

# MEMORANDUM

Agenda Item No. 5(D)

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**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. 94-151 relating to the Oak  
Forest Stationary 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

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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. 94-151 relating to the Oak Forest Stationary 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

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This ordinance amends Ordinance 94-151, 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 Oak Forest Stationary 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.

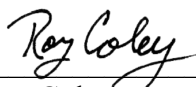
### **Social Equity**

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.

A handwritten signature in cursive script that reads "Roy Coley".

\_\_\_\_\_  
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(D)

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(D)  
6-2-26

ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING ORDINANCE NO. 94-151 RELATING TO THE OAK FOREST STATIONARY 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 1994, pursuant to Ordinance No. 94-151 (“1994 Ordinance”) attached hereto as Exhibit “A”, the Oak Forest Stationary Security Guard Special Taxing District (the “Special Taxing District”); and

**WHEREAS**, the 1994 Ordinance provided that the “improvements and services to be provided within this proposed special taxing district will consist of . . . [a] safety and sentinel security initially to consist of unarmed uniformed guards provided by a private security guard company or off-duty police officers, continuously operating from two guardhouses;” 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 1994 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 94-151 to read as follows:<sup>1</sup>

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

A safety and sentinel security initially to consist of unarmed uniformed guards provided by a private security guard company or off-duty police officers, continuously operating from two guardhouses; one located on N.E. 21st Avenue approximately 100 feet north of N.E. 199th Street and one on N.E. 201st Street approximately 300 feet west of N.E. 24th Avenue. The following entrances to the community will be closed to vehicular traffic by barricades at: N.E. 20th Court, 21st Court, 22nd Avenue, 23rd Avenue, north of 199th street; and 202nd Street east of Highland Lakes Boulevard. Construction of the guardhouses, gates, and barricades will be capital improvement items of this district. 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, and 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.

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<sup>1</sup> 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

M E M O R A N D U M

Agenda Item No. 7(F)

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To: Hon. Chairperson and Members  
Board of County Commissioners

Date: (Public Hearing 7-26-94)  
July 12, 1994


From: Robert A. Ginsburg  
County Attorney

Subject: Oak Forest Stationary  
Security Guard Special  
Taxing District

94-151

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The accompanying ordinance was placed on the agenda at the request of Commissioner Alexander Penelas and Commissioner Sherman S. Winn.

  
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Robert A. Ginsburg  
County Attorney

RAG/bw



# MEMORANDUM

Agenda Item No. 7 (F)

(Public Hearing 7-26-

TO: Honorable Chairperson and Members  
Board of County Commissioners

DATE: July 12, 1994

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

SUBJECT: "Oak Forest Stationary  
Security Guard Special  
Taxing District"

## RECOMMENDATION:

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

Boundaries: Bounded on the North by N.E. 203rd Street (Ives Dairy Road); South by N.E. 199th Street; East by N.E. 23rd Court; West by Highland Lakes Blvd.

Number of Parcels: 150

Number of Homestead Exemptions: 128

Number of Owners With Homestead  
Exemption Signing Petition: Signed by 83 or 65% of the resident owners.

Preliminary Public Meeting: July 19, 1994

**Type of Improvement:** A safety and sentinel security service initially to consist of unarmed uniformed guards provided by a private security guard company, which may be upgraded to off-duty police officers, continuously operating from two guardhouses; one located on N.E. 21st Avenue approximately 100 feet north of N.E. 199th Street and one on N.E. 201st Street approximately 300 feet west of N.E. 24th Avenue. The following entrances to the community will be closed to vehicular traffic by barricades at: N.E. 20th Court, 21st Court, 22nd Avenue, 23rd Avenue, north of 199th Street; and 202nd Street east of Highland Lakes Boulevard. Construction of the guardhouses, gates, and barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

**Estimated Completion:** April, 1995

**Required Referendum:** There are 150 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 September, 1994.

**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, 1994. Assessment billed annually as an itemized portion of the annual tax bill.

**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 departments' expenditure of labor and materials necessary to engineer and administrate 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 1994 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:	\$552,000	\$222,000
Method of Apportionment:	Developed lot assessed as one unit.	
<b>Sample Assessment:</b>		
Cost Per Year For A Developed Lot Assessed As One Unit:	\$3,730	\$1,500
Cost Per Year For A Vacant Or Underdeveloped Lot Assessed As 1/2 Unit	\$1,865	\$750

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.

