

Memorandum



Date: (Public Hearing 6-19-18)
June 5, 2018

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Ordinance Approving, Adopting and Ratifying Special Assessment District Rates for Active Special Taxing Districts, Including Street Lighting, Security Guard, Multipurpose Maintenance, and Capital Improvement/Road Maintenance Districts

Agenda Item No. 5(D)

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached Ordinance pertaining to the proposed FY 2018-19 assessment rates for the active Street Lighting, Security Guard, Multipurpose Maintenance, and Capital Improvement/Road Maintenance Districts listed in Exhibit A. All lots and parcels within the districts are unique due to their geographical boundaries, affected property owners, and level of service. Approval of this Ordinance is required to continue providing services for all lots and parcels. Of the total 1,012 active Special Taxing Districts, rates for 873 districts are decreasing or remaining flat, and rates for 139 districts are increasing (Exhibit A). The attached Ordinance relates to the rates for Special Taxing Districts that are increasing. The Parks, Recreation and Open Spaces Department (PROS) has determined, and I concur, that the services provided by these Special Taxing Districts will offer special benefits to properties within each district, exceeding the amount of special assessments to be levied. Therefore, it is hereby recommended that the proposed rates being assessed in Exhibit A be approved and adopted.

In addition to this Ordinance, there is a companion proposed Ordinance related to Special Taxing Districts that approves, adopts, and ratifies Special Assessment District Rates decreasing or remaining flat for active Street Lighting, Multipurpose Maintenance, Security Guard, and Capital Improvement/Road Maintenance Special Taxing Districts.

Scope

The scope of this item extends countywide.

Fiscal Impact/Funding Source

The fiscal impact of this Ordinance is countywide, but only for those homeowners within the boundaries of one or more Special Taxing Districts. The assessment in the Ordinance for districts with proposed rate increases is \$6,730,517 (Exhibit A). Of the active districts, only 4.4 percent (45 districts comprised of 3,321 folios) have increases averaging over \$50.00 per folio. Included in the districts with increasing rates are two districts which will be assessed for the first time. In the companion Ordinance, the assessment for districts with rates decreasing or remaining flat is \$18,429,714. The total combined assessment proposed for all Special Taxing Districts is \$25,160,231. These funds will accrue from the special assessments paid by the property owners of folios within the active Special Taxing Districts.

Social Equity Statement

If approved, property owners within the affected Special Taxing Districts may have an increase in special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District services, regardless of their demographics or income levels.

Track Record/Monitor

The implementation and operation of the Special Taxing Districts are monitored by Michael R. Bauman, Chief of the Special Assessment Districts Division (Division) with PROS, and the financials are overseen by Christina Salinas Cotter, Assistant Director, PROS.

Background

Miami-Dade County (County) creates Special Taxing Districts, at the request of residents or developers, to provide public improvements and special services. Chapter 18 of the County Code (Code) provides for the legal framework of Special Taxing Districts. The County categorizes such improvements and services as follows:

1. Street Lighting - created in existing communities at their request and mandated by Code in new subdivisions;
2. Security Guard - provides stationary and/or roving patrols staffed by off-duty police officers or commercial guards;
3. Multipurpose Maintenance - includes, but is not limited to, landscape and lake maintenance; maintenance of swales, walls, and graffiti abatement for walls within or abutting the public right-of-way line; and
4. Capital Improvement/Road Maintenance - provides for upgrades or improvements within public right-of-way; examples include water/sewer, drainage, utilities and other roadway improvements.

The County is currently responsible for the management and operation of 1,012 active Special Taxing Districts. Of these, 864 are Street Lighting Districts, 27 are Security Guard Districts, 119 are Multipurpose Maintenance Districts, and two (2) are Capital Improvement/Road Maintenance Districts. In summary, 14 percent of active districts (comprising 70,542 folios) have increasing rates for FY2018-19.

Residents of districts with proposed rate increases will receive a required notice in the mail. In addition, per County Code, staff will advertise the public hearing for impacted districts in a newspaper of general circulation. Finally, staff from the Division will reach out to impacted districts with organized associations to arrange for meetings with concerned residents ahead of the public hearing.

