

MEMORANDUM

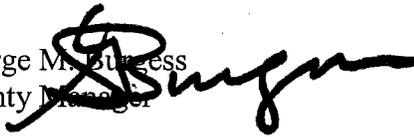
Agenda Item No. 4(L)

(Public Hearing 11-4-03)

**TO:** Honorable Chairperson and Members  
Board of County Commissioners

**DATE:** September 23, 2003

**FROM:** George M. Burgess  
County Manager



**SUBJECT:** EFM Estates Sections 1-4  
Street Lighting Special  
Taxing District

**RECOMMENDATION**

It is recommended that the Board approve a petition requesting the Board abolish an existing street lighting special taxing district and create, in accordance with Article 1, Chapter 18 of the Code, the EFM Estates Sections 1-4 Street Lighting Special Taxing District.

**BACKGROUND**

- Commission District:** Eleven
- Boundaries:** On the North, S.W. 8<sup>th</sup> Street;  
On the East, S.W. 154<sup>th</sup> Avenue;  
On the South, theo. S.W. 21<sup>st</sup> Street;  
On the West, S.W. 157<sup>th</sup> Avenue.
- Number of Parcels:** 27 (Tentative plat proposes 457 buildable single family lots).
- Number of Owners:** 3
- Number of Owners With Homestead Exemption Signing Petition:** None – The petition was submitted by Caribe at Tamiami, L.L.C. and Manuel Lopez, Jr. and Marie Lopez, the property owners and developers
- Preliminary Public Meeting:** None necessary.
- Type of Improvements:** The installation of 182 – 9,500 lumen sodium vapor Traditional Post-top street lights mounted on fiber glass poles and the transfer for billing purposes from an adjacent taxing district of 12 – 9,500 lumen sodium vapor Traditional Post-top street lights mounted on fiber glass poles.

**Required Referendum:**

The creation of the district will be subject only to Board of County Commissioners approval; no election will be necessary as 100 percent of the owners signed the petition.

**Preliminary Assessment Roll:**

Submitted on the same agenda as a separate agenda item for consideration and adoption by the Board of County Commissioners and contingent upon the Board's approval of this district's creation ordinance. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

**Estimated Completion:**

September 2004

**ECONOMIC/FISCAL/HOUSING COSTS IMPACT ANALYSIS**

Creation of this district will result in no economic impact on the County's budget. The creation of this district is a subdivision requirement pursuant to Chapter 28 of the Code of Miami-Dade County. The developer is required to fund the first year's lease of the equipment, electricity costs to operate the system, and cover all costs incidental to creation and administration incurred by Miami-Dade County. Furthermore, to install the street lighting as part of the development's infrastructure is the most effective, cost-saving, and least disruptive means of providing the improvement. Additional cost savings are realized from processing a district with a single owner (the developer) rather than trying to achieve a consensus from an established community through a special election.

After the first year, the economic impact on the private sector will be a perpetual annual special assessment for the cost of street lighting to all property owners within the district. The Florida Power and Light Company is the owner of the system and therefore will derive revenues from it.

At this time there will be no increase or decrease in County staffing due to this district. The private sector may increase its staffing levels to provide the service requirements created by this special taxing district.

**Estimated Initial Billing:** November 2004. Assessment billed annually as an itemized portion of the annual tax bill.

	<b><u>First Year</u></b>	<b><u>Second Year</u></b>
<b>Estimated Total District Cost:</b>	\$104,600	\$39,725
<b>Method Of Apportionment:</b>	Front Footage	

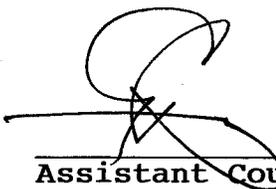
<b>Estimated Annual Assessments:</b>	<b><u>First Year</u></b>	<b><u>Second Year</u></b>
<b>Per Assessable Front Foot</b>		\$1.435
<b>For A Typical Interior Lot</b>	Cost to be provided	\$86
<b>For A Typical Corner Lot</b>	by the petitioners	\$125

The annual assessments shown above are representative of costs for typical lots within this district.

State or Federal grants are not applicable to this special taxing district.

Each street lighting special taxing district is unique due to its geographical boundaries, affected property owners, and level of services to be provided. Creation of a new ordinance to provide this service is the best and most cost-effective method to achieve this benefit.

In accordance with the requirements of Chapter 28 of the Code to provide street lighting in new subdivisions through the creation of street lighting special taxing districts, and in compliance with the provisions of Section 18-3 (c) of the Code, I have reviewed the facts submitted by the Public Works Director and concur with his recommendation that this district be created pursuant to Section 18-2 of the Code and that the Dora Estates Street Lighting Special Taxing District be abolished.



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Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** November 4, 2003

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 4(L)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor Agenda Item No. 4 (L)  
11-4-03  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

ORDINANCE REPEALING ORDINANCE NO. 02-64 AND RESOLUTION No. R-384-02 RELATING TO THE DORA ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT AND CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS EFM ESTATES SECTIONS 1-4 STREET LIGHTING SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, the Miami-Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Miami-Dade County power to adopt a home rule charter of government for Miami-Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Miami-Dade County from time to time; and

**WHEREAS**, the Home Rule Charter adopted by the electors of Miami-Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and governing body of Miami-Dade County, shall have the power by ordinance to establish, merge and abolish special purpose districts within which may be provided essential facilities and services, including street lighting and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

**WHEREAS**, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Miami-

5

Dade County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefore; and

**WHEREAS**, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a petition for the creation of a special taxing district to be known as the EFM ESTATES SECTIONS 1-4 STREET LIGHTING SPECIAL TAXING DISTRICT duly signed by 100% of the owners (developer/petitioner) of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing street lighting to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

**WHEREAS**, the petition as filed includes both property, which was within the DORA ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT previously created by Ordinance No. 02-64, and additional contiguous property; and

**WHEREAS**, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Manager who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Miami-Dade County, Florida; and

**WHEREAS**, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the street lighting improvements to be provided and maintained within the proposed district, an estimate of the cost of constructing such improvements, an estimate of the cost of maintaining and operating such improvements and/or services, his certification that the proposed district's improvements and/or services conform to the master plan of development for the County, and setting forth his recommendations concerning the need for and desirability of the requested district, the ability of the affected

property to bear special assessments to fund the cost of maintaining and operating such improvements and/or services, and an estimate of the amount to be assessed against each front foot of the benefited property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such Report and Recommendations of the County Manager also recommended the abolishment of Dora Estates Street Lighting Special Taxing District whose boundaries are included in the proposed EFM ESTATES SECTIONS 1-4 STREET LIGHTING SPECIAL TAXING DISTRICT and was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations that the district petitioned for would be of special benefit to all property within the proposed boundaries and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the property owners and the report and recommendations of the County Manager -- said hearing was held on Tuesday,

. Copies of the notice of the public hearing were duly published in newspapers of general circulation published in Miami-Dade County, Florida, and copies thereof were posted in not less than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, , held a public hearing, at which all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

**WHEREAS**, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Manager and the views expressed by the property owners within the proposed special taxing district, has determined to create and establish such special taxing district in accordance with the report and recommendations of the County Manager, and the provisions of Chapter 18 of the Miami-Dade County Code,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

Section 1. The Dora Estates Street Lighting Special Taxing District created by Ordinance No. 02-64 is hereby abolished and the accompanying DORA ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT Assessment Roll adopted by Resolution No. R-384-02 is hereby rescinded. The installation of street lights and the imposition and levy of special assessments for the properties within that district shall henceforth be carried out in accordance with the provisions of this ordinance.

Section 2. In accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a special taxing district, to be known and designated as the EFM ESTATES SECTIONS 1-4 STREET LIGHTING SPECIAL TAXING DISTRICT is hereby created and established in the unincorporated area of Miami-Dade County. Ordinance No. 02-64 and Resolution No. R-384-02 are hereby repealed and are of no further force or effect.

