

# Memorandum



**Date:** (Public Hearing 6-30-09)  
May 19, 2009

Agenda Item No. 5 (A)

**To:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**Ordinance No. 09-61**

**From:** George M. Burgess  
County Manager

**Subject:** Abolishment of Ordinance No. 89-79  
Relating to the Highland Ranch Estates  
Security Guard Special Taxing District

## RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) approve a petition to abolish Ordinance No. 89-79, which created the Highland Ranch Estates Security Guard Special Taxing District, rescind the District's assessment roll and refund any excess monies in the District's account.

## Scope

The Special Taxing District lies within Commission District Four (4) and will be abolished if this ordinance is approved by the BCC and such action ratified by the District's electors through a subsequent special election. If approved at election, service will cease at the earliest practicable time.

## Fiscal Impact/Funding Source

The economic impact on the County's budget will be from the District's cash reserves. There will be no increase or decrease in County staffing due to the abolishment of this existing district. If the District is abolished, the private sector may decrease its staffing levels since district roving security patrol services will no longer be required. Once final administrative, election, and service costs are determined, the Department will forward a resolution authorizing refunds of excess District funds to the affected property owners.

## BACKGROUND

The Highland Ranch Estates Security Guard Special Taxing District providing for one unarmed security guard operating as a mobile patrol service 24 hours per day, 365 days a year was created by BCC Ordinance No. 89-79 on July 25, 1989. The district's creation was ratified on December 5, 1989, by qualified electors within the District boundaries through a special election by mailed ballot, with service commencing in April 1990.

<b>Boundaries:</b>	On the North, NE 207 <sup>th</sup> Street; On the South, NE 203 <sup>rd</sup> Terrace; On the East, NE 22 <sup>nd</sup> Place; On the West, NE 20 <sup>th</sup> Place.
<b>Current Assessments on Unit Basis:</b>	\$2,499.31
<b>Number of Parcels:</b>	80
<b>Number of Resident Owners:</b>	71
<b>Number of Owners With Homestead Exemption Signing Petition:</b>	Signed by 36 or 50.7% of the resident property owners.
<b>Preliminary Public Meeting:</b>	Scheduled for April 23 <sup>rd</sup> , 2009.
<b>Required Referendum:</b>	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 in September 2009.
<b>Preliminary Assessment Roll:</b>	To be repealed and of no further force and effect upon adoption of this ordinance by the BCC and subsequent ratifying referendum by qualified District voters.

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 abolished, if approved by the referendum required subsequent to this public hearing.

  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**DATE:** June 30, 2009

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5 (A)

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 Mayor'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

Agenda Item No. 5 (A)  
6-30-09

Veto \_\_\_\_\_

Override \_\_\_\_\_

ORDINANCE NO. 09-61

ORDINANCE ABOLISHING THE HIGHLAND RANCH  
ESTATES 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**, pursuant to Ordinance No. 89-79, as adopted on July 25, 1989, the Board of County Commissioners of Miami-Dade County created and established the Highland Ranch Estates Security Guard Special Taxing District; and

**WHEREAS**, on July 24, 1990, the Board of County Commissioners of Miami-Dade County adopted the District's Preliminary Assessment Roll per Resolution No. R-738-90; and

**WHEREAS**, a majority of the resident property owners of the District have petitioned the Board of County Commissioners to abolish the Highland Ranch Estates Security Guard Special Taxing District; and

**WHEREAS**, pursuant to Section 1.01 A 11 of the Miami-Dade County Charter, the Board of County Commissioners has the authority to discontinue service within and abolish special taxing districts established pursuant to Chapter 18 of the Miami-Dade County Code; and

**WHEREAS**, the Board of County Commissioners desires to comply with the wishes of the majority of the resident property owners within the District,

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

Section 1. The Highland Ranch Estates Security Guard Special Taxing District is hereby abolished and services within the District shall be discontinued.

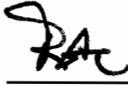
Section 2. Upon adoption of this ordinance, Ordinance No. 89-79 and Resolution No. R-738-90 shall be deemed repealed and of no further force and effect, and any excess amount of money left in the District's account shall be refunded.

