GABLES, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF CORAL GABLES, FLORIDA; DESCRIBING THE METHOD OF ASSESSING FIRE PROTECTION ASSESSED COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF CORAL GABLES; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

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

**SECTION 1. AUTHORITY.** This resolution is adopted pursuant to the provisions of Ordinance No. \_\_\_\_\_, Article VIII, Section 2(b), Florida Constitution, sections 166.021 and 166.041, Florida Statutes, the City Charter of the City of Coral Gables, Florida, and other applicable provisions of law.

**SECTION 2. PURPOSE AND DEFINITIONS.** This resolution constitutes the Initial Assessment Resolution as defined in the Ordinance. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa. As used in this resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

**"Building Area"** means the adjusted area of a Building expressed in square feet and reflected on the Tax Roll or, in the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, that area determined by the City.

**"CLUC Code"** means the land use code assigned by the Property Appraiser for purposes of assessment, as specified in Appendix C attached hereto and incorporated

herein by reference or assigned by the City to Tax Parcels within the City after field verification.

**"Code Descriptions"** mean the descriptions listed in the Fixed Property Use Codes and the CLUC Codes.

**"Commercial Property"** means those Tax Parcels with a Code Description designated as "Commercial" in the CLUC Codes or determined to be a commercial use through field verification.

**"Cost Apportionment"** means the apportionment of the Fire Protection Assessed Cost among all Property Use Categories according to the Demand Percentages established pursuant to the apportionment methodology described in Section 6 of this Initial Assessment Resolution.

**"Demand Percentage"** means the percentage of demand for fire protection services, facilities, or programs attributable to each Property Use Category determined by analyzing the historical demand for fire protection services as reflected in the Fire Protection Incident Reports in the State Database under the methodology described in Section 6 of this Initial Assessment Resolution.

**"Dwelling Unit"** means (1) a Building, or a portion thereof, available to be 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, or (2) the use of land in which lots or spaces are offered for rent or lease for the placement of mobile homes for residential purposes.

**"Educational Property"** means those Tax Parcels with a Code Description designated as "Educational" in the CLUC Codes or determined to be an educational use through field verification.

**"Emergency Medical Services"** means those services recorded in Incident Reports that assign a "type of situation found code" of 300, 311, 322, 331, 351, 353, 357, 381, 510, 511, 520, 521, and 522. The "type of situation found codes" are attached hereto as Appendix A.

**"Emergency Medical Services Cost"** means the amount, other than first response medical protection services, that is associated with Emergency Medical Services.

**"Estimated Fire Protection Assessment Rate Schedule"** means that rate schedule attached hereto as Appendix E and hereby incorporated herein by reference, specifying the Fire Protection Assessed Costs and the estimated Fire Protection Assessments established in Section 8 of this Initial Assessment Resolution.

**"Fire Protection Assessed Cost"** means the Fire Protection Assessed Cost as defined in the Ordinance, as qualified by the following:

(1) In the event the City also imposes an impact fee upon new growth or development for fire protection related capital improvements, the Fire Protection Assessed Cost shall not include costs attributable to capital improvements necessitated by new growth or development that will be paid by such impact fees.

(2) In no event shall the Fire Protection Assessed Cost include any amount attributable to the Emergency Medical Services Cost.

**"Fire Protection Incident Reports"** means those Incident Reports that do not record Emergency Medical Services.

**"Fixed Property Use Codes"** mean the property use codes used by NFIRS as specified in Appendix B attached hereto and incorporated herein by reference.

**"Government Leasehold"** means a Building of Government Property that is leased to a private entity for proprietary use.

**"Incident Report"** means an individual report filed with the Florida State Fire Marshal under NFIRS.

**"Industrial/Warehouse Property"** means those Tax Parcels with a Code Description designated as "Industrial/Warehouse" in the CLUC Codes or determined to be an industrial or warehouse use through field verification.

**"Institutional Property"** means those Tax Parcels with a Code Description designated as "Institutional" in the CLUC Codes or determined to be an institutional use through field verification.

**"Mixed Use Property"** means a Tax Parcel that contains Buildings whose use descriptions are capable of assignment under a Code Description in the CLUC Codes in more than one Property Use Category or determined to contain more than one Property Use Category through field verification.

**"NFIRS"** means the National Fire Incident Reporting System developed by the Federal Emergency Management Agency, United States Fire Administration.

**"NFPA"** means the National Fire Protection Association, which provides consensus codes and standards intended to minimize the possibility and effects of fire and other risks.

**"Non-Residential Property"** means, collectively, Commercial Property, Educational Property, Industrial/Warehouse Property and Institutional Property.

**"Parcel Apportionment"** means the further apportionment of the Fire Protection Assessed Cost allocated to each Property Use Category by the Cost Apportionment among the Tax Parcels under the methodology established in Section 7 of this Initial Assessment Resolution.

**"Property Use Categories"** mean, collectively, Residential Property and all categories of Non-Residential Property.

**"Residential Property"** means those Tax Parcels with a Code Description designated as "Residential" in the CLUC Codes or determined to be a residential use through field verification.

**"SLUC Code"** means a property use code established in Rule 12D-8.008, Florida Administrative Code, assigned by the Property Appraiser for purposes of assessment, attached hereto as Appendix D.

**"State Database"** means the incident data specific to the City derived from the NFIRS Incident Reports maintained by the Florida State Fire Marshal.

**"Tax Parcel"** means a parcel of property located within the City to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

### **SECTION 3. PROVISION AND FUNDING OF FIRE PROTECTION SERVICES.**

(A) Upon the imposition of a Fire Protection Assessment for fire protection services facilities, or programs against Assessed Property located within the City, the City shall provide fire protection services to such Assessed Property. A portion of the cost to provide such fire protection services, facilities, or programs shall be funded from proceeds of the Fire Protection Assessments. The remaining cost required to provide fire protection services, facilities, and programs shall be funded by legally available City revenues other than Fire Protection Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City's provision of fire protection services, facilities, and programs in an amount not less than the Fire Protection Assessment imposed against such parcel, computed in the manner set forth in this Initial Assessment Resolution.

**SECTION 4. IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS.** Fire Protection Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Protection Assessments shall be computed in the manner set forth in this Initial Assessment Resolution.

**SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT.** It is hereby ascertained and declared that the Fire Protection Assessed Costs provide a special benefit to the Assessed Property based upon the following legislative determinations and based upon that certain report entitled "City of Coral Gables Fire Protection Assessment Program, August 2009," prepared by Government Services Group, Inc., which is hereby incorporated herein by reference.

**GENERAL**

(A) Upon the adoption of this Initial Assessment Resolution determining the Fire Protection Assessed Costs and identifying the Assessed Property to be included in the Assessment Roll, the legislative determinations of special benefit ascertained and declared in Sections 1.03 and 1.04 of the Ordinance are hereby ratified and confirmed.

(B) It is fair and reasonable to use the CLUC Codes and the SLUC Codes, augmented with field verification, for the Cost Apportionment and the Parcel Apportionment when computing individual special assessments because: (1) the Tax Roll database employing the use of such property use codes is the most comprehensive, accurate, and reliable information readily available to determine the property use and Building Area for improved property within the City; (2) the Tax Roll database within such property use codes is maintained by the Property Appraiser and is thus consistent with parcel designations on the Tax Roll which compatibility permits the development of an Assessment Roll in conformity with the requirements of the Uniform Method of Collection; and (3) the City



conducted field work to ascertain Building use and characteristics when sufficient information was not readily available.

(C) The data available in the CLUC Codes is more useful and accurate to determine Building Area than relying exclusively upon the data maintained in the SLUC Codes alone because (1) the data maintained in the CLUC Codes reveals the existence of a Building with a different use than the use described in the SLUC Codes, and (2) the CLUC Codes represent records maintained by the Property Appraiser with the most information relative to Building Area regardless of property use.

### **COST APPORTIONMENT**

(D) It is fair and reasonable and consistent with the decision from the Florida Supreme Court in the case of City of North Lauderdale v. SMM Properties, Inc., 825 So. 2d 343 (Fla. 2002), to exclude from the Fire Protection Assessed Cost amounts determined to constitute the Emergency Medical Services Cost.

(E) Apportioning the Fire Protection Assessed Cost among classifications of improved property based upon historical demand for fire protection services, but not Emergency Medical Services, is fair and reasonable and proportional to the special benefit received.