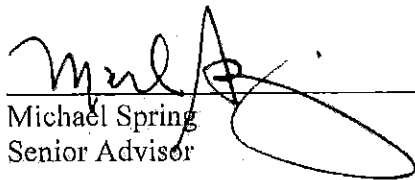
Reasons for proposed rate increases can include, but are not limited to, anticipated rate increases from utilities, and private guard companies; costs for approved projects, such as wall painting, landscape improvements, and guard house repairs/improvements; and repairs caused by Hurricane Irma. In addition, several guard districts whose assessments were capped and whose level of service was reduced during FY 2017-18 are restoring service to previous levels at residents' request.

In accordance with Section 18-19 of the Code, the Audit and Management Services Department (AMS) has been conducting annual audits on Special Taxing Districts. AMS continues to provide oversight and is currently conducting a follow-up audit for the period of FY 2013-14 through FY 2015-16, and FY 2016-17. PROS is working cooperatively with AMS to address any recommendations for improving the program.

The following are highlights of the progress on implementing improvements within the Division:

1. Transfers to Municipalities: During FY 2017-18, 16 guard districts and two multipurpose maintenance districts have been transferred to the City of North Miami Beach, City of Coral Gables, Town of Miami Lakes, and the City of Miami Beach. Currently, the Division is in process of transferring to the City of Miami Gardens, all the street lighting and multipurpose maintenance districts within their municipal boundaries.
2. Legislative Items: In March 2018, Ordinance No. 18-27 was passed to allow for the merger of contiguous street lighting special taxing districts, under certain conditions, to reduce costs in the operation of the districts. The Division is evaluating the street lighting district inventory to determine the feasibility of the possible mergers.
3. Communications and Outreach: The Division is actively pursuing an enhanced communications strategy, including, but not limited to, update of the Special Assessment District website, mailing of informational materials to district residents, and postings on social media outlets.
4. Process Improvements: During FY 2017-18, several initiatives have been undertaken to improve and streamline operations. A Lean Six Sigma Project has been completed which examined the rate setting process in the security guard districts. The recommendations resulting from the project have been implemented and incorporated in the Division's performance measures. In addition, all Division employees have begun tracking their time through an automated system that will more precisely account for administrative costs. Finally, the Department is undertaking an effort to automate the annual rate setting process, resulting in increased accuracy and efficiency in determining the assessments.

Pursuant to Florida Statute 197.3632 and Section 18-14(5) of the Code, the County is required to publicly notice the non-ad valorem assessment rolls in Special Taxing Districts. In the event of a rate increase, the Board is required to adopt non-ad valorem assessment rolls at a public hearing held between January and September 25.



Michael Spring
Senior Advisor

Proposed Fiscal Year 2018-19 Special Taxing Districts Assessment Rates
(Assessment based on front footage)
EXHIBIT A (Lighting Districts with Increasing Rates)

