

(Public Hearing 06-26-07)

Date: May 8, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Sabal Palm Roving Patrol
Security Guard Special Taxing District

Agenda Item No. 5(C)

0#07-80

Recommendation

It is recommended that the Board approve a petition submitted in accordance with Article 1, Chapter 18 of the Code, for creation of the Sabal Palm Roving Patrol Security Guard Special Taxing District. The creation of this District is requested pursuant to a valid petition submitted by the residents of the Sabal Palm neighborhood.

Scope

This proposed Special Taxing District is located within Commission District Four and will provide roving patrol security services to the Sabal Palm residents.

Fiscal Impact/Funding Source

Creation of this District will result in no economic impact on the County's budget except the advancement of funds from various Department's expenditure of labor and materials necessary to process the District. All District costs incurred will be reimbursed to each Department after the Board's adoption of the preliminary assessment roll ratification by mailed ballot, and collection of the assessments on the affected property owners' November 2007 annual tax bill.

After the first year, 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 its staffing levels to provide the service requirements created by this special taxing district.

Track Record/Monitoring

The Public Works Department's Special Taxing Districts Division will monitor compliance with the terms and conditions of the contract with a private security guard service provider.

Background

Boundaries: On the North, N.E. 173rd Terrace;
On the East, N.E. 14th Avenue;
On the South, N.E. 169th Street;
On the West, N.E. 8th Avenue.

Number of Parcels: 335

Number of Homestead Exemptions: 269

Number of Owners With Homestead Exemption Signing Petition: 149 or 55.4% of the resident property owners.

Preliminary Public Meeting: May 22, 2007

Type of Improvements: The service will consist of a roving security service, provided by a private security guard company, 16 hours per day, 365 days per 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, and estimated to be held in July 2007.

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 Start of Service: October 2007.

Estimated Initial Billing: November 2007. Assessment billed annually as an itemized portion of the annual tax bill.

	<u>First Year</u>	<u>Second Year</u>
Estimated Total District Cost:	\$159,440	\$128,540
Method Of Apportionment:	Unit	
Estimated Annual Assessment:		
Per Developed Lot or Parcel Assessed as 1 Unit	\$476.65	\$384.28
Per Undeveloped Lot or Parcel Assessed as ½ a Unit	\$238.33	\$192.14

The annual assessments listed above are representative of costs for 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. Creation of a new ordinance to provide this service is the best and most cost-effective method to achieve this benefit.

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 her recommendation that this District be created, if approved by the referendum required subsequent to this public hearing.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: June 26, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 5 (C)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
06-26-07

ORDINANCE NO. 07-80

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS SABAL PALM ROVING PATROL SECURITY GUARD SERVICE 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 SABAL PALM ROVING PATROL SECURITY GUARD SERVICE 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 district petitioned for would be of special benefit to all property within the proposed boundaries 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 owner/developer/petitioner and the report and recommendations of the County Manager -- said hearing was held on Tuesday, June 26, 2007 . Copies of the public notice were duly published in a newspaper 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 Real Property Tax Roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, June 26, 2007 , held a public hearing, at which 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 SABAL PALM ROVING PATROL SECURITY GUARD SERVICE 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 Sections 7 & 8, Township 52 South, Range 42 East, Miami-Dade County, Florida; being more particularly described as follows:

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 7; and Lots 13 thru 20 of Block 2, and all of Blocks 4, 5 and 6, of "Highland Estates", as recorded in Plat Book 58 at Page 39; and all of "Gokey Subdivision", as recorded in Plat Book 62 at Page 27; and Lot 2 of Block 1 of "Sandy Genet Subdivision", as recorded in Plat Book 102 at Page 12; and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8; and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8; and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8;

And

Begin at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, thence north for 170.50 feet, thence N89°07'37"E for 100 feet, thence north for 100.00 feet, thence N89°07'37"E for 99.20 feet, thence S89°07'37"W for 234.37 feet to the Point of Beginning;

And

Lot 4 of "Whitebook Manor", as recorded in Plat Book 64 at Page 15; and Lots 8 and 9 of Block 1, lots 6 and 7 of Block 4, and Lots 6 throughout 9 of Block 5 of "Dorvin Estates", as recorded in Plat Book 58 at Page 91; and lot 8 and 9 of Block 6, and Lots 7 throughout 10 of Block 8 of "First Addition to Dorvin Estates", as recorded in Plat Book 59 at Page 81; and all of "Len-Mar Subdivision", as recorded in Plat Book 79 at Page 82.

