

# Memorandum



**Date:** (Public Hearing: 9-4-24)  
July 2, 2024

**To:** Honorable Chairman Oliver G. Gilbert, III and  
Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

**Subject:** Ordinance Amending Ordinance No. 06-117 the BHM East Campus Expansion Street  
Lighting Special Taxing District

Agenda Item No. 5(C)

## **Executive Summary**

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to amend the boundaries of a special taxing district in unincorporated Miami-Dade County (County) for the installation of streetlights in the public Rights-of-Way.

## **Recommendation**

In accordance with Article 1, Chapter 18, of the Code of Miami-Dade County (Code), it is recommended that the Board approve the attached amendment to the boundaries of the BHM East Campus Expansion Street Lighting Special Taxing District (Special Taxing District), created by Ordinance No. 06-117, to include contiguous properties. Amending the Special Taxing District's boundaries to encompass new contiguous areas is more cost-effective and efficient than creating a separate special taxing district for the additional properties. In addition, the merger of these two areas will provide greater efficiency and lower administrative costs for the amended area as a whole. The services within the amended special taxing district will be of special benefit to all of the properties therein. Inclusion of said properties into the Special Taxing District will meet the subdivision lighting requirement pursuant to Chapter 28 of the Code.

## **Scope**

This Special Taxing District lies within Commission District 7, which is represented by County Commissioner Raquel A. Regalado, and will provide street lighting services to the contiguous properties.

## **Fiscal Impact/Funding Source**

Expanding the existing Special Taxing District will result in no economic impact to the County's budget, and there will be no increase or decrease in County staffing. The developer, pursuant to Chapter 18 of the Code, is required to fund the initial costs for the expanded area's first year's lease of the equipment and electricity costs to operate all additional streetlights to the street lighting system and all incidental costs incurred by the County to amend the Special Taxing District's boundaries.

After the first year, there will be a perpetual annual special assessment for the cost of the street lighting to all property owners within the expanded Special Taxing District. Florida Power and Light (FPL) is the owner of the system and derives revenues from the Special Taxing District. FPL's contractors and subcontractors may increase their staffing levels to provide the service requirements created by expanding this Special Taxing District.

## **Social Equity Statement**

The proposed Ordinance amends the Special Taxing District, pursuant to Article I, section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code. If approved, property owners

within the expanded area will pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's services, regardless of their demographics, and that the total estimated amount of the special assessment to be levied would not be in excess of such special benefit. The amendment of this Special Taxing District, which was requested by 100% of the property owners, will provide for lighting continuity on connecting roadways between the Special Taxing District and the expanded area, allow for higher intensity spotlighting at specific locations, and accommodate future County lighting standards.

Pursuant to section 18-20.2 of the Code regarding notice to purchasers of new residential property, it shall be the obligation of a seller of new residential property to provide the purchaser thereof with notice either of the existence of a special taxing district created pursuant to this Chapter of the Code or of a pending petition to create such a special taxing district. The notice shall be provided in the manner set forth in section 18-20.2 of the Code.

**Track Record/Monitor**

The Special Taxing District, as amended, will continue to be managed by the Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez.

**Delegation of Authority**

This item authorizes the County Mayor or County Mayor's designee to execute lighting agreements, as required by FPL to provide street lighting, following approval by the County Attorney's Office as to legal sufficiency.

**Background**

The Special Taxing District was created by Ordinance No. 06-117 on September 12, 2006. In accordance with the provisions of Chapter 18 of the Code, a petition to amend the Special Taxing District, duly signed by 100% of the owners of property within the proposed expansion area, was filed with the Clerk of the Board. A copy of the petition was sent to the County Mayor and the County Attorney to examine and to file 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. PROS compiled and filed with the Clerk a memorandum and accompanying written report and recommendations (Report), a copy of which is attached to this memorandum. The Report sets forth the expanded boundaries of the Special Taxing District, an estimate of the cost of the improvements and/or services to be provided, the need for and desirability of the expanded Special Taxing District, the ability of the affected properties to bear the special assessments, certifies that the improvements and/or services to be provided conform to the master plan of Miami-Dade County, and recommends that the Special Taxing District be amended to provide a special benefit to all property within the Special Taxing District.

Contingent upon Board approval of the amendment of this Special Taxing District, the street lighting services will be accomplished pursuant to an agreement between the County and FPL. The facilities provided will remain the property of FPL. FPL will continue to be responsible for the maintenance, repairs, upgrades, and replacement of the light fixtures, lamps, poles, and all connecting service lines. The Division will administer FPL's agreement, installation, and billing process.

<b>Current District Boundaries:</b>	On the North, Theoretical SW 90 Terrace and SW 92 Street; On the East, SW 87 Avenue and Theoretical SW 87 Court; On the South, Theoretical SW 93 Street; On the West, Theoretical SW 88 Avenue.
<b>District Boundaries as Amended:</b>	On the North, SW 88 Street/N. Kendall Dr. On the East, SW 87 Avenue and SW 87 Court; On the South, SW 94 Street; On the West, SW 92 Avenue.
<b>Number of Parcels:</b>	9 (Tentative plat proposes a hospital/medical facility)
<b>Number of Owners:</b>	1
<b>Number of Owners with Homestead Exemption Signing Petition:</b>	None – The petition was submitted by Baptist Hospital of Miami, Inc., the sole property owner and developer of the proposed expansion area.
<b>Type of Improvements:</b>	It is expected that the Special Taxing District will install, operate, and maintain nine (9) - additional 14,911 Lumens, 4000K post-top LED streetlights mounted on new black tapered concrete poles, nine (9) - additional 17,000 Lumens, 3000K bracket-arm LED streetlights mounted on existing poles, five (5) - additional 12,000 Lumens, 3000K bracket-arm LED streetlights mounted on existing poles and one (1) - additional 12,000 Lumens, 3000K bracket-arm LED streetlight mounted on a new pole. The existing street lighting system consists of one (1) - 12,000 Lumens, 4000K, bracket-arm LED streetlight mounted on an existing pole. At the discretion of the PROS Director, PROS reserves the right to adjust the quantity, style, and luminosity of the street lighting installations, for reasons including, but not limited to, changes in field conditions, to address safety concerns, to provide for lighting continuity between contiguous Street Lighting Special Taxing Districts on connecting roadways, to allow higher intensity spotlighting at specific locations, and to accommodate future County lighting standards.
<b>Public Hearing Notification:</b>	The Clerk will certify the place, date, and hour for a public hearing on the petition and the Report at which all interested persons will be afforded the opportunity to present for this Board's consideration their objections, if

any, to the amendment of the Special Taxing District. As pursuant to section 18-3(d) of the Code, a public notice will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof will be mailed to all owners of taxable real property within the boundaries of the amended Special Taxing District as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll.

**Preliminary Public Meeting:**

None necessary.

**Required Referendum:**

The amendment of the Special Taxing District will be subject only to the Board's approval; no election will be necessary as 100% of the property owners signed the petition.

**Revised Assessment Roll:**

Submitted on the same agenda as a separate agenda item for consideration and adoption by the Board and contingent upon the approval of this Special Taxing District's amending Ordinance. The implementation of the revised assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

**Estimated Completion:**

Fall 2024

**Estimated Initial Billing:**

November 2025. Assessment billed annually as an itemized portion of the Real Property tax bill.

**Estimated Costs of Amendment Paid by Petitioner for the Additional Properties:**

\$34,735.59

**Estimated Total Annual Costs to Entire District:**

\$10,761.98

**Method of Apportionment:**

Front Footage

**Estimated Annual Assessment of Amended District:**

Per Assessable Front Foot:

\$2.7632

For Amended District:

\$10,761.98

The above annual costs and assessment information are based on the expected lighting services to be provided by the Special Taxing District, as amended, and are subject to change in the event that the Special

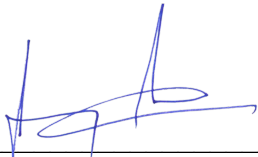
Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners  
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Taxing District's services are adjusted by the PROS Director as provided herein. Each subsequent year will be calculated based on actual costs.

State or federal grants are not applicable to this Special Taxing District.

Each Street Lighting Special Taxing District is unique due to its geographical boundaries, affected property owners, and level of service to be provided. Amendment of this 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 Chapter 28 of the Code to provide street lighting in new subdivisions through the creation of Street Lighting Special Taxing Districts, and in compliance with the provisions of sections 18-3(c) and 18-16(i) of the Code, I have reviewed the facts submitted by PROS in its Report and Recommendations, a copy of which is attached and incorporated herein. I concur with their recommendation that this Special Taxing District be amended. Also, I recommend the provisions of Resolution No. R-130-06 be waived because adoption of this amending Ordinance is a precursor to the future execution of said agreement, which will not occur until development within the expanded area of the Special Taxing District occurs.



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Jimmy Morales  
Chief Operating Officer

**REPORT AND RECOMMENDATIONS ON THE  
AMENDMENT OF BHM EAST CAMPUS EXPANSION  
STREET LIGHTING SPECIAL TAXING DISTRICT  
MIAMI-DADE COUNTY, FLORIDA**

Pursuant to Chapter 18 of the Code of Miami-Dade County (Code), and as a result of a detailed investigation of a duly petitioned for amendment to a Special Taxing District, the following facts are submitted by the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) Director concerning the amendment of the BHM East Campus Expansion Street Lighting Special Taxing District's (Special Taxing District) boundaries to include contiguous properties.

