

5. Gables By-The-Sea Road Closing District Documents



Gulliver Academy, Inc.

12595 RED ROAD
CORAL GABLES, FLORIDA 33156
TELEPHONE (305) 665-3593

MARIAN KRUTULIS
DIRECTOR

JOSEPH J. KRUTULIS
ASSISTANT DIRECTOR

April 28, 1995

Mr. Charles Small
Dade County Public
Works Dept.
Suite 1510
111 N.W. 1st Street
Miami, Florida 33128

Re: GABLES-BY-THE-SEA ROAD CLOSING DISTRICT

Dear Mr. Small:

This letter sets forth a summary of the agreement reached among Gulliver Academy, Inc. ("Gulliver"), Dade County ("County") and the City of Coral Gables ("the Gables") regarding the proposed special taxing district for the closure of certain entrances and exits and public road to Gables-By-The-Sea.

Attached to this letter are copies of the "working site plans" concerning the details relating to a closure of Red Road, south of Old Cutler Road to Campamento. It should be noted that our agreement to be included within the district is conditioned upon the agreement by the County and the Gables to complete the matter set forth in this letter.

It is our understanding that the County will provide for the following:

1. FENCE ENCLOSURE.

a) The purchase, installation and maintenance of a black vinyl chain link fence, completely enclosing the eastern and southern boundaries of Gulliver's property. There will be two openings in the fence, one on the east side and one on the south side. These openings will be designated by Gulliver. The County will be responsible for the maintenance and liability relating to the fence.

b) The entrance on the south side of the property will be controlled by a sliding gate. This gate will provide entry to the cafeteria, maintenance and parking area. The County will

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provide Gulliver with the closing mechanism to coordinate with the entry system into the Gables-By-The-Sea district. The County will provide Gulliver with 85 entry cards for this mechanism for use of the administration and faculty. There will be no charge for the first 8 cards, \$10 per card thereafter. Also, there will be a charge for any additional cards requested and/or replacement cards at the same price charged to residents of the district. The County will be responsible for providing special codes on such cards, so that the neighborhood residents' cards will not be able to operate the gate into the Gulliver property.

c) The County and the Gables have indicated that, since the County will be providing the fence on the property line, Gulliver will be permitted to install the sliding gate to complete the enclosure on the property line if needed. Gulliver will be responsible for the purchase, installation and maintenance of the sliding gate on the south side of the property.

2. THE CLOSURE OF RED ROAD AT CAMPAMENTO AND REDESIGN OF RED ROAD SOUTH OF OLD CUTLER ROAD.

a) The County will close off Red Road the juncture where it intersects Campamento Avenue. The County agrees once the ordinance has been passed implementing the road closures it will immediately erect barricades at the Red Road and Campamento intersection and maintain and keep such barricades in place until completion of construction of the permanent barriers.

b) The area between Old Cutler Road and Campamento on Red Road will be re-configured so that Red Road between the northern exit from Gulliver's circular drive to the southern entrance to the Gulliver circular drive will be two lanes in a one-way southerly direction. In this regard, the County will negotiate with the homeowner located west of Red Road close to the southern entrance to the Gulliver property to either close off his driveway or indicate to him that that driveway will only be an entrance area due to the designation of Red Road between the northern entrance to Gulliver "as one way "in the southerly direction.

The County and the Gables will reconfigure , if needed to prevent cross traffic, the two "traffic islands" presently existing and merge them into one which will be directly connected to the Gulliver property as indicated on the "traffic site" plan. The northernmost exit of Gulliver will be widened into two lanes which lanes will be directed into a new "merge/acceleration" lane to be constructed, paved and striped by the County. The County will be responsible for obtaining all permits and zoning for such "merge/acceleration" lanes.