District No.	District Description	FY2017-18 Current Rate	FY 2018-19 Proposed Rate	Number of Folios	Number of Units Lot Front Footage	Value	Avg Impact Per Household or Folio
L0002	BUNCHE PARK	0.2492	0.3463	1985.00	161,296.40	\$ 55,857.00	\$ 7.87
L0004	TOWN PARK ESTATES	0.3018	0.3352	761.00	65,934.00	\$ 22,101.00	\$ 2.90
L0006	WEST PERRINE	0.3350	0.3440	1302.00	125,284.00	\$ 43,098.00	\$ 0.86
L0008	SOUTHWEST SECTION ONE	0.3677	0.5572	7992.00	700,650.00	\$ 390,402.00	\$ 16.62
L0011	WESTCHESTER	0.4192	0.4507	4960.00	396,116.00	\$ 178,529.00	\$ 2.51
L0013	CAROL CITY	0.3681	0.4218	9486.00	820,248.00	\$ 345,981.00	\$ 4.61
L0015	SCOTT LAKE MANOR EAST	0.3509	0.3868	3819.00	346,990.40	\$ 134,216.00	\$ 3.27
L0018	COLONIAL DRIVE	0.5604	0.7670	3562.00	313,340.50	\$ 240,332.00	\$ 18.17
L0024	VILLAGE GREEN	0.3649	0.3964	1863.00	163,068.00	\$ 64,640.00	\$ 2.72
L0033	STEPHENS MANOR	0.4387	0.5183	479.00	34,178.00	\$ 17,714.00	\$ 5.40
L0034	PARK SHORES	0.2722	0.3626	1056.00	72,029.00	\$ 26,118.00	\$ 6.14
L0036	KENDALLWOOD	0.2945	0.5067	236.00	25,937.00	\$ 13,142.00	\$ 23.32
L0038	WESTBROOKE GARDENS	0.3194	0.3953	527.00	36,386.00	\$ 14,383.00	\$ 5.24
L0039	STONEBROOK	0.2778	0.4952	214.00	19,356.00	\$ 9,585.00	\$ 19.66
L0040	LIBERTY CITY	0.3335	0.3926	2680.00	242,770.00	\$ 95,312.00	\$ 5.21
L0046	NORTHWEST SHORES	0.3654	0.4463	1227.00	91,199.00	\$ 40,702.00	\$ 6.01
L0048	KEY BISCAYNE ONE	0.2106	0.2631	1079.00	85,645.70	\$ 22,533.00	\$ 4.16
L0051	KEY BISCAYNE TWO	0.3634	0.5821	184.00	14,828.00	\$ 8,631.00	\$ 17.63
L0052	MIAMI GARDENS	0.3456	0.3486	822.00	75,778.00	\$ 26,416.00	\$ 0.13
L0053	CORAL PINES	0.2533	0.4209	787.00	72,902.00	\$ 30,684.00	\$ 15.53
L0057	BEL AIRE	0.3755	0.6185	558.00	42,702.00	\$ 26,411.00	\$ 18.60
L0058	LAUREL HILL PARK	0.4864	0.5599	269.00	24,272.00	\$ 13,590.00	\$ 6.64
L0059	GOULDS	0.4092	0.4454	1933.00	181,772.00	\$ 80,961.00	\$ 2.94
L0060	PINEWOOD PARK	0.3029	0.3406	814.00	63,689.00	\$ 21,692.00	\$ 3.00
L0063	VILLAGE GREEN UNDERGROUND	0.6961	0.7906	486.00	28,178.00	\$ 22,278.00	\$ 5.48
L0071	CUTLER RIDGE ADDITION ONE	0.4581	0.5385	2996.00	225,126.00	\$ 121,230.00	\$ 6.05
L0073	LITTLE RIVER ACRES	0.3072	0.3242	382.00	30,255.00	\$ 9,809.00	\$ 1.25
L0074	CENTRAL MIAMI	0.5608	0.6503	374.00	27,079.00	\$ 17,609.00	\$ 6.36
L0084	SCHENLEY	0.3449	0.3628	323.00	26,804.00	\$ 9,724.00	\$ 1.49
L0085	RICHMOND HEIGHTS ADDITION ONE	0.6950	0.7712	539.00	45,110.00	\$ 34,789.00	\$ 6.37

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Proposed Fiscal Year 2018-19 Special Taxing Districts Assessment Rates
 (Assessment based on front footage)
EXHIBIT A (Lighting Districts with Increasing Rates)

