Memorandum

(Public Hearing 12-3-13)

Date: November 5, 2013

Agenda Item No. 5(F)

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Sea Pines Estates Street Lighting Special Taxing District

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Recommendation

It is recommended that the Board of County Commissioners (BCC) approve a petition submitted in accordance with Article 1, Chapter 18 of the Miami-Dade County Code for the creation of the Sea Pines Estates Street Lighting Special Taxing District.

Scope

This proposed special taxing district boundary lies within Commissioner Lynda Bell's District 8, and will provide street lighting services.

Fiscal Impact/Funding Source

The creation of this District is at the request of the proposed District's property owners pursuant to Chapter 18 of the Code. The economic impact on the County's budget will be from the advancement of funds by several County Departments. Advancement of funds will result from various Departments' expenditure of labor and materials necessary to engineer and administer the District. All District costs incurred will be reimbursed to each Department after the Board's adoption of the preliminary assessment roll, ratification of the District by the qualified electorate within the District boundary, and collection of the assessments from the affected property owners on their November 2014 and subsequent annual tax bills.

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.

Track Record/Monitoring

The Public Works and Waste Management Department is the managing entity overseeing this item and the person responsible is Donald L. Tock, Jr., Chief, Special Taxing Districts Division.

Background

Contingent upon BCC approval of this District's creating ordinance, and subsequent ratification by the Districts qualified electorate, the street lighting improvements will be accomplished pursuant to an agreement between Miami-Dade County and the Florida Power and Light Company. The facilities provided will remain the property of the Florida Power and Light Company, and the company will be responsible for the maintenance, repair, and replacement of the light standards, fixtures, lamps, and all connecting service lines. The Special Taxing Districts

Division will administer the Florida Power and Light Company's agreement, installation, and billing process.

Boundary:	On the North, theo. SW 203 Lane; On the East, SW 132 Avenue; On the South, theo. SW 206 Street; On the West, SW 134 Avenue.
Number of Parcels:	59 residential lots.
Number of Resident Owners:	52
Number of Owners With Homestead Exemption Signing Petition:	27 or 51.9% of the property owners.
Preliminary Public Meeting:	October 23, 2013.
Type of Improvements:	The installation, operation, and maintenance of thirty-one (31) 16,000 lumen sodium vapor bracket-arm streetlights mounted on thirty-one (31) concrete poles.
Required Referendum:	Every qualified registered voter residing within the District boundary will be offered the opportunity to vote at an election conducted by mail, estimated to be held on January 28, 2014.
Preliminary Assessment Roll:	Submitted on the same agenda as a separate agenda item for consideration and adoption by the BCC and contingent upon the approval of this District's creating ordinance and subsequent ratifying referendum. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.
Estimated Completion:	December 2014.
Estimated Initial Billing:	November 2014. Assessment billed annually as an itemized portion of the combined Real Property tax bill.

	First Year	Second Year
Estimated Total District Cost:	$69,790.12	$10,992.46

Method Of Apportionment: Front Footage

Estimated Total District Cost:	**First Year**	**Second Year**
Per Assessable Front Foot	$9.3930	$1.4794
For A Typical Interior Lot:	$1,200.00	$190.00
For A Typical Corner Lot:	$1,550.00	$250.00

The annual assessments shown above are representative of costs for typical lots within the District boundary.

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

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

In accordance with the requirements of Section 18-3 of the Code to provide street lighting in existing 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 and Waste Management Department and concur with their recommendation that this District be created pursuant to Section 18-3 of the Code.

Alina T. Hudak
Deputy Mayor

REPORT AND RECOMMENDATIONS
ON THE CREATION OF SEA PINES 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 and Waste Management Department concerning the creation of Sea Pines Estates Street Lighting Special Taxing District.

1. BOUNDARY OF THIS DISTRICT

The proposed District is located entirely within a portion of unincorporated Miami-Dade County, and the boundary, as set forth in the petition, is as follows:

> A portion of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows: Blocks 1 thru 8 of "Sea Pines Estates" according to the plat thereof, and recorded in Plat Book 158 at Page 23 of the public records of Miami-Dade County, Florida.

The boundary is shown on the attached plan entitled Sea Pines Estates Street Lighting Special Taxing District and hereinafter referred to as Exhibit A.

A preliminary community meeting was held on October 23, 2013, in the Somerset Academy Charter Middle School, to present the facts pertaining to the boundary of this District, a description of the improvement to be provided, its costs, and the method of payment.

2. LOCATION OF THE INSTALLATIONS TO BE CONSTRUCTED

The facilities to be provided under the District will consist of sodium vapor bracket-arm streetlights mounted on concrete poles located within the street Rights-of-Way.

3. ESTIMATED COST FOR THIS DISTRICT

As provided for under Section 18-3 of the Code, the owners within the proposed District shall initially pay all costs and expenses incidental to the creation of this District and shall be assessed through special assessments for the entire cost of creating and 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 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 Company 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 the streetlights 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. The District will pay the Florida Power and Light Company a monthly rental fee on each installation. There will be 31 lights and 31 pole rentals served by 5,580 feet of underground wiring for an annual cost of $9,525.30 for the first and second years.

The District's property owners shall pay the above first year's estimated streetlight costs and

pay all costs incurred to create and maintain the District for its first year of operation as well as the streetlight costs for the second and succeeding years. The engineering and administrative costs involved in establishing and maintaining the District are estimated to be $3,045.81 the first year and $445.81 the second year. The cost of handling the billing, collecting the assessment, first year election expenses and processing the payments to the Florida Power and Light Company is estimated to be $1,615.95 the first year and $497.90 the second year. Additionally, contingency funds in the amount of $9,103.06 the first year and $523.45 the second year are provided.

Estimated Annual Expense	**First Year**	**Second Year**
31 – 16,000 Lumen Sodium Vapor Luminaries	$2,503.56	$2,503.56
31 – Concrete Poles	2,142.72	2,142.72
5,580 Ft. - Underground Wiring	2,521.68	2,521.68
Annual Fuel Adjustments (Based on 22,320 KWH at $0.07292 Per KWH)	1,627.57	1,627.57
Franchise Cost (Based on 8.2970% of $8,795.53)	729.77	729.77
Total Street Lighting Service Costs	$9,525.30	$9,525.30
FP&L Restoration Cost	$46,500.00	$0
Engineering & Administrative Costs	3,045.81	445.81
Billing, Collecting & Processing Costs	1,615.95	497.90
Contingencies	9,103.06	523.45
Street Lighting Costs	$69,790.12	
Total Annual Street Lighting Costs		$10,992.46

5. PROCEDURE

Miami-Dade County enters 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 streetlight installation, and monthly payments for the annual cost of the streetlight service estimated at $9,525.30 or approximately $793.78 per month.

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.

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 Regulatory and Economic Resources, a successor to the Department of Planning and Zoning).

7. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

The need for street lighting in unincorporated 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.

The 2013 net property valuation within the District, based on information provided by the Miami-Dade County Office of the Property Appraiser is $11,201,577.00, which is a good indication that the affected properties are able to pay such assessments as may be required and, in my opinion, the proposed improvements will provide special benefits to properties within the District exceeding the amount of special assessments to be levied.

8. ESTIMATE OF ASSESSMENT AGAINST BENEFITED 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. This cost will be shown as an itemized portion of the annual combined Real Property tax bill. The annual assessments shown below are representative of estimated costs for typical lots within the District boundary.

Estimated Annual Assessments:	First Year	Second Year
Per Assessable Front Foot	$9.3930	$1.4794
For A Typical Interior Lot:	$1,200.00	$190.00
For A Typical Corner Lot:	$1,550.00	$250.00

These costs will be adjusted from actual experience.

