

MEMORANDUM

Substitute Alternate Agenda Item No. 4(J)

TO: Hon. Chairperson and Members Board of County Commissioners

DATE: July 25, 2000

FROM: M.R. Stierhelm County Manager



SUBJECT: Royal Oaks East Security Guard Special Taxing District

00-102

6-219

RW 302962

This Substitute Alternate is being submitted pursuant to a request received from Dr. Miriam Alonso's Office on July 18, 2000. It provides for all platted or tentatively platted lots or parcels to be assessed an equal share of the creation, capital and administration costs of the district over a two-year period. Service is to commence the third year, and its cost will be assessed on the basis of the development status of each lot or parcel within the district as of June 15, 2002. This option assumes full development will be reached by June 15, 2002.

RECOMMENDATION

It is recommended that the Board approve a petition submitted in accordance with Article 1, Chapter 18 of the Code, for creation of Royal Oaks East Security Guard Special Taxing District.

BACKGROUND

- Commission District: Twelve
- Boundaries: On the North, approximately N.W. 169th Terrace;
On the South, approximately N.W. 161st Terrace;
On the East, approximately N.W. 77th Court;
On the West, approximately N.W. 82nd Avenue.
- Number of Parcels: 420
- Number of Owners: 170
- Number of Owners With Homestead Exemption Signing Petition: Signed by 102 or 68.4% of the resident property owners.
- Preliminary Public Meeting: March 1, 2000
- Type of Improvements: A visible safety and sentinel security service provided by either a private security guard company or off-duty police officers operating from two (2) guardhouses. The first guardhouse will be located on N.W. 79th Avenue, south of N.W. 161st Terrace and the second guardhouse

will be located on N.W. 167th Terrace, east of N.W. 82nd Avenue. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.W. 162nd Street, N.W. 163rd Terrace, N.W. 164th Terrace, N.W. 166th Street and N.W. 169th Terrace at N.W. 82nd Avenue, and N.W. 77th Place north of N.W. 160th Terrace. The reconstruction of N.W. 79th Avenue and N.W. 167th Terrace, construction of the two (2) guardhouses, installation of gates, and all closures will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

Required Referendum:

Every qualified registered voter residing within the district limits will be afforded the opportunity to vote at an election conducted by mail, estimated to be held on September 5, 2000.

Preliminary Assessment Roll:

Submitted on the same agenda as a separate agenda item for consideration and adoption by the Board of County Commissioners. The roll sets the rate at \$624.28 per unit in each of the first two years. This rate will provide the required funds -- \$658,000--to construct the district's capital improvements and defray district creation and administration costs. In the third year, it is estimated that \$319,000 will be needed to provide security services and administer the district. If full development is achieved at that time, the third year rate is estimated at \$605.31 per unit. Staff will review the development status of the district's parcels in June 2002 and calculate a rate that reflects the proper number of assessable units.

Estimated Completion:

October 2002

ECONOMIC/FISCAL/HOUSING COSTS IMPACT ANALYSIS

The creation of this district is processed at the request of the proposed district property owners in accordance with Chapter 18 of the Miami-Dade County Code. The economic impact on the County's budget will be from the advancement of funds by several County Departments. Advancement of funds will result from various departments' expenditure of labor and materials necessary to engineer and administrate the creation of the district. All district costs incurred will be reimbursed to each Department after the Board's adoption of the preliminary assessment roll, ratification of the district by the qualified electorate within the district limits and collection of the assessments from the affected property owners on their November 2000 and subsequent annual tax bills.

Honorable Chairperson and Members
Board of County Commissioners
Page 3

The economic impact on the private sector will be a perpetual annual special assessment for the cost of security guard service to all property owners within the district.

At this time, there will be no increase or decrease in county staffing due to this district. The private sector may increase their staffing levels to provide the service requirements created by this special taxing district.

Estimated Initial Billing: November 2000. Assessment billed annually as an itemized portion of the annual tax bill.

