CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2019-285

ANNUAL ASSESSMENT RESOLUTION FOR MIRACLE MILE ASSESSMENT AREA

ADOPTED SEPTEMBER 12, 2019

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RESOLUTION NO. 2019-285

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, RELATING TO THE PROVISION OF THE MIRACLE MILE IMPROVEMENT PROJECT: APPROVING THE UPDATED ASSESSMENT ROLL FOR THE MIRACLE MILE ASSESSMENT AREA: PROVIDING FOR THE COLLECTION OF ASSESSMENTS TO FUND THE MIRACLE PROJECT IMPROVEMENT WITHIN THE MIRACLE MILE ASSESSMENT AREA; 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 adopted Ordinance No. 2014-07, the Capital Project and Related Services Assessment Ordinance, as codified in Article II, Chapter 58 of the Coral Gables Codes of Ordinances (the "Code"), to provide for the imposition of special assessments to fund the construction of Capital Projects and the provision of Related Services to benefit property within Assessment Areas; and

WHEREAS, on June 10, 2014, the City Commission adopted Resolution No. 2014-114, the Initial Assessment Resolution for Miracle Mile Improvement Project (the "Initial Assessment Resolution"), describing the method of assessing the cost of the design, acquisition, construction, and installation of the Miracle Mile Improvement Project against the real property that will be specially benefited thereby, and directing the preparation of the preliminary Assessment Roll and provision of the notices required by the Code; and

WHEREAS, on August 26, 2014, the City Commission also adopted Resolution No. 2014-169, the Final Assessment Resolution for Miracle Mile

Improvement Project (the "Final Assessment Resolution"), confirming the Initial Assessment Resolution with such amendments deemed necessary by the City Commission, imposing the Assessments, and approving the Assessment Roll with collection of the Assessments to commence in 2016; and

WHEREAS, the City Commission subsequently approved to delay collection of the Assessments until 2017; and

WHEREAS, pursuant to the provisions of the Code, the City Commission is required to adopt an Annual Assessment Resolution for each Fiscal Year to approve the assessment roll for such Fiscal Year; and

WHEREAS, as required by the Code, notice of a public hearing has been published and mailed, if required, 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 12, 2019, and comments and objections of all interested persons have been heard and considered as required by the terms of the Code;

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

SECTION 1. FINDINGS. The above recitals are true and correct and are hereby incorporated herein by reference.

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

SECTION 3. DEFINITIONS.

- (A) This Resolution is the Annual Assessment Resolution as defined in the Code.
- (B) All capitalized terms in this Annual Assessment Resolution shall have the meanings defined in the Code, Initial Assessment Resolution, as amended, and the Final Assessment Resolution, unless the context clearly indicates an alternative meaning.

SECTION 4. APPROVAL OF UPDATED ASSESSMENT ROLL.

- (A) The Assessment Roll, which is attached as Appendix D and incorporated herein by reference, is hereby approved for the Fiscal Year commencing on October 1, 2019.
- (B) Additionally, the Assessment Roll, as approved, includes those Tax Parcels within the Assessment Area that cannot be set forth in that Assessment Roll due to the provisions of Chapter 2019-12, Laws of Florida, concerning exempt "home addresses" under Section 119.071(d), Florida Statutes.

SECTION 5. REIMPOSITION OF ASSESSMENTS TO FUND THE MIRACLE MILE IMPROVEMENT PROJECT.

- (A) The Tax Parcels described in the updated Assessment Roll are hereby found to be specially benefited by the provision of the Miracle Mile Improvement Project in the amount of the annual Assessment set forth in the updated Assessment Roll. The methodology set forth in Sections 3.02 for assigning Assessment Units to each Tax Parcel within the Miracle Mile Assessment Area and the methodologies in Section 4.03 and 4.04 of the Initial Assessment Resolution for computing the Prepayment Amount and the Assessments, respectively, are hereby approved and found to be a fair and reasonable method of apportioning the Project Cost among the benefited properties.
- (B) For the Fiscal Year beginning October 1, 2019, the Project Cost shall be allocated among all Tax Parcels in the Miracle Mile Assessment Area, based upon each parcel's assignment of Assessment Units. Annual Improvement Assessments computed in the manner described in the Initial Assessment Resolution, as amended and approved in the Final Assessment Resolution, shall continue to be levied and imposed on all Tax Parcels in the Assessment Area at the annual assessment rates set forth in the final Assessment Roll, for a period not to exceed 20 years, which commenced with the ad valorem tax bill mailed in November 2017. Additionally, even though they may not be shown in the Assessment Roll due to the provisions of Chapter 2019-

12, Laws of Florida, Annual Improvement Assessments shall continue to be levied and imposed on all Tax Parcels within the Assessment Area with exempt "home addresses" pursuant to Section 119.071(d), Florida Statutes.