9. RECOMMENDATION

It is recommended that Sea Pines Estates Street Lighting Special Taxing District be created pursuant to Section 18-3 of the Code, which provides for the creation of special taxing districts for street lighting in existing subdivisions and that the creation of the District be authorized by an ordinance to be adopted by the Board of County Commissioners, subject to ratification by the District's qualified electorate at a special referendum to be called by the Board. It is also recommended that upon adoption of the ordinance creating this special taxing district, the Board adopt, as the next agenda item, a resolution calling for a special election, as required by Chapter 18 of the Code. Said election will be conducted by the Miami-Dade County Elections Department using a mailed ballot provided, along with a project report summary, to each District registered voter. It is further recommended that the Board, on the same agenda, also adopt the District's preliminary assessment roll resolution. Adoption of this resolution will enable the Miami-Dade Tax Collector to bill the affected property owners, collection of which will provide the necessary funds to reimburse affected County Agencies involved in the creation and establishment of the District, as well as provide funds to construct and maintain the improvement provided by the District. The implementation of the assessment roll will follow the procedures defined in Chapter 18 of the Code and be subject to District ratification by the qualified electorate. The assessment will appear on the November 2014 tax bill following the election, if approved by the electorate. In the event actual construction costs are lower than the estimated costs in the ordinance, the Public Works and Waste Management Department shall adjust and decrease the front foot rate of assessment necessary to provide adequate revenue to cover the expenses. Should actual costs be higher than costs estimated, the County Mayor or County Mayor's designee 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 it. This ordinance shall take effect when ratified at an election to be formally called, noticed and conducted as this Board shall determine by resolution, unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board and the

District approved at the subsequent election. The Public Works and Waste Management Department will also be available to answer any questions from the public or from your office with regards to the financial and/or engineering facts of this District. We further recommend that the County Mayor or County Mayor's designee forward the attached report to the Board of County Commissioners after he has reviewed it and concurred with our findings.

Attachments: (1) Copy of Petition Validation Memo
(2) Copy of Petition
(3) Copy of Memo from Department of Regulatory and Economic Resources
(4) District Boundary Map (Exhibit A)

Memorandum

MIAMI-DADE COUNTY

Date: July 24, 2013

To: Christopher Agrippa
Division Chief
Office of the Clerk of the Board
Attn: Keith Knowles

From: Donald L. Tock, Jr.
Chief, Special Taxing Districts Division
Public Works and Waste Management Department

Subject: Sea Pines Estates Street Lighting Special Taxing District

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In reference to the subject petition, we hereby certify that, in compliance with Chapter 18 of the Miami-Dade County Code, this Department has checked the names on the attached petition against the records of the Office of the Property Appraiser, and is submitting the following information:

1.	Total number of parcels of land within district boundaries	59
2.	Total number of resident owners of property within district boundaries	52
3.	Total number of resident owners signing the attached petition	27
4.	Percentage of resident owners signing the attached petition	51.9%
5.	Net Property Valuation	$11,201,577.00

Utilizing Homestead Exemption and executed affidavits as the basis for the resident owner requirement, we certify that this petition does contain the signatures of 50% of the resident property owners within the proposed District boundaries as required by the Code; therefore, the subject petition is valid.

Attachment

1/8

SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

Petition Issue Date: 04/04/2013

Petition Received Date: __/__/__
(To be Completed by the Department)

To the Petitioner: You are required to circulate this petition among all property owners within the District boundary listed below. In order for the petition to be considered a valid current indicator of community preference, it must be completed and returned within four months from the date of issue. Only one resident owner's signature per household will count toward the 50% Code requirement for petition validation. However, circulation of petition among all properties in the proposed District is urged to ensure these persons are informed of the proposal on which they may be called to vote.. All submitted petition forms must be original and completed in ink.

To the Board of County Commissioners of Miami-Dade County, Florida: We, the undersigned property owners, do hereby petition the Miami-Dade County, Florida, Board of County Commissioners for the creation and establishment of the Sea Pines Estates Street Lighting Special Taxing District. We understand that the signatures of 50% of the resident property owners within the District's boundary signing the petition will validate the petition. If approved by the Board, a subsequent Special Election will be held for all registered voters in the District boundary to ratify the Board's decision.

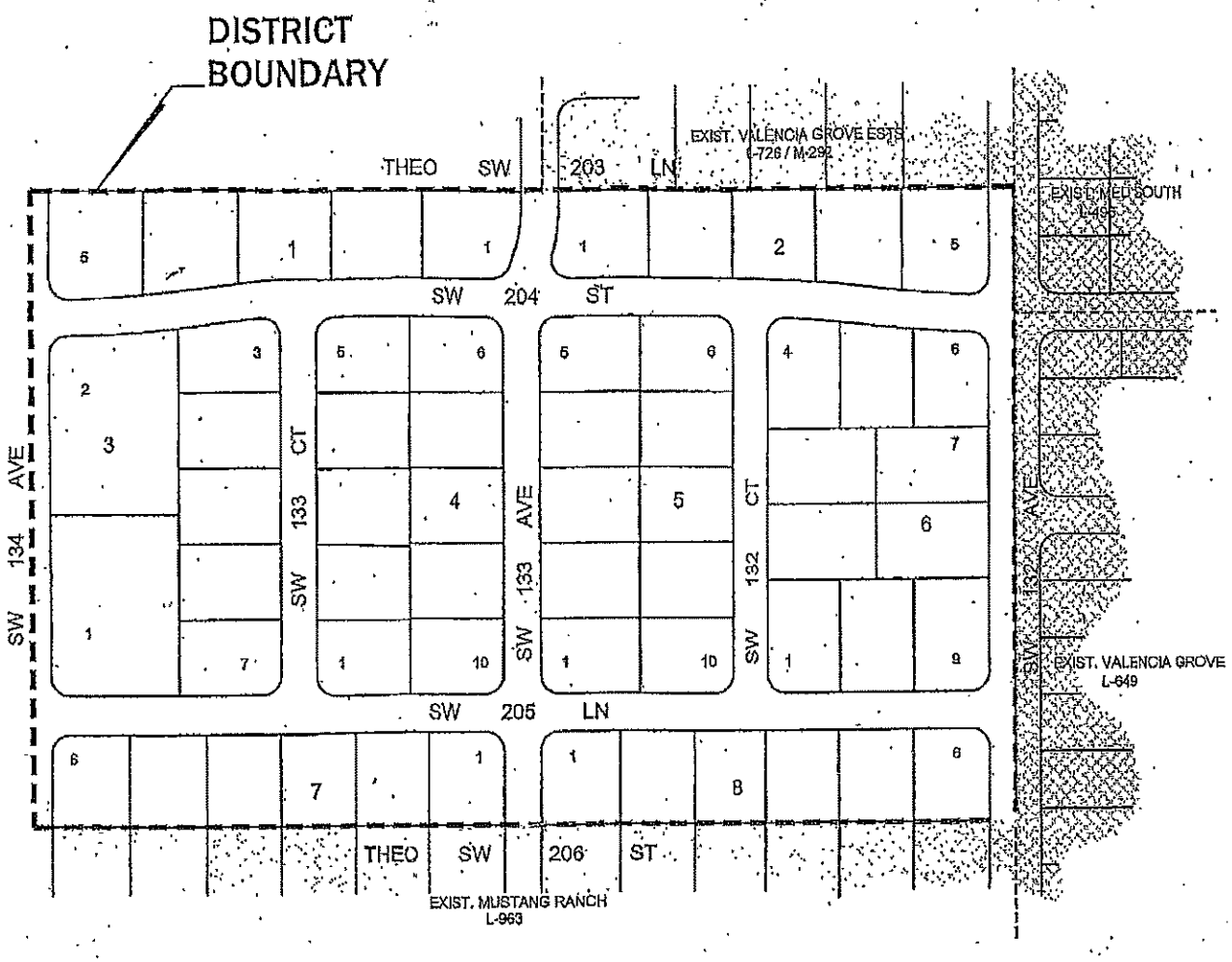
District Improvements: The creation of the Sea Pines Estates Street Lighting Special Taxing District has been proposed to install, operate, and maintain approximately thirty-one (31) 16,000 lumen sodium vapor bracket-arm streetlights mounted on concrete poles within the public rights-of-way.

District Boundary: Bounded on the: North by theo. SW 203 Ln;
South by theo. SW 206 St;
East by SW 132 Ave;
West by SW 134 Ave.
(See District boundary and location sketch, Exhibit A, on reverse side)

ESTIMATED INDVIDUAL PROPERTY TAX BILL INCREASE FOR THIS IMPROVEMENT: Annual Assessments for interior single family lots may range from $940.00 to $1,200.00 for the first year and from $150.00 to $190.00 for the second and succeeding years. Annual assessments for corner single family lots may range from $1,400.00 to $1,550.00 for the first year and from $225.00 to $250.00 for the second and succeeding years.