Section 3. The area or boundaries of this proposed special taxing district are as follows:

A portion of Sections 4 and 9, Township 54 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:

The W ½ of the SW ¼ of said Section 4 and the W ½ of the NW ¼ of said Section 9 lying westerly of the existing A.B. at Tamiami Trail Street Lighting Special Taxing District created by Miami-Dade County Ordinance #02-241: less begin at the intersection of the west line of said Section 4 and the southerly Right-of-Way line of Tamiami Trail (State Road 90); thence run N 89° 43' 32" E for 330.00 feet to a point; thence run S 02° 14' 16" E for 95.00 feet to a point; thence run S 89° 43' 32" W to the west line of said Section 4; thence run N 02° 14' 16"

8

W along said west line to the Point-of-Beginning; and **less** the W ½ of the W ½ of the NW ¼ of said Section 9 lying south of the north line of the south 2,353.00 feet of the said NW ¼ and lying north of the north line of the south 1,303.00 feet of the said NW ¼ ; all in said Section 9; and **less** begin at the intersection of the north line of the south 1,093.00 feet of the NW ¼ of said Section 9 and the east line of the W ½ of the NW ¼ of said Section 9; thence run S 87° 44' 32" W for 660.00 feet to a point; thence run S 02° 15' 47" E for 420.00 feet to a point; thence run N 87° 44' 32" E for 659.98 feet to a point; thence run N 02° 15' 38" W for 420.00 feet to the Point -of-Beginning; and **less** begin at the SE corner of the W ½ of the NW ¼ of said Section 9; thence run S 87° 44' 32" W for 329.97 feet to a point; thence run S 02° 15' 42" E for 673.00 feet to a point; thence run S 87° 44' 32" W for 329.96 feet to a point; thence run S 02° 15' 47" E for 210.00 feet to a point; thence run N 87° 44' 32" W for 329.96 feet to a point; thence run S 02° 15' 51" E for 210.00 feet to a point; thence run N 87° 44' 32" E for 329.96 feet to a point; thence run N 02° 15' 51" W for 210.00 feet to a point; thence run N 87° 44' 32" E to the east line of the W ½ of the NW ¼ of said Section 9; thence run N 02° 15' 38" W along the said east line of the W ½ of the NW ¼ to the Point-of-Beginning; and **less** that portion of the W ½ of the NW ¼ of said Section 9 lying south of the south line of the north 1,093.00 feet of said NW ¼ of said Section 9; (A.K.A. EFM Estates Section One, Plat Book 159 at Page 98, EFM Estates Section Two, T-20946, EFM Estates Section Three, T-21060, EFM Estates Section Four, T-21416).

The area and location of this proposed special taxing district are shown on the map or sketch, which is made a part hereof by reference.

Section 4. The improvements and services to be provided within this proposed special taxing district will consist of the following:

The installation of 182 – 9,500 lumen sodium vapor Traditional Post-top street lights mounted on fiber glass poles and the transfer for billing purposes from an adjacent taxing district of 12 – 9,500 lumen sodium vapor Traditional Post-top street lights mounted on fiber glass poles..

Section 5. The installation of such street lighting project will be accomplished pursuant to an Agreement between Miami-Dade County and the Florida Power & Light Company. The cost of furnishing electric energy to the street lighting project, together with the costs of service, maintenance, and administration for handling billing, collecting assessments,

and processing for the first year is estimated to be \$104,600 and shall be advanced by owner/developer/petitioner. The cost of furnishing electric energy to the street lighting project, together with the costs of service, maintenance, and administration for handling billing, collecting assessments, and processing for the second year is estimated to be \$39,725. The estimated cost per assessable front foot of real property within the proposed district for the second year is \$1.435. The succeeding years' assessments will be adjusted from actual experience.

Section 6. It is hereby declared that said improvements and/or services will be a special benefit to all property within the proposed special taxing district and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 7. The proposed Street Lighting Agreement between Miami-Dade County and Florida Power & Light Company is hereby approved and made a part hereof by reference, and the County Manager or designee and the Clerk or Deputy Clerk of the County Commission are hereby authorized and directed to execute said Agreement for and on behalf of Miami-Dade County.

Section 8. The County Manager is authorized and directed to cause the installation of said street lights to be accomplished within the district in accordance with the provisions of said agreement and with the terms of this Ordinance.

Section 9. The County Manager is further directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Miami-Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida

Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if such special assessments are not paid, when due, the potential for loss of title to the property exists.

Section 10. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 11. The provisions of this Ordinance shall become effective ten (10) days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

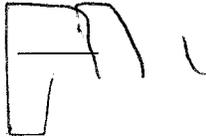
Section 12. This Ordinance does not contain a sunset provision.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency. RAS

Prepared by:

James K. Kracht



**REPORT AND RECOMMENDATIONS  
ON THE CREATION OF EFM ESTATES SECTIONS 1-4  
STREET LIGHTING SPECIAL TAXING DISTRICT AND THE ABOLISHMENT  
OF DORA ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY, FLORIDA**

Pursuant to Chapter 18 of the Code, and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Public Works Department Director concerning the creation of EFM Estates Sections 1-4 Street Lighting Special Taxing District.

**1. BOUNDARIES OF THIS DISTRICT**

The proposed district is located entirely within a portion of Unincorporated Miami-Dade County, and the boundaries, as set forth in the petition, are as follows:

A portion of Sections 4 and 9, Township 54 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:

The W ½ of the SW ¼ of said Section 4 and the W ½ of the NW ¼ of said Section 9 lying westerly of the existing A.B. at Tamiami Trail Street Lighting Special Taxing District created by Miami-Dade County Ordinance #02-241: **less** begin at the intersection of the west line of said Section 4 and the southerly Right-of-Way line of Tamiami Trail (State Road 90); thence run N 89° 43' 32" E for 330.00 feet to a point; thence run S 02° 14' 16" E for 95.00 feet to a point; thence run S 89° 43' 32" W to the west line of said Section 4; thence run N 02° 14' 16" W along said west line to the Point-of-Beginning; and **less** the W ½ of the W ½ of the NW ¼ of said Section 9 lying south of the north line of the south 2,353.00 feet of the said NW ¼ and lying north of the north line of the south 1,303.00 feet of the said NW ¼; all in said Section 9; and **less** begin at the intersection of the north line of the south 1,093.00 feet of the NW ¼ of said Section 9 and the east line of the W ½ of the NW ¼ of said Section 9; thence run S 87° 44' 32" W for 660.00 feet to a point; thence run S 02° 15' 47" E for 420.00 feet to a point; thence run N 87° 44' 32" E for 659.98 feet to a point; thence run N 02° 15' 38" W for 420.00 feet to the Point -of-Beginning; and **less** begin at the SE corner of the W ½ of the NW ¼ of said Section 9; thence run S 87° 44' 32" W for 329.97 feet to a point; thence run S 02° 15' 42" E for 673.00 feet to a point; thence run S 87° 44' 32" W for 329.96 feet to a point; thence run S 02° 15' 47" E for 210.00 feet to a point; thence run N 87° 44' 32" W for 329.96 feet to a point; thence run S 02° 15' 51" E for 210.00 feet to a point; thence run N 87° 44' 32" E for 329.96 feet to a point; thence run N 02° 15' 51" W for 210.00 feet to a point; thence run N 87° 44' 32" E to the east line of the W ½ of the NW ¼ of said Section 9; thence run N 02° 15' 38" W along the said east line of the W ½ of the NW ¼ to the Point-of-Beginning; and **less** that portion of the W ½ of the NW ¼ of said Section 9 lying south of the south line of the north 1,093.00 feet of said NW ¼ of said Section 9; (A.K.A. EFM Estates Section One, Plat Book 159 at Page 98, EFM Estates Section Two, T-20946, EFM Estates Section Three, T-21060, EFM Estates Section Four, T-21416).

All of the above named plats are recorded in the Public Records of Miami-Dade County, Florida.

The boundaries are shown on the attached plan entitled EFM Estates Sections 1-4 Street Lighting Special Taxing District and hereinafter referred to as Exhibit A.

**2. LOCATION OF THE INSTALLATIONS TO BE CONSTRUCTED**

The facilities to be provided under the district will consist of sodium vapor Traditional Post-top street lights mounted on fiber glass poles located within the street right-of-way. The spacing of the street lights will be between approximately 120 to 150 feet.

**3. ESTIMATED COST FOR THIS DISTRICT**

As provided for under Section 18-2 of the Code, the property owners (the developer) within the proposed district shall guarantee payment of all costs and expenses incidental to the creation of such district and shall pay the entire cost of providing street lighting within the district for the first year. The Florida Power and Light Company will install the lights, poles and service lines at its expense. However, the special taxing district (the developer) may be required to pay a differential cost if rapid construction techniques cannot be used on this project. This cost is estimated and shown as Florida Power and Light restoration cost in the district's cost estimate.