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 roving security service, provided by a private security guard company, 16 hours per day, 365 days per 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 \$159,440, and \$128,540 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 \$476.65 and \$384.28 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 \$238.33 and \$192.14 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 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.

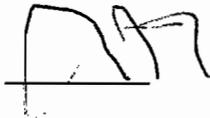
Section 9. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board and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

PASSED AND ADOPTED: June 26, 2007

Approved by County Attorney as to form and legal sufficiency.



Prepared by:



James K. Kracht

**REPORT AND RECOMMENDATIONS
ON THE CREATION OF SABAL PALM ROVING PATROL
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 Department Director concerning the creation of Sabal Palm Roving Patrol 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:

A portion of Sections 7 & 8, Township 52 South, Range 42 East, Miami-Dade County, Florida; being more particularly described as follows:

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 7; and Lots 13 thru 20 of Block 2, and all of Blocks 4, 5 and 6, of "Highland Estates", as recorded in Plat Book 58 at Page 39; and all of "Gokey Subdivision", as recorded in Plat Book 62 at Page 27; and Lot 2 of Block 1 of "Sandy Genet Subdivision", as recorded in Plat Book 102 at Page 12; and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8; and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8; and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8;

And

Begin at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, thence north for 170.50 feet, thence N89°07'37"E for 100 feet, thence north for 100.00 feet, thence N89°07'37"E for 99.20 feet, thence S89°07'37"W for 234.37 feet to the Point of Beginning;

And

Lot 4 of "Whitebook Manor", as recorded in Plat Book 64 at Page 15; and Lots 8 and 9 of Block 1, lots 6 and 7 of Block 4, and Lots 6 throughout 9 of Block 5 of "Dorvin Estates", as recorded in Plat Book 58 at Page 91; and lot 8 and 9 of Block 6, and Lots 7 throughout 10 of Block 8 of "First Addition to Dorvin Estates", as recorded in Plat Book 59 at Page 81; and all of "Len-Mar Subdivision", as recorded in Plat Book 79 at Page 82.

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

The boundaries are illustrated on the attached plan entitled Sabal Palm Roving Patrol Security Guard Special Taxing District and hereinafter referred to as Exhibit A.

A preliminary community meeting was held on May 2, 2007, at North Miami Beach Senior High 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 to be provided, its cost, and the method of payment.

2. DESCRIPTION OF THE SERVICE TO BE PROVIDED

The service will consist of an unarmed roving security service, 16 hours per day, 365 days a year. The County will provide service through a State of Florida licensed and bonded security firm under contract with Miami-Dade County.

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.

3. ESTIMATED COST FOR THIS SERVICE

The request made by the petitioners is for roving patrol services 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 \$19.75 was used for the roving guards multiplied by the annual number of hours of guard service for an estimated total of \$115,340. In addition to the cost for the security service, a security deposit of \$9,600 to ensure a minimum of 30 days service is also provided.

The engineering and administrative costs involved in establishing and maintaining the District as provided by Chapter 18 of the Code are estimated to be \$12,000 the first year and \$6,000 annually thereafter. Also, it will be necessary for the County to charge the District a fee for handling the cost of advertising, billing and collecting the assessments, and for processing the monthly invoices to the security service provider as well as for the utilities and other maintenance items. This cost is estimated to be \$8,000 the first year and \$1,000 annually thereafter. Additionally, contingency funds in the amount of \$14,500 the first year and \$6,200 each year thereafter are provided. Therefore, the first year's total cost is estimated to be \$159,440

and the second year's total cost is estimated to be \$128,540. The succeeding year's cost will be determined on an annual basis.

ESTIMATED ANNUAL COSTS

	<u>First Year</u>	<u>Second Year</u>
Annual Service Cost	\$115,340	\$115,340
30 Days Service Advance	9,600	0
Engineering & Contract Administrative Cost	12,000	6,000
Billing, Collecting , Processing Cost and Election	8,000	1,000
Contingency Cost	<u>14,500</u>	<u>6,200</u>
Total District Cost	\$159,440	\$128,540

4. PROCEDURE

Prior to commencement of the roving patrol service, the County Manager, on behalf of Miami-Dade County, will enter into a contractual agreement with a licensed and insured security service company, wherein it is agreed that Miami-Dade County will pay the security service company, in monthly payments for service provided. The annual cost for the security guard is now estimated to be \$115,340 or approximately \$9,612 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 combined real property tax bill.