**1. BOUNDARIES OF THIS DISTRICT**

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

A portion of Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida (a.k.a. Baptist Hospital Kendall, Tentative Plat # T-24870); being more particularly described as follows:

Parcel A: 30-5004-000-0060

The West 1/2 of the Northeast 1/4, of the Northeast 1/4, of Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; and the East 1/2 of the Northwest 1/4, of the Northeast 1/4 said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; and the North 1/2 of the Northeast 1/4 of the Southwest 1/4, of the Northeast 1/4, said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; and the Northwest 1/4 of the Southeast 1/4, of the Northeast 1/4, said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; the West 257.00 feet of the South 1/2, of the Northeast 1/4, of the Southeast 1/4, of the Northeast 1/4, said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida.

And

Less the following Street dedicated as Public Right of Way and Recorded in Official Record Books of the Public Records of Miami-Dade County, Florida: SW 88th Street, Official Record Book 974 at Page 569; Official Record Book 3634 at Page 53 and Official Record Book 3642 at Page 450; SW 87th Court, Official Record Book 6057 at Page 489; SW 89th Terrace, Official Record Book 6057 at Page 485 and Official Record Book 6057 at Page 487; SW 88th Avenue, Official Record Book 974, Page 569 (Portions later Closed by Resolution Number R-781-68). SW 94th Street, Official Record Book 974, Page 569 and Official Record Book 11693, Page 634; SW 90<sup>th</sup> Avenue, Official Record Book 974, Page 569 (later Closed by resolution number R-1394-71); RIGHT OF WAY DEDICATION BY PARCEL NO. 143.1, SEGMENT NO. 406486-1, DISTRICT 6; Official Record Book 31186, Page 3733.

And

Beginning 317.2 feet North of the South Line of the North 1/2, of the Northeast 1/4, of the Southwest 1/4, Northeast 1/4, and 76.00-foot East of the East 1/2, of the West 1/2, of the Northeast 1/4, thence N 02°36'14" W 200.00 feet; thence East (N 87°23'46" E) 89.33 feet; thence N 02°36'14" W 18.00 feet; thence West (S 87°23'46" W) 89.33 feet; thence N 02°36'14" W 79.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence N 02°36'14" W 14.00 feet; thence East (N 87°23'46" E) 12.00 feet; thence N 02°36'14" W 33.00 feet; thence East (N 87°23'46" E) 48.00 feet; thence S 02°36'14" E 33.00 feet, thence East (N 87°23'46" E) 12.00 feet; thence S (S 02°36'14" E) 14.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence S 02°36'14" E 79.00 feet; thence West (S 87°23'46" W) 132.00 feet, thence S 02°36'14" E 18.00 feet, thence East (N 87°23'46" E) 127.00 feet, thence S 02°36'14" E 200.00 feet; thence West (S 87°23'46" W) 281.00 feet to Point of Beginning in Miami-Dade County, Florida.

Parcel B: 30-5004-000-0061

Beginning 317.2 feet of North the South Line of the North 1/2, of the Northeast 1/4, of the Southwest 1/4, Northeast 1/4, and 76.00-foot East of the East 1/2, of the West 1/2, of the Northeast 1/4, thence North (N 02°36'14" W) 200.00 feet; thence East (N 87°23'46" E) 89.33 feet; thence North (N 02°36'14" W) 18.00 feet; thence West (S 87°23'46" W) 89.33 feet; thence North (N 02°36'14" W) 79.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence North (N 02°36'14" W) 14.00 feet; thence East (N 87°23'46" E) 12.00 feet; thence North (N 02°36'14" W) 33.00 feet; thence East (N 87°23'46" E) 48.00 feet; thence South (S 02°36'14" E) 33.00 feet, thence East (N 87°23'46" E) 12.00 feet; thence South (S 02°36'14" E) 14.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence South (S 02°36'14" E) 79.00 feet; thence West (S 87°23'46" W) 132.00 feet, thence South (S 02°36'14" E) 18.00 feet, thence East (N 87°23'46" E) 127.00 feet, thence South (S 02°36'14" E) 200.00 feet; thence West (S 87°23'46" W (C)) 281.00 feet to Point of Beginning in Miami-Dade County, Florida.

Parcel C: 30-5004-052-0010

TRACT A, of BAPTIST HOTEL AND WEST CAMPUS, according to the Plat thereof, as recorded in Plat Book 173, Page 28, of the Public Records of Miami-Dade County, Florida. Less and except; the Portion of the RIGHT OF WAY DEDICATION BY PARCEL NO. 142.1, SEGMENT NO. 406486-1, DISTRICT 6; Official Record Book 31186 Page 3732, of the Public Records of Miami-Dade County, Florida.

Parcel D: 30-5004-049-0010

TRACT A, of BAPTIST HEALTH CANCER INSTITUTE, according to the Plat thereof, as recorded in Plat Book 172, Page 39, of the Public Records of Miami-Dade County, Florida. Less and except; the Portion of the PERPETUAL EASEMENT RIGHT-OF-WAY BY PARCEL NO. 830.1, SEGMENT NO. 406486-1, DISTRICT 6; Official Record Book

30207, Page 3357, of the Public Records of Miami-Dade County, Florida.

Parcel E: 30-5004-046-0010

TRACT A, of BHM EAST CAMPUS EXPANSION, according to the Plat thereof, as recorded in Plat Book 165, Page 47, of the Public Records of Miami-Dade County, Florida.

Parcel F: 30-5004-051-0010

TRACT A, of BHM EAST ENERGY CENTER EXPANSION, according to the Plat thereof, as recorded in Plat Book 173, Page 27, of the Public Records of Miami-Dade County, Florida.

Parcel G: 30-5004-000-0052

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, less the South 25.00 feet thereof, less the North 130.00 feet thereof, less the West 400.00 feet thereof, and less right-of-way for S.W. 87th Avenue (Galloway Road), being more particularly described as follows: COMMENCE at the Southeast corner of the Southeast 1/4, of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run N 03°58'46" W, along the East line of said Section 4, for a distance of 135.12 feet to the POINT OF BEGINNING of parcel of land hereinafter to be described; thence continue N03°58'46" W, along last-mentioned course, for a distance of 60.51 feet to a point of intersection with a line that lies 130.00 feet South of a parallel with the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run S 85°27'22" W, along said parallel line, for a distance of 279.52 feet to a point of intersection with a line that lies 400.00 feet East of and parallel with the West line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run S 04°12'31" E along said parallel line for a distance of 170.82 feet to a point of intersection with a line that lies 25.00 feet North of and parallel with the South line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run N 85°24'55" E, along last mentioned parallel line, for a distance of 254.99 feet to a point on a curve, bearing S 84°30' 52" E to the center of a circular curve, concave to the Southeast, and having for its elements a radius of 1,185.92 feet and a central angle of 05°27'26"; thence run Northeasterly along the arc of said circular curve, for an arc distance of 112.96 feet to the Point of Beginning. Said described parcel of land lying and being situated in Miami-Dade County, Florida.

Parcel H: 30-5004-000-0330

The North 75.00 feet, of the North 150.00 feet, of the East 285.00 feet, of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, less the East 40.00 feet thereof. All situate, lying and being in Miami-Dade County, Florida.

Parcel I: 30-5004-000-0280  
 The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast  
 1/4, less the West 2.00 Acres thereof of Section 4, Township 55 South,  
 Range 40 East.

The amended Special Taxing District’s boundaries and geographical location are shown on the attached sketch entitled BHM East Campus Expansion (Amendment) Street Lighting Special Taxing District and hereinafter referred to as “Exhibit A”.

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

Services to be provided under the amended Special Taxing District will consist of public street lighting located within public rights-of-way of the contiguous properties.

**3. ESTIMATED COSTS AND ANNUAL EXPENSE FOR MAINTENANCE, REPAIR AND OPERATION OF THIS DISTRICT**

The cost of the streetlights in this Special Taxing District will be continual and is based on a revised estimate using Rate Schedule No. LT-1 prepared by Florida Power and Light (FPL) and approved by the Florida Public Service Commission, copies of which are attached. FPL will install the additional lights, poles, and service lines at its expense and the facilities will remain the property of FPL. FPL will be responsible for the maintenance, repairs, upgrades, and replacement of the light standards, fixtures, lamps, and all connecting service lines. However, the developers, through the Special Taxing District, may be required to pay a differential cost if rapid construction techniques cannot be used on this Special Taxing District and this cost is shown in the Special Taxing District’s cost estimate below.

