

MEMORANDUM

Agenda Item No. 7(J)

(Public Hearing 1-9-96)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: November 21, 1995

FROM: Armando Vidal, P.E.
County Manager

SUBJECT: "Royal Oaks Section I
Security Guard
Special Taxing District"

96-7

RECOMMENDATION:

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

Boundaries:

Bounded on the North by N.W. 169th Terrace;
Bounded on the South by N.W. 158th Terrace;
Bounded on the East by N.W. 82nd Avenue;
Bounded on the West by N.W. 87th Avenue.

Number of Parcels:

564

Number of Homestead Exemptions:

247

**Number of Owners With Homestead
Exemption Signing Petition:**

Signed by 138 or 56% of the resident property owners.

Preliminary Public Meeting:

June 28, 1995

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. 162nd Street, east of N.E. 82nd Court and the second guardhouse will be located on N.W. 168th Street, 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. 163rd Street, N.W. 164th Street, N.W. 165th Street, N.W. 167th Street and N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 166th Terrace at N.W. 87th Avenue, and N.W. 83rd Place north of 158th Terrace. The reconstruction of N.W. 162nd Street and N.W. 168th Street, construction of the two (2) guardhouses, installation of gates, and all barricades 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 January, 1996.

Preliminary Assessment Roll: Submitted on the same agenda as a separate agenda item for consideration and adoption by the Board of County Commissioners and contingent upon the Board's approval of this district's creation ordinance and subsequent ratifying referendum. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

Estimated Completion: June/July, 1997

Estimated Initial Billing: November, 1995. Assessment billed annually as an itemized portion of tax bill.

ECONOMIC/FISCAL IMPACT ANALYSIS

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 registered voters within the district limits and collection of the assessments from the affected property owners November 1996 annual tax bill.

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.

The creation of this and future security guard districts will require the addition of one guard supervisor. The cost will be borne by the districts serviced by this additional employee. The private sector may increase their staffing levels to provide the service requirements created by this special taxing district.

	<u>First Year</u>	<u>Second and Succeeding Years</u>
Estimated Total District Cost:	\$445,500	\$225,000
Method of Apportionment:	Unit	

Honorable Chairperson and Members
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Sample Assessments:

Cost Per Developed Lot Assessed as 1 Unit:	\$990	\$500
Cost Per Vacant / Underdeveloped Lot Assessed as .5 Unit:	\$495	\$250

The sample assessments selected and shown above are representative annual assessments of developed and vacant / underdeveloped lots within this district.

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.

As required by the provisions of Chapter 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.

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1-9-96

ORDINANCE NO. 96-7

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

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

WHEREAS, the Home Rule Charter adopted by the electors of Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and the governing body of 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 Metropolitan 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 Metropolitan Dade County, Florida, a petition for the creation of a special taxing district to be known as the "ROYAL OAKS SECTION I 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 Metropolitan 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,

. Copies of said notice of public hearing were duly published in newspapers of general circulation published in 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 Dade County tax assessment roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, , 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 DADE COUNTY, FLORIDA:

Section 1. In accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a special taxing district located in unincorporated Dade County, Florida, known and designated as the "ROYAL OAKS SECTION I 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, Dade County, Florida; being more particularly described as follows:

The West 817.60 feet of Tract 25 less N 7 feet of "FLORIDA FRUIT LAND COMPANY SUB. IN 30-2015" as recorded in Plat Book 2 at Page 17;

AND

All of Block 9, Lots 1 throughout 14 and Lots 17 throughout 31 of Block 10, all of Block 11 and Lots 1 throughout 17 of Block 12 of "FIRST ADDITION TO ROYAL OAKS" as recorded in Plat Book 127 at Page 95;

All of Blocks 9 and 13, Lots 1 throughout 3 and Lots 7 throughout 10 of Block 14 of "SECOND ADDITION TO ROYAL OAKS" as recorded in Plat Book 130 at Page 30;

AND

Lots 30 throughout 78 of Block 12, all of Block 19 and 20 of "FIRST ADDITION TO ROYAL OAKS" as recorded in Plat Book 132 at Page 49;

