

MEMORANDUM

Agenda Item No. 5(E)

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. 94-68 relating to the
Highland Lakes 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

Ordinance No. 26-36

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 
Mayor

Subject: Fiscal Impact and Social Equity Statement for the Amendment of the Ordinance No. 94-68 relating to the Highland Lakes 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 94-68, 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 Highland Lakes 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.

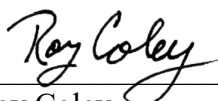
Social Equity

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, reading "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: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(E)

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(E)
6-2-26

ORDINANCE NO. 26-36

ORDINANCE AMENDING ORDINANCE NO. 94-68
RELATING TO THE HIGHLAND LAKES 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. 94-68 (“1994 Ordinance”) attached hereto as Exhibit “A”, the Highland Lakes 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] 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 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 94-68 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 Highland Lakes Boulevard, north of N.E. 203rd Street (Ives Dairy Road) and the second guardhouse will be located on N.E. 209th Terrace, west of N.E. 26th Avenue. Service will be provided 24 hours per day, 365 days a year. Also, the following roads will be permanently closed and will not allow vehicular access into the district: N.E. 22nd Avenue and N.E. 20th Court at N.E. 203rd Street, Highland Lakes Boulevard, N.E. 23rd Avenue, N.E. 23rd Court and N.E. 24th Court at N.E. 215th Street, and N.E. 214th Street at N.E. 26th Avenue. The construction of a frontage road and 6 foot high concrete wall along N.E. 215th Street from Highland Lakes Boulevard to approximately N.E. 26th Avenue, construction of a concrete wall on N.E. 22nd Avenue at N.E. 203rd Street, re-construction of N.E. 209th Terrace and Highland Lakes Boulevard, construction of a fenced access road, and cul de sac, including signalization and median reconstruction on N.E. 203rd Street at its intersection with the proposed access road, construction of the two (2) guardhouses, installation of card readers and gates, and the barricading of N.E. 214th Street at N.E. 26th Avenue will be capital improvement items of this district. Note: Construction of the access road and its associated improvements is contingent upon final approval by the Dade County School Board. >>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

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.

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.

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: June 2, 2026

Approved by County Attorney as
to form and legal sufficiency:

EWJ for

Prepared by:

RC

Ryan Carlin

Prime Sponsor: Commissioner Micky Steinberg

Amended
Agenda Item No. 7 (U)
5-3-94

ORDINANCE NO. 94-68

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS "HIGHLAND LAKES 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 "HIGHLAND LAKES 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, 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 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, May 3, 1994. 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, May 3, 1994, 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 "HIGHLAND LAKES 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, being more particularly described as follows:

Lots 1 through 13 and 16 through 28 in Block 1, lots 1 through 18 and 30 through 38 in Block 2, lots 1 through 20 in Block 3 and all of Block 4 of "Sunswept Isle" according to the plat thereof, as recorded in Plat Book 60 at Page 80;

AND

All of "A Replat of a portion of Block 2 Sunswept Isle" according to the plat thereof, as recorded in Plat Book 64 at Page 132;

AND

All of "Replat of Portion Of Block 4 Sunswept Isle" according to the plat thereof, as recorded in Plat Book 69 at Page 48;

AND

Lots 6 through 8 in Block 6 and lots 6 through 8 in Block 7 of "Highland Lakes Section Two" according to the plat thereof, as recorded in Plat Book 71 at Page 8;

AND

All of "Highland Lakes Section Three" according to the plat thereof, as recorded in Plat Book 71 at Page 53;

AND

All of "Highland Lakes Section Four" according to the plat thereof, as recorded in Plat Book 73 at Page 38;

AND

All of "Highland Lakes Section Five" according to the plat thereof, as recorded in Plat Book 73 at Page 39;

AND

All of "Highland Lakes Section Six" according to the plat thereof, as recorded in Plat Book 73 at Page 48;

AND

All of "Highland Lakes Section Seven" according to the plat thereof, as recorded in Plat Book 73 at Page 56;

AND

All of "Highland Lakes East" according to the plat thereof, as recorded in Plat Book 73 at Page 57;

AND

All of "First Addition to Highland Oaks" according to the plat thereof, as recorded in Plat Book 77 at Page 15;

