

Memorandum



Date: (Public Hearing: 7-8-21)
June 2, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

Agenda Item No. 5(K)

From: Daniella Levine Cava
Mayor

Subject: Ordinance Approving, Adopting and Ratifying Special Taxing District Rates for Certain Street Lighting Special Taxing Districts

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached Ordinance pertaining to the proposed FY 2021-22 assessment rates for the active street lighting Special Taxing Districts (Districts) listed in Exhibit A, attached hereto. 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 obtain the necessary funding to continue providing services for all lots and parcels. Of the total 1,011 active Special Taxing Districts, the attached Ordinance relates to the rates for 161 street lighting districts that are increasing, as reflected in Exhibit A. The Parks, Recreation and Open Spaces Department (PROS) has determined, and I concur, that the services provided by these Districts will offer special benefits to properties within each district, exceeding the amount of special assessments to be levied.

The proposed rate increases are necessary amongst other things to cover cost of living increases, and to account for projected increases in utility bills. Further, some of these districts have depleted their developer deposits or carryover, and their proposed rates represent the districts’ true operational and administrative cost. Pursuant to Florida law and the Street Lighting Agreement approved by the Board during the creation of these districts, failure to approve these rates may result in suspension of services or accrued interest applied for lack of payment to the utility company, and those additional expenses would need to be passed on to the property owners in those districts.

Therefore, it is hereby recommended that the proposed rates in Exhibit A be approved and adopted.

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 total assessment in the Ordinance for these 161 districts with proposed rate increases is \$1,935,654.00 (Exhibit A). Of these 161 districts, 136 or 84.5% are increasing by less than \$50.00. These active street lighting districts are composed of 36,184 folios. These funds will accrue from the special assessments paid by the property owners of folios within the active Special Taxing Districts. As per section 1.01A(11) of the Miami-Dade County's Charter, expenses accrued for Special Taxing Districts on a yearly basis must be paid in the year they become due. The Charter provides that "[a]ll county funds for such districts shall be provided by service

charges, special assessments, or general tax levies within such districts only." Approval of these rates is necessary to ensure that the required funding is available to maintain current levels of service.

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 Lorena Guerra-Macias, Chief of the Special Assessment Districts Division (Division) with PROS, and the financials are overseen by Christina Salinas Cotter, Assistant Director, PROS.

Delegation of Authority

This item authorizes the County Mayor or County Mayor’s designee, contingent upon Board adoption of a non-ad valorem assessment roll, to place the non-ad valorem assessments on the 2021 real property tax bills, subjecting the properties on which the special assessments are levied to the same collection procedures as for ad valorem taxes, including possible loss of title.

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 the legal framework for Special Taxing Districts. Pursuant to petition, notice and public hearing, the Board by various ordinances has established special taxing districts in the County for the following types of services:

1. Street Lighting - created in existing communities at their request and mandated by Code in new subdivisions within unincorporated County to provide lighting continuity along the public right-of-way;
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; 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 1,011 active Special Taxing Districts. Of these, 864 are Street Lighting Districts, 25 are Security Guard Districts, 120 are Multipurpose Maintenance Districts, and 2 are Capital Improvement/Road Maintenance Districts. The special assessments are levied on a unit basis for security guard services, road maintenance and service relocations; square-footage basis for multipurpose maintenance services; and front-footage basis for street lighting services and gas pipeline services.

Pursuant to section 18-14(4) of the Code, the County Mayor or County Mayor’s designee caused assessment rolls to be prepared and filed with the Clerk of the Board. Each affected property owner was notified that the special assessments, when approved and confirmed pursuant to section 18-14(6) of the Code, will be placed on the 2021 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.

Pursuant to Florida Statute 197.3632 and section 18-14(5) of the Code, the County is required to publicly notice the hearing regarding the adoption of the non-ad valorem assessment rolls in Special Taxing Districts. Pursuant to Florida Statute 197.3632, the Board is required to adopt non-ad valorem assessment rolls at a public hearing held between January 1st and September 25 for any district for which the rates will increase from the prior year.