NOTE: Only signatures of resident property owners, and only one resident owner's signature per household, will count toward the 50% Code requirement for petition validation. However, circulation of petition among non-owner residents is urged to ensure these persons are informed of this proposal on which they may be called to vote. **Altering this form in any way invalidates the entire petition.**

OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Hamid Meziani	Address: 13221 SW 204 St.	May 3, 2013
Sign: A. Meziani	Folio: 30-6911-010-0090	
Print: Jorge Lopez	Address: 13330 SW 205 lane	May 5, 2013
Sign: Jorge Lopez	Folio: 30-6911-010-0500	
Print: LESLEY WHYTE	Address: 13350 SW 205 lane	May 3, 2013
Sign: Lesley Whyte	Folio: 30-6911-010-0510	
Print: Gabriel Ros	Address: 13261 SW 204 St.	May 3, 2013
Sign: Gabriel Ros	Folio: 30-6911-010-0070	
Print: ADAM HOSSAIN	Address: 20402 SW 132 Ct	May 4 2013
Sign:	Folio: 30-6911-010-0330	
Print: Tomislav Cesanic	Address: 20482 SW 132 Ct	5/5/2013
Sign: Tomislav Cesanic	Folio: 30-6911-010-0350	

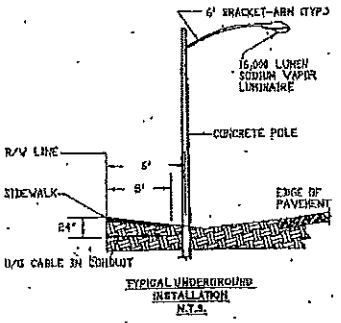


SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

N

31 - 16,000 LUMEN SODIUM VAPOR BRACKET-ARM STREETLIGHTS MOUNTED ON CONCRETE POLES INSTALLED APPROXIMATELY 200 FEET APART.



SPECIAL TAXING DISTRICTS DIVISION
2013 JUN -4 PM 3:36
PUBLIC WORKS DEPT. RECEIVED

L-1299 (COMM. 0008) EXHIBIT "A"
SECTION: 4 - 57 - 39 (DISTRICT BOUNDARY AND LOCATION SKETCH)

SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

2/8

Petition Issue Date: 04/04/2013

Petition Received Date: __/__/__
(To be Completed by the Department)

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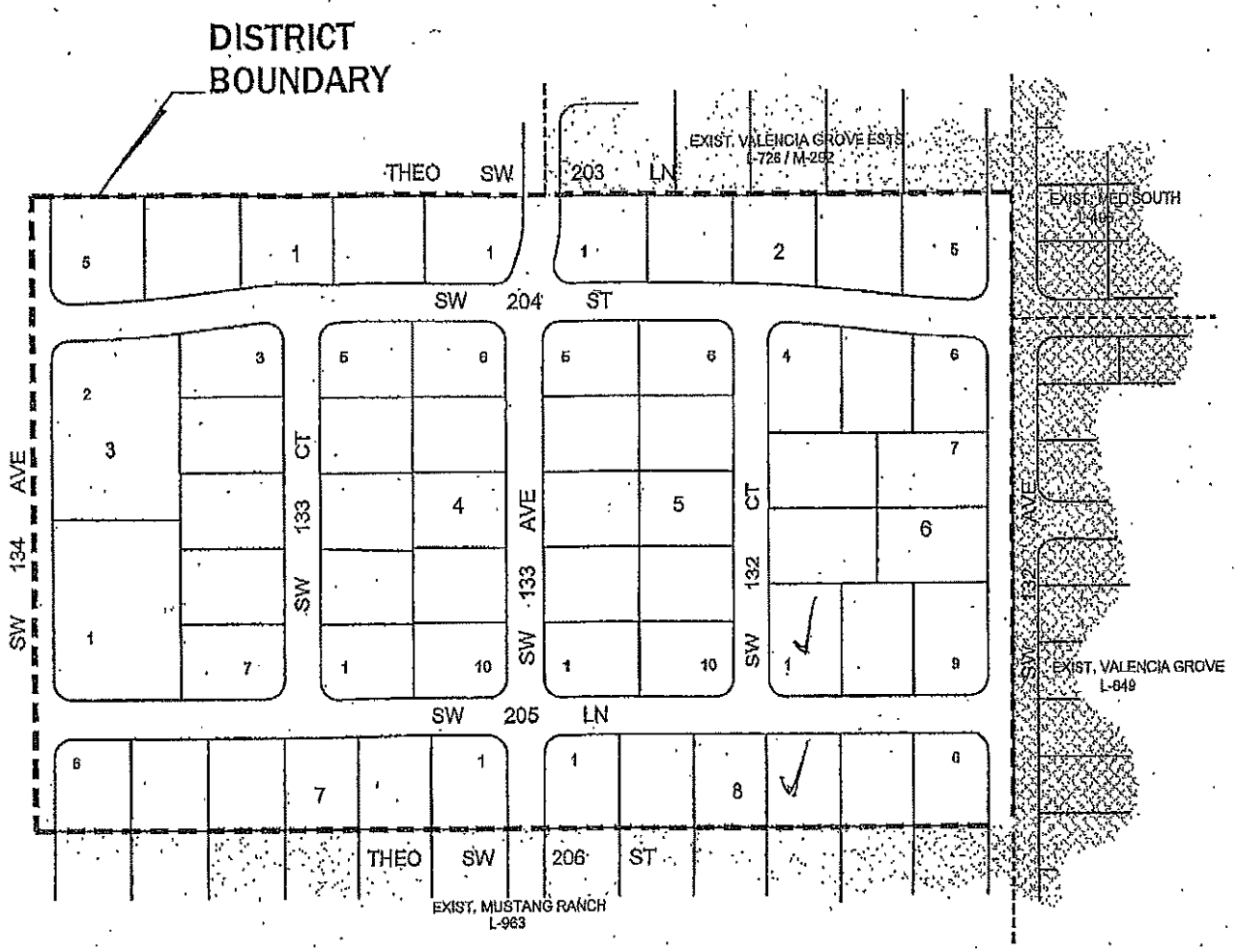
OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Teresita Piedra Sign: Teresita Piedra	Address: 13235 SW 205 Lane Folio: 30-6911-010-0370	4/18/13
Print: Cristina Massimo Sign: Cristina Massimo	Address: 13240 SW 205 Lane Folio: 30-6911-010-0570	4/29/13
Print: Juan R Barrios Sign: JRB	Address: 13260 SW 205 Ln. Folio: 30-6911-010-0560	4/30/13
Print: Juan C. Pagan Sign: Juan C. Pagan	Address: 13220 SW 205 Ln. Folio: 30-6911-010-0580	4/30/13
Print: RICARDO VARGAS Sign: R	Address: 13290 SW 205 Lane Folio: 30-6911-010-0540	4-30-13
Print: DAVID OLIVO Sign:	Address: 13320 SW 205 LANE Folio: 30-6911-010-~~0570~~ 0490	4/30/13



SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

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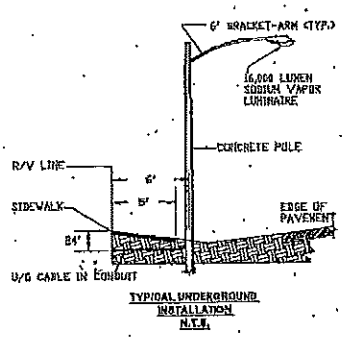

TYPICAL UNDERGROUND INSTALLATION
N.T.S.

