

MEMORANDUM

Agenda Item No. 5(F)


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. 95-77 relating to the
Enchanted Lake Security Guard
Special Taxing District in
accordance with the provisions of
Chapter 18 of the Code of 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

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


 For

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 
Mayor

Subject: Fiscal Impact and Social Equity Statement for the Amendment of the Ordinance No. 95-77 relating to the Enchanted Lake 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 95-77, 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 Enchanted Lake 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.

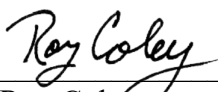
Social Equity

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(F)

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(F)
6-2-26

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 95-77 RELATING TO THE ENCHANTED LAKE 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 1995, pursuant to Ordinance No. 95-77 (“1995 Ordinance”) attached hereto as Exhibit “A”, the Enchanted Lake Security Guard Special Taxing District (the “Special Taxing District”); and

WHEREAS, the 1995 Ordinance provided that the “improvements and services to be provided within this proposed special taxing district will consist of . . . [a] visible safety and sentinel security program provided by either a private security guard company or off-duty police officers, operating from two (2) 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 1995 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 95-77 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 visible safety and sentinel security program provided by either a private security guard company or off-duty police officers, operating from two (2) guardhouses. The first guardhouse will be located on N.E. 192nd street, east of N.E. 22nd Avenue, and the second guardhouse will be located on N.E. 23rd Avenue, south of N.E. 199 Street. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.E. 197th street at N.E. 22nd Avenue, at N.E. 24th Avenue and N.E. 199th Street. The reconstruction of N.E. 192nd Street and N.E. 23rd Avenue, construction of the two (2) guardhouses, installation of gates, and all barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year. >>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.

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 VETRO-DADE/GSA-MAT MGT

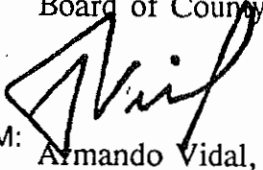
Agenda Item No. 7 (Q)

(Public Hearing 5-2-95)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: March 21, 1995

SUBJECT: "Enchanted Lake
Security Guard
Special Taxing District"

FROM: 
Armando Vidal, P.E.
County Manager

95-77

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 "Enchanted Lake Security Guard Special Taxing District."

Boundaries: Bounded on the North by N.E. 199th Street;
Bounded on the South by N.E. 192nd Street;
Bounded on the East by The Oleta River;
Bounded on the West by N.E. 22nd Avenue.

Number of Parcels: 200

Number of Homestead Exemptions: 181

Number of Owners With Homestead
Exemption Signing Petition: Signed by 113 or 62% of the resident property owners.

Preliminary Public Meeting: January 26, 1995

Type of Improvements: A visible safety and sentinel security program provided by either a private security guard company or off-duty police officers operating from two (2) guardhouses. The first guardhouse will be located on N.E. 192nd Street, east of N.E. 22nd Avenue and the second guardhouse will be located on N.E. 23rd Avenue, south of N.E. 199 Street. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.E. 197th Street at N.E. 22nd Avenue, and N.E. 24th Avenue at N.E. 199th Street. The reconstruction of N.E. 192nd Street and N.E. 23rd Avenue, construction of the two (2) guardhouses, installation of gates, and all barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

Required Referendum: Every qualified registered voter residing within the district limits will be afforded the opportunity to vote at an election conducted by mail, estimated to be held June, 1995.

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

Estimated Completion: January, 1996

Estimated Initial Billing: November, 1995.

Assessment billed annually as an itemized portion of tax bill.

MDC008

REPORT AND RECOMMENDATIONS
ON THE CREATION OF ENCHANTED LAKE 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 "Enchanted Lake 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. 199th Street;
Bounded on the South by N.E. 192nd Street;
Bounded on the East by The Oleta River;
Bounded on the West by N.E. 22nd Avenue.

Upon review by the Public Works Department, the boundaries were not altered. A preliminary public meeting was held on January 26, 1995, at Highland Oak Middle School, at which time the property owners in attendance were presented the facts pertaining to the boundaries of this district, a description of the security service, its costs and the method of paying for the planned security program.