Section 3. 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.

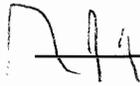
Section 4. The provisions of this Ordinance shall become effective ten (10) days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by the Board of County Commissioners.

PASSED AND ADOPTED: **June 30, 2009**

Approved by County Attorney as  
to form and legal sufficiency:

  
\_\_\_\_\_

Prepared by:

  
\_\_\_\_\_

James K. Kracht

**Date:** March 19, 2009

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

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

**Subject:** Highland Ranch Estates Security Guard Special Taxing District Dissolution

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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>80</u>
2.	Total number of resident owners of property within district boundaries	<u>71</u>
3.	Total number of resident owners signing the attached petition	<u>36</u>
4.	Percentage of resident owners signing the attached petition	<u>50.7%</u>
5.	Net Property Valuation	<u>\$24,589,288</u>

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

Attachment

PETITION TO DISSOLVE HIGHLAND RANCH ESTATES SECURITY GUARD SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICTS DIVISION

Petition Issue Date 2/18/08

Petition Receive Date      /      /     

**To the Petitioner:** You are required to circulate this petition among all property owners within the district boundaries listed below. In order for the petition to be considered a valid current indicator of 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 petition Miami-Dade County, Florida, to dissolve the Highland Ranch Estates Security Guard Special Taxing District created by the Board of County Commissioners pursuant to Ordinance No. 89-79. We understand that the signatures of 50% of the resident property owners signing the petition 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.

**District Boundaries:** On the North, NE 207<sup>th</sup> Street; On the East, NE 22<sup>nd</sup> Place;  
On the South, NE 203<sup>rd</sup> Terrace; On the West, NE 20<sup>th</sup> Place.  
(See boundaries sketch Exhibit A on reverse side)

IF THE DISTRICT IS DISSOLVED BY THE BOARD OF COUNTY COMMISSIONERS AND SUCH ACTION IS SUBSEQUENTLY RATIFIED BY THE DISTRICT'S ELECTORS, A REIMBURSEMENT WOULD OCCUR TO EACH PROPERTY OWNER FOR UNEXPENDED SPECIAL ASSESSMENTS LESS COSTS OF DISSOLVING THE DISTRICT. SPECIAL ASSESSMENTS MAY BE COLLECTED ON THE 2008-2009 COMBINED REAL PROPERTY TAX BILL TO COVER DISTRICT EXPENSES IN THE EVENT DISTRICT DISSOLUTION COSTS EXCEED DISTRICT FUNDS HELD IN ACCOUNT OR THE DISTRICT REMAINS IN OPERATION.

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: <i>Luis Foreres</i> Sign: <i>[Signature]</i>	Address: <i>20510 NE 22 Place</i> Folio: <i>30-1233-025-0060</i>	<i>3/30/08</i>
Print: <i>Juchitt Turthofaus</i> Sign: <i>[Signature]</i>	Address: <i>20422 NE 22 PLACE</i> Folio: <i>30-1233-025-0080</i>	<i>3/30/08</i>
Print: <i>JANET WEIDER</i> Sign: <i>[Signature]</i>	Address: <i>20402 N.E. 22nd Pl</i> Folio: <i>30-1233-025-0090</i>	<i>3/30/08</i>
Print: <i>Steven Marcus</i> Sign: <i>[Signature]</i>	Address: <i>20411 NE-22nd Pl.</i> Folio: <i>30-1233-025-0180</i>	<i>3/30/08</i>
Print: <i>Michael Newman</i> Sign: <i>[Signature]</i>	Address: <i>20603 NE 22<sup>nd</sup> A MIAMI, FLA</i> Folio: <i>30-1233-025-0130</i>	<i>3/31/08</i>
Print: <i>Monica Garland</i> Sign: <i>[Signature]</i>	Address: <i>20600 NE 22<sup>nd</sup> Place</i> Folio: <i><del>20600</del> 30-1233-025-0020</i>	<i>3/31/08</i>