SPECIAL TAXING DISTRICTS DIVISION
2013 JUN -4 PM 3:38
PUBLIC WORKS
RECEIVED

L-1299 (COMM. 0008) EXHIBIT "A"
SECTION: 4 - 57 - 39 (DISTRICT BOUNDARY AND LOCATION SKETCH)

SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

3/8

Petition Issue Date: 04/04/2013

Petition Received Date: __/__/__
(To be Completed by the Department)

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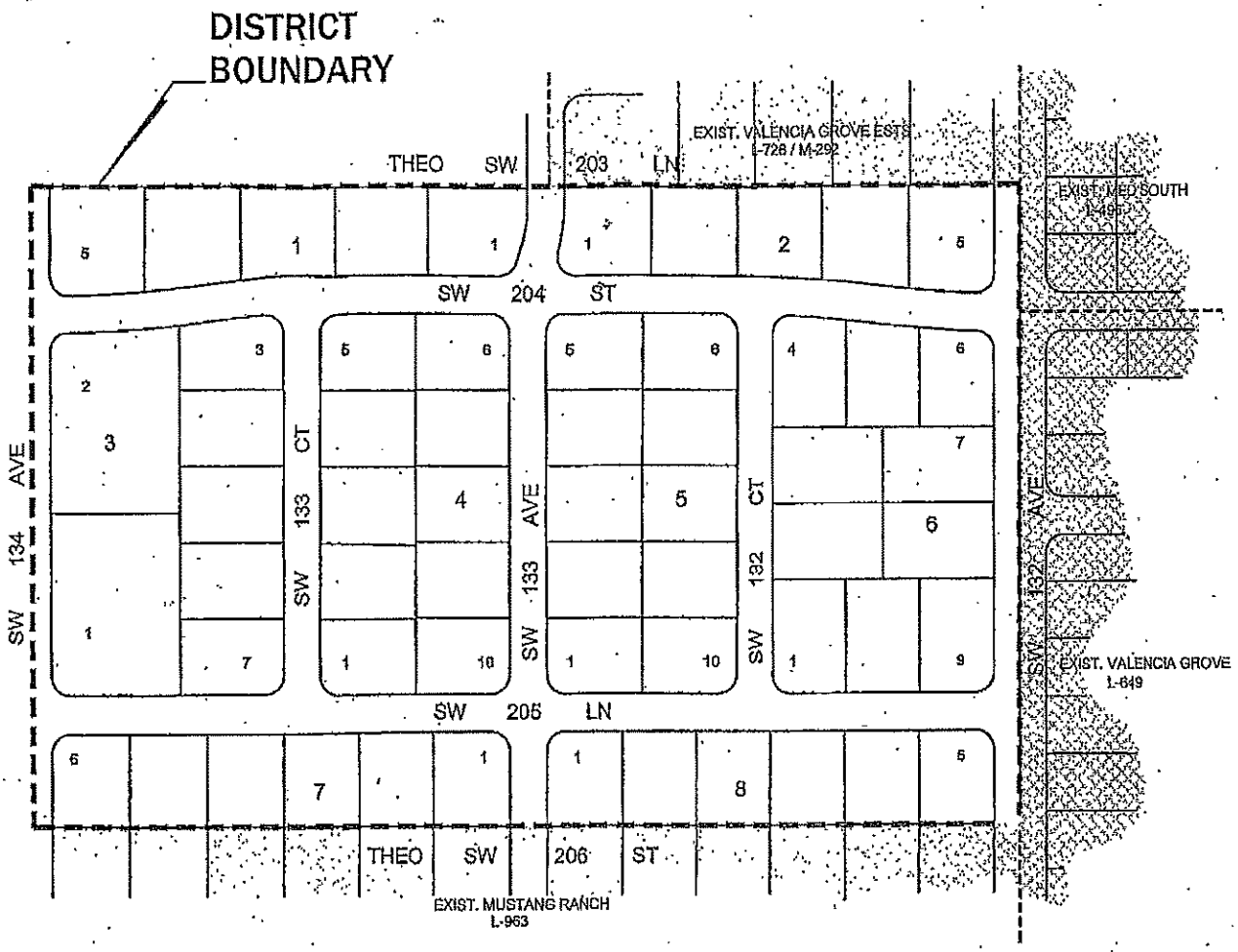
OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: ROXANNA GOMEZ	Address: 20405 SW 133 COURT	4/30/13
Sign: Roxanna Gomez	Folio: 30-6911-010-0220	
Print: BETH TAPLANG	Address: 13281 SW 204 St	4/30/13
Sign:	Folio: 30-6911-010-0060	
Print: GERARDO LOPEZ	Address: 13218 SW 204TH.	4/30/13
Sign:	Folio: 30-6911-010-0420	
Print: EDUARD CASTRO-ORTIZ	Address: 13234 S.W. 204TH ST	4/30/13
Sign:	Folio: 30-6911-010-0410	
Print: Martha Salvatierra	Address: 13219 SW 205TH	4/30/13
Sign:	Folio: 30-6911-010-0470	
Print: REV. Russell R. DeBord	Address: 20332 SW 132 CT	4-30-13
Sign: Rev. Russell R. DeBord	Folio: 30-6911-010-0370	



SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

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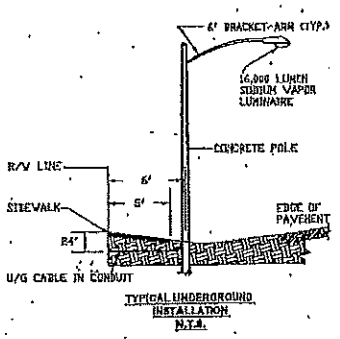

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MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

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South by theo. SW 206 St;
East by SW 132 Ave;
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(See District boundary and location sketch, Exhibit A, on reverse side)

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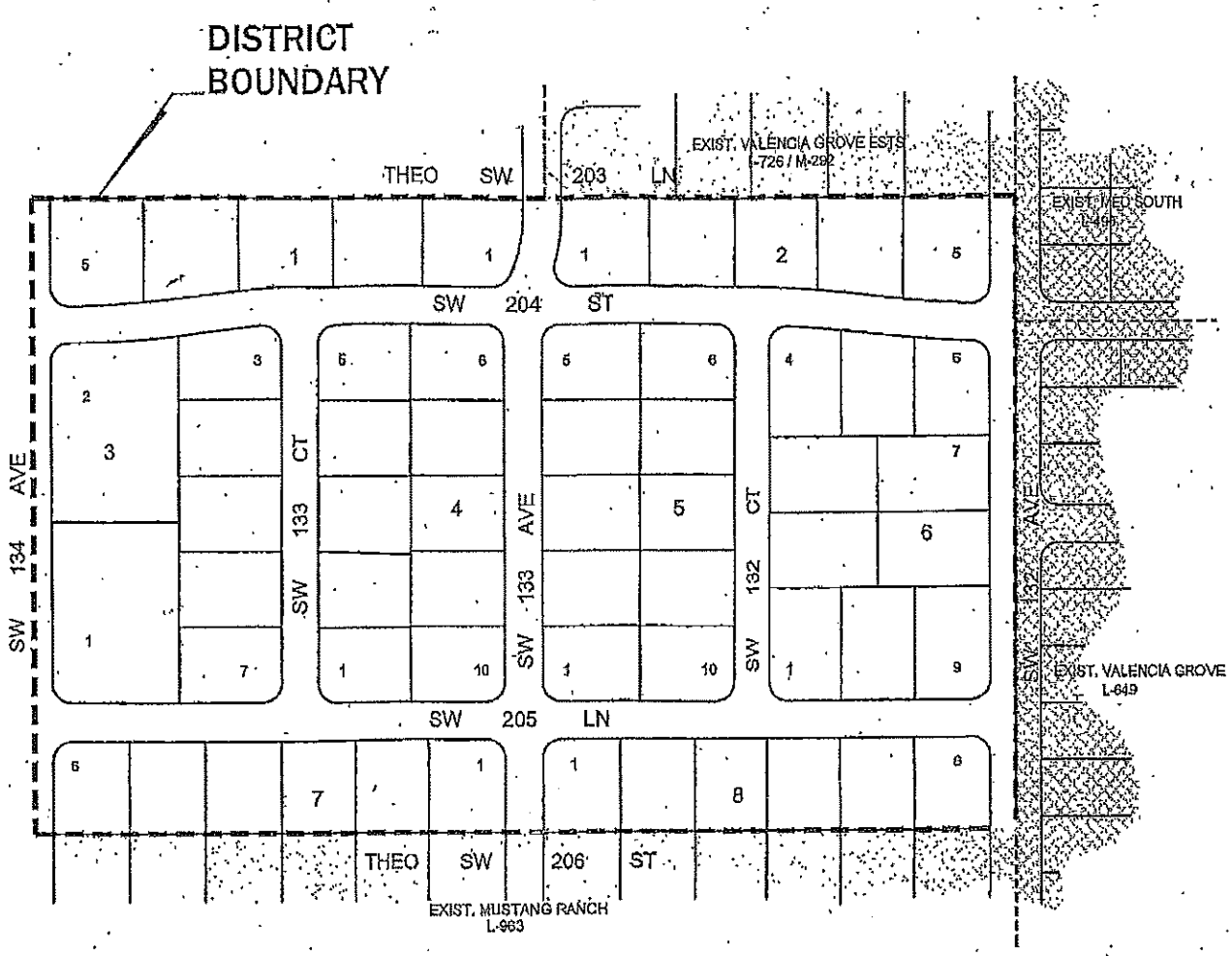
OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Blas Prado	Address: 20500 S.W 132 ave	4/30/13
Sign:	Folio: 30-6911-010-0450	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	

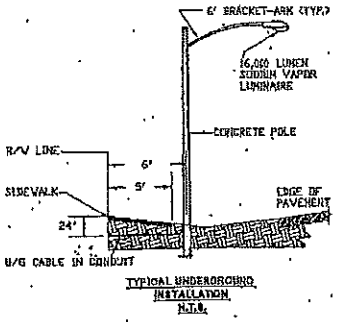


SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

N

31 - 16,000 LUMEN SODIUM VAPOR BRACKET-ARM STREETLIGHTS MOUNTED ON CONCRETE POLES INSTALLED APPROXIMATELY 200 FEET APART.