Pursuant to notices published, posted, and mailed to all property owners within the Special Taxing Districts, the Board will hold a public hearing upon the notification of the assessment rolls, and all interested persons will be afforded the opportunity to present their objections, if any, with respect to their assessments on such assessment rolls. Prior to the hearing, residents of districts with proposed rate increases will receive a required notice in the mail informing them of the public hearing. In addition, as required by law, staff will advertise the public hearing for impacted districts in a newspaper of general circulation. Finally, staff from the Division have reached out to impacted districts with organized associations to arrange for meetings with concerned residents and hosted an informational town hall meeting.

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. The most recent audit conducted for FY 2019 resulted in no adverse findings. AMS continues to provide oversight and PROS is working cooperatively with AMS to address any recommendations for improving the program.



Jimmy Morales
Chief Operations Officer

Proposed Fiscal Year 2021-22 Special Assessment Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Increasing Rates)

District	District Description	FY 2020-21 Current Rate	FY 2021-22 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
L0020	SUNSET PARK	0.5903	0.6699	1685	86454	\$ 57,915.00	\$ 4.14
L0022	PALM SPRINGS NORTH	0.4465	0.5789	1683	139332	\$ 80,659.00	\$ 10.99
L0025	OAKLAND PARK	0.3442	0.4761	398	33960	\$ 16,168.00	\$ 11.25
L0040	LIBERTY CITY	0.3926	0.4321	2697	244768	\$ 105,764.00	\$ 3.89
L0044	ROSE GLEN	0.4543	0.4815	87	8879	\$ 4,275.00	\$ 2.78
L0054	FLAMINGO VILLAGE	0.3767	0.4079	328	29529	\$ 12,044.00	\$ 3.52