AND

All of Blocks 21 throughout 24, Lots 1 throughout 5 of Block 25 of "SIXTH ADDITION TO ROYAL OAKS" as recorded in Plat Book 133 at Page 31;

AND

All of Blocks 26 and 27 of "SEVENTH ADDITION TO ROYAL OAKS" as recorded in Plat Book 134 at Page 38;

AND

All of Blocks 1 throughout 4 of "ROYAL LAKES" as recorded in Plat Book 135 at Page 54;

AND

All of Blocks 9, 13, 27, 28, 29, 30 and Tract "C" of "EIGHTH ADDITION TO ROYAL OAKS" as recorded in Plat Book 136 at Page 58;

AND

All of Blocks 3 throughout 8 of "ROYAL LAKES FIRST ADDITION" as recorded in Plat Book 137 at Page 52;

AND

All of Block 1 and Lots 1 throughout 24 of Block 2 of "DUNHILL COVE" as recorded in Plat Book 139 at Page 88.

All aforementioned plats being recorded in the Public Records of 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. 162nd Street, east of N.E. 82nd Court and the second guardhouse will be located on N.W. 168th Street 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. 163rd Street, N.W. 164th Street, N.W. 165th Street, N.W. 167th Street and N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 166th Terrace at N.W. 87th Avenue and N.W. 83rd Place north of 158th Terrace. The reconstruction of N.W. 162nd Street and N.W. 168th Street, construction of the two (2) guardhouses, installation of gates, and all barricades 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 for the security guard services including engineering, construction, administrative, billing, collecting and processing for the first year is \$445,500, and \$225,000 for each year thereafter. The County will advance funds for this program, which sum shall be reimbursed by special assessments. It is estimated that the cost per developed parcel of real property within the proposed district for the first year is \$990 and \$500 for the second and succeeding years. It is estimated that the cost per vacant/undeveloped parcel of real property within the proposed

district for the first year is \$495 and \$250 for the second and succeeding years.

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 in accordance with established County procedures, and/or, in his discretion, 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 Metropolitan 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 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.

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

PASSED AND ADOPTED: JAN 09 1996

Approved by County Attorney as to
form and legal sufficiency. RA6

Prepared by:

A handwritten signature in black ink, appearing to be the initials 'RA6' or similar, written over a horizontal line.

**REPORT AND RECOMMENDATIONS
ON THE CREATION OF ROYAL OAKS SECTION I SECURITY GUARD
SPECIAL TAXING DISTRICT
DADE COUNTY, FLORIDA**

As Public Works Director, responsible for the detailed investigation of a duly petitioned for improvement district, the following facts are hereby submitted concerning the creation of "Royal Oaks Section I Security Guard Special Taxing District."

1. BOUNDARIES OF THIS DISTRICT

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

Bounded on the North by N.W. 169th Terrace;
Bounded on the South by N.W. 158th Terrace;
Bounded on the East by N.W. 82nd Avenue;
Bounded on the West by N.W. 87th Avenue.

Upon review by the Public Works Department, the boundaries were not altered. A preliminary public meeting was held on July 6, 1995, at South Miami Middle School, at which time the property owners in attendance were presented the facts pertaining to the boundaries of this district, a description of the security service, its costs and the method of paying for the planned security program.

Therefore, the boundaries of the "Royal Oaks Section I Security Guard Special Taxing District" are as follows:

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

The West 817.60 feet of Tract 25 less N 7 feet of "FLORIDA FRUIT LAND COMPANY SUB. IN 30-2015" as recorded in Plat Book 2 at Page 17;

AND

All of Block 9, Lots 1 throughout 14 and Lots 17 throughout 31 of Block 10, all of Block 11 and Lots 1 throughout 17 of Block 12 of "FIRST ADDITION TO ROYAL OAKS" as recorded in Plat Book 127 at Page 95;

AND

All Blocks 9 and 13, Lots 1 throughout 3 and Lots 7 throughout 10 of Block 14 of "SECOND ADDITION TO ROYAL OAKS" as recorded in Plat Book 130 at Page 30;

AND

Lots 30 throughout 78 of Block 12, all of Block 19 and 20 of "FIRST ADDITION TO ROYAL OAKS" as recorded in Plat Book 132 at Page 49;