SECTION 6. ASSESSMENT LIENS. Upon adoption of this Annual Assessment Resolution:

- (A) The 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 City Commission of this Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.
- (B) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Prepayment Amount shall constitute a lien against 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 City Commission of the Annual Assessment Resolution and shall attach to

property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

SECTION 7. COLLECTION OF ASSESSMENTS.

- (A) The Assessments shall be collected pursuant to the Uniform Assessment Collection Act.
- (B) Upon adoption of this Annual Assessment Resolution, the Finance Director shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.
- (C) The 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 C.

SECTION 8. EFFECT OF ANNUAL ASSESSMENT RESOLUTION.

The adoption of this Annual Assessment Resolution shall be the final adjudication of the issues presented herein unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the City Commission action on this Annual Assessment Resolution.

SECTION 9. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall remain in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 10. EFFECTIVE DATE. This Resolution shall take effect

immediately upon its adoption.

PASSED AND ADOPTED THIS TWELFTH DAY OF SEPTEMBER, A.D., 2019.

(Moved: Lago/Seconded: Keon) (Yeas: Keon, Lago, Mena, Fors, Jr.)

(Absent: Valdes-Fauli) (Majority:4-0 Vote) (Agenda Item:14)

APPROVED:

RAUL VALDES-FAUI

MAYOR

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS

CITY ATTORNEY

BILLY Y. URQUIA

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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review flk/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 OF HEARING TO APPROVE THE ASSESSMENT ROLL AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE MIRACLE MILE ASSESSMENT AREA TO PROVIDE FOR THE MIRACLE MILE IMPROVEMENT PROJECT - SEPT. 12, 2019

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

08/14/2019

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.

Sworm to and subscribed before me this 14 day of AuGUS/, A.D. 2019

MARIA MESA personally known to me

BARBARA THOMAS
Commission # GG 121171
Expires November 2, 2021
Bended Thru Troy Fain Insurance 800-385-7019

CEE ATTACHED

NOTICE OF HEARING TO APPROVE THE ASSESSMENT ROLL AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE MIRACLE MILE ASSESSMENT AREA TO PROVIDE FOR THE MIRACLE MILE IMPROVEMENT PROJECT

Notice is hereby given that the City Commission of the City of Coral Gables will conduct a public hearing to consider the approval of the assessment roll for the annual, non-ad valorem special assessments for the provision of the design, acquisition, construction, and installation of the Miracle Mile Improvement Project within the boundaries of the Miracle Mile Assessment Area.

The hearing will be held at 3:00 p.m. on September 12, 2019, in Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, for the purpose of receiving public comment on the special assessment roll and 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 Commission within 20 days of this notice.

Pursuant to section 286.0105. Florida Statutes, if you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing or at any subsequent meeting to which the City Commission has continued its deliberations, 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 the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

The assessment for each parcel of property is based in equal parts on the antount of Building Area, Market Value, and Front Footage on Miracle Mile attributed to the Tax Parcel. A more specific description of the improvements and the method of computing the assessment for each parcel of property are set forth in the initial Assessment Resolution adopted by the City Commission on June 10, 2014. Copies of Ordinance No. 2014-07, the Initial Assessment Resolution (Resolution No. R-2014-114), the Final Assessment Resolution (Resolution No. R-2014-1189), and the updated Assessment Roll for the upcoming fiscal year are available for inspection at the office of the City Clerk, located at City Hall, 405 Biltmore Way, Coral Gables, Florida.

The assessments will be collected on the ad valorem tax bill, 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. The City Commission intends to collect the assessments in 20 annual installments, the first of which was included on the ad valorem tax bill mailed in November 2017.

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.

CITY OF CORAL GABLES, FLORIDA 19-47/0000419503M

CITY CLERK OF THE

APPENDIX B

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 required by the Capital Project and Related Services Assessment Ordinance (Ordinance No. 2014-07) (the "Assessment Ordinance").
- 2. Ms. Gomez has caused the notices required by the Assessment Ordinance to be prepared in conformance with the Preliminary 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 22, 2019, Ms. Gomez caused the mailing of the above-referenced notices in accordance with the Assessment Ordinance and the Preliminary 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

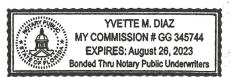
The foregoing Affidavit of Mailing was sworn to and subscribed before me this day of <u>Septender</u>, 2019 by Diana M. Gomez, Finance Director, City of Coral Gables, Florida. She is personally known to me or has produced as identification and did take an oath.