District No.	District Description	FY2017-18 Current Rate	FY 2018-19 Proposed Rate	Number of Folios	Number of Units/Lot Front Footage	Value	Avg Impact Per Household or Folio*
L0087	WEST LITTLE RIVER	0.2717	0.3081	590.00	46,534.00	\$ 14,337.00	\$ 2.85
L0093	CANTELOPE	0.1904	0.4099	150.00	13,931.00	\$ 5,710.00	\$ 20.38
L0103	LITTLE GABLES	0.3318	0.3652	837.00	65,360.00	\$ 23,869.00	\$ 2.57
L0106	BIRD ROAD HIGHLANDS	0.1535	0.3547	841.00	52,521.00	\$ 18,629.00	\$ 12.56
L0113	ALLAPATTAH	0.1850	0.2859	1053.00	100,720.00	\$ 28,796.00	\$ 9.41
L0118	CAROL CITY FIRST ADDITION	0.4409	0.5794	228.00	4,651.00	\$ 2,695.00	\$ 2.82
L0125	COSTALL DORAL EAST	0.0753	0.0966	254.00	22,250.00	\$ 2,149.00	\$ 1.81
L0127	SEVILLA HEIGHTS	0.1654	1.2213	40.00	3,360.00	\$ 4,104.00	\$ 88.68
L0134	VILLAGES OF HOWESTEAD	0.3159	0.5937	421.00	26,549.00	\$ 15,762.00	\$ 17.52
L0136	EAST GOLF PARK	0.4328	0.4994	614.00	53,531.00	\$ 26,733.00	\$ 5.81
L0162	CORAL TERRACE SECTION ONE	0.2352	0.2796	122.00	8,110.00	\$ 2,268.00	\$ 2.96
L0180	WESTGATE GARDENS	0.3613	0.8310	628.00	29,303.00	\$ 24,351.00	\$ 21.92
L0256	MUNNE ESTATES	0.8453	1.0861	71.00	4,123.00	\$ 4,478.00	\$ 13.99
L0296	MONACO ESTATES	0.9565	1.1715	49.00	3,600.00	\$ 4,217.00	\$ 15.80
L0310	FERNAL SUBDIVISION	0.4044	0.6681	38.00	3,091.00	\$ 2,065.00	\$ 21.45
L0329	MONACO ESTATES FIRST ADDITION	0.9818	1.0597	122.00	7,739.00	\$ 8,201.00	\$ 4.94
L0346	CORDOBA ESTATES SECTION ONE	0.6514	1.2767	44.00	2,377.00	\$ 3,035.00	\$ 33.80
L0368	KRIZIA SUBDIVISION FOURTH ADDITION	0.9314	1.0108	35.00	3,222.00	\$ 3,257.00	\$ 7.31
L0370	FANTASY ONE	1.1575	1.5079	99.00	6,337.00	\$ 9,556.00	\$ 22.42
L0383	MONASTERIO ESTATES SECTION ONE	0.1489	1.9330	34.00	1,715.00	\$ 3,315.00	\$ 90.00
L0391	SUPERIOR HOMES ESTATES	0.6683	0.9307	218.00	12,055.00	\$ 11,220.00	\$ 14.51
L0396	CORDOBA ESTATES SECTION TWO	1.0586	1.2737	57.00	3,266.00	\$ 4,160.00	\$ 12.33
L0420	MIMI SUBDIVISION	0.2679	0.8754	32.00	2,111.00	\$ 1,848.00	\$ 40.09
L0430	KESSLER GROVE SECTION TWO	1.1671	1.2240	86.00	6,889.00	\$ 8,432.00	\$ 4.56
L0432	KENELLEN SUBDIVISION	0.0100	1.9391	10.00	660.00	\$ 1,280.00	\$ 127.30
L0466	WEITZER SERENA LAKES WEST SECTION TWO	1.1287	1.9139	191.00	2,292.00	\$ 4,387.00	\$ 9.42
L0491	MONASTERIO ESTATES SECTION TWO	0.1565	1.0553	16.00	848.00	\$ 895.00	\$ 47.63
L0593	ROYAL LANDINGS	0.4671	0.8978	137.00	11,040.00	\$ 9,912.00	\$ 34.71
L0596	COMMUNITY PARTNERSHIP SOUTH	1.5961	2.0334	7.00	6,574.00	\$ 13,368.00	\$ 410.71
L0652	DEER CREEK ESTATES	0.0100	1.1976	119.00	1,071.00	\$ 1,283.00	\$ 10.69

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Proposed Fiscal Year 2018-19 Special Taxing Districts Assessment Rates
(Assessment based on front footage)
EXHIBIT A (Lighting Districts with Increasing Rates)