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

The proposed District 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 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 services through numerous petitions and personal requests.

7. ESTIMATE OF ASSESSMENT AGAINST BENEFITED PROPERTY

The combined estimated annual cost for the security service and other expenses as estimated and indicated in Item 3 above is \$159,440 the first year and \$128,540 the second year, with succeeding years' cost determined annually. The cost is to be paid for by special assessment against benefited properties and is to be apportioned to individual properties within the boundaries of the District on a unit basis. The cost per unit to be assessed for this service is estimated as follows:

	<u>First Year</u>	<u>Second Year</u>
Estimated Total District Cost:	\$159,440	\$ 128,540
Method Of Apportionment:	Unit	
Estimated Annual Assessment:		
Per Developed Lot or Parcel Assessed as 1 Unit	\$476.65	\$384.28
Per Undeveloped Lot or Parcel Assessed as ½ a Unit	\$238.33	\$192.44

This cost is based on a preliminary estimate of 334.5 units and will be adjusted from actual experience.

9. RECOMMENDATION

It is my recommendation that the creation, financing and implementation of the District be authorized by an ordinance to be adopted by the Board of County Commissioners, subject to ratification by the District's electorate at a special referendum to be called by the Board. 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

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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 report summary, 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 affected County Agencies involved in the creation and establishment of the District, as well as provide funding for the improvement provided by the District. 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 appear on the November 2007, and subsequent year's tax bill following the election, if approved by the electorate. In the event actual costs are lower than the estimated costs in the ordinance, the Director of the Public Works Department or her designee may adjust and decrease the unit rate of assessment necessary to provide adequate revenue to cover these expenses. In the event actual costs are higher than the costs estimated in the ordinance, the County Manager shall 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 the revised assessment roll. The ordinance shall take effect when ratified at an election to be formally called, noticed and conducted as this Board shall determine by resolution, unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board and the District approved at the subsequent election. My office will also be available to answer any questions from the public or your office with 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.

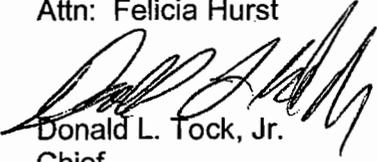
- Encls:
- (1) Copy of Petition Validation Memo and Petition Sample
 - (2) Copy of Memo from Department of Planning and Zoning
 - (3) Copy of Summary of Report
 - (4) District Boundary Map (Exhibit A)
- 

Memorandum

MIAMI-DADE
COUNTY

Date: March 15, 2007

To: Kay M. Sullivan, Director
Office of the Clerk of the Board
Attn: Felicia Hurst

From: 
Donald L. Tock, Jr.
Chief
Special Taxing District Division
Public Works Department

Subject: Sabal Palm Roving Patrol 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	<u>335</u>
2.	Total number of resident owners of property within district boundaries	<u>269</u>
3.	Total number of resident owners signing the attached petition	<u>149</u>
4.	Percentage of resident owners signing the attached petition	<u>55.4%</u>
5.	Net Property Valuation	<u>\$49,913,658</u>

Utilizing Homestead Exemption as the basis for the resident owner requirement, we certify that this petition does contain the 50% affirmative signatures of the resident property owners within the proposed district boundaries as required by the Code; therefore, the subject petition is valid.

Attachment

1

**SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION**

Petition Issue Date 12 / 18 / 06

Petition Received Date 2 / 28 / 07

To the Petitioner: You are required to circulate this petition among all property owners within the district boundaries listed below. All property owners signing must indicate on the petition their position either **FOR** or **AGAINST** the improvement. In order for the petition to be considered a valid current indicator or community preference, it must be completed and returned within four months from the date of issue. All submitted petition forms must be original and completed in ink.