AND

All of "Highland Oaks Gardens Section One" according to the plat thereof, as recorded in Plat Book 81 at Page 77;

AND

All of "Highland Oaks Gardens Section Two" according to the plat thereof, as recorded in Plat Book 84 at Page 10;

AND

All of "Highland Ranch Estates" according to the plat thereof, as recorded in Plat Book 85 at Page 57;

AND

All of "Highland Gardens" according to the plat thereof, as recorded in Plat Book 90 at Page 19;

AND

All of "First Addition to Highland Gardens" according to the plat thereof, as recorded in Plat Book 94 at Page 74;

AND

All of "Highland Lakes Section Eight" according to the plat thereof, as recorded in Plat Book 95 at Page 19;

AND

All of "Second Addition to Highland Gardens" according to the plat thereof, as recorded in Plat Book 96 at Page 20;

AND

All of "Highland Lakes Section Nine" according to the plat thereof, as recorded in Plat Book 96 at Page 72;

AND

All of "Highland Lakes Estates" according to the plat thereof, as recorded in Plat Book 96 at Page 86;

AND

All of "Highland Lakes Section Ten" according to the plat thereof, as recorded in Plat Book 100 at Page 69;

AND

All of "First Addition to Highland Lakes Estates" according to the plat thereof, as recorded in Plat Book 100 at Page 80;

AND

All of "Highland Lakes Section Eleven" according to the plat thereof, as recorded in Plat Book 102 at Page 57;

AND

All of "Highland Lakes Section Twelve" according to the plat thereof, as recorded in Plat Book 102 at Page 61;

AND

All of "Forest Estates" according to the plat thereof, as recorded in Plat Book 102 at Page 72;

AND

All of "Highland Lakes Section Thirteen" according to the plat thereof, as recorded in Plat Book 104 at Page 53;

AND

All of "Third Addition to Highland Gardens" according to the plat thereof, as recorded in Plat Book 105 at Page 71;

AND

All of "Highland Lakes Sites" according to the plat thereof, as recorded in Plat Book 106 at Page 21;

AND

All of "Fourth Addition to Highland Gardens" according to the plat thereof, as recorded in Plat Book 111 at Page 20;

AND

All of "Woodland Estates" according to the plat thereof, as recorded in Plat Book 116 at Page 2;

AND

All of "Ari Sandor Manors Subdivision" according to the plat thereof, as recorded in Plat Book 117 at Page 81;

AND

All of "Highland Lakes Section Fourteen" according to the plat thereof, as recorded in Plat Book 128 at Page 9;

AND

All of "Rechtman Subdivision" according to the plat thereof, as recorded in Plat Book 141 at Page 8;

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

Highland Lakes Boulevard, north of N.E. 203rd Street (Ives Dairy Road) and the second guardhouse will be located on N.E. 209th Terrace, west of N.E. 26th Avenue. Service will be provided 24 hours per day, 365 days a year. Also, the following roads will be permanently closed, and will not allow vehicular access into the district: N.E. 22nd Avenue and N.E. 20th Court at N.E. 203rd Street, Highland Lakes Boulevard, N.E. 23rd Avenue, N.E. 23rd Court and N.E. 24th Court at N.E. 215th Street, and N.E. 214th Street at N.E. 26th Avenue. The construction of a frontage road and 6 foot high concrete wall along N.E. 215th Street from Highland Lakes Boulevard to approximately N.E. 26th Avenue, construction of a concrete wall on N.E. 22nd Avenue at N.E. 203rd Street, re-construction of N.E. 209th Terrace and Highland Lakes Boulevard, construction of a fenced access road, and cul de sac, including signalization and median reconstruction on N.E. 203rd Street at its intersection with the proposed access road, construction of the two (2) guardhouses, installation of card readers and gates, and the barricading of N.E. 214th Street at N.E. 26th Avenue will be capital improvement items of this district. Note: Construction of the access road and its associated improvements is contingent upon final approval by the Dade County School Board.