(F) The Fire Protection Incident Reports are the most reliable data available to determine the potential demand for fire protection services from property use and to determine the benefit to property use resulting from the availability of fire protection services to protect and serve Buildings located within Assessed Property and their intended occupants. There exist sufficient Fire Protection Incident Reports that document the historical demand for fire protection services from Assessed Property within the Property Use Categories. The Demand Percentage that has been determined for each Property Use

Category by an examination of such Fire Protection Incident Reports is consistent with the experience of the City. Therefore, the use of Demand Percentages that were determined by an examination of Fire Protection Incident Reports is a fair and reasonable method to apportion the Fire Protection Assessed Costs among the Property Use Categories.

(G) The historical demand for fire protection service availability for multi-family and single family Residential Property is substantially similar and any difference in the percentage of documented fire protection calls to such specific property uses is statistically insignificant.

(H) As a result of the urbanized character of the City, the suppression of fire on vacant property primarily benefits the Buildings within the adjacent improved property by the containment of the spread of fire rather than the preservation of the vacant property. Therefore, it is fair and reasonable not to apportion any of the Fire Protection Assessed Costs to vacant property and the Fire Protection Incident Reports documenting historical fire services provided to vacant property were thus omitted from the Demand Percentage calculation.

(I) The City's budget is sized based upon its ability to provide service to improved property within its boundaries. Therefore, the level of services required to meet anticipated demand for fire protection services and the corresponding annual fire protection budget required to fund fire protection services provided to non-specific property uses would be required notwithstanding the occurrence of any incidents from such non-specific property uses. Therefore, it is fair and reasonable to omit from the Demand Percentage calculation the Fire Protection Incident Reports documenting fire protection services provided to non-specific property uses.

## **RESIDENTIAL PARCEL APPORTIONMENT**

(J) Neither the size nor the value of Residential Property determines the scope of the required fire protection response. The potential demand for fire protection services is driven by the existence of a Dwelling Unit and the anticipated average occupant population.

(K) Apportioning the Fire Protection Assessed Cost for fire protection services attributable to Residential Property on a per Dwelling Unit basis is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method of Parcel Apportionment based upon historical call data.

## **NON-RESIDENTIAL PARCEL APPORTIONMENT**

(L) The risk of loss and the demand for fire protection service availability is substantially the same for Buildings below a certain minimum size. Because the value and anticipated occupancy of non-residential Buildings below a certain minimum size is less, it is fair, reasonable and equitable to provide a lesser assessment burden on improved property containing such Buildings by the creation of specific Building Area classification ranges for such parcels.

(M) The separation of improved Non-Residential Property into Building Area classification ranges is fair and reasonable for the purposes of Parcel Apportionment because: (1) the absence of a need for precise square footage data within the ad valorem tax records maintained by the Property Appraiser undermines the use of actual Building Area within each improved parcel as a basis for Parcel Apportionment; (2) the administrative expense and complexity created by an on-site inspection to determine the actual Building Area within each improved parcel assessed is impractical; (3) the demand for fire protection service availability is not precisely determined or measured by the actual Building Area within benefited parcels; and (4) the classification of parcels within Building

Area classification ranges is a fair and reasonable method to classify benefited parcels and to apportion costs among benefited parcels that create similar demand for the availability of fire protection services.

(N) The City's initial full alarm assignment provides for the establishment of an effective fire flow of 300 GPM. It is fair and reasonable to use the City's operational standards and practices as provided in NFPA 1710 (2007 Edition), the Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Career Fire Departments and the associated fire flow guidelines for determining resource allocation for fire fighting purposes as provided in NFPA 1142 (2007 Edition) Annex G, Standard on Water Supplies for Suburban and Rural Fire Fighting, to determine the appropriate Building Area tiers for each Property Use Category because these standards contain the best practices in the fire fighting industry and are the most comprehensive, accurate and reliable information with regard to determining the potential resource requirements depending on Building size.

(O) It is fair and reasonable to use Occupancy Hazard Class 7 as provided in NFPA 1142 (2007 Edition) Annex G, Standard on Water Supplies for Suburban and Rural Fire Fighting for determining the Non-Residential Property Use Categories Building Area tiers because Hazard Class 7 is the predominant property classification in the City.

(P) The greater the size of a Building, the greater the potential for a large fire and the greater the amount of fire fighting resources that must be available to protect that Building. Therefore, it is fair and reasonable to use ranges of Building Area as one factor in apportioning costs among benefited parcels.

## **POLICIES**

(Q) Institutional Property whose use is exempt from ad valorem taxation under Florida law provides facilities and uses to the ownership, occupants, membership as well as the public in general that otherwise might be requested or required to be provided by the City and such uses thereof serve a public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Protection Assessments upon Buildings of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law. Accordingly, pursuant to Section 2.14 of the Ordinance, no Fire Protection Assessment shall be imposed upon a Building located on a parcel of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law.

(R) Government Property provides facilities and uses to the community, local constituents and the public in general that serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Protection Assessments upon such parcels of Government Property. Accordingly, pursuant to Section 2.14 of the Ordinance, no Fire Protection Assessment shall be imposed upon Government Property.

(S) Although a parcel's fee may be under government ownership, Government Leaseholds do not serve the same public purpose nor provide a public benefit sufficient to entitle Government Leasehold property to an exemption from the Fire Protection Assessment. Additionally, exempting Government Leaseholds from the Fire Protection Assessment could put the private lessees at a competitive advantage over other private entities engaging in the same proprietary venture. Accordingly, Government Leaseholds shall not be considered Government Property for the purposes of the Fire Protection

Assessment and shall not be afforded an exemption from the Fire Protection Assessment that is granted to other Governmental Property.

## **SECTION 6. COST APPORTIONMENT METHODOLOGY.**

(A) Using data from the Fire Protection Incident Reports related to the type of calls and physical location of each call, the City assigned fire protection incidents to specific properties located within the City.

(B) Based upon such assignment of Fire Protection Incident Reports to specific properties, the number of Fire Protection Incident Reports filed within a sampling period was determined for each Property Use Category.

(C) Based upon such assignment of Fire Protection Incident Reports to the Property Use Categories, a Demand Percentage was then determined for each Property Use Category by calculating the percentage that Fire Protection Incident Reports allocated to each Property Use Category bear to the total number of Fire Protection Incident Reports documented for all Property Use Categories within the sampling period.

(D) Appendix B contains a designation of Code Descriptions by Fixed Property Use Code and Appendix C contains a designation of Code Descriptions by Property Use Category within the CLUC Codes. Such correlation between Code Descriptions contained in the Fixed Property Use Codes on the Fire Protection Incident Reports and the CLUC Codes is necessary to allocate the historical demand for fire protection services as reflected by the Fire Protection Incident Reports for Tax Parcels on the Tax Roll within the Property Use Categories.

(E) The Demand Percentage for each Property Use Category was then applied to the Fire Protection Assessed Costs and the resulting product is the cost allocation of that

portion of the Fire Protection Assessed Costs allocated to each individual Property Use Category.

#### **SECTION 7. PARCEL APPORTIONMENT METHODOLOGY.**

(A) The apportionment among Tax Parcels of that portion of the Fire Protection Assessed Costs allocated to each Property Use Category under the Cost Apportionment shall be consistent with the Parcel Apportionment methodology described and determined in Appendix F, which Parcel Apportionment methodology is hereby approved, adopted, and incorporated into this Initial Assessment Resolution by reference.

(B) It is hereby acknowledged that the Parcel Apportionment methodology described and determined in Appendix F is to be applied in the calculation of the estimated Fire Protection Assessment rates established in Section 8 of this Initial Assessment Resolution.

#### **SECTION 8. DETERMINATION OF FIRE PROTECTION ASSESSED COSTS; ESTABLISHMENT OF INITIAL FIRE PROTECTION ASSESSMENTS.**

(A) The Fire Protection Assessed Costs to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year beginning October 1, 2009, is the amount determined in the Estimated Fire Protection Assessment Rate Schedule. The approval of the Estimated Fire Protection Assessment Rate Schedule by the adoption of this Initial Assessment Resolution determines the amount of the Fire Protection Assessed Cost. The remainder of such Fiscal Year budget for fire protection services, facilities, and programs shall be funded from legally available City revenue other than Fire Protection Assessment proceeds.

