



Legislation Text

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A Resolution of the City Commission relating to security services assessments within the Gables by the Sea-Coral Gables security guard special taxing district; estimating the cost of the security services to be assessed for the fiscal year commencing October 1, 2023; establishing the method of assessing security service costs against assessed property located within the Gables by the Sea-Coral Gables 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.

In accordance with the Dade County Home Rule Charter and Chapter 18 of the Code of Metropolitan Dade County, in 2022 Dade County (the "County") enacted Ordinance No. 22-122 to create the Gables by the Sea-Coral Gables 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 13, 2023 and directs the provision of notice thereof.

For Fiscal Year 2023-24 the assessment is intended to fund administration and enhanced security services, facilities, and programs provided within the District that is in addition to the customary and typical law enforcement services provided throughout the City and consists of a safety and sentinel security service of unarmed, uniformed guards provided by either a private security service or off-duty police officers, operating 24 hours per day, 365 days per year from a guardhouse within the District, plus ongoing operations and maintenance of the guardhouse.

The total estimated security services cost is \$445,000.00 for fiscal year 2023-24 and the corresponding assessments are estimated to be \$1,250.00 per improved lot/unit and \$625.00 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.

Approval