Estimated District Creation, Capital Improvement and Administration Cost: \$658,000

Method Of Apportionment: Unit

Estimated Annual Assessment for the First Two Years of District. Per Platted or Tentatively Platted Lot or Parcel: \$624.28

Estimated Annual Assessment for the Third Year in which Guard Services Commence. Per Developed Lot Assessed as 1 Unit: (Assumes 100% development) \$605.31

State or Federal grants are not applicable to this special taxing district.

Each security guard special taxing district is unique due to its geographical boundaries, affected property owners, and level of services to be provided. Therefore, a previously approved ordinance could not be used, and only a new ordinance will satisfy the requirements of Chapter 18 of the Code.

In accordance with the requirements of Section 18-3 of the Code, I have reviewed the facts submitted by the Public Works Director and concur with his recommendation that this district be created if approved by the referendum required subsequent to this public hearing.



MEMORANDUM

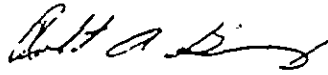
TO:

Hon. Chairperson and Members
Board of County Commissioners

DATE: July 25, 2000

SUBJECT: Substitute
Alternate
Agenda Item No. 4(J)

FROM:


Robert A. Ginsburg
County Attorney

00-102

Please note any items checked.

- "4-Day Rule" (Applicable if raised)
- 6 weeks required between first reading and public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of private business sector impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires a detailed County Manager's report for public hearing
- "Sunset" provision required
- Legislative findings necessary

Approved _____ Mayor

Veto _____

Override _____

Substitute
Alternate
Agenda Item No. 4(J)
7-25-00

ORDINANCE NO. 00-102

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS ROYAL OAKS EAST SECURITY GUARD SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Miami-Dade County power to adopt a home rule charter of government for Miami-Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Miami-Dade County from time to time; and

WHEREAS, the Home Rule Charter adopted by the electors of Miami-Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and the governing body of Miami-Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including police protection services, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Miami-Dade County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefor; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a petition for the creation of a special taxing district to be known as the ROYAL OAKS EAST SECURITY GUARD SPECIAL TAXING DISTRICT duly signed by more than 50% of the resident owners of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing security guard services to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

WHEREAS, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Manager who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Miami-Dade County, Florida; and

WHEREAS, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the security guard services project to be provided and maintained within the proposed district, an estimate of the cost of constructing and maintaining such project, his certification that the proposed project and proposed district conform to the master plan of development for the County, and setting forth his recommendations concerning the need for and desirability of the requested project, the ability of the affected property to bear special assessments for financing the cost of maintaining such project, and an estimate of the amount to be assessed against each developed and/or vacant/underdeveloped benefited parcel of property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries

and location of the proposed district. Such Report and Recommendations of the County Manager was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations that the project petitioned for would be of special benefit to all property within the proposed district and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the property owners and the report and recommendations of the County Manager -- said hearing was held on Tuesday,

JUL 25 2000

Copies of said notice of public hearing were duly published in newspapers of general circulation published in Miami-Dade County, Florida, and copies thereof were posted in not less than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Miami-Dade County tax assessment roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday,

JUL 25 2000

, held a public hearing in accordance with the provisions of said Clerk's certificate, at which public hearing all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

WHEREAS, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Manager and the views expressed by the property owners within the proposed special taxing district, has determined to create and establish such special taxing district in accordance with the report and recommendations of the County Manager,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. In accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a special taxing district located in unincorporated Miami-Dade County, Florida, known and designated as the ROYAL OAKS EAST SECURITY GUARD SPECIAL TAXING DISTRICT is hereby created and established.

Section 2. The area or boundaries of this proposed special taxing district are as follows:

A portion of Section 15, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

The NE 1/4 of said Section 15;

Less

The N 70 ft. and the E 45ft for canal right-of-way;

Less

That portion of said Section 15 lying easterly of "Royal Estates" according to the plat thereof, as described in Plat Book 149 at Page 52;

Less

A portion of "Royal Oaks" according to the plat thereof, as recorded in Plat Book 122 at Page 61, more particularly described as follows:

Lots 1 thru 7, Block 6;
Lots 28 thru 31, Block 7;

Less

A portion of "Third Addition to Royal Oaks" according to the plat thereof, as described in Plat Book 130 at Page 64, more particularly described as follows:

Lots 32 thru 34, Block 15;

Less

A portion of "Fourth Addition to Royal Oaks" according to the plat thereof, as described in Plat Book 131 at Page 53, more particularly described as follows:

Lots 36 thru 38, Block 17;

And

A portion of "Fourth Addition to Royal Oaks" according to the plat thereof, as described in Plat Book 131 at Page 53, more particularly described as follows:

Lots 1 thru 16, Block 18,

And

That portion of Tract 49 lying westerly of the NW 77th court right-of-way.