**4. ESTIMATE OF THE ANNUAL EXPENSE FOR MAINTENANCE, REPAIR AND OPERATION OF THIS DISTRICT**

The facilities provided will remain the property of the Florida Power and Light Company, which will be responsible for the maintenance of the light standards, fixtures, lamps, and all connecting service lines. The cost of street lights in this district will be continual and is based on a preliminary estimate using Rate Schedule No. SL-1 prepared by the Florida Power and Light Company and approved by the Florida Public Service Commission, a copy of which is attached. The district will pay the Florida Power and Light Company

a monthly rental fee on each installation. There will be 194 lights and 194 pole rentals served by 29,100 feet of underground wiring for an annual cost of \$35,710 for the first and second years.

As provided by Chapter 18 of the Code of Miami-Dade County the petitioner shall advance the first year's estimated street light costs and pay all costs incurred to create and maintain the district for its first year of operation. The district's property owners shall pay these costs for the second and succeeding years. The engineering and administrative costs involved in establishing and maintaining the district are estimated to be \$4,260 the first year and \$1,660 the second year. The cost of handling the billing, collecting the assessment, and processing the payments to the Florida Power and Light Company is estimated to be \$5,120 the first year and \$455 the second year. Additionally, contingency funds in the amount of \$14,010 the first year and \$1,900 the second year are provided.

**ESTIMATED ANNUAL COSTS**

	<u>First Year</u>	<u>Second Year</u>
194 – 9,500 Lumen Sodium Vapor Luminaires	\$13,595	\$13,595
194 – Fiber Glass Poles	9,615	9,615
29,100 Ft - Underground Wiring	7,625	7,625
Annual Fuel Adjustments (Based on 95,448 KWH at \$0.03645 Per KWH)	3,480	3,480
Franchise Cost (Based on 4.06 % of \$34,315)	<u>1,395</u>	<u>1,395</u>
<b>TOTAL STREET LIGHTING SERVICE COSTS</b>	<b>\$35,710</b>	<b>\$35,710</b>
<b>FP&amp;L RESTORATION COST</b>	<b>45,500</b>	<b>0</b>
<b>ENGINEERING &amp; ADMINISTRATIVE COSTS*</b>	<b>4,260</b>	<b>1,660</b>

**ESTIMATED ANNUAL COSTS**

	<b><u>First Year</u></b>	<b><u>Second Year</u></b>
BILLING, COLLECTING & PROCESSING COSTS*	5,120	455
CONTINGENCIES*	<u>14,010</u>	<u>1,900</u>
TOTAL COST COVERED BY PETITIONERS	\$104,600	
TOTAL COST TO DISTRICT EACH YEAR THEREAFTER*		\$39,725

\*To be adjusted from actual experience.

**5. PROCEDURE**

Following the creation of the district by the Board of County Commissioners, and upon receipt of the payment by the developer of the total estimated cost for the first year as specified in Item 4 above, the County Manager shall cause the petitioner's plat to be placed on a Commission Agenda for acceptance and subsequent recordation.

Miami-Dade County may then enter into an agreement with the Florida Power and Light Company, form attached, wherein Miami-Dade County will pay to the Florida Power and Light Company any costs associated with the street light installation, and monthly payments for the annual cost of the street light service estimated at \$35,710 or approximately \$2,976 per month. These amounts will be charged during the first year's operation against funds advanced by the petitioners. Based on front footage, each property owner along the lighted roadway will pay the County, through a special assessment, a proportionate share of the total annual cost each year thereafter.

**6. CONFORMITY TO THE MASTER PLAN OF MIAMI-DADE COUNTY**

The proposed district conforms to and in no way conflicts with the Comprehensive Development Master Plan of Miami-Dade County (see attached memorandum from the Department of Planning and Zoning).

**7. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT**

The need for street lighting in Miami-Dade County is apparent. Residents and property owners of Miami-Dade County continue to demonstrate their desire for street lighting through numerous petitions and personal requests.

In my opinion, the proposed street lights will provide special benefits to property within the district exceeding the amount of special assessments to be levied.

**8. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY**

As was determined in Item 4 above, each property owner along the lighted roadway will pay the County, through a special assessment, a proportionate share of the total annual cost the second year and each succeeding year thereafter. The annual assessments shown below are representative of costs for typical lots within this district.

<b>Estimated Annual Assessments:</b>	<b><u>First Year</u></b>	<b><u>Second Year</u></b>
<b>Per Assessable Front Foot</b>		\$1.435
<b>For A Typical Interior Lot</b>	Cost to be provided by the	\$86
<b>For A Typical Corner Lot</b>	petitioners	\$125

These costs are based on a preliminary estimate of 27,675 total assessable front feet and will be adjusted from actual experience.

9. **RECOMMENDATION**

I recommend that EFM Estates Sections 1-4 Street Lighting Special Taxing District be created pursuant to Section 18-2 of the Code, which provides for the creation of special taxing districts for street lighting in new subdivisions and that the Dora Estates Street Lighting Special Taxing District, created by Ordinance #02-64, be abolished. The creation of the district will be subject to Commission approval; no election will be necessary as 100 percent of the property owners signed the petition. Following adoption of the creation ordinance, it is further recommended that the Board adopt the district's Preliminary Assessment Roll Resolution. Adoption of this resolution will enable the Miami-Dade County Tax Collector to provide the funding necessary to administer the district, as well as provide funds for payment to the Florida Power and Light Company for the district's monthly power bills for the second and succeeding years. In the event actual costs are lower than the costs estimated, the Director of the Public Works Department or his designee shall adjust and decrease the front foot rate of assessment. In the event actual second year costs are higher than the costs estimated, the County Manager may at his discretion cause to be prepared a revised preliminary assessment roll and file the same with the Clerk of the Board for a scheduled public hearing to adopt the revised assessment roll. The ordinance creating the district shall take effect ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this project. We further recommend that the County Manager forward the attached report to the Board of County Commissioners after he has reviewed it and concurred with our findings.

- Encls:
- (1) Copy of Petition and Attachments
  - (2) Copy of FP&L Rate Schedule SL-1
  - (3) FP&L Street Lighting Agreement Form
  - (4) Copy of Memo from Department of Planning and Zoning
  - (5) Copy of Summary of Report
  - (6) District Boundary Map (Exhibit A)

MEMORANDUM

**TO:** Kay M. Sullivan, Director  
Office of the Clerk of the Board  
Attn: Keith Knowles

**DATE:** January 7, 2003

**FROM:** Marie Helene Cohen  
Chief  
Special Taxing Districts Division

**SUBJECT:** E.F.M. Estates Section One  
Street Lighting Special  
Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Section 18-2 of the Miami-Dade County Code, this Department has verified the attached name against the records of the Property Appraisal Department, and has concluded that said petition relates to real property in a new subdivision and the signator is an owner and/or individual signing in his official capacity as representative of the owner of the property in question. We are therefore submitting the following information:

- |    |  |             |
|----|--|-------------|
| 1. | Total number of parcels of land within district boundaries                                     | <u>9</u>    |
| 2. | Total number of owners of property within district boundaries                                  | <u>1</u>    |
| 3. | Total number of resident owners within district boundaries<br>(this is a new subdivision area) | <u>0</u>    |
| 4. | Total number of signatures on the petition   | <u>1</u>    |
| 5. | Total number of owners or representatives signing the petition<br>in an official capacity      | <u>1</u>    |
| 6. | Percentage of owners or representatives signing the petition<br>in their official capacity     | <u>100%</u> |

Pursuant to Section 18-2 of the Code, this is a valid petition.

By copy of this memorandum, I am forwarding this petition for review by the County Attorney for legal sufficiency.

Attachment

cc: James Kracht

**MIAMI-DADE COUNTY ATTORNEY'S OFFICE  
M E M O R A N D U M**

TO: Aristides Rivera, P.E., P.L.S.  
Acting Director  
Public Works Department

FROM: James K. Kracht   
Assistant County Attorney

DATE: January 15, 2003

SUBJECT: E.F.M. Estates Section One Street Lighting Special Taxing District

Please be advised that I have reviewed the above referenced petition and find it to be legally sufficient.