<u>Estimated Annual District Costs</u>	<u>Amendment Costs</u>	<u>Ongoing Costs</u>
1 – Existing 12,000 Lumens, 4000K LED Luminaire	\$0.00	\$108.36
6 – New 12,000 Lumens, 3000K LED Luminaires	\$650.16	\$650.16
9 – New 17,000 Lumens, 3000K LED Luminaires	\$1,041.12	\$1,041.12
9 – New 14,911 Lumens, 4000K LED Luminaires	\$2,134.08	\$2,134.08
1 – New Concrete Pole	\$98.40	\$98.40
9 – New Black Tapered Concrete Poles	\$1,899.72	\$1,899.72
1,260 Ft – Underground Wiring	\$1,703.54	\$1,703.54
Annual Fuel Adjustments	\$964.61	\$994.09
FPL Franchise Cost	\$789.47	\$802.28
FPL Restoration Costs	\$3,000.00	\$0.00
FPL Additional Lighting Charge (ALC) Costs	\$216.00	\$225.00
FPL Boring Costs	\$5,670.00	\$0.00
Contingencies	<u>\$3,633.42</u>	<u>\$869.11</u>
Total Street Lighting Service Costs	\$21,800.52	\$10,525.86

<u>Estimated Annual District Costs (Cont'd)</u>	<u>Amendment Costs</u>	<u>Ongoing Costs</u>
Engineer and Administrative Costs	\$6,236.12	\$236.12
Billing, Collecting and Processing Costs	<u>\$6,698.95</u>	<u>\$0.00</u>
Total Costs Covered by Petitioner for the Additional Properties	\$34,735.59	
Total Ongoing Costs to Overall District		\$10,761.98

<u>Estimated Total Annual District Assessments</u>	<u>Initial Costs</u>	<u>Ongoing Costs</u>
Per Assessable Front Foot	Cost to be	\$2.7632
For Amended District	Provided by Petitioner	\$10,761.98

The above annual costs and assessment information are based on the expected lighting services to be provided by the Special Taxing District, as amended, and are subject to change in the event the Special Taxing District's services are adjusted by the Department Director. Total costs and assessments will be adjusted, if necessary, to meet actual costs.

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

The Special Taxing District, as amended, conforms to and in no way conflicts with the master plan of development for Miami-Dade County (County) (see attached memorandum from the Department of Regulatory and Economic Resources (RER)).

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

The need for street lighting in the County is apparent. Residents and property owners of the County continue to demonstrate their desire for street lighting through numerous petitions and personal requests. The ability of the affected properties to pay special assessments is evident since the costs of the Special Taxing District's amended services, including any bonds then outstanding, do not exceed 25% of the assessed valuation of all properties within the Special Taxing District's amended boundaries (including homesteads) as shown by the last preceding assessment roll of the County. In my opinion, the streetlights installed pursuant to this amendment will provide special benefits to properties within the Special Taxing District's amended boundaries exceeding the amount of special assessments to be levied.

**6. PROCEDURE**

As provided for under Chapter 18 of the Code, the petitioner of the amended Special Taxing District shall guarantee payment of all costs and expenses incidental to the amendment of the Special Taxing District. Based on front footage, each property owner within the amended Special Taxing District will pay the County, through a special assessment, a proportionate share of the total ongoing annual costs of the street lighting services.

In the event actual ongoing costs are lower than the costs estimated herein, the Director of PROS shall adjust and decrease the front foot rate of assessment. In the event actual second year costs are higher than estimated herein, the front foot rate of the assessment shall not be increased prior to the Board of County Commissioners (Board) adopting a revised assessment roll.

Following the amendment of the Special Taxing District by the Board, the petitioner's plat shall not be placed on a Commission agenda for approval prior to receipt of the payment from the

developers for the initial costs incidental to the amendment. Upon adoption of the petitioner's plat by the Board, the County may then enter into an agreement with FPL, in substantially the form attached herein, wherein the County will continue to pay to FPL all costs associated with the streetlight installation and ongoing costs of service.

**7. RECOMMENDATION**

It is recommended that BHM East Campus Expansion Street Lighting Special Taxing District be amended. The amendment of this Special Taxing District will be subject to Board approval only; no election will be necessary as 100% of the property owners signed the petition. I also recommend that the County Attorney cause to be prepared an amending ordinance authorizing the amendment of BHM East Campus Expansion Street Lighting Special Taxing District. Pursuant to Chapter 18 of the Code, the Board shall receive and hear, at a public hearing, remarks by interested persons on this Special Taxing District, and thereafter may adopt such amending ordinance. Following adoption of the amending ordinance, it is further recommended that the Board adopt the Special Taxing District's Revised Assessment Roll resolution to continue to fund the Special Taxing District's services. Adoption of this resolution will enable the Miami-Dade County Tax Collector to collect the funds necessary to administer the Special Taxing District, reimburse affected County Departments involved in amending the Special Taxing District, as well as provide funds for payment of the Special Taxing District's ongoing monthly power bills. The ordinance amending the Special Taxing District shall take effect 10 days after the date of its adoption, unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this Special Taxing District. We further recommend that the County Mayor or County Mayor's designee forward the attached report to the Board after review and concurrence with our findings.

- Attachments: (1) Copy of Petition and Attachments  
(2) Copies of FPL Rate Schedule No. LT-1  
(3) Copy of FPL Street Lighting Agreement Form  
(4) Copy of Memo from Department of Regulatory and Economic Resources  
(5) District Boundaries and Geographical Location Sketch (Exhibit A)



# Memorandum



**Date:** February 9, 2024

**To:** Basia Pruna, Deputy Clerk  
Office of the Clerk of the Board  
Attn: Shania Momplaisir

**From:** *LRL*  
Liset Romero-Lopez, Chief  
Special Assessment Districts Division  
Parks, Recreation and Open Spaces Department

**Subject:** Amendment to BHM East Campus Expansion Street Lighting Special Taxing District.

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In reference to the subject petition, we hereby certify that, in compliance with Sections 18-2 and 18-22.1 of the Miami-Dade County Code, this Department has verified the attached name against the records of the Office of the Property Appraiser, and has concluded that said petition relates to real property in a new subdivision and the signator is an owner and/or individual signing in his official capacity as representative of the owner of the property in question. We are therefore submitting the following information:

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

Pursuant to Sections 18-2 and 18-22.1 of the Code, this is a valid petition.

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

Attachment

c: Ryan Carlin

MIAMI-DADE COUNTY  
 PARKS, RECREATION AND OPEN SPACES DEPARTMENT  
 SPECIAL ASSESSMENT DISTRICTS DIVISION

PAGE 1 OF 2

05-03-2023

Document Preparation  
 Date

Departmental Acceptance Date  
 (Government Use Only)

**PETITION FOR STREETLIGHTING SPECIAL TAXING DISTRICT**

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

We, the undersigned property owner(s), do hereby petition Miami-Dade County, Florida, to amend Ordinance No. 06-117 pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, expanding the boundaries of the "BHM East Campus Expansion Street Lighting Special Taxing District" to include and provide special taxing services to those properties lying generally between SW 88 St and Theoretical SW 88 Ave and SW 94 ST and SW 92 Ave, for any or all of the following: installation, operation and maintenance of Light Emitting Diode (LED) of an intensity of 5,000 up to 50,000 lumens, mounted on concrete, fiber glass or existing poles. The petitioned for district lies within that portion of the unincorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) BAPTIST HOSPITAL KENDALL (T-24870)

It is understood and agreed that the boundaries of this district and the type and level of services to be provided by this district will be reviewed by the appropriate County authorities. It is also understood that the streetlights to be provided shall be in accordance with minimum standards and requirements set forth by the Miami-Dade County Parks, Recreation and Open Spaces Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION	TAX FOLIO NUMBER
BAPTIST HOSPITAL OF MIAMI, INC.	8900 NORTH KENDALL DRIVE MIAMI, FLORIDA 33176		30-5004-000-0060
			30-5004-046-0010
			30-5004-052-0010
		MORE FULLY	30-5004-049-0010
		DESCRIBED ON	30-5004-051-0010
		THE ATTACHED	30-5004-000-0061
		"EXHIBIT A"	30-5004-000-0052
			30-5004-000-0280
			30-5004-000-0330

BAPTIST HOSPITAL OF MIAMI, INC., a Florida Corporation

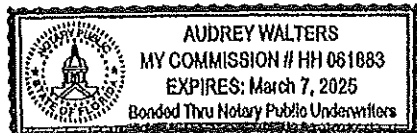
By:   
 William Ulbricht, Chief Executive Officer

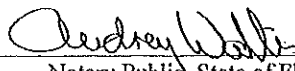
STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM ULBRICHT the CHIEF EXECUTIVE OFFICER of BAPTIST HOSPITAL OF MIAMI, INC., a Florida Corporation  personally known to me, or  who produced identification in the form of \_\_\_\_\_, and who executed the foregoing resolution and acknowledged before me that WILLIAM ULBRICHT executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 8<sup>TH</sup> day of MAY, 2023.