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

ORDINANCE NO. 94-151

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

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

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

WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Metropolitan Dade County, Florida, providing for the creation and

establishment of special taxing districts and prescribing the procedures therefor; and

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

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

WHEREAS, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the security guard services and improvements to be provided and

maintained within the proposed district, and 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 and desirability for the requested projects, the ability of the affected property to bear special assessments for financing the cost of maintaining such project and an estimate of the amount to be assessed against each developed and/or vacant/underdeveloped benefited parcel of property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such "Report and Recommendations" of the County Manager was filed with the Clerk and transmitted to the Chairperson; and

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

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

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, \_\_\_\_\_, held a public hearing in accordance with the provisions of said Clerk's certificate, at which public hearing all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

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

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

Section 1. In accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a special taxing district located in unincorporated Dade County, Florida,

known and designated as the "OAK FOREST STATIONARY SECURITY GUARD SPECIAL TAXING DISTRICT" is hereby created and established.

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

A portion of Section 33, Township 51 South, Range 42 East, Dade County, Florida; more particularly described as follows:

All of "Highland Oaks" according to the plat thereof, as recorded in Plat Book 69 at Page 70, less Lot 7;

And

All of "Highland Lakes Section One" according to the plat thereof, as recorded in Plat Book 70 at Page 80, less Lot 8 of Block 1;

And

Portions of "Highland Lakes Section Two" according to the plat thereof, as recorded in Plat Book 71 at Page 8, being more particularly described as follows:

Lots 12 thru 18 of Block 2,  
Lots 2 thru 16 of Block 5;

And

Portions of "Country Squire Estates Section One" according to the plat thereof, as recorded in Plat Book 71 at Page 72, being more particularly described as follows:

Lots 9 thru 15;

And

Portions of "Oak Forest" according to the plat thereof, as recorded in Plat Book 78 at Page 99, being more particularly described as follows:

Lots 12 thru 23 of Block 1,  
Lot 1 of Block 2;

And

All of "Beckie Tesser Subdivision"  
according to the plat thereof, as  
recorded in Plat Book 80 at Page 91;

And

All of "Oak Forest First Addition"  
according to the plat thereof, as  
recorded in Plat Book 82 at Page 29,  
less Lot 31 of Block 1;

And

All of "Oak Forest Second Addition"  
according to the plat thereof, as  
recorded in Plat Book 84 at Page 55;

And

All of "Tenzel Subdivision" according to  
the plat thereof, as recorded in Plat  
Book 92 at Page 11;

And

All of "Oak Forest Third Addition"  
according to the plat thereof, as  
recorded in Plat Book 93 at Page 73;

And

All of "Oak Forest Heights" according to  
the plat thereof, as recorded in Plat  
Book 94 at Page 30;

And

All of "Replat of Oak Forest Fourth  
Addition" according to the plat thereof,  
as recorded in Plat Book 109 at Page 44;

And

All of "Oak Forest Villas" according to  
the plat thereof, as recorded in Plat  
Book 123 at Page 31;

And

All of "Oakwood Estates" according to the plat thereof, as recorded in Plat Book 127 at Page 13.

All of the above named plats are recorded in the Public Records of Dade County.

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 safety and sentinel security initially to consist of unarmed uniformed guards provided by a private security guard company or off-duty police officers, continuously operating from two guardhouses; one located on N.E. 21st Avenue approximately 100 feet north of N.E. 199th Street and one on N.E. 201st Street approximately 300 feet west of N.E. 24th Avenue. The following entrances to the community will be closed to vehicular traffic by barricades at: N.E. 20th Court, 21st Court, 22nd Avenue, 23rd Avenue, north of 199th Street; and 202nd Street east of Highland Lakes Boulevard. Construction of the guardhouses, gates, and barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

Section 4. The estimated cost to the property owners for the security guard services including engineering, construction, administrative, billing, collecting and processing for the first year is \$552,000.00, and \$222,000.00 for each 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 \$3,730.00 and \$1,500.00 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 \$1,865.00 and \$750.00 for the second and succeeding years.

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

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

Section 7. The County Manager is directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Metropolitan Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of

Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if any special assessments is unpaid, when due, the potential for loss of title to the property exists.

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

Section 9. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution.