JKK/cg

RECEIVED  
PUBLIC WORKS DEPT  
2003 JAN 21 AM 10:39  
SPECIAL TAXING  
DISTRICTS DIVISION

MIAMI-DADE COUNTY  
PUBLIC WORKS DEPARTMENT  
SPECIAL TAXING DISTRICTS DIVISION

PAGE 1 OF 6

DEC. 9 2002

Document Preparation  
Date

Departmental Acceptance Date  
(Government Use Only)

PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

To the Board of County Commissioners of Miami-Dade County, Florida:

We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation of the Special Taxing District required by the respective plat(s) pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, for any or all of the following: installation, operation and maintenance of sodium vapor street lights of an intensity of 9,500 up to 50,000 lumens, mounted on concrete fiber glass or existing poles; landscape, lake, wall, entrance features and other maintenance services shall be more fully described on attached Exhibit B. The petitioned for district lies within that portion of the unincorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) E.F.M. ESTATES SECTION ONE T-21032

It is understood and agreed that the boundaries of this district and the type and level of services to be provided by this district will be reviewed by the appropriate County authorities. It is also understood that the street lights and other improvements to be provided shall be in accordance with minimum standards and requirements set forth by the Miami-Dade County Public Works Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Caribe at Tamiami, LLC <i>[Signature]</i>	11755 SW 90th Street - #210 Miami, Florida 33186		30-4904-000-0040
Carlos E. Martinez, President			30-4904-000-0060
			30-4909-000-0040
Union Planters Bank, NA Mortgagee	2800 Ponce De Leon Blvd Coral Gables, Florida 33134	MORE FULLY DESCRIBED ON	30-4909-000-0950
<i>[Signature]</i> Ricardo Morales Senior Vice President		THE ATTACHED	30-4909-000-1620
		"EXHIBIT A"	30-4909-000-1710
Lennar Homes, Inc. Mortgagee	760 NW 107th Avenue - #201 Miami, Florida 33172		30-4909-000-1720
			30-4909-000-1850
			30-4909-000-1930
Anthony Seijas Vice President			

PLACE NOTARY STATEMENT AND STAMP HERE :

Notary Statement and Stamp for  
Caribe at Tamiami, LLC

*[Signature]*  
Heana M. Castro  
Commission # CC 828147  
Expires Apr. 19, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.



See Page 2 of 6 attached  
for Notary Statement

Notary Statement and Stamp for  
Union Planters Bank, NA

*[Signature]*  
My Commission CC834133  
Expires June 19, 2003



See Page 2 of 6 attached  
for Notary Statement

Notary Statement and Stamp for  
Lennar Homes, Inc.

*[Signature]*  
Heana M. Castro  
Commission # CC 828147  
Expires Apr. 19, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.



See Page 2 of 6 attached  
for Notary Statement

Notarization of Signatures Page 1 of

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 9 day of December 2002 by Carlos E. Martinez, President of Caribe at Tamiami, LLC. He is personally known to me.

*Heana M. Castro*  
Notary Signature



Heana M. Castro  
Commission # CG 828147  
Expires Apr. 19, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

Notary Seal

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 11th day of December 2002 by RICARDO MORALES, SR-VICE PRES. of Union Planters Bank, NA. He is personally known to me.

*Heana M. Castro*  
Notary Signature



Heana M. Castro  
Commission # CG 828147  
Expires June 19, 2003

Notary Seal

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December 2002 by Anthony Seijas Vice President of Lennar Homes, Inc. He is personally known to me.

*Heana M. Castro*  
Notary Signature



Heana M. Castro  
Commission # CG 828147  
Expires Apr. 19, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

Notary Seal

## EXHIBIT A

Exhibit A to the Petition for the Plat(s)  
known as E.F.M. ESTATES SECTION ONE  
dated 12/9/02 for the creation of Special  
Taxing District(s) for Street Lighting, Lakes,  
Landscape and Wall Maintenance.

## INSERT LEGAL DESCRIPTION

See Attached Pages 4 & 5 of 10 of the Petition  
DATED 12/09/2002

EXHIBIT "A"  
E. F. M. ESTATES SECTION ONE  
LEGAL DESCRIPTION

A portion of the West ½ of the NW ¼ of Section 9, Township 54 South, Range 39 East, Miami-Dade County, Florida; and Tracts 56 and 57 and portions of Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD., subdivision of Section 4, Township 54 South, Range 39 East, according to the plat thereof recorded in Plat Book 3, at Page 129, of the Public Records of Miami-Dade County, Florida:

Begin at the intersection of the West line of said Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD. and the South Right-of-Way line of S.W. 8th Street (Tamiami Trail); thence run N89°43'32"E along the said South Right-of-Way line of S.W. 8th Street (Tamiami Trail) for 65.90 feet to a point of curvature of a circular curve concave to the Southeast; thence Southwesterly, Southerly and Southeasterly, along said curve to the left, having for its elements a radius of 25.00 feet and a central angle of 91°57'48" for an arc distance of 40.13 feet to the point of tangency, said point being 40.00 feet East of, as measured at right angles to, the said West line of Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD.; thence S02°14'16"E along a line that is 40.00 feet East of, and parallel with, the said West line of Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD. for 69.13 feet; thence N89°43'32"E for 289.98 feet; thence N02°14'16"W for 95.00 feet to a point on the said South Right-of-Way line of S.W. 8th Street (Tamiami Trail); thence N89°43'32"E along the said South Right-of-Way line of S.W. 8th Street (Tamiami Trail) for 330.57 feet to a point on the East line of said Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD.; thence S02°13'59"E along the said East of said Tracts 41; 56 and 57 of MIAMI EVERGLADES LAND COMPANY, LTD. for 1,336.82 feet to the Southeast corner of said Tract 57 of MIAMI EVERGLADES LAND COMPANY, LTD., said point lying on the North line of the said NW ¼ of Section 9; thence N87°45'25"E along the said North line of the NW ¼ of Section 9 for 330.03 feet to the Northeast corner of the West ½ of the East ½ of the West ½ of the NW ¼ of said Section 9; thence S02°15'42"E along the East line of the said West ½ of the East ½ of the West ½ of the NW ¼ of said Section 9 for 708.34 feet to a point on a line that is 1,933.00 feet North of, as measured at right angles to, the South line of the said NW ¼ of Section 9; thence N87°44'32"E along a line that is 1,933.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9 for 330.02 feet to a point on the East line of the West ½ of the NW ¼ of Section 9; thence S02°15'38"E along the said East line of the West ½ of the NW ¼ of Section 9 for 420.00 feet to a point on a line that is 1,513.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9; thence S87°44'32"W along a line that is 1,513.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9 for 25.00 feet to a point that is 25.00 feet West of, as measured at right angles to, the said East line of the West ½ of the NW ¼ of Section 9; thence N02°15'38"W along a line that is 25.00 feet West of, and parallel with, the said East line of the West ½ of the NW ¼ of Section 9 for 370.00 feet to a point that is 1,883.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9;

EXHIBIT "A"

E. F. M. ESTATES SECTION ONE  
LEGAL DESCRIPTION CONTINUED

thence S87°44'32"W along a line that is 1,883.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9 for 635.03 feet to a point on the East line of the West ½ of the West ½ of the said NW ¼ of Section 9; thence N02°15'47"W along the said East line of the West ½ of the West ½ of the NW ¼ of Section 9 for 470.00 feet to a point on a line that is 2,353.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9; thence S87°44'32"W along a line that is 2,353.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9 for 660.05 feet to a point on the West line of the said NW ¼ of Section 9; thence N02°15'56"W along the said West line of the NW ¼ of Section 9 for 288.59 feet to the Northwest corner of said Section 9, said point also being the Southwest corner of said Tract 57 of MIAMI EVERGLADES LAND COMPANY, LTD.; thence N02°14'16"W along the West lines of said Tracts 57; 56 and 41 for 1,359.51 feet to the Point of Beginning.

NOTES:

1. The above described parcel contains 1,329,038 square feet (30.5105 acres), more or less.
2. The bearings are based on an assumed direction of N02°15'56"W along the West line of the NW ¼ of Section 9, Township 54 South, Range 39 East, Miami-Dade County, Florida,

Prepared for:  
Caribe at Tamiami, LLC  
Job No. 01-7347  
February 11, 2002

Revised July 23, 2002

Prepared by:  
Jack Mueller & Associates, Inc.  
Consulting Engineers & Land Surveyors  
Certificate of Authorization No. LB0064  
Miami, Florida 33173-5428  
Phone: 305-279-5555

EXHIBIT B  
Revised

Exhibit B to the Petition for Special Taxing District for the Subdivision known as E.F.M. ESTATES SECTION ONE T-21032, dated December 9, 2002 for the creation of a Special Taxing District for Street Lighting, Lakes, Landscape Maintenance, Wall Maintenance, Tree Island Preservation and Maintenance.

