

MEMORANDUM

Agenda Item No. 5(C)


TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: (Public Hearing: 6-2-26)
May 5, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance amending Ordinance
No. 93-5 relating to the Coventry
Security Guard Special Taxing
District in accordance with the
provisions of Chapter 18 of the
Code to allow the use of license
plate readers or other updated
visitor management technology
to document visitor's vehicles
entering and exiting the special
taxing district

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Micky Steinberg.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: June 2, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Fiscal Impact and Social Equity Statement for the Amendment of the Ordinance No. 93-5 relating to the Coventry Security Guard Special Taxing District; in accordance with the provisions of Chapter 18 of the Code to allow the use of license plate readers or other updated visitor management technology to document visitor vehicles entering and exiting the special taxing district

This ordinance amends Ordinance 93-5, to modify the existing scope of services intended to enhance public safety, improve operational efficiency, and support accurate documentation of vehicles entering and exiting the Coventry Security Guard Special Taxing District. The ordinance recognizes the evolving security needs of residential communities and the importance of utilizing updated technology to assist in monitoring access, preserving district records, and supporting law enforcement when necessary.

The amended Ordinance authorizes the use of license plate recognition systems, surveillance technology, or other comparable means capable of documenting vehicle movements within guard districts. These tools are intended to ensure that all vehicles entering and exiting the district can be reliably recorded, thereby improving visitor management, enhancing accountability, and strengthening the overall security framework of the district.

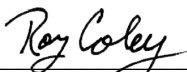
Social Equity

The proposed Ordinance amends the Special Taxing District pursuant to Article 1, Section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code. If approved, property owners within the Special Taxing District will continue to pay special assessments based on the special benefit received from the district's services, regardless of demographics, and the total estimated amount of the assessments to be levied will not exceed the value of those special benefits.

Implementation of a license plate reader or other visitor management technology would only occur upon request by the resident property owners of the district and subsequent approval through a community survey. The survey is distributed to the community by mail, and the majority vote prevails.

Fiscal Impact

Amendment of this Special Taxing District will result in a fiscal impact only to the residents within the district. Funding for special taxing districts is derived from assessments levied on properties within the district and collected through the annual Combined Real Property Tax Bill. The proposed amendment will have no fiscal impact on the County's budget, will not increase or decrease County staffing, and will not generate additional operational expenses.



Roy Coley
Chief Utilities and Regulatory Services Officer



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 2, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(C)

Please note any items checked.

- “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**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
6-2-26

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 93-5 RELATING TO THE COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA TO ALLOW THE USE OF LICENSE PLATE READERS OR OTHER UPDATED VISITOR MANAGEMENT TECHNOLOGY TO DOCUMENT VISITOR VEHICLES ENTERING AND EXITING THE SPECIAL TAXING DISTRICT; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND 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 governing body of Miami-Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and 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 therefore; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, this Board established in 1993, pursuant to Ordinance No. 93-5 (“1993 Ordinance”) attached hereto as Exhibit “A”, the Coventry Security Guard Special Taxing District (the “Special Taxing District”); and

WHEREAS, the 1993 Ordinance provided that the “improvements and services to be provided within this proposed special taxing district will consist of . . . [a] safety and sentinel security service initially to consist of one unarmed uniformed guard provided by a private security guard company, which may be upgraded to off duty police officers, operating from a guardhouse;” and

WHEREAS, residents within the Special Taxing District have expressed an interest in having County staff administering the Special Taxing District to consider the use of license plate readers or other updated visitor management technology to document visitor vehicles entering and exiting the Special Taxing District; and

WHEREAS, all security guard special taxing districts currently manually log visitor vehicles as they enter the districts; and

WHEREAS, in addition, certain security guard special taxing district ordinances currently allow the use of cameras and recording devices in the guardhouses to automatically record the license plates of vehicles entering the districts; and

WHEREAS, as such, this Board desires to amend the 1993 Ordinance in order to allow, if desired by the residents of the Special Taxing District, the use of license plate readers or other updated visitor management technology to document visitor vehicles entering and exiting the Special Taxing District,

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

Section 1. In accordance with Chapter 18 of the Code of the Miami-Dade County, Florida, this Board hereby amends Section 3 of Ordinance 93-5 to read as follows:¹