To the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned property owners, do hereby indicate our preference, **FOR** or **AGAINST**, the proposed improvement identified in this petition. Those indicating a preference **FOR** the proposed public improvement are petitioning Miami-Dade County, Florida for the creation and establishment of a special taxing district. We understand that the signatures of 50% of the resident property owners in favor of the improvement will validate the petition. If approved by the Board, a subsequent Special Election will be held for all registered voters residing in the district to ratify the Board's decision.

Proposed Public Improvement: the proposed improvement will provide a roving security patrol service, provided by a private security guard company. Service will be provided 16 hours per day, 365 days a year. It is understood and agreed that the final district boundaries, operation and administration of the district will be determined by the Dade County Public Works Department.

Proposed Boundaries: North, N.E. 173rd Terrace; East, N.E. 14th Avenue;
South, N.E. 169th Street; West, N.E. 8th Avenue.
(See boundaries sketch Exhibit A on reverse side)

ESTIMATED INDIVIDUAL PROPERTY TAX BILL INCREASE FOR THE GUARD SERVICE IMPROVEMENT IS BASED ON THE USE OF A PRIVATE SECURITY GUARD COMPANY, AND MAY RANGE FROM \$480 TO \$500 THE FIRST YEAR, AND \$385 TO \$400 THE SECOND YEAR.

OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: <i>Jack Weinstein</i> Sign: <i>Jack Weinstein</i>	1151 NE 170 St. Folio: 30222080260110	✓		1/17/07
Print:	Folio:			

NOTE: Only affirmative signatures of resident property owners, and only one resident owner's signature per household, will count toward the 50% Code requirement for petition validation. However, circulation of petition among non-owner residents is urged to ensure these persons are informed of this proposal on which they may be called to vote. **Altering this form in any way invalidates the entire petition.**

SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 12/18/06

Petition Received Date / /

to the Petitioner: You are required to circulate this petition among all property owners within the district boundaries listed below. All property owners signing must indicate on the petition their position either **FOR** or **AGAINST** the improvement. In order for the petition to be considered a valid current indicator or community preference, it must be completed and returned within four months from the date of issue. All submitted petition forms must be original and completed in ink.

to the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned property owners, do hereby indicate our preference, **FOR** or **AGAINST**, the proposed improvement identified in this petition. Those indicating a preference **FOR** the proposed public improvement are petitioning Miami-Dade County, Florida for the creation and establishment of a special taxing district. We understand that the signatures of 50% of the resident property owners in favor of the improvement will validate the petition. If approved by the Board, a subsequent Special Election will be held for all registered voters residing in the district to ratify the Board's decision.

Proposed Public Improvement: the proposed improvement will provide a roving security patrol service, provided by a private security guard company. Service will be provided 16 hours per day, 365 days a year. It is understood and agreed at the final district boundaries, operation and administration of the district will be determined by the Dade County Public Works Department.

Proposed Boundaries: North, N.E. 173rd Terrace; East, N.E. 14th Avenue;
South, N.E. 169th Street; West, N.E. 8th Avenue.
(See boundaries sketch Exhibit A on reverse side)

ESTIMATED INDIVIDUAL PROPERTY TAX BILL INCREASE FOR THE GUARD SERVICE IMPROVEMENT IS BASED ON THE USE OF A PRIVATE SECURITY GUARD COMPANY AND MAY RANGE FROM \$480 TO \$500 THE FIRST YEAR, AND \$385 TO \$400 THE SECOND YEAR.

OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: <u>Ricardo Blondet</u> Sign: <u>Ricardo Blondet</u>	<u>17101 Ne 9th Ave</u> Folio: <u>30 2207 000 0340</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2-18-07</u>
Print: <u> </u> Sign: <u> </u>	Folio: <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
Print: <u>Cathy Verman</u> Sign: <u>Cathy</u>	<u>17111 Ne 9th Ave</u> Folio: <u>30 2207 000 0350</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2-18-07</u>
Print: <u>Suri Stemberger</u> Sign: <u>Suri</u>	<u>820 N2 173 Terr</u> Folio: <u>30 2207 016 0540</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2-18-07</u>
Print: <u>SARA HORN</u> Sign: <u>Sara Horn</u>	<u>845 N.E. 172 Terr</u> Folio: <u>30 2207 016 0630</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2-18-07</u>
Print: <u>Nelly Gonzales</u> Sign: <u>Nelly Gonzales</u>	<u>17140 NE 10 Ave</u> Folio: <u>30 2207 000 0303</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2-18-07</u>

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SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 12/18/06

Petition Received Date / /

To the Petitioner: You are required to circulate this petition among all property owners within the district boundaries listed below. All property owners signing must indicate on the petition their position either **FOR** or **AGAINST** the improvement. In order for the petition to be considered a valid current indicator or community preference, it must be completed and returned within four months from the date of issue. All submitted petition forms must be original and completed in ink.