AND

All of Blocks 21 throughout 24, Lots 1 throughout 5 of Block 25 of "SIXTH ADDITION TO ROYAL OAKS" as recorded in Plat Book 133 at Page 31;

AND

All of Blocks 26 and 27 of "SEVENTH ADDITION TO ROYAL OAKS" as recorded in Plat Book 134 at Page 38;

AND

All of Blocks 1 throughout 4 of "ROYAL LAKES" as recorded in Plat Book 135 at Page 54;

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AND

All of Block 1 and Lots 1 throughout 24 of Block 2 of "DUNNHILL COVE" as recorded in Plat Book 139 at Page 88.

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

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. 162nd Street, east of N.E. 82nd Avenue and the second guardhouse will be located on N.W. 168th Street, 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. 163rd Street, N.W. 164th Street, N.W. 165th Street, N.W. 167th Street and N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 166th Terrace at N.W. 87th Avenue, and N.W. 83rd Place north of N.W. 158th Terrace. The reconstruction of N.W. 162nd Street and N.W. 168th Street, 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 Dade County 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 Dade County Public Works Department, will commence at the earliest practicable time following the creation and establishment of the district by the Dade County Board of County Commissioners and said creation ratified by the electorate at the required subsequent referendum.

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 Dade County Public Works Department. For this report, an estimated hourly rate of \$11.00 was used for the 2 stationary guards multiplied by the annual number of hours of guard service for an estimated total of \$195,000.

In addition to the cost for the security service, a capital outlay of \$158,000 is required for the reconstruction of N.W. 162nd Street, and N.W. 168th Street, construction of two (2) guardhouses, installation of electronic gates, and barricading N.W. 163rd Street, N.W. 164th Street, N.W. 165th Street, N.W. 167th Street, and N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 166th Terrace at N.W. 87th Avenue, and N.W. 83rd Place north of N.W. 58th Terrace. The cost to provide utilities and maintenance for the guardhouses is estimated to be \$8,000 the first year and \$8,000 annually thereafter.

It will also be necessary for the County to recover the engineering and contract administrative costs incurred to establish and maintain the district as provided by Chapter 18 of the Code. This is estimated to be \$19,000 the first year and \$10,000 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, first year election cost, collecting the assessments, and processing the monthly invoices to the security service company. This cost is estimated to be \$7,500 the first year and \$1,000 annually thereafter. Additionally, contingency funds in the amount of \$58,000 the first year and \$11,000 each year thereafter are provided. Therefore, the first year total cost is estimated to be \$445,500 and the second year total cost is estimated to be \$225,000. The succeeding years costs will be determined on an annual basis.

4. PROCEDURE

Prior to commencement of service, the County Manager on behalf of Dade County will enter into a contractual agreement with the security service company, wherein it is agreed that Dade County will pay to the security service company, in monthly payments, approximately one twelfth of the annual cost now estimated to be \$195,000 or approximately \$16,250 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. This cost will be shown as an itemized portion of the annual ad valorem tax bill.

5. CONFORMITY TO THE MASTER PLAN OF DADE COUNTY

The proposed improvement conforms to and in no way conflicts with the Comprehensive Development Master Plan for Dade County. (Memorandum from Planning Department is attached.)

6. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS IMPROVEMENT

The proposed security program is desirable as evidenced by the property owners' petition. The 1994 net property valuation within the district (\$64,399,683), is a good indication that the affected property is able to pay such assessments as may be required and, in my opinion, the proposed improvement will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

7. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY

The combined estimated annual cost for the security service and other expenses as estimated and indicated in Section 3 is \$445,500 the first year and \$221,000 the second year, with succeeding years' costs determined annually. The cost is to be paid for by special assessment against benefitted properties and is to be apportioned to individual properties within the boundaries of the district on a unit basis. The cost per unit and fraction thereof to be assessed for this service is estimated as follows:

UNITS FACTORS

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
Number of Developed Lots assessed as 1 Unit x 336	336	336
Number of undeveloped Lots assessed as .5 Unit x 228	<u>114</u>	<u>114*</u>
Unit Total	450	450*

*To be reviewed annually.