(B) The estimated Fire Protection Assessments specified in the Estimated Fire Protection Assessment Rate Schedule are hereby established to fund the specified Fire

Protection Assessed Costs determined to be assessed in the Fiscal Year beginning October 1, 2009. No portion of such Fire Protection Assessed Cost is attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Protection Assessed Costs are attributable to the Emergency Medical Services Cost.

(C) The estimated Fire Protection Assessments established in this Initial Assessment Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the preliminary Assessment Roll for the Fiscal Year beginning October 1, 2009, as provided in Section 9 of this Initial Assessment Resolution.

#### **SECTION 9. ASSESSMENT ROLL.**

(A) The City Manager is hereby directed to prepare, or cause to be prepared, a preliminary Assessment Roll for the Fiscal Year beginning October 1, 2009, in the manner provided in the Ordinance. The Assessment Roll shall include all Tax Parcels within the Property Use Categories. The City Manager shall apportion the estimated Fire Protection Assessed Cost to be recovered through Fire Protection Assessments in the manner set forth in this Initial Assessment Resolution.

(B) A copy of this Initial Assessment Resolution, documentation related to the estimated amount of the Fire Protection Assessed Cost to be recovered through the imposition of Fire Protection Assessments, and the preliminary Assessment Roll shall be maintained on file in the office of the City Manager and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Fire Protection Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.



(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Protection Assessments for fire protection services as set forth in this Initial Assessment Resolution is a fair and reasonable method of apportioning the Fire Protection Assessed Cost among parcels of Assessed Property located within the City.

**SECTION 10. AUTHORIZATION OF PUBLIC HEARING.** There is hereby established a public hearing to be held at 9:00 a.m. on September 22, 2009, in the Commission Chambers, 405 Biltmore Way, Coral Gables, Florida, at which time the City Commission will receive and consider any comments on the Fire Protection Assessments from the public and affected property owners and consider imposing Fire Protection Assessments.

**SECTION 11. NOTICE BY PUBLICATION.** The City Clerk shall publish a notice of the public hearing authorized by Section 10 hereof in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than September 1, 2009 in substantially the form attached hereto as Appendix G.

**SECTION 12. NOTICE BY MAIL.** The City Manager shall also provide notice by first class mail to the Owner of each parcel of Assessed Property, as required by Section 2.05 of the Ordinance, in substantially the form attached hereto as Appendix H. Such notices shall be mailed no later than September 1, 2009.

**SECTION 13. HARDSHIP ASSISTANCE.**

(A) It is hereby ascertained, determined, and declared that it is in the best interest of the citizens of the City to assist certain low income Residential Property Owners with the financial burden created by the imposition of a Fire Protection Assessment. Accordingly, there is hereby created an economic hardship program to assist Residential Property Owners who qualify for the additional homestead exemption for seniors pursuant to section

196.075, Florida Statutes (the "Additional Seniors' Exemption").

(B) The City Manager is directed and authorized to adjust, or cause to be adjusted, any Fire Protection Assessment imposed for the Fiscal Year beginning October 1, 2009, upon homestead property receiving the Additional Seniors' Exemption. All qualified applicants who receive the Additional Seniors' Exemption for the Fiscal Year in which the Fire Protection Assessment is being imposed shall have the Fire Protection Assessment levied against their homestead property paid by the City from other legally available funds other than those derived from the Fire Protection Assessment proceeds.

(C) Any shortfall in the expected Fire Protection Assessment proceeds due to any hardship assistance provided herein shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Protection Assessments. In the event a court of competent jurisdiction determines any assistance provided by the City Commission is improper or otherwise adversely affects the validity of the Fire Protection Assessment imposed for any Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Protection Assessment upon each affected Tax Parcel in the amount of the Fire Protection Assessment that would have been otherwise imposed save for such assistance afforded to such Tax Parcel by the City Commission.

**SECTION 14. METHOD OF COLLECTION.** It is hereby declared that the Fire Protection Assessments shall be collected and enforced using the alternative method of collection described in Section 3.02 of the Ordinance for all non-Government Property and using the alternative method of collection described in Section 3.03 of the Ordinance for any Government Property that is not exempted from the Fire Protection Assessments.

**SECTION 15. APPLICATION OF ASSESSMENT PROCEEDS.** The revenue derived from the City's Fire Protection Assessments will be utilized for the provision of fire protection services, facilities, and programs, as reflected by the Fire Protection Assessed Cost. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire protection services, facilities, and programs.

**SECTION 16. EFFECTIVE DATE.** This Initial Assessment Resolution shall take effect ten (10) days after its passage and adoption.

PASSED AND ADOPTED this 25th day of August, 2009.

CITY OF CORAL GABLES, FLORIDA

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Mayor

ATTEST:

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City Clerk

(Corporate Seal)

APPROVED AS TO FORM AND CORRECTNESS:

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City Attorney

## **APPENDIX A**

### **FIRE PROTECTION INCIDENT REPORT TYPE OF SITUATION FOUND CODES**

## APPENDIX A

### FIRE PROTECTION INCIDENT REPORT TYPE OF SITUATION FOUND CODES

Code	Description	Type
100	Fire, Other	Non-EMS
111	Building Fire	Non-EMS
113	Cooking fire, confined to a container	Non-EMS
118	Trash or rubbish fire, contained	Non-EMS
130	Mobile property (vehicle) fire, other	Non-EMS
131	Passenger vehicle fire	Non-EMS
132	Road freight or transport vehicle fire	Non-EMS
134	Water vehicle fire	Non-EMS
140	Natural vegetation fire	Non-EMS
141	Forest, woods or wildland fire	Non-EMS
143	Grass fire	Non-EMS
150	Outside rubbish fire, other	Non-EMS
151	Outside rubbish, trash or waste fire	Non-EMS
152	Garbage dump or sanitary landfill fire	Non-EMS
154	Dumpster or other outside trash receptacle fire	Non-EMS
160	Special outside fire, other	Non-EMS
162	Outside equipment fire	Non-EMS
240	Explosion (no fire), other	Non-EMS
251	Excessive heat, scorch burns with no ignition	Non-EMS
300	Rescue, EMS call, other	EMS
311	Medical assist, assist EMS crew	EMS
322	Vehicle accident with injuries	EMS
331	Lock-in (if lock out, use 511)	EMS
351	Extrication of victim(s) from building/structure	EMS
353	Removal of victim(s) from stalled elevator	EMS
357	Extrication of victim(s) from machinery	EMS
381	Rescue or EMS standby	EMS
400	Hazardous condition, other	Non-EMS
410	Flammable gas or liquid condition, other	Non-EMS
411	Gasoline or other flammable liquid spill	Non-EMS
412	Gas leak	Non-EMS
413	Oil or other combustible liquid spill	Non-EMS
420	Toxic condition, other	Non-EMS
421	Chemical hazard ( no spill or leak )	Non-EMS
422	Chemical spill or leak	Non-EMS
424	Carbon monoxide incident	Non-EMS
440	Electrical wiring/equipment problem, other	Non-EMS
441	Heat from short circuit (wiring), defective/worn	Non-EMS

<b>Code</b>	<b>Description</b>	<b>Type</b>
442	Overheated motor	Non-EMS
444	Power line down	Non-EMS
445	Arcing, shorted electrical equipment	Non-EMS
463	Vehicle accident, general cleanup	Non-EMS
500	Service call, other	Non-EMS
510	Person in distress, other	EMS
511	Lock-out	EMS
520	Water problem, other	EMS
521	Water evacuation	EMS
522	Water or steam leak	EMS
531	Smoke or odor removal	Non-EMS
542	Animal rescue	Non-EMS
550	Public service assistance, other	Non-EMS
551	Assist police or other governmental agency	Non-EMS
552	Police matter	Non-EMS
553	Public service	Non-EMS
554	Assist invalid	Non-EMS
555	Defective elevator	Non-EMS
561	Unauthorized burning	Non-EMS
600	Good intent call, other	Non-EMS
611	Dispatched & canceled en route	Non-EMS
611A	Dispatched and cancelled on scene	Non-EMS
611S	Dispatched and cancelled at the station	Non-EMS
621	Wrong location	Non-EMS
622	No incident found upon arrival	Non-EMS
631	Authorized controlled burning	Non-EMS
650	Steam, other gas mistaken for smoke, other	Non-EMS
651	Smoke scare, odor of smoke	Non-EMS
652	Steam, vapor, fog or dust thought to be smoke	Non-EMS
700	False alarm or false call, other	Non-EMS
710	Malicious, mischievous false call, other	Non-EMS
711	Municipal alarm system, malicious false alarm	Non-EMS
721	Bomb scare - no bomb	Non-EMS
730	System malfunction	Non-EMS
731	Sprinkler activation due to malfunction	Non-EMS
733	Smoke detector activation due to malfunction	Non-EMS
734	Heat detector activation due to malfunction	Non-EMS
735	Alarm system sounded due to malfunction	Non-EMS
736	CO detector activation due to malfunction	Non-EMS
740	Unintentional transmission of alarm, other	Non-EMS
741	Sprinkler activation, no fire - unintentional	Non-EMS
742	Extinguishing system activation	Non-EMS
743	Smoke detector activation, no fire - unintentional	Non-EMS
744	Detector activation, no fire - unintentional	Non-EMS