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

A safety and sentinel security service initially to consist of one unarmed uniformed guard provided by a private security guard company, which may be upgraded to off duty police officers, operating from a guardhouse located on N.E. 198th Terrace, west of N.E. 18th Avenue. Construction of the guardhouse and installation of gates will be capital improvement items to be furnished and installed by the homeowners association prior to the start of service. Service will be provided 24 hours per day, 365 days a year. >>In addition, the improvements and services to be provided within the special taxing district may include license plate readers or other updated visitor management technology to document visitor vehicles entering and exiting the district. These improvements may be furnished, installed, operated and maintained to monitor the vehicular lanes adjacent to the guardhouses.<<

Section 2. It is hereby declared that the use of license plate readers or other updated visitor management technology to document visitor vehicles entering and exiting the Special Taxing District would be a special benefit to all property within the Special Taxing District in excess of the costs of providing these services.

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect remain unchanged.

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. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 5. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 6. 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 this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

EWJ for

Prepared by:

RC

Ryan Carlin

Prime Sponsor: Commissioner Micky Steinberg



MEMORANDUM

107.07-17A-METRO-DISTRICTS-SANIT MGT


Agenda Item No. 2 (h)

(Public Hearing 1-26-93)

TO: Honorable Mayor and Members
Board of County Commissioners

DATE: December 1, 1992

SUBJECT: "Coventry Security Guard
Service Special Taxing
District"

FROM: 
Joaquin Avino, P.E., P.L.S.
County Manager

C#93-5

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 "Coventry Security Guard Service Special Taxing District."

Boundaries: Bounded on the North by N.E. 199th Street; South by N.E. 197th Terrace;
East by N.E. 18th Avenue; West by N.E. 17th Avenue.

Number of Parcels: 35

Number of Homestead Exemptions: 30

Number of Owners With Homestead
Exemption Signing Petition: Signed by 17 or 57% of the resident property owners.

Preliminary Public Meeting: October 15, 1992

Type of Improvement: A safety and sentinel security service initially to consist of one unarmed uniformed guard provided by a private security guard company, which may be upgraded to off duty police officers, operating from a guardhouse located on N.E. 198th Terrace, west of N.E. 18th Avenue. Construction of the guardhouse and installation of gates will be capital improvement items to be furnished and installed by the homeowners association prior to the start of service. Service will be provided 24 hours per day, 365 days a year.

Estimated Completion: October, 1993

Required Referendum: There are 35 parcels of land within the district. 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 March, 1993.

Preliminary Assessment Roll: Submitted as a separate agenda item in conjunction with this report. Implementation of the assessment roll is conditioned upon the outcome of the Public Hearing conducted by the Board and ratification of the district by the registered voters within the district limits in accordance with Chapter 18 of the Code.

Estimated Initial Billing: November, 1993. Assessment billed annually as an itemized portion of the annual tax bill.

ORDINANCE NO. 93-5

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS "COVENTRY SECURITY GUARD SERVICE 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 "COVENTRY 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 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, certifying 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 and desirability for the requested project, the ability of the affected property to bear special assessments for financing the cost of maintaining such project, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, an estimate of the amount to be assessed against each developed and/or vacant/underdeveloped benefited parcel of property within the proposed district, 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 Mayor; 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 will be held on Tuesday, January 26, 1993. 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, January 26, 1993, 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 "COVENTRY 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 Section 5, Township 52 South, Range 42 East, Dade County, Florida; more particularly described as follows:

"Resubdivision of Coventry" according to the plat thereof, as recorded in Plat Book 115 at Page 18;

AND

"Second Re-Subdivision of Coventry" according to the plat thereof, as recorded in Plat Book 138 at Page 25;

All of the 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 to be provided within this proposed special taxing district will consist of the following:

A safety and sentinel security service initially to consist of one unarmed uniformed guard provided by a private security guard company, which may be upgraded to off duty police officers, operating from a guardhouse located on N.E. 198th Terrace, west of N.E. 18th Avenue. Construction of the guardhouse and installation of gates will be capital

improvement items to be furnished and installed by the homeowners association prior to the start of service. Service will be provided 24 hours per day, 365 days a year.

Section 4. The estimated net cost to the property owners for the security guard services including engineering and administrative, and billing, collecting and processing for the first year is \$118,000 and \$113,000 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 \$3,540 and \$3,390 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 \$1,180 and \$1,130 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, 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.