PASSED AND ADOPTED: JUL 26 1994

Approved by County Attorney as to  
form and legal sufficiency. *[Signature]*

Prepared by: TWC

REPORT AND RECOMMENDATIONS  
ON THE CREATION OF OAK FOREST STATIONARY  
SECURITY GUARD SPECIAL TAXING DISTRICT  
DADE COUNTY, FLORIDA

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

1. BOUNDARIES OF THIS DISTRICT

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

Bounded on the North by N.E. 203rd Street (Ives Dairy Road);  
Bounded on the South by N.E. 199th Street;  
Bounded on the East by N.E. 23rd Court;  
Bounded on the West by Highland Lakes Boulevard.

A preliminary public meeting will be held on July 19, 1994, 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 "Oak Forest Stationary Security Guard Special Taxing District" recommended herein are as follows:

A portion of Section 33, Township 51 South, Range 42 East,  
Dade County, Florida; more particularly described as follows:

All of "Highland Oaks" according to the plat thereof, as recorded  
in Plat Book 69 at Page 70, less Lot 7;

And

All of "Highland Lakes Section One" according to the plat thereof, as  
recorded in Plat Book 70 at Page 80, less Lot 8 of Block 1;

And

Portions of "Highland Lakes Section Two" according to the plat thereof,  
as recorded in Plat Book 71 at Page 8, being more particularly described  
as follows:

Lots 12 thru 18 of Block 2,  
Lots 2 thru 16 of Block 5;

And

Portions of "Country Squire Estates Section One" according to the plat thereof, as recorded in Plat Book 71 at Page 72, being more particularly described as follows:

Lots 9 thru 15;

And

Portions of "Oak Forest" according to the plat thereof, as recorded in Plat Book 78 at Page 99, being more particularly described as follows:

Lots 12 thru 23 of Block 1,  
Lot 1 of Block 2;

And

All of "Beckie Tesser Subdivision" according to the plat thereof, as recorded in Plat Book 80 at Page 91;

And

All of "Oak Forest First Addition" according to the plat thereof, as recorded in Plat Book 82 at Page 29, less Lot 31 of Block 1;

And

All of "Oak Forest Second Addition" according to the plat thereof, as recorded in Plat Book 84 at Page 55;

And

All of "Tenzel Subdivision" according to the plat thereof, as recorded in Plat Book 92 at Page 11;

And

All of "Oak Forest Third Addition" according to the plat thereof, as recorded in Plat Book 93 at Page 73;

And

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All of "Oak Forest Heights" according to the plat thereof, as recorded in Plat Book 94 at Page 30;

And

All of "Replat of Oak Forest Fourth Addition" according to the plat thereof, as recorded in Plat Book 109 at Page 44;

And

All of "Oak Forest Villas" according to the plat thereof, as recorded in Plat Book 123 at Page 31;

And

All of "Oakwood Estates" according to the plat thereof, as recorded in Plat Book 127 at Page 13.

All of the above named plats are recorded in the Public Records of Dade County.

The boundaries are shown on the attached plan entitled "Oak Forest Stationary Security Guard 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 unarmed uniformed guards continuously operating from two guardhouses; one located on N.E. 21st Avenue approximately 100 feet north of N.E. 199th Street and one on N.E. 201st Street approximately 300 feet west of N.E. 24th Avenue. The following entrances to the community will be closed to vehicular traffic by barricades at: N.E. 20th Court, 21st Court, 22nd Avenue, 23rd Avenue, north of 199th Street; and 202nd Street east of Highland Lakes Boulevard. The guardhouses, gates, and barricades will be capital improvement items of this district.

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. 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 guards multiplied by the annual number of hours of service for a total of \$193,000. In addition to the cost for the security service, a capital improvement outlay of \$277,000 is required for the construction of two guardhouses, gates, road reconstruction, and installation of barricades as shown on the Exhibit "A." The capital improvement costs also include the cost to extend water mains and install fire hydrants as requested by the Metro-Dade Fire and Rescue Department.

The cost to provide utility and gate maintenance is estimated to be \$7,400 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 \$20,000 the first year and \$10,000 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, collecting, and processing the monthly invoices to the security service company. This cost, including contingencies, is estimated to be \$54,600 the first year and \$11,600 annually thereafter. Therefore, the first year total cost is estimated to be \$552,000 and the second year total cost is estimated to be \$222,000. The succeeding year's costs will be determined on an annual basis.