<b>Code</b>	<b>Description</b>	<b>Type</b>
745	Alarm system sounded, no fire - unintentional	Non-EMS
746	Carbon monoxide detector activation, no CO	Non-EMS
814	Lightning strike (no fire)	Non-EMS
900	Special type of incident, other, Dumpster fire	Non-EMS
911	Citizen complaint	Non-EMS

**APPENDIX B**  
**FIXED PROPERTY USE CODES**



## APPENDIX B

### FIXED PROPERTY USE CODES

Code	Description	Category
000	FIXED PROP USE UNDETERMINED	NON-SPECIFIC
100	UNKNOWN OTHER	NON-SPECIFIC
110	FIXED USE RECREATION, OTHER	COMMERCIAL
116	SWIMMING FACILITY	COMMERCIAL
120	VARIABLE USE AMUSEMENT/RECREATION	COMMERCIAL
121	BALLROOM,GYMNASIUM	COMMERCIAL
124	PLAYGROUND	COMMERCIAL
130	PLACES OF WORSHIP,CHURCH,FUNERAL PARLOR	INSTITUTIONAL
131	CHURCH/CHAPEL	INSTITUTIONAL
140	CLUBS, OTHER	COMMERCIAL
141	ATHLETIC CLUB/YMCA	INSTITUTIONAL
142	CLUB HOUSE	COMMERCIAL
150	PUBLIC, GOVT, OTHER	INSTITUTIONAL
151	LIBRARY	INSTITUTIONAL
155	COURT ROOM	INSTITUTIONAL
160	EATING/DRINKING PLACES	COMMERCIAL
161	RESTAURANT	COMMERCIAL
162	NIGHTCLUB	COMMERCIAL
170	TERMINALS OTHER	COMMERCIAL
173	BUS TERMINAL	COMMERCIAL
180	THEATER, STUDIO OTHER	COMMERCIAL
181	PERFORMANCE THEATER	COMMERCIAL
200	EDUCATIONAL PROPERTY OTHER	EDUCATIONAL
210	SCHOOLS NON-ADULT OTHER	EDUCATIONAL
211	PRE-SCHOOL	EDUCATIONAL
213	ELEMENTARY SCHOOL	EDUCATIONAL
215	HIGH SCHOOL/JR HIGH/MIDDLE SCHOOL	EDUCATIONAL
240	UNKNOWN COLLEGES/UNIVERSITIES	EDUCATIONAL
241	COLLEGE/UNIVERSITY	EDUCATIONAL
300	HEALTHCARE/DETENTION OTHER	INSTITUTIONAL
311	CARE OF THE AGED/NURSING STAFF	INSTITUTIONAL
321	MENTAL RETARDATION/DEVELOPMENT DISABILITY FACILITY	INSTITUTIONAL
323	ASYLUM/MENTAL INSTITUTION	INSTITUTIONAL
331	HOSPITAL-MEDICAL/PSYCHIATRIC	INSTITUTIONAL
340	CLINICS, OTHER	INSTITUTIONAL
341	CLINIC, CLINIC-TYPE INFIRMARY	INSTITUTIONAL
342	DOCTOR/DENTIST/SURGEONS OFFICE	COMMERCIAL

<b>Code</b>	<b>Description</b>	<b>Category</b>
361	JAIL/PRISON - NOT JUVENILE	INSTITUTIONAL
365	POLICE STATION	INSTITUTIONAL
400	RESIDENTIAL OTHER	RESIDENTIAL
419	ONE- AND TWO-FAMILY DWELLING	RESIDENTIAL
429	MULTI-FAMILY DWELLINGS	RESIDENTIAL
439	ROOMING, BOARDING, RESIDENTIAL HOTELS	RESIDENTIAL
449	HOTELS, MOTELS, INNS, LODGES	COMMERCIAL
460	DORMITORIES OTHER	EDUCATIONAL
462	FRATERNITY, SORORITY HOUSE	EDUCATIONAL
500	MERCANTILE PROPERTIES OTHER	COMMERCIAL
511	CONVENIENCE STORE	COMMERCIAL
519	FOOD, BEVERAGE SALES, GROCERY STORE	COMMERCIAL
529	TEXTILE, WEARING APPAREL SALES	COMMERCIAL
539	HOUSEHOLD GOODS SALES, REPAIRS	COMMERCIAL
549	SPECIALTY SHOPS	COMMERCIAL
557	BARBER, BEAUTY SHOP, PERSONAL SERVICES	COMMERCIAL
559	RECREATIONAL, HOBBY, HOME SALES, PET STORE	COMMERCIAL
564	SELF-SERVICE LAUNDRY/DRY CLEANING	COMMERCIAL
569	PROFESSIONAL SUPPLIES	COMMERCIAL
571	SERVICE STATION	COMMERCIAL
579	MOTOR VEHICLE, BOAT SALES/SERVICE/REPAIRS	COMMERCIAL
580	GENERAL ITEM STORES, OTHER	COMMERCIAL
581	DEPARTMENT STORE	COMMERCIAL
592	BANK W/FIRST STORY BANKING FACILITY	COMMERCIAL
593	MEDICAL, RESEARCH, SCIENTIFIC OFFICE	COMMERCIAL
599	BUSINESS OFFICES	COMMERCIAL
800	STORAGE PROPERTY OTHER	INDUSTRIAL/WAREHOUSE
880	VEHICLE STORAGE; OTHER	INDUSTRIAL/WAREHOUSE
882	GENERAL VEHICLE PARKING GARAGE	INDUSTRIAL/WAREHOUSE
888	FIRE STATIONS	INSTITUTIONAL
898	WHARF, PIER	INDUSTRIAL/WAREHOUSE
900	OUTSIDE, SPECIAL PROPERTIES; OTHER	NON-SPECIFIC
919	DUMP SANITARY LANDFILL	NON-SPECIFIC
919D	Dumpster fire Trash container	NON-SPECIFIC
921	BRIDGE, TRESTLE	NON-SPECIFIC
926	OUTBUILDING, EXCLUDING GARAGE	NON-SPECIFIC
931	OPEN LAND, FIELD	VACANT
935	CAMPSITE WITH UTILITIES	COMMERCIAL
936	VACANT LOT	VACANT
938	GRADED AND CARED FOR PLOTS OF LAND	AGRICULTURAL
939	OUTDOOR PROPERTIES NOT CLASS ABOVE	NON-SPECIFIC

<b>Code</b>	<b>Description</b>	<b>Category</b>
940	WATER AREAS, OTHER	NON-SPECIFIC
941	IN OPEN SEA, TIDAL WATERS	NON-SPECIFIC
951	RAILROAD RIGHT OF WAY	NON-SPECIFIC
952	SWITCH YARD, MARSHALLING YARD	NON-SPECIFIC
960	STREET, OTHER	NON-SPECIFIC
961	DIVIDED HIGHWAY, HIGHWAY	NON-SPECIFIC
962	PAVED PUBLIC STREET, RESIDENTIAL	NON-SPECIFIC
963	PAVED PRIVATE STREET, COMMERCIAL	NON-SPECIFIC
965	UNCOVERED PARKING AREA	NON-SPECIFIC
981	CONSTRUCTION SITE	NON-SPECIFIC
983	PIPELINE, POWER LINE RIGHT OF WAY	NON-SPECIFIC
NNN	NONE	NON-SPECIFIC
UUU	UNDETERMINED	NON-SPECIFIC