(SEAL)



  
 Notary Public, State of Florida  
 My Commission Expires: MARCH 7<sup>TH</sup>, 2025

DEPARTMENTAL ACCEPTANCE DATE  
(GOVERNMENT USE ONLY)

**EXHIBIT "A"**

**EXHIBIT "A" TO THE PETITION FOR THE PLAT KNOWN AS BAPTIST HOSPITAL KENDALL (T-24870) DATED 1/13/2023 TO AMEND THE BHM EAST CAMPUS EXPANSION STREET LIGHTING SPECIAL TAXING DISTRICT CREATED PURSUANT TO ORDINANCE NO 06-117 FOR THE EXPANSION OF THE BOUNDARIES INCLUDING FOLIO NUMBERS 30-5004-000-0060, 30-5004-046-0010, 30-5004-052-0010, 30-5004-049-0010, 30-5004-051-0010, 30-5004-000-0061, 30-5004-000-0052, 30-5004-000-0330, and 30-5004-000-0280.**

**LEGAL DESCRIPTION**

**PARCEL A**

30-5004-000-0060:

THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; AND THE EAST 1/2, OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 SAID SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; AND THE NORTH 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SAID SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; AND THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, SAID SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THE WEST 257.00 FEET, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, SAID SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA;

AND

LESS THE FOLLOWING STREET DEDICATED AS PUBLIC RIGHT OF WAY AND RECORDED IN OFFICIAL RECORD BOOKS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: SW 88TH STREET, OFFICIAL RECORD BOOK 974 AT PAGE 569; OFFICIAL RECORD BOOK 3634 AT PAGE 53 AND OFFICIAL RECORD BOOK 3642 AT PAGE 450; SW 87TH COURT, OFFICIAL RECORD BOOK 6057 AT PAGE 489; SW 89TH TERRACE, OFFICIAL RECORD BOOK 6057 AT PAGE 485 AND OFFICIAL RECORD BOOK 6057 AT PAGE 487; SW 88TH AVENUE, OFFICIAL RECORD BOOK 974, PAGE 569 (PORTIONS LATER CLOSED BY RESOLUTION NUMBER R-781-68). SW 94TH STREET, OFFICIAL RECORD BOOK 974 AT PAGE 569, AND OFFICIAL RECORD BOOK 11693 AT PAGE 634. SW 90 AVENUE, OFFICIAL RECORD BOOK 974 AT PAGE 569 (LATER CLOSED BY RESOLUTION NUMBER R-1394-71); RIGHT OF WAY DEDICATION BY PARCEL NO. 143.1, SEGMENT NO. 406486-1, DISTRICT 6; OFFICIAL RECORD BOOK 31186 PAGE 3733

AND

BEGINNING 317.2 FEET NORTH THE SOUTH LINE OF NORTH 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, NORTHEAST 1/4, AND 76.00 FEET EAST OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, THENCE NORTH (N 02°36'14" W) 200.00 FEET; THENCE EAST (N 87°23'46" E) 89.33 FEET; THENCE NORTH (N 02°36'14" W) 18.00 FEET; THENCE WEST (S 87°23'46" W) 89.33 FEET; THENCE NORTH (N 02°36'14" W) 79.00 FEET; THENCE EAST (N 87°23'46" E) 107.00 FEET; THENCE NORTH (N 02°36'14" W) 14.00 FEET; THENCE EAST (N 87°23'46" E) 12.00 FEET; THENCE NORTH (N 02°36'14" W) 33.00 FEET; THENCE EAST (N 87°23'46" E) 48.00 FEET; THENCE SOUTH (S 02°36'14" E) 33.00 FEET, THENCE EAST (N 87°23'46" E) 12.00 FEET; THENCE SOUTH (S 02°36'14" E) 14.00 FEET; THENCE EAST (N 87°23'46" E) 107.00 FEET; THENCE SOUTH (S 02°36'14" E) 79.00 FEET; THENCE WEST (S 87°23'46" W) 132.00 FEET, THENCE SOUTH (S 02°36'14" E) 18.00 FEET, THENCE EAST (N 87°23'46" E) 127.00 FEET, THENCE SOUTH (S 02°36'14" E) 200.00 FEET; THENCE WEST (S 87°23'46" W) 281.00 FEET TO POINT OF BEGINNING IN MIAMI-DADE COUNTY, FLORIDA.

DEPARTMENTAL ACCEPTANCE DATE  
(GOVERNMENT USE ONLY)

CONTAINING 2,331,246 SQUARE FEET AND/OR 53.518 ACRES, MORE OR LESS, BY CALCULATIONS.

**PARCEL B**

30-5004-000-0061:

BEGINNING 317.2 FEET NORTH THE SOUTH LINE OF NORTH 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, NORTHEAST 1/4, AND 76.00 FEET EAST OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, THENCE NORTH (N 02°36'14" W) 200.00 FEET; THENCE EAST (N 87°23'46" E) 89.33 FEET; THENCE NORTH (N 02°36'14" W) 18.00 FEET; THENCE WEST (S 87°23'46" W) 89.33 FEET; THENCE NORTH (N 02°36'14" W) 79.00 FEET; THENCE EAST (N 87°23'46" E) 107.00 FEET; THENCE NORTH (N 02°36'14" W) 14.00 FEET; THENCE EAST (N 87°23'46" E) 12.00 FEET; THENCE NORTH (N 02°36'14" W) 33.00 FEET; THENCE EAST (N 87°23'46" E) 48.00 FEET; THENCE SOUTH (S 02°36'14" E) 33.00 FEET; THENCE EAST (N 87°23'46" E) 12.00 FEET; THENCE SOUTH (S 02°36'14" E) 14.00 FEET; THENCE EAST (N 87°23'46" E) 107.00 FEET; THENCE SOUTH (S 02°36'14" E) 79.00 FEET; THENCE WEST (S 87°23'46" W) 132.00 FEET; THENCE SOUTH (S 02°36'14" E) 18.00 FEET; THENCE EAST (N 87°23'46" E) 127.00 FEET; THENCE SOUTH (S 02°36'14" E) 200.00 FEET; THENCE WEST (S 87°23'46" W) 281.00 FEET TO POINT OF BEGINNING IN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 82,550 SQUARE FEET AND/OR 1.895 ACRES, MORE OR LESS, BY CALCULATIONS.

**PARCEL C**

30-5004-052-0010:

TRACT A, OF BAPTIST HOTEL AND EST CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT; THE PORTION OF THE RIGHT OF WAY DEDICATION BY PARCEL NO. 142.1, SEGMENT NO. 406486-1, DISTRICT 6; OFFICIAL RECORD BOOK 31186 PAGE 3732, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 817,580 SQUARE FEET AND/OR 18.769 ACRES, MORE OR LESS, BY CALCULATIONS.

**PARCEL D**

30-5004-049-0010:

TRACT A, OF BAPTIST HEALTH CANCER INSTITUTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT; THE PORTION OF THE PERPETUAL EASEMENT RIGHT OF WAY BY PARCEL NO. 830.1, SEGMENT NO. 406486-1, DISTRICT 6; OFFICIAL RECORD BOOK 30207 PAGE 3357, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 492,302 SQUARE FEET AND/OR 11.302 ACRES, MORE OR LESS, BY CALCULATIONS.

**PARCEL E**

30-5004-046-0010:

TRACT A, OF BHM EAST CAMPUS EXPANSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 389,391 SQUARE FEET AND/OR 8.939 ACRES, MORE OR LESS, BY CALCULATIONS.

**PARCEL F**

30-5004-051-0010:

DEPARTMENTAL ACCEPTANCE DATE  
(GOVERNMENT USE ONLY)

TRACT A, OF BHM EAST ENERGY CENTER EXPANSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 40,571 SQUARE FEET AND/OR 0.931 ACRES, MORE OR LESS, BY CALCULATIONS.

**PARCEL G**

30-5004-000-0052:

THE SOUTH  $\frac{1}{2}$ , OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE SOUTH 25 FEET THEREOF, LESS THE NORTH 130 FEET THEREOF, LESS THE WEST 400 FEET THEREOF, AND LESS RIGHT-OF-WAY FOR S.W. 87TH AVENUE (GALLOWAY ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF SAID SECTION 4; THENCE RUN N 03°58'46" W, ALONG THE EAST LINE OF SAID SECTION 4, FOR A DISTANCE OF 135.12 FEET TO THE POINT OF BEGINNING OF PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE N 03°58'46" W, ALONG LAST MENTIONED COURSE, FOR A DISTANCE OF 60.51 FEET TO A POINT OF INTERSECTION WITH A LINE THAT LIES 130 FEET SOUTH OF A PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$ , OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF SAID SECTION 4; THENCE RUN S 85°27'22" W, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 279.52 FEET TO A POINT OF INTERSECTION WITH A LINE THAT LIES 400 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF SAID SECTION 4; THENCE RUN S 04°12'31" E ALONG SAID PARALLEL LINE FOR A DISTANCE OF 170.82 FEET TO A POINT OF INTERSECTION WITH A LINE THAT LIES 25 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF SAID SECTION 4; THENCE RUN N 85°24'55" E, ALONG LAST MENTIONED PARALLEL LINE, FOR A DISTANCE OF 254.99 FEET TO A POINT ON A CURVE, BEARING S 84°30' 52" E TO THE CENTER OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING FOR ITS ELEMENTS A RADIUS OF 1,185.92 FEET AND A CENTRAL ANGLE OF 05°27'26"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, FOR AN ARC DISTANCE OF 112.96 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL OF LAND LYING AND BEING SITUATED IN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 46,187 SQUARE FEET AND/OR 1.060 ACRES, MORE OR LESS, BY CALCULATIONS

**PARCEL H**

30-5004-000-0330:

THE NORTH 75 FEET, OF THE NORTH 150 FEET, OF THE EAST 285 FEET, OF THE SOUTH  $\frac{1}{2}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF THE SOUTHEAST  $\frac{1}{4}$ , OF THE NORTHEAST  $\frac{1}{4}$ , OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE EAST 40 FEET THEREOF. ALL SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 18,375 SQUARE FEET AND/OR 0.422 ACRES, MORE OR LESS, BY CALCULATIONS.