All aforementioned plats being recorded in the Public Records of Miami-Dade County, Florida.

The area and location of this proposed special taxing district are shown on the map or sketch which is made a part hereof by reference.

Section 3. The improvements and services to be provided within this proposed special taxing district will consist of the following:

A visible safety and sentinel security service provided by either a private security guard company or off-duty police officers operating from two (2) guardhouses. The first guardhouse will be located on N.W. 79th Avenue, south of N.W. 161st Terrace and the second guardhouse will be located on N.W. 167th Terrace, east of N.W. 82nd Avenue. Also, the following roads will be permanently closed and will not allow vehicular access into the district. N.W. 162nd Street, N.W. 163rd Terrace, N.W. 164th Terrace, N.W. 166th Street and N.W. 169th Terrace at N.W. 82nd Avenue, and N.W. 77th Place north of N.W. 160th Terrace. The reconstruction of N.W. 79th Avenue and N.W. 167th Terrace, construction of the two (2) guardhouses, installation of gates, and all closures will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

Section 4. The estimated cost to the property owners of \$658,000 for both the construction of the capital improvements and creation and administration of the district will be assessed over the first two years. In the third year, the estimated cost to the property owners will be \$319,000 for security services and administration of the district. In succeeding years, district costs and assessments will be reviewed and determined on an annual basis. The County will advance funds for this program which funds shall be reimbursed from collected special assessments. It is estimated that the cost per platted lot, tentative platted lot or parcel of real property within the proposed district for the first two years will be \$624.28 per year. It is estimated that the cost per assessable unit for guard services and administration of the district in the third year will be \$605.31. The estimated costs for the third year are based on the expected completion of development within the district by June 15, 2002. Prior to finalization of the assessments in the district's third year and the commencement of delivery of guard services, staff will review development status within the district and decrease the unit assessment for each vacant or undeveloped parcel to 0.5 units and, if necessary, increase the per unit costs for developed parcels to offset any adjustments resulting from there not being full development within the district.

Section 5. It is hereby declared that said project will be a special benefit to all property within the proposed special taxing district and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 6. The County Manager is hereby authorized and directed to take all necessary steps to solicit and receive competitive bids for the capital improvements and security service proposals in accordance with established County security special taxing district selection procedures, and execute contracts and/or, in his discretion, either enter into an interlocal agreement or service agreement with off-duty police officers for providing security guard services within the district.

Section 7. The County Manager is directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Miami-Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if such special assessments are unpaid, when due, the potential for loss of title to the property exists.

Section 8. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 9. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board and an approval by a majority of those voting at the election referred to herein.

Section 10. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: JUL 25 2000

Approved by County Attorney as to form and legal sufficiency. RAC

Prepared by: _____

SUBSTITUTE ALTERNATE
REPORT AND RECOMMENDATIONS
ON THE CREATION OF ROYAL OAKS EAST
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA

Pursuant to Chapter 18 of the Code, and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Public Works Director concerning the creation of Royal Oaks East Security Guard Special Taxing District.

1. BOUNDARIES OF THIS DISTRICT

The proposed district is located entirely within a portion of unincorporated Miami-Dade County, and the boundaries, as set forth in the petition, are as follows:

- On the North, approximately N.W. 169th Terrace;
- On the South, approximately N.W. 161st Terrace;
- On the East, approximately N.W. 77th Court;
- On the West, approximately N.W. 82nd Avenue.

A preliminary community meeting was held on March 1, 2000, at American Senior High School, to present the facts pertaining to the boundaries of this district, a description of the improvement to be provided, its costs and the method of payment.