SPECIAL TAXING DISTRICTS DIVISION
2013 JUN -4 PM 3:38
PUBLIC WORKS DEPT
RECEIVED

L-1299 (COMM. 0008) EXHIBIT "A"
SECTION: 4 - 57 - 39 (DISTRICT BOUNDARY AND LOCATION SKETCH)

5/8

SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

Petition Issue Date: 04/04/2013

Petition Received Date: __/__/__
(To be Completed by the Department)

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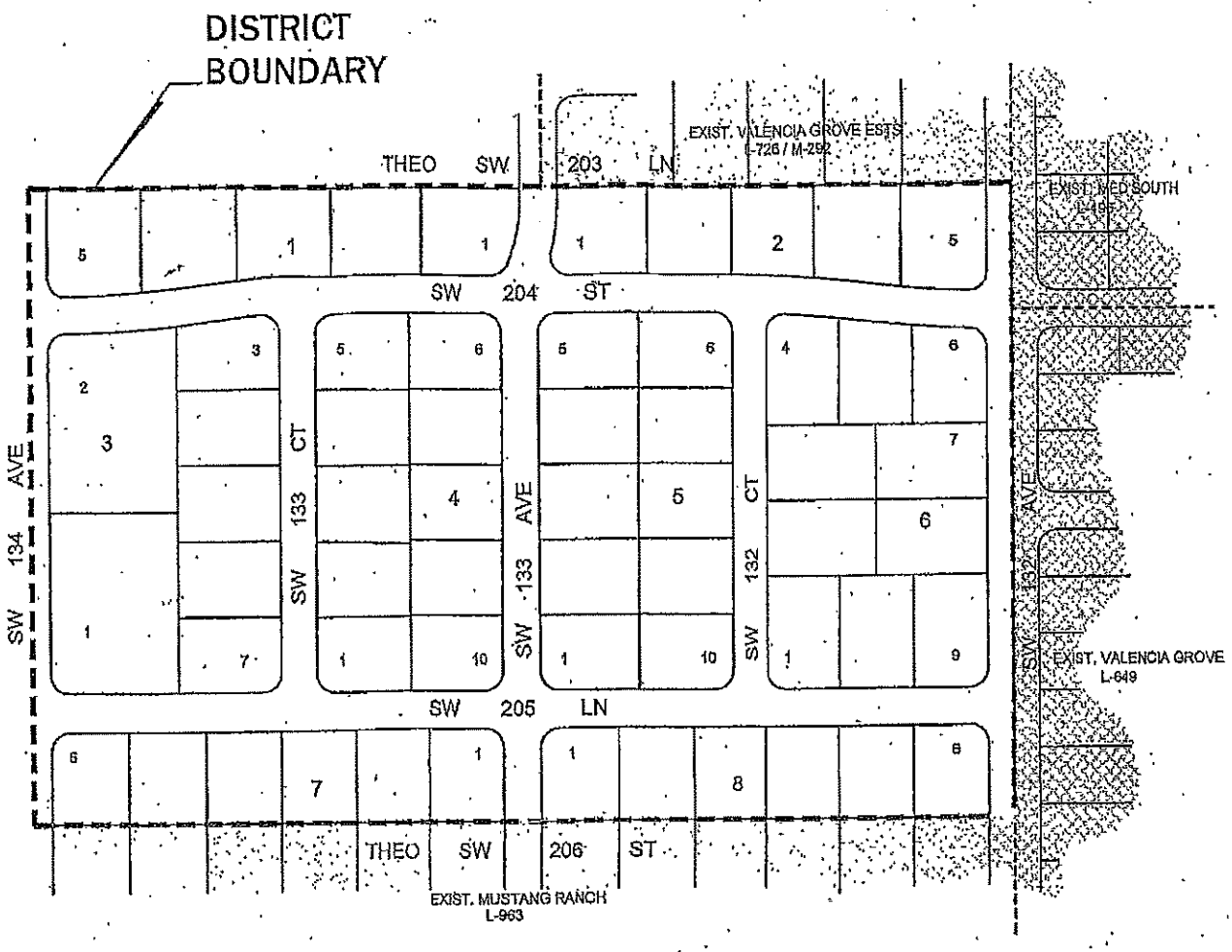
OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Lyann Sinclair Sign: [signature]	Address: 20480 SW 133rd CT Folio: 30-6911-010-0150	5/4/13
Print: Ronnie Critzer II Sign: [signature]	Address: 13385 SW 205 LN Folio: 30-6911-010-0110	5/9/13
Print: Richard Greene Honore Sign: Richard Greene Honore	Address: 13341 SW 204 St Folio: 30-6911-010-0030	5/9/13 Carmen Honore Passed away 2010. Oldest's signed.
Print: Jose Lorenzo Sign: [signature]	Address: 13300 SW 205 LN Folio: 30-6911-010-0480	5/9/13
t:	Address: Folio:	
	Address: Folio:	



SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

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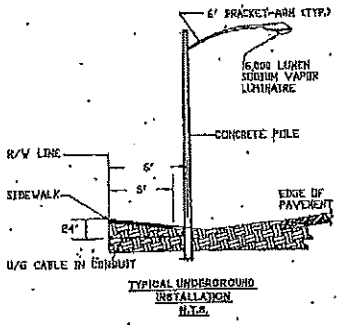

SPECIAL TAXING DISTRICTS DIVISION
2013 JUN -4 PM 3:38
RECEIVED PUBLIC WORKS

L-1299 (COMM 0008) EXHIBIT "A"

SECTION: 4 - 57 - 39 (DISTRICT BOUNDARY AND LOCATION SKETCH)

SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

6/8

Petition Issue Date: 04/04/2013

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(To be Completed by the Department)