Therefore, the boundaries of the "Enchanted Lake Security Guard Special Taxing District" are as follows:

A portion of Section 4, Township 52 South, Range 42 East, Dade County, Florida;
being more particularly described as follows:

The West 165 feet of the North 185 feet of the N 1/2 of the SE 1/4 of the NW 1/4
of the NE 1/4 of Section 4 less N & W 25 feet for right-of-way

AND

Lots 1 through 23 and Lots 40 through 45, Block 5 and Lots 1 through 7, Block 6 of
"ENCHANTED LAKE SECTION 3" according to the plat thereof, as recorded in Plat Book
65 at Page 12;

ORDINANCE NO. 95-77

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS "ENCHANTED LAKE 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 "ENCHANTED LAKE SECURITY GUARD SPECIAL TAXING DISTRICT" duly signed by more than 50% of the resident owners of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing security guard services to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

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

WHEREAS, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report

and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the security guard services project to be provided and maintained within the proposed district, an estimate of the cost of constructing and maintaining such project, his certification that the proposed project and proposed district conform to the master plan of development for the County, and setting forth his recommendations concerning the need 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 an estimate of the amount to be assessed against each developed and/or vacant/underdeveloped benefited parcel of property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such "Report and Recommendations" of the County Manager was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations that the project petitioned for would be of special benefit to all property within the proposed district and that the total amount of the special assessments to be levied would not be in

excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the property owners and the report and recommendations of the County Manager--said hearing was held on Tuesday,

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

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

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

establish such special taxing district in accordance with the report and recommendations of the County Manager,

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

Section 1. In accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a special taxing district located in unincorporated Dade County, Florida, known and designated as the "ENCHANTED LAKE 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 4, Township 52 South, Range 42 East, Dade County, Florida; being more particularly described as follows:

The West 165 feet of the North 185 feet of the N 1/2 of the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 4 less N & W 25 feet for right-of-way.

AND

Lots 1 through 23 and Lots 40 through 45, Block 5 and Lots 1 through 7, Block 6 of "ENCHANTED LAKE SECTION 3" according to the plat thereof, as recorded in Plat Book 65 at Page 12;

AND

Blocks 8 through 10 of "ENCHANTED LAKE SECTION 4" according to the plat thereof, as recorded in Plat Book 68 at Page 67;

AND

Lots 1 through 17, Block 11 and Lots 1 through 10, Block 12 of "ENCHANTED LAKE SECTION 5" according to the plat thereof, as recorded in Plat Book 72 at Page 31;

AND

Lots 18 through 41, Block 11 and Lots 1 through 24, Block 13 of "ENCHANTED LAKE SECTION 6" according to the plat thereof, as recorded in Plat Book 72 at Page 32;

AND

Lots A through C, Block 12 of "ENCHANTED LAKE SECTION 5 AMENDED PLAT" according to the plat thereof, as recorded in Plat Book 77 at Page 23;

AND

All of "SKYKNOLL ESTATES REPLAT" according to the plat thereof, as recorded in Plat Book 84 at Page 11;

AND

Lots 1 through 6, Block 1 of "RAINTREE LAKE SECTION 1" according to the plat thereof, as recorded in Plat Book 86 at Page 61;

AND

Lot 7 less beginning at NE corner of said Lot 7, thence run South for 1.33 feet, thence run West for 100.99 feet, thence run North 36 Degree East for 1.66 feet to P O B and portion of Lot 6 described as follows: Commence at SE corner of said Lot 6, thence run West for 100.00 feet, thence run South 36 Degree West for 1.66 feet to P O B, continue SW for 118.00 feet, thence run Northwesterly for 3.80 feet, thence run North 36 Degree East for 114.00 feet, thence run East for 4.76 feet to P O B and Lots 11 through 16, Block 1 of "NORTH LAKE ESTATES" according to the plat thereof, as recorded in Plat Book 87 at Page 18;

AND

All of "KLEIN - MAYERCHAK SUBDIVISION" according to the plat thereof, as recorded in Plat Book 92 at Page 49;

AND

Lots 13 through 17, Block 1 of "RAINTREE LAKE SECTION 3" according to the plat thereof, as recorded in Plat Book 92 at Page 81;

AND

All of "RAINTREE LAKE SECTION 4" according to the plat thereof, as recorded in Plat Book 95 at Page 26;

AND

Tract B of "RIVERWOOD" according to the plat thereof, as recorded in Plat Book 97 at Page 23;

Subject to any rights-of-way previously conveyed to the public.