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



PETITION TO DISSOLVE HIGHLAND RANCH ESTATES SECURITY GUARD SPECIAL TAXING DISTRICT MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICTS DIVISION

Petition Issue Date 2/18/08

Petition Receive Date \_\_\_/\_\_\_/\_\_\_

To the Petitioner: You are required to circulate this petition among all property owners within the district boundaries listed below. In order for the petition to be considered a valid current indicator of 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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Table with 3 columns: OWNER'S NAME, TAX FOLIO AND PROPERTY ADDRESS, DATE SIGNED. Contains handwritten entries for property owners like Debi Beasley, Oksana Jakobov, Tomas Pascual, Rashel & Henry Blum, Eileen + Mario Gonzalez, and Robert Carrizo.

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OWNER'S NAME TAX FOLIO AND PROPERTY ADDRESS DATE SIGNED

Print: MARIA ALBERTO MORA	Address: 20385 NE 22 PL	3/31/08
Sign: <i>[Signature]</i>	Folio: 80-1233-025-0200	
Print: JOSE DIAZ	Address: 20431 NE 22 PL	3/31/08
Sign: <i>[Signature]</i>	Folio: 30-1233-025-0160	
Print: Sharon Gayoso	Address: 20355 NE 22 PL	4-30-08
Sign: <i>[Signature]</i>	Folio: 30-1233-025-0230	
Print: MIRIAM LEVY	Address: 20365 NE 22 PL	4/30/08
Sign: <i>[Signature]</i>	Folio: 30-1233-025-0220	
Print: Susan Zertlin	Address: 2153 NE 203 Ter	4/30/08
Sign: <i>[Signature]</i>	Folio: 30-1233-028-0380	
Print: WARREN BLATT	Address: 2170 NE 203 Ter	4/30/08
Sign: <i>[Signature]</i>	Folio: 30-1233-028-0260	

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577

**PETITION TO DISSOLVE HIGHLAND RANCH ESTATES  
SECURITY GUARD SPECIAL TAXING DISTRICT  
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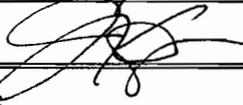
Petition Receive Date \_\_\_/\_\_\_/\_\_\_

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OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: <u>Leonard Thaler</u>	Address: <u>20635 NE 22 91</u>	5-1-08
Sign: 	Folio: <u>30-1233-025-0100</u>	
Print: <u>Jay A. Gayoso</u>	Address: <u>20355 NE 22 7L</u>	5-1-08
Sign: 	Folio: <u>30-1233-025-0230</u>	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	

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0711

**PETITION TO DISSOLVE HIGHLAND RANCH ESTATES  
SECURITY GUARD SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICTS DIVISION**

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OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: TRUDY LECHNEIL	Address: 2163 NE 203 Terr	3/23/08
Sign: <i>Trudy Lechneil</i>	Folio: 30-1233-028-0370	
Print: ABRAHAM SHWARTZBACH	Address: 20375 NE 22 Pl	3/23/08
Sign: <i>A Shwartzbach</i>	Folio: 30-1233-028-0210	
Print: Liat Haik	Address: 2230 NE 203 Terr	4/2/08
Sign: <i>Liat Haik</i>	Folio: 30-1233-028-0420	
Print: ISRAEL HAIC	Address: 2123 NE 203 Terr	4/2/08
Sign: <i>Israel Haic</i>	Folio: 30-1233-028-0450	
Print: MARGIE ALAU	Address: 2210 NE 203 Terr	4/2/08
Sign: <i>Margie Alau</i>	Folio: 30-1233-028-0410	
Print:	Address:	
Sign:	Folio:	