District No.	District Description	FY2017-18 Current Rate	FY 2018-19 Proposed Rate	Number of Folios	Number of Units/Lot Front Footage	Value	Avg Impact Per Household or Folio*
L0669	FC SUBDIVISION	0.5213	1.5753	228.00	12,588.00	\$ 19,830.00	\$ 58.20
L0696	CARIBBEAN PALMS	0.6532	0.6647	66.00	6,012.00	\$ 4,116.00	\$ 2.86
L0743	ALADDIN SUBDIVISION	3.1006	5.1637	4.00	241.00	\$ 1,244.00	\$ 124.25
L0810	REDLANDS COVE	0.3748	0.9820	42.00	6,147.00	\$ 6,036.00	\$ 88.86
L0814	MILYA SUBDIVISION	0.4986	1.0179	28.00	2,826.00	\$ 2,877.00	\$ 52.39
L0831	EVE ESTATES	0.0077	0.7162	49.00	6,142.00	\$ 4,399.00	\$ 88.82
L0864	TUSCANY PLACE	1.0515	1.4967	5.00	3,791.00	\$ 5,674.00	\$ 337.60
L0886	EDEN LAKE	0.8385	1.0837	47.00	3,999.00	\$ 4,334.00	\$ 20.85
L0888	MARTEX BUSINESSCENTER AND FIRST ADD.	0.0100	0.1987	37.00	2,127.00	\$ 423.00	\$ 10.86
L0908	MICA SUBDIVISION AND FIRST ADDITION	0.2750	1.2700	30.00	1,680.00	\$ 2,134.00	\$ 55.73
L0909	PRECIOUS FOREST HOMES	1.0235	1.1283	48.00	4,086.00	\$ 4,610.00	\$ 8.92
L0913	KINGS HOMES	0.7190	0.8838	18.00	1,418.00	\$ 1,253.00	\$ 12.94
L0944	SANTA BARBARA SUBDIVISION	0.0100	0.9061	194.00	970.00	\$ 879.00	\$ 4.48
L0954	KINGS ESTATES	0.0544	1.4466	15.00	1,075.00	\$ 1,555.00	\$ 99.80
L0957	KENDALLWOOD INDUSTRIAL PARK REPLAT	0.9175	1.2386	135.00	3,665.00	\$ 4,539.00	\$ 8.72
L0973	VIRGINIA ESTATES	0.5891	1.2357	10.00	1,440.00	\$ 1,779.00	\$ 93.10
L1004	GLENWOOD PARK ESTATES (NEW)	0.0000	0.5446	44.00	3,172.00	\$ 1,727.00	\$ 39.25
L1009	CHRISTY'S ESTATES	0.1299	1.0625	45.00	3,309.00	\$ 3,516.00	\$ 68.58
L1024	OLD COUNTRY ROAD ESTATES	0.2732	1.4828	14.00	1,418.00	\$ 2,103.00	\$ 122.57
L1030	JARGUIT SUBDIVISION	1.6027	2.3762	16.00	1,022.00	\$ 2,428.00	\$ 49.38
L1033	ISLANDS AT DORAL FIRST ADDITION	0.0100	0.7981	697.00	16,077.00	\$ 12,831.00	\$ 18.18
L1037	ENCHANTED PLACE, TWO & THREE (NEW)	0.0000	1.0250	42.00	3,075.00	\$ 3,152.00	\$ 75.05
L1055	CHATEAU ROYAL ESTATES	0.3933	1.3007	80.00	4,839.00	\$ 6,294.00	\$ 54.89
L1069	BONITA GRAND ESTATES SOUTH	0.0100	0.3563	95.00	13,953.00	\$ 4,971.00	\$ 50.85
L1070	EUROSUITES AT DORAL	0.0100	0.7992	385.00	2,571.00	\$ 2,055.00	\$ 5.27
L1074	WHISTLING PINES CREEK	0.7202	1.3304	18.00	1,274.00	\$ 1,695.00	\$ 43.22
L1092	ABEL HOMES AT NARANDA VILLAS	0.5546	2.3369	36.00	912.00	\$ 2,131.00	\$ 45.14
L1093	MANDARIN LAKES AND FIRST ADDITION	0.5811	0.9491	880.00	30,094.00	\$ 28,562.00	\$ 12.80
L1105	BUDDY'S PARADISE	0.0100	1.0288	20.00	1,466.00	\$ 1,508.00	\$ 74.65
L1109	REDLANDS COLONIAL ESTATES	0.3458	0.8973	9.00	1,175.00	\$ 1,054.00	\$ 72.00

Proposed Fiscal Year 2018-19 Special Taxing Districts Assessment Rates
(Assessment based on front footage)
EXHIBIT A (Lighting Districts with Increasing Rates)

District No.	District Description	FY2017-18 Current Rate	FY 2018-19 Proposed Rate	Number of Folios	Number of Units Lot Front Footage	Value	Avg Impact Per Household or Folio*
L1125	BBE SUBDIVISION	0.1085	0.8970	50.00	3,391.00	\$ 3,042.00	\$ 53.48
L1129	TERRY ENTERPRISE	0.7118	1.0923	4.00	471.00	\$ 514.00	\$ 44.75
L1174	RIVIERA GRAND ESTATES SUBDIVISION	0.1080	1.1139	50.00	3,390.00	\$ 3,776.00	\$ 68.20
L1182	GARDEN COVE ESTATES	0.6068	0.9128	8.00	1,103.00	\$ 1,007.00	\$ 42.25
L1183	VESSEL	0.0100	0.9019	59.00	3,838.00	\$ 3,461.00	\$ 58.02
L1208	CENTURY GARDENS AT TAMiami	2.4549	2.8522	447.00	2,517.00	\$ 7,179.00	\$ 2.24
L1282	CASA MATTIAS	0.0100	1.2355	2.00	1,074.00	\$ 1,327.00	\$ 658.00