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 \$1,627,600.00, and \$235,200.00 for each year thereafter. The County will advance funds for this program, which sum shall be reimbursed by special assessments. Except for properties included within the Highland Gardens Security Guard Special Taxing District, it is estimated that the cost per developed parcel of real property within the proposed district for the

first year is \$950.00 and \$950.00 for the second year, and \$236.00 in succeeding years. It is estimated that the cost per vacant/undeveloped parcel of real property within the proposed district for the first year is \$475.00 and \$475.00 for the second year, and \$118.31 in succeeding years. It is also estimated that the cost per developed parcel of real property within the proposed district, which is also included within the Highland Gardens Security Guard Special Taxing District, for the first year is \$0.00 and \$236.00 the second and succeeding years. It is estimated that the cost per vacant/undeveloped parcel within the proposed district, which is also included within the Highland Gardens Security Guard Special Taxing District, the first year is \$0.00 and \$118.31 in 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. That the County Manager is hereby authorized and directed to take whatever steps are necessary to secure approval from the Dade County School Board for the requisite alternate school access road.

Section 9. 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 10. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this

Amended

Agenda Item No. 7 (U)

Page No. 13

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

PASSED AND ADOPTED:

MAY 03 1994

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

Prepared by:

**AMENDED REPORT AND RECOMMENDATIONS
ON THE CREATION OF HIGHLAND LAKES
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 the "Highland Lakes Security Guard Special Taxing District."

1. BOUNDARIES OF THIS DISTRICT

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

Bounded on the North by N.E. 215th Street;
Bounded on the South by N.E. 203rd Terrace;
(Ives Dairy Road)
Bounded on the East by N.E. 26th Avenue;
Bounded on the West by I-95.
(See Exhibit "A")

The Highland Lakes Security Guard Special Taxing District proposal originated at a public hearing conducted during the November 16, 1993, Board of County Commissioners regular meeting. The purpose of the aforementioned public hearing was to consider creation of the Forest Estates Security Guard Special Taxing District which represented 103 properties, of the approximate 1,008 properties, located within the above-described boundaries. If created, the Forest Estates Security Guard Special Taxing District would have been the third security guard special taxing district to be implemented within the above-described area. During the November 16, 1993 public hearing, the Board heard citizen concerns that the Highland Lakes area is dividing into small individually secured neighborhoods while other non-special taxing district areas of the community are being affected because of their inability to separately support a security guard special taxing district. Citizens also expressed concerns that continued division of the overall area may result in the possible "overflow" of crime and traffic into their neighborhoods.

In response to these concerns, the Board of County Commissioners requested that the Public Works Department develop a proposal to encompass as much of the affected area as possible under one security guard special taxing district. The Public Works Department held two preliminary district design meetings with a number of residents from the area who spoke at the aforementioned public hearing. As a result of those preliminary meetings, and consultation with a representative of the Dade County School Board concerning the preliminary design and conceptual approval of the alternate access road to serve the affected elementary school and middle school, the proposed boundaries, security service and capital improvements included in this report were finalized and presented to the property owners within the bounded area. The Public Works Department conducted preliminary public informational meetings on January 19, 20, 24 and 25, 1994, at the 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 security service and capital improvements, their costs and the method of paying for the planned security program. A petition containing the district's improvements, road closures and annual costs was circulated throughout the bounded area described above. The Public Works Department validated the returned petitions and found that 54% of the affected resident property owners were in favor of the proposal.

As shown in Exhibit "B", there are two existing security guard special taxing districts within the boundary areas described above. Exhibit "B" also shows the location of the previously proposed Forest Estates Security Guard Special Taxing District. The Highland Gardens Security Guard Special Taxing District provides continuous manned security services to 160 homes through a guardhouse located on N.E. 211 Street west of Highland Lakes Boulevard. The Highland Ranch Estates Security Guard Special Taxing District provides security services to 80

And

All of "Highland Lakes East" according to the plat thereof, as recorded in Plat Book 73 at Page 57;

And

All of "First Addition to Highland Oaks" according to the plat thereof, as recorded in Plat Book 77 at Page 15;

And

All of "Highland Oaks Gardens Section One" according to the plat thereof, as recorded in Plat Book 81 at Page 77;

And

All of "Highland Oaks Gardens Section Two" according to the plat thereof, as recorded in Plat Book 84 at Page 10;

And

All of "Highland Ranch Estates" according to the plat thereof, as recorded in Plat Book 85 at Page 57;

And

All of "Highland Gardens" according to the plat thereof, as recorded in Plat Book 90 at Page 19;

And

All of "First Addition To Highland Gardens" according to the plat thereof, as recorded in Plat Book 94 at Page 74;

