

# Memorandum



**Date:** November 15, 2016

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

Agenda Item No. 2B1

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez". The signature is written in a cursive style and is positioned over the printed name of the Mayor.

**Subject:** Report Regarding Riverdale Street Lighting Improvement Special Taxing District –  
Directive – 160333

This report is provided pursuant to Resolution No. R-291-16 (copy attached) requesting the County Mayor or County Mayor's designee to prepare a report regarding the feasibility and cost of upgrading the streetlights serving the Riverdale Street Lighting Improvement Special Taxing District (District), known as L-96, located within District 1, represented by Commissioner Barbara J. Jordan. Per Ordinance 14-65, which requires reports prepared at the request of the Board of County Commissioners (Board) be presented to the Board, this memorandum will be placed on the next available Board meeting agenda.

The Riverdale Street Lighting Improvement Special Taxing District is currently comprised of 70 streetlights with an intensity level of 6,300 lumens. However, due to District configuration and spacing of the streetlights, two (2) additional streetlights are being proposed (see Exhibit A). In order to upgrade the existing streetlights to current Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) standards of 16,000 lumens and install the additional streetlights, a rate increase is necessary. Based on preliminary estimates, the current annual assessment rate would increase from \$0.4951 per front foot to \$1.1399 per front foot for the first year. This rate increase includes Florida Power and Light (FPL) capital costs, as FPL is the owner of the lighting systems, first year service costs, and the cost to notify the District's residents. In the second year, the annual rate would then decrease to an estimated \$0.6727 per front foot.

As a result, an annual assessment based on a typical 75-foot lot would increase from \$37.13 to \$85.49 for the first year, a total increase of \$48.36 annually or \$4.03 monthly; and from \$37.13 to \$50.45 for the second year, a total increase of \$13.32 annually or \$1.11 monthly. As the rate increase is estimated to exceed 15 percent of the current annual rate, a Notice of Public Hearing must be mailed to the 356 property owners in the District, as required by Ordinance No. 02-12.

Attached is a revised assessment roll resolution for the Board's consideration and adoption in conjunction with this report. If adopted, this revised assessment roll will provide the monies to cover the expenses to accomplish the District's upgrade and additional streetlights and will be collected on the 2017 tax roll. Subsequently, the Clerk's Office will provide the necessary materials to mail the Notice of Public Hearing to the District's 356 property owners and meet the Miami-Dade County Code's postmarked 15-day noticing requirement, essentially 21 days prior to the public hearing.

Based upon the findings and facts contained herein, I recommend upgrading the street lighting system within the Riverdale Street Lighting Improvement Special Taxing District pursuant to

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Ordinance 02-12. Based on the District's configuration and spacing of the streetlights, I also recommend installing two (2) additional streetlights. Upgrading the street lighting facilities and installing the additional streetlights within this District would be of special benefit to all properties within the District and the total amount of special assessments to be levied, including the amounts necessary to pay for the upgraded facilities will not be in excess of such special benefit.

I further recommend that this item be placed on the Board's agenda for public hearing for the consideration and adoption of the revised assessment roll, in accordance with the provisions of Section 18-14 of the Code of Miami-Dade County, reflecting the costs associated with the street lighting upgrade and the addition of the proposed new streetlights. All owners in the District were informed of the proposed upgrade and invited to attend an informational meeting on September 1, 2016.

c: Honorable Harvey Ruvin, Clerk, Clerk of the Board  
Abigail Price-Williams, County Attorney  
Edward Marquez, Deputy Mayor, Director, Finance Department  
Michael Spring, Office of the Mayor  
Christopher Agrippa, Director, Clerk of the Board  
Neil R. Singh, Interim Commission Auditor