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OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: LEON WECHSLER & W LILIA Sign: <i>Leon Wechsler</i>	Address: 2155 NE 204 ST Folio: 30-1233-028-0050	Mar 21 08
Print: RONALD KAISER Sign: <i>Ronald Kaiser</i>	Address: 20351 NE 204th Pl Folio: 30-1233-028-0470	3-29-08
Print: BRUCE JORDAN Sign: <i>Bruce Jordan</i>	Address: 2210 NE 204 ST Folio: 30-1233-028-0310	3-31-08
Print: ALBERTO ESQUENAZI Sign: <i>Alberto Esquenazi</i>	Address: 2200 NE 204 ST Folio: 30-1233-028-0300	3-31-08
Print: OSVALDO SACCO Sign: <i>Osvaldo Sacco</i>	Address: 2120 NE 204 ST Folio: 30-1233-028-0460	3-31-08
Print: HOWARD BERKOWITZ Sign: <i>Howard Berkowitz</i>	Address: 2115 NE 204 ST Folio: 30-1233-028-0090	3-31-08

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OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: <i>Philippe Serres &amp; W Ellen</i> Sign: <i>[Signature]</i>	Address: <i>2145 NE 204 ST.</i> Folio: <i>30-1233-028-0060</i>	<i>3/21/08</i>
Print: <i>Gloria Romero Ross</i> Sign: <i>[Signature]</i>	Address: <i>20331 NE 20 PL</i> Folio: <i>30-12-33-028-0460</i>	<i>3/21/08</i>
Print: <i>Mariana Winitzer</i> Sign: <i>[Signature]</i>	Address: <i>20330 NE 20 PL</i> Folio: <i>30-1233-028-0170</i>	<i>3-23-08</i>
Print: <i>Inarig Hinkelmann</i> Sign: <i>[Signature]</i>	Address: <i>2080 NE 203<sup>rd</sup> Terr</i> Folio: <i>30-1233-028-0200</i>	<i>3/23/08</i>
<del>Print: <i>[Signature]</i> Sign: <i>[Signature]</i></del>	<del>Address: <i>2290 NE 203<sup>rd</sup> Terr</i> Folio: <i>30-1233-028-0240</i></del>	<del><i>3/23/08</i></del>
Print: <i>Jody Rosenberg</i> Sign: <i>[Signature]</i>	Address: <i>2140 NE 203<sup>rd</sup> Terr</i> Folio: <i>30-1233-028-0250</i>	<i>3/23/08</i>

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

PETITION TO DISSOLVE HIGHLAND RANCH ESTATES SECURITY GUARD SPECIAL TAXING DISTRICT MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICTS DIVISION

Petition Issue Date 2/18/08

Petition Receive Date / /

To the Petitioner: You are required to circulate this petition among all property owners within the district boundaries listed below. In order for the petition to be considered a valid current indicator of 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.