ESTIMATED ANNUAL COSTS

<u>Item</u>	<u>Amounts</u>	
	<u>First Year Cost</u>	<u>Second and Succeeding Years</u>
Annual Cost of Service	\$195,000	\$195,000
Capital Improvements	158,000	-0-
Engineering & Contract Administrative Cost	19,000	10,000
Advertising, Printing, Mailing, Election and Collection Cost	7,500	1,000
Utilities & Maintenance Expenses	8,000	8,000
Contingency Cost	<u>\$ 58,000</u>	<u>\$ 11,000</u>
Estimated Total District Cost	\$445,500	\$225,000

SAMPLE ASSESSMENTS

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second and Succeeding Years</u>
Total Cost To District	\$445,500	\$225,000
Cost Per Developed Lot Assessed as 1 Unit	\$ 990	\$ 500
Cost Per Underdeveloped Lot Assessed as .5 Unit	\$ 495	\$ 250

These costs are based on a preliminary estimate of 450 units and will be adjusted from actual experience.

8. RECOMMENDATION

It is my recommendation that the referendum required by Chapter 18 of the Code be conducted by the Dade County Elections Department using a mailed ballot. Upon approval by the County Commissioners, the Elections Department will send a summary of the report on this district, a copy

of which is attached, to each registered voter living within the district. Upon adoption of the ordinance creating this special taxing district, and the Board of County Commissioners approval of the resolution requiring a referendum to ratify the Board's decision, it is also recommended that the Board adopt as the next agenda item, the Royal Oak Section I Security Guard Special Taxing District Preliminary Assessment Roll Resolution. Adoption of this resolution will enable Dade County to reimburse its departments the funds advanced for engineering and/or administration to create this district. My office will also be available to answer any questions from the public or from your office in regard to the financial and/or engineering facts of this district. We further recommend that the County Manager sign the attached report to the Board of County Commissioners after he has reviewed this report and concur with our findings.

Attachments: (1) Copy of Memo to Clerk Division
(2) Copy of Memo from Planning Department
(3) Copy of Summary of the Report and Exhibit "A"

**SUMMARY OF THE REPORT
ON THE CREATION OF ROYAL OAKS SECTION I
SECURITY GUARD SPECIAL TAXING DISTRICT
DADE COUNTY, FLORIDA**

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

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

Bounded on the North by N.W. 169th Terrace;
Bounded on the South by N.W. 158th Terrace;
Bounded on the East by N.W. 82nd Avenue;
Bounded on the West by N.W. 87th Avenue.

The recommended boundaries are shown on the attached plan entitled "Royal Oaks Section I 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. 162nd Street, east of N.W. 82nd Court and the second guardhouse will be located on N.W. 168th Street, east of N.W. 82nd Court. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.W. 163rd Street, N.W. 164th Street, N.W. 165th Street, N.W. 167th Street and N.W. 169th Terrace at N.W. 82nd Avenue, N.W. 166th Terrace at N.W. 87th Avenue, and N.W. 83rd Place north of N.W. 158th Terrace. The reconstruction of N.W. 162nd Street and N.W. 168th Street, construction of the guardhouses, installation of card readers and gates, and 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>Item</u>	<u>First Year</u>	<u>Second And Succeeding Years</u>
Annual Cost of Service:	\$195,000	\$195,000
Capital Improvements	158,000	-0-
Engineering & Contract Administrative Cost	19,000	10,000
Advertising, Printing, Mailing, Election, and Collection Cost	7,500	1,000
Utilities & Maintenance Expenses	8,000	8,000
Contingency Cost	<u>\$ 58,000</u>	<u>\$ 11,000</u>
Estimated Total District Cost	\$445,500	\$225,000

SAMPLE ASSESSMENT

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second And Succeeding Years</u>
Cost Per Developed Lot or Parcel assessed as 1 Unit	\$ 990.00	\$ 500.00
Cost Per Vacant Lot or Parcel Lot assessed as .5 Unit	\$ 495.00	\$ 250.00