The boundaries of Royal Oaks East Security Guard Special Taxing District are, therefore, as follow:

A portion of Section 15, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

The NE ¼ of said Section 15;

Less

The N 70 ft. and the E 45 ft. for canal right-of-way;

Less

That portion of said Section 15 lying easterly of "Royal Estates" according to the plat thereof, as described in Plat Book 149 at Page 52;

Less

Royal Oaks East
Security Guard Special Taxing District
Page 2

A portion of "Royal Oaks" according to the plat thereof, as recorded in Plat Book 122 at Page 61, more particularly described as follows:

Lots 1 thru 7, Block 6;
Lots 28 thru 31, Block 7;

Less

A portion of "Third Addition to Royal Oaks" according to the plat thereof, as described in Plat Book 130 at Page 64, more particularly described as follows:

Lots 32 thru 34, Block 15;

Less

A portion of "Fourth Addition to Royal Oaks" according to the plat thereof, as described in Plat Book 131 at Page 53, more particularly described as follows:

Lots 36 thru 38, Block 17;

And

A portion of "Fourth Addition to Royal Oaks" according to the plat thereof, as described in Plat Book 131 at Page 53, more particularly described as follows:

Lots 1 thru 16, Block 18,

And

That portion of Tract 49 lying westerly of the NW 77th Court right-of-way.

All aforementioned plats being recorded in the Public Records of Miami-Dade County, Florida.

The boundaries are shown on the attached plan entitled Royal Oaks East Security Guard Special Taxing District and hereinafter referred to as Exhibit A.

2. DESCRIPTION AND LOCATION OF THE SERVICE TO BE PROVIDED

The service as specified by the petition will be a visible safety and sentinel security service, provided by either a private security guard company or off-duty police officers operating from two (2) guardhouses. The first guardhouse will be located on N.W. 79th Avenue, south of N.W. 161st Terrace and the second guardhouse

Royal Oaks East
Security Guard Special Taxing District
Page 3

will be located on N.W. 167th Terrace, east of N.W. 82nd Avenue. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.W. 162nd Street, N.W. 163rd Terrace, N.W. 164th Terrace, N.W. 166th Street and N.W. 169th Terrace at N.W. 82nd Avenue, and N.W. 77th Place north of N.W. 160th Terrace. The reconstruction of N.W. 79th Avenue and N.W. 167th Terrace, construction of the two (2) guardhouses, installation of card readers and gates, and all barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

The service level will be reviewed with the District's homeowners association Board prior to renewal or reletting of a service contract as it is an integral part of this district's budget process. In the absence of a bona fide homeowners association, notification will be sent informing the district property owners of Miami-Dade County's selection of a service provider.

This service will be provided by a duly licensed and bonded State of Florida approved security service company. The service, as administered by the Miami-Dade County Public Works Department, will commence at the earliest practicable time following the creation and establishment of the district by the Miami-Dade County Board of County Commissioners and ratification of said creation by the electorate at the required subsequent referendum, but not earlier than October 1, 2002.

3. ESTIMATED COST FOR THIS SERVICE

The request made by the petitioners is for a continual unarmed security service as indicated in Section 2 of this report.

The cost estimates are based upon bids recently received from security service companies by the Miami-Dade County Public Works Department. For this report, an estimated hourly rate of \$15.30 was used for the 2 stationary guards multiplied by the annual number of hours of guard service for an estimated total of \$269,000.

In addition to the cost for the security service, a capital outlay of \$521,000 is required for the

Royal Oaks East
 Security Guard Special Taxing District
 Page 4

reconstruction of N.W. 79th Avenue and N.W. 167th Terrace, construction of two (2) guardhouses, installation of electronic gates, and barricading of N.W. 162nd Street, N.W. 163rd Terrace, N.W. 164th Terrace, N.W. 166th Street and N.W. 169th Terrace at N.W. 82nd Avenue, and N.W. 77th Place north of N.W. 160th Terrace. The cost to provide utilities and maintenance for the guardhouses is estimated to be \$8,000 for the initial two-year period and \$8,000 for the third and succeeding years.