Area to be Maintained

- I.) Tract "A" Retention Area and the Swale Area of Tract "A" on SW 8<sup>th</sup> Street (SR 90)  
The Swale Area Lot 45, Block 4 on SW 8<sup>th</sup> Street (SR 90) between the Decorative Wall and the Public Road.  
The Decorative Wall along Lot 45, Block 4 on SW 8<sup>th</sup> Street (SR 90).  
Two (2) Lakes Tracts "C" and "F" and  
Two (2) Lake Access Tracts "B" and "E" all as shown on Plat of "E.F.M. ESTATES SECTION ONE"
- II.) Tree Island located at Tract "D" as shown on Plat of "E.F.M. ESTATES SECTION ONE"

Maintenance Schedule

- A.) Lawn/Grass
  - 1.) Cut bimonthly as required.
  - 2.) Fertilize and Weed Control as needed.
  - 3.) Treat for Pest/Diseases as needed.
- B.) Wall Maintenance  
1 maintenance and repair of the exterior of a Decorative Wall and the removal of graffiti as needed.
- C.) Lake Maintenance to include, but not limited to removal of debris, aquatic weeds, plants and algae by chemical and/or mechanical means as needed.
- D.) Tree Islands to be maintained as per EQCB Board Ord. #01-74, dated September 20, 2001, conditions and obligations pursuant to Miami-Dade County DERM Class IV Permit FW 00-116A and conditions and obligations pursuant to South Florida Water Management District Environmental Resource Permit No. 13-01889-P for the Project.

Improvements by the Developer for each Lake

- A.) A 10' wide improved Boat Ramp to extend into the water sufficient to allow a 3' launching depth at median lake water level.
- B.) A paved 2 space parking area to Department of Planning and Zoning standard specifications Tract "B" only.
- C.) A double locking, swinging gate, 12 feet wide.

MEMORANDUM

**TO:** Kay M. Sullivan, Director  
Office of the Clerk of the Board  
Attn: Keith Knowles

**DATE:** July 8, 2003

**FROM:** Charles W. Small, Jr.  
Acting Chief  
Special Taxing Districts Division

**SUBJECT:** E.F.M. Estates Sections  
2 - 4 Street Lighting  
Special Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Section 18-2 of the Miami-Dade County Code, this Department has verified the attached names against the records of the Property Appraisal Department, and has concluded that said petition relates to real property in a new subdivision and the signators are owners and/or individuals signing in their official capacity as representatives of the owners of the property in question. We are therefore submitting the following information:

- |    |  |             |
|----|--|-------------|
| 1. | Total number of parcels of land within district boundaries                                     | <u>18</u>   |
| 2. | Total number of owners of property within district boundaries                                  | <u>3</u>    |
| 3. | Total number of resident owners within district boundaries<br>(this is a new subdivision area) | <u>0</u>    |
| 4. | Total number of signatures on the petition   | <u>5</u>    |
| 5. | Total number of owners or representatives signing the petition<br>in an official capacity      | <u>3</u>    |
| 6. | Percentage of owners or representatives signing the petition<br>in their official capacity     | <u>100%</u> |

Pursuant to Section 18-2 of the Code, this is a valid petition.

By copy of this memorandum, I am forwarding this petition for review by the County Attorney for legal sufficiency.

Attachment

cc: James Kracht



MIAMI-DADE COUNTY  
PUBLIC WORKS DEPARTMENT  
SPECIAL TAXING DISTRICTS DIVISION

March 10, 2003

Document Preparation  
Date

Departmental Acceptance Date  
(Government Use Only)

PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

To the Board of County Commissioners of Miami-Dade County, Florida:

We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation of the Special Taxing District(s) required by the respective plat(s) pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, for any or all of the following: installation, operation and maintenance of sodium vapor street lights of an intensity of 9,500 up to 50,000 lumens, mounted on concrete, fiber glass or existing poles; landscape, lake, entrance features and wall maintenance services (landscape, lake, entrance features and wall maintenance services shall be more fully described on the attached Exhibit B). The petitioned for district lies within that portion of the unincorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) E.F.M. Estates Section Two T-20946; E.F.M. Estates Section Three T-21060; and E.F.M. Estates Section Four T-21416

It is understood and agreed that the boundaries of this district and the type and level of services to be provided by this district will be reviewed by the appropriate County authorities. It is also understood that the street lights and other improvements to be provided shall be in accordance with minimum standards and requirements set forth by the Miami-Dade County Public Works Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Caribe At Tamiami, LLC	1755 SW 90 Street - #210 Miami, FL 33186		30-4909-000-0040 30-4909-000-1930
Carlos E. Martinez, President			30-4909-000-2010 30-4909-000-2020
Manuel Lopez, Jr. Maria Lopez	7049 NW 107 Court Miami, FL 33178		30-4909-000-2040 30-4909-000-2090
Manuel Lopez Yolanda Lopez		MORE FULLY	30-4909-000-2100 30-4909-000-2180
<i>Manuel Lopez Jr. Maria Lopez Manuel Lopez Yolanda Lopez</i>		DESCRIBED ON	30-4909-000-2190 30-4909-000-2930
<i>Manuel Lopez Yolanda Lopez</i>		THE ATTACHED	30-4909-000-2970 30-4909-000-3030
<i>Manuel Lopez Yolanda Lopez</i>		"EXHIBIT A"	30-4909-000-3060 30-4909-000-3070
Leimar Homes, Inc. Mortgagee	760 NW 107th Avenue # 201 Miami, FL 33172		30-4909-000-0950 30-4909-000-1850
<i>Manuel Lopez Yolanda Lopez</i>			30-4909-000-1610
Union Planters Bank, NA Mortgagee	2800 Ponce de Leon Blvd. Coral Gables, FL 33134		30-4909-000-3170
<b>RICARDO MORALES SENIOR VICE PRESIDENT</b>			

PLEASE NOTARY STATEMENT AND STAMP HERE

Heana M. Castro  
Commission # 00 828147  
Expires Apr. 19, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.  
Page 2 for Notary Statement

Manuel Lopez, Jr.  
Page 2 for Notary Statement

Maria Lopez  
Page 2 for Notary Statement

Manuel Lopez  
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Yolanda Lopez  
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Manuel Lopez  
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Yolanda Lopez  
Page 2 for Notary Statement

Notarization of Signatures Page 1 of 2

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of March 2003 by Carlos E. Martinez, President of Caribe at Tamiami, L.L.C. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature

Notary Seal



Heena M. Castro  
Commission # CG 828147  
Expires Apr. 19, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

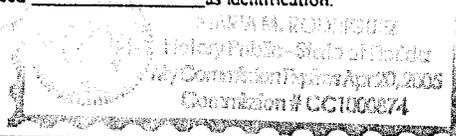
State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of March 2003 by Manuel Lopez, Jr. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature

Notary Seal



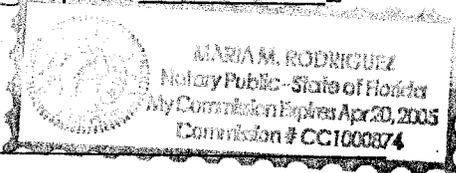
State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of March 2003 by Maria E. Lopez. She is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature

Notary Seal



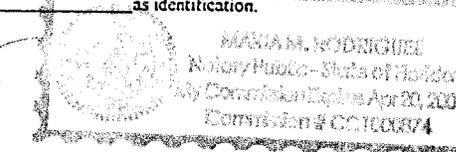
State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of March 2003 by Manuel Lopez. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature

Notary Seal



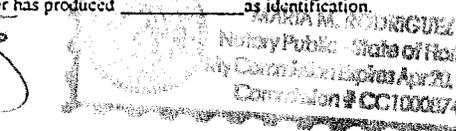
State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of March 2003 by Yolanda Lopez. She is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature

Notary Seal



State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of MARCH 2003 by Anthony Seijas, vice president of LENNER HOMES, INC. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature

Notary Seal



Julie Leisi  
My Commission DD032218  
Expires June 07 2005

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March 2003 by Ricardo Morales, Senior Vice President of Union Planters Bank. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

Notary Signature

Notary Seal



JOSEFINE FONTICOPA  
Notary Public - State of Florida  
My Commission Expires Dec 3, 2005  
Commission # DD056587  
Bonded By National Notary Assn.