**PARCEL I**

30-5004-000-0280:

THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  LESS THE WEST 2 ACRES THEREOF OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST.

CONTAINING 123,891 SQUARE FEET AND/OR 2.84 ACRES, MORE OR LESS BY CALCULATIONS.

STREET LIGHTING  
(Closed Schedule)RATE SCHEDULE: SL-1AVAILABLE:

In all areas served.

APPLICATION:

For lighting streets and roadways, whether public or private, which are thoroughfares for normal flow of vehicular traffic. Lighting for other applications such as: municipally and privately-owned parking lots; parks and recreational areas; or any other area not expressly defined above, is not permitted under this schedule except for lighting in such an application that was already under this schedule prior to July 9, 1992. Lamp replacement and energy-only service is available to existing customer facilities taking service under this rate prior to January 1, 2017. All other services will be applicable to Customers who were active prior to January 1, 2022.

TYPE OF INSTALLATION:

FPL-owned fixtures normally will be mounted on poles of FPL's existing distribution system and served from overhead wires. On request of the Customer, FPL will provide special poles or underground wires at the charges specified below. Customer-owned systems will be of a standard type and design, permitting service and lamp replacement at no abnormal cost to FPL. All modifications on existing Customer-owned energy-only or re-lamp lights or new Customer-owned circuits to metered under SL-1M Street Lighting Metered Service tariff.

SERVICE:

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

LIMITATION OF SERVICE:

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

Existing Company owned non-LED fixtures such as high-pressure sodium vapor (HPSV), mercury vapor or metal halide luminaires permitted in closed tariffs prior to January 1, 2022 will be considered legacy fixtures. Service will remain as lamp renewals and fixture replacement until such time when the Company decides to no longer make available. The Company will communicate a plan to replace non-LED fixtures with LED fixtures at current applicable rates.

Stand-by or resale service is not permitted hereunder.

CUSTOMER CONTRIBUTIONS:

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

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

(Continued on Sheet No. 8.716)

(Continued from Sheet No. 8.715)

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

REMOVAL OF FACILITIES:

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

MONTHLY RATE:

Luminaire Type	Lamp Size Initial		kWh/Mo. Estimate	Charge for FPL-Owned Unit (\$)			Charge for Customer-Owned Unit (\$) ****		
	Lumens / Watts			Fixtures	Maintenance	Energy Non-Fuel **	Total ***	Relamping/ Energy	Energy Only
High Pressure Sodium Vapor	6,300	70	29	\$5.34	\$2.18	\$1.00	\$8.52	\$3.19	\$1.00
" "	9,500	100	41	\$4.96	\$2.19	\$1.41	\$8.56	\$3.60	\$1.41
" "	16,000	150	60	\$5.11	\$2.22	\$2.06	\$9.39	\$4.29	\$2.06
" "	22,000	200	88	\$7.75	\$2.83	\$3.02	\$13.60	\$5.84	\$3.02
" "	50,000	400	168	\$7.83	\$2.82	\$5.77	\$16.42	\$8.60	\$5.77
" "	27,500	250	116	\$8.24	\$3.07	\$3.99	\$15.30	\$7.06	\$3.99
" "	140,000	1,000	411	\$12.39	\$5.52	\$14.12	\$32.03	\$19.64	\$14.12
Mercury Vapor	6,000	140	62	\$3.85	\$1.94	\$2.13	\$7.92	\$4.08	\$2.13
" "	8,600	175	77	\$3.92	\$1.94	\$2.65	\$8.51	\$4.59	\$2.65
" "	11,500	250	104	\$6.53	\$2.81	\$3.57	\$12.91	\$6.92	\$3.57
" "	21,500	400	160	\$6.50	\$2.77	\$5.50	\$14.77	\$8.90	\$5.50

\*\* The non-fuel energy charge is 3.436¢ per kWh.

\*\*\* Bills rendered based on "Total" charge. Unbundling of charges is not permitted.

\*\*\*\* New customer-owned facilities are closed to this rate effective January 1, 2017.

Charges for other FPL-owned facilities:

Wood pole used only for the streetlighting system	\$5.99
Concrete pole used only for the street lighting system	\$8.20
Fiberglass pole used only for the streetlighting system	\$9.68
Steel pole used only for the street lighting system	\$8.20
Underground conductors not under paving	4.902¢ per foot
Underground conductors under paving	11.974¢ per foot

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

SPECIAL PROVISION:

Where the Company provides facilities other than those listed above, the monthly charges, as applicable shall be computed as follows:

Facilities Charge: 1.28% of the Company's average installed cost of the pole, light fixture, or both.

Maintenance Charge: FPL shall use the maintenance charges in this tariff for fixtures that fall under the special provision based on wattage. If a special provision fixture falls between two wattages, the maintenance charge will be averaged between two existing wattages.

Non-Fuel Energy Charge: 3.436¢/kWh

(Continued on Sheet No. 8.717)

(Continued from Sheet No. 8.716)

On Customer-owned Street Lighting Systems, where Customer contracts to relamp at no cost to FPL, the Monthly Rate for non-fuel energy shall be 3.436¢ per kWh of estimated usage of each unit plus adjustments. On Street Lighting Systems, where the Customer elects to install Customer-owned monitoring systems, the Monthly Rate for non-fuel energy shall be 3.436¢ per kWh of estimated usage of each monitoring unit plus adjustments. The minimum monthly kWh per monitoring device will be 1 kilowatt-hour per month, and the maximum monthly kWh per monitoring device will be 5 kilowatt-hours per month.

During the initial installation period:

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

WILLFUL DAMAGE:

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

- a) Replace the fixture with a shielded cutoff cobra head. The Customer shall pay \$280.00 for the shield plus all associated costs. However, if the Customer chooses to have the shield installed after the first occurrence, the Customer shall only pay the \$280.00 cost of the shield; or
- b) Replace with a like unshielded fixture. For this, and each subsequent occurrence, the Customer shall pay the costs specified under "Removal of Facilities"; or
- c) Terminate service to the fixture.

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

Additional Charges:

See Billing Adjustments section, Sheet No. 8.030, for additional applicable charges.

SPECIAL CONDITIONS:

Customers whose lights are turned off during sea turtle nesting season will receive a credit equal to the fuel charges associated with the fixtures that are turned off.

TERM OF SERVICE:

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

RULES AND REGULATIONS:

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

LIGHTINGRATE SCHEDULE: LT-1AVAILABLE:

In all areas served.

APPLICATION:

For the purpose of lighting streets and roadways, area lighting including parking lots and common areas, whether public or privately owned, and outdoor lighting.

TYPE OF INSTALLATION:

All new installations will be light emitting diodes (LED). Company-owned fixtures normally will be mounted on poles of the Company's existing distribution system and served from overhead wires. For roadway and area lighting, excluding outdoor lighting, the Company may provide special poles or underground wires at the charges specified below. In addition, the Company, at its discretion, may offer the Customer the option of Company-owned fixtures attached to poles owned by the Customer. For these installations, the customer owned poles require pre-approval by a Company representative.

Outdoor lights can only be mounted on accessible existing distribution poles facing the customer's property.

The location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company equipment and personnel for both construction and maintenance.

SERVICE:

Service includes energy from dusk each day until dawn the following day and maintenance of Company-owned lighting systems. Maintenance includes replacement or repair of any circuit component to assure the facilities are operational and safe. The Company will maintain its facilities during regular daytime working hours as soon as practicable following notification by the Customer that such work is necessary. The Company shall be permitted to enter the Customer's premises at all reasonable times for the purpose of inspecting, maintaining, installing and removing any or all of its equipment and facilities.

The Company, while exercising reasonable diligence at all times to furnish service hereunder, does not guarantee continuous lighting and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment.

LIMITATION OF SERVICE:

Installation shall be made only when, in the judgement of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company equipment and personnel for both construction and maintenance. Overhead conductors will not be installed in any area designated as an underground distribution area, or any area, premises or location served from an underground source.

For outdoor lights, customer must have an active house or premise account associated with this service.

Stand-by or resale service is not permitted hereunder.

CUSTOMER CONTRIBUTIONS:

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

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

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

REMOVAL OR RELOCATION OF FACILITIES:

If Company owned lighting facilities are removed by Customer request, breach of the Agreement or non-payment, the Customer may be responsible to pay the net book value for the fixtures, poles, and additional lighting facility charges plus the cost to remove the facilities. These charges do not apply to conversions of Company owned non-LED to Company owned LED lights.

When the Company relocates or removes its facilities to comply with governmental requirements, either the Company or the Customer shall have the right, upon written notice, to discontinue service hereunder without obligation or liability.

Facility relocations are treated as removals of facilities from the old location and installation of the new facilities in the new location. Facilities will not be transferred and reused at a new location.

In all cases, should the Customer request termination of the Agreement, such termination will require written notice 90 days prior to the date of termination.