L0060	PINEWOOD PARK	0.3406	0.4032	817	63889	\$ 25,760.00	\$ 4.90
L0061	CUTLER RIDGE	0.4937	0.5412	872	75974	\$ 41,117.00	\$ 4.23
L0062	SIERRA	0.4378	0.5322	929	93380	\$ 49,696.00	\$ 9.48
L0064	PALM SPRINGS NO. UNDERGROUND	0.8772	0.9985	658	21168	\$ 21,136.00	\$ 4.03
L0065	BISCAYNE PINES	0.4779	0.5206	497	31749	\$ 16,528.00	\$ 2.73
L0083	NARANJA LAKES	2.7805	2.8947	364	6892	\$ 19,950.00	\$ 2.16
L0087	WEST LITTLE RIVER	0.3081	0.3691	591	46534	\$ 17,175.00	\$ 4.80
L0102	NORTH COUNTY	0.6606	0.7873	8526	456111	\$ 359,096.00	\$ 6.88
L0108	BISCAYNE GARDENS THIRD ADDITION	0.4268	0.5006	613	54841	\$ 27,453.00	\$ 7.13
L0113	ALLAPATTAH	0.2859	0.3229	1072	99224	\$ 32,039.00	\$ 3.93
L0129	LOYOLA WESTBROOKE	0.7203	0.8345	100	8394	\$ 7,005.00	\$ 9.59
L0137	LAZARUS ON RICHMOND	0.8622	0.9098	157	12923	\$ 11,757.00	\$ 3.92
L0140	HAPPY FARMS ACRES	0.4567	0.5116	478	37104	\$ 18,982.00	\$ 4.48
L0170	INTAG MANOR FIRST ADDITION	0.5331	0.5666	36	2921	\$ 1,655.00	\$ 2.71
L0182	WESTWIND LAKES	0.8919	1.0276	1379	71282	\$ 73,249.00	\$ 7.56
L0189	GEM HOMES	0.8278	0.8565	358	29415	\$ 25,194.00	\$ 2.54
L0213	ROYALE GREEN SECTION ONE	1.0322	1.1417	718	37371	\$ 42,666.00	\$ 5.77
L0219	COUNTRY LAKES MANORS	0.7740	0.9238	705	51290	\$ 47,381.00	\$ 10.98
L0233	RIVIERA SOUTH	1.0826	1.1333	41	2266	\$ 2,568.00	\$ 2.81
L0235	PLEASURE VILLAGE SOUTH	1.0881	1.1927	35	3010	\$ 3,590.00	\$ 8.99
L0238	DADELAND PARK	1.4552	1.5440	59	5341	\$ 8,246.00	\$ 8.04
L0244	BIRD LAKES SOUTH ADDITION THREE	0.7863	1.0327	53	2727	\$ 2,816.00	\$ 12.68
L0246	BIRD ESTATES	1.2999	1.6323	37	2238	\$ 3,653.00	\$ 20.10
L0255	ROGER HOMES	1.2990	1.4717	128	6640	\$ 9,772.00	\$ 8.95
L0256	MUNNE ESTATES	1.1786	1.6746	71	4123	\$ 6,904.00	\$ 28.80
L0259	AMERICAN HOMES	1.5491	1.7115	193	11777	\$ 20,156.00	\$ 9.91
L0268	VILLA SEVILLA	1.0611	1.2240	129	6751	\$ 8,263.00	\$ 8.53

