

PROPOSED HAMMOCK LAKES SECURITY GUARD SPECIAL TAXING DISTRICT

Memorandum



Date: July 11, 2007
To: Esther Calas, P.E., Director
Public Works Department
From: *Subrata Basu* Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning
Subject: Hammock Lakes Security Guard Special Taxing District

This is in response to your memorandum dated March 14, 2007, requesting this Department's determination that the proposed Hammock Lakes Security Guard Special Taxing District conforms or conflicts with the Miami-Dade County Comprehensive Development Master Plan (CDMP).

According to the information provided, the Hammock Lakes I & II Homeowners Association (Association) is requesting the creation of a security guard special taxing district for an area within the existing Hammocks Lakes Banyan Drive Roving Patrol Special Taxing District. The proposed district, is bounded on the north by SW 88 Street/Kendall Drive, on the east by Old Cutler Road, on the south by theoretical SW 94 Street, and on the west by theoretical SW 56 Avenue, and if approved, would separate the subject area from the existing roving patrol district that lies within the City of Coral Gables. In addition, the applicant is requesting approval for the reduction of the number of public ingress/egress points to the proposed district to a single ingress/egress point on Hammock Lake Drive at SW 88 Street, where a guardhouse would be located.

The Association's request includes the barricading of the existing Hammock Lake Drive access point at Old Cutler Road with an emergency access gate, and the reconfiguration of the SW 52 Avenue/Hammock Lake Drive access point at SW 88 Street as depicted in the attached proposed Hammock Gate Lakes (A-1) master site plan. The proposed reconfiguration includes:

- Barricading the ingress/egress point from SW 52 Avenue to SW 88 Street through the construction of a stone wall along SW 88 Street; and,
- Construction of a guardhouse with designated owner and guest ingress lanes, and an egress lane on Hammock Lake Drive at SW 88 Street.

This request amends the Association's December 2001 proposal for the creation of a special taxing sub-district within the Hammocks Lakes Banyan Drive Roving Patrol Special Taxing District, which sought the construction of an emergency access gate across Hammock Lake Drive at Old Cutler Road. The December 2001 request was not brought before the Board of County Commissioners for action.

Department staff has reviewed the subject special taxing district request and offers the following comments:

1. The CDMP Traffic Circulation Subelement Policy TC-2D states, in part, "The section line, half-section line, and quarter-section line road system should form a continuous network within developed areas, interrupted only when it would destroy the integrity of a neighborhood or development." SW 52 Avenue is a half-section line roadway, however, this

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roadway terminates at Matheson Hammock Park and as such is not an interconnected link in the network. The proposed barricading of SW 52 Avenue would not significantly restrict access due to the maintenance of public access to the area through the proposed guardhouse on the adjoining Hammock Lake Drive.

2. The CDMP Recreation and Open Space Element Policies ROS-3A and ROS-3B (page VI-7) provide that the County shall improve motorized and non-motorized access to park and recreation open spaces. These improvements are to be achieved through joint efforts of the PARD with other County agencies, and through implementing the North and South Miami-Dade Greenway and Blueway Network, as well as improved sidewalks and trails to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

The segment of SW 52 Avenue located within the proposed special taxing district, provides access to a portion of the Matheson Hammock Park located west of Old Cutler Road and owned by the County. The western portion of the park abuts the southern boundary of the proposed district. The Miami-Dade County Parks and Recreation Department (PARD) staff has indicated that the Matheson Hammock General Plan Update, approved on May 22, 2000, called for the entrance to the park from SW 52 Avenue to be closed to vehicular traffic with public access to this site from Old Cutler Road. Therefore, the PARD has indicated they have no objection to the proposed special taxing district.

3. It should be stressed that if the procedures involved with the operation of the emergency access gate at Old Cutler Road and the guardhouse at SW 88 Street create an impediment to emergency vehicles seeking access to the district, response time to citizens requiring aid may be increased. Then, it would be essential that 1) Procedures to mitigate delays be implemented upon recommendation by fire, police, and other emergency agencies; and 2) Residents of the district be made aware of potential delays in response times, if any, when considering the advantages and disadvantages of the proposed district with guardhouse and emergency access gate. Provisions should also be made to facilitate movement of non-emergency service vehicles (e.g. school buses, solid waste collection trucks, utilities service vehicles) if the creation of the proposed guardhouse and emergency access gate would in any way impede such services.

Based upon CDMP goals, objectives and policies, the information provided in the special taxing district request, and subject to comment 3 above, the Department of Planning and Zoning finds the subject Hammock Lakes Security Guard Special Taxing District generally consistent with the CDMP, and therefore has no objections to the special taxing district.

Thank you for the opportunity to comment on this request. Should you or any member of your staff have any questions regarding this information, please feel free to call Mr. Mark R. Woerner, Acting Assistant Director for Planning, at ext. 2835.

SB:MRW:PHC:gr

RAM
TDS



The City of Coral Gables

Office of the Police Chief
2801 SALZEDO STREET
CORAL GABLES, FLORIDA 33134
PHONE (305) 460-5418
FAX (305) 460-5499

December 13, 2006

Alberto Delgado, Director
Public Works Department
2800 SW 72 Avenue
Miami, FL 33155

Re: Hammock Lakes Security Gate Proposal

Dear Mr. Delgado:

Pursuant to your request, the Police Department has reviewed the proposal by the Hammock Lakes Homeowners Association for the installation of an unmanned security gate at the intersection of Hammock Lakes Drive and Old Cutler Road.

At this time, the Police Department does not object in principle to the installation of an unmanned security gate. However, our position on this matter is subject to the following provisions: (1) that all Police and Fire Department personnel be provided with the necessary means to remotely open the gate for emergency response purposes and (2) that the ability to remotely open the gate be restricted to emergency personnel and not be provided to residents of the neighborhood.

If you have any further concerns on this matter, please do not hesitate to contact my office.

Sincerely,

M.L. Hammerschmidt
Chief of Police

MLH/jm



P.O. Box 141549 CORAL GABLES, FLORIDA 33134-1549

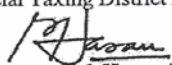




MEMORANDUM

TO: Charles W. Small, Jr.
Acting Chief
Special Taxing District Division

DATE: May 14, 2004

FROM: 
Muhammed M. Hasan, P.E.
Chief
Traffic Engineering Division

SUBJECT: Hammock Lake Drive
Road Closure at Old Cutler
Road and Maintenance

Pursuant to your request concerning the subject district, please be advised that the Traffic Engineering Division (TED) has reviewed the traffic counts submitted by your Division. Based on the data, it was determined that during a.m. peak hour only 13 outbound trips will be diverted from Old Cutler Road and Hammock Lake Drive to the intersection of School House Road (SW 52 Avenue) and SW 88 Street (N. Kendall Drive). Reassigning these trips to this location will increase the outbound trips to 84 trips during the a.m. peak hour. Since these trips are very low, it will not adversely impact this intersection. Therefore, TED has no objections to this closure.

If you have any questions, please do not hesitate to contact me at extension 2078.