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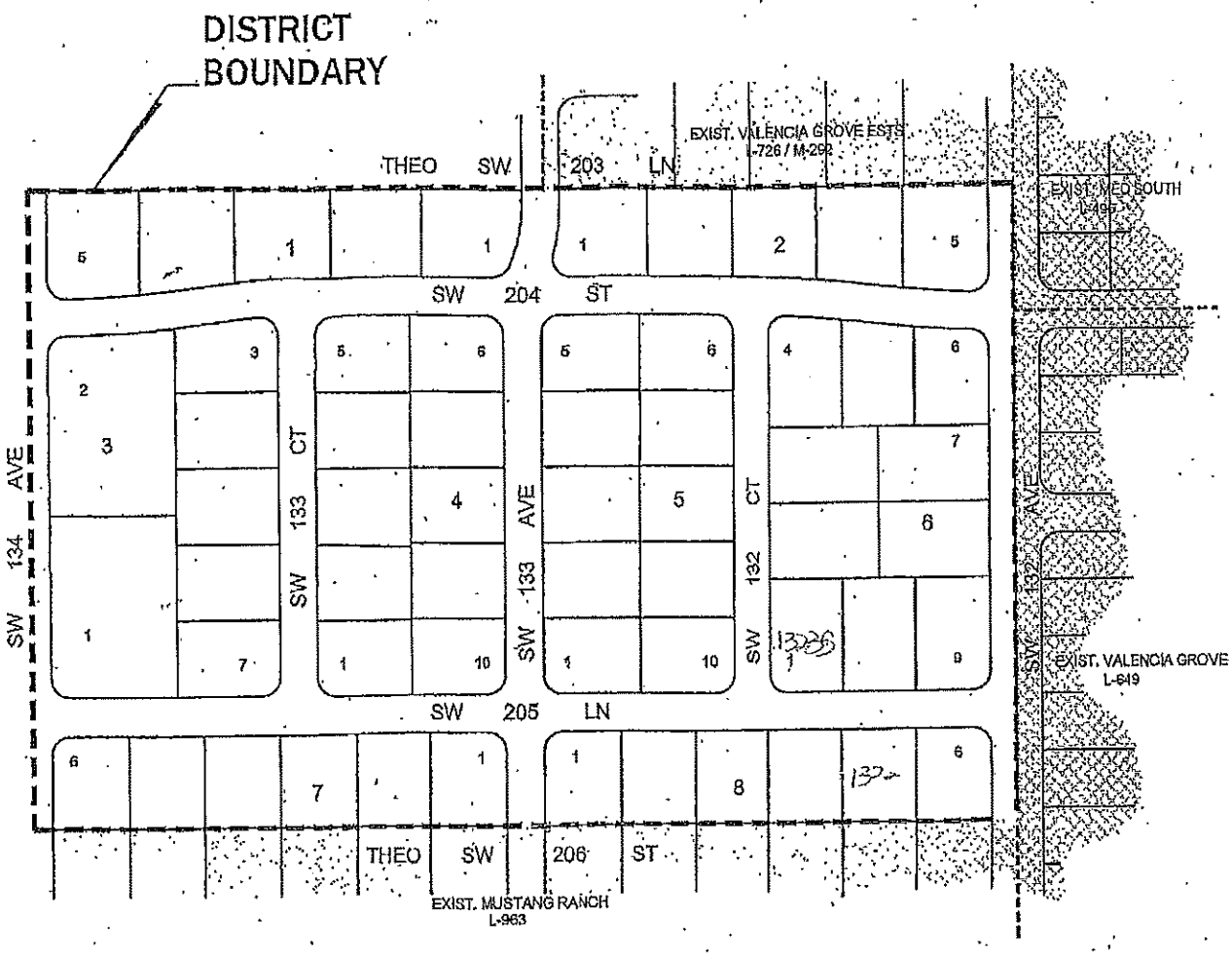
OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: CHRIS. MACHADO / Vivian Machado	Address: 20505 SW 133 ct	4/30/13
Sign:	Folio: 30-6911-010-0190	
Print: Olga Ramirez	Address: 20485 SW 133 ct	4/30/13
Sign: Olga M	Folio: 30-6911-010-0200	
Print: Omar Plaza	Address: 13301 SW 204 St	4/30/13
Sign:	Folio: 30-6911-010-0040	
Print: ~~C. MICHAEL FOLGERS~~	Address: ~~20504 SW 133 AVE~~	~~4/30/13~~ Changed to N/A
Sign:	Folio: 30-6911-010-0260	
Print: Irma De Leo	Address: 20503 SW 133 AVE	4/30/13
Sign:	Folio: 30-6911 010-0290	
Print: Enrique Narvaez	Address: 13280 SW 205 Ln	4/30/13
Sign:	Folio: 30-6911-010-0550	



SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

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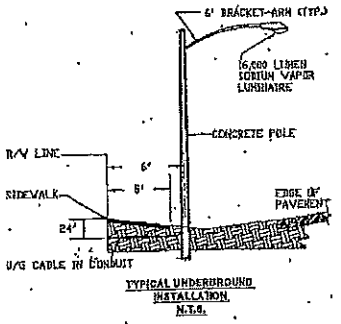

SPECIAL TAXING
DISTRICTS DIVISION
2013 JUN -4 PM 3:38

L-1299 (COMM. 0008)
SECTION: 4 - 57 - 39

EXHIBIT "A"
(DISTRICT BOUNDARY AND LOCATION SKETCH)

RECEIVED
PUBLIC WORKS

SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

7/8

Petition Issue Date: 04/04/2013

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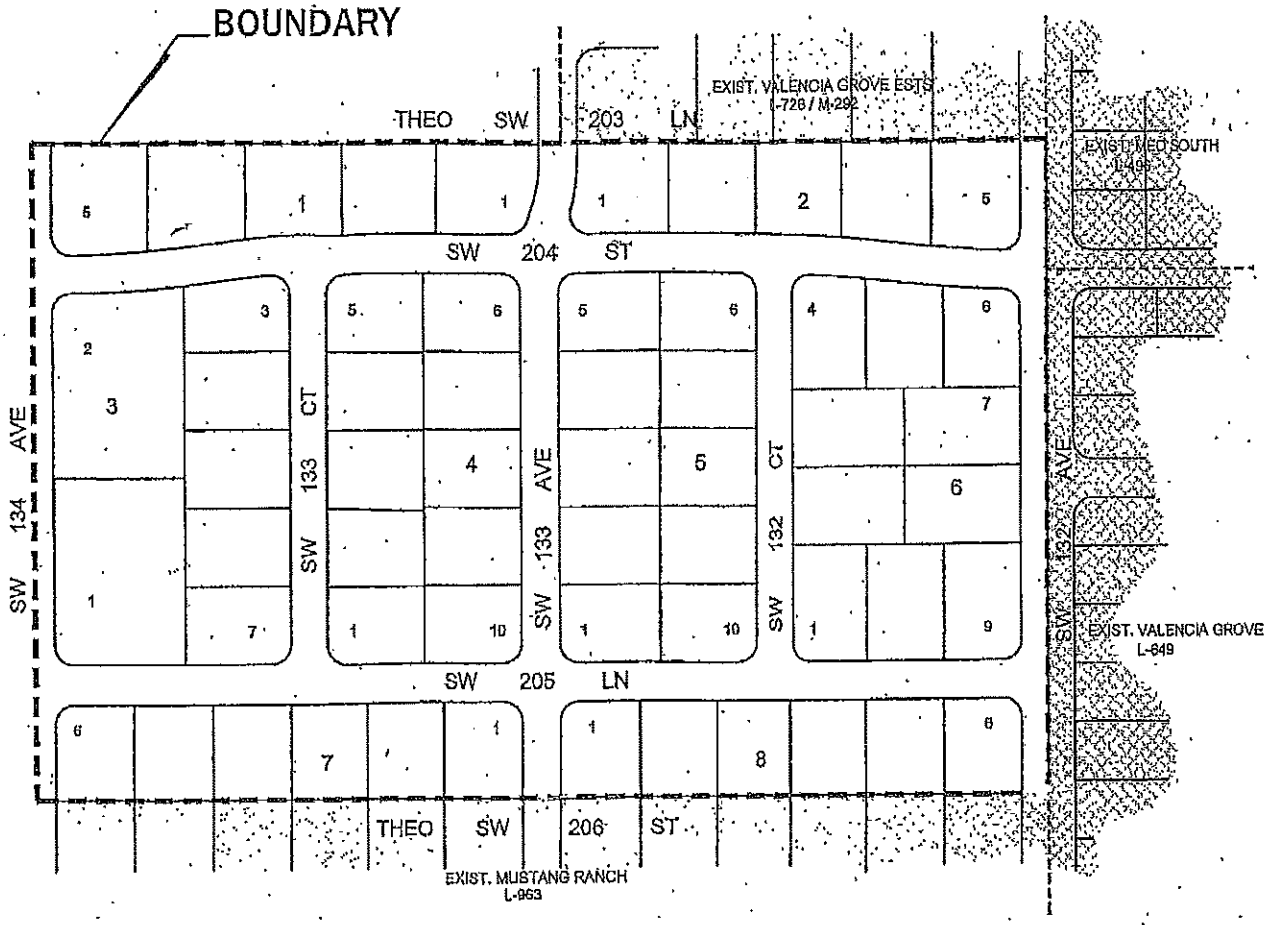
OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Ricardo Vargas Sign: [signature]	Address: 13290 SW 205 Ln Folio:	4/30/13 Duplicate
Print: ITZAIDA MEDINA Sign: Itzaida Medina	Address: 20502 SW 132 CT Folio:	4/30/13 Duplicat
Print: JOHN BOKOWSKI Sign: John Bokowski	Address: 20502 SW 132 CT Folio: 30-6911-010-0360	4/30/13
Print: Vladimir De la Cruz Sign: [signature]	Address: 20482 SW 132 CT Folio: 30-6911-010-0350	4/30/2013 Nadwide sig M and Pay
Print: Edward Carrillo Sign: [signature]	Address: 20491 S.W. 132 CT Folio: 30-6911-010-0390	4/30/2013
Print: JOEL DOMINGUEZ Sign: [signature]	Address: 20461 SW 132 CT Folio: 30-6911-010-0400	4/30/13



SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

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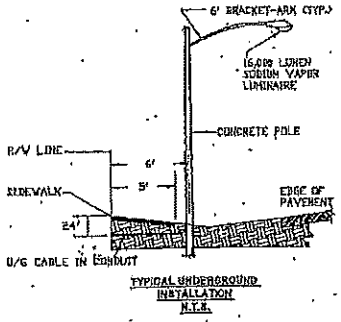

SPECIAL TAXING DISTRICTS DIVISION
2013 JUN -4 PM 3:38
RECEIVED

L-1299 (COMM. 0008)
SECTION: 4 - 57 - 39

EXHIBIT "A"
(DISTRICT BOUNDARY AND LOCATION SKETCH)

8/8

SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION

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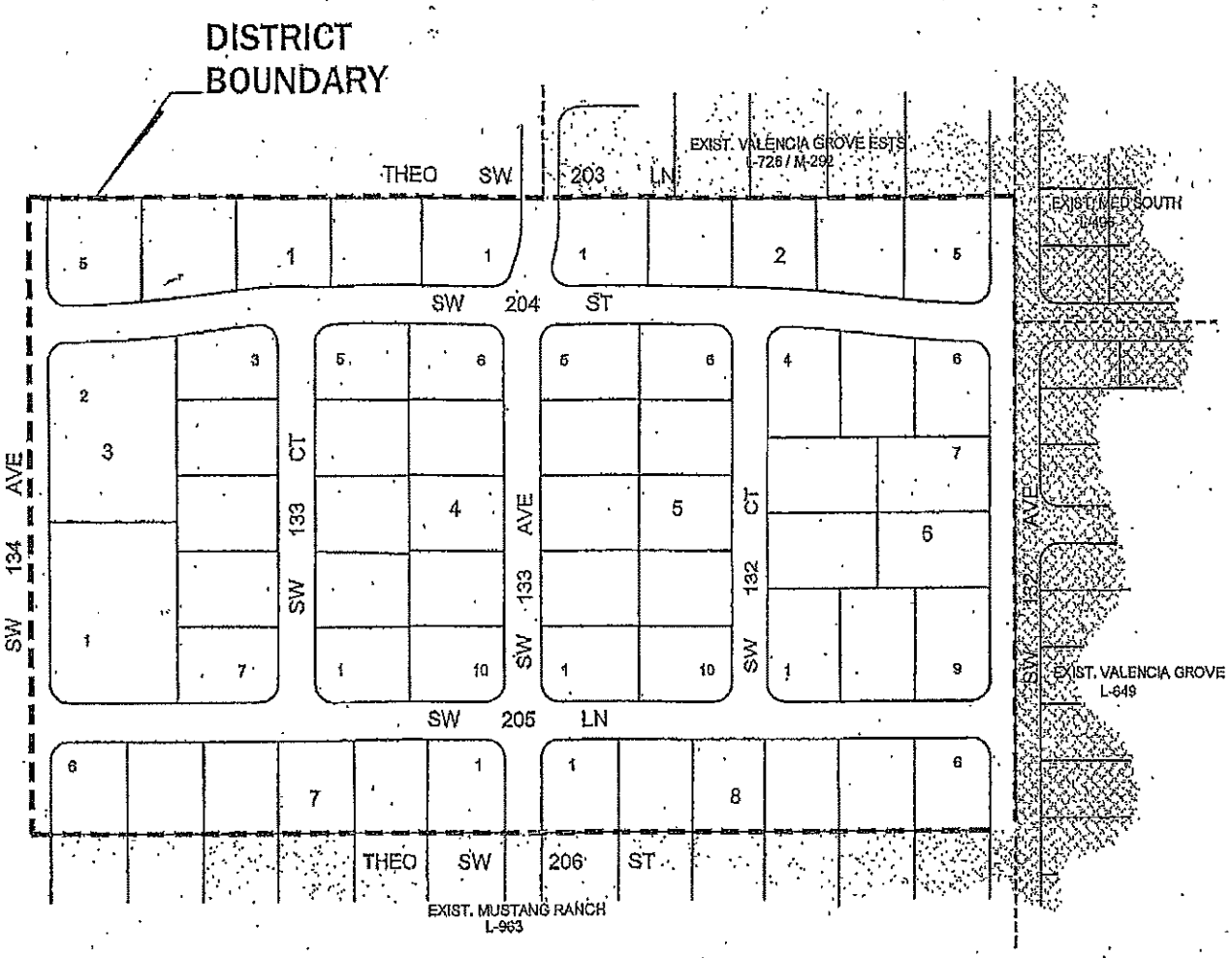
OWNER'S NAME	TAX FOLIO AND PROPERTY ADDRESS	DATE SIGNED
Print: Vivian Morales	Address: 13203 SW 205 LN	5/14/13
Sign: Vivian Morales	Folio: 30-6911-010-0460	
Print: Fernando Lopez	Address: 13200 SW 205 LN	5/19/13
Sign: Fernando Lopez	Folio: 30-6911-010-0590	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	
Print:	Address:	
Sign:	Folio:	



SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

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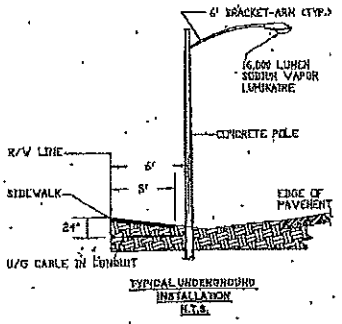


SPECIAL TAXING DISTRICTS DIVISION
2013 JUN -4 PM 3:32
PUBLIC WORKS
RECEIVED

L-1299 (COMM. 0008) EXHIBIT "A"
SECTION: 4 - 57 - 39 (DISTRICT BOUNDARY AND LOCATION SKETCH)

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me this day personally appeared Abdelhamid Meziani (Hamid), who is personally known to me or who has produced a FL Driver License (type identification) as identification, deposes and declares that he/she is the owner of the property located at 13221 SW 204th Street Miami, FL 33177 and that it is his/her permanent residence and homestead.

Abdelhamid Meziani
(Signature of person making affidavit)

Sworn to an subscribed before me this 18 day of July A.D., 2013.

LISSETTE ANTONIJUAN
Notary Public - State of Florida
My Comm. Expires Jan 25, 2015
Commission # EE 58619

Notary Public
State of Florida at Large

My commission Expires 1/25/15

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me this day personally appeared Juan Pagan Ortiz _____, who is personally known to me or who has produced Driver License (type identification) as identification, deposes and declares that he/she is the owner of the property located at 13220 S.W 205 LN, MIAMI FL 33177 and that it is his/her permanent residence and homestead.

Lilian Rodriguez
(Signature of person making affidavit)

Sworn to an subscribed before me this 10 day of July A.D., 2013.