It will also be necessary for the County to recover the engineering and contract administration costs incurred to establish and maintain the district as provided by Chapter 18 of the Code. This is estimated to be \$34,000 for the initial two-year period and \$12,000 the third and succeeding years. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, and election costs, collecting the assessments, and processing the monthly invoices to the security service company. This costs is estimated to be \$9,000 for the initial two-year period and \$1,000 the third and succeeding years. Additionally, contingency funds in the amount of \$86,000 for the initial two-year period and \$29,000 the third and succeeding years are provided. Therefore, the initial two-year period total cost is estimated to be \$658,000 and the third and succeeding years total cost is estimated to be \$319,000.

ESTIMATED ANNUAL COSTS

	Capital, Creation and Administration Costs For Initial Two-Year Period	Security Services and Administration Costs Third and Succeeding Years
Annual Cost of Service	\$ -0-	\$269,000
Capital Improvements	521,000	-0-
Engineering & Contract Administrative Cost	34,000	12,000

ESTIMATED ANNUAL COSTS (CONTINUED)

	<u>Capital, Creation and Administration Costs For Initial Two-Year Period</u>	<u>Security Services and Administration Costs Third and Succeeding Years</u>
Advertising, Printing, Mailing, Election and Collection Cost	9,000	1,000
Utilities & Maintenance Expenses	8,000	8,000
Contingency Cost	86,000	29,000
Estimated Total District Cost	\$658,000	\$319,000

4. PROCEDURE

Prior to commencement of service, the County Manager on behalf of Miami-Dade County will enter into a contractual agreement with the security service company, wherein it is agreed that Miami-Dade County will pay to the security service company, in monthly payments, approximately one twelfth of the annual cost now estimated to be \$269,000 or approximately \$22,417 per month.

Each property owner in the district will pay the County, by special assessment on a unit basis, a proportionate share of the total annual cost the third and succeeding years. This cost will be shown as an itemized portion of the combined real property tax bill.

5. CONFORMITY TO THE MASTER PLAN OF MIAMI-DADE COUNTY

The proposed improvement conforms to and in no way conflicts with the Comprehensive Development Master Plan of Miami-Dade County. (See attached memorandum from the Department of Planning and Zoning).

6. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

The 1999 net property valuation within the district, as taken from the Miami-Dade County Real Estate property Cards, is \$49,725,964, which is a good indication that the affected property is able to pay such assessments as may be required and, in my opinion, the proposed security guard service will provide special benefits to property within the district exceeding the amount of special assessments to be levied. Residents and property owners of Miami-Dade County continue to demonstrate their desire for security guard service through numerous petitions and personal requests.

7. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY

As was determined in Item 3 above, each owner of property will pay the County, through a special assessment, a proportionate share of the total annual cost. This cost will be shown as an itemized portion of the annual ad valorem tax bill. The annual assessment shown below is representative cost for all properties within this district.

ESTIMATED ANNUAL ASSESSMENT

	<u>First Two Years</u>	<u>Third and Succeeding Years</u>
Cost Per Lot or Parcel Assessed as 1 Unit	\$624.28	\$605.31

The above is predicated on reaching full development by June 15, 2002. All platted and tentatively platted lots or parcels will be assessed a equal share of the District's construction, creation and administration costs for the first two years of the district. Service to commence in the third year at which time staff will review the district's parcel development status wherein any vacant parcels will be assessed as 1/2 unit which will affect the district rate the third and subsequent years.

Royal Oaks East
Security Guard Special Taxing District
Page 7

These costs are based on a preliminary estimate of 527 lots assessed as 1 unit and will be adjusted from actual experience.