## **APPENDIX C**

### **CLUC CODES**

## APPENDIX C

### CLUC CODES

Code	Description	Category
0001	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL
0002	DUPLEX	RESIDENTIAL
0003	MULTIFAMILY 3 OR MORE UNITS	RESIDENTIAL
0004	RESIDENTIAL - TOTAL VALUE	RESIDENTIAL
0005	CLUSTER HOME	RESIDENTIAL
0006	MOBILE HOME	RESIDENTIAL
0007	CONDOMINIUM - RESIDENTIAL	RESIDENTIAL
0008	COOPERATIVE - RESIDENTIAL	RESIDENTIAL
0009	MIXED USE - RESIDENTIAL	FIELDWORK REQUIRED
0010	TOWNHOUSE	RESIDENTIAL
0011	RETAIL	COMMERCIAL
0012	REPAIRS - NON AUTOMOTIVE	COMMERCIAL
0013	OFFICE BUILDING	COMMERCIAL
0014	WHOLESALE OUTLET	COMMERCIAL
0015	ENTERTAINMENT	COMMERCIAL
0016	LEASEHOLD INTEREST	FIELDWORK REQUIRED
0017	COMMERCIAL - TOTAL VALUE	FIELDWORK REQUIRED
0018	CONDOMINIUM - COMMERCIAL	FIELDWORK REQUIRED
0019	AUTO/MARINE	COMMERCIAL
0020	DOCK - TOTAL VALUE	NOT USED
0021	HOTEL	HOTEL/MOTEL
0022	MOTEL	HOTEL/MOTEL
0023	CONDOMINIUM - TIMESHARING	RESIDENTIAL
0024	CAMPSITE	COMMERCIAL
0025	ENTERPRISE ZONE TOTAL VALUE	NOT USED
0026	SERVICE STATION - AUTOMOTIV	COMMERCIAL
0029	MIXED USE - COMMERCIAL	FIELDWORK REQUIRED
0031	MINERAL PROCESSING	INDUSTRIAL/WAREHOUSE
0032	LIGHT MFG & FOOD PROCESSING	INDUSTRIAL/WAREHOUSE
0034	CANNERIES - BOTTLER	INDUSTRIAL/WAREHOUSE
0036	HEAVY IND OR LUMBER YARD	INDUSTRIAL/WAREHOUSE
0037	WAREHOUSE OR STORAGE	INDUSTRIAL/WAREHOUSE
0039	MIXED USE - INDUSTRIAL	FIELDWORK REQUIRED
0040	MUNICIPAL	INSTITUTIONAL
0041	EDUCATIONAL - PRIVATE	EDUCATIONAL
0042	CLUB OR HALL - PRIVATE	INSTITUTIONAL
0043	HEALTH CARE	INSTITUTIONAL
0044	RELIGIOUS	INSTITUTIONAL
0045	PUBLIC ADMINISTRATION	INSTITUTIONAL

<b>Code</b>	<b>Description</b>	<b>Category</b>
0046	PENAL INSTITUTION	INSTITUTIONAL
0047	DADE COUNTY	INSTITUTIONAL
0048	BOARD OF PUBLIC INSTRUCTION	EDUCATIONAL
0049	MIXED USE - GOVERNMENTAL	FIELDWORK REQUIRED
0050	CULTURAL - LITERARY	INSTITUTIONAL
0051	PRIVATE PARK	NOT USED
0052	PLAYGROUND	NOT USED
0053	GOLF COURSE	COMMERCIAL
0054	CEMETERY	NOT USED
0055	BENEVOLENT	INSTITUTIONAL
0056	SCIENTIFIC	INDUSTRIAL/WAREHOUSE
0057	PARSONAGE	RESIDENTIAL
0058	YMCA - YWCA	INSTITUTIONAL
0059	MIXED USE - INSTITUTIONAL	FIELDWORK REQUIRED
0061	AIRPORT/TERMINAL OR MARINA	COMMERCIAL
0062	RAILROAD & METRORAIL	INSTITUTIONAL
0063	UTILITY	INDUSTRIAL/WAREHOUSE
0064	RIGHT-OF-WAY	NOT USED
0065	PARKING LOT	NOT USED
0066	EXTRA FEA OTHER THAN PARKIN	NOT USED
0069	MIXED USE - MISCELLANEOUS	FIELDWORK REQUIRED
0071	GROVE OR ORCHARD	NOT USED
0079	MIXED USE - AGRICULTURAL	FIELDWORK REQUIRED
0080	VACANT LAND - GOVERNMENTAL	NOT USED
0081	VACANT LAND	NOT USED
0082	GLADE	NOT USED
0083	MARSH OR SWAMP	NOT USED
0084	RECREATIONAL OR ENDANGERED	NOT USED
0085	SO FLORIDA WATER MGMT DIST	FIELDWORK REQUIRED
0086	TRUSTEE II FUND	FIELDWORK REQUIRED
0088	O/G/M RIGHTS	NOT USED
0089	BACK ASSESSMENT	NOT USED
0090	LAND AVAILABLE FOR TAXES	NOT USED
0091	RIVER	NOT USED
0092	LAKE	NOT USED
0093	SUBMERGED LAND	NOT USED
0096	OFFICE USE ONLY	NOT USED
0098	FEDERAL	INSTITUTIONAL
0099	STATE OF FLORIDA	INSTITUTIONAL
ACLF	GSG - ADULT CARE/ASST LIVING	INSTITUTIONAL
COMM	GSG - MISC COMMERCIAL USE	COMMERCIAL
INDU	GSG - INDUSTRIAL/WHSE CONDO	INDUSTRIAL/WAREHOUSE
INST	GSG - MISC INSTITUTIONAL	INSTITUTIONAL

<b>Code</b>	<b>Description</b>	<b>Category</b>
MISC	GSG - NON-RESIDENTIAL/MISC	NOT USED
PARK	GSG - COMM PARKING GARAGE	INDUSTRIAL/WAREHOUSE

## **APPENDIX D**

### **SLUC CODES**



## APPENDIX D

### SLUC CODES

SLUC	SLUCDesc
0000	VACANT RESIDENTIAL
0100	RESIDENTIAL - SINGLE FAMILY
0101	XF ON VACANT RES
0200	MOBILE HOME
0300	MULTIFAMILY 10 UNITS PLUS
0400	RESIDENTIAL - TOTAL VALUE
0500	COOPERATIVE - RESIDENTIAL
0600	RETIREMENT HOME
0700	MISCELLANEOUS - RESIDENTIAL
0800	MULTIFAMILY 2-9 UNITS
1000	VACANT LAND - COMMERCIAL
1001	XF ON COMMERCIAL AC
1100	STORE
1200	MIXED USE-STORE/RESIDENTIAL
1300	DEPARTMENT STORE
1400	SUPERMARKET
1500	REGIONAL SHOPPING CENTER
1600	COMMUNITY SHOPPING CENTER
1700	OFFICE BUILDING - ONE STORY
1800	OFFICE BUILDING - MULTISTORY
1900	PROFESSIONAL SERVICE BLDG
2000	AIRPORT/TERMINAL OR MARINA
2100	RESTAURANT OR CAFETERIA
2200	DRIVE-IN RESTAURANT
2300	FINANCIAL INSTITUTION
2400	INSURANCE COMPANY
2500	REPAIR SHOP/NON AUTOMOTIVE
2600	SERVICE STATION
2700	AUTOMOTIVE OR MARINE
2800	PARKING LOT/MOBILE HOME PARK
2900	WHOLESALE OUTLET
3000	FLORIST OR GREENHOUSE
3100	DRIVE-IN THEATER OR STADIUM
3200	ENCLOSED THEATER/AUDITORIUM
3300	NIGHTCLUB LOUNGE OR BAR
3400	ENCLOSED RECREATIONAL ARENA
3500	TOURIST ATTRACTION/EXHIBIT
3600	CAMP
3700	RACE TRACK
3800	GOLF COURSE OR DRIVING RANGE