**EXHIBIT A**

Exhibit A to the Petition for the Plats known as E.F.M. ESTATES SECTION TWO; E.F.M. ESTATES SECTION THREE; and E.F.M. ESTATES SECTION FOUR, dated MARCH 10, 2003 for the creation of Special Taxing Districts for Street Lighting, Lakes and Landscape Maintenance.

**LEGAL DESCRIPTION**

**Insert Legal Description**  
**See Attached Pages 4, 5, 6 and 7 of 8**

## EXHIBIT A Continued

**E. F. M. ESTATES SECTION TWO****LEGAL DESCRIPTION**

A portion of the West ½ of the West ½ of Section 9, Township 54 South, Range 39 East., Miami-Dade County, Florida, being particularly described as follows:

Commence at the intersection of the West line of Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD. subdivision of Section 4, Township 54 South, Range 39 East, according to the plat thereof recorded in Plat Book 3, at Page 29 of the Public Records of Miami-Dade County, Florida, and the South Right-of-Way line of S.W. 8th Street (Tamiami Trail); thence run N89°43'32"E along the said South Right-of-Way line of S.W. 8th Street (Tamiami Trail) for 65.90 feet to a point of curvature of a circular curve concave to the Southeast; thence Southwesterly, Southerly and Southeasterly, along said curve to the left, having for its elements a radius of 25.00 feet and a central angle of 91°57'48" for an arc distance of 40.13 feet to the point of tangency, said point being 40.00 feet East of, as measured at right angles to, the said West line of Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD.; thence S02°14'16"E along a line that is 40.00 feet East of, and parallel with, the said West line of Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD. for 69.13 feet; thence N89°43'32"E for 289.98 feet; thence N02°14'16"W for 95.00 feet to a point on the said South Right-of-Way line of S.W. 8th Street (Tamiami Trail); thence N89°43'32"E along the said South Right-of-Way line of S.W. 8th Street (Tamiami Trail) for 330.57 feet to a point on the East line of said Tract 41 of MIAMI EVERGLADES LAND COMPANY, LTD.; thence S02°13'59"E along the said East of said Tracts 41; 56 and 57 of MIAMI EVERGLADES LAND COMPANY, LTD. for 1,336.82 feet to the Southeast corner of said Tract 57 of MIAMI EVERGLADES LAND COMPANY, LTD., said point lying on the North line of the said NW ¼ of Section 9; thence N87°45'25"E along the said North line of the NW ¼ of Section 9 for 330.03 feet to the Northeast corner of the West ½ of the East ½ of the West ½ of the NW ¼ of said Section 9; thence S02°15'42"E along the East line of the said West ½ of the East ½ of the West ½ of the NW ¼ of said Section 9 for 708.34 feet to a point on a line that is 1,933.00 feet North of, as measured at right angles to, the South line of the said NW ¼ of Section 9; thence N87°44'32"E along a line that is 1,933.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9 for 330.02 feet to a point on the East line of the West ½ of the NW ¼ of Section 9; thence S02°15'38"E along the said East line of the West ½ of the NW ¼ of Section 9 for 420.00 feet to a point on a line that is 1,513.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9, said point being the POINT OF BEGINNING of the parcel herein described; thence from the above established Point of Beginning, continue S02°15'38"E along the said East line of the West ½ of the NW ¼ of Section 9 for 420.00 feet to a point on a line that is 1,093.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9; thence S87°44'32"W along a line that is 1,093.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9 for 660.00 feet to a point on the said East line of the West ½ of the West ½ of the West ½ of the NW ¼ of Section 9;

## EXHIBIT A Continued

**E. F. M. ESTATES SECTION TWO**  
**LEGAL DESCRIPTION CONTINUED**

thence S02°15'47"E along the said East line of the West ½ of the West ½ of the West ½ of the NW ¼ of Section 9 for 420.00 feet to a point on a line that is 673.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9; thence N87°44'32"E along a line that is 673.00 feet North of, and parallel with the said South line of the NW ¼ of Section 9 for 659.98 feet to a point on the aforesaid East line of the West ½ of the NW ¼ of Section 9; thence S02°15'38"E along the said East line of the West ½ of the NW ¼ of Section 9 for 673.00 feet to the Southeast corner of the said West ½ of the NW ¼ of Section 9; thence S87°44'32"W along the said South line of the NW ¼ of Section 9 for 329.97 feet to the Northeast corner of the West ½ of the East ½ of the West ½ of the SW ¼ of Section 9; thence S02°15'42"E along the East line of the West ½ of the East ½ of the West ½ of the SW ¼ of Section 9 for 673.00 feet to a point that is 673.00 feet South of, as measured at right angles to, the North line of the SW ¼ of said Section 9; thence S87°44'32"W along a line that is 673.00 feet South of, and parallel with, the said North line of the SW ¼ of Section 9 for 329.96 feet to a point on the East line of the West ½ of the West ½ of the SW ¼ of said Section 9; thence S02°15'47"E along the said East line of the West ½ of the West ½ of the SW ¼ of Section 9 for 210.00 feet to a point that is 883.00 feet South of, as measured at right angles to, the said North line of the SW ¼ of Section 9; thence S87°44'32"W along a line that is 883.00 feet South of, and parallel with, the said North line of the SW ¼ of Section 9 for 329.96 feet to a point on the East line of the West ½ of the West ½ of the SW ¼ of said Section 9; thence N02°15'51"W along the said East line of the West ½ of the West ½ of the West ½ of the SW ¼ of Section 9 for 210.00 feet to a point that is 673.00 feet South of, as measured at right angles to, the said North line of the SW ¼ of Section 9; thence S87°44'32"W along the aforesaid line that is 673.00 feet South of, and parallel with, the North line of the SW ¼ of Section 9 for 329.96 feet to a point on the West line of the said SW ¼ of Section 9; thence N02°15'56"W along the said West line of the SW ¼ of Section 9 for 673.00 feet to the Northwest corner of the said SW ¼ of Section 9; thence N02°15'56"W along the West line of the said NW ¼ of Section 9 for 1,303.00 feet to a point that is 1,303.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9; thence N87°44'32"E along a line that is 1,303.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9 for 660.01 feet to a point on the aforesaid East line of the West ½ of the West ½ of the NW ¼ of Section 9; thence N02°15'47"W along the said East line of the West ½ of the West ½ of the NW ¼ of Section 9 for 580.00 feet to a point that is 1,883.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9; thence N87°44'32"E along a line that is 1,883.00 feet north of, and parallel with, the said South line of the NW ¼ of Section 9 for 635.03 feet to a point that is 25.00 feet West of, as measured at right angles to, the aforesaid East line of the West ½ of the NW ¼ of Section 9; thence S02°15'38"E along a line that is 25.00 feet West of, and parallel with, the said East line of the West ½ of the NW ¼ of Section 9 for 370.00 feet to a point on a line that is 1,513.00 feet North of, as measured at right angles to, the said South line of the NW ¼ of Section 9; thence N87°44'32"E along a line that is 1,513.00 feet North of, and parallel with, the said South line of the NW ¼ of Section 9 for 25.00 feet to the Point of Beginning.

**EXHIBIT A Continued**

**E.F.M. ESTATES SECTION THREE**

**LEGAL DESCRIPTION**

The South 210 feet of the North 1093 feet of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 54 South, Range 39 East of Miami-Dade County, Florida

**EXHIBIT A Continued**

**E.F.M. ESTATES SECTION FOUR**

**LEGAL DESCRIPTION**

The East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the  
NW  $\frac{1}{4}$  of Section 9, Township 54 South, Range  
39 East, less the South 1933.00 feet thereof,  
Miami-Dade County, Florida.

EXHIBIT B  
REVISED

Exhibit B to the Petition for Special Taxing District for the Subdivision known as E.F.M. ESTATES SECTION TWO T-20946; E.F.M. ESTATES SECTION THREE T-21060; and E.F.M. ESTATES SECTION FOUR T-21416, dated March 10, 2008 for the creation of a Special Taxing District for Street Lighting, Lakes, Landscape Maintenance, Tree Island Preservation and Maintenance.