8. RECOMMENDATION

It is my recommendation that the creation, financing and construction of the project be authorized by an ordinance to be adopted by the Board of County Commissioners, subject to ratification by referendum by the affected residents. It is also recommended that upon adoption of the ordinance creating this special taxing district, the Board adopt, as the next agenda item, a resolution calling for a special election, as required by Chapter 18 of the Code. Said election will be conducted by the Miami-Dade County Elections Department using a mailed ballot provided, along with a project summary report, to each district registered voter. It is further recommended that the Board also adopt the district's preliminary assessment roll resolution. Adoption of this resolution will enable the Miami-Dade County Tax Collector to bill the affected property owners, collection of which will provide the necessary funds to reimburse its Departments for expenses incurred for the project as well as provide funds for payment to the Security Guard Company. The implementation of the assessment roll will follow the procedures defined in Chapter 18 of the Code and be subject to district ratification by the qualified electorate. The assessment will be appearing on the November tax bill following the implementation of the preliminary assessment roll. In the event actual construction costs are lower than those estimated in the ordinance, the Director of the Public Works Department or his designee may adjust and decrease the assessment rate. Should actual costs be higher than the ordinance estimates, the County Manager may, at his discretion, cause to be prepared a revised preliminary assessment roll and file the same with the Clerk of the Board for a scheduled public hearing to adopt it. The ordinance shall take effect unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board and approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by

OFF.
REC. 19270PC2910

00-102

resolution. My office will also be available to answer any questions from the public or from your office in regards to the financial and/or engineering facts of this district. We further recommend that the County Manager forward the attached report to the Board of County Commissioners after he has reviewed it and concurred with our findings.

- Encls:
- (1) Copy of Memo to Clerk Division
 - (2) Copy of Memo from Department of Planning and Zoning
 - (3) Copy of Summary of Report

MEMORANDUM

00-102

TO: Kay M. Sullivan, Director
Office of the Clerk of the Board
Attn: Keith Knowles

DATE: February 10, 2000

FROM: Aristides Rivera, P.E., P.L.S.
Acting Director
Public Works Department

SUBJECT: Royal Oak East
Security Guard Special
Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Chapter 18 of the Miami-Dade County Code, this Department has checked the names in the attached petition against the records of the Property Appraisal Department, and is submitting the following information:

- 1. Total number of parcels of land within district boundaries 420
- 2. Total number of resident owners of property within district boundaries 171
- 3. Total number of resident owners signing the attached petition 117
- 4. Percentage of resident owners signing the attached petition 68.4%
- 5. Net property valuation. \$49,725,964

Utilizing Homestead Exemption as the basis for the resident owner requirement, we certify that this petition does contain the number of signatures required by the Code and is therefore valid.

Attachment

18



MEMORANDUM

00-102

To: Aristides Rivera, P.E., P.L.S.
Acting Director
Public Works Department

Date: March 27, 2000

From: Guillermo A. Olmedillo, Director
Department of Planning and Zoning

Subject: Royal Oaks East
Security Guard Special Taxing
District

Section: 15-52-40
District: 12
Council: 6

Staff has reviewed the request for establishing a security guard special taxing district and has no objection to the proposal since it does not conflict with provisions of the adopted 2005-2015 Comprehensive Development Master Plan (CDMP).

The applicant is requesting 24-hour guardhouses located at NW 67 Terrace east of NW 82 Avenue and NW 79 Avenue at NW 161 Terrace. Additionally, proposed barricades consisting of concrete columns and metal picket fencing are proposed for the remainder of the perimeter streets of the proposed special taxing district area. This neighborhood lies at the corner of a residential community and is bounded on its north and east by water management canals. Therefore, impediment to vehicular access through the affected streets should not detrimentally affect others. Moreover, the barricades will not completely block the right-of-way as a 5' wide pedestrian access easement is provided on both sides of the street for pedestrian penetration while precluding vehicular access. No fencing is proposed along the remainder of the proposed district perimeter.

The CDMP Guidelines for Urban Form note that pedestrian and vehicular networks should serve as connectors between neighborhoods while the walling off of neighborhood from arterial roadways should be avoided. In this particular application, vehicular access is restricted while pedestrian connections are provided. The neighborhood west of NW 82 Avenue has been approved for a security-guard special taxing district of similar design. The application restricting vehicular access does not fully meet the Urban Design Guidelines. However, pedestrian connectivity is maintained by not walling off the community from adjacent neighborhoods. In this particular instance, the Planning Division finds that the request does not conflict with the CDMP.

SUBSTITUTE ALTERNATE
SUMMARY OF THE REPORT
ON THE CREATION OF ROYAL OAKS EAST
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA

00-102

A petition submitted to Miami-Dade County for the creation of a special taxing district to be known as Royal Oaks East Security Guard Special Taxing District was presented in accordance with the requirements of Article I, Chapter 18 of the Code of Miami-Dade County.