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Proposed Boundaries: North, N.E. 173rd Terrace; East, N.E. 14th Avenue;
South, N.E. 169th Street; West, N.E. 8th Avenue.
(See boundaries sketch Exhibit A on reverse side)

ESTIMATED INDIVIDUAL PROPERTY TAX BILL INCREASE FOR THE GUARD SERVICE IMPROVEMENT IS BASED ON THE USE OF A PRIVATE SECURITY GUARD COMPANY AND MAY RANGE FROM \$480 TO \$500 THE FIRST YEAR, AND \$385 TO \$400 THE SECOND YEAR.

OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: Miguel MARIN	1035 NE 171 TERRA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	02/18/07
Sign: <i>Miguel Marin</i>	Folio: 30 22080100270			
Print: Leah GROSS	810 NE 171 TERR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2/18/07
Sign: <i>Leah Gross</i>	Folio: 30 22070160850			
Print: Manuel Hernandez	875 NE 171 ST	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2/18/07
Sign: <i>Manuel Hernandez</i>	Folio: 30 22070160930			
Print: ALICIA MONEGRO	1005 NE 169 th TR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2/18/07
Sign: <i>Alicia Monegro</i>	Folio: 30 22080100270			
Print: Patricia Minnich	17301 NE 12th Ct	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2/18/07
Sign: <i>Patricia Minnich</i>	Folio: 30 22080120330			
Print:				
Sign:	Folio:			

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5

SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Issue Date 12/18/06

Petition Received Date ___/___/___

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
int: ADAM SAN SOLO gn: [Signature]	1230 NE 173 ST Folio: 30 2208 0270040	✓		2/18/07
int: LISA SCHWARTZ gn: Lisa [Signature]	1220 NE 171 TERR. Folio: 30 2208 0270350	✓		2/18/07
int: DAVID SHARFMAN gn: [Signature]	1210 NE 173 ST Folio: 30 2208 0270020	✓		2/18/07
int: M. J. ARECKI gn: M. J. Arecki	1220 NE 173 ST Folio: 30 2208 0270030	✓		2/18/07
int: ABRAHAM STOLIK gn: [Signature]	1250 NE 173 ST Folio: 30 2208 0270000	✓		2/18/07
int: Warren Kaszta gn: [Signature]	17221 NE 13 Ave Folio: 30 2208 0520070	✓		2/18/07

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6

SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 12 / 18 / 06

Petition Received Date 2 / 28 / 07

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OWNER'S NAME		PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: <i>Maria Del Carmen Velazquez</i>	<i>Maria Del Carmen Velazquez</i>	<i>17140 NE 14 Ave</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>2/10/07</i>
Sign: <i>Maria Del Carmen Velazquez</i>		Folio: <i>30 2208 0070</i>			
Print:					
Sign:		Folio:			
Print:					
Sign:		Folio:			
Print:					
Sign:		Folio:			
Print:					
Sign:		Folio:			

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SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 12 / 18 / 06

Petition Received Date ___ / ___ / ___

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: Abraham S. Gittelsohn Sign: <i>Abraham S. Gittelsohn</i>	970 NE 172 ST. NHB 33142 Folio: 30 2207017 0010	✓		1/25/07
Print:	Folio:			

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SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 12/18/06

Petition Received Date / /

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: Joseph Lisitzky Sign: <i>Joseph Lisitzky</i>	1361 NE 172 nd N.H.S 33162 Folio: 30 2208052 0030	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Feb 12/07
Print:	Folio:			