Proposed Fiscal Year 2021-22 Special Assessment Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Increasing Rates)

District	District Description	FY 2020-21 Current Rate	FY 2021-22 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
L0280	ALLISON ESTATES	1.8301	1.8650	16	2007	\$ 3,743.00	\$ 4.38
L0284	NAROCA ESTATES	1.1224	1.1783	164	11381	\$ 13,410.00	\$ 4.35
L0321	CANTON SUBDIVISION FIRST ADDITION	0.9643	1.9881	28	1596	\$ 3,173.00	\$ 58.35
L0333	DATORRE	0.3349	0.3769	32	5050	\$ 1,903.00	\$ 6.63
L0342	MAGNOLIA MANORS	1.6510	1.7453	8	742	\$ 1,295.00	\$ 8.75
L0353	ROSMONT SUBDIVISION NO 3	0.9139	1.8617	6	441	\$ 821.00	\$ 69.66
L0355	CORAL BIRD HOMES SUBDIVISION PHASE ONE	1.1177	1.1506	70	4079	\$ 4,693.00	\$ 2.84
L0356	GOLD DREAM ESTATES	1.3719	1.8563	11	925	\$ 1,717.00	\$ 40.74
L0358	EAGLES POINT SUBDIVISION	2.0011	2.9230	14	935	\$ 2,733.00	\$ 61.57
L0364	AMIGO'S SUBDIVISION	1.1805	2.4374	3	327	\$ 797.00	\$ 137.01
L0369	HIGHLAND AT KENDALL	1.7026	1.7930	80	4206	\$ 7,541.00	\$ 4.76
L0371	GORDON ESTATES	1.5562	1.6250	8	1240	\$ 2,015.00	\$ 10.67
L0374	TRUVAL WEST SUBDIVISION	1.6207	1.6971	8	406	\$ 689.00	\$ 3.88
L0375	TRUVAL GARDENS	1.5354	1.6324	9	495	\$ 808.00	\$ 5.33
L0377	HAMMOCKS SHORES SECOND ADDITION	0.7566	0.8160	75	6285	\$ 5,129.00	\$ 4.98
L0378	ABBRO SUBDIVISION	1.2369	1.4522	10	836	\$ 1,214.00	\$ 18.00
L0388	CENTRO VILLAS NORTH	1.0396	1.1347	34	3135	\$ 3,557.00	\$ 8.77
L0394	ZAC SUBDIVISION	1.1436	1.2551	16	1184	\$ 1,486.00	\$ 8.25
L0404	HIGHLAND KENDALL FIRST ADDITION	1.4635	1.5450	101	5621	\$ 8,684.00	\$ 4.53
L0425	PA AT CORAL REEF	0.7330	0.7898	130	6620	\$ 5,228.00	\$ 2.89
L0428	JAR SUBDIVISION	0.7985	0.9860	6	784	\$ 773.00	\$ 24.50
L0435	PVC SUBDIVISION FIRST ADDITION	1.1007	1.2199	9	755	\$ 921.00	\$ 10.00
L0436	STAR HIGH SUBDIVISION	2.1245	2.9826	4	458	\$ 1,366.00	\$ 98.25
L0440	ALI SUBDIVISION	1.0437	1.3923	8	984	\$ 1,370.00	\$ 42.87
L0445	BENSON LAKES	0.9049	1.0521	103	2630	\$ 2,767.00	\$ 3.75
L0450	MARIEN SUBDIVISION	1.3444	1.4421	60	3479	\$ 5,017.00	\$ 5.67
L0455	MONACO'S MILLER HOMESITES	2.4423	2.5927	3	545	\$ 1,413.00	\$ 27.33
L0457	A & R SUBDIVISION	0.8840	0.9375	8	672	\$ 630.00	\$ 4.49
L0470	FEDY ESTATES	1.1769	1.2483	5	588	\$ 734.00	\$ 8.40
L0479	SHOMA ESTATES	0.9603	1.1252	545	31570	\$ 35,522.00	\$ 9.65
L0480	BRISTOL AT KENDALL	1.5561	5.6621	54	216	\$ 1,223.00	\$ 16.43
L0483	INTERIAN HOMES	1.9672	1.9884	4	517	\$ 1,028.00	\$ 2.74
L0499	LAGUNA PONDS SECTIONS ONE AND TWO	1.0680	1.1511	599	37575	\$ 43,253.00	\$ 5.33
L0503	LLAURO SUBDIVISION	1.5829	1.6229	3	350	\$ 568.00	\$ 4.67

