



**City of Coral Gables
CITY COMMISSION MEETING
APRIL 29, 2008**

ITEM TITLE:

Resolution approving creation of a Special Taxing District by Miami-Dade County for Hammock Lakes, Coral Gables, Florida, for purpose of providing for twenty-four hours stationary security guard service subject to compliance with applicable Miami-Dade County requirements, approving construction of a guard house facility, a road closure with an emergency access gate, operation of traffic control devices, and requiring execution of Interlocal Agreement between City and Miami-Dade County.

CITY MANAGER'S RECOMMENDATION:

That a Resolution approving creation of a Special Taxing District by Miami-Dade County for Hammock Lakes, Coral Gables, Florida, for purpose of providing for twenty-four hours stationary security guard service subject to compliance with applicable Miami-Dade County requirements, be approved by the City Commission.

BRIEF HISTORY:

The Hammock Lakes I & II Homeowners' Association submitted a request before the Traffic Advisory Board to close Hammock Lakes Road at the intersection of Old Cutler Road. On October 19, 2004 a community meeting was held with the participation of the affected property owners and at that time the Traffic Advisory Board voted against the proposed closure.

Subsequently, the Hammock Lakes I & II Homeowners' Association had petitioned Miami-Dade County, under Chapter XVIII of the Miami-Dade Charter and Sections 18-2 and 18-3 of the Miami-Dade County Code, to create a Special Taxing District to provide stationary security guard service for Hammock Lakes Subdivision. This petition is proposing the installation of a guard house at the entrance of School House Road and Kendall Drive and modification to that intersection; and the installation of an unmanned electrical gate at the intersection of Hammock Lakes Road and Old Cutler Road. This gate to be opened only in case of emergency by the Police and Fire Departments.

On January 15, 2008 the Traffic Advisory Board heard this petition from the homeowners and the Board unanimously approved the petition.

It is the requirement of Miami-Dade County that the City of Coral Gables Commission adopt a Resolution in support of the creation of a Special Security Taxing District for Hammock Lakes, Coral Gables, Florida, according to the provisions of Miami-Dade County Charter Chapter XVIII, Sections 18-2 and 18-3, in order to hold a referendum vote of the residents of Hammock Lakes, at no expense to the City of Coral Gables, to determine whether a Special Security Taxing District should be created in Hammock Lakes. If approved, the following provisions will be in order:

- a. That the formal creation of a Special Taxing District and the levying of annual assessments to support this service and the construction and maintenance of the improvements shall require the execution of an Inter-local Agreement between the City of Coral Gables, the **(City)** and Miami-Dade County, the **(County)**, wherein the City will furnish and install for the subject district all capital improvements necessary to complete the construction of a guard house, traffic control devices (gates) and road closure

with emergency access gate system, including the necessary road improvements, water, sewer, electrical and telephone connections, concrete pads, sidewalk, curbing and required drainage improvements, lighting, landscaping, signage and striping as required by the Director of the Miami-Dade County Public Works Department to ensure the safe operation of said facilities in the public right-of-way.

b. That the Inter-local Agreement will provide that the County shall reimburse the City for all of the City's costs of labor, materials, and supplies necessary to provide the capital improvements described herein.

c. That title to the guard house and emergency access gate facilities shall remain with the City or its assignee and said facilities shall be leased in perpetuity to Miami-Dade County for \$10.00 per annum until such time as the district is legally abolished.

d. That the guard house on School House Road south of N. Kendall Drive and the road closure with emergency access gate on Hammock Lakes Drive west of Old Cutler Road herein approved to be constructed shall be located within the public right-of-way.

e. That the County shall be responsible for operating traffic control devices to enable guards to record the date and time of entry, vehicle make, model, color and license tag number, it being understood and agreed that no visitor to the District will be denied access or entry to the District under any condition.

f. That the County shall be responsible for contracting for a uniformed commercial security guard service, duly licensed and bonded and State of Florida approved, for the purpose of providing service at the approximate location specified herein, twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year; or in the alternative the same services may be provided using uniformed off-duty police officers.

All the approvals herein granted shall be further conditioned upon the affirmative vote of the residents of Hammock Lakes in an election to be conducted according to the Miami-Dade County Code and further subject to the approval of the Miami-Dade Commission.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10-19-04	Traffic Advisory Board	Denied the request for a street closure.
01-15-08	Traffic Advisory Board	Approved the request of Hammock Lakes I & II with the understanding that mitigation for the unmanned gate be satisfactory to the Police and Fire Departments.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
2/12/2008	Resolution	Adoption of the Resolution was deferred

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
1.	Not available	Miami-Dade County Taxing District

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

ATTACHMENT(S):

- 1. Cover form w/draft Resolution
- 2. Map showing the proposed Special Taxing District area
- 3. Minutes of Community meetings held 10-19-04 and 01-15-08
- 4. Letters in support of the request:
Letter dated May 14, 2004 from Muhammed M. Hasan, P.E., Miami-Dade County Chief Traffic Engineering Division
Letter dated December 13, 2006 from Police Chief M. L. Hammerschmidt
Letter dated July 11, 2007 from Subrata Basu, Miami-Dade County Interim Director, Department of Planning and Zoning