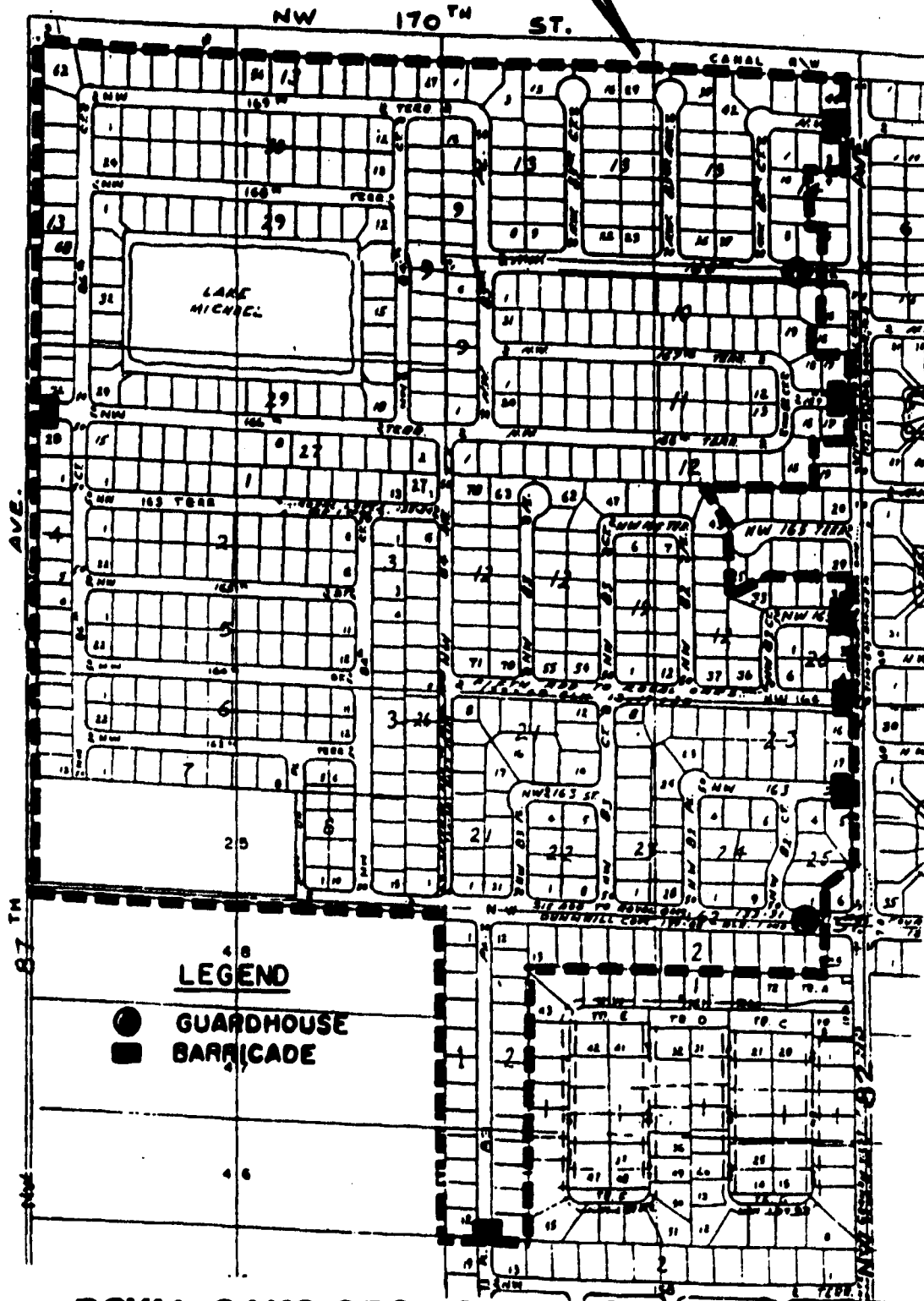
The proposed improvement conforms with the Comprehensive Development Master Plan of Dade County and will provide benefits to all property within the district at least equal to or exceeding the total amount of special assessments to be levied.

The creation of the district will be subject to the results of an election which will be conducted by the Dade County Elections Department in which a 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 SECTION I SECURITY GUARD SPECIAL TAXING DISTRICT

SECT: 15-52-40

EXHIBIT "A"