The proposed district is located entirely within a portion of unincorporated Miami-Dade County, Florida, and its boundaries are set forth as follows:

On the North, approximately N.W. 169th Terrace;
On the South, approximately N.W. 161st Terrace;
On the East, approximately N.W. 77th Court;
On the West, approximately N.W. 82nd Avenue.

The recommended boundaries are shown on the attached plan entitled Royal Oaks East Security Guard Special Taxing District, and hereinafter referred to as Exhibit A

The service as specified by the petition will consist of a visible safety and sentinel security service, provided by either a private security guard company or off-duty police officers operating from two (2) guardhouses. The first guardhouse will be located on N.W. 79th Avenue south of N.W. 161st Terrace and the second guardhouse will be located on N.W. 167th Terrace, east of N.W. 82nd Avenue. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.W. 162nd Street, N.W. 163rd Terrace, N.W. 164th Terrace, N.W. 166th Street and N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 77th Place north of 160th Terrace. The reconstruction of N.W. 79th Avenue and N.W. 167th Terrace, construction of the guardhouses, installation of card readers and gates, and all barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

ESTIMATED ANNUAL COST

	<u>Capital, Creation and Administration Costs For Initial Two-Year Period</u>	<u>Security Services and Administration Costs Third and Succeeding Years</u>
Annual Cost of Service	\$ -0-	\$269,000
Capital Improvements	521,000	-0-
Engineering & Contract Administrative Cost	34,000	12,000
Advertising, Printing, Mailing, Election and Collection Cost	9,000	1,000
Utilities & Maintenance Expenses	8,000	8,000
Contingency Cost	86,000	29,000
Estimated Total District Cost	\$658,000	\$319,000

SAMPLE ASSESSMENT

	<u>First Two Years</u>	<u>Third and Succeeding Years</u>
Cost Per Lot or Parcel Assessed as 1 Unit	\$624.28	\$605.31

All platted and tentatively platted lots or parcels will be assessed an equal share of the district's construction, creation and administration costs for the first two years of the district. Service is to commence in the third year, at which time staff will review the district's parcel development status. Any vacant parcel then will be assessed as ½ unit. The third year rate, estimated above at \$605.31 is predicated on the district reaching full development by June 15, 2002.