SLUC	SLUCDesc
3900	HOTEL OR MOTEL
4000	VACANT LAND - INDUSTRIAL
4100	LIGHT MANUFACTURING
4200	HEAVY INDUSTRIAL
4300	LUMBER YARD OR MILL
4400	PACKING PLANT
4500	CANNERY OR DISTILLERY
4600	FOOD PROCESSING
4700	MINERAL PROCESSING
4800	WAREHOUSE TERMINAL OR STG
4900	OPEN STORAGE
5000	IMPR AGRI
5010	IMPR AGRI - NOT HOMESITES
5100	CROPLAND - SOIL CLASS I
5200	CROPLAND - SOIL CLASS II
5300	CROPLAND - SOIL CLASS III
	VEG CROPLANDS
5310	MIXED/ROTATED
5311	DML SOIL CROP MIX ETC 1
5312	DML SOIL CROP MIX ETC 2
5313	DML SOIL CROP MIX ETC 3
5315	LATIN & ORIENTAL VEGETABLES
5320	MIXED/ROTATED VEG MUCK SOIL
5321	DML SOIL CROP MIX ETC 1
5322	DML SOIL CROP MIX ETC 2
5370	STRAWBERRIES
5390	MISC OTHER CROPS
5400	TIMBERLAND - INDEX 90 PLUS
5500	TIMBERLAND - INDEX 80-89
5600	TIMBERLAND - INDEX 70-79
5700	TIMBERLAND - INDEX 60-69
5800	TIMBERLAND - INDEX 50-59
5900	TIMBERLAND - NOT CLASSIFIED
6000	GRAZING LAND - CLASS I
6100	IMPROVED PASTURES
6200	SEMI-IMPROVED PASTURE
6300	NATIVE PASTURE - RANGE LAND
6400	GRAZING LAND - CLASS V
6500	GRAZING LAND - CLASS VI
6600	ORCHARD GROVES CITRUS ETC
6655	LIME GROVES
6684	AVOCADO GROVES
6686	MANGO GROVES
6687	SAPOTE GROVES
6688	PAPAYA GROVES
	MIXED SUBTROP OR TROP
6690	FRUITS

SLUC	SLUCDesc
6691	MISC SUBTROP OR TROP FRUITS
6700	MISC ANIMALS - NON GRAZING
6710	CHICKENS
6711	EGG PRODUCTION
6715	TURKEYS
6716	MISC FOWL QUAIL DUCK ETC
6720	PIGS GOATS SHEEP
6730	APIARY BEES
6740	PISCICULTURE TROPICAL FISH
6752	WORMS
6760	RABBITS
6800	DAIRY
6810	LOTS PENS ETC EXC PASTURE
6900	ORNAMENTAL OR MISCELLANEOUS
6910	FIELD NURSERIES IN-GROUND
6915	TREE NURSERY ORNAMENTAL
6930	CONTAINER NURSERY ABOVE-GR
7000	VACANT LAND - INSTITUTIONAL
7100	RELIGIOUS - EXEMPT
7200	EDUCATIONAL/SCIENTIFIC - EX
7300	HOSPITAL - PRIVATE
7400	HOME FOR THE AGED
7500	CHARITABLE - EXEMPT
7600	BURIAL GROUND OR VAULT
7700	BENEVOLENT - EXEMPT
7800	SANITARIUM/CONV OR REST HOME
7900	LITERARY - EXEMPT
8000	OFFICE USE ONLY
8100	MILITARY
8200	FOREST/PARK OR REC AREA
8240	PRIVATE PARK
8300	BOARD OF PUBLIC INSTRUCTION
8400	UNIVERSITY OR COLLEGE
8500	HOSPITAL - GOVERNMENTAL
8600	COUNTY
8700	STATE
8800	FEDERAL
8900	MUNICIPAL
9000	LEASEHOLD INTEREST
9100	UTILITY
9200	MINING - OIL GAS OR MINERAL
9300	OIL GAS OR MINERAL RTS
9400	RIGHT-OF-WAY
9500	RIVER LAKE OR SUBMERGED LAND

SLUC	SLUCDesc
9600	WASTE LAND
9700	RECREATIONAL OR ENDANGERED
9701	IMP EEL
9740	PVT PARK -REC AREA -ROADWAY
9800	CENTRALLY ASSESSED
9900	ACREAGE NOT CLASSIFIED AG
9901	XF ON VACANT AC

## **APPENDIX E**

### **ESTIMATED FIRE PROTECTION ASSESSMENT RATE SCHEDULE**

## APPENDIX E

### ESTIMATED FIRE PROTECTION ASSESSMENT RATE SCHEDULE

#### SECTION E-1. DETERMINATION OF FIRE PROTECTION ASSESSED COSTS.

The estimated Fire Protection Assessed Cost to be assessed for the Fiscal Year beginning October 1, 2009, is \$1,926,992.00.

#### SECTION E-2. ESTIMATED FIRE PROTECTION ASSESSMENTS.

(A) The estimated Fire Protection Assessments to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Protection Assessed Cost for the Fiscal Year beginning October 1, 2009, are hereby established as follows for the purpose of this Initial Assessment Resolution:

Residential Property Use Category		Rate Per Dwelling Unit			
Residential		\$50			
Non-Residential Property Use Categories	Building Classification (in square foot ranges)	Commercial	Industrial/Warehouse	Institutional	Educational
	100 – 1,999	\$59	\$9	\$54	\$22
	2,000 – 4,499	\$117	\$18	\$108	\$44
	4,500 – 7,999	\$263	\$39	\$242	\$98
	8,000 – 12,399	\$467	\$70	\$430	\$174
	12,400 – 17,799	\$723	\$107	\$667	\$270
	17,800 – 24,199	\$1,038	\$154	\$957	\$387
	24,200 – 31,699	\$1,411	\$209	\$1,300	\$526
	31,700 – 39,999	\$1,848	\$274	\$1,703	\$689
	40,000 – 49,399	\$2,332	\$346	\$2,149	\$869
	49,400 – 59,799	\$2,879	\$427	\$2,654	\$1,073
	59,800 – 71,199	\$3,485	\$517	\$3,213	\$1,299
	71,200 – 83,499	\$4,150	\$615	\$3,825	\$1,546
	83,500 – 96,799	\$4,867	\$721	\$4,486	\$1,813
	96,800 – 111,199	\$5,642	\$836	\$5,200	\$2,102
	111,200 – 126,499	\$6,481	\$960	\$5,974	\$2,414

126,500 – 142,799	\$7,373	\$1,092	\$6,796	\$2,746
142,800 – 159,999	\$8,322	\$1,233	\$7,671	\$3,100
160,000 – 178,299	\$9,325	\$1,381	\$8,595	\$3,474
178,300 – 197,599	\$10,391	\$1,539	\$9,578	\$3,871
197,600 – 217,799	\$11,516	\$1,706	\$10,615	\$4,290
217,800 – 239,099	\$12,693	\$1,880	\$11,700	\$4,728
239,100 – 261,299	\$13,935	\$2,064	\$12,844	\$5,191
261,300 – 284,499	\$15,228	\$2,255	\$14,037	\$5,673
284,500 – 308,699	\$16,580	\$2,455	\$15,283	\$6,176
308,700 – 333,899	\$17,991	\$2,664	\$16,583	\$6,701
333,900 – 359,999	\$19,459	\$2,882	\$17,937	\$7,248
360,000 – 387,199	\$20,980	\$3,107	\$19,339	\$7,815
387,200 – 415,399	\$22,565	\$3,342	\$20,800	\$8,405
415,400 – 444,499	\$24,209	\$3,585	\$22,315	\$9,018
444,500 – 474,599	\$25,905	\$3,836	\$23,878	\$9,649
474,600 – 505,699	\$27,659	\$4,096	\$25,495	\$10,303
505,700 – 537,799	\$29,471	\$4,364	\$27,166	\$10,978
537,800 – 570,899	\$31,342	\$4,641	\$28,890	\$11,674
570,900 – 604,999	\$33,271	\$4,927	\$30,668	\$12,393
605,000 – 639,999	\$35,258	\$5,221	\$32,500	\$13,133
640,000 – 676,099	\$37,298	\$5,523	\$34,380	\$13,893
676,100 – 713,099	\$39,402	\$5,834	\$36,319	\$14,677
713,100 – Unlimited	\$41,558	\$6,154	\$38,307	\$15,480

(B) No Fire Protection Assessment shall be imposed upon a parcel of Government Property or upon a Building located on a parcel of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law. The exemption provided herein does not apply to any Government Leaseholds.