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c) The County will widen the southern portion of Red Road at the south entrance to Gulliver to make a more circular area into the entrance so that more cars can access the entrance. The County will be responsible for installing all proper signs for the entrance way off Old Cutler to prevent access into the area. Such sign shall read "Private-Entrance Way, "No Trucks," "No Through Streets," "No Outlet," etc.

d) The County will plant grass after removing pavement between the permanent barricades at Red Road and Campamento to the southern entrance to Gulliver.

e) The Gables will be responsible for the maintenance of the reconfigured islands as well as the landscaping in the islands and the wall within the islands. In addition, the Gables will be responsible for paving, striping and maintaining the crossed off Red Road area from Old Cutler Road to the southern entrance to Gulliver Academy.

f) Gulliver will be responsible for the maintenance of the actual wall within the island and any lettering on such wall.

3. ADDITIONAL CONSIDERATIONS CONCERNING THE TAXING DISTRICT.

a) In order to accommodate The-Gables-By-the-Sea Taxing District and the desired closure off Red Road at Campamento which limits access to Gulliver Academy, Gulliver will have to incur substantial costs in reconfiguring, repaving and relocating many of its entrance ways, exit ways, driveways and parking areas. In this regard, the Gables has indicated that it will assist Gulliver in expediting whatever permitting will be necessary for such work so that such needed changes can be implemented as soon as possible after such ordinances are passed by the County and the streets are barricaded.

b) Because of the entrance on the southern side of the Gulliver property, Gulliver has agreed to contribute annually to the special assessment district an amount equal to those of four residential units in the area. However, the County has agreed that if Gulliver desires to be removed from the taxing district in the future, it can do so by petitioning the taxing district or by agreeing to eliminate access to Gulliver on the east and south side of the property.

c) Gulliver will provide you with the final detailed traffic site plans indicating these changes within the next two weeks. Such plan will be an integral part of this agreement.

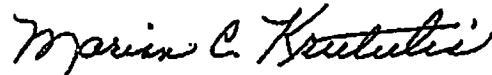
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d) It has also been indicated to Gulliver that in the event since the area of Red Road to Campamento will no longer be a public access road, that Gulliver could petition for vacating the easement presently located on the western boundary of the Gulliver property.

e) It is understood that Gulliver's consent to be included within the special district is conditioned on all of the above items being agreed to and complied with by the County and the Gables. In this regard, we request that a copy of this letter be signed by you and the Gables indicating agreement to this letter.

f) In the event a more detailed document is required in order to permanently record such agreements among the public records, it is agreed that such document must incorporate all of these matters.

Sincerely,



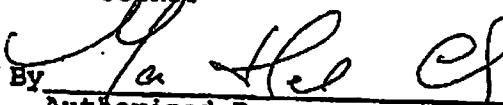
Marian C. Krutulis
President

363668.1

CC: Alberto Delgado
Engineer Div. Supervisor
City of Coral Gables

AGREED TO AND ACCEPTED:

DADE COUNTY

By 
Authorized Representative

CITY OF CORAL GABLES

By 
Authorized Representative

Agenda Item No. 7 (R)
5-2-95ORDINANCE NO.95-74

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS "GABLES BY THE SEA 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 "GABLES BY THE SEA 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

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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,

WHEREAS, pursuant to the provisions of Chapter 18 of the Metropolitan Dade County Code, the governing body of the City of Coral Gables has by Ordinance No. 3115 consented to the creation and establishment of the special taxing district herein proposed encompassing property within its municipal limits.

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 partially within the city limits of the incorporated municipality of the City of Coral Gables, and partially within unincorporated Dade County, known and designated as the "GABLES BY THE SEA 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:

Portions of Section 13, Township 55 South, Range 40 East, and Sections 17 & 18, Township 55 South, Range 41 East, Dade County, Florida; more particularly described as follows:

Portions of "Avocado Land Company" according to the plat thereof, as recorded in Plat Book

Agenda Item No. 7 (R),
Page No. 6

2 at Page 44, being more particularly described as follows:

Lot 7;

And

All of "Amended Plat of Coral Bay Section A" according to the plat thereof, as recorded in Plat Book 57 at Page 97, less Lots 1, 2, 3, 4 and 5 of Block 1;

And

All of "Coral Bay Section B" according to the plat thereof, as recorded in Plat Book 65 at Page 115;

And

All of "Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 65 at Page 147;

And

Portions of "Coral Bay Section B" according to the plat thereof, as recorded in Plat Book 68 at Page 60, being more particularly described as follows:

Blocks 10, 11, 12, 13, 14 and 30;

And

All of "Caravel Estates" according to the plat thereof, as recorded in Plat Book 89 at Page 44;

And

All of "Amended Plat of a Portion of Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 94 at Page 5;

And

All of "Guma Subdivision" according to the plat thereof, as recorded in Plat Book 96 at Page 64;

And

All of "Mar Street Subdivision", according to the plat thereof, as recorded in Plat Book 127 at Page 100;

And

Portions of "Rockdale Estates", according to the plat thereof, as recorded in Plat Book 42 at Page 19, being more particularly described as follows:

The east 370 feet of Tract 1, and the east 435.6 feet of Tract 3;

And

All of "Craigdale Manor", according to the plat thereof, as recorded in Plat Book 94 at Page 46, less Lot 1;

And

All of "Cutler Bay Estates", according to the plat thereof, as recorded in Plat Book 95 at Page 28;

And

All of "Cutler Bay Estates First Addition" according to the plat thereof, as recorded in Plat Book 96 at Page 45;

And

All of "Cutler Bay Estates Second Addition" according to the plat thereof, as recorded in Plat Book 97 at Page 24;

And

All of "Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 108 at Page 11;

And

All of "Warwick Manor First Addition" according to the plat thereof, as recorded in Plat book 111 at Page 47;

And

All of "First Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 122 at Page 98;

And

All of "Second Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat book 130 at Page 10;

And

All of "Old Cutler Springs" according to the plat thereof, as recorded in Plat Book 131 at Page 2;

And

All of "Old Cutler Springs First Addition" according to the plat thereof, as recorded in Plat book 133 at Page 52;

All of the above named plats are 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 safety and sentinel security service initially to consist of unarmed uniformed guards provided by a private security guard company, which may be upgraded to off-duty police officers, continuously operating from

two guardhouses; one located on Lugo Avenue/S.W. 128th Street approximately 300 feet east of Old Cutler Road and one on S.W. 134th Street approximately 150 feet east of Old Cutler Road. The entrance to the community at S.W. 57 Avenue will be closed to vehicular traffic by a barricade just north of Campamento Avenue. Construction of the guardhouses and installation of the barricade will be capital improvement items of this district and will be furnished and installed by the City of Coral Gables through an interlocal agreement to be executed for that purpose. 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 \$570,000.00, and \$225,000.00 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 \$1,150.00 and \$455.00 for the second and succeeding years. It is estimated that the cost per vacant/underdeveloped parcel of real property within the proposed district for the first year is \$575.00 and \$228.00 for the second and succeeding years.

Section 5. It is hereby declared that said project will be a special benefit to all property within the proposed special taxing district and the total amount of special assessments to be

levied as aforesaid will not be in excess of such special benefit.

Section 6. The County Manager is hereby authorized and directed to take all necessary steps to solicit and receive competitive bids in accordance with established County procedures, and/or, in his discretion, enter into an interlocal agreement or service agreement with off-duty police officers for providing security guard services within the district and to enter into and execute an interlocal agreement to provide for the construction of the guardhouses and installation of gates and barricades. Capital improvements will be furnished and installed by the City of Coral Gables through an interlocal agreement to be executed for that purpose.

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: RAG

Prepared by: 

REPORT AND RECOMMENDATIONS
ON THE CREATION OF GABLES BY THE SEA
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 "Gables By The Sea Security Guard Special Taxing District."

1. BOUNDARIES OF THIS DISTRICT

The proposed district is located partially within the municipal limits of the City of Coral Gables, Florida, and partially within unincorporated Dade County. Pursuant to Chapter 18 of the Code, Metropolitan Dade County has received approval from the City of Coral Gables to create this special taxing district for security service per ordinance No. 3115 duly passed and executed on January 27, 1995. The boundaries as set forth in the petition are:

Bounded on the North by ~~Campbell~~ ~~St.~~
Cartagena and Lugo Avenues;
Bounded on the South by S.W. 136th Street and
Bella Vista Avenue;
Bounded on the East by Biscayne Bay;
Bounded on the West by Old Cutler Road.