CONVERSION OF COMPANY OWNED NON-LED LIGHTS TO COMPANY OWNED LED LIGHTS:

For customers converting, Company owned non-LED to Company owned LED Lights, the LED Conversion Recovery Charge will apply and there will be no charge for the fixtures being removed. Any other charges for relocation or replacement of Company owned facilities would still apply.

CHANGE IN FIXTURE SIZE OR TYPE:

At the Customer's request, the Company will change to a lower or higher level of illumination when the changes are consistent with good engineering practices. A LED fixture will be the only modification from an LED or non-LED fixture request. The Customer will pay the net book value of the existing fixture, plus removal costs and will receive a credit for 4 years additional revenue generated by the larger fixtures, if applicable. If changes are required to the distribution system to support the larger lights, standard CIAC charges as described on sheet 8.736 will also apply. The Customer will pay the Company the net costs incurred in making other fixture changes.

(Continued from Sheet No. 8.735.1)

MONTHLY RATES FOR MAINTENANCE AND CONVERSION:

Maintenance per Fixture (FPL Owned Fixture and Pole)	\$1.46
Maintenance per Fixture for FPL fixtures on Customer Pole	\$1.17
LED Conversion Recovery	\$2.10

MONTHLY RATES FOR POLES USED ONLY FOR LIGHTING SYSTEM:

Standard Wood pole	\$5.99
Standard Concrete pole	\$8.20
Standard Fiberglass pole	\$9.68
Decorative Concrete pole	\$17.59

MONTHLY RATES FOR LED FIXTURES\*:

Energy Tier	Charge	Fixture Tier														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A	\$ -	1.50	4.50	7.50	10.50	13.50	16.50	19.50	22.50	25.50	28.50	31.50	34.50	37.50	40.50	43.50
B	\$ 0.20	1.70	4.70	7.70	10.70	13.70	16.70	19.70	22.70	25.70	28.70	31.70	34.70	37.70	40.70	43.70
C	\$ 0.40	1.90	4.90	7.90	10.90	13.90	16.90	19.90	22.90	25.90	28.90	31.90	34.90	37.90	40.90	43.90
D	\$ 0.60	2.10	5.10	8.10	11.10	14.10	17.10	20.10	23.10	26.10	29.10	32.10	35.10	38.10	41.10	44.10
E	\$ 0.80	2.30	5.30	8.30	11.30	14.30	17.30	20.30	23.30	26.30	29.30	32.30	35.30	38.30	41.30	44.30
F	\$ 1.00	2.50	5.50	8.50	11.50	14.50	17.50	20.50	23.50	26.50	29.50	32.50	35.50	38.50	41.50	44.50
G	\$ 1.20	2.70	5.70	8.70	11.70	14.70	17.70	20.70	23.70	26.70	29.70	32.70	35.70	38.70	41.70	44.70
H	\$ 1.40	2.90	5.90	8.90	11.90	14.90	17.90	20.90	23.90	26.90	29.90	32.90	35.90	38.90	41.90	44.90
I	\$ 1.60	3.10	6.10	9.10	12.10	15.10	18.10	21.10	24.10	27.10	30.10	33.10	36.10	39.10	42.10	45.10
J	\$ 1.80	3.30	6.30	9.30	12.30	15.30	18.30	21.30	24.30	27.30	30.30	33.30	36.30	39.30	42.30	45.30
K	\$ 2.00	3.50	6.50	9.50	12.50	15.50	18.50	21.50	24.50	27.50	30.50	33.50	36.50	39.50	42.50	45.50
L	\$ 2.20	3.70	6.70	9.70	12.70	15.70	18.70	21.70	24.70	27.70	30.70	33.70	36.70	39.70	42.70	45.70
M	\$ 2.40	3.90	6.90	9.90	12.90	15.90	18.90	21.90	24.90	27.90	30.90	33.90	36.90	39.90	42.90	45.90
N	\$ 2.60	4.10	7.10	10.10	13.10	16.10	19.10	22.10	25.10	28.10	31.10	34.10	37.10	40.10	43.10	46.10
O	\$ 2.80	4.30	7.30	10.30	13.30	16.30	19.30	22.30	25.30	28.30	31.30	34.30	37.30	40.30	43.30	46.30
P	\$ 3.00	4.50	7.50	10.50	13.50	16.50	19.50	22.50	25.50	28.50	31.50	34.50	37.50	40.50	43.50	46.50
Q	\$ 3.20	4.70	7.70	10.70	13.70	16.70	19.70	22.70	25.70	28.70	31.70	34.70	37.70	40.70	43.70	46.70
R	\$ 3.40	4.90	7.90	10.90	13.90	16.90	19.90	22.90	25.90	28.90	31.90	34.90	37.90	40.90	43.90	46.90
S	\$ 3.60	5.10	8.10	11.10	14.10	17.10	20.10	23.10	26.10	29.10	32.10	35.10	38.10	41.10	44.10	47.10
T	\$ 3.80	5.30	8.30	11.30	14.30	17.30	20.30	23.30	26.30	29.30	32.30	35.30	38.30	41.30	44.30	47.30
U	\$ 4.00	5.50	8.50	11.50	14.50	17.50	20.50	23.50	26.50	29.50	32.50	35.50	38.50	41.50	44.50	47.50
V	\$ 4.20	5.70	8.70	11.70	14.70	17.70	20.70	23.70	26.70	29.70	32.70	35.70	38.70	41.70	44.70	47.70
W	\$ 4.40	5.90	8.90	11.90	14.90	17.90	20.90	23.90	26.90	29.90	32.90	35.90	38.90	41.90	44.90	47.90
X	\$ 4.60	6.10	9.10	12.10	15.10	18.10	21.10	24.10	27.10	30.10	33.10	36.10	39.10	42.10	45.10	48.10
Y	\$ 4.80	6.30	9.30	12.30	15.30	18.30	21.30	24.30	27.30	30.30	33.30	36.30	39.30	42.30	45.30	48.30
Z	\$ 5.00	6.50	9.50	12.50	15.50	18.50	21.50	24.50	27.50	30.50	33.50	36.50	39.50	42.50	45.50	48.50
AA	\$ 5.20	6.70	9.70	12.70	15.70	18.70	21.70	24.70	27.70	30.70	33.70	36.70	39.70	42.70	45.70	48.70
BB	\$ 5.40	6.90	9.90	12.90	15.90	18.90	21.90	24.90	27.90	30.90	33.90	36.90	39.90	42.90	45.90	48.90
CC	\$ 5.60	7.10	10.10	13.10	16.10	19.10	22.10	25.10	28.10	31.10	34.10	37.10	40.10	43.10	46.10	49.10
DD	\$ 5.80	7.30	10.30	13.30	16.30	19.30	22.30	25.30	28.30	31.30	34.30	37.30	40.30	43.30	46.30	49.30
EE	\$ 6.00	7.50	10.50	13.50	16.50	19.50	22.50	25.50	28.50	31.50	34.50	37.50	40.50	43.50	46.50	49.50

\* Catalog of available fixtures and the assigned billing tier for each can be viewed at [www.FPL.com/partner/builders/lighting.html](http://www.FPL.com/partner/builders/lighting.html)

The non-fuel energy charge is 3.436¢ per kWh; where the kWh is calculated as (wattage x 353.3 hours per month)/ 1000

FLORIDA POWER & LIGHT COMPANY

SPECIAL PROVISIONS:

Where the Company provides fixtures or poles other than those referenced above, the monthly charges, as applicable shall be computed as follows:

Charge: 1.28% of the Company's average installed cost of the pole, light fixture, or both.

Standard maintenance fees to apply  
Standard non-fuel Energy Charge to apply

ADDITIONAL LIGHTING CHARGE:

Any special or additional lighting charges, which are required by the Company, will be billed in addition to the above rates.

Charge: 1.28% of the Company's average installed cost of the additional lighting facilities.

As of January 1, 2022, the factor pertaining to Underground Conductor will be closed to new customers.  
Underground Conductor 4.902¢ per foot

BILLING

During the initial installation period:  
Facilities in service for 15 days or less will not be billed;  
Facilities in service for 16 days or more will be billed for a full month.

For outdoor lights only, the Company has the right at any time to remove the light for non-payment and decline new request to customers with prior non-payment activity.

WILLFUL DAMAGE:

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

- a) If a commercially available and Company approved device exists, install a protective shield. The Customer shall pay \$280.00 for the shield plus all associated costs. However, if the Customer chooses to have the shield installed before the second occurrence, the Customer shall only pay the cost of the shield; or
- b) Replace with a like unshielded fixture. For this, and each subsequent occurrence, the Customer shall pay the estimated costs of the replacement fixture; or
- c) Terminate service to the fixture. In this case, the lighting facilities will be removed from the field and from billing; the Customer will pay the lighting facilities charges for the remaining period of the currently active term of service plus the cost to remove the facilities.

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

(Continued on Sheet No. 8.738)

(Continued from Sheet No. 8.737)

OTHER CHARGES

See Billing Adjustments section, Sheet No. 8.030, for additional applicable charges.

SPECIAL CONDITIONS:

Customers whose lights are turned off during sea turtle nesting season will receive a credit equal to the non-fuel charges associated with the fixtures that are turned off.