Area to be Maintained

- I.) Four (4) Lake Tracts "K", "N", "Q", "S" and Six (6) Lake Access Tracts "J", "L", "M", "P", "R", "T" all as shown on Plats of E.F.M. Estates Section Two and E.F.M. Estates Section Four.
- II.) Tree Island located at Tract "H" as shown on Plat of E.F.M. Estates Section Two.

Maintenance Schedule

A.) Lawn/Grass

- 1.) Cut bi-monthly as required.
- 2.) Fertilize and weed control as needed.
- 3.) Treat for Pest/Diseases as needed.

B.) Lake Maintenance

- 1.) Lake Maintenance to include, but not limited to removal of debris, aquatic weeds, plants and algae by chemical and/or mechanical means as needed.

- C.) Tree Island to be maintained as per E.Q.C.B. Board order #01-74 dated September 20, 2001, conditions and obligations pursuant to Miami-Dade County DERM Class IV Permit. FW 00-116 B and conditions and obligations pursuant to South Florida Water Management District Environmental Resource Permit No. 13-01889-P for the Project.

Improvements by the Developer for Each Lake

- A.) A 10' wide improved Boat Ramp to extend into the water sufficient to allow a 3' launching depth at median lake water level.
- B.) A paved 2 space parking area to Department of Planning and Zoning Standard Specifications Tract "T" only.
- C.) A double locking, swinging gate 12 feet wide.

STREET LIGHTINGRATE SCHEDULE: SL-1AVAILABLE:

In all territory served.

APPLICATION:

For lighting streets and roadways, whether public or private, which are thoroughfares for normal flow of vehicular traffic. Lighting for other applications such as: municipally and privately-owned parking lots; parks and recreational areas; or any other area not expressly defined above, is not permitted under this schedule.

TYPE OF INSTALLATION:

FPL-owned fixtures normally will be mounted on poles of FPL's existing distribution system and served from overhead wires. On request of the Customer, FPL will provide special poles or underground wires at the charges specified below. Customer-owned systems will be of a standard type and design, permitting service and lamp replacement at no abnormal cost to FPL.

SERVICE:

Service includes lamp renewals, patrol, energy from dusk each day until dawn the following day and maintenance of FPL-owned Street Lighting Systems.

LIMITATION OF SERVICE:

For Mercury Vapor, Fluorescent and Incandescent luminaires, no additions or changes in specified lumen output on existing installations will be permitted under this schedule after October 4, 1981 except where such additional lights are required in order to match existing installations.

Stand-by or resale service is not permitted hereunder.

CUSTOMER CONTRIBUTIONS:

A Contribution-in-Aid-of-Construction (CIAC) will be required for:

- a) the differential cost between employing rapid construction techniques in trenching, backfilling and pole installation work where no obstructions exist, and the added cost to overcome obstructions such as sprinkler systems, paved surfaces (such as sidewalks, curbs, gutters, and roadways), landscaping, sodding and other obstructions encountered along the Street Lighting System installation route, including repair and replacement. If the Customer elects to perform work such as trenching and restoration, they will be reimbursed by FPL with a credit (not to exceed the total CIAC cost) for the value of this work as determined by FPL;
- b) the installation cost of any new overhead distribution facilities and/or the cost of alterations to existing distribution facilities which are required in order to serve the Street Lighting System less four (4) times the additional annual non-fuel energy revenue generated by the installation or alteration of the Street Lighting System, plus where underground facilities are installed, the differential installation cost between underground and overhead distribution facilities.

These costs shall be paid by the Customer prior to the initiation of any construction work by FPL. The Customer shall also pay any additional costs associated with design modifications requested after the original estimate has been made.

(Continued from Sheet No. 8.715)

REMOVAL OF FACILITIES:

If Street Lighting facilities are removed either by Customer request or termination or breach of the agreement, the Customer shall pay FPL an amount equal to the original installed cost of the removed facilities less any salvage value and any depreciation (based on current depreciation rates as approved by the Florida Public Service Commission) plus removal cost.

MONTHLY RATE:

Luminaire Type	Lamp Size		KWH/No. Estimate	Charge for FPL-Owned Unit (\$)				Charge for Customer-Owned Unit (\$)	
	Initial Lumens	Watts		Fixtures	Mainten- ance	Energy Non-Fuel**	Total ***	Relamping/ Energy	Energy Only
High Pressure Sodium Vapor	5,300	70	29	1.55	1.36	.60	3.51	1.29	.60
" "	9,500	100	41	3.62	1.37	.85	5.84	1.55	.85
" "	16,000	150	60	3.72	1.40	1.24	6.36	1.94	1.24
" "	22,000	200	83	5.64	1.79	1.81	9.24	2.51	1.81
" "	50,000	400	163	5.71	1.76	3.45	10.93	4.17	3.45
" "	12,300	150	60	3.33	1.56	1.24	6.53	2.17	1.24
" "	27,500	250	116	6.00	1.90	2.39	10.29	3.13	2.39
" "	140,000	1,000	411	9.04	3.47	8.45	20.97	10.10	8.45
Mercury Vapor	6,000	140	62	2.31	1.23	1.23	5.32	1.97	1.23
" "	8,600	175	77	2.34	1.23	1.59	5.66	2.23	1.59
" "	11,500	250	104	4.74	1.77	2.14	3.65	2.88	2.14
" "	21,500	400	160	4.73	1.75	3.30	9.78	4.02	3.30
" "	39,500	700	272	6.63	2.96	5.61	15.25	7.17	5.61
" "	60,000	1,000	335	6.35	2.33	7.93	17.66	8.91	7.93
Incandescent	1,000	103	36				6.91	2.46	.74
" "	2,500	202	71				7.37	3.13	1.46
" "	4,000	327	116				8.41	4.16	2.39
" "	6,000	443	153				9.37	5.03	3.26
" "	10,000	690	244				11.31	6.93	5.03
Fluorescent	19,300	300	122					3.43	2.52
" "	39,600	700	264					6.52	5.44

- \* These units are closed to new FPL installations.
- \*\* The non-fuel energy charge is 2.060¢ per kwh.
- \*\*\* Bills rendered based on "Total" charge. Unbundling of charges is not permitted.
- \*\*\*\* New Customer installations of these units closed to FPL installations cannot receive relamping service.

Charges for other FPL-owned facilities:

Wood pole used only for the street lighting system	\$ 2.54
Concrete pole used only for the street lighting system	\$ 3.49
Fiberglass pole used only for the street lighting system	\$ 4.13

Underground conductors not under paving	1.91¢ per foot
Underground conductors under paving	4.85¢ per foot

The Underground conductors under paving charge will not apply where a CIAC is paid pursuant to section "a)" under "Customer Contributions." The Underground conductors not under paving charge will apply in these situations.

(Continued from Sheet No. 8.716)

On Customer-owned Street Lighting Systems, where Customer contracts to relamp at no cost to FPL, the Monthly Rate for non-energy shall be 2.060¢ per kWh of estimated usage of each unit plus adjustments.

During the initial installation period:

- Facilities in service for 15 days or less will not be billed;
- Facilities in service for 16 days or more will be billed for a full month.

WILLFUL DAMAGE:

Upon the second occurrence of willful damage to any FPL-owned facilities, the Customer will be responsible for the cost incurred repair or replacement. If the lighting fixture is damaged, based on prior written instructions from the Customer, FPL will:

- a) Replace the fixture with a shielded cutoff cobrahead. The Customer shall pay \$120.00 for the shield plus all associated cost. However, if the Customer chooses to have the shield installed after the first occurrence, the Customer shall only pay the \$120.00 cost of the shield; or
- b) Replace with a like unshielded fixture. For this, and each subsequent occurrence, the Customer shall pay the costs specified under "Removal of Facilities"; or
- c) Terminate service to the fixture.

Option selection shall be made by the Customer in writing and apply to all fixtures which FPL has installed on the Customer's behalf. Selection changes may be made by the Customer at any time and will become effective ninety (90) days after written notice is received.

Conservation Charge	See Sheet No. 8.030
Capacity Payment Charge	See Sheet No. 8.030
Environmental Charge	See Sheet No. 8.030
Fuel Charge	See Sheet No. 8.030
Franchise Fee	See Sheet No. 8.031
Tax Clause	See Sheet No. 8.031

TERM OF SERVICE:

Initial term of ten (10) years with automatic, successive five (5) year extensions unless terminated in writing by either FPL or the Customer at least ninety (90) days prior to the current term's expiration.