Upon review by Public Works Department, the boundaries were modified to include properties located at 12595 Red Road (Gulliver Academy) and at 13301 Old Cutler Road which will benefit from the planned improvement.

A preliminary public meeting was held on March 1, 1995, at Palmetto Middle School, at which time the property owners in attendance were presented the facts pertaining to the boundaries of this district, a description of the service to be provided, its costs and method of paying for the improvement.

Therefore, the boundaries of the "Gables By The Sea Security Guard Special Taxing District" are as follows:

All of "Aarr Street Subdivision" according to the plat thereof;

And

All of "Gumia Subdivision" according to the plat thereof,
as recorded in Plat Book 96 at Page 64;

And

All of "Amended Plat of a Portion of Coral Bay Section C" according
to the plat thereof, as recorded in Plat Book 94 at Page 3;

And

All of "Cavvel Estates" according to the plat thereof,
as recorded in Plat Book 89 at Page 44;

And

Blocks 10, 11, 12, 13, 14 and 30;

Portions of "Coral Bay Section D" according to the plat thereof,
as recorded in Plat Book 68 at Page 60, being more particularly
described as follows:

And

All of "Coral Bay Section C" according to the plat thereof,
as recorded in Plat Book 66 at Page 147;

And

All of "Coral Bay Section B" according to the plat thereof,
as recorded in Plat Book 65 at Page 15;

And

All of "Amended Plat of Coral Bay Section A" according to the plat thereof,
as recorded in Plat Book 57 at Page 97, less Lots 1, 2, 3, 4 and 5 of Block 1;

And

Lot 7;

Portions of "Avecad-Land Company" according to the plat thereof,
as recorded in Plat Book 2 at Page 44, being more particularly
described as follows:

Portions of Section 13, Township 35 South, Range 40 East,
and Sections 17 & 18, Township 35 South, Range 41 East,
Dade County, Florida; more particularly described as follows:

as recorded in Plat Book 127 at Page 100;

And

Portions of "Rockdale Estates" according to the plat thereof,
as recorded in Plat Book 42 at Page 19, being more particularly
described as follows:

The east 370 feet of Tract 1, and
the east 435.6 feet of Tract 3;

And

All of "Craigdale Manor" according to the plat thereof,
as recorded in Plat Book 94 at Page 46, less Lot 1;

And

All of "Cutler Bay Estates" according to the plat thereof,
as recorded in Plat Book 95 at Page 28;

And

All of "Cutler Bay Estates First Addition" according to
the plat thereof, as recorded in Plat Book 96 at Page 45;

And

All of "Cutler Bay Estates Second Addition" according to the plat thereof,
as recorded in Plat Book 97 at Page 24;

And

All of "Old Cutler Woods" according to the plat thereof,
as recorded in Plat Book 108 at Page 11;

And

All of "Warwick Manor First Addition" according to the plat thereof,
as recorded in Plat Book 111 at Page 47;

And

All of "First Addition to Old Cutler Woods" according to the plat thereof,
as recorded in Plat Book 122 at Page 98;

And

All of "Second Addition to Old Cutler Woods" according to the plat thereof,
as recorded in Plat Book 130 at Page 10;

And

All of "Old Cutler Springs" according to the plat thereof,
as recorded in Plat Book 131 at Page 2;

And

All of "Old Cutler Springs First Addition" according to the plat thereof,
as recorded in Plat Book 133 at Page 52;

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

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

2. DESCRIPTION OF THE SERVICE TO BE PROVIDED

The service as specified by the petition will be a visible safety and sentinel security program,
initially to consist of unarmed uniformed guards operating from two guardhouses; one located on Lugo
Avenue /S.W. 128th Street approximately 300 feet east of Old Cutler Road, and one on S.W. 134th
Street approximately 150 feet east of Old Cutler Road. Also, the entrance to the community at S.W.
57th Avenue will be closed to vehicular traffic by a barricade just north of Campamento Avenue.

An interlocal agreement between Metropolitan Dade County and the City of Coral Gables will
be required wherein the City will furnish and install all capital improvements necessary to complete
the construction of the guardhouses, including road improvements and utilities. The interlocal
agreement will provide that the County shall reimburse the City for all costs necessary to provide these
capital improvements.