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

The area and location of this proposed special taxing district are shown on the map or sketch which is made a part hereof by reference.

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

A visible safety and sentinel security program provided by either a private security guard company or off-duty police officers, operating from two (2) guardhouses. The first guardhouse will be located on N.E. 192nd Street, east of N.E. 22nd Avenue, and the second guardhouse will be located on N.E.

23rd Avenue, south of N.E. 199 Street. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.E. 197th Street at N.E. 22nd Avenue, at N.E. 24th Avenue and N.E. 199th Street. The reconstruction of N.E. 192nd Street and N.E. 23rd Avenue, construction of the two (2) guardhouses, installation of gates, and all barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

Section 4. The estimated cost to the property owners for the security guard services including engineering, construction, administrative, billing, collecting and processing for the first year is \$413,000.00, and \$221,000.00 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 \$2,065.00 and \$1,105.00 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 \$1,032.50 and \$552.50 for the second and succeeding years.

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

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

Section 7. The County Manager is directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Metropolitan Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if such special assessments are unpaid when due, the potential for loss of title to the property exists.

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


Section 9. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this

Board and noticed and conducted as this Board shall determine by
Resolution.

PASSED AND ADOPTED: MAY 02 1995

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

Prepared by:

A handwritten signature consisting of a vertical line on the left, a horizontal line extending to the right, and a stylized flourish above the horizontal line.

ECONOMIC/FISCAL IMPACT ANALYSIS

The economic impact on the County's budget will be from the advancement of funds by several County Departments. Advancement of funds will result from various departments' expenditure of labor and materials necessary to engineer and administrate the creation of the district. All district costs incurred will be reimbursed to each department after the Board's adoption of the preliminary assessment roll, ratification of the district by the registered voters within the district limits and collection of the assessments from the affected property owners November 1995 annual tax bill.

The economic impact on the private sector will be a perpetual annual special assessment for the cost of security guard service to all property owners within the district.

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

| | <u>First Year</u> | <u>Second and Succeeding Years</u> |
|--------------------------------|-------------------|----------------------------------------|
| Estimated Total District Cost: | \$413,000 | \$221,000 |
| Method of Apportionment: | Unit | |

Sample Assessments:

| | | |
|--------------------------------------------------------------|------------|------------|
| Cost Per Developed Lot Assessed as 1 Unit: | \$2,065.00 | \$1,105.00 |
| Cost Per Vacant / Underdeveloped Lot Assessed as .5 Unit: | \$1,032.50 | \$552.50 |

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

State or Federal grants are not applicable to this special taxing district.

Each security guard special taxing district is unique due to its geographical boundaries, affected property owners, and level of services to be provided. Therefore, a previously approved ordinance could not be used, and only a new ordinance will satisfy the requirements of Chapter 18 of the Code.

As required by the provisions of Chapter 18-3 of the Code, I have reviewed the facts submitted by the Public Works Director and concur with his recommendation that this district be created if approved by the referendum required subsequent to this public hearing.