LILIAN RODRIGUEZ
MY COMMISSION #FF023009
EXPIRES: JUN 02, 2017
Bonded through 1st State Insurance

Notary Public
State of Florida at Large

My commission Expires # FF023009 exp: Jun 02, 2017

MEMORANDUM

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

Date: January 15, 2002

From: Diane O'Quinn Williams, Director
Department of Planning and Zoning

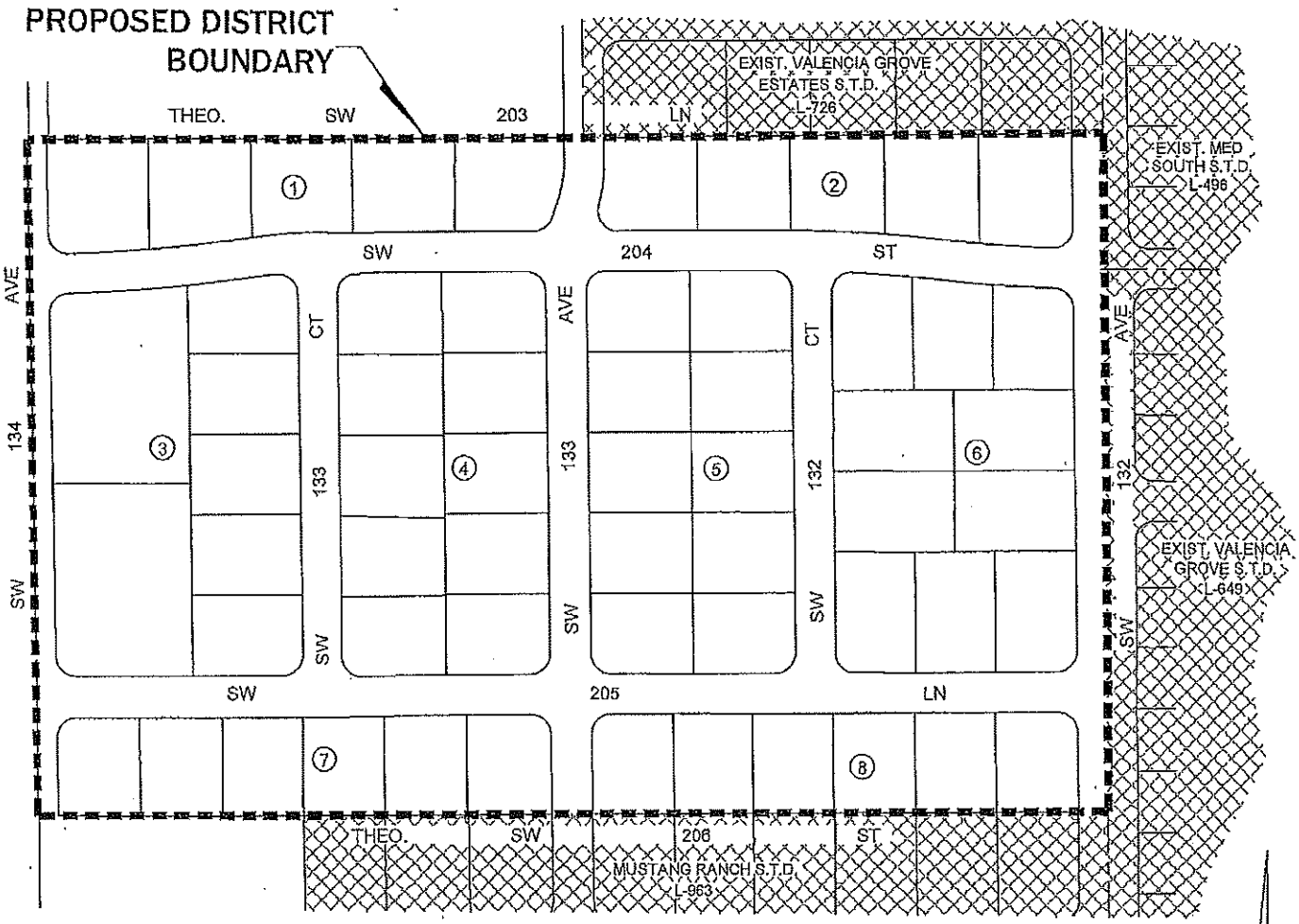
Subject: Street Lighting, Maintenance of Landscape, Walls Adjacent to Double-Frontage Lots and Lakes Special Taxing Districts

Section: As Required
District: As Required
Council: As Required

Effective September 5, 2001, all tentative plats in the unincorporated area of Miami-Dade County submitted to the Land Development Division of the Public Works Department, must be accompanied by a properly executed petition for all applicable special taxing districts including, but not limited to street lights, maintenance of landscape, walls adjacent to double frontage lots, entrance features and lakes. Final Plats will not be presented to the Board of County Commissioners for consideration until the applicable special taxing districts are created, and all fees have been paid. In that regard, to ensure expeditious processing, this Memorandum may serve as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2005-2015 Comprehensive Development Master Plan (CDMP). Policy 4A – Capital Improvement Element states: Appropriate funding mechanisms will be adopted and applied by Miami-Dade County in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bond, impact fees, and special purpose authorities, or others as appropriate and feasible (Adopted Components as Amended through April 2001, page IX-10). The provision for services over and above minimum for neighborhoods and communities may be accomplished through the special taxing district as may be prescribed by the code.

The Department of Planning and Zoning (DP&Z) has no objection to a blanket approval with condition to establish future special taxing districts as limited to requests for street lighting, landscape maintenance, walls adjacent to double-frontage lots and lake maintenance districts. The previously noted special taxing districts may be established on the condition that the DP&Z review all landscape maintenance districts for compliance with plantings in public rights-of-way and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

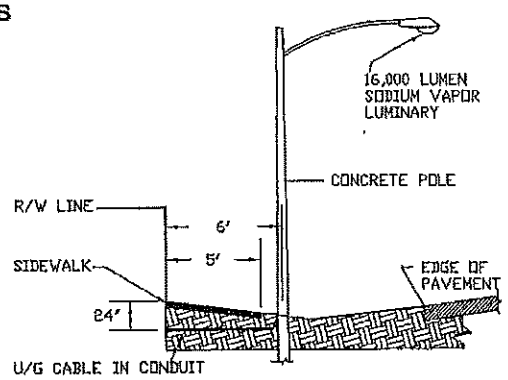
DO'QW: GA: TBS



PROPOSED SEA PINES ESTATES

STREET LIGHTING SPECIAL TAXING DISTRICT

31 - 16,000 LUMEN SODIUM VAPOR BRACKET-ARM STREETLIGHTS MOUNTED ON CONCRETE POLES.



TYPICAL UNDERGROUND INSTALLATION N.T.S.

L-1299 (COMM. 0008)
SECTION: 04-57-39

EXHIBIT "A"

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: December 3, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(F)

Please note any items checked.

_____	**"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**
_____	**Ordinance creating a new board requires detailed County Mayor's report for public hearing**
✓	**No committee review**
_____	**Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**
_____	**Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Veto _____.

Override _____

Agenda Item No. 5(F)
12-3-13

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS SEA PINES ESTATES 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 to establish 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-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 SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT duly signed by 51.9% of resident property owners 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, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Mayor or County Mayor's designee 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 Mayor or County Mayor's designee, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners a 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, certification that the proposed district's improvements and/or services conform to the master plan of development for the County, and setting forth 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 an opinion that the property to be specially assessed will be benefited in excess of the special assessments to be

levied, and the County Mayor or County Mayor's designee 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 Mayor or County Mayor's designee 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 Mayor or County Mayor's designee 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 owners (developer/petitioner) and the report and recommendations of the County Mayor or County Mayor's designee -- said hearing was held on Tuesday, . Copies of the public notice were duly published in a newspaper 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 Mayor or County Mayor's designee 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's Mayor or County Mayor's designee, 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. 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 SEA PINES ESTATES STREET LIGHTING SPECIAL TAXING DISTRICT is hereby created and established in the unincorporated area of Miami-Dade County.

Section 2. The area or boundary of this proposed special taxing district is as follows:

> A portion of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows: Blocks 1 thru 8 of "Sea Pines Estates" according to the plat thereof, and recorded in Plat Book 158 at Page 23 of the public records of Miami-Dade County, Florida.

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

> Installation, operation, and maintenance of thirty-one (31) 16,000 lumen sodium vapor bracket-arm streetlights mounted on concrete poles.

Section 4. 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 $69,790.12. 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 $10,992.46. The estimated cost per assessable front foot of real property within the proposed district for the first year is $9.3930. The second year estimated cost per assessable front foot of real property within the proposed district is $1.4794. The succeeding years' assessments will be adjusted from actual experience.

Section 5. 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 6. 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 Mayor or County Mayor's 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 7. The County Mayor or County Mayor's designee is authorized and directed to cause the installation of said streetlights to be accomplished within the district in accordance with the provisions of said agreement and with the terms of this Ordinance.

Section 8. The County Mayor or County Mayor's designee 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.

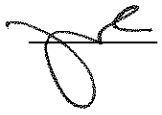
Section 9. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 10. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board and an approval by a majority of those voting at the election referred to herein.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:



Jorge Martinez-Esteve