The City will issue a revocable permit which allows the County to erect traffic control devices
(gates) at the entrance and exit to the district at the Lugo Avenue guardhouse site. If the City
determines that the permit should be revoked, the operation of the guardhouses will discontinue after
the proper notification period and City of Coral Gables public hearing processes have occurred
pursuant to the terms of the permit.

The guard service will be provided 24 hours per day, 365 days a year. The service level will be reviewed with the district's homeowners association prior to renewal or reletting of a service contract as an integral part of this district's budget process. In the absence of a bona fide homeowners association, service selection will be determined by the Director of the Dade County Public Works Department. This service will be provided by a duly licensed and bonded State of Florida approved security service company or off-duty police officers. The service, as administered by the Dade County Public Works Department, will commence at the earliest practicable time following the creation and establishment of the district by the Dade County Board of County Commissioners and said creation ratified by the electorate at the required subsequent referendum.

3. ESTIMATED COST FOR THIS SERVICE

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

The cost estimates are based upon bids recently received from security service companies by the Dade County Public Works Department. For this report, an estimated hourly rate of \$11.00 was used for the stationary guards multiplied by the annual number of hours of service for a total of \$193,000. In addition to the cost for the security service, a capital improvement outlay of \$290,000 is required for the construction of two guardhouses, gates, and road reconstruction.

The cost to provide utility and gate maintenance is estimated to be \$11,000 annually. It will also be necessary for the County to recover the engineering and contract administration costs incurred to establish and maintain the district as provided by Chapter 18 of the Code. This is estimated to be \$15,000 the first year and \$10,000 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, collecting, and processing the monthly invoices to the security service company. This cost, including contingencies, is estimated to be \$61,000 the first year and \$11,000 annually thereafter. Therefore, the first year total cost is estimated to be \$570,000 and the second year total cost is estimated to be \$225,000. The succeeding year's

costs will be determined on an annual basis.

4. PROCEDURE

Prior to commencement of service, the Dade County Board of Commissioners will enter into a contractual agreement with the security service company, wherein it is agreed that Dade County will pay to the security service company, in equal monthly payments, one twelfth of the annual cost now estimated to be \$193,000 or approximately \$16,100 per month.

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

5. CONFORMITY TO THE MASTER PLAN OF DADE COUNTY

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

6. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS IMPROVEMENT

The proposed security program is desirable as evidenced by the property owners' petition. The 1994 net property valuation of \$177,130,000 based on the 1994 Dade County Real Estate Property Cards, is a good indication that the affected property is able to support such assessments as may be required. In my opinion, the proposed improvement will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

7. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY

The combined estimated annual cost for the security service and other expenses as estimated and indicated in Section 3 is \$570,000 the first year and \$225,000 the second year, with succeeding years' costs determined annually. The cost is to be paid for by special assessment against benefitted properties and is to be apportioned to individual properties within the boundaries of the district on a unit basis. The cost per unit and fraction thereof to be assessed for this service is estimated as follows:

UNIT FACTORS

Item	First Year	Second Year
Number of developed lots or parcels assessed as 1 unit x 473	473	473
Vacant/underdeveloped lots or parcels assessed as 1/2 unit x 46	23	23*
Unit Total:	496	496

*To be reviewed annually.

ESTIMATED ANNUAL COSTS

Item	First Year	Second Year	Amounts
Annual Cost of Service	\$193,000	\$193,000	
Capital Improvements	290,000	-0-	
Engineering & Contract			
Administrative Cost	15,000	10,000	
Advertising, Billing, Collecting, Processing & Election Cost	8,000	1,000	
Utilities & Maintenance Expenses	11,000	11,000	
Contingencies	53,000	10,000	
Estimated Total District Cost	\$570,000	\$225,000	

SAMPLE ASSESSMENT

Item	First Year	Second Year	Amounts
Total Cost To District	\$570,000	\$225,000	
Cost Per Developed Lot or Parcel Assessed as One Unit	\$1,150	\$455	
Cost Per Vacant/Underdeveloped Lot or Parcel Assessed as 1/2 Unit	\$575	\$228	

These costs are based on a preliminary estimate of 496 units and will be adjusted from actual experience.