And

All of "Highland Lakes Section Eight" according to the plat thereof, as recorded in Plat Book 95 at Page 19;

And

All of "Second Addition to Highland Gardens" according to the plat thereof, as recorded in Plat Book 96 at Page 20;

And

All of "Highland Lakes Section Nine" according to the plat thereof, as recorded in Plat Book 96 at Page 72;

And

All of "Highland Lakes Estates" according to the plat thereof, as recorded in Plat Book 96 at Page 86;

And

All of "Highland Lakes Section Ten" according to the plat thereof, as recorded in Plat Book 100 at Page 69;

And

All of "First Addition to Highland Lakes Estates" according to the plat thereof, as recorded in Plat Book 100 at Page 80;

And

All of "Highland Lakes Section Eleven" according to the plat thereof, as recorded in Plat Book 102 at Page 57;

And

All of "Highland Lakes Section Twelve" according to the plat thereof, as recorded in Plat Book 102 at Page 61;

And

All of "Forest Estates" according to the plat thereof, as recorded in Plat Book 102 at Page 72;

And

All of "Highland Lakes Section Thirteen" according to the plat thereof, as recorded in Plat Book 104 at Page 53;

And

All of "Third Addition to Highland Gardens" according to the plat thereof, as recorded in Plat Book 105 at Page 71;

And

All of "Highland Lakes Sites" according to the plat thereof, as recorded in Plat Book 106 at Page 21;

And

All of "Fourth Addition to Highland Gardens" according to the plat thereof, as recorded in Plat Book 111 at Page 20;

And

All of "Woodland Estates" according to the plat thereof, as recorded in Plat Book 116 at Page 2;

And

All of "Ari Sandor Manors Subdivision" according to the plat thereof, as recorded in Plat Book 117 at Page 81;

And

All of "Highland Lakes Section Fourteen" according to the plat thereof, as recorded in Plat Book 128 at Page 9;

And

All of "Rechtman Subdivision" according to the plat thereof, as recorded in Plat Book 141 at Page 8;

ALL OF THE ABOVE NAMED PLATS ARE RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

2. DESCRIPTION AND LOCATION OF THE SERVICE TO BE PROVIDED

The proposed improvements 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 Highland Lakes Boulevard, north of N.E. 203rd Street (Ives Dairy Road) and the second guardhouse will be located on N.E. 209th Terrace, west of N.E. 26th Avenue. Service will be provided 24 hours per day, 365 days a year. Initially, security service will be provided by a duly licensed and bonded State of Florida approved security service company which may be upgraded to off-duty police. 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. The security service level will be reviewed with the community's security service selection committee representatives prior to renewal or reletting of a service contract, as an integral part of this district's budget process.

The following roads will be permanently closed and will not allow vehicular access into the district: N.E. 22nd Avenue and N.E. 20th Court at N.E. 203rd Street, Highland Lakes Boulevard, N.E. 23rd Avenue, N.E. 23rd Court and N.E. 24th Court at N.E. 215th Street, and N.E. 214th Street at N.E. 26th Avenue.

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 annual total of \$193,000.

In addition to the cost for the security service, a capital outlay of \$1,173,500 is required for the reconstruction of Highland Lakes Boulevard, and N.E. 209th Terrace, the construction of a frontage road and 6 foot high concrete wall along N.E. 215th Street from Highland Lakes Boulevard to approximately N.E. 26th Avenue, construction of a concrete wall on N.E. 22nd Avenue at N.E. 203rd Street, construction of a fenced access road, and cul de sacs, including signalization and median reconstruction on N.E. 203rd Street at its intersection with the access road, (which will provide alternate vehicular access to Highland Oaks Elementary School and Highland Oaks Middle School), construction of the two (2) guardhouses, installation of card readers and gates, and barricading of N.E. 214th Street at N.E. 26th Avenue. The cost to provide utilities and maintenance for the above improvements is estimated to be \$14,500 the first year and \$14,500 annually thereafter.

Property owners in the Highland Gardens Security Guard Special Taxing District will not be assessed for any of the capital improvements proposed to be constructed in the Highland Lakes Security Guard Special Taxing District, and will only be assessed for the Highland Lakes Security Guard Special Taxing District's annual security service, administration and maintenance costs.