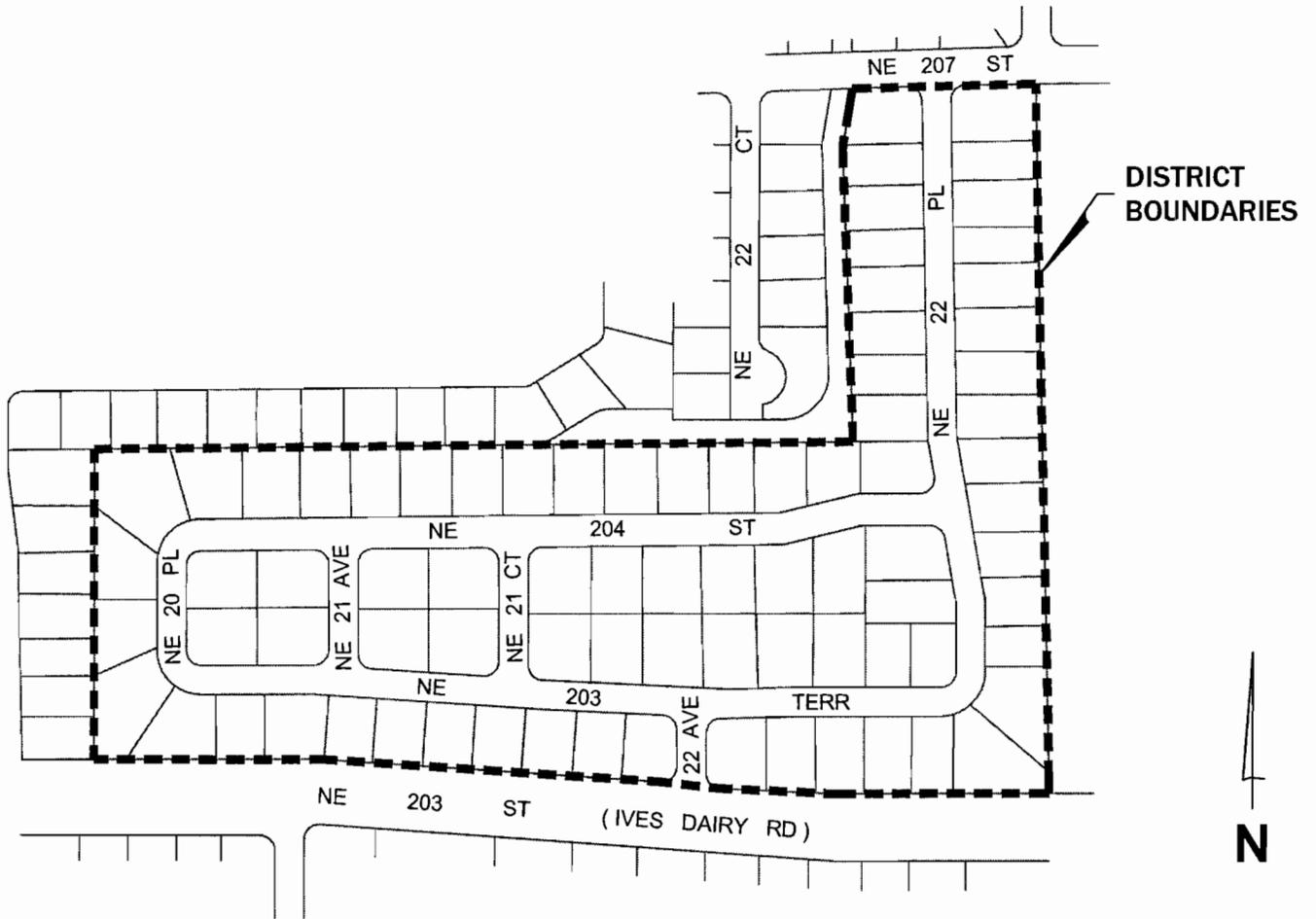
To the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, to dissolve the Highland Ranch Estates Security Guard Special Taxing District created by the Board of County Commissioners pursuant to Ordinance No. 89-79. We understand that the signatures of 50% of the resident property owners signing the petition 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.

District Boundaries: On the North, NE 207th Street; On the East, NE 22nd Place; On the South, NE 203rd Terrace; On the West, NE 20th Place. (See boundaries sketch Exhibit A on reverse side)

IF THE DISTRICT IS DISSOLVED BY THE BOARD OF COUNTY COMMISSIONERS AND SUCH ACTION IS SUBSEQUENTLY RATIFIED BY THE DISTRICT'S ELECTORS, A REIMBURSEMENT WOULD OCCUR TO EACH PROPERTY OWNER FOR UNEXPENDED SPECIAL ASSESSMENTS LESS COSTS OF DISSOLVING THE DISTRICT. SPECIAL ASSESSMENTS MAY BE COLLECTED ON THE 2008-2009 COMBINED REAL PROPERTY TAX BILL TO COVER DISTRICT EXPENSES IN THE EVENT DISTRICT DISSOLUTION COSTS EXCEED DISTRICT FUNDS HELD IN ACCOUNT OR THE DISTRICT REMAINS IN OPERATION.

Table with 3 columns: OWNER'S NAME, TAX FOLIO AND PROPERTY ADDRESS, DATE SIGNED. Row 1: BEATRIZ METRAL, 20525 NE 22nd PL, 5/7/08.

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



**HIGHLAND RANCH ESTATES**  
 SECURITY GUARD SPECIAL TAXING DISTRICT

G-196 (COMM. 0004)  
 SECTION: 33 - 51 - 42

**EXHIBIT "A"**