

WHAT IS THE NSD?

A Neighborhood Service District is a designated area whereby the majority of property owners agree to allow the Town of Miami Lakes to provide special services through a non-ad valorem assessment. The Town oversees six districts providing services to approximately 2,400 households throughout the Town. The types of services provided are maintenance of street lighting, security guard management, multipurpose maintenance, and capital improvements.

These districts are petitioned for and voted on by the residents within the designated area. These services are beyond those traditionally provided by municipal government and are billed to property owners as non-ad valorem assessments included in their annual property tax bills. By creating these assessment districts, it gives communities the opportunity to provide services in public areas of their neighborhoods which could not be conveniently done otherwise.

History:

In 2014, Town residents living within the Neighborhood Service Districts formerly known as the Special Taxing Districts in the Town of Miami Lakes expressed interest in transferring these services from Miami-Dade County to the Town with the goal of receiving hometown services. On November 8, 2016, Miami-Dade County voters approved a Charter Amendment authorizing a municipality to act as the governing body for these districts within their municipalities. Once the amendment was approved, the residents of the six districts within the Town presented a petition to be transferred from the County, and the Town Council approved the request on September 5, 2017. On January 21, 2018, elections within the districts' boundaries were conducted via mail-in ballot. All six districts received a majority vote ratifying the transfer to the Town. The Town organized public meetings with the resident of each district to discuss preferred level of services and the preliminary rates.

The Neighborhood Service Districts sub-fund of the Special Revenue Fund was created to account for the cost to provide public improvements and special services through a non-ad valorem assessment. Non-ad valorem assessments represent a cost share assigned to a group of properties to pay all or part of the cost associated with a specific public service or improvement, such as security guard services, lighting, lake and landscape maintenance, primarily benefitting those properties. The Town of Miami Lakes provides security guard services to four districts, and lake maintenance to two districts.

The FY 2021-22 Budget for all Districts total \$1,664,088, a \$19,793 or -1.14% decrease as compared to prior year adopted budget. The assessment rate for each district are as follows:

DISTRICT NAME	DISTRICT TYPE	FY2020-21 ADOPTED ASSESMENT RATE	FY2021-22 PROPOSED ASSESMENT RATE	VARIANCE
Miami Lakes Section One	Security Guard	\$208.37	\$208.37	\$0.00
Loch Lomond	Security Guard	\$2,489.80	\$2,489.80	\$0.00
Royal Oaks Section One	Security Guard	\$706.89	\$706.89	\$0.00
Royal Oaks East	Security Guard	\$706.89	\$706.89	\$0.00
Lake Patricia	Lake Maintenance	\$231.46	\$231.46	\$0.00
Lake Hilda	Lake Maintenance	\$157.92	\$157.92	\$0.00

NEW ACCESS CARD DISTRIBUTION

The Guard Gate Neighborhood Services District Board and Council have approved the purchase of an updated access control system. **With this purchase comes 2 new access cards per unit.**

The distribution of the cards will take place on the following dates at **Mary Collins community Center 15151 NW 82nd Av Miami Lakes**. Please note this initial distribution will be for 2 cards per unit to purchase additional cards please complete the online application and payment at:

<https://www.miamilakes-fl.gov/mlsection1accesscard>

Monday March 28th Lake Carol & Lake Cynthia **12pm-7:30pm**

Tuesday March 29th Lake Elizabeth & Lake Glenn Ellen **12pm-7:30pm**

Wednesday March 30th Lake Sandra & Regatta Point **12pm-7:30pm**

Thursday March 31st The Anchorage **12pm-7:30pm**

Saturday April 2nd Makeup Date **9am-1pm (Make-up Day)**

WHAT DO I NEED TO BRING WITH ME TO PICK-UP MY ACCESS CARDS?

Please provide a copy of the vehicle registration, and the vehicle's registration must indicate the person's name and DISTRICT address, if the vehicle registration does not reflect your current address you can provide with your vehicle registration AND any of the following documents, but they should reflect your name and current address:

- Vehicle registration
- Valid driver's license (same DISTRICT property address)
- Homeowners Association Approval Letter
- Vehicle Insurance Information
- Home Lease agreement,
- Closing Statement
- Home Warranty Deed
- Tax Bill
- Current utility bill.

I NEED MORE THAN TWO!

Please note only the first two access cards will be given once the above is received in person. If you require additional cards when you arrive on your scheduled pick-up day, they will be \$25/each. Payable by check or money order only (no cash or cards) made out to the Town of Miami Lakes. This option is available while supplies lasts. You can also fill out an application and pay online then pick up when ready. Online orders will be processed once distribution ends on April 2nd.

<https://www.miamilakes-fl.gov/mlsection1accesscard>

CHANGE OF OWNERSHIP

The property owner and/or the HOA must notify the Town of change of ownership/ long-term lease agreements in order to deactivate access cards.

Send a copy of the Estopple to Labossierek@miamilakes-fl.gov once a sale is finalized. The access cards can be re-activated once the new owner presents proof of ownership. If they do not have the access cards, they will be able to purchase new ones via the online application.

SURVEY

The Miami Lakes Section 1 Guard Gate NSD serves residents of Lake Glenn Ellen, Lake Carol, Lake Elizabeth, Lake Cynthia, Lake Sandra, Anchorage, and Regatta Pointe. The Guard Gate NSD was established in 1995.

Until 2018 the Guard Gate operations and services were under the exclusive control of Miami-Dade County. In 2018 the residents voted to transfer control to the Town of Miami Lakes. A primary reason for the transfer was that the guard gate operations would be responsive to the residents of the Neighborhood Service Districts. To promote that goal, the Town established Advisory committees to send recommendations to the Town Council of what the residents in the districts wanted. For example, the advisory committee has input on the Security Guard's monitoring the gate, and most recently, the installation of lighting and landscaping around the guard gate area.

The Miami Lakes Section 1 Guard Gate NSD Advisory Committee is composed of one resident from each of the seven HOAs served by the Guard Gate and is appointed by a member of the Town Council. In most cases this is the president or their designee. The objective of the NSD Advisory Committee is to be accessible to residents on guard gate matters and then taking residents' input into account in guard gate operations.

As such, please go online and complete the survey that the NSD Advisory Committee and the Town Council can gauge the effectiveness of the Advisory Committee.

Please limit the scope of your responses to the guard gate matters only.

Thank you!

<https://www.surveymonkey.com/r/MLS1NSD>