(C) Any shortfall in the expected Fire Protection proceeds due to any reduction or exemption from payment of the Fire Protection Assessments required by law or authorized by the City Commission shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Protection Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Commission is improper or otherwise adversely affects

the validity of the Fire Protection Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Protection Assessment upon each affected Tax Parcel in the amount of the Fire Protection Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the City Commission.



## **APPENDIX F**

### **PARCEL APPORTIONMENT METHODOLOGY**

## **APPENDIX F**

### **PARCEL APPORTIONMENT METHODOLOGY**

The Cost Apportionment to each Property Use Category shall be apportioned among the Tax Parcels within each Property Use Category as follows:

**SECTION F-1. RESIDENTIAL PROPERTY.** The Fire Protection Assessment for each Tax Parcel of Residential Property shall be computed by multiplying the Demand Percentage attributable to Residential Property by the Fire Protection Assessed Cost, dividing such product by the total number of Dwelling Units shown on the Tax Roll within the City and then multiplying such quotient by the number of Dwelling Units located on such Tax Parcel.

**SECTION F-2. NON-RESIDENTIAL PROPERTY.** The Fire Protection Assessments for each Building of Non-Residential Property shall be computed as follows:

(A) Respectively, multiply the Fire Protection Assessed Cost by the Demand Percentage attributable to each of the non-residential Property Use Categories. The resulting dollar amounts reflect the portions of the City's fire protection budget to be respectively funded from Fire Protection Assessment revenue derived from each of the nonresidential Property Use Categories.

(B) Separate each Building in each of the non-residential Property Use Categories into one of the following square footage categories:

- (1) Buildings with a Building Area of less than 1,999 square feet;
- (2) Buildings with a Building Area between 2,000 square feet and 4,499 square feet;

- (3) Buildings with a Building Area between 4,500 square feet and 7,999 square feet;
- (4) Buildings with a Building Area between 8,000 square feet and 12,399 square feet;
- (5) Buildings with a Building Area between 12,400 square feet and 17,799 square feet;
- (6) Buildings with a Building Area between 17,800 square feet and 24,199 square feet;
- (7) Buildings with a Building Area between 24,200 square feet and 31,699 square feet;
- (8) Buildings with a Building Area between 31,700 square feet and 39,999 square feet;
- (9) Buildings with a Building Area between 40,000 square feet and 49,399 square feet;
- (10) Buildings with a Building Area between 49,400 square feet and 59,799 square feet;
- (11) Buildings with a Building Area between 59,800 square feet and 71,199 square feet;
- (12) Buildings with a Building Area between 71,200 square feet and 83,499 square feet;
- (13) Buildings with a Building Area between 83,500 square feet and 96,799 square feet;

- (14) Buildings with a Building Area between 96,800 square feet and 111,199 square feet;
- (15) Buildings with a Building Area between 111,200 square feet and 126,499 square feet;
- (16) Buildings with a Building Area between 126,500 square feet and 142,799 square feet;
- (17) Buildings with a Building Area between 142,800 square feet and 159,999 square feet;
- (18) Buildings with a Building Area between 160,000 square feet and 178,299 square feet;
- (19) Buildings with a Building Area between 178,300 square feet and 197,599 square feet;
- (20) Buildings with a Building Area between 197,600 square feet and 217,799 square feet;
- (21) Buildings with a Building Area between 217,800 square feet and 239,099 square feet;
- (22) Buildings with a Building Area between 239,100 square feet and 261,299 square feet;
- (23) Buildings with a Building Area between 261,300 square feet and 284,499 square feet;
- (24) Buildings with a Building Area between 284,500 square feet and 308,699 square feet;

(25) Buildings with a Building Area between 308,700 square feet and 333,899 square feet;

(26) Buildings with a Building Area between 333,900 square feet and 359,999 square feet;

(27) Buildings with a Building Area between 360,000 square feet and 387,199 square feet;

(28) Buildings with a Building Area between 387,200 square feet and 415,399 square feet;

(29) Buildings with a Building Area between 415,400 square feet and 444,499 square feet;

(30) Buildings with a Building Area between 444,500 square feet and 474,599 square feet;

(31) Buildings with a Building Area between 474,600 square feet and 505,699 square feet;

(32) Buildings with a Building Area between 505,700 square feet and 537,799 square feet;

(33) Buildings with a Building Area between 537,800 square feet and 570,899 square feet;

(34) Buildings with a Building Area between 570,900 square feet and 604,999 square feet;

(35) Buildings with a Building Area between 605,000 square feet and 639,999 square feet;

(36) Buildings with a Building Area between 640,000 square feet and 676,099 square feet;

(37) Buildings with a Building Area between 676,100 square feet and 713,099 square feet; and

(38) Buildings with a Building Area between 713,100 square feet or greater.

(C) As to each non-residential Property Use Category multiply the number of Buildings categorized in:

- (1) Subsection (B)(1) of this Section by 1,000 square feet;
- (2) Subsection (B)(2) of this Section by 2,000 square feet;
- (3) Subsection (B)(3) of this Section by 4,500 square feet;
- (4) Subsection (B)(4) of this Section by 8,000 square feet;
- (5) Subsection (B)(5) of this Section by 12,400 square feet;
- (6) Subsection (B)(6) of this Section by 17,800 square feet;
- (7) Subsection (B)(7) of this Section by 24,200 square feet;
- (8) Subsection (B)(8) of this Section by 31,700 square feet;
- (9) Subsection (B)(9) of this Section by 40,000 square feet;
- (10) Subsection (B)(10) of this Section by 49,400 square feet;
- (11) Subsection (B)(11) of this Section by 59,800 square feet;
- (12) Subsection (B)(12) of this Section by 71,200 square feet;
- (13) Subsection (B)(13) of this Section by 83,500 square feet;
- (14) Subsection (B)(14) of this Section by 96,800 square feet;
- (15) Subsection (B)(15) of this Section by 111,200 square feet;
- (16) Subsection (B)(16) of this Section by 126,500 square feet;

- (17) Subsection (B)(17) of this Section by 142,800 square feet;
- (18) Subsection (B)(18) of this Section by 160,000 square feet;
- (19) Subsection (B)(19) of this Section by 178,300 square feet;
- (20) Subsection (B)(20) of this Section by 197,600 square feet;
- (21) Subsection (B)(21) of this Section by 217,800 square feet;
- (22) Subsection (B)(22) of this Section by 239,100 square feet;
- (23) Subsection (B)(23) of this Section by 261,300 square feet;
- (24) Subsection (B)(24) of this Section by 284,500 square feet;
- (25) Subsection (B)(25) of this Section by 308,700 square feet;
- (26) Subsection (B)(26) of this Section by 333,900 square feet;
- (27) Subsection (B)(27) of this Section by 360,000 square feet;
- (28) Subsection (B)(28) of this Section by 387,200 square feet;
- (29) Subsection (B)(29) of this Section by 415,400 square feet;
- (30) Subsection (B)(30) of this Section by 444,500 square feet;
- (31) Subsection (B)(31) of this Section by 474,600 square feet;
- (32) Subsection (B)(32) of this Section by 505,700 square feet;
- (33) Subsection (B)(33) of this Section by 537,800 square feet;
- (34) Subsection (B)(34) of this Section by 570,900 square feet;
- (35) Subsection (B)(35) of this Section by 605,000 square feet;
- (36) Subsection (B)(36) of this Section by 640,000 square feet;
- (37) Subsection (B)(37) of this Section by 676,100 square feet; and
- (38) Subsection (B)(38) of this Section by 713,100 square feet.

(D) For each non-residential Property Use Category, add the products of subsections (C)(1) through (C)(38) of this Section. The sum of these products reflects an aggregate square footage area for each non-residential Property Use Category to be used by the City in the computation of Fire Protection Assessments.

(E) Divide the product of subsection (A) of this Section relative to each of the non-residential Property Use Categories by the sum of the products for each nonresidential Property Use Category described in subsection (D) of this Section. The resulting quotient expresses a dollar amount adjusted or weighted per square foot of improved area to be used in computing Fire Protection Assessments on each of the respective non-residential Property Use Categories.

(F) For each of the non-residential Property Use Categories, multiply the resulting quotients from subsection (E) of this Section by each of the respective products in subsections (C)(1) through (C)(38) of this Section. The resulting products for each nonresidential Property Use Category expresses a series of gross dollar amounts expected to be funded by all Buildings in the respective non-residential Property Use Categories in each of the square footage categories described in subsection (B) of this Section.