8. RECOMMENDATION

It is my recommendation that the referendum required by Chapter 18 of the Code be conducted by the Dade County Elections Department using a mailed ballot. Upon approval by the Board of County Commissioners, the Elections Department will send a summary of the report on this district, a copy of which is attached, to each registered voter living within the district. Upon adoption of the ordinance creating this special taxing district, and the Board of County Commissioners approval of the resolution requiring a referendum to ratify the Board's decision, it is also recommended that the Board adopt the Gables By The Sea Security Guard Special Taxing District Preliminary Special Assessment Roll Resolution. Adoption of this resolution will enable Dade County to reimburse its departments for funds advanced, and to pay to the City of Coral Gables the cost of capital improvements it provides to the District. In the event actual costs are lower than the costs estimated in the ordinance, the Director of the Public Works Department or his designee shall adjust and decrease the unit rate of assessment necessary to provide adequate revenue to cover these expenses. In the event actual costs are higher than the costs estimated in the ordinance, the County Manager shall cause to be prepared a revised preliminary assessment roll and file the same with the Clerk of the Board for a scheduled public hearing to adopt the revised assessment roll. The provisions of 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 from your office in regard to the financial and/or engineering facts of this district. We further recommend that you sign the attached report to the Board of County Commissioners after you have reviewed this report and concur with our findings.

Attachments: (1) Copy of Memo from Planning Department
(2) Copy of Ordinance from the City of Coral Gables
(3) Summary of the Report
(4) Plan of Proposed Improvement (Exhibit "A")

MEMORANDUM

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

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

DATE: December 22, 1994

SUBJECT: "Gables by the Sea
Security Guard
Special Taxing
District"

Vidal

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:

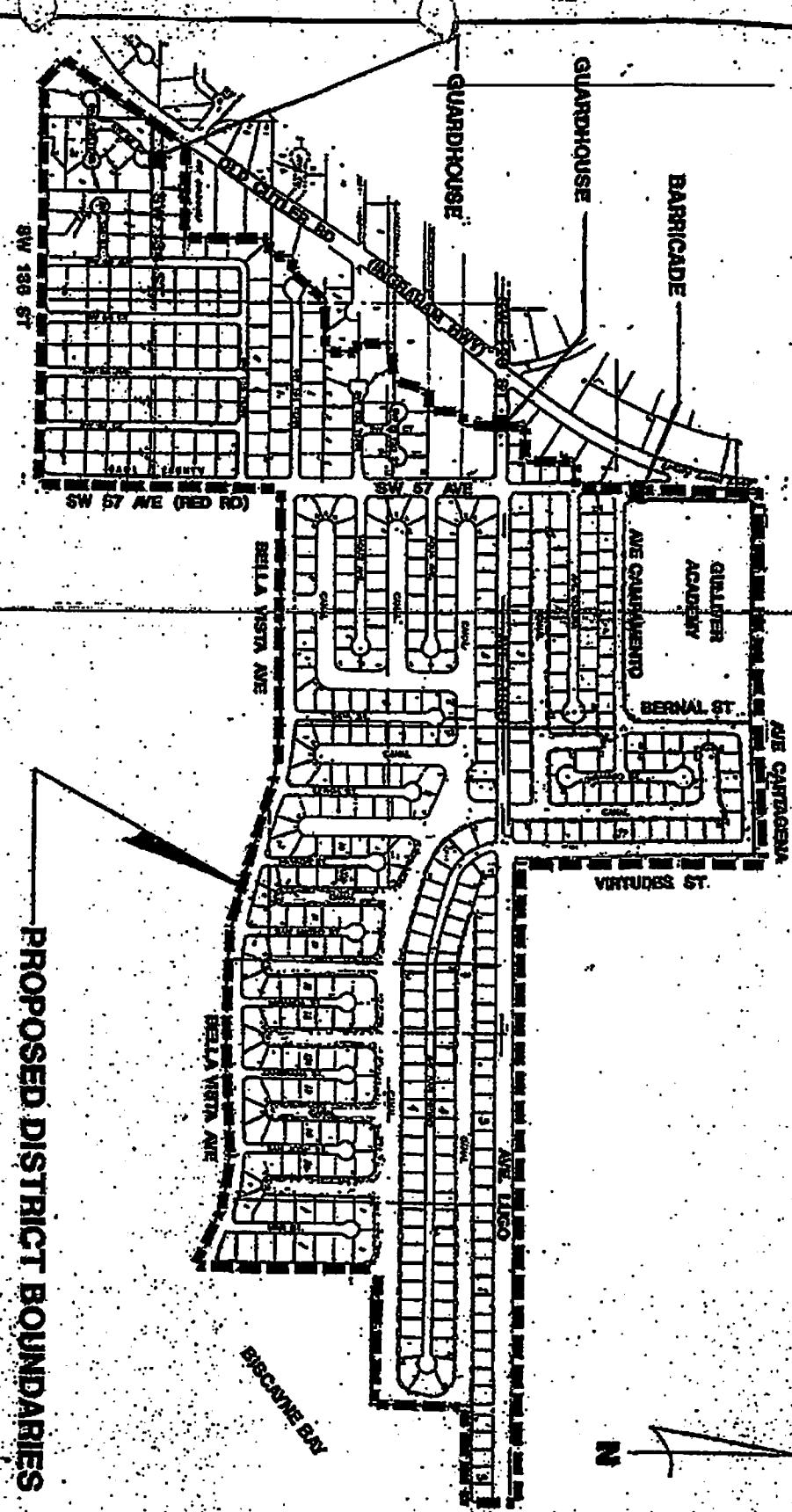
1. 516 Total parcels of land within boundary area.
2. 385 Total resident owners of property within boundary area.
3. 242 Total resident owners signed the attached petition
4. 63% Percent of resident owners signed the attached petition.
5. \$177,130.472 Net Property Valuation.