Proposed Fiscal Year 2021-22 Special Assessment Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Increasing Rates)

District	District Description	FY 2020-21 Current Rate	FY 2021-22 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
L0512	CASTILLIAN SUBDIVISION	0.9341	1.6963	8	698	\$ 1,184.00	\$ 66.50
L0529	PVC ESTATES FIRST ADDITION	0.8842	2.5305	4	328	\$ 830.00	\$ 135.00
L0530	NYURKA ESTATES	0.9675	1.5512	15	1045	\$ 1,621.00	\$ 40.67
L0532	WEITZER SERENA LAKES ESTATES	0.9152	0.9715	70	4033	\$ 3,918.00	\$ 4.71
L0537	GARDEN HILLS SUBDIVISION	1.6560	1.8698	294	24489	\$ 45,789.00	\$ 19.66
L0540	CENTRAL PARK ESTATES	0.6166	0.7745	49	931	\$ 721.00	\$ 3.00
L0544	SINOS ESTATES	0.9635	1.0087	6	575	\$ 580.00	\$ 4.33
L0548	RED GARDENS	3.9859	4.0239	1	1134	\$ 4,563.00	\$ 43.09
L0549	BENT TREE COMMERCIAL PARK	3.3582	4.0163	48	923	\$ 3,707.00	\$ 12.65
L0558	INTERNATIONAL CORPORATE PARK	1.2736	1.3415	134	24104	\$ 32,335.00	\$ 21.21
L0563	FIVE STARS	0.6576	0.7491	6	514	\$ 385.00	\$ 7.84
L0564	BIG FIVE HOMES	0.5528	0.8134	34	986	\$ 802.00	\$ 7.56
L0570	ZOE MILLER ESTATES	2.4369	2.9107	3	515	\$ 1,499.00	\$ 81.34
L0572	MASTRAPA ESTATES	0.8623	0.8952	8	639	\$ 572.00	\$ 2.62
L0578	DIMAURO SUBDIVISION	0.4346	0.5850	11	665	\$ 389.00	\$ 9.10
L0579	BIRD GARDENS SUBDIVISION	1.1515	1.4029	50	3294	\$ 4,621.00	\$ 18.05
L0596	COMMUNITY PARTNERSHIP SOUTH	2.0334	2.7279	7	6574	\$ 17,933.00	\$ 890.94
L0604	DAILY FIRST ADDITION	1.4494	3.7354	59	325	\$ 1,214.00	\$ 5.19
L0606	SHIRTEE ONE AND TWO	1.1415	2.2493	341	682	\$ 1,534.00	\$ 2.22
L0621	ACAPULCO HOMES	1.2408	1.2852	56	3514	\$ 4,516.00	\$ 2.79
L0624	THE VILLAS OF BARCELONA	1.1290	1.7045	58	406	\$ 692.00	\$ 4.03
L0626	DADESKY SUBDIVISION	2.1252	2.3351	15	1949	\$ 4,551.00	\$ 27.28
L0635	DON ELIAS ESTATES	1.2555	1.3087	75	4815	\$ 6,301.00	\$ 4.48
L0643	JANE PLAZA	1.0165	1.0668	4	1274	\$ 1,359.00	\$ 123.94
L0644	MAYITO ESTATES	0.5695	0.7506	7	497	\$ 373.00	\$ 12.86
L0674	VENETIAN LAKE	1.7304	1.7826	60	3698	\$ 6,592.00	\$ 3.22
L0676	SUPERIOR TRACE	1.7996	1.9918	23	1447	\$ 2,882.00	\$ 12.09
L0679	BIARRITZ SUBDIVISION PHASE ONE	0.8693	1.7750	54	702	\$ 1,246.00	\$ 12.18
L0686	MIGDALIA SUBDIVISION SECOND ADDITION	0.8105	0.8521	8	649	\$ 553.00	\$ 3.38
L0689	MARQUESA SUBDIVISION	0.5539	0.9674	78	1193	\$ 1,154.00	\$ 6.38
L0699	COSTA BONITA	0.7324	1.0853	40	680	\$ 738.00	\$ 6.30
L0700	LAGO MAR FIRST ADDITION	1.7581	1.8512	141	3150	\$ 5,831.00	\$ 2.08
L0703	BALANI SUBDIVISION	1.0980	1.2005	70	4634	\$ 5,563.00	\$ 7.81
L0707	DORAL CONCOURSE	0.7465	1.1570	40	1465	\$ 1,695.00	\$ 10.40

**Proposed Fiscal Year 2021-22 Special Assessment Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Increasing Rates)**