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 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 the Miracle Mile Improvement Project (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, 2019.

THE CITY OF CORAL GABLES, FLORIDA

By:____

[to be delivered to Tax Collector prior to September 15]

APPENDIX D ASSESSMENT ROLL

APPENDIX D

ASSESSMENT ROLL

PIN	Assessment Amount	PIN	Assessment Amount
0341080063390	701.22	0341081000430	605.51
0341080063400	4,006.94	0341081000440	425.73
0341080063490	6,857.68	0341081000450	430.17
0341080063600	2,166.81	0341081000480	443.51
0341080063601	2,281.84	0341081000500	452.41
0341080063700	4,389.71	0341081000530	361.50
0341081000030	368.10	0341081000540	366.56
0341081000040	373.16	0341081000550	371.60
0341081000050	378.21	0341081000560	376.65
0341081000060	383.27	0341081000570	381.71
0341081000070	388.32	0341081000580	386.77
0341081000080	393.37	0341081000590	391.82
0341081000090	245.47	0341081000600	396.87
0341081000110	255.09	0341081000610	401.93
0341081000120	259.87	0341081000640	240.97
0341081000130	264.68	0341081000650	245.78
0341081000140	269.48	0341081000660	250.57
0341081000150	274.28	0341081000670	255.38
0341081000160	279.09	0341081000680	260.19
0341081000170	240.67	0341081000700	269.78
0341081000180	245.47	0341081000710	231.36
0341081000190	250.27	0341081000740	245.78
0341081000220	264.68	0341081000750	250.57
0341081000250	279.09	0341081000760	255.38
0341081000260	373.42	0341081000770	260.19
0341081000270	378.47	0341081000780	264.98
0341081000280	383.52	0341081000790	278.43
0341081000290	388.57	0341081000800	392.96
0341081000300	393.63	0341081000810	398.02
0341081000310	398.69	0341081000820	403.06
0341081000320	403.73	0341081000830	408.13
0341081000330	408.79	0341081000840	413.18
0341081000340	413.85	0341081000850	418.23
0341081000350	563.05	0341081000860	423.29
0341081000360	568.36	0341081000870	428.34
0341081000400	589.58	0341081000880	433.39
0341081000410	594.91	0341081000890	392.96
0341081000420	600.20	0341081000900	398.02

PIN	Assessment Amount	PIN	Assessment Amount
0341081000910	403.06	0341081001450	383.52
0341081000920	408.13	0341081001460	388.57
0341081000940	418.23	0341081001480	398.69
0341081000950	423.29	0341081001500	408.79
0341081000960	428.34	0341081001510	413.85
0341081000970	433.39	0341081001520	240.67
0341081000980	231.36	0341081001530	245.47
0341081000990	236.18	0341081001540	250.27
0341081001000	240.97	0341081001550	255.09
0341081001010	245.78	0341081001560	259.87
0341081001020	250.57	0341081001590	274.28
0341081001030	255.38	0341081001610	245.47
0341081001040	260.19	0341081001620	250.27
0341081001050	264.98	0341081001630	255.09
0341081001060	269.78	0341081001640	259.87
0341081001070	231.36	0341081001650	264.68
0341081001080	236.18	0341081001670	274.28
0341081001100	245.78	0341081001680	279.09
0341081001110	250.57	0341081001690	358.01
0341081001130	260.19	0341081001700	363.06
0341081001140	264.98	0341081001720	373.16
0341081001160	361.50	0341081001730	378.21
0341081001170	366.56	0341081001740	383.27
0341081001180	371.60	0341081001760	393.37
0341081001200	381.71	0341081001770	399.07
0341081001220	391.82	0341081001780	625.33
0341081001230	396.87	0341081001790	625.33
0341081001250	425.73	0341081001800	437.18
0341081001260	430.17	0341081001810	437.18
0341081001270	434.62	0341081001820	625.33
0341081001280	439.08	0341081002040	636.40
0341081001290	443.51	0341081002050	180.57
0341081001300	447.96	0341081002060	272.28
0341081001310	452.41	0341081002070	1,085.61
0341081001320	456.86	0341081002080	115.81
0341081001330	461.32	0341081002090	330.57
0341081001350	568.36	0341081002100	228.05
0341081001360	573.65	0341081002130	794.23
0341081001390	589.58	0341081002140	220.45
0341081001410	600.20	0341081002150	240.77
0341081001430	373.42	0341081002160	406.06
0341081001440	378.47	0341081002170	352.89