### 4. PROCEDURE

Prior to commencement of service, the County Manager on behalf of Dade County will enter into a contractual agreement with the security service company, wherein it is agreed that Dade County will pay

to the security service company, in equal monthly payments, one twelfth of the annual cost now estimated to be \$193,000 or approximately \$16,100 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 1993 net property valuation of \$26,354,000 based on the 1993 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 \$552,000 the first year and \$222,000 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 to be assessed for this service is estimated as follows:

UNIT FACTORS

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
Number of developed lots or parcels assessed as 1 unit x 147	147	147
Vacant/underdeveloped lots or parcels assessed as 1/2 unit x 2	<u>1</u>	<u>1*</u>
Unit Total	148	148

\*To be reviewed annually.

ESTIMATED ANNUAL COSTS

<u>Item</u>	<u>First Year</u>	<u>Amounts</u> <u>Second Year</u>
Annual Cost of Service	\$193,000	\$193,000
Capital Improvements	277,000	-0-
Engineering & Contract Administrative Cost	20,000	10,000
Advertising, Billing, Collecting, Processing & Election Cost	4,600	1,600
Utilities & Maintenance Expenses	7,400	7,400
Contingencies	<u>50,000</u>	<u>10,000</u>
Estimated Total District Cost	\$552,000	\$222,000

SAMPLE ASSESSMENT

<u>Item</u>	<u>First Year</u>	<u>Amounts</u> <u>Second Year</u>
Total Cost To District	\$552,000	\$222,000
Cost Per Developed Lot or Parcel Assessed as One Unit	\$3,730	\$1,500
Cost Per Vacant/Underdeveloped Lot or Parcel Assessed as 1/2 Unit	\$1,865	\$750

These costs are based on a preliminary estimate of 148 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 Board of 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 district's Preliminary Special Assessment Roll Resolution. Adoption of this resolution will enable Dade County to reimburse its departments for funds advanced as well as providing funds for payment to the security service provider. In the event actual costs are lower than the costs estimated in the ordinance, the Director of the Public Works Department or his designee shall 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 provisions of the ordinance shall take effect subsequent to confirmation after the public hearing as provided by Chapter 18, Section 3 of the Code of Metropolitan Dade County, Florida and thirty-one (31) days following the filing of the ordinance with the Clerk of the Circuit Court. 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) Copy of Exhibit "A"

OAK FOREST STAT NARY SECURITY GUARD SPECIAL TAXING DISTRICT (REVISD)

METRO-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIAL TAXING DISTRICT DIVISION

Petition Issue Date 6/22/94

Petition Received Date 6/28/94

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. The processing of this petition is contingent upon the approval by voters of the "Oak Forest Roving Patrol Security Guard Special Taxing District" at an election to be held July 12, 1994.

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 a private security guard company operating from two guardhouses; one located on N.E. 21st Avenue approximately 100 feet north of N.E. 199th Street and one on N.E. 201st Street approximately 300 feet west of 24th Avenue. Entrances to the community will be closed to vehicular traffic by barricades at the following locations: N.E. 20th Court, 21st Court, 22nd Avenue, 23rd Avenue north of 199th Street and 202nd Street east of Highland Lakes Blvd. 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. 203rd Street (Ives Dairy Road); East by: N.E. 23rd Court;  
South by: N.E. 199th Street; West by: Highland Lakes Boulevard.

(See attached boundaries sketch Exhibit "A")

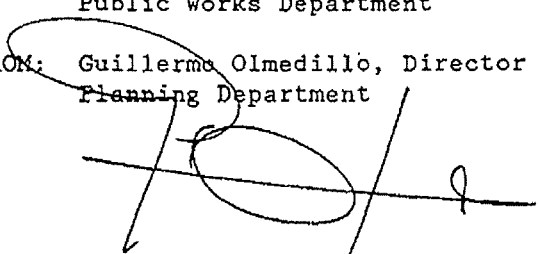
ESTIMATED INDIVIDUAL PROPERTY TAX BILL FOR THIS GUARD SERVICE IMPROVEMENT BASED ON THE USE OF A PRIVATE GUARD COMPANY MAY RANGE FROM \$3,730 - \$4,100 THE FIRST YEAR AND \$1,500 - \$1,650 THE SECOND YEAR.