AND

Blocks 8 through 10, of "ENCHANTED LAKE SECTION 4" according to the plat thereof, as recorded in Plat Book 68 at Page 67;

AND

Lots 1 through 17, Block 11 and Lots 1 through 10, Block 12 of "ENCHANTED LAKE SECTION 5" according to the plat thereof, as recorded in Plat Book 72 at Page 31;

AND

Lots 18 through 41, Block 11 and Lots 1 through 24, Block 13 of "ENCHANTED LAKE SECTION 6" according to the plat thereof, as recorded in Plat Book 72 at Page 32;

AND

Lots A through C, Block 12 of "ENCHANTED LAKE SECTION 5 AMENDED PLAT" according to the plat thereof, as recorded in Plat Book 77 at Page 23;

AND

All of "SKYKNOLL ESTATES REPLAT" according to the plat thereof, as recorded in Plat Book 84 at Page 11;

AND

Lots 1 through 6, Block 1 of "RAINTREE LAKE SECTION 1" according to the plat thereof, as recorded in Plat Book 86 at Page 61;

AND

Lots 7 less beginning at NE corner of said Lot 7, thence run South for 1.33 feet, thence run West for 100.99 feet, thence run North 36 Degree East for 1.66 feet to P O B and portion of Lot 6 described as follows: Commence at SE corner of said Lot 6, thence run West for 100.00 feet, thence run South 36 Degree West for 1.66 feet to P O B, continue SW for 118.00 feet, thence run Northwesterly for 3.80 feet, thence run North 36 Degree East for 114.00 feet, thence run East for 4.76 feet to P O B and Lots 11 through 16, Block 1 of "NORTH LAKE ESTATES" according to the plat thereof, as recorded in Plat Book 87 at Page 18;

AND

All of "KLEIN - MAYERCHAK SUBDIVISION" according to the plat thereof, as recorded in Plat Book 92 at Page 49;

AND

Lots 13 through 17, Block 1 of "RAINTREE LAKE SECTION 3" according to the plat thereof, as recorded in Plat Book 92 at Page 81;

AND

All of "RAINTREE LAKE SECTION 4" according to the plat thereof, as recorded in Plat Book 95 at Page 26;

AND

Tract B of "RIVERWOOD" according to the plat thereof, as recorded in Plat Book 97 at Page 23;

Subject to any rights-of-way previously conveyed to the public.

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

2. DESCRIPTION AND LOCATION OF THE SERVICE TO BE PROVIDED

The service as specified by the petition will be a visible safety and sentinel security program, provided by either a private security guard company or off-duty police officers operating from two (2) guardhouses. The first guardhouse will be located on N.E. 192nd Street, east of N.E. 22nd Avenue and the second guardhouse will be located on N.E. 23rd Avenue, south of N.E. 199 Street.

The following roads will be permanently closed and will not allow vehicular access into the district: N.E. 197th Street at N.E. 22nd Avenue, and N.E. 24th Avenue at N.E. 199th Street. The reconstruction of N.E. 192nd Street and N.E. 23rd Avenue, construction of the two (2) guardhouses, installation of gates, and all barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year. The service level will be reviewed with the District's homeowners association Board prior to renewal or reletting of a service contract as it is an integral part of this district's budget process. In the absence of a bona fide homeowners association, notification will be sent informing the district property owners of Dade County selection of a service provider.

This service will be provided by a duly licensed and bonded State of Florida approved security service company. The service, as administered by the Dade County Public Works Department, will commence at the earliest practicable time following the creation and establishment of the district by the Dade County Board of County Commissioners and said creation ratified by the electorate at the required subsequent referendum.

3. ESTIMATED COST FOR THIS SERVICE

The request made by the petitioners is for a continual unarmed security service as indicated in Section 2 of this report.

The cost estimates are based upon bids recently received from security service companies by the Dade County Public Works Department. For this report, an estimated hourly rate of \$11.00 was used for the 2 stationary guards multiplied by the annual number of hours of guard service for an estimated total of \$193,000.

In addition to the cost for the security service, a capital outlay of \$142,000 is required for the reconstruction of N.E. 192nd Street, and N.E. 23rd Avenue, construction of two (2) guardhouses, installation of electronic gates, and barricading N.E. 197th Street at N.E. 22th Avenue and N.E. 24th Avenue at N.E. 199th Street. The cost to provide utilities and maintenance for the guardhouses is estimated to be \$6,500 the first year and \$6,500 annually thereafter.