District	District Description	FY 2020-21 Current Rate	FY 2021-22 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
L0709	TIFFANY AT SUNSET	0.8565	1.1129	26	390	\$ 434.00	\$ 3.84
L0710	AV SUBDIVISION	1.4664	2.2693	4	208	\$ 472.00	\$ 41.75
L0725	MYSTIC FOREST	6.0337	7.1806	72	216	\$ 1,551.00	\$ 3.44
L0742	KENDALL HOME DEPOT	1.1593	1.1980	3	879	\$ 1,053.00	\$ 11.34
L0747	CENTURY PARK VILLAS	0.0044	0.9130	765	4021	\$ 3,671.00	\$ 4.77
L0750	MILLER SOUTH SUBDIVISION	3.2372	4.1605	108	648	\$ 2,696.00	\$ 5.54
L0752	NITO ESTATES SUBDIVISION	1.5916	1.6589	12	1322	\$ 2,193.00	\$ 7.42
L0770	KENDALL HAMMOCKSHOPPING CENTER	5.6706	6.5569	1	255	\$ 1,672.00	\$ 226.01
L0772	RAMI COMMERCIAL TRACT	1.4724	1.5831	1	271	\$ 429.00	\$ 30.00
L0780	NELSAY PLAZA	1.4390	1.5151	2	565	\$ 856.00	\$ 21.50
L0800	ADRIAN BUILDERS AT TAMIAMI	1.0736	1.1594	38	979	\$ 1,135.00	\$ 2.21
L0815	BMS KENDALE LAKES	2.0816	2.3052	1	331	\$ 763.00	\$ 74.01
L0816	SHOMA VILLAS AT COUNTRY CLUB OF MIAMI 1	1.5992	2.4339	121	484	\$ 1,178.00	\$ 3.34
L0820	EGRET LAKES HOMES	1.4381	4.1450	573	7220	\$ 29,926.00	\$ 34.47
L0821	ALTURAS DE BUENA VISTA	1.6956	3.1699	6	312	\$ 989.00	\$ 76.66
L0824	HAINLIN MILL ESTATES	0.7663	0.7926	8	723	\$ 573.00	\$ 2.38
L0833	DORAL POINTE SHOPPING CENTER	1.6344	1.8948	1	361	\$ 684.00	\$ 94.00
L0847	ALINA ESTATES	1.3116	1.4468	19	1775	\$ 2,568.00	\$ 12.63
L0855	SPANISH GARDEN VILLAS	0.9729	1.4668	4	2211	\$ 3,243.00	\$ 273.00
L0865	WAL MART HIALEAH	7.8564	8.1826	5	1852	\$ 15,154.00	\$ 605.83
L0876	MILLER GROVE	1.2182	1.7697	3	330	\$ 584.00	\$ 60.67
L0897	SOUTH GATE SUBDIVISION	1.9281	2.0149	34	2350	\$ 4,735.00	\$ 6.00
L0919	ANACO ESTATES	1.4493	1.5268	12	1418	\$ 2,165.00	\$ 9.16
L0924	SPRING WEST ESTATES	0.2000	0.9609	18	1559	\$ 1,498.00	\$ 65.90
L0950	VICTORIA BAY ESTATES	1.9324	2.1102	17	1316	\$ 2,777.00	\$ 13.76
L0979	LA COSTA AT OLD CUTLER SECTION TWO	0.9963	1.0552	20	2429	\$ 2,563.00	\$ 7.15
L0980	SILVER PALM PLANTATION	2.6264	2.6816	20	760	\$ 2,038.00	\$ 6.85
L0981	HAINLIN MILLS PARK VIEW	1.8210	2.0728	8	687	\$ 1,424.00	\$ 21.62
L0983	JC KERN ESTATES	2.2072	2.2491	59	4393	\$ 9,880.00	\$ 3.12
L0994	MISSY ESTATES SECOND ADDITION	1.0063	1.2249	21	1570	\$ 1,923.00	\$ 22.58
L0998	SOTO MANSIONS	1.7746	3.1727	40	3395	\$ 10,771.00	\$ 118.66
L1031	ESTATES MANSIONS FIRST ADDITION	0.7804	0.8625	86	12471	\$ 10,756.00	\$ 8.01
L1040	INTERLAKEN	0.7891	1.1348	180	5706	\$ 6,475.00	\$ 11.89
L1065	MATAH SUBDIVISION	0.3658	0.4364	21	935	\$ 408.00	\$ 3.14

**Proposed Fiscal Year 2021-22 Special Assessment Districts Rates
(Assessments based on front footage)
EXHIBIT A (Street Lighting Districts with Increasing Rates)**

