



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**June 11, 2019**

**ITEM TITLE:**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, RELATING TO SECURITY SERVICES ASSESSMENTS WITHIN THE BANYAN DRIVE SECURITY GUARD SPECIAL TAXING DISTRICT; ESTIMATING THE COST OF THE SECURITY SERVICES TO BE ASSESSED FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2019; ESTABLISHING THE METHOD OF ASSESSING SECURITY SERVICE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE BANYAN DRIVE SECURITY GUARD SPECIAL TAXING DISTRICT; DETERMINING THAT SUCH REAL PROPERTY DERIVES A SPECIAL BENEFIT FROM THE SECURITY SERVICES; DIRECTING THE CITY MANAGER TO PREPARE A PRELIMINARY SECURITY SERVICES ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING TO CONSIDER REIMPOSITION OF THE ASSESSMENTS AND THE METHOD OF COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**BRIEF HISTORY:**

In accordance with the Dade County Home Rule Charter and Chapter 18 of the Code of Metropolitan Dade County, in 2018 Dade County (the "County") enacted Ordinance No. 18-110 to create the Banyan Drive Security Guard Special Taxing District to provide enhanced security services to properties within the District. Pursuant to Section 18-3.1 of the Code of Metropolitan Dade County, after approval by referendum and a joint resolution of the County and City of Coral Gables, governance and control of the District was transferred from the County to the City. Pursuant to the interlocal agreement between the County and the City outlining the transfer of governance, the City shall be responsible for "establishing assessment rates and collecting assessments for the Special Taxing District."

Pursuant to the Master Assessment Ordinance (No. 2015-09), the initial step for the City to establish assessment rates and provide for collection of assessments for the District is the adoption of this Initial Assessment Resolution. This resolution sets forth legislative findings, establishes the estimated annual service cost for the District, establishes the method of assessing those costs against each tax parcel/folio, directs the preparation of the assessment roll, establishes the public hearing date of September 12, 2019 and directs the provision of notice thereof.

For Fiscal Years 2019-20 and 2020-21 the assessment is intended to fund administration and the necessary costs for the design, permitting, construction, and installation of the neighborhood guardhouse, security gates at the neighborhood entrance, security cameras, recording equipment, and associated improvements. Thereafter, the annual Security Service Cost is intended to fund administration maintenance, and the provision of visible safety and sentinel security using unarmed uniformed guards operating from the guardhouse and video recording of all vehicles entering and exiting the District to be provided 24 hours per day, 365 days per year. The total estimated security services cost is \$371,492 for fiscal year 2019-20 and the correspondingly assessments are estimated to be \$7,581.47 per improved

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lot/unit and \$3,790.74 per vacant lot/unit. The proposed method of apportionment is based on the number of lots/units per tax parcel/folio with vacant lots being assessed as ½ a lot/unit until developed. This method of apportionment is the same as the existing security services districts within the City and the same methodology previously used by the County for other security services districts.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
5/26/15	Ordinance 2015-09	Master Assessment Ordinance

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>

**ATTACHMENT(S):**

- 1. Proposed Budget
- 2. Proposed Resolution