It will also be necessary for the County to recover the engineering and contract administrative costs incurred to establish and maintain the district as provided by Chapter 18 of the Code. This is estimated to be \$14,500 the first year and \$10,000 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, first year election cost, collecting the assessments, and processing the monthly invoices to the security service company. This cost is estimated to be \$3,400 the first year and \$1,000 annually thereafter. Additionally, contingency funds in the amount of \$53,600 the first year and \$10,500 each year thereafter are provided. Therefore, the first year total cost is estimated to be \$413,000 and the second year total cost is estimated to be \$221,000. The succeeding years costs will be determined on an annual basis.

4. PROCEDURE

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

annual cost now estimated to be \$193,000 or approximately \$16,000 per month.

Each property owner in the district will pay the County, by special assessment on a unit basis, a proportionate share of the total annual cost. This cost will be shown as an itemized portion of the annual ad valorem tax bill.

5. CONFORMITY TO THE MASTER PLAN OF DADE COUNTY

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

6. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS IMPROVEMENT

The proposed security program is desirable as evidenced by the property owners' petition. The 1994 net property valuation within the district (\$26,623,531), is a good indication that the affected property is able to pay such assessments as may be required and, in my opinion, the proposed improvement will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

7. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY

The combined estimated annual cost for the security service and other expenses as estimated and indicated in Section 3 is \$413,000 the first year and \$221,000 the second year, with succeeding years' costs determined annually. The cost is to be paid for by special assessment against benefitted properties and is to be apportioned to individual properties within the boundaries of the district on a unit basis. The cost per unit and fraction thereof to be assessed for this service is estimated as follows:

UNITS FACTORS

| <u>Item</u> | <u>First Year</u> | <u>Second Year</u> |
|---------------------------------------------------|-------------------|--------------------|
| Number of Developed Lots assessed as 1 Unit x 200 | <u>200*</u> | <u>200*</u> |
| Unit Total | 200* | 200* |

*To be reviewed annually.

ESTIMATED ANNUAL COSTS

| <u>Item</u> | <u>Amounts</u> | |
|--------------------------------------------------------------|------------------------|------------------------------------|
| | <u>First Year Cost</u> | <u>Second and Succeeding Years</u> |
| Annual Cost of Service | \$193,000 | \$193,000 |
| Capital Improvements | 142,000 | -0- |
| Engineering & Contract Administrative Cost | 14,500 | 10,000 |
| Advertising, Printing, Mailing, Election and Collection Cost | 3,400 | 1,000 |
| Utilities & Maintenance Expenses | 6,500 | 6,500 |
| Contingency Cost | <u>\$ 53,600</u> | <u>\$ 10,500</u> |
| Estimated Total District Cost | \$413,000 | \$221,000 |

SAMPLE ASSESSMENTS

| <u>Item</u> | <u>Amounts</u> | |
|-------------------------------------------|-------------------|------------------------------------|
| | <u>First Year</u> | <u>Second and Succeeding Years</u> |
| Total Cost To District | \$413,000 | \$221,000 |
| Cost Per Developed Lot Assessed as 1 Unit | \$2,065.00 | \$1,105.00 |

These costs are based on a preliminary estimate of 200 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 Enchanted Lake Security Guard Special Taxing District Preliminary Assessment Roll Resolution. Adoption of this resolution will enable Dade County to reimburse its departments the funds advanced for engineering and/or administration to create this district. My office will also be available to answer any questions from the public or from your office in regard to the financial and/or engineering facts of this district. We further recommend that the County Manager sign the attached report to the Board of County Commissioners after he has reviewed this report and concur with our findings.

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



MEMORANDUM

TO: William G. Oliver, Director
County Clerk Division
Clerk of the Board
Attn: Clinton Forbes

DATE: December 12, 1994

SUBJECT: "Enchanted Lake
Security Guard
Special Taxing
District"

FROM: Armando Vidal, P.E.
Director
Public Works Department

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 Property Appraiser Department, we have determined that there are:

1. 200 Total parcels of land within boundary area.
2. 181 Total resident owners of property within boundary area.
3. 113 Total resident owners signed the attached petition
4. 62% Percent of resident owners signed the attached petition.
5. \$26,623,531 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.