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.

PASSED AND ADOPTED:

JAN 26 1993

Approved by County Attorney as to
form and legal sufficiency.

ECONOMIC 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 department's 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 owner's November 1993 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 of the district.

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

	<u>First Year</u>	<u>Second Year</u>
Estimated Total District Cost:	\$118,000	\$113,000
Method of Apportionment:	Developed lot assessed as one unit. Vacant or under developed lot assessed as 1/3 unit.	

Sample Assessments:

Cost Per Year For A Developed Lot Assessed As One Unit:	\$3,540	\$3,390
Cost Per Year For A Vacant Or Under Developed Lot Assessed As 1/3 Unit:	\$1,180	\$1,130

The sample assessments selected and shown above are representative annual assessments of developed and vacant 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 Section 18-3 of the Code, I have reviewed the facts submitted by the Public Works Director and concur with his recommendation that this district be created if approved by the referendum required subsequent to this public hearing.

**REPORT AND RECOMMENDATIONS
ON THE CREATION OF COVENTRY SECURITY
GUARD SERVICE 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 "Coventry Security Guard Service 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.E. 199th Street;
Bounded on the South by N.E. 197th Terrace;
Bounded on the East by N.E. 18th Avenue;
Bounded on the West by N.E. 17th Avenue.

A preliminary public meeting was held on October 15, 1992, at Highland Oaks 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 service to be provided, its costs and method of paying for the improvement.

Therefore, the boundaries of the "Coventry Security Guard Service Special Taxing District" recommended herein are as follows:

A portion of Section 5, Township 52 South, Range 42 East,
Dade County, Florida; more particularly described as follows:

"Resubdivision of Coventry" according to the plat thereof, as
recorded in Plat Book 115 at Page 18;

AND

"Second Re-Subdivision of Coventry" according to the plat thereof, as
recorded in Plat Book 138 at Page 25;

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

The boundaries are shown on the attached plan entitled "Coventry Security Guard Service Special Taxing District" and hereinafter referred to as Exhibit "A."

2. DESCRIPTION OF THE SERVICE TO BE PROVIDED

The service as specified by the petition will be a visible safety and sentinel security program, initially to consist of one unarmed uniformed guard operating from a guardhouse located on N.E. 198th Terrace, west of N.E. 18th Avenue.

The homeowners association will be responsible for furnishing and installing all capital improvements necessary to complete the construction of a guardhouse, including gate system, road improvements, and utilities. The construction of the guardhouse and associated improvements are to be completed prior to the start of the security guard service.

The guard service will be provided 24 hours per day, 365 days a year. The service level will be reviewed with the district's homeowners association prior to renewal or reletting of a service contract as an integral part of this district's budget process. In the absence of a bona fide homeowners association, service selection will be determined by the Director of the Dade County Public Works Department. This service will be provided by a duly licensed and bonded State of Florida approved security service company or off duty police officers. 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 stationary guard multiplied by the annual number of hours of service for a total of \$97,000.

The cost to provide utility and gate maintenance is estimated to be \$3,200 annually. It will also be necessary for the County to recover the engineering and contract administration costs incurred to establish and maintain the district as provided by Chapter 18 of the Code. This is estimated to be \$10,700 the first year and \$7,200 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, collecting, and processing the monthly invoices to the security service company. This cost, including contingencies, is estimated to be \$7,100 the first year and \$5,600 annually thereafter. Therefore, the first year total cost is estimated to be \$118,000 and the second year total cost is estimated to be \$113,000. The succeeding year's costs will be determined on an annual basis.

4. PROCEDURE

Prior to commencement of service, the Dade County Board of County Commissioners 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 equal monthly payments, one twelfth of the annual cost now estimated to be \$97,000 or approximately \$8,100 per month.

Each property owner in the district will pay the County, by special assessment on a unit basis, a proportionate share of the total annual cost. The 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 of 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 1991 net property valuation of \$10,220,000 based on the 1991 Dade County Real Estate Property Cards, is a good indication that the affected property is able to support such assessments as may be required. 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 \$118,000 the first year and \$113,000 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:

UNIT FACTORS

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
Developed lot or parcel assessed as 1 unit x 33	33	33*
Vacant/under developed lot or parcel assessed as 1/3 unit x 1	0.33	0.33*
Unit Total	33.33	33.33

*To be reviewed annually.