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:RG:cj

Attachment

82



PROPOSED DISTRICT BOUNDARIES

GABLES BY THE SEA

SECURITY GUARD SPECIAL TAXING DISTRICT

EXHIBIT "A"

SECTION: 18-55-41 / 13-55-40



UNITED STATES DEPARTMENT OF EDUCATION BLUE RIBBON SCHOOL OF EXCELLENCE
Accredited by: Southern Association of Colleges and Schools; Florida Council of Independent Schools; Florida Kindergarten Council; National Independent Private Schools Association

May 22, 1995

Mr. Charles Small
Dade County Public
Works Dept.
Suite 1510
111 N.W. 1st Street
Miami, Florida 33128

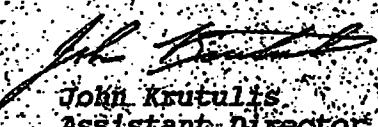
Ref: Addendum to letter dated
April 28, 1995

Dear Mr. Small:

I am writing to you in reference to the fence that will be placed on the south and east side of our campus. This fence will restrict our parents from dropping off and picking up our students. This will also eliminate the parking along this area during weekend activities. There will be an access gate on the south side of the campus to be strictly used for delivery services and for faculty entrance. A separate gate on the east side will be available for the maintenance department. When not in use, this gate will remain locked. This fence is necessary to prevent strangers from having access to the neighborhood from our property.

If you have any questions, please feel free to contact my office.

Sincerely,


John Krutulis
Assistant Director

RECEIVED
MAY 24 1995

PUBLIC WORKS
SPECIAL TAXING DISTRICT

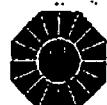
ACADEMY
12595 Red Road
Coral Gables, Florida 33156
(305) 665-6592
Fax: (305) 669-1596

PREPARATORY
6575 N. Kendall Drive
Miami, Florida 33156
(305) 666-5597
Fax: (305) 665-8791

SOUTH MIAMI CAMPUS
8530 S.W. 57 Avenue
Miami, Florida 33143
(305) 669-5497
Fax: (305) 669-1596

METROPOLITAN DADE COUNTY, FLORIDA

METRODADE



STEPHEN P. CLARK CENTER

PUBLIC WORKS DEPARTMENT
 SPECIAL TAXING DISTRICT DIVISION
 111 NW 1ST STREET 15TH FLOOR
 MIAMI, FLORIDA 33128-1970

June 20, 1995

Ms. Marian Krutulis, Director
 Gulliver Academy, Inc.
 12595 Red Road
 Coral Gables, Florida 33156

Re: Gables by the Sea Security Guard Special Taxing District

Dear Ms. Krutulis:

Please consider this letter an addendum to the summary of the agreement as outlined in your letter dated April 28, 1995.