* Note: Average Impact Per Household or Folio was calculated by taking the difference between the current FY2017/18 average rate (value divided by the number of folios) from the proposed FY2018/19 rate (value divided by the number of folios) for each district. The amount is average impact per household or folio. Some households/folios will have higher or lower impact.

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Proposed Fiscal Year 2018-19 Special Taxing Districts Assessment Rates
(Assessment based on square footage)
EXHIBIT A (Multipurpose Maintenance Districts with Increasing Rates)

District No.	District Description	FY2017-18 Current Rate	FY 2018-19 Proposed Rate	Number of Folios	Number of Units Lot Square Footage	Value	Avg Impact Per Household or Folio*
M178	Air Park Industries	0.0216	0.0224	46	875,882.00	\$ 19,620.00	\$ 15.15
M206	Mediterranean	0.0305	0.0321	112	900,125.00	\$ 28,894.00	\$ 12.06
M212	East Oakmont	0.0917	0.1348	17	207,331.00	\$ 27,326.00	\$ 488.69
M249	Corsica Place	0.0557	0.0659	129	943,487.00	\$ 62,176.00	\$ 74.07
M253	Royal Landing Multipurpose	0.0112	0.0136	137	1,098,701.00	\$ 14,942.00	\$ 18.48
M257	Ponce Estates	0.0502	0.0608	118	716,566.00	\$ 43,567.00	\$ 64.22
M260	Marpi Homes	0.0879	0.0914	70	421,416.00	\$ 38,517.00	\$ 20.49
M263	Park Lakes by the Meadows Phase 3	0.0121	0.0131	42	333,055.00	\$ 4,363.00	\$ 7.41
M275	Moody Drive	0.0286	0.0307	114	587,746.00	\$ 18,044.00	\$ 10.53
M285	Erica Gardens	0.0379	0.039	85	454,779.00	\$ 17,736.00	\$ 5.64
M287	Park Lakes by the Meadows Phase Six	0.0241	0.0294	46	358,910.00	\$ 10,552.00	\$ 41.35
M304	Emerald Lakes Estates	0.0114	0.0137	173	568,726.00	\$ 7,792.00	\$ 7.47
M307	Candlewood	21.3601	229.7695	35	35.00	\$ 8,042.00	\$ 208.41
M309	Wilton Venture	0.0034	0.0118	514	3,000,517.00	\$ 35,406.00	\$ 48.64
M311	Lauren's Pond	0.019	0.0308	52	323,560.00	\$ 9,966.00	\$ 73.01
M312	Grand Lakes	0.0661	0.0727	786	4,374,831.00	\$ 318,050.00	\$ 36.72
M314	Laroc Estates	0.0087	0.0182	130	783,060.00	\$ 14,252.00	\$ 56.65
M318	Woodlands	0.0286	0.0372	139	688,413.00	\$ 25,609.00	\$ 42.51
M322	DVH Estates	0.0179	0.0196	99	1,662,859.00	\$ 32,592.00	\$ 28.45
M343	Eden Lake	0.044	0.0511	47	419,938.00	\$ 21,459.00	\$ 62.92
M344	Danielle Patrick	0.032	0.0424	34	333,054.00	\$ 14,121.00	\$ 101.38
M361	Bonita Golf View	0.0521	0.0547	121	513,783.00	\$ 28,104.00	\$ 10.91
M365	Cedar West Homes 2	0.0865	0.116	32	120,742.00	\$ 14,006.00	\$ 111.12
M376	Jordan's Landing	0.019	0.047	60	342,724.00	\$ 16,108.00	\$ 159.69
M381	Pete's Place	0.012	0.0164	179	1,266,758.00	\$ 20,775.00	\$ 31.08
M406	Oakland Estates	0.0162	0.0224	145	644,665.00	\$ 14,440.00	\$ 27.45
M435	Jarguti Subdivision	0.0424	0.0518	16	93,727.00	\$ 4,855.00	\$ 54.83
M460	Naranja Gardens	0.0201	0.0214	221	790,311.00	\$ 16,913.00	\$ 4.49
M500	Evergreen	0.019	0.0305	109	595,363.00	\$ 18,159.00	\$ 62.34
M509	Joanna Estates	0.0216	0.0432	26	139,091.00	\$ 6,009.00	\$ 115.22

* Note: Average Impact Per Household or Folio was calculated by taking the difference between the current FY2017/18 average rate (value divided by the number of folios) from the proposed FY2018/19 rate (value divided by the number of folios) for each district. The amount is average impact per household or folio. Some households/folios will have higher or lower impact.