District	District Description	FY 2020-21 Current Rate	FY 2021-22 Proposed Rate	Number of Folios	Number of Units	Value	Avg Impact Per Household/ Folio
L11078	HAMMOCK PLAZA	3.3393	3.5834	1	336	\$ 1,204.00	\$ 82.02
L11083	JEANNIE FOREST	1.2905	1.4486	64	3433	\$ 4,973.00	\$ 8.48
L11086	SILVER PALM EAST AND SILVER PALM WEST	1.8117	1.9793	1634	63341	\$ 125,369.00	\$ 3.69
L11093	MANDARIN LAKES AND FIRST ADDITION	1.0618	1.2206	880	30094	\$ 36,732.00	\$ 5.59
L11094	OZAMBELA SUBDIVISION	1.7112	2.2044	7	367	\$ 809.00	\$ 37.07
L11098	ZAMORA'S GROVE FIRST ADDITION	0.2460	0.2870	10	683	\$ 196.00	\$ 2.80
L11106	FARMLAND DEVELOPMENT	1.2115	1.3967	31	421	\$ 588.00	\$ 2.52
L11110	VANY SUBDIVISION	2.3342	2.7820	5	422	\$ 1,174.00	\$ 37.79
L11113	ALEXANDRIA ESTATES	1.2420	1.2815	45	3183	\$ 4,079.00	\$ 2.79
L11121	ENCLAVE AT BLACK POINT MARINA	1.8794	1.9892	240	14436	\$ 28,716.00	\$ 7.07
L11122	MANSIONS AT SION	1.3899	1.4300	40	2542	\$ 3,635.00	\$ 4.71
L11136	SOUTH POINT FIRST ADDITION	0.5856	0.6250	8	456	\$ 285.00	\$ 2.25
L11139	RIVENDELL EAST	1.8692	2.6145	40	2560	\$ 6,693.00	\$ 47.70
L11168	BAILES COMMON	0.1780	0.8711	31	1939	\$ 1,689.00	\$ 38.00
L11181	VM ESTATES	2.6950	2.8654	4	399	\$ 1,143.00	\$ 16.99
L11205	CORAL TOWN PARK	4.2630	6.5702	8	1312	\$ 8,620.00	\$ 610.00
L11225	ZUNJIC ESTATES	1.9287	2.2664	5	728	\$ 1,651.00	\$ 49.20
L11235	PARK SQUARE AT DORAL	4.2744	9.0400	133	3628	\$ 32,797.00	\$ 163.24
L11260	SION ESTATES FIRST ADDITION	0.1032	0.6929	27	1592	\$ 1,103.00	\$ 35.23
L11278	JACKSON SOUTH COMMUNITY HOSPITAL	1.8516	3.0588	1	2621	\$ 8,017.00	\$ 3,164.07
L11286	CW 144 SUBDIVISION	1.6646	1.7400	25	1446	\$ 2,516.00	\$ 4.36
L11290	DORAL PUBLIC WORKS FACILITY	2.2245	2.2431	1	753	\$ 1,689.00	\$ 14.00
L11293	HAMPTON APARTMENTS	1.9577	3.2862	1	968	\$ 3,181.00	\$ 1,285.99
L11300	HIBISCUS GARDENS	3.2537	7.1971	1	406	\$ 2,922.00	\$ 1,601.02
L11315	DORAL COMMONS RESIDENTIAL AND COMMERCIAL	1.2708	1.5150	323	5566	\$ 8,432.00	\$ 4.77
L11330	AVANTI 10 SUBDIVISION	2.7693	3.1795	10	663	\$ 2,108.00	\$ 27.20



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 8, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(K)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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(K)
7-8-21

ORDINANCE NO. _____

ORDINANCE APPROVING, ADOPTING AND RATIFYING NON-AD VALOREM ASSESSMENT ROLLS, RATES AND ASSESSMENTS FOR CERTAIN STREET LIGHTING SPECIAL TAXING DISTRICTS IN MIAMI-DADE COUNTY, FLORIDA FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; 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, a public hearing has been conducted by the Board of County Commissioners in accordance with the requirements and procedures of Chapter 18 of the Code of Miami-Dade County,

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

Section 1. This Board incorporates and approves the foregoing recitals as if fully set forth herein.

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 the street lighting districts described in the accompanying memorandum. Legal descriptions of such areas to the assessments, units of measurement, and the amount of the assessment are attached to the accompanying memorandum as Exhibit A 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 accompanying memorandum; and, (2) any resolutions adopting preliminary or amended assessment rolls resolutions for the districts and service areas described in Exhibit A.

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 accompanying memorandum, hereby determines that the assessments shown on the assessment rolls are in proportion to the special benefits accruing to the respective parcels of real property appearing on said assessment rolls and that the levies of the assessments are needed to fund the cost of providing street lighting 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, 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 of County Commissioners 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 of County Commissioners 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:

Prepared by:

Jorge Martinez-Esteve

Handwritten initials 'GBK' in blue ink above a signature in black ink.