In consideration for the improvements to be provided by the "Gables By the Sea Security Guard Special Taxing District", Gulliver Academy, Inc. agrees:

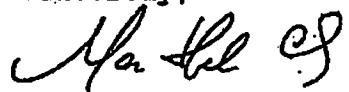
- 1.) That the purpose of the closure of Red Road at Campamento Avenue and the fence enclosure on the south (Campamento Avenue) and east (Bernal Street) sides of Gulliver's property is to prohibit all vehicular and pedestrian traffic into the district through Gulliver's property and to prohibit all vehicular and pedestrian traffic into Gulliver's property from the district except as agreed to and specified in paragraph No. 2.
- 2.) That the south entrance is to be used only for deliveries, maintenance of the school's swale areas, and for ingress/egress of authorized faculty and staff. That Gulliver Academy will take all means necessary to ensure that only authorized personnel use this designated entrance.
- 3.) That the gate on the east side (Bernal Street) is to be used for maintenance purposes only and at all other times is to be chained and locked.

*Hand delivered
 to Delgado (PC)
 7/10/95*

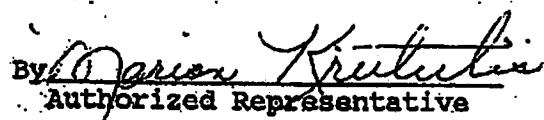
Page 2

4.) Unless agreed upon in advance with Dade County, after consultation with the Boards of any existing homeowners' associations in the district, there will be no additional ingress/egress locations to the south and east sides of Gulliver's property.

Sincerely,


Marie Helene Cohen
Chief

AGREED TO AND ACCEPTED:
GULLIVER ACADEMY

By 
Daron Krutikas
Authorized Representative

CITY OF CORAL GABLES

By 
Authorized Representative

RECEIVED
JUL - 6 1995

PUBLIC WORKS
SPECIAL TAXING DISTRICT

METROPOLITAN DADE COUNTY, FLORIDA



STEPHEN P. O'LEARY CENTER

PUBLIC WORKS DEPARTMENT
SPECIAL TAXING DISTRICT DIVISION
111 NW 1ST STREET 15TH FLOOR
MIAMI, FLORIDA 33128-1970

November 18, 1996

Mr. John Krutulis
Chief Operating Officer
Gulliver Academy
6575 N. Kendall Drive
Miami, Florida 33156

RE: Gables By The Sea Security Guard
Special Taxing District

Dear Mr. Krutulis:

Our agreement with Gulliver Academy specifies that the Gables by the Sea Security Guard Special Taxing District would provide the mechanism and cards (radio transmitters) to operate the sliding gate Gulliver would install at the rear entrance to the school. In accordance with said agreement, we ordered, upon completion of gate installation, the appropriate gate operation mechanism and the 80 gate cards requested by Gulliver; delivery of same has been confirmed. As you know, these cards will also allow access to your gate through the Lugo Avenue guardhouse when it becomes operational.

As our agreement also provides that Gulliver Academy will be charged for all cards it requests, above and beyond the first 8, at \$10 per card, we would appreciate your issuing a check in the amount of \$720 to the Board of County Commissioners, in payment of 72 cards.

In addition, we require that you provide us with copies of the current automobile registration of each vehicle that is issued a card. This will also be required of residents of the Gables By The Sea Security Guard District to ensure the integrity of the system.

Should you have any questions or need additional information, please do not hesitate to contact me or Bert Carlton of my staff at 375-5604.

11/19/96
To: Claims to
mail

Sincerely Yours,

Marie Helene Cohen
Chief
Special Taxing District Division

MHC:BC:cj