AV:TL:cj


Attachment

M E M O R A N D U M

TO: Pedro Hernandez, P.E.
Acting Director
Public Works Department

DATE: February 1, 1995

SUBJECT: Enchanted Lake
Security Guard
Special Taxing District

FROM:  Guillermo Olmedillo, Director
Planning Director

SECTION: 4-52-42
DISTRICT: No. 4

Staff has reviewed the request for establishing a stationary security guard special taxing district for Enchanted Lake, 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 structure 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 for emergency calls has been addressed by the respective departments and have been found to be acceptable (memorandums attached).

Creation of the Security District will require that School and Solid Waste Departments be notified where by respective routes of each may be changed or modified. Further, it is the recommendation of staff to review the location of the proposed guard houses and barricades to minimize their impact on the surrounding residences.

GO:TS:mf

mfts6

SUMMARY OF THE REPORT
ON THE CREATION OF ENCHANTED LAKE
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 "Enchanted Lake Security Guard Special Taxing District" was presented in accordance with the requirements of Article I, Chapter 18 of the Code of Metropolitan Dade County.

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

Bounded on the North by N.E. 199th Street;
Bounded on the South by N.E. 192nd Street;
Bounded on the East by the Oleta River;
Bounded on the West by N.E. 22nd Avenue.

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

The service as specified by the petition will consist of a visible safety and sentinel security service, provided by either a private security guard company or off-duty police officers operating from two (2) guardhouses. The first guardhouse will be located on N.E. 192nd Street, east of N.E. 22nd Avenue and the second guardhouse will be located on N.E. 23rd Avenue, south of N.E. 199th Street. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.E. 197th Street at N.E. 22nd Avenue, and N.E. 24th Avenue at N.E. 199th Street. The reconstruction of N.E. 192nd Street and N.E. 23rd Avenue, construction of the two (2) guardhouses, installation of gates, and all barricades will be capital improvement items of this district. Service will be provided 24 hours per day, 365 days a year.

ESTIMATED ANNUAL COST

| <u>Item</u> | <u>First Year</u> | <u>Second And Succeeding Years</u> |
|------------------------------------------------------------------|-------------------|----------------------------------------|
| Annual Cost of Service: | \$193,000 | \$193,000 |
| Capital Improvements | 142,000 | -0- |
| Engineering & Contract Administrative Cost | 14,500 | 10,000 |
| Advertising, Printing, Mailing, Election, and Collection Cost | 3,400 | 1,000 |
| Utilities & Maintenance Expenses | 6,500 | 6,500 |
| Contingency Cost | <u>\$ 53,600</u> | <u>\$ 10,500</u> |
| Estimated Total District Cost | \$413,000 | \$221,000 |

MDC029

SAMPLE ASSESSMENT

| <u>Item</u> | <u>Amounts</u> | |
|-----------------------------------------------------------|-------------------|----------------------------------------|
| | <u>First Year</u> | <u>Second And Succeeding Years</u> |
| Cost Per Developed Lot assessed as 1 Unit | \$2,065.00 | \$1,105.00 |
| Cost Per Vacant/Underdeveloped Lot assessed as .5 Unit | \$1,032.50 | \$552.50 |

This improvement is required to be consistent with the intent and purpose of the adopted Comprehensive Development Master Plan of Dade County and will provide benefits to all property within the district at least equal to or exceeding the total amount of special assessments to be levied.