OWNER'S NAME	PROPERTY ADDRESS	FOR	AGAINST	DATE SIGNED
Print: <u>CICALE</u> Sign:	<u>2002 NE 20 CT</u> Folio: <u>30-12-33-009-0210</u>	<u>NOT</u> <u>Home</u>		<u>6/22 6:15 PM</u> <u>6/23 8:05 AM</u> <u>6/25 3:00</u>
Print: Sign:	Folio:			
Print: <u>ELIANA AMOS</u> Sign: <u>Eliana Amos</u>	<u>2004 NE 20 COURT</u> Folio: <u>30-12-33-009-0150</u>	<u>✓</u>		<u>6/23/94</u>
Print: <u>ALLEN STRINMAN</u> Sign: <u>[Signature]</u>	<u>20030 NE 20 CT</u> Folio: <u>30-12-33-009-0220</u>		<u>✓</u>	<u>6/22/94</u>
Print: <u>Burt Liberman</u> Sign:	<u>19900 NE 20th</u> Folio: <u>30-12-33-009-0170</u>	<u>NOT</u> <u>Home</u>		<u>6/22 6:15 PM</u> <u>6/23 8:05 AM</u> <u>6/25 3:30 PM</u>
Print: <u>UNIT HOUSE</u> Sign: <u>Von House</u>	<u>19901 NE 20 COURT</u> Folio: <u>30-12-33-009-0090</u>		<u>✓</u>	<u>6/22/94</u>

MEMORANDUM

TO: Armando Vidal, P.E.  
Acting Director  
Public Works Department

FROM: Guillermo Olmedillo, Director  
Planning Department



DATE: June 28, 1994

SUBJECT: Oak Forest Stationary  
Security Guard Special  
Taxing District

SECTION: 33-51-42

DISTRICT: No. 4

Staff has reviewed the request for establishing a stationary security guard special taxing district in the Oak Forest area, and found the proposal to be consistent with the goals and objectives of the Adopted Comprehensive Development Master Plan. However, staff has concerns with the restriction of a stationary security guard house located within the public right-of-way.

The life-safety concerns regarding neighborhood accessibility and potential increased travel time by the Police and Fire Departments responding to emergency calls has been addressed by the Intracostal District Commander-Metro-Dade Police Department in a letter dated December 10, 1993; and Metro-Dade Fire Department memorandum dated June 14, 1994, (copies attached) have been found to be acceptable.

By agreement, upon creation of the Security District, both the School District and Solid Waste Department will be notified whereby respective routes of each may be changed or modified. Further, it is the recommendation of staff to review the location of the proposed guard house and barricade locations to minimize their impact on the surrounding residences.

TS9hrh

SUMMARY OF THE REPORT  
ON THE CREATION OF OAK FOREST STATIONARY  
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 "Oak Forest Stationary 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. 203rd Street (Ives Dairy Road);  
Bounded on the South by N.E. 199th Street;  
Bounded on the East by N.E. 23rd Court;  
Bounded on the West by Highland Lakes Boulevard.

The boundaries recommended are shown on the attached plan entitled "Oak Forest Stationary 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 two stationary guard posts manned 24 hours per day, 365 days a year. One guardhouse will be on N.E. 21st Avenue approximately 100 feet north of N.E. 199th Street and one on N.E. 201st Street approximately 300 feet west of N.E. 24th Avenue. The following entrances to the community will be closed to vehicular traffic by barricades at: N.E. 20th Court, 21st Court, 22nd Avenue, 23rd Avenue, north of 199th Street; and 202nd Street east of Highland Lakes Boulevard.

The service is initially to be provided by a private security guard company but may be upgraded to off-duty police officers. The guardhouses, gates, road improvements, and utilities will be capital items of this district.

ESTIMATED ANNUAL COST

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second Year</u>
Annual Cost of Service	\$193,000	\$193,000
Capital Improvements	277,000	-0-
Engineering & Contract Administrative Cost	20,000	10,000
Advertising, Billing, Collecting, and Processing Costs	4,600	1,600
Utilities and Maintenance Expenses	7,400	7,400
Contingencies	<u>50,000</u>	<u>10,000</u>
Estimated Total District Cost	\$552,000	\$222,000

SAMPLE ASSESSMENT

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second Year</u>
Cost per developed lot assessed as one unit	\$3,730	\$1,500
Cost per vacant/underdeveloped lot or parcel assessed as 1/2 unit	\$1,865	\$750

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.