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PIN	Assessment Amount	PIN	Assessment Amount
0341081002180	337.21	0341081001950	271.53
0341081002190	243.32	0341081002020	282.18
0341081002200	200.89	0341081002430	289.34
0341081002210	186.51	0341081002120	300.21
0341081002220	127.66	0341081001980	412.67
0341081002230	135.94	0341081002440	403.40
0341081002240	169.69	0341081001970	427.03
0341081110010	1,175.87	0341081001850	456.27
0341081110020	1,652.48	0341081001960	461.94
0341170050270	2,178.52	0341081002380	465.25
0341170050360	5,004.59	0341081002470	483.96
0341170050580	279.72	0341081002260	486.38
0341170050590	279.72	0341081002290	488.18
0341170050600	279.72	0341081002410	488.18
0341170050630	279.72	0341081002330	508.19
0341170050640	279.72	0341081002320	527.67
0341170050650	279.72	0341081001860	549.43
0341170050660	279.72	0341081002350	559.83
0341170050670	279.72	0341081002250	686.59
0341170050680	279.72	0341081002360	706.04
0341170050690	279.72	0341081001880	749.07
0341170050700	279.72	0341081002490	746.51
0341170050710	279.72	0341081001990	788.44
0341170050720	279.72	0341081001870	819.06
0341170050730	279.72	0341081002340	1,052.95
0341170050740	279.72	0341081002480	1,069.30
0341170050750	1,614.73	0341081001890	1,192.97
0341170050760	3,127.13	0341081001900	1,209.86
0341170050890	43,878.97	0341081002370	1,208.16
0341170051000	961.84	0341081001910	1,292.89
0341081002450	188.68	0341081001920	1,385.29
0341081002010	217.23	0341081002030	1,611.31
0341081002460	214.68	0341170050291	1,717.78
0341081002420	229.78	0341170050840	1,100.20
0341081002310	239.49	0341170050340	1,580.16
0341081002270	243.19	0341080073740	1,770.84
0341081002280	243.19	0341170050050	1,971.75
0341081002390	243.87	0341170050120	1,751.31
0341081002400	243.87	0341080063790	2,448.47
0341081002300	248.68	0341170050040	2,053.45
0341081002110	264.07	0341170050560	2,543.98
0341081001940	271.53	0341080063520	2,437.30

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PIN	Assessment Amount	PIN	Assessment Amount
0341170050030	2,178.38	0341170050100	4,632.24
0341170050312	2,110.40	0341080063500	4,199.90
0341080073760	2,203.10	0341080073730	4,662.60
0341170050320	2,196.08	0341170050520	2,291.73
0341170050110	2,852.78	0341080063550	4,052.13
0341170050830	1,690.01	0341170050280	3,455.72
0341080063750	2,774.38	0341080080023	8,574.53
0341170050530	2,093.70	0341080073790	6,316.04
0341080063521	1,756.53	0341080063710	6,126.34
0341170050060	2,206.82	0341170050300	6,406.32
0341080063800	2,524.68	0341170050090	6,466.44
0341170050130	1,864.31	0341080063770	5,930.49
0341170050810	1,827.15	0341170050880	6,345.06
0341170050310	2,642.52	0341170050850	5,513.77
0341080073710	4,299.52	0341080063810	9,173.44
0341170050140	4,253.11	0341170050010	4,354.38
0341080073690	4,644.60	0341170050070	8,531.80
0341080073720	3,792.23	0341170050570	13,630.45
0341170050471	4,345.95	0341080063530	7,713.01
0341080063581	3,296.18	0341170050790	7,654.86
0341080063761	4,572.41	0341080063730	8,500.72
0341170050550	4,192.01	0341170050020	6,149.81
0341170050330	4,744.51	0341080063590	6,664.87
0341080063560	3,983.16	0341170060010	14,242.78
0341170050540	5,450.77	0341080080030	7,698.25
0341080063780	3,918.38	0341170050480	16,211.15
0341080073700	4,575.76	0341170050350	21,696.00
0341080063540	3,629.60	0341080890010	80,446.42
0341080073750	4,868.76		