(G) For each of the non-residential Property Use Categories, divide each of the respective products of subsection (F) of this Section by the number of Buildings determined to be in each of the square footage categories identified in subsection (B) of this Section. The result expresses the respective dollar amounts of the Fire Protection Assessments to be imposed upon each Building in each of the non-residential Property Use Categories.



**SECTION F-3. MIXED USE PROPERTY.** The Fire Protection Assessments for each Tax Parcel classified in two or more Property Use Categories shall be the sum of the Fire Protection Assessments computed for each Property Use Category.

## **APPENDIX G**

### **FORM OF NOTICE TO BE PUBLISHED**

To Be Published by September 1, 2009

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION  
OF FIRE PROTECTION ASSESSMENTS**

Notice is hereby given that the City Commission of the City of Coral Gables will conduct a public hearing to consider the imposition of annual fire protection special assessments for the provision of fire protection services within the municipal boundaries of the City of Coral Gables.

The hearing will be held at 9:00 a.m. on September 22, 2009, in the Commission Chambers, 405 Biltmore Way, Coral Gables, Florida, for the purpose of receiving public comment on the proposed assessments. All 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 a person decides to appeal any decision made by the City 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact R. Alberto Delgado, Public Works Director, at (305) 460-5001, at least one day prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following tables reflect the proposed fire protection assessment schedule:

# FIRE PROTECTION ASSESSMENTS

## FISCAL YEAR 2009-2010 AND FUTURE FISCAL YEARS

Residential Property Use Category		Rate Per Dwelling Unit			
Residential		\$50			
Non-Residential Property Use Categories	Building Classification (in square foot ranges)	Commercial	Industrial/Warehouse	Institutional	Educational
	100 – 1,999	\$59	\$9	\$54	\$22
	2,000 – 4,499	\$117	\$18	\$108	\$44
	4,500 – 7,999	\$263	\$39	\$242	\$98
	8,000 – 12,399	\$467	\$70	\$430	\$174
	12,400 – 17,799	\$723	\$107	\$667	\$270
	17,800 – 24,199	\$1,038	\$154	\$957	\$387
	24,200 – 31,699	\$1,411	\$209	\$1,300	\$526
	31,700 – 39,999	\$1,848	\$274	\$1,703	\$689
	40,000 – 49,399	\$2,332	\$346	\$2,149	\$869
	49,400 – 59,799	\$2,879	\$427	\$2,654	\$1,073
	59,800 – 71,199	\$3,485	\$517	\$3,213	\$1,299
	71,200 – 83,499	\$4,150	\$615	\$3,825	\$1,546
	83,500 – 96,799	\$4,867	\$721	\$4,486	\$1,813
	96,800 – 111,199	\$5,642	\$836	\$5,200	\$2,102
	111,200 – 126,499	\$6,481	\$960	\$5,974	\$2,414
	126,500 – 142,799	\$7,373	\$1,092	\$6,796	\$2,746
	142,800 – 159,999	\$8,322	\$1,233	\$7,671	\$3,100
	160,000 – 178,299	\$9,325	\$1,381	\$8,595	\$3,474
	178,300 – 197,599	\$10,391	\$1,539	\$9,578	\$3,871
	197,600 – 217,799	\$11,516	\$1,706	\$10,615	\$4,290
	217,800 – 239,099	\$12,693	\$1,880	\$11,700	\$4,728
	239,100 – 261,299	\$13,935	\$2,064	\$12,844	\$5,191
	261,300 – 284,499	\$15,228	\$2,255	\$14,037	\$5,673
	284,500 – 308,699	\$16,580	\$2,455	\$15,283	\$6,176
	308,700 – 333,899	\$17,991	\$2,664	\$16,583	\$6,701
	333,900 – 359,999	\$19,459	\$2,882	\$17,937	\$7,248
	360,000 – 387,199	\$20,980	\$3,107	\$19,339	\$7,815
	387,200 – 415,399	\$22,565	\$3,342	\$20,800	\$8,405
	415,400 – 444,499	\$24,209	\$3,585	\$22,315	\$9,018
	444,500 – 474,599	\$25,905	\$3,836	\$23,878	\$9,649
	474,600 – 505,699	\$27,659	\$4,096	\$25,495	\$10,303
	505,700 – 537,799	\$29,471	\$4,364	\$27,166	\$10,978
	537,800 – 570,899	\$31,342	\$4,641	\$28,890	\$11,674
	570,900 – 604,999	\$33,271	\$4,927	\$30,668	\$12,393
	605,000 – 639,999	\$35,258	\$5,221	\$32,500	\$13,133

640,000 – 676,099	\$37,298	\$5,523	\$34,380	\$13,893
676,100 – 713,099	\$39,402	\$5,834	\$36,319	\$14,677
713,100 – Unlimited	\$41,558	\$6,154	\$38,307	\$15,480

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Copies of the Fire Protection Assessment Ordinance, the Initial Assessment Resolution and the preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, located at 405 Biltmore Way, Coral Gables, Florida.

The fire protection non-ad valorem assessment will be collected by a separate bill to be sent by the City. Failure to pay the assessment may cause the institution of foreclosure and/or mandamus proceedings, which may result in the loss of title. Alternatively, failure to pay the assessment may cause the assessment to be placed on your future ad valorem tax bill, and the continued failure to pay will then result in 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 \_\_\_\_\_ Department at (305)\_\_\_\_\_, Monday through Friday between 9:00 a.m. and 5:00 p.m.

**[INSERT MAP OF THE CITY OF CORAL GABLES]**

**CITY COMMISSION  
CITY OF CORAL GABLES, FLORIDA**

**APPENDIX H**

**FORM OF NOTICE TO BE MAILED**

## APPENDIX H

### FORM OF NOTICE TO BE MAILED

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

City of Coral Gables  
P. O. Box 141549  
Coral Gables, FL 33114-1549

Owner Name  
Address  
City, State Zip

CITY OF CORAL GABLES, FLORIDA

NOTICE OF HEARING TO IMPOSE AND PROVIDE  
FOR COLLECTION OF FIRE PROTECTION  
NON-AD VALOREM ASSESSMENTS

NOTICE DATED: SEPTEMBER 1, 2009

Tax Parcel # \_\_\_\_\_  
Legal Description: \_\_\_\_\_

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As required by Section 197.3632, Florida Statutes, and City Ordinance No. 2009-\_\_\_\_ notice is given by the City of Coral Gables that an annual assessment for fire protection services using the tax bill collection method, may be levied on your property for the fiscal year October 1, 2009 - September 30, 2010 and future fiscal years. The purpose of this assessment is to fund fire protection services benefitting improved property located within the City of Coral Gables. The total annual fire protection assessment revenue to be collected within the City of Coral Gables for the Fiscal Year beginning on October 1, 2009, is estimated to be \$1,926,992.00. The annual fire protection assessment is based on the classification of each parcel of property and number of billing units contained therein.

The above parcel is classified as \_\_\_\_\_.

The total number of billing units on the above parcel is \_\_\_\_\_.

The type of billing units on the above parcel is \_\_\_\_\_.

The annual Fire Protection Assessment for the above parcel for Fiscal Year 2009-2010 and future fiscal years is \$\_\_\_\_\_.

A public hearing will be held at 9:00 a.m. on September 22, 2009, in the Commission Chambers, 405 Biltmore Way, Coral Gables, 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact R. Alberto Delgado, Public Works Director, at (305) 460-5001, at least one day prior to the date of the hearing.

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 Fire Protection Assessment Ordinance, the Initial Assessment Resolution and the preliminary assessment roll are available for inspection at the City Manager's office, located at City Hall, 405 Biltmore Way, Coral Gables, Florida.

The fire protection non-ad valorem assessment will be collected by a separate bill to be sent by the City. Failure to pay the assessment may cause the institution of foreclosure and/or mandamus proceedings, which may result in the loss of title. Alternatively, failure to pay the assessment may cause the assessment to be placed on your future ad valorem tax bill, and the continued failure to pay will then result in a tax certificate to be issued against the property, which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your fire protection service assessment, please contact the \_\_\_\_\_ Department at (305) \_\_\_\_\_, Monday through Friday between 9:00 a.m. and 5:00 p.m.

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