ESTIMATED ANNUAL COSTS

<u>Item</u>	<u>Amounts</u>	
	<u>First Year Cost</u>	<u>Second Year</u>
Annual Cost of Service	\$ 97,000	\$ 97,000
Engineering & Contract Administrative Cost	10,700	7,200
Advertising, Billing, Collecting, Processing, & Contingencies	7,100	5,600
Capital Improvements To be Provided by the Homeowners Association	-0-	-0-
Utilities & Maintenance Expenses	<u>3,200</u>	<u>3,200</u>
Estimated Total District Cost	\$118,000	\$113,000

SAMPLE ASSESSMENT

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second Year</u>
Total Cost To District	\$118,000	\$113,000
Cost Per Developed Lot or Parcel Assessed as one unit	\$3,540	\$3,390
Cost Per Vacant /Under Developed Lot or Parcel Assessed as 1/3 Unit	\$1,180	\$1,130

These costs are based on a preliminary estimate of 33.33 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 Coventry Security Guard Service Special Taxing District Preliminary Special Assessment Roll Resolution. Adoption of this resolution will enable Dade County to reimburse its departments for funds advanced. 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 you have reviewed this report and concur with our findings.

- Attachments: (1) Copy of Memo from Planning Department
(2) Summary of the Report
(3) Plan of Proposed Improvement (Exhibit "A")



MEMORANDUM

107.07-17A METRO.DADE.COUNTY.MGT

TO: Raymond Reed, Director
County Clerk Division
Clerk of the Board
Attn: Clinton Forbes

FROM: *Walter A. Herndon, Jr.*
Walter A. Herndon, Jr., P.E.
Director
Public Works Department

DATE: August 21, 1992

SUBJECT: Coventry Security
Guard Special Taxing
District

Pursuant to Chapter 18 of the Code of Metropolitan Dade County, the attached petition requested the creation and establishment of the above captioned special taxing district. Based on the records of the Metropolitan Dade County Property Appraiser's Office, we have determined that there are:

1. 35 Total parcels of land within boundary area.
2. 30 Total resident owners of property within boundary area.
3. 17 Total resident owners signed the attached petition
4. 57% Percent of resident owners signed the attached petition.
5. \$10,220,962 Net Property Valuation.

Utilizing Homestead Exemption as the basis for the resident owner requirement, this petition does have the required number of signatures and therefore it is valid.

WAH:LB:cj

Attachment

1

**COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION**

Petition Issue Date 3/10/92

Petition Received Date 5/4/92

To the Petitioner: You are required to circulate this petition among all resident property owners within the district boundaries listed below. All resident property owners 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 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 Dade County, Florida: We, the undersigned resident 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 Dade County, Florida for the creation and establishment of a security guard special taxing district. 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 consist of a visible safety and sentinel security service, provided by either a private security guard company or off-duty police officers, operating from a guardhouse located at NE 198 Terrace, West of NE 18 Avenue. All capital improvement items including the guardhouse, gate system utility and road improvements for this district will be provided by the homeowners association prior to start of service. Service will be provided 24 hours per day, 365 days a year. It is understood and agreed that the final district boundaries, facilities design and operation and administration of the district will be determined by the Dade County Public Works Department.

Proposed Boundaries: North by: N.E. 199th Street; East by: N.E. 18th Avenue;
South by: N.E. 197th Terrace; West by: N.E. 17th Avenue.

(See attached boundaries sketch Exhibit "A")

ESTIMATED INDIVIDUAL PROPERTY TAX BILL FOR THIS GUARD SERVICE IMPROVEMENT BASED ON THE USE OF A PRIVATE GUARD COMPANY MAY RANGE FROM \$3,300 - \$3,500 THE FIRST YEAR AND \$3,000 - \$3,300 THE SECOND YEAR.

OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print Betty Bassan	30-2205-055-0100 1720 NE 197 Terr.	X		4/4/92
Sign Betty Bassan	LOT 10 BKT 1 Folio Flatbook 115 pg 10			
Print JAIME FARIN	1730 N.E. 198 Terr	X		4/4/92
Sign Jaime Farin	Folio 30-2205-055-0250			
Print Margurita Minski	1710 NE 198 Terr	X		4/4/92
Sign Margurita Minski	Folio 30-2205-055-0270			
Print MARK Weinstein	1730 NE 199 ST	X		4-5-92
Sign Mark Weinstein	Folio 30-2205-055-0160			
Print Lori Zinn	1750 NE 197th Terrace	X		4-4-92
Sign Lori Zinn	Folio 30-2205-055-0130			
Print Sylvia Bender	1751 N.E. 197 Terr	X		4-4-92

2

2

COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 2/10/92

Petition Received Date 5/4/92

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print <u>Robert Cabala</u>	<u>1701 NE 197 Ter</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>4 4 92</u>
Sign <u>[Signature]</u>	<u>Folio 30-2205-055-0290</u>			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			

3

**COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION**

Petition Issue Date 3/10/92

Petition Received Date 3/14/92

To the Petitioner: You are required to circulate this petition among all resident property owners within the district boundaries listed below. All resident property owners 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 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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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print Isaac Mendel	1710 N.E. 198th Ter.	X		3/22/92
Sign Ann Mendel	Folio 30-2205-055-0090			
Print Shelley Yeckes	1700 N.E. 199th St.	X		3/26/92
Sign Shelley Yeckes	Folio 30-2205-055-0190			
Print Haiko J. Winer	1721 N.E. 198 Terr.	X		3/28/92
Sign Haiko J. Winer	Folio 30-2205-055-0220			
Print April Rada	1790 N.E. 197 Terr.	X		3/28/92
Sign April Rada	Folio 30-2205-055-0120			
Print Florence Schweitzer	1760 N.E. 197 Terr.	X		3/28/92
Sign Florence Schweitzer	Folio 30-2205-057-0010			
Print Barry R. Hanchfeld	1730 N.E. 197 Terr.	X		3/31/92
Sign Barry R. Hanchfeld	Folio 30-2205-055-0110			

④

. 4

**COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION**

Petition Issue Date 3/10/92

Petition Received Date 5/4/92

To the Petitioner: You are required to circulate this petition among all resident property owners within the district boundaries listed below. All resident property owners 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 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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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print DAVID S. JESS	1761 N.E. 197TH TERRACE	✓		3/31/92
Sign David S. Jess	Folio 30-2205-057-0030			
Print Ellen Rosaler	1711 N.E. 198 TERRACE	✓		3/31/92
Sign Ellen Rosaler	Folio 30-2205-055-0210			
Print Gary J. Cowen	1731 N.E. 198 Terrace	✓		3/31/92
Sign Gary J. Cowen	Folio 30-2205-055-0230			
Print Perry Kruchmar	19840 NE 17th Ave	✓		3/31/92
Sign Perry Kruchmar	Folio 30-2205-055-0030			
Print Amy + Ronnte Rose	1710 NE 199 st.	✓		3/31/92
Sign Amy B. Rose	Folio 30-2205-055-0180			
Print Rob & Sandy Stelmach	19835 NE 17 Ave.	✓		3/31/92
Sign Rob & Sandy Stelmach	Folio 30-2205-055-0280			

5

**COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION**

Petition Issue Date 3/10/92

Petition Received Date 5/4/92

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print <u>Leonardo Leib</u>	<u>19860 N.E. 17th Ave</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>4-10-92</u>
Sign <u>[Signature]</u>	Folio <u>302205 055 0010</u>			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			

6

COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 3/10/92

Petition Received Date 6/19/92

To the Petitioner: You are required to circulate this petition among all resident property owners within the district boundaries listed below. All resident property owners 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 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.

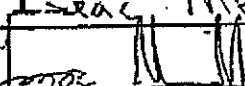
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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print Isaac Mendel	1710 N.E. 197 th TR.	X		6/8/92
Sign 	Folio 30-2205-055-0090			
Print Suzanne Mendel		X		6/8/92
Sign Suzanne Mendel	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			

7

**COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION**

Petition Issue Date 3/10/92

Petition Received Date 6/19/92

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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGN
Print <u>PERRY, KRISTINA LORRAINE</u>	<u>17840 NE 17th Ave</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>6/8/92</u>
Sign <u>[Signature]</u>	Folio <u>30-2205-055-0030</u>			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			
Print				
Sign	Folio			

7

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF DADE

Before me this day personally appeared PERRY KRICHMAR/PERRY KRICHMA
who, being duly sworn, deposes and declares that he/she is
the owner of the property located at 19840 NE 17AVE,
and that it is his/her permanent residence and homestead.