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 \$23,600 the first year and \$14,500 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, collecting the assessments, and processing the monthly invoices to the security service company. This cost is estimated to be \$11,000 the first year and \$2,000 annually thereafter. Contingency costs for this service is estimated to be \$212,000 the first year and \$11,200 the second year. Therefore, the first year total cost is estimated to be \$1,627,600 and the second year total cost is estimated to be \$235,200. The first year's assessment as detailed in section 7 of this report will actually be divided and assessed on the 1994 and 1995 Annual Ad Valorem Tax Bills. The second year total costs will be assessed on the 1996 annual Ad Valorem Tax Bill. 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 equal monthly payments, one twelfth of the annual cost now estimated to be \$193,000 or approximately \$16,083 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 according to the conditions outlined in section 3 of this report and according to the sample assessments detailed in section 7 of this report. This assessment 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. A Memorandum from the Planning Department is attached. In addition, by memorandum, the Metro-Dade Police Department is supportive of these proposed security improvements. The Metro-Dade Fire Rescue Department's memorandum included several recommendations which the Public Works Department addressed. The Metro-Dade Fire Rescue Department does caution however, that their response times could be delayed 2-3 minutes in the southern and eastern portions of the district due to the closure of N.E. 22nd Avenue.

6. RECOMMENDATION CONCERNING THE DESIRABILITY IMPROVEMENT

The proposed security program is desirable as evidenced by the majority of signatures on the property owners' petition. The combined 1993 net property valuation within the district (\$116,981,224), is a good indication that the affected properties are 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 \$1,627,600 the first year and \$235,200 the second year, with succeeding years' costs determined annually. The cost is to be paid for by special assessment levied against benefitted properties and is to be apportioned to individual properties within the boundaries of the district on a unit basis. The cost per unit and fraction thereof to be assessed for this service is estimated as follows:

UNIT FACTORS

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
Number of Developed Lots or Parcels assessed as 1 Unit x 1,005	1,005	1,005
Number of Vacant Lots or Parcels assessed as .5 Unit x 6	<u>3(*)</u>	<u>3(*)</u>
Total Units:	1,008	1,008
(*) 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	1,173,500	-0-
Contingencies	212,000	11,200
Engineering & Contract Administrative Cost	23,600	14,500
Advertising, Printing, Mailing, Election and Collection Cost	11,000	2,000
Utilities & Maintenance Expenses	<u>\$ 14,500</u>	<u>\$ 14,500</u>
Estimated Total District Cost	\$1,627,600	\$235,200

SAMPLE ASSESSMENTS

(For All Properties, Except Properties Within the Highland Gardens
Security Guard Special Taxing District)

<u>Item</u>	<u>Amounts</u>	
	<u>First and Second Year</u>	<u>Succeeding Years</u>
Cost Per Developed Lot or Parcel Assessed as 1 Unit	\$950.00	\$236.00
Cost Per Vacant Lot or Parcel Assessed as .5 Unit	\$475.00	\$118.00

SAMPLE ASSESSMENTS

(Pertaining to Highland Gardens Security Guard
Special Taxing District Property Owners Only)

<u>Item</u>	<u>Amounts</u>	
	<u>First Year</u>	<u>Second and Succeeding Years</u>
Cost Per Developed Lot or Parcel Assessed as 1 Unit	\$0.00	\$236.00
Cost Per Vacant Lot or Parcel Assessed as .5 Unit	\$0.00	\$118.00

These costs are based on a preliminary estimate of 1,008 units and will be adjusted from actual experience.

8. RECOMMENDATION

It is my recommendation that the creation and construction of the district be authorized by ordinance, adopted by the Board of County Commissioners, and further be subject to ratification by referendum by the affected electorate. Upon adoption of the ordinance creating this special taxing district, it is also recommended that the Board adopt as the next agenda item, a resolution calling for a special election, as required by Chapter 18 of the Code, to be conducted by the Dade County Elections Department using a mailed ballot. Upon approval by the County Commission of the referendum, the Elections Department will send a summary report on this district to each registered voter living within the district. Following adoption of the Election Resolution it is further recommended that the Board adopt the district's Preliminary Assessment Roll Resolution. Adoption of this resolution will enable the Dade County Tax Collector to provide funding to the Public Works Department's Special Taxing District Division to reimburse affected County Agencies involved in the creation and establishment of this district as well as providing funds for payment of the capital improvements and security services for the first year. 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 assessment rate to a level necessary to provide adequate revenue to cover actual 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 a revised assessment roll. 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. My office will also be available to answer any questions from the public or your office in regards 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 it and concur with our findings.