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Proposed Fiscal Year 2018-19 Special Taxing Districts Assessment Rates
(Assessment based on lot/parcel)

EXHIBIT A (Security Guard Districts with Increasing Rates)

District No.	District Description	FY2017-2018 Current Rate	FY 2018-19 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household or Folio*
G189	BELLE MEADE IS.	4,736.3956	4,911.2837	54	54.00	\$ 265,209.00	\$ 174.89
G194	HIGHLAND GARDENS	1,492.0038	1,502.5405	163	163.00	\$ 244,914.00	\$ 10.53
G198**	ALLISON ISLAND	4,262.0310	5,336.4152	47	47.00	\$ 250,812.00	\$ 1,074.39
G199	BISCAYNE BEACH	2,715.5081	2,733.1994	104	103.00	\$ 281,520.00	\$ 17.52
G203	COVENTRY SECURITY	7,214.9738	7,235.9725	34	34.00	\$ 246,023.00	\$ 21.00
G220	HIGHLAND LAKES	504.2806	578.8438	1,006	1,005.00	\$ 581,738.00	\$ 74.49
G232	FOUR WAY LODGE EST SEC GD	5,092.9318	5,954.9095	44	43.00	\$ 256,061.00	\$ 842.39
G234	BAY HEIGHTS SEC GD	1,957.7087	2,333.2275	189	188.50	\$ 439,813.00	\$ 374.53
G236	BRICKELL FLAGLER PLAZA SG	6,822.6201	6,911.5311	35	34.50	\$ 238,448.00	\$ 87.65
G241	ENTRADA SEC GD	6,430.3701	6,902.1237	39	38.00	\$ 262,281.00	\$ 459.66
G242	FARRHAVEN ROV PATROL	2,460.9533	2,524.5605	54	53.00	\$ 133,802.00	\$ 16.86
G248	NATOMA ROV PATROL	338.9567	405.2245	134	135.00	\$ 54,705.00	\$ 66.76

* Note: Average Impact Per Household or Folio was calculated by taking the difference between the current FY2017/18 average rate (value divided by the number of folios) from the proposed FY2018/19 rate (value divided by the number of folios) for each district. The amount is average impact per household or folio. Some households/folios will have higher or lower impact.

** Increase due to credit in prior years and establishing true cost

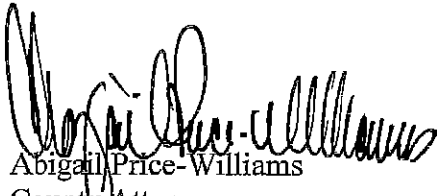


MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 19, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(D)

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
- Statement of social equity 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(D)
6-19-18

ORDINANCE NO. _____

ORDINANCE APPROVING, ADOPTING AND RATIFYING NON-AD VALOREM ASSESSMENT ROLLS, RATES AND ASSESSMENTS FOR SPECIAL TAXING DISTRICTS, INCLUDING BUT NOT LIMITED TO, STREET LIGHTING, MULTIPURPOSE MAINTENANCE, SECURITY GUARD, AND CAPITAL IMPROVEMENTS/ROAD MAINTENANCE SPECIAL TAXING DISTRICTS FOR THE AREA OF MIAMI-DADE COUNTY, FLORIDA, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019; INCREASING RATES FOR CERTAIN SPECIAL TAXING DISTRICTS; AND PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, pursuant to petition, notice and public hearing, the Board of County Commissioners ("Board") by various ordinances has established special taxing districts in Miami-Dade County, Florida, for the provision of services including but not limited to, street lighting, multipurpose maintenance, security guard, and capital improvements/road maintenance, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, enacted under and pursuant to the provisions of section 1.01(A)(11) of the Home Rule Charter of Miami-Dade County, Florida; and