30-2205-055-0030.

[Handwritten Signature]
(Signature of person making affidavit)

Sworn to and subscribed before me this 8 day of June
A.D., 1992.

[Handwritten Signature]
Notary Public
State of Florida at large

My commission expires _____
Notary Public, State of Florida
My Commission Expires June 12, 1994
Bonded Thru Troy-Fala - Insurance Inc.

24

8

**COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT
METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION**

Petition Issue Date 3/10/92

Petition Received Date 5/2/92
6/9/92

To the Petitioner: You are required to circulate this petition among all resident property owners within the district boundaries listed below. All resident property owners 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 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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OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print HENRY B. KONOVER Sign <i>Henry B. Konover</i>	19850 N.E. 17th AVE Folio # 3022050550020	✓		5/2/92
Print MYRIAM GEBARA Sign <i>Myriam Gebara</i>	1701 N.E. 197 Terr. Folio 30-2205-055-0290	✓		6/8/92
Print _____ Sign _____	Folio _____			
Print _____ Sign _____	Folio _____			
Print _____ Sign _____	Folio _____			

MEMORANDUM

TO: Walter A. Herndon, Jr., P.E.
Director
Public Works Department

DATE: September 21, 1992

SUBJECT: Coventry Security
Guard Special Taxing
District

FROM: Guillermo E. Olmedillo, Director
Planning Department

SECTION: 5-52-42

Staff has reviewed the request for establishing a security guard special taxing district and has no objections to the proposal since it is consistent with the intent and purpose of the Adopted 2000-2010 Comprehensive Development Master Plan (CDMP). The provision for services over and above the minimum for neighborhoods and communities may be accomplished through the special taxing district as may be prescribed by the code.

Staff does maintain a concern about the restriction to a public right-of-way that a guard house and security guard creates; however, need for neighborhood security is recognized. The proposed design and location(s) of the guard house(s) and landscape plan should be reviewed by the Planning Department prior to final approval.

GEO:TBS:ee

458e

SUMMARY OF THE REPORT ON
THE CREATION OF COVENTRY 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 "Coventry 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 in a portion of unincorporated, Dade County, Florida, and its boundaries are set forth as follows:

Bounded on the North by N.E. 199th Street;
Bounded on the South by N.E. 197th Terrace;
Bounded on the East by N.E. 18th Avenue;
Bounded on the West by N.E. 17th Avenue.

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

The service as specified by the petition will be a visible safety and sentinel security program consisting of a stationary guard post manned 24 hours per day, 365 days a year, located on N.E. 198th Terrace, west of N.E. 18th Avenue.

The service is initially to be provided by a private security guard company but may be upgraded to off-duty police officers. All capital improvement items including the construction of a guardhouse, road improvements, gates and gate system, and utility installations for this district will be provided by the homeowners association prior to the start of service.

ESTIMATED ANNUAL COST

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second Year</u>
Annual Cost of Service	\$ 97,000	\$ 97,000
Engineering & Contract Administrative Cost	10,700	7,200
Advertising, Billing, Collecting, Processing Cost, and Contingencies	7,100	5,600
Capital Improvements All Capital Improvements to be Provided by the Homeowners Association	-0-	-0-
Utilities and Maintenance Expenses	<u>3,200</u>	<u>3,200</u>
Estimated Total District Cost	\$118,000	\$113,000

SAMPLE ASSESSMENT

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second Year</u>
Cost per developed lot assessed as one unit	\$3,540	\$3,390
Cost per vacant lot assessed as 1/3 unit	\$1,180	\$1,130

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.