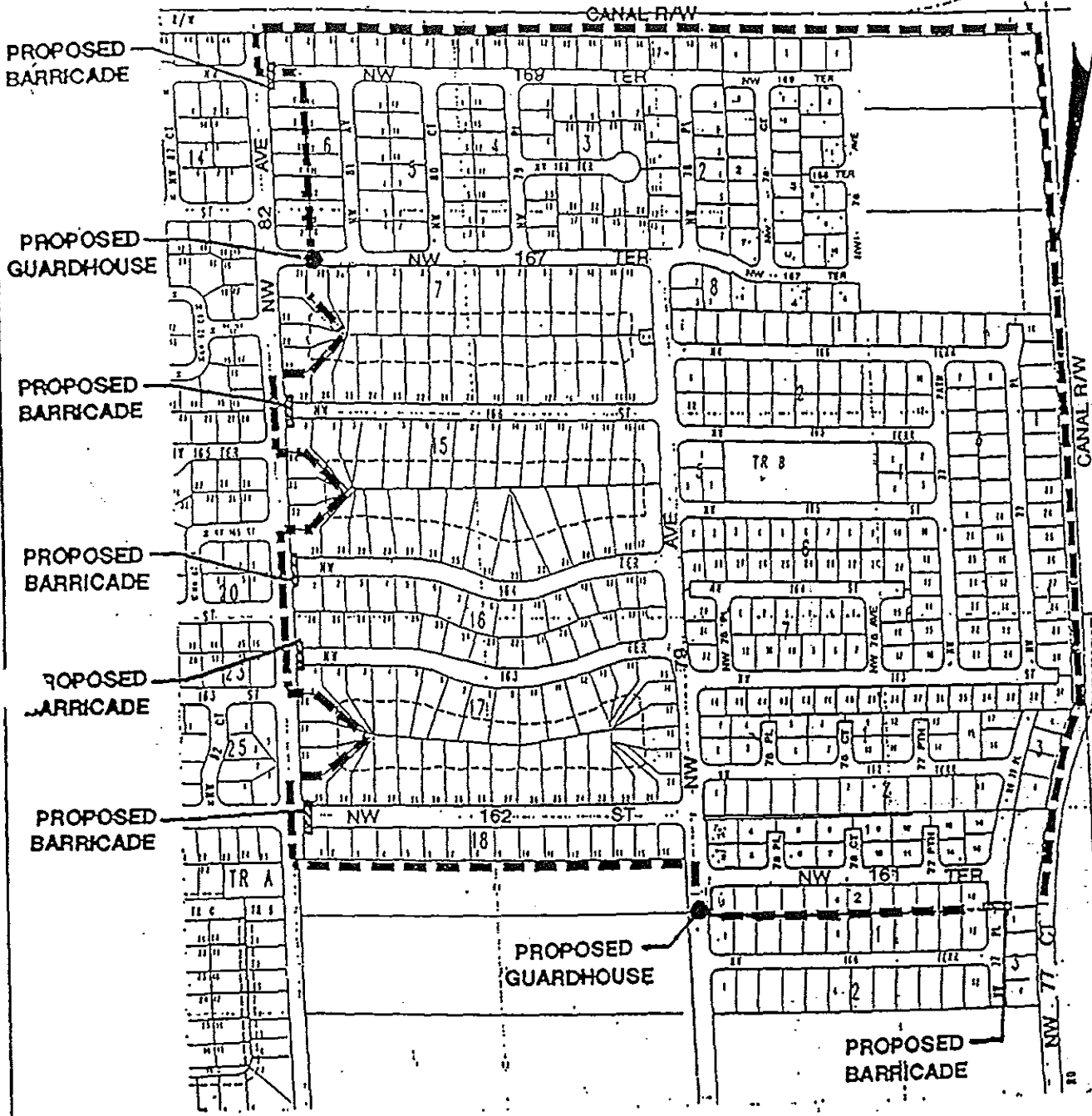
The proposed improvement conforms with the Comprehensive Development Master Plan of Miami-Dade County and will provide benefits to all property within the district at least equal to or exceeding the total amount of special assessments to be levied.

The creation of the district will be subject to the results of an election which will be conducted by the Miami-Dade County Elections Department, in which ballot will be sent by mail to each qualified registered elector living within the proposed boundaries. The elector will, at that time, have the opportunity to vote for or against the improvement.

The results of this election will determine whether or not the district is created.

Attachment: Exhibit A

PROPOSED DISTRICT BOUNDARIES



ROYAL OAKS EAST
SECURITY GUARD
SPECIAL TAXING DISTRICT

25

OFF. 19270PC2917
REC.

STATE OF FLORIDA)
DADE COUNTY) SS:
)

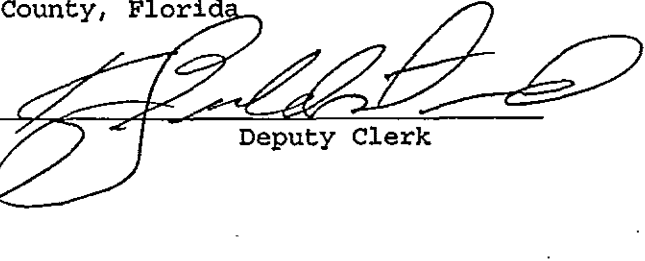
I, HARVEY RUVIN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above foregoing is a true and correct

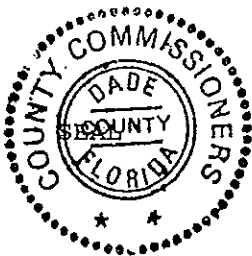
COPY OF ORDINANCE 00-102 PASSED AND ADOPTED JULY 25, 2000

_____ as appears of record.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 26th day of JULY, 2000.

HARVEY RUVIN, Clerk
Board of County Commissioners
Dade County, Florida

By 
Deputy Clerk



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

Board of County Commissioners
Dade County, Florida