TERM OF SERVICE:

Service for outdoor lighting will be established for a minimum of one (1) year unless terminated by either the Company or the Customer.

All other services, besides outdoor lighting mentioned above, will require a Lighting Agreement.

Lighting agreements will have an initial term of ten (10) years with automatic, successive five (5) year extensions unless renegotiated or terminated in writing by either the Company or the Customer at least ninety (90) days prior to the current term's expiration. In the event of the sale of the real estate property upon which the facilities are installed, upon the written consent of the Company, the contract may be assigned by the Customer to the Purchaser. No assignment shall not relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by the Company.

Term of service begins upon execution of the Lighting Agreement.

All governmental or commercial / industrial customer contracts to be executed by property owner or governing body.

All existing contract terms prior to January 1, 2022 will be honored.

RULES AND REGULATIONS:

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



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

FPL Work Request Number: \_\_\_\_\_

## LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, \_\_\_\_\_ (hereinafter called the Customer), requests on this \_\_\_\_\_ day of \_\_\_\_\_, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) \_\_\_\_\_, located in \_\_\_\_\_, Florida.

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

<b><u>Poles</u></b>				
Pole Type	Existing Pole Count (A)	# Installed (B)	# Removed (C)	New Pole Count (A+B-C)
Wood				
Standard Concrete				
Standard Fiberglass				
Decorative Concrete				
Decorative Fiberglass				

<b><u>Underground Conductor</u></b>				
Type	Existing Footage (A)	Feet Installed (B)	Feet Removed (C)	New Footage (A+B-C)
Under Pavement		N/A <sup>(1)</sup>		
Not Under Pavement				

(1) All new conductor installed is in conduit and billed as Not Under Pavement



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

**FPL AGREES:**

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

**THE CUSTOMER AGREES:**

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

**IT IS MUTUALLY AGREED THAT:**

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

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

8. Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
9. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL lighting facilities. Payment shall be made by the Customer in advance of any relocation.
10. FPL may, at any time, substitute for any luminaire installed hereunder another luminaire which shall be of at least equal illuminating capacity and efficiency.
11. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial the (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
12. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the fixture, pole, and conductor charges for the period remaining on the currently active term of service plus the cost to remove the facilities.

13. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
14. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
15. **This Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
16. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
17. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
18. The lighting facilities shall remain the property of FPL in perpetuity.
19. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

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

Charges and Terms Accepted:

<p>_____</p> <p>Customer (Print or type name of Organization)</p>	<p><b>FLORIDA POWER &amp; LIGHT COMPANY</b></p>
<p>By: _____</p> <p style="text-align: center;">Signature (Authorized Representative)</p>	<p>By: _____</p> <p style="text-align: center;">(Signature)</p>
<p>_____</p> <p>(Print or type name)</p>	<p>_____</p> <p>(Print or type name)</p>
<p>Title: _____</p>	<p>Title: _____</p>

# Memorandum



**Date:** September 16, 2020

**To:** Maria Nardi, Director  
Department of Parks, Recreation and Open Spaces

**From:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**Subject:** Street lighting, Maintenance of Landscape, Walls Adjacent to Double Frontage Lots, Entrance Features and Lakes – Special Taxing Districts

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All tentative plats in the unincorporated area of Miami-Dade County submitted to the Development Services Division (Land Development Section) of the Regulatory and Economic Resources Department (RER), must comply with the special taxing districts requirements of the Miami-Dade County Code (the Code) 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, through September 30, 2021, as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2020-2030 Comprehensive Development Master Plan (CDMP). Capital Improvement Element Policy CIE-4A states: "Appropriate funding mechanisms will be adopted and applied by Miami-Dade County and the Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special taxing districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible" (Adopted Components as Amended through January 23, 2020, page IX-9). 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 RER 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 RER Development Services Division review all landscape maintenance districts and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

JO:LG:NK:JB:GR

**DISTRICT BOUNDARIES**

EXIST. DADELAND FOREST ESTATES

S.T.D. (L-266)

SW 92 AVENUE

SW 88 STREET / NORTH KENDALL DRIVE / STATE ROAD-94 (LIT BY ARTERIALS)

SW 87 COURT

SW 87 AVENUE (LIT BY ARTERIALS)

EXIST. BHM EAST CAMPUS EXPANSION S.T.D. L-1169

SW 94 STREET

EXIST. PINEWOOD HOMES S.T.D. (L-775)

- 1 - ROADWAY (12,000 LUMENS, 3000K), BRACKET ARM LED STREETLIGHT MOUNTED ON A NEW CONCRETE POLE.
- 5 - ROADWAY (12,000 LUMENS, 3000K), BRACKET ARM LED STREETLIGHTS MOUNTED ON EXISTING CONCRETE POLES.
- 9 - ROADWAY (17,000 LUMENS, 3000K), BRACKET ARM LED STREETLIGHTS MOUNTED ON EXISTING CONCRETE POLES.
- 9 - COOPER MESA (14,911 LUMENS, 4000K), POST-TOP LED STREETLIGHTS MOUNTED ON BLACK TAPERED CONCRETE POLES.

SHADING DENOTES AREAS TO BE ANNEXED.

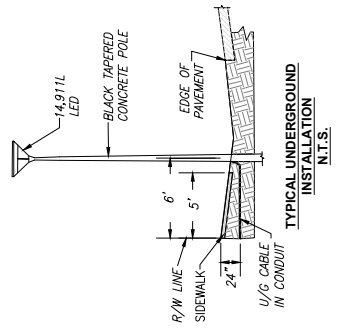
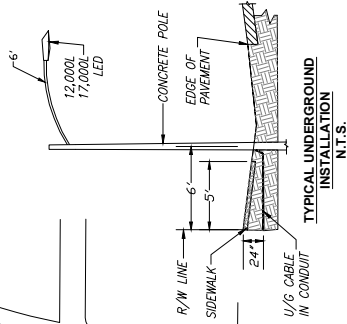
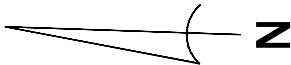


**L-1169 (COMM. 0007)**  
**SECTION: 04 - 55 - 40**

**BHM EAST CAMPUS EXPANSION (AMENDMENT)**

STREET LIGHTING SPECIAL TAXING DISTRICT EXHIBIT "A"

(BOUNDARIES & GEOGRAPHICAL LOCATION SKETCH)





**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** September 4, 2024

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 5(C)

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(C)  
9-4-24

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

ORDINANCE AMENDING ORDINANCE NO. 06-117 EXPANDING THE BOUNDARIES OF BHM EAST CAMPUS EXPANSION STREET LIGHTING SPECIAL TAXING DISTRICT TO ADD CONTIGUOUS PROPERTIES, AND TO BE GENERALLY BOUNDED, AS AMENDED, ON THE NORTH BY SW 88 STREET/N. KENDALL DR., ON THE EAST BY SW 87 AVENUE AND SW 87 COURT, ON THE SOUTH BY SW 94 STREET, AND ON THE WEST BY SW 92 AVENUE, IDENTIFYING SERVICES TO BE PROVIDED; AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE FOR THE INSTALLATION OF STREETLIGHTS; APPROVING A STREET LIGHTING AGREEMENT WITH FLORIDA POWER AND LIGHT AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENT; WAIVING PROVISIONS OF RESOLUTION NO. R-130-06; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, 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.** Section 2 of Ordinance No. 06-117 is hereby amended to read as follows:<sup>1</sup>

Section 2. The area boundaries of this ~~[[proposed]]~~ >>amended<< special taxing district >>generally bounded on the north by SW 88 Street/N. Kendall Dr., on the east by SW 87 Avenue and SW 87 Court, on the south by SW 94 Street, and on the west by SW 92 Avenue, and located entirely within Commission District 7<< are as follows:

A portion of Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida (a.k.a. ~~[[BHM East Campus Expansion, Tentative Plat # T-22385]]~~ >>Baptist Hospital Kendall Tentative Plat # T-24870<<); being more particularly described as follows:

~~[[The N ½ of the NE ¼ of the SE ¼ of the NE ¼ of said Section 4;~~

~~And~~

~~The west 400.00 feet of the S ½ of the SE ¼ of the NE ¼ of the NE ¼ of said Section 4;~~

~~And~~

~~The west 339.37 feet of the south 68.78 feet of the N ½ of the SE ¼ of the NE ¼ of the NE ¼ of said Section 4;~~

~~And~~

~~The north 82.00 feet of the south 150.78 feet of the west 254.07 feet of the N ½ of the SE ¼ of the NE ¼ of the NE ¼ of the said Section 4;~~

~~And~~

~~The east 25.00 feet of the south 477.52 feet of the SW ¼ of the NE ¼ of the NE ¼ of said Section 4;~~

---

<sup>1</sup> Words stricken through and/or ~~[[double bracketed]]~~ shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

And

The east 25.00 feet of the north 25.00 feet of the NW ¼ of the SE ¼ of the NE ¼ of said Section 4.]]