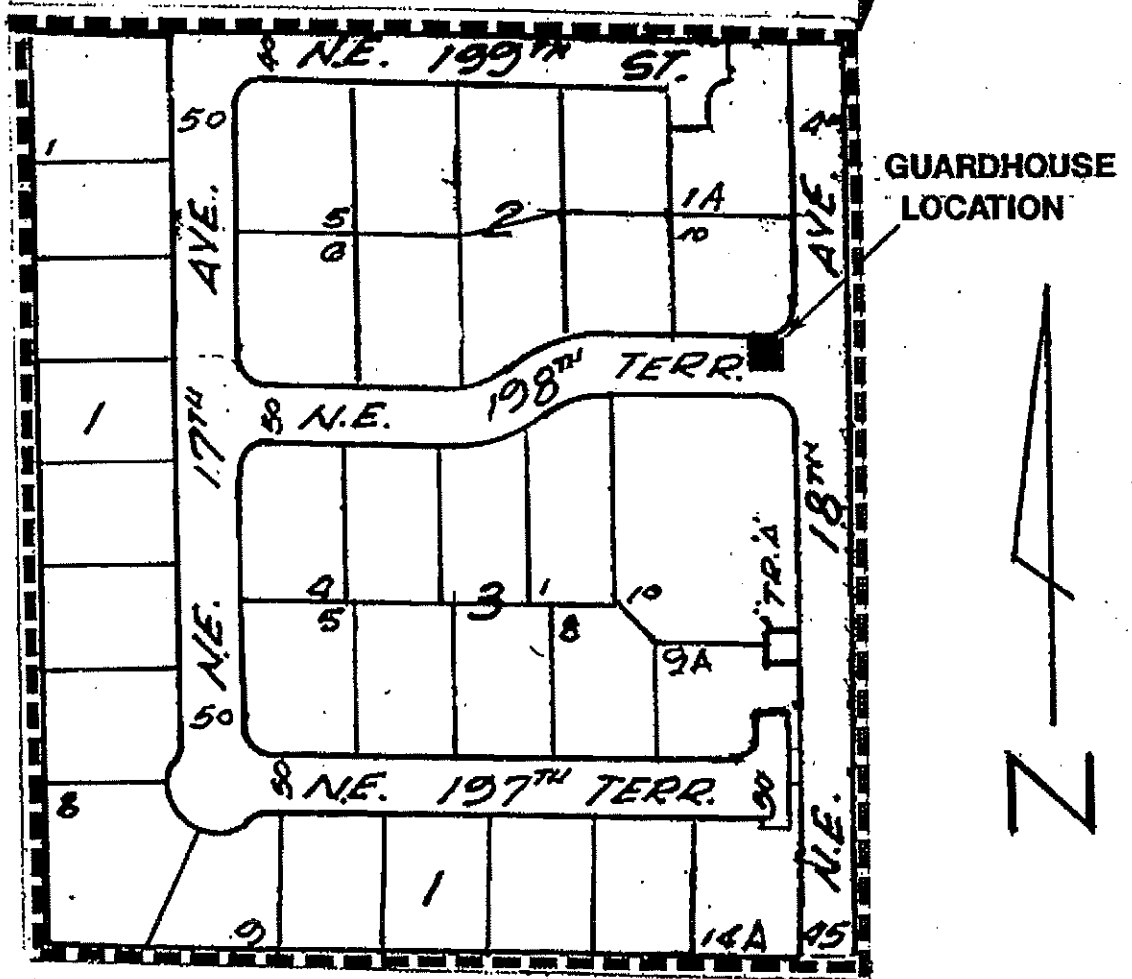
The creation of the district will be subject to the results of an election which will be conducted by the Dade County Elections Department. A ballot will be sent by mail to each qualified registered elector living within the proposed boundaries.

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"

DISTRICT BOUNDARIES



COVENTRY SECURITY GUARD SPECIAL TAXING DISTRICT

SECTION: 5 - 52 - 42

EXHIBIT "A"

STATE OF FLORIDA)
)
COUNTY OF DADE)

I, HARVEY RUVIN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of Dade County Commissioners of said County, DO HEREBY CERTIFY that the above and forgoing is a true and correct copy of ORDINANCE OR SECTION (s) of CODE of Dade County, Florida, as appears of record.

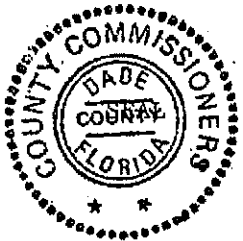
1.ORDINANCE NO. 93-05, adopted by the said Board of County Commissioners at its meeting held on JANUARY 26, 19 93.
The effective date of this ORDINANCE is:

When approved at an election to be formally called by this board & noticed & conducted as this Board shall determine by resolution.

2.SECTION(s) of CODE of Dade County, Florida.

SAID SECTION(s) are/were in full force and effect as of:

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on
this 29 day of JANUARY A.D. 19 93.



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

By [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA
MDC037