Attachments: (1) Copy of Planning Department Memorandum
(2) Copy of the Revised Summary of the Report
(3) Copy of Exhibit "A"
(4) Copy of Exhibit "B"

ECONOMIC IMPACT ANALYSIS:

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

The first year's economic impact to each property owner in the district excluding property owners within the Highland Gardens Security Guard Special Taxing District, involves a special assessment which includes a portion of the district's capital expenses. The second year's economic impact to each property owner in the district involves a special assessment which includes the remaining portion of the district's capital and security service expenses, in addition to the other expenses incidental to the creation and administration of the district. Each year thereafter, the impact to each property owner in the district will be a special assessment to cover the total annual cost to operate 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 and Succeeding Years</u>
Estimated Total District Cost:	\$1,627,600	\$235,200
Method of Apportionment:	Unit	

SAMPLE ASSESSMENTS

(For All Properties, Except Properties Within the Highland
Gardens Security Guard Special Taxing District)

<u>Item</u>	<u>Amounts</u>	
	<u>First and Second Year</u>	<u>Succeeding Years</u>
Cost Per Developed Lot or Parcel Assessed as 1 Unit	\$950.00	\$236.00
Cost Per Vacant Lot or Parcel Assessed as .5 Unit	\$475.00	\$118.00

SAMPLE ASSESSMENTS

(Pertaining to Highland Gardens
Security Guard Special Taxing District Property Owners Only)

Amounts

<u>Item</u>	<u>First Year</u>	<u>Second and Succeeding Years</u>
Cost Per Developed Lot or Parcel Assessed as 1 Unit	\$ 0.00	\$236.00
Cost Per Vacant Lot or Parcel Assessed as .5 Unit	\$ 0.00	\$118.00

These costs are based on a preliminary estimate of 1,008 units and will be adjusted from actual experience.

Sample Assessments:

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

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

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

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

homes through a 24 hours per day, 365 days per year, roving patrol commercial security guard service. The Highland Ranch Estates community submitted a petition signed by 92% of its property owners requesting that the Board of County Commissioners approve an amendment to their existing district's creation ordinance authorizing construction of a guard house and installation of a barricade. However, as a result of the agreements reached at the aforementioned Highland Lakes preliminary design meetings, the property owners responsible for initiating the petition drives in the Forest Estates and Highland Ranch Estates communities agreed to defer further processing of their individual petition requests pending the outcome of the Board of County Commissioners decision concerning the Highland Lakes Security Guard Special Taxing District and, if approved, pending ratification by the affected electorate.

Therefore, the boundaries of the "Highland Lakes Security Guard Special Taxing District" are as follows:

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

Lots 1 through 13 and 16 through 28 in Block 1, lots 1 through 18 and 30 through 38 in Block 2, lots 1 through 20 in Block 3 and all of Block 4 of "Sunswept Isle" according to the plat thereof, as recorded in Plat Book 60 at Page 80;

And

All of "A Replat of a portion of Block 2 Sunswept Isle" according to the plat thereof, as recorded in Plat Book 64 at Page 132;

And

All of "Replat of Portion Of Block 4 Sunswept Isle" according to the plat thereof, as recorded in Plat Book 69 at Page 48;

And

Lots 6 through 8 in Block 6 and lots 6 through 8 in Block 7 of "Highland Lakes Section Two" according to the plat thereof, as recorded in Plat Book 71 at Page 8;

And

All of "Highland Lakes Section Three" according to the plat thereof, as recorded in Plat Book 71 at Page 53;

And

All of "Highland Lakes Section Four" according to the plat thereof, as recorded in Plat Book 73 at Page 38;

And

All of "Highland Lakes Section Five" according to the plat thereof, as recorded in Plat Book 73 at Page 39;

And

All of "Highland Lakes Section Six" according to the plat thereof, as recorded in Plat Book 73 at Page 48;

And

All of "Highland Lakes Section Seven" according to the plat thereof, as recorded in Plat Book 73 at Page 56;