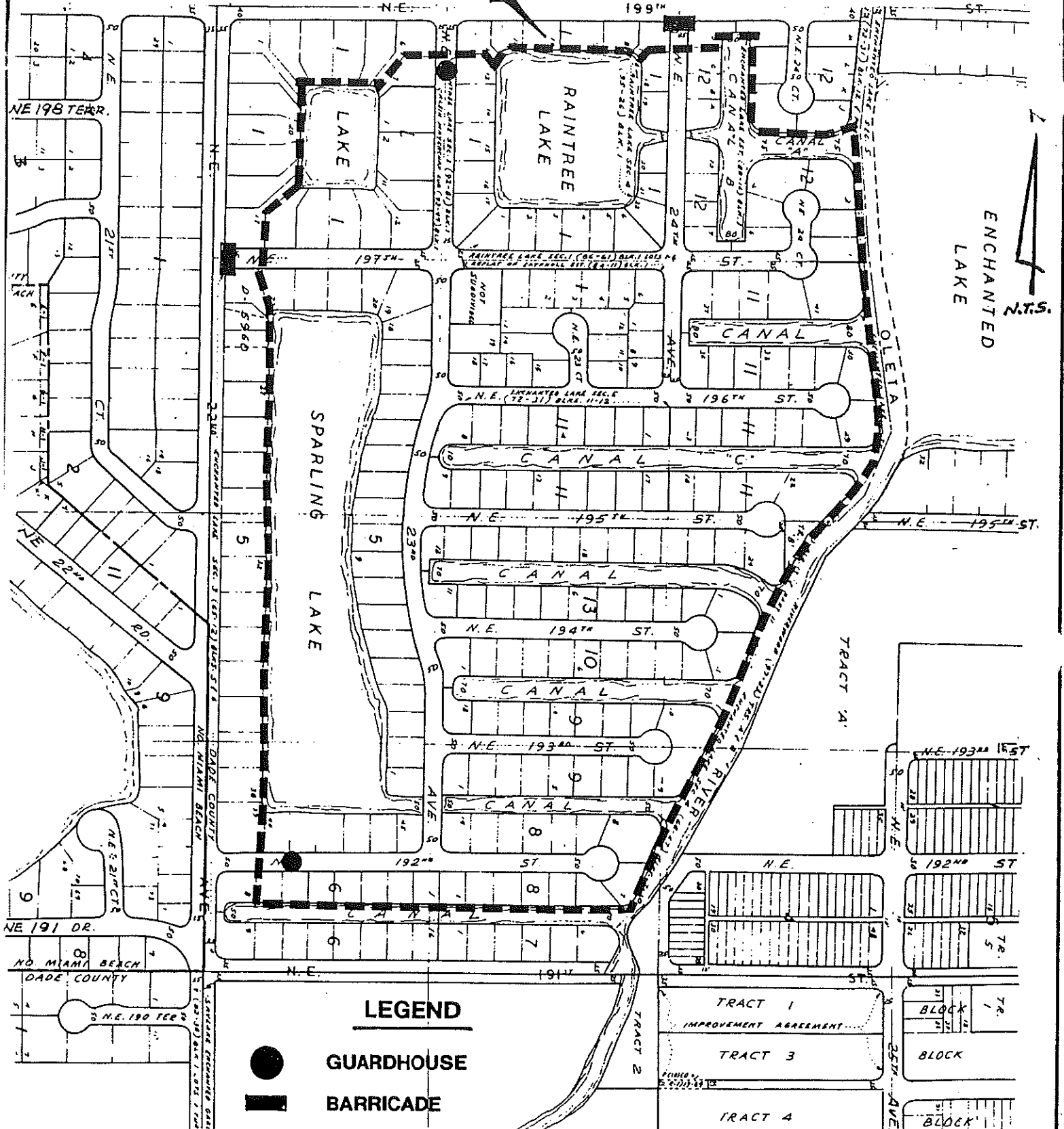
The creation of the district will be subject to the results of an election which will be conducted by the Dade County Elections Department in which a ballot will be sent by mail to each qualified registered elector living within the proposed boundaries.

The elector will, at that time, have the opportunity to vote for or against the improvement.

The results of this election will determine whether or not the district is created.

Attachment: Exhibit "A"

PROPOSED DISTRICT BOUNDARIES



ENCHANTED LAKE SECURITY GUARD SPECIAL TAXING DISTRICT

SECTION: 4-52-42

EXHIBIT "A"

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 95-77 PASSED AND ADOPTED MAY 02, 1995

_____ as appears of record.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 09 day of MAY, A.D. 19 95.

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

By 
Deputy Clerk



Board of County Commissioners
Dade County, Florida