WHEREAS, the street lighting, multipurpose maintenance, security guard, and/or capital improvements/road maintenance services in these special taxing districts are being maintained and services are being provided; and

WHEREAS, pursuant to these ordinances, the Board determined that special assessments in the special taxing districts listed in Exhibit A to the Mayor's memorandum should be levied on a unit basis for security guard services, and road maintenance and service relocations; square-footage basis for multipurpose maintenance services; and front-footage basis for street lighting services and gas pipeline services in accordance with such adopted ordinances; and

WHEREAS, pursuant to section 18-14(4) of the Code of Miami-Dade County, Florida, the County Mayor or County Mayor's designee caused assessment rolls to be prepared and filed with the Clerk of the Board and pursuant to notice published, posted, and mailed to all property owners within the special taxing districts, the Board held a public hearing on this date upon the assessment rolls submitted by the County Mayor or County Mayor's designee, and all interested persons were afforded the opportunity to present their objections, if any, with respect to their assessments on such assessment rolls; and

WHEREAS, after due consideration, the Board found and determined the assessments shown on the assessment rolls were in proportion to the special benefits accruing to the respective parcels of real property appearing on said assessment rolls; and

WHEREAS, each property owner was notified that the special assessments, when finally approved and confirmed pursuant to Section 18-14(6) of the Code of Miami-Dade County, Florida, will be placed on the November, 2018, and subsequent real property tax bills and that, if these special assessments are not paid when due, the properties on which the special assessments are levied will be respectively subject to the same collection procedures as for ad valorem taxes; including possible loss of title,

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

Section 1. This Ordinance shall be known and may be cited as the "Fiscal Year 2018-19 Miami-Dade County Non-Ad Valorem Special Assessment Ordinance."

Section 2. This Board intends to use the uniform method of collection of non-ad valorem assessments as authorized in section 197.3632, Florida Statutes, as amended, for collecting the non-ad valorem assessments levied within Miami-Dade County for special taxing districts, including, but not limited to, street lighting, security guard, multipurpose maintenance, and capital improvement/road maintenance. Legal descriptions of such areas to the assessments, units of measurement, and the amount of the assessment are attached as Exhibit A to the Mayor's memorandum and incorporated herein by reference. Except as herein provided, this Board hereby also incorporates by reference: (1) all previously adopted ordinances establishing and/or amending the districts and service areas described in Exhibit A to the Mayor's memorandum; and (2) any resolutions adopting preliminary or amended assessment rolls resolutions for the districts and service areas described in Exhibit A to the Mayor's memorandum.

Section 3. After duly advertised public hearing, this Board has received written objections, if any, and heard testimony from all interested persons and, based on the special benefits to the properties within the districts described in Exhibit A to the Mayor's memorandum, hereby determines that the levies of the assessments are needed to fund the cost of providing

street lighting, multipurpose maintenance, security guard, and/or capital improvements/road maintenance services within these districts. Said assessment rolls (a copy of which are made a part hereof by reference) are approved, adopted, and confirmed pursuant to section 18-14(6) of the Code of Miami-Dade County, Florida.

Section 4. All assessments made upon said assessment rolls shall constitute a special assessment lien upon real property so assessed from the date of the confirmation of such assessments, in accordance with the provisions of section 18-14(8) of the Code of Miami-Dade County, Florida.

Section 5. All assessments shall be payable in accordance with section 18-14(7) 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 the various ordinances previously approved by the Board, 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. Unless paid when due, such assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of Chapter 197, Florida Statutes, and/or section 18-14(8) of the Code of Miami-Dade County, Florida.

Section 6. Within thirty (30) days from the effective date of this ordinance, the Clerk of the Board is directed to deliver to the Finance Director a copy of the assessment roll, and to cause a duly certified copy of this ordinance, together with the assessment roll, to be filed and recorded in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

Section 7. Unless otherwise prohibited by law, this ordinance shall supersede all enactments of this Board including, but not limited to, ordinances, resolutions, implementing orders, regulations, rules, and provisions in the Code of Miami-Dade County in conflict herewith; provided, however, nothing in this ordinance shall amend or supersede the requirements of Ordinance 07-45, as amended.

Section 8. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 9. All 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 override by this Board.

Section 10. It is the intention of the Board and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

APW

Prepared by:

RC

Ryan Carlin