RULES AND REGULATIONS:

Service under this schedule is subject to orders of governmental bodies having jurisdiction and to the currently effective "General Rules and Regulations for Electric Service" on file with the Florida Public Service Commission. In case of conflict between a provision of this schedule and said "General Rules and Regulations for Electric Service", the provision of this schedule shall apply.

**STREET LIGHTING AGREEMENT**

FPL Account Number: \_\_\_\_\_

In accordance with the following terms and conditions, \_\_\_\_\_

(hereinafter called the Customer), requests on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of street lighting facilities at (general boundaries): \_\_\_\_\_

located in \_\_\_\_\_, Florida.

(city/county)

(a) Installation and/or removal of FPL-owned facilities described as follows:

Lights Installed			Lights Removed		
Fixture Rating (in Lumens)	Fixture Type	# Installed	Fixture Rating (in Lumens)	Fixture Type	# Removed
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Poles Installed		Poles Removed		Conductors Installed		Conductors Removed	
Pole Type	# Installed	Pole Type	# Removed	_____ Feet not Under Paving	_____ Feet not Under Paving	_____ Feet Under Paving	_____ Feet Under Paving
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

(b) Modification to existing facilities other than described above (explain fully):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

**FPL AGREES:**

1. To install or modify the street lighting facilities described and identified above (hereinafter called the Street Lighting System), furnish to the Customer the electric energy necessary for the operation of the Street Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective street lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive street lighting rate schedule approved by the FPSC.

**THE CUSTOMER AGREES:**

2. To pay a contribution in the amount of \$\_\_\_\_\_ prior to FPL's initiating the requested installation or modification.
3. To purchase from FPL all of the electric energy used for the operation of the Street Lighting System.
4. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective street lighting rate schedule on file at the FPSC or any successive street lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
5. To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Street Lighting System.
6. To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the street lighting facilities.

IT IS MUTUALLY AGREED THAT:

- 7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional street lighting agreement delineating the modifications to be accomplished. Modification of FPL street lighting facilities is defined as the following:
  - a. the addition of street lighting facilities;
  - b. the removal of street lighting facilities; and
  - c. the removal of street lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective street lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

- 8. FPL will, at the request of the Customer, relocate the street lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL street lighting facilities. Payment shall be made by the Customer in advance of any relocation.
- 9. FPL may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
- 10. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
- 11. In the event street lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates as approved by the FPSC) plus removal cost.
- 12. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
- 13. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
- 14. This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
- 15. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
- 16. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

\_\_\_\_\_  
Customer, (Print or type name of Organization)

FLORIDA POWER & LIGHT COMPANY

By: \_\_\_\_\_  
Signature (Authorized Representative)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print or type name)

\_\_\_\_\_  
(Print or type name)

Title: \_\_\_\_\_

Title: \_\_\_\_\_

SUMMARY OF THE REPORT  
 ON THE CREATION OF EFM ESTATES SECTIONS 1-4  
 STREET LIGHTING SPECIAL TAXING DISTRICT  
 AND THE ABOLISHMENT OF THE DORA ESTATES  
 STREET LIGHTING SPECIAL TAXING DISTRICT  
 MIAMI-DADE COUNTY, FLORIDA

In accordance with the requirements of Chapter 28 of the Code of Miami-Dade County to provide street lighting in new subdivisions through the creation of a street lighting special taxing district, and in compliance with Chapter 18 of the Code, a petition signed by 100% of the owners of property embraced within the proposed district was presented.

The proposed district is located in a portion of unincorporated Miami-Dade County, Florida, and its boundaries are set forth as follows:

- On the North, S.W. 8<sup>th</sup> Street;
- On the East, S.W. 154<sup>th</sup> Avenue;
- On the South, theo. S.W. 21<sup>st</sup> Street;
- On the West, S.W. 157<sup>th</sup> Avenue.

The boundaries are shown on the attached plan entitled EFM Estates Sections 1-4 and hereinafter referred to as Exhibit A.

The street lights to be provided under this district will consist of 9,500 lumen sodium vapor Traditional Post-top street lights mounted on fiber glass poles and served by underground wiring. The service provided by the Florida Power and Light Company includes electric energy, lamp replacement, replacement of damaged equipment, and all the operation and maintenance costs.

As provided for under Section 18-2 of the Code, the owners of property embraced within the proposed district shall guarantee payment of all costs and expenses incident to the creation of such district and shall pay the entire cost of providing street lighting within the district for the first year.

ESTIMATED ANNUAL COSTS

	<u>First Year</u>	<u>Second Year</u>
Annual Street Lighting Cost (Service Provided by FP&L)	\$35,710	\$35,710
FP&L Restoration Cost	45,500	-0-
Engineering & Administrative Cost	4,260	1,660

ESTIMATED ANNUAL COSTS (CONTINUED)

	<u>First Year</u>	<u>Second Year</u>
Billing, Collecting and Processing Costs	5,120	455
Contingencies	<u>14,010</u>	<u>1,900</u>
Total Amount To Be Advanced by Petitioners	\$104,600	
Total Estimated Cost to District Each Year Thereafter		\$39,725

ESTIMATED ASSESSMENTS

	<u>First Year</u>	<u>Second Year</u>
Per Assessable Front Foot		\$1,435
Per Year For A Typical Interior Lot	Costs to be provided by the petitioners	\$86
Per Year For A Typical Corner Lot		\$125

The annual assessments shown above are representative of costs for typical lots within this district.

The proposed district conforms with the Comprehensive Development Master Plan of Miami-Dade County and will provide benefits to all property within the district exceeding the total amount of special assessments to be levied.

The creation of the district will be subject to Commission approval, no election will be necessary as 100 percent of the owners herein signed the petition. Upon creation of this street lighting special taxing district, the Dora Estates Street Lighting Special Taxing District, created by Ordinance #02-64, will be abolished.

Attachment: Exhibit A

SW 8 ST (TAMIAMI TRAIL)

# DISTRICT BOUNDARIES

THEO. SW 8 TER

TRACT "A"

TRACT "B"

TRACT "C"  
LAKE

TRACT "D"  
TREE ISLAND

157

SW

SW 10 LN

SW 10 ST

SW 155 AVE

TRACT "E"

TRACT "F/S"  
LAKE

TRACT "T"

AVE

TRACT "G"

154

SW

SW 14 ST

TRACT "H"  
TREE ISLAND

TRACT "K"  
LAKE

TRACT "J"

AVE

THEO. SW 155 AVE

THEO. SW 14 LN

THEO. SW 16 ST

TRACT "L"

TRACT "N"  
LAKE

TRACT "M"

154

157

TRACT "O"  
LAKE

TRACT "R"

SW 18 ST

SW 154 CT

TRACT "P"

THEO. SW 20 ST

SW 20 LN

SW

THEO.

156 AVE

155 AVE

SW 21 ST

33L-786 (COMM. 0011)

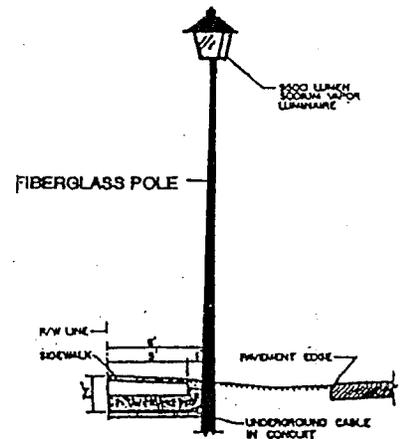
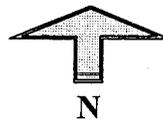
SECTIONS: 04 & 09-54-39

## EFM ESTATES SECTIONS 1-4 STREET LIGHTING SPECIAL TAXING DISTRICT

### LEGEND:

182-9,500 LUMEN SODIUM VAPOR  
TRADITIONAL POST-TOP  
STREET LIGHTS MOUNTED ON  
FIBERGLASS POLES

12-9,500 LUMEN SODIUM VAPOR  
TRADITIONAL POST-TOP  
STREET LIGHTS  
MOUNTED ON FIBERGLASS POLES  
TO BE TRANSFERRED TO  
"EFM SECTIONS 1-4"  
FOR BILLING PURPOSES ONLY



TYPICAL UNDERGROUND  
INSTALLATION

EXHIBIT "A"

44