>>Parcel A: 30-5004-000-0060

The West 1/2 of the Northeast 1/4, of the Northeast 1/4, of Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; and the East 1/2 of the Northwest 1/4, of the Northeast 1/4 said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; and the North 1/2 of the Northeast 1/4 of the Southwest 1/4, of the Northeast 1/4, of said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; and the Northwest 1/4 of the Southeast 1/4, of the Northeast 1/4, said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida; the West 257.00 feet, of the South 1/2, of the Northeast 1/4, of the Southeast 1/4, of the Northeast 1/4, said Section 4, Township 55 South, Range 40 East, Miami-Dade County, Florida.

And

Less the following Street dedicated as Public Right of Way and Recorded in Official Record Books of the Public Records of Miami-Dade County, Florida: SW 88th Street, Official Record Book 974 at Page 569; Official Record Book 3634 at Page 53 and Official Record Book 3642 at Page 450; SW 87th Court, Official Record Book 6057 at Page 489; SW 89th Terrace, Official Record Book 6057 at Page 485 and Official Record Book 6057 at Page 487; SW 88th Avenue, Official Record Book 974, Page 569 (Portions later Closed by Resolution Number R-781-68). SW 94th Street, Official Record Book 974, Page 569 and Official Record Book 11693, Page 634; SW 90<sup>th</sup> Avenue, Official Record Book 974, Page 569 (later Closed by resolution number R-1394-71); RIGHT OF WAY DEDICATION BY PARCEL NO. 143.1, SEGMENT NO. 406486-1, DISTRICT 6; Official Record Book 31186, Page 3733.

And

Beginning 317.2 feet North of the South Line of the North 1/2, of the Northeast 1/4, of the Southwest 1/4, Northeast 1/4, and 76.00-foot East of the East 1/2, of the West 1/2, of the Northeast 1/4, thence N 02°36'14" W 200.00 feet; thence East (N 87°23'46" E) 89.33 feet; thence N 02°36'14" W 18.00 feet; thence West (S 87°23'46" W) 89.33 feet; thence N 02°36'14" W 79.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence N 02°36'14" W

14.00 feet; thence East (N 87°23'46" E) 12.00 feet; thence N 02°36'14" W 33.00 feet; thence East (N 87°23'46" E) 48.00 feet; thence S 02°36'14" E 33.00 feet, thence East (N 87°23'46" E) 12.00 feet; thence South (S 02°36'14" E 14.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence S 02°36'14" E 79.00 feet; thence West (S 87°23'46" W) 132.00 feet, thence S 02°36'14" E 18.00 feet, thence East (N 87°23'46" E) 127.00 feet, thence S 02°36'14" E 200.00 feet; thence West (S 87°23'46" W) 281.00 feet to Point of Beginning in Miami-Dade County, Florida.

Parcel B: 30-5004-000-0061

Beginning 317.2 feet North the South Line of North 1/2, of the Northeast 1/4, of the Southwest 1/4, Northeast 1/4, and 76.00-foot East of the East 1/2, of the West 1/2, of the Northeast 1/4, thence North (N 02°36'14" W) 200.00 feet; thence East (N 87°23'46" E) 89.33 feet; thence North (N 02°36'14" W) 18.00 feet; thence West (S 87°23'46" W) 89.33 feet; thence North (N 02°36'14" W) 79.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence North (N 02°36'14" W) 14.00 feet; thence East (N 87°23'46" E) 12.00 feet; thence North (N 02°36'14" W) 33.00 feet; thence East (N 87°23'46" E) 48.00 feet; thence South (S 02°36'14" E) 33.00 feet, thence East (N 87°23'46" E) 12.00 feet; thence South (S 02°36'14" E) 14.00 feet; thence East (N 87°23'46" E) 107.00 feet; thence South (S 02°36'14" E) 79.00 feet; thence West (S 87°23'46" W) 132.00 feet, thence South (S 02°36'14" E) 18.00 feet, thence East (N 87°23'46" E) 127.00 feet, thence South (S 02°36'14" E) 200.00 feet; thence West (S 87°23'46" W (C)) 281.00 feet to Point of Beginning in Miami-Dade County, Florida.

Parcel C: 30-5004-052-0010

TRACT A, of BAPTIST HOTEL AND WEST CAMPUS, according to the Plat thereof, as recorded in Plat Book 173, Page 28, of the Public Records of Miami-Dade County, Florida. Less and except; the Portion of the RIGHT OF WAY DEDICATION BY PARCEL NO. 142.1, SEGMENT NO. 406486-1, DISTRICT 6; Official Record Book 31186 Page 3732, of the Public Records of Miami-Dade County, Florida.

Parcel D: 30-5004-049-0010

TRACT A, of BAPTIST HEALTH CANCER INSTITUTE, according to the Plat thereof, as recorded in Plat Book 172, Page 39, of the Public Records of Miami-Dade County, Florida. Less and except; the Portion of the PERPETUAL EASEMENT RIGHT-OF-WAY BY PARCEL NO. 830.1, SEGMENT NO. 406486-1, DISTRICT 6; Official Record Book 30207, Page 3357, of the Public Records of Miami-Dade County, Florida.

Parcel E: 30-5004-046-0010

TRACT A, of BHM EAST CAMPUS EXPANSION, according to the Plat thereof, as recorded in Plat Book 165, Page 47, of the Public Records of Miami-Dade County, Florida.

Parcel F: 30-5004-051-0010

TRACT A, of BHM EAST ENERGY CENTER EXPANSION, according to the Plat thereof, as recorded in Plat Book 173, Page 27, of the Public Records of Miami-Dade County, Florida.

Parcel G: 30-5004-000-0052

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, less the South 25.00 feet thereof, less the North 130.00 feet thereof, less the West 400.00 feet thereof, and less right-of-way for S.W. 87th Avenue (Galloway Road), being more particularly described as follows: COMMENCE at the Southeast corner of the Southeast 1/4, of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run N 03°58'46" W, along the East line of said Section 4, for a distance of 135.12 feet to the POINT OF BEGINNING of parcel of land hereinafter to be described; thence continue N03°58'46" W, along last-mentioned course, for a distance of 60.51 feet to a point of intersection with a line that lies 130.00 feet South of a parallel with the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run S 85°27'22" W, along said parallel line, for a distance of 279.52 feet to a point of intersection with a line that lies 400.00 feet East of and parallel with the West line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run S 04°12'31" E along said parallel line for a distance of 170.82 feet to a point of intersection with a line that lies 25.00 feet North of and parallel with the South line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence run N 85°24'55" E, along last mentioned parallel line, for a distance of 254.99 feet to a point on a curve, bearing S 84°30' 52" E to the center of a circular curve, concave to the Southeast, and having for its elements a radius of 1,185.92 feet and a central angle of 05°27'26"; thence run Northeasterly along the arc of said circular curve, for an arc distance of 112.96 feet to the Point of Beginning. Said described parcel of land lying and being situated in Miami-Dade County, Florida.

Parcel H: 30-5004-000-0330

The North 75.00 feet, of the North 150.00 feet, of the East 285.00 feet, of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of

the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, less the East 40.00 feet thereof. All situate, lying and being in Miami-Dade County, Florida.

Parcel I: 30-5004-000-0280

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4, less the West 2 Acres thereof of Section 4, Township 55 South, Range 40 East.<<

The areas and geographical locations of this Special Taxing District are shown on the map or sketch, attached to the accompanying memorandum.

**Section 3.** The improvements and/or services to be provided in this Special Taxing District will consist of street lighting services within public rights-of-way of the contiguous properties, as described in the Report.

**Section 4.** The installation of such street lighting within the expanded area will be accomplished pursuant to an agreement between Miami-Dade County and Florida Power and Light. The expected costs of the installation and operation of the Special Taxing District's services, including maintenance, electricity, engineering, administration, billing, collection and processing, for the additional properties for the initial year are provided by petitioner and estimated to be \$34,735.59. The expected ongoing costs for the amended Special Taxing District's services are estimated to be \$10,761.98. The expected estimated cost per assessable front foot of real property within the amended Special Taxing District is \$2.7632. The succeeding years' assessments will be adjusted based on actual costs.

**Section 5.** The entire cost of the Special Taxing District's improvements and/or services shall be specially assessed. It is hereby declared that said services will be a special benefit to all properties within the amended 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 and Light is hereby approved and made a part hereof by reference. The provisions of Resolution No. R-130-06 are hereby waived because adoption of this Ordinance is a precursor to the future execution of said agreement, which will not occur until development within the amended Special Taxing District occurs.

**Section 7.** The County Mayor or County Mayor's designee is hereby authorized and directed to execute at the appropriate time the incorporated street lighting agreement, in substantially the form attached to the accompanying memorandum, for and on behalf of Miami-Dade County.

**Section 8.** The County Mayor or County Mayor's designee is authorized and directed to cause the installation of said streetlights to be accomplished within the amended Special Taxing District in accordance with the provisions of said agreement and the terms of this Ordinance.

**Section 9.** The County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk one Revised Assessment Roll for the street lighting services, in accordance with the provisions of sections 18-14 and 18-22.1 of the Code. As authorized by section 197.3632, 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. 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 section 18-14 of the Code, including possible loss of title.

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

**Section 11.** It is the intention of this Board and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

**Section 12.** The provisions of this Ordinance shall become effective 10 days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

GBK

Prepared by:

RC

Ryan Carlin