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173rd Street

9

SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Issue Date 12/18/06

Petition Received Date ___/___/___

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Int: Mark and Jennifer Lehofield Sgn: MLL	1310 NE 173 NMB FL Folio: 30 2208 052 0050	✓		12/18/06
Int: Leo Rosmor. Sgn: Leo Rosmor	1320 NE 173 St. N.M.B. FL 33162 Folio: 30 2208 052 0040	✓		2/12/07
Int: Alan Sgn: Alan	Folio:			
Int: Brenda Fritzkof Sgn: Brenda Fritzkof	1371 NE 172 ST. Folio: 30 2208 052 0140	✓		11/1/07
Int: Alan Sgn: Alan	1331 NE 172 ST Folio:			
Int: STELLA DONA FRANK GARLESON Sgn: Stella Simon	1330 N.E. 172 ST Folio: 30-2208-0280030	✓		11/25/06

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25

SABAL PALM ROVING PATROL
SECURITY GUARD SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 12/18/06

Petition Received Date / /

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: Robert Upwich Sign: <i>[Signature]</i>	1131 NE 169 TERRACE Folio: 30-2208-026-0290	✓		12.25.06
Print: Raquel Knobel Sign: <i>[Signature]</i>	1110 NE 169 TERRACE Folio: 30-2208-026-0340	✓		12/25/06
Print: IRA EISSENKAD Sign: <i>[Signature]</i>	1120 NE 169 TERRACE Folio: 1161 NE 169 TERR 30-2208-026-0350	✓		12/25/06
Print: MERGIE MARGI Sign: <i>[Signature]</i>	1161 NE 169 TERRACE Folio: 30-2208-026-0260	✓		12/1/07
Print: MARIANEL SILVA Sign: <i>[Signature]</i>	1150 NE 169 TERRACE Folio: 30-2208-026-0380	✓		1/1/07
Print: TOMA SACHERA Sign: <i>[Signature]</i>	1111 NE 169th Street Folio: 30-2208-026-0310	✓		1/7/07

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Memorandum

MIAMI-DADE
COUNTY

Date: January 24, 2007

To: Esther Calas, P.E., Director
Public Works Department

From: *Diane O'Quinn*
Diane O'Quinn Williams, Director
Department of Planning and Zoning

Subject: Sabal Palm Roving Patrol Security Guard Special Taxing District

This is in response to your memorandum of January 10, 2007, requesting this Department's determination that the proposed Sabal Palm Roving Patrol Security Guard Special Taxing District conforms or conflicts with the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Staff has reviewed the request for establishing the special taxing district within unincorporated Miami-Dade County and finds that there are no conflicts with the CDMP; therefore the Department has no objections to the proposal.

Thank you for the opportunity to comment on this amendment. Should you or any member of your staff have any questions regarding this information, please feel free to call Mr. Mark R. Woerner, Chief, Metropolitan Planning Section, at ext. 2835.

DOQW:SB:MRW:PC:gar

RECEIVED
PUBLIC WORKS DEPT
2007 FEB 02 - AM 9:14
SPECIAL TAXING
DISTRICTS DIVISION

SUMMARY OF THE REPORT
ON THE CREATION SABAL PALM ROVING PATROL SECURITY GUARD
SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA

A petition submitted to Miami-Dade County for the creation of a special taxing district to be known as Sabal Palm Roving Patrol Security Guard Special Taxing District was presented in accordance with the requirements of Article 1, 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, N.E. 173rd Terrace;
On the East, N.E. 14th Avenue;
On the South, N.E. 169th Street;
On the West, N.E. 8th Avenue.

The boundaries are shown on the attached plan entitled Sabal Palm Roving Patrol Security Guard Special Taxing District and hereinafter referred to as Exhibit A.

The purpose of the petition is to provide a roving security patrol service, provided by a private security guard company, 16 hours per day, 365 days a year.

ESTIMATED ANNUAL COSTS

	<u>First Year</u>	<u>Second Year</u>
Annual Service Cost	\$115,340	\$115,340
30 Days Service Advance	9,600	0
Engineering & Contract Administrative Cost	12,000	6,000
Billing, Collecting, Processing Cost and Election	8,000	1,000
Contingency Cost	<u>14,500</u>	<u>6,200</u>
Total District Cost	\$159,440	\$128,540