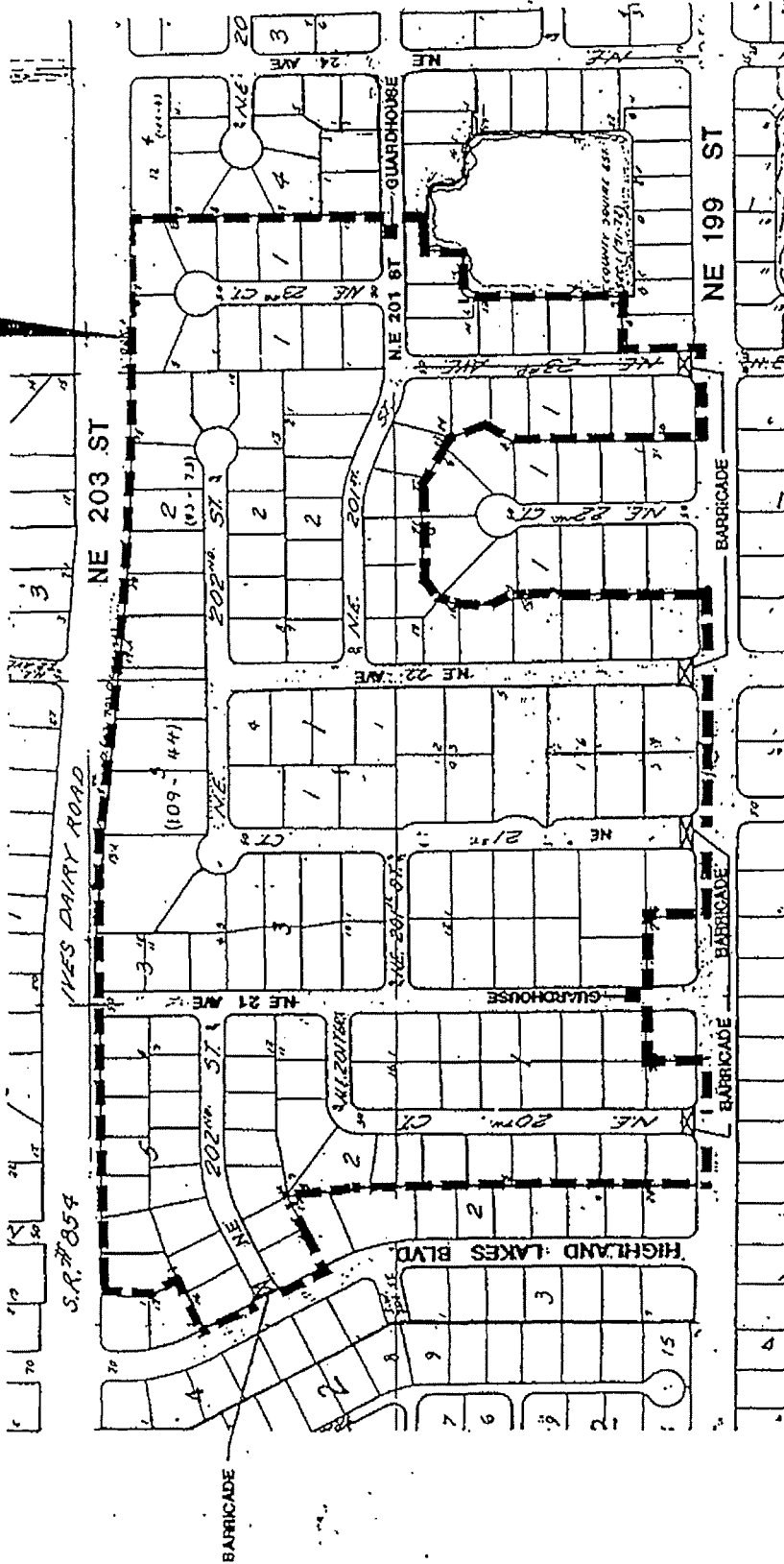
The creation of the district will be subject to the results of an election which will be conducted by the Dade County Elections Department. A ballot will be sent by mail to each qualified registered elector living within the proposed boundaries.

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**



**OAK FOREST STATIONARY SECURITY GUARD  
SPECIAL TAXING DISTRICT**

STATE OF FLORIDA )  
 ) SS:  
 )

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

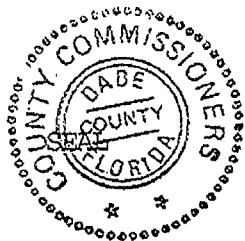
COPY OF ORDINANCE 94-151 PASSED AND ADOPTED JULY 26, 1994

\_\_\_\_\_ as appears of record.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on  
this 01 day of AUGUST, A.D. 19 94.

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

By [Signature]  
Deputy Clerk



Board of County Commissioners  
Dade County, Florida