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SAMPLE ASSESSMENT

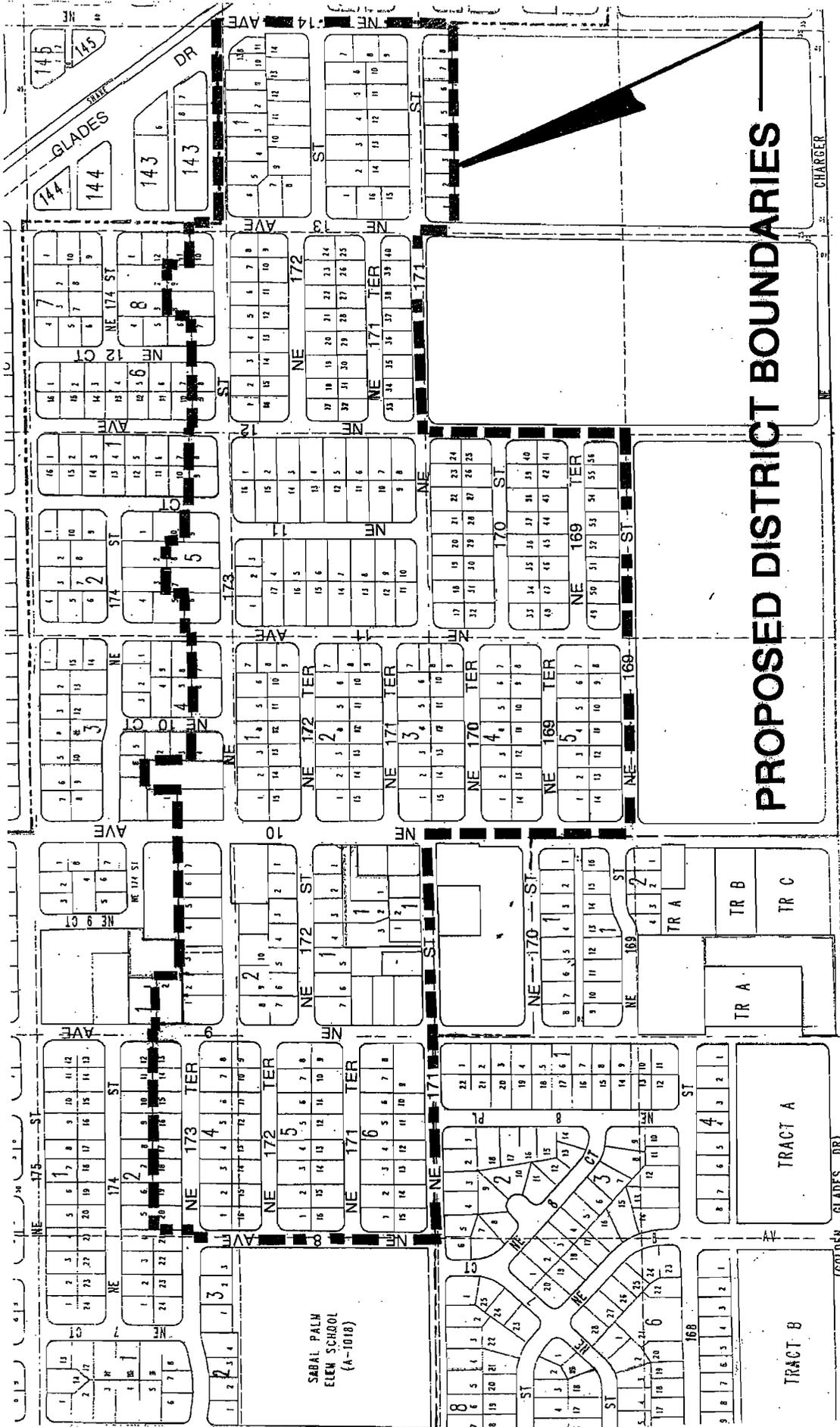
	<u>First Year</u>	<u>Second Year</u>
Per Developed Lot or Parcel Assessed as 1 Unit	\$476.65	\$384.28
Per Undeveloped Lot or Parcel Assessed as ½ a Unit	\$238.33	\$192.44

This cost is based on a preliminary estimate of 334.5 units and will be adjusted from actual experience.

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 a mailed ballot will be sent 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 ratified and implemented.

Attachment: Exhibit A



SABAL PALM

ROVING PATROL SECURITY GUARD
SPECIAL TAXING DISTRICT

